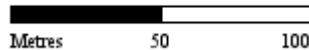


 **Subject Land** **Address:** 23 Clay Drive, DONCASTER 3108

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

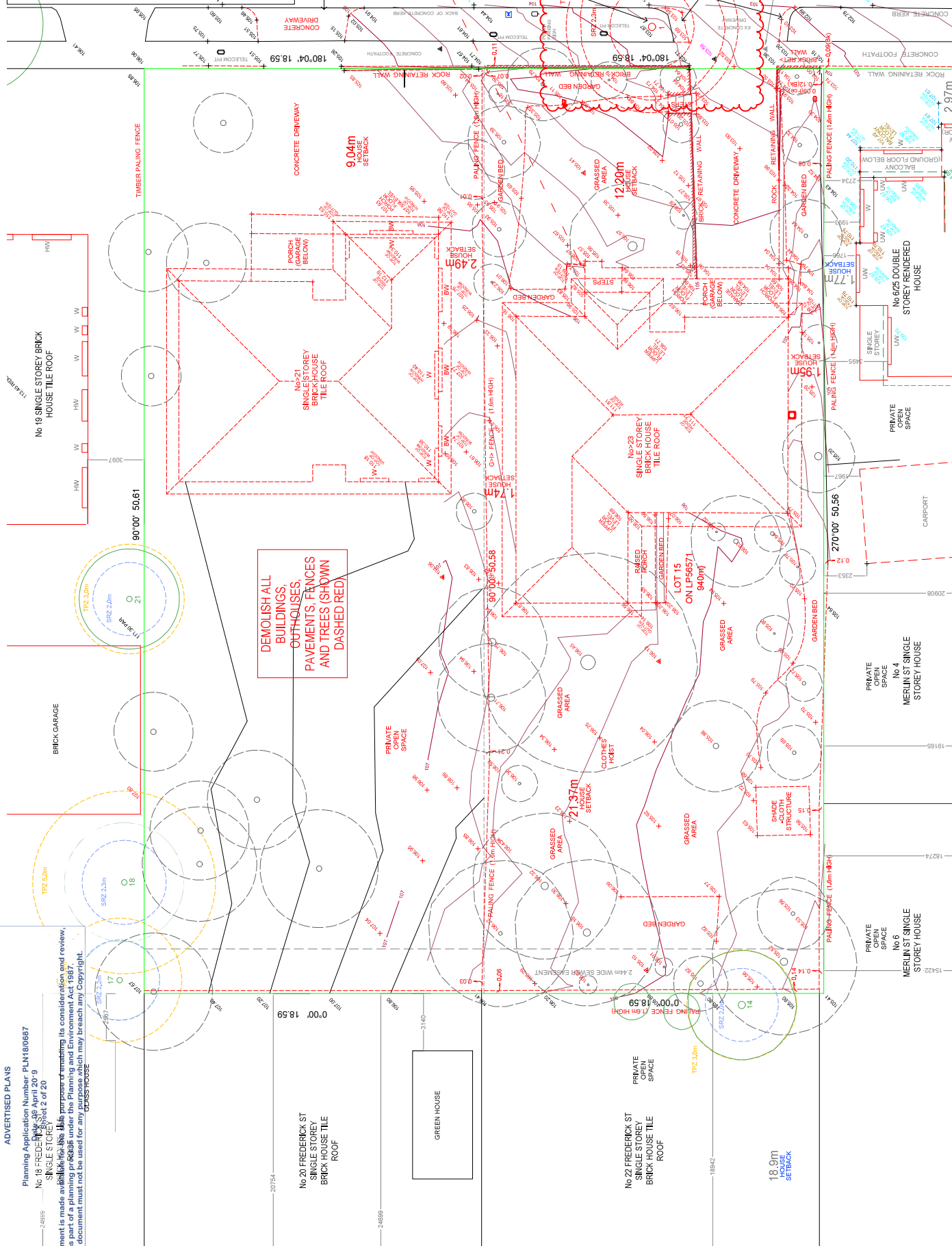


09/05/2019 1:46 pm

Planning Application Number: PLK18/0687
 No 19 STOREY BRICK HOUSE TILE ROOF
 No 20 FREDERICK ST SINGLE STOREY BRICK HOUSE TILE ROOF
 No 22 FREDERICK ST SINGLE STOREY BRICK HOUSE TILE ROOF
 No 4 MERLIN ST SINGLE STOREY HOUSE
 No 6 MERLIN ST SINGLE STOREY HOUSE
 No 23 SINGLE STOREY HOUSE TILE ROOF
 No 21 SINGLE STOREY BRICK HOUSE TILE ROOF
 No 6/25 DOUBLE STOREY RENDEZ HOUSE

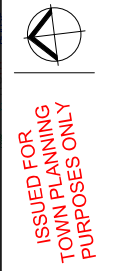
This document is made available for public inspection and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

DEMOLITION NOTES:
 ALL EXISTING TREES AND STUMPS TO BE REMOVED
 INTERFERENCE WITH ADJOINING OFFICE AND THEIR
 2001 CLAUSE 25.6 AND 25.8 GUIDES TO NOISE
 CONTROL ON CONSTRUCTION, MAINTENANCE AND
 ALL WALLS TO BE CAREFULLY DEMOLISHED.
 DEMOLISH ALL HVAC EQUIPMENT, PLANT AND FIRE
 STUD WALLS ALONG WITH ALL ASSOCIATED
 EXISTING STAIRS, ENTRY DOOR AND SURROUNDING
 ALL TO BE DEMOLISHED & REMOVED
 SANITARY ITEMS INCLUDING ALL ASSOCIATED
 DEMOLISH & REMOVE ALL ROOF STRUCTURE &
 ROOFING CAREFULLY REMOVE AREA OF ROOF
 FLASHINGS AND STRUCTURE COVERINGS INCLUDING
 STORMWATER SYSTEM.
 REMOVE ALL INTERNAL WALLS, DOORS, CEILING AND
 ASSOCIATED STRUCTURE AND RAINWATER GOODS WITH
 DEMOLISH TO REMOVE ALL EXISTING INTERNAL
 STRUCTURAL ELEMENTS INCLUDING ASSOCIATED
 DEMOLISH & REMOVE ALL EXTERNAL WINDOWS &
 DOORS.
 ALL EXISTING PAVEMENTS & HARDSTANDS TO BE
 REMOVED.
 REMOVAL AND REPAIR OF
 EXISTING ROADSIDE
 MAKE GOOD VULNERABLE STRIP,
 KERB AND CHANNEL AND
 SATISFACTION OF THE LOCAL
 AUTHORITY



DEMOLISH ALL
 BUILDINGS,
 OUTHOUSES,
 PAVEMENTS, FENCES
 AND TREES (SHOWN
 DASHED RED)

PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
 2122 CLAY DRIVE
 DONCASTER, VIC 3108
 EXISTING SITE PLAN AND DEMOLITION
 Date: 29.3.19
 Drawn: DL
 Job No: 2807
 Scale: 1:100
 D:\Projects\2807\Clay Drive\TP-A002.dwg



ISSUED FOR
 TOWN PLANNING
 PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING SCHEME	29.3.19
B	TOWN PLANNING SCHEME - PARTNER RPT	29.3.19
C	TOWN PLANNING SCHEME - PARTNER RPT	29.3.19

ADVERTISED PLANS

Planning Application Number: PLN18/06687
No 19 RESCDES 18/04/2019
SINGLE STOREY HOUSE

This document is made available as a public document under the provisions of the Information Access Act 1987. It is provided for information only and is not intended to be used for any purpose which may breach any Copyright.

AREA ANALYSIS CHILD CARE FACILITY

SITE AREA:	1,081m ²
SITE COVERAGE:	52.83%
SITE PERMEABILITY:	35.83%
CAR PARK AREA:	1,086m ²
GROUND BUILDING AREA:	690m ²
FIRST BUILDING AREA:	981m ²
SECOND BUILDING AREA:	2,450m ²
TOTAL BUILDING AREA:	4,121m ²
TOTAL CHILDREN SPACES:	100
OUTDOOR PLAY AREA - REQD:	700m ²
OUTDOOR PLAY AREA - PROD:	803m ²
TOTAL CAR PARKING REQUIRED:	22
TOTAL CAR PARKING PROVIDED:	24

ROOM No	AREA	CHILDREN
01	47m ²	12
02	58m ²	16
03	58m ²	16
04	78m ²	22
05	79m ²	22
06	47m ²	12

No. APARTMENTS (15 x 2 BED)	15
ADDITIONAL PARKING	3
TOTAL CAR PARKING-REQD	15
TOTAL CAR PARKING-PROD	15

APARTMENT AREA SCHEDULE

Name	Area	Unit
GROUND FLOOR	1527m ²	GROUND FLOOR
CHILDCARE 01 PLAY	1257m ²	GROUND FLOOR
021 TERR	97m ²	GROUND FLOOR
022 TERR	827m ²	GROUND FLOOR
023 FOS	827m ²	GROUND FLOOR
024 FOS	827m ²	GROUND FLOOR
025 FOS	1047m ²	GROUND FLOOR
026 FOS	1047m ²	GROUND FLOOR
027 FOS	477m ²	GROUND FLOOR
028 FOS	467m ²	GROUND FLOOR
029 FOS	827m ²	GROUND FLOOR
030 FOS	1027m ²	GROUND FLOOR
031 TERR	1027m ²	GROUND FLOOR
032 TERR	1027m ²	GROUND FLOOR
033 TERR	1177m ²	FIRST FLOOR
034 TERR	1577m ²	FIRST FLOOR
035 TERR	1577m ²	FIRST FLOOR
036 TERR	877m ²	FIRST FLOOR
037 TERR	817m ²	FIRST FLOOR
038 TERR	817m ²	FIRST FLOOR
039 TERR	817m ²	FIRST FLOOR
040 TERR	817m ²	FIRST FLOOR
041 TERR	817m ²	FIRST FLOOR
042 TERR	817m ²	FIRST FLOOR
043 TERR	817m ²	FIRST FLOOR
044 TERR	817m ²	FIRST FLOOR
045 TERR	817m ²	FIRST FLOOR
046 TERR	817m ²	FIRST FLOOR
047 TERR	817m ²	FIRST FLOOR
048 TERR	817m ²	FIRST FLOOR
049 TERR	817m ²	FIRST FLOOR
050 TERR	817m ²	FIRST FLOOR
051 TERR	817m ²	FIRST FLOOR
052 TERR	817m ²	FIRST FLOOR
053 TERR	817m ²	FIRST FLOOR
054 TERR	817m ²	FIRST FLOOR
055 TERR	817m ²	FIRST FLOOR
056 TERR	817m ²	FIRST FLOOR
057 TERR	817m ²	FIRST FLOOR
058 TERR	817m ²	FIRST FLOOR
059 TERR	817m ²	FIRST FLOOR
060 TERR	817m ²	FIRST FLOOR
061 TERR	817m ²	FIRST FLOOR
062 TERR	817m ²	FIRST FLOOR
063 TERR	817m ²	FIRST FLOOR
064 TERR	817m ²	FIRST FLOOR
065 TERR	817m ²	FIRST FLOOR
066 TERR	817m ²	FIRST FLOOR
067 TERR	817m ²	FIRST FLOOR
068 TERR	817m ²	FIRST FLOOR
069 TERR	817m ²	FIRST FLOOR
070 TERR	817m ²	FIRST FLOOR
071 TERR	817m ²	FIRST FLOOR
072 TERR	817m ²	FIRST FLOOR
073 TERR	817m ²	FIRST FLOOR
074 TERR	817m ²	FIRST FLOOR
075 TERR	817m ²	FIRST FLOOR
076 TERR	817m ²	FIRST FLOOR
077 TERR	817m ²	FIRST FLOOR
078 TERR	817m ²	FIRST FLOOR
079 TERR	817m ²	FIRST FLOOR
080 TERR	817m ²	FIRST FLOOR
081 TERR	817m ²	FIRST FLOOR
082 TERR	817m ²	FIRST FLOOR
083 TERR	817m ²	FIRST FLOOR
084 TERR	817m ²	FIRST FLOOR
085 TERR	817m ²	FIRST FLOOR
086 TERR	817m ²	FIRST FLOOR
087 TERR	817m ²	FIRST FLOOR
088 TERR	817m ²	FIRST FLOOR
089 TERR	817m ²	FIRST FLOOR
090 TERR	817m ²	FIRST FLOOR
091 TERR	817m ²	FIRST FLOOR
092 TERR	817m ²	FIRST FLOOR
093 TERR	817m ²	FIRST FLOOR
094 TERR	817m ²	FIRST FLOOR
095 TERR	817m ²	FIRST FLOOR
096 TERR	817m ²	FIRST FLOOR
097 TERR	817m ²	FIRST FLOOR
098 TERR	817m ²	FIRST FLOOR
099 TERR	817m ²	FIRST FLOOR
100 TERR	817m ²	FIRST FLOOR
101 TERR	817m ²	FIRST FLOOR
102 TERR	817m ²	FIRST FLOOR
103 TERR	817m ²	FIRST FLOOR
104 TERR	817m ²	FIRST FLOOR
105 TERR	817m ²	FIRST FLOOR
106 TERR	817m ²	FIRST FLOOR
107 TERR	817m ²	FIRST FLOOR
108 TERR	817m ²	FIRST FLOOR
109 TERR	817m ²	FIRST FLOOR
110 TERR	817m ²	FIRST FLOOR
111 TERR	817m ²	FIRST FLOOR
112 TERR	817m ²	FIRST FLOOR
113 TERR	817m ²	FIRST FLOOR
114 TERR	817m ²	FIRST FLOOR
115 TERR	817m ²	FIRST FLOOR
116 TERR	817m ²	FIRST FLOOR
117 TERR	817m ²	FIRST FLOOR
118 TERR	817m ²	FIRST FLOOR
119 TERR	817m ²	FIRST FLOOR
120 TERR	817m ²	FIRST FLOOR
121 TERR	817m ²	FIRST FLOOR
122 TERR	817m ²	FIRST FLOOR
123 TERR	817m ²	FIRST FLOOR
124 TERR	817m ²	FIRST FLOOR
125 TERR	817m ²	FIRST FLOOR
126 TERR	817m ²	FIRST FLOOR
127 TERR	817m ²	FIRST FLOOR
128 TERR	817m ²	FIRST FLOOR
129 TERR	817m ²	FIRST FLOOR
130 TERR	817m ²	FIRST FLOOR
131 TERR	817m ²	FIRST FLOOR
132 TERR	817m ²	FIRST FLOOR
133 TERR	817m ²	FIRST FLOOR
134 TERR	817m ²	FIRST FLOOR
135 TERR	817m ²	FIRST FLOOR
136 TERR	817m ²	FIRST FLOOR
137 TERR	817m ²	FIRST FLOOR
138 TERR	817m ²	FIRST FLOOR
139 TERR	817m ²	FIRST FLOOR
140 TERR	817m ²	FIRST FLOOR
141 TERR	817m ²	FIRST FLOOR
142 TERR	817m ²	FIRST FLOOR
143 TERR	817m ²	FIRST FLOOR
144 TERR	817m ²	FIRST FLOOR
145 TERR	817m ²	FIRST FLOOR
146 TERR	817m ²	FIRST FLOOR
147 TERR	817m ²	FIRST FLOOR
148 TERR	817m ²	FIRST FLOOR
149 TERR	817m ²	FIRST FLOOR
150 TERR	817m ²	FIRST FLOOR
151 TERR	817m ²	FIRST FLOOR
152 TERR	817m ²	FIRST FLOOR
153 TERR	817m ²	FIRST FLOOR
154 TERR	817m ²	FIRST FLOOR
155 TERR	817m ²	FIRST FLOOR
156 TERR	817m ²	FIRST FLOOR
157 TERR	817m ²	FIRST FLOOR
158 TERR	817m ²	FIRST FLOOR
159 TERR	817m ²	FIRST FLOOR
160 TERR	817m ²	FIRST FLOOR
161 TERR	817m ²	FIRST FLOOR
162 TERR	817m ²	FIRST FLOOR
163 TERR	817m ²	FIRST FLOOR
164 TERR	817m ²	FIRST FLOOR
165 TERR	817m ²	FIRST FLOOR
166 TERR	817m ²	FIRST FLOOR
167 TERR	817m ²	FIRST FLOOR
168 TERR	817m ²	FIRST FLOOR
169 TERR	817m ²	FIRST FLOOR
170 TERR	817m ²	FIRST FLOOR
171 TERR	817m ²	FIRST FLOOR
172 TERR	817m ²	FIRST FLOOR
173 TERR	817m ²	FIRST FLOOR
174 TERR	817m ²	FIRST FLOOR
175 TERR	817m ²	FIRST FLOOR
176 TERR	817m ²	FIRST FLOOR
177 TERR	817m ²	FIRST FLOOR
178 TERR	817m ²	FIRST FLOOR
179 TERR	817m ²	FIRST FLOOR
180 TERR	817m ²	FIRST FLOOR
181 TERR	817m ²	FIRST FLOOR
182 TERR	817m ²	FIRST FLOOR
183 TERR	817m ²	FIRST FLOOR
184 TERR	817m ²	FIRST FLOOR
185 TERR	817m ²	FIRST FLOOR
186 TERR	817m ²	FIRST FLOOR
187 TERR	817m ²	FIRST FLOOR
188 TERR	817m ²	FIRST FLOOR
189 TERR	817m ²	FIRST FLOOR
190 TERR	817m ²	FIRST FLOOR
191 TERR	817m ²	FIRST FLOOR
192 TERR	817m ²	FIRST FLOOR
193 TERR	817m ²	FIRST FLOOR
194 TERR	817m ²	FIRST FLOOR
195 TERR	817m ²	FIRST FLOOR
196 TERR	817m ²	FIRST FLOOR
197 TERR	817m ²	FIRST FLOOR
198 TERR	817m ²	FIRST FLOOR
199 TERR	817m ²	FIRST FLOOR
200 TERR	817m ²	FIRST FLOOR
201 TERR	817m ²	FIRST FLOOR
202 TERR	817m ²	FIRST FLOOR
203 TERR	817m ²	FIRST FLOOR
204 TERR	817m ²	FIRST FLOOR
205 TERR	817m ²	FIRST FLOOR
206 TERR	817m ²	FIRST FLOOR
207 TERR	817m ²	FIRST FLOOR
208 TERR	817m ²	FIRST FLOOR
209 TERR	817m ²	FIRST FLOOR
210 TERR	817m ²	FIRST FLOOR
211 TERR	817m ²	FIRST FLOOR
212 TERR	817m ²	FIRST FLOOR
213 TERR	817m ²	FIRST FLOOR
214 TERR	817m ²	FIRST FLOOR
215 TERR	817m ²	FIRST FLOOR
216 TERR	817m ²	FIRST FLOOR
217 TERR	817m ²	FIRST FLOOR
218 TERR	817m ²	FIRST FLOOR
219 TERR	817m ²	FIRST FLOOR
220 TERR	817m ²	FIRST FLOOR
221 TERR	817m ²	FIRST FLOOR
222 TERR	817m ²	FIRST FLOOR
223 TERR	817m ²	FIRST FLOOR
224 TERR	817m ²	FIRST FLOOR
225 TERR	817m ²	FIRST FLOOR
226 TERR	817m ²	FIRST FLOOR
227 TERR	817m ²	FIRST FLOOR
228 TERR	817m ²	FIRST FLOOR
229 TERR	817m ²	FIRST FLOOR
230 TERR	817m ²	FIRST FLOOR
231 TERR	817m ²	FIRST FLOOR
232 TERR	817m ²	FIRST FLOOR
233 TERR	817m ²	FIRST FLOOR
234 TERR	817m ²	FIRST FLOOR
235 TERR	817m ²	FIRST FLOOR
236 TERR	817m ²	FIRST FLOOR
237 TERR	817m ²	FIRST FLOOR
238 TERR	817m ²	FIRST FLOOR
239 TERR	817m ²	FIRST FLOOR
240 TERR	817m ²	FIRST FLOOR
241 TERR	817m ²	FIRST FLOOR
242 TERR	817m ²	FIRST FLOOR
243 TERR	817m ²	FIRST FLOOR
244 TERR	817m ²	FIRST FLOOR
245 TERR	817m ²	FIRST FLOOR
246 TERR	817m ²	FIRST FLOOR
247 TERR	817m ²	FIRST FLOOR
248 TERR	817m ²	FIRST FLOOR
249 TERR	817m ²	FIRST FLOOR
250 TERR	817m ²	FIRST FLOOR
251 TERR	817m ²	FIRST FLOOR
252 TERR	817m ²	FIRST FLOOR
253 TERR	817m ²	FIRST FLOOR
254 TERR	817m ²	FIRST FLOOR
255 TERR	817m ²	FIRST FLOOR
256 TERR	817m ²	FIRST FLOOR
257 TERR	817m ²	FIRST FLOOR
258 TERR	817m ²	FIRST FLOOR
259 TERR	817m ²	FIRST FLOOR
260 TERR	817m ²	FIRST FLOOR
261 TERR	817m ²	FIRST FLOOR
262 TERR	817m ²	FIRST FLOOR
263 TERR	817m ²	FIRST FLOOR
264 TERR	817m ²	FIRST FLOOR
265 TERR	817m ²	FIRST FLOOR
266 TERR	817m ²	FIRST FLOOR
267 TERR	817m ²	FIRST FLOOR
268 TERR	817m ²	FIRST FLOOR
269 TERR	817m ²	FIRST FLOOR
270 TERR	817m ²	FIRST FLOOR
271 TERR	817m ²	FIRST FLOOR
272 TERR	817m ²	FIRST FLOOR
273 TERR	817m ²	FIRST FLOOR
274 TERR	817m ²	FIRST FLOOR
275 TERR	817m ²	FIRST FLOOR
276 TERR	817m ²	FIRST FLOOR
277 TERR	817m ²	FIRST FLOOR
278 TERR	817m ²	FIRST FLOOR
279 TERR	817m ²	FIRST FLOOR
280 TERR	817m ²	FIRST FLOOR
281 TERR	817m ²	FIRST FLOOR
282 TERR	817m ²	FIRST FLOOR
283 TERR	817m ²	FIRST FLOOR
284 TERR	817m ²	

ADVERTISED PLANS
Planning Application Number: PLK18/0687
No 19 - FREDERICK ST
BRICK HOUSE TILE
SINGLE STOREY ROOF

This document is made available for public inspection as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Solar Panels
No 19 - FREDERICK ST
BRICK HOUSE TILE
SINGLE STOREY ROOF

Water Efficient Fixings
The development (apartment and childcare) will include efficient fittings and fixtures to reduce the volume of water used in the development. The following WELS star ratings will be used for the development:

Water Efficient Appliances
The development (apartment and childcare) will include water efficient appliances. The following WELS star ratings will be used for the development:

Lighting
Lighting power consumption will be reduced by 20% as compared to ICC standards by the use of LED lighting throughout the development in residential and commercial areas.

Car Park Ventilation
Car park ventilation will be designed to be more energy efficient with the exhaust fans installed with CO sensors which will only operate when required.

Roof Planting
Roof planting will be used to help reduce the heat island effect and improve water retention in the basement car park. The wall will be protected from weather and heat. A soil of 200mm depth will be used for the development.

Acoustic Notes
The proposed acoustic glazing shall be built to a minimum of the height of 2.0 metres above the ground level (sky level).

Acoustic Notes
The proposed acoustic glazing shall be built to a minimum of the height of 1.8 metres above the Level 2 (sky level).

Acoustic Notes
Acoustic fences and barriers may be constructed using any of the following materials: precast concrete panels, lightweight aggregate concrete, translucent acrylic panels, perforated metal sheet cladding, acoustic fibre concrete, translucent acrylic panels, perforated metal sheet cladding, acoustic fibre concrete, translucent acrylic panels, perforated metal sheet cladding.

Acoustic Notes
Where sound transmission loss through the material of which the fence is to be constructed shall not be less than Rw 25, to be approved by the Council.

Acoustic Notes
A suitably qualified acoustic consultant shall be engaged to provide a report on the proposed acoustic fence and barriers, and shall be designed so that there is no floor of form overhanging through material causes or deformations which would allow noise to pass through.

Acoustic Notes
The fence shall be designed and built in an accessible manner so that noise will not pass underneath it.

**AREA ANALYSIS
CHILD CARE FACILITY**

SITE AREA:
1,981m²
52.83%
35.83%

SITE COVERAGE:
1,086m²

CAR PARK AREA:
690m²
387m²
2,450m²

GROUND BUILDING AREA:
690m²

FIRST BUILDING AREA:
387m²

SECOND BUILDING AREA:
2,450m²

TOTAL BUILDING AREA:
3,527m²

TOTAL CHILDREN SPACES:
100

OUTDOOR PLAY AREA - REQD:
700m²

OUTDOOR PLAY AREA - PROD:
803m²

TOTAL CAR PARKING REQUIRED:
22

TOTAL CAR PARKING PROVIDED:
24

ROOM No **AREA** **CHILDREN**

01 47m² 12

02 58m² 16

03 58m² 16

04 78m² 22

05 79m² 22

06 47m² 12

**No. APARTMENTS
(15 x 2 BED)** 15

ADDITIONAL PARKING 3

TOTAL CAR PARKING - REQD 15

TOTAL CAR PARKING - PROD 15

CONCRETE NOTES:
Concrete for all structures shall be provided to provide 100% water performance from the specified finished elements.

Glazing specifications for development:
Framing incorporating one (1) pane of 6.38mm thick laminated glazing in a double or triple glazing system.
Average system U-value of 0.25 W/m²K.
Capable of withstanding wind loading in accordance with AS/NZS 4200.
Siding doors
Framing incorporating one (1) pane of 6.38mm thick laminated glazing in a double or triple glazing system.
Capable of withstanding wind loading in accordance with AS/NZS 4200.
Siding doors
Framing incorporating one (1) pane of 6.38mm thick laminated glazing in a double or triple glazing system.
Capable of withstanding wind loading in accordance with AS/NZS 4200.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

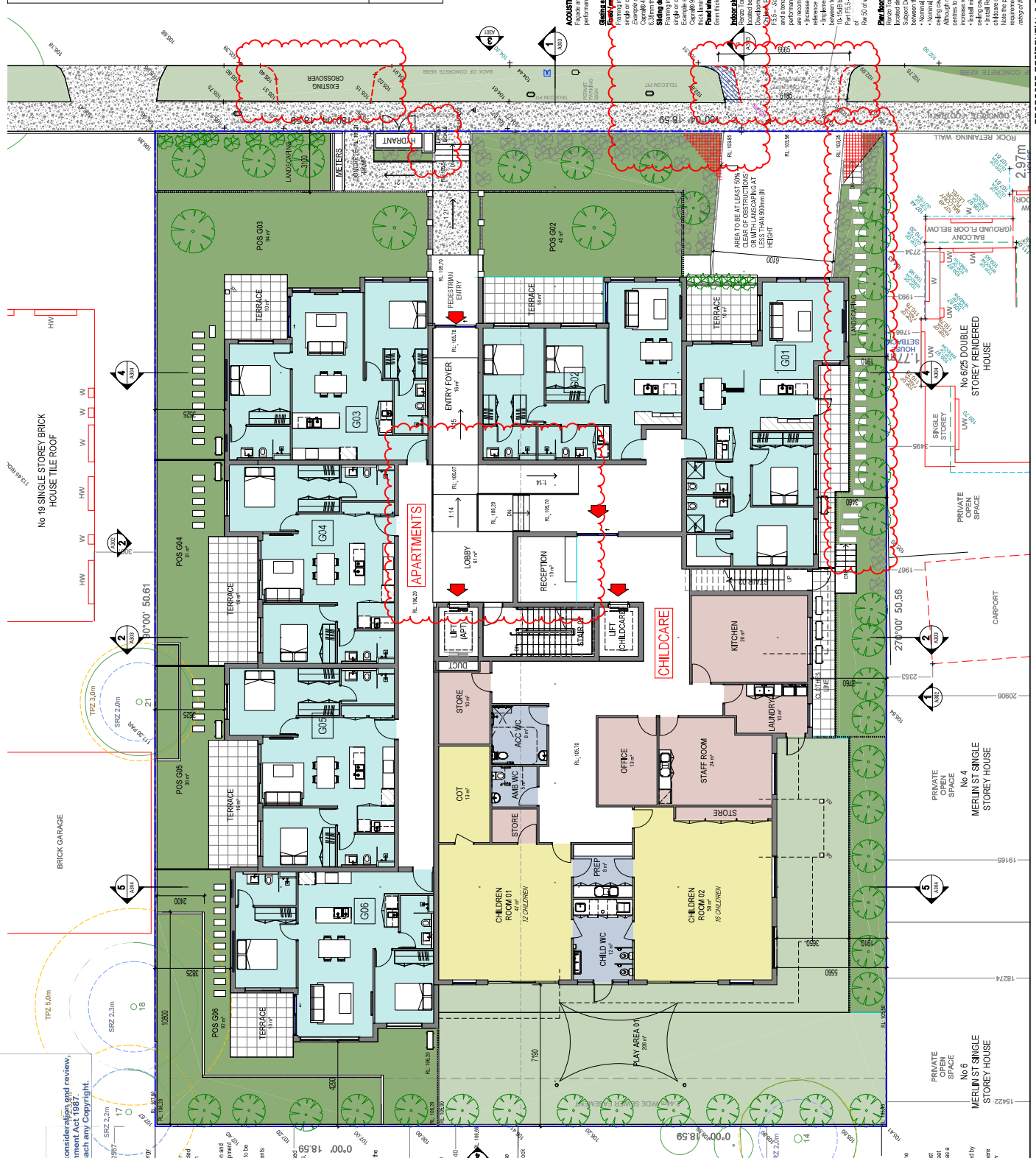
Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.

Notes for development:
The proposed development shall be constructed in accordance with the following requirements:
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.
- Increase the sound insulation performance of the wall to R_w = 25, with a maximum sound transmission loss of 25dB.



PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
2122 CLAY DRIVE
DONCASTER, VIC 3108
PROPOSED GROUND FLOOR PLAN

ISSUED FOR TOWN PLANNING PURPOSES ONLY

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

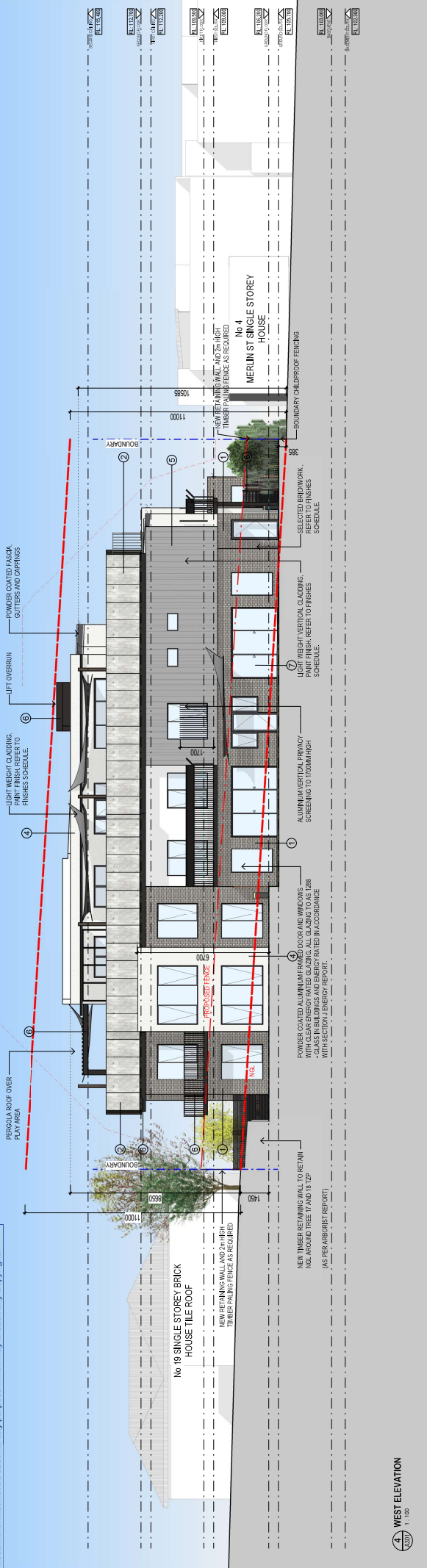
DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

DATE: 29.3.19
DRAWN: DL
JOB NO: 2807
SCALE: 1:100

Planning Application Number: PLN18/0657
 Date: 09 April 2019
 Sheet 12 of 20

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



4 WEST ELEVATION
 1:100

FINISHES SCHEDULE	
1	SMOOTH FACE BRICKWORK GREY TONES
2	SELECTED CLADDING PATTERNERED CONCRETE FINISH
3	REAR USE (WHEEL COVERING SUPT)/SCREENING (MANGROVE/STUBBLE)
4	SELECTED RENDER FINISH WHITE
5	SELECTED VERTICAL CLADDING GREY

FINISHES SCHEDULE	
6	TRIMS, FASCIA, WINDOW/DOOR FRAMES: BLACK
7	BLACK FRAMED ALUMINIUM CLEAR GLAZING - DOUBLE GLAZING
8	COLORBOND ROOF SHEETING: SHALE GREY
9	GLASS SCREENING IN BLACK ALUMINIUM FRAME

NOTE
 ALL WINDOWS TO BE FINISHED WITH MAX 125mm OPENING RESTRICTIONS
 ALL WINDOWS TO BE FINISHED WITH CLEAR ENERGY RATED GLAZING. ALL GLAZING TO AS 1288 WITH SECTION 1 ENERGY REPORT.
 ALL WINDOWS TO BE FINISHED WITH MAX 125mm OPENING RESTRICTIONS



3 EAST ELEVATION
 1:100



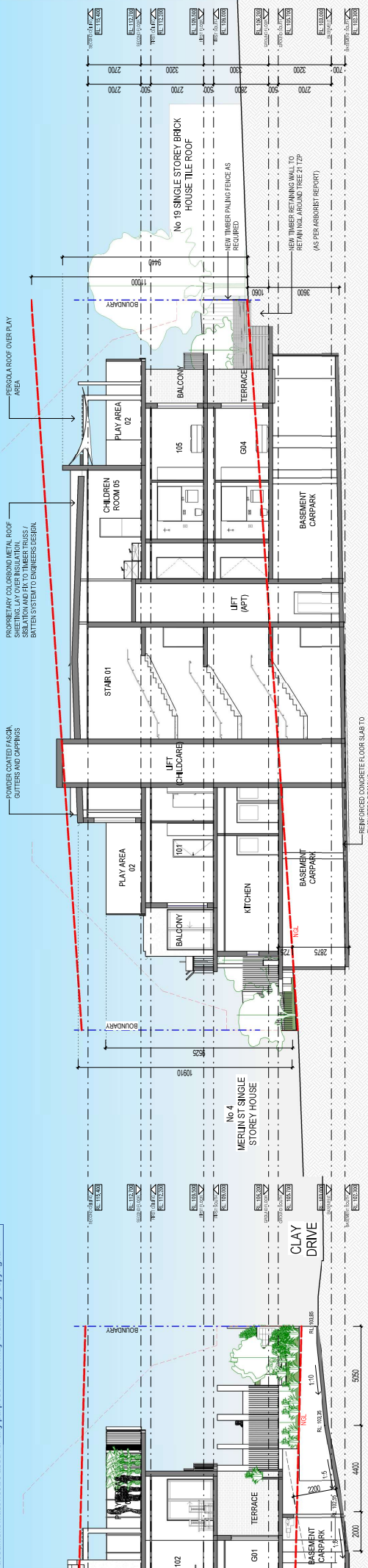
The Ellis Group Architects
 A.C.N. 422 459 828
 92 Levenston Street, MANNINGHAM VIC 3021
 Telephone (03) 9329 8866 Facsimile (03) 9329 8886
 Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING SCHEME	17 APR 18
B	TOWN PLANNING SCHEME - PART 1	25 SEP 18
C	TOWN PLANNING SCHEME - PART 18 (M)	

ISSUED FOR TOWN PLANNING PURPOSES ONLY

PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
 2122 CLAY DRIVE
 DONCASTER, VIC 3108
 PROPOSED ELEVATIONS
 Date: 29.3.19 Drawn: DL
 Job No: 2807 Scale: A1:1:100
 DTI Proj 2017 Contd. P12 - elevations

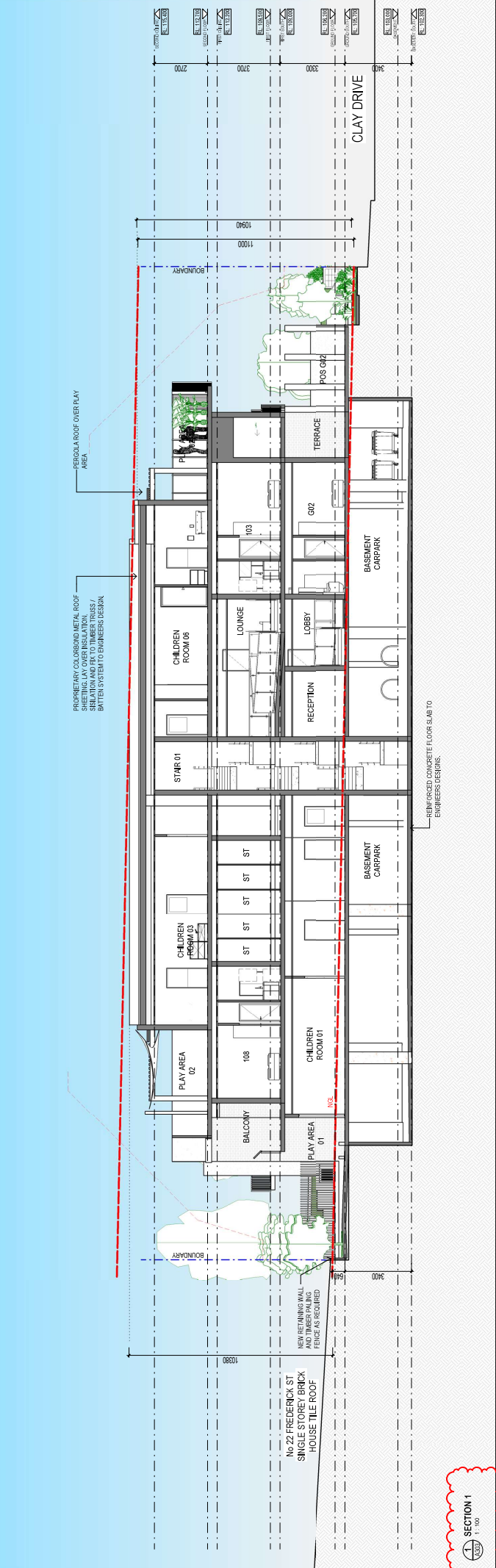
This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



SECTION 2
 1:100

SECTION 3 (DRIVEWAY)
 1:100

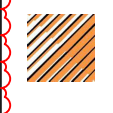
SECTION 1
 1:100



ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING SCHEME	17 APR 18
B	TOWN PLANNING SCHEME - PART 1	25 JUL 18
C	TOWN PLANNING SCHEME - PARTNER RPT	25 JUL 18

PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
 2122 CLAY DRIVE
 DONCASTER, VIC 3108
 PROPOSED SECTIONS
 Date: 29.3.19
 Job No: 2807
 Scale: A1: 1:100
 Drawn: DL
 Checked: JG

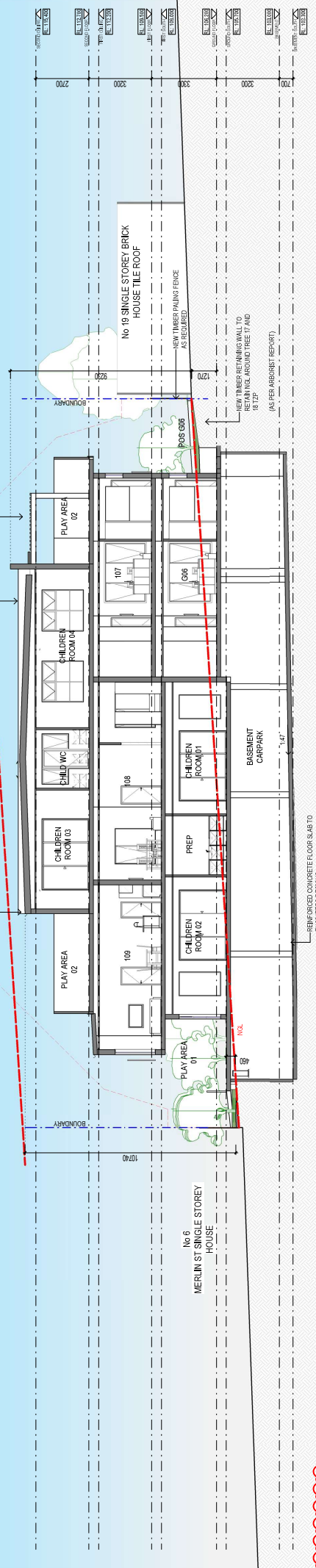
ISSUED FOR
 TOWN PLANNING
 PURPOSES ONLY



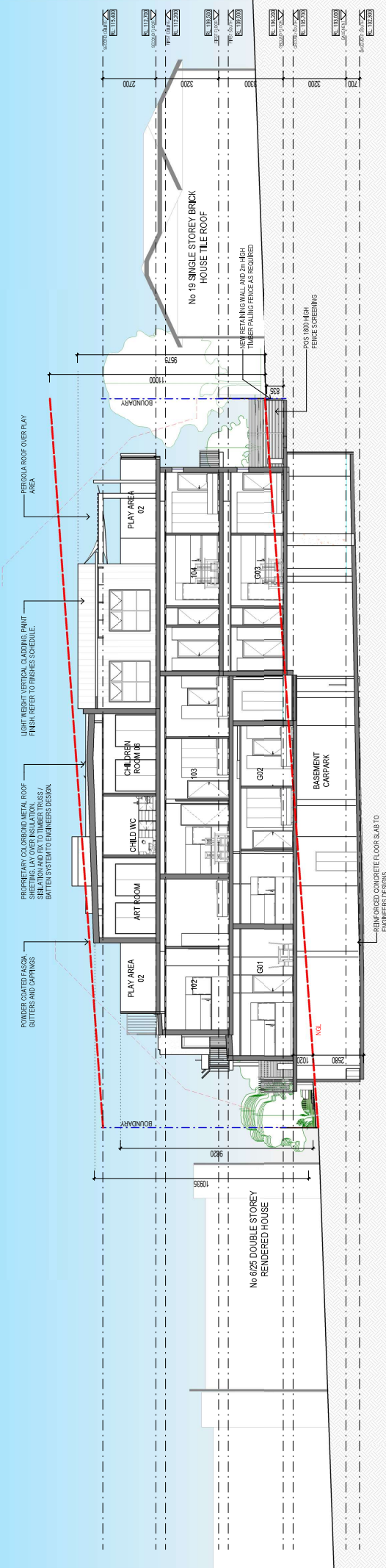
ADVERTISED PLANS

Planning Application Number: PLN18/0657
Date: 09 April 2019
Sheet 15 of 20

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any Copyright.



SECTION 5
1:100



SECTION 4
1:100

PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
2122 CLAY DRIVE
DONCASTER, VIC 3108
PROPOSED SECTIONS
Date: 29.3.19
Job No. 2807
Scale: A1 : 1:100
Drawn: DL
Checked: JG

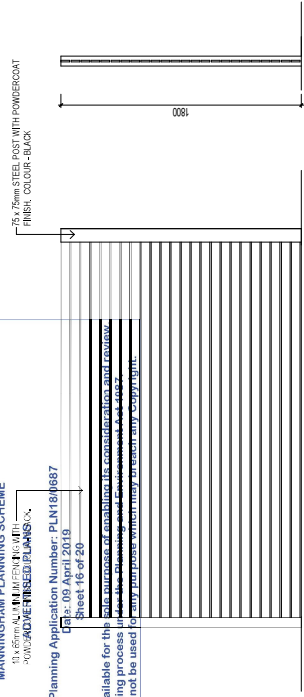
ISSUED FOR
TOWN PLANNING
PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	26.7.18
B	TOWN PLANNING PURPOSES - PART 1	28.2.19
C	TOWN PLANNING PURPOSES - PARTNER RFI	28.2.19

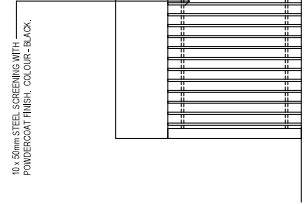
The Ellis Group Architects
92 Levenson Street, Levenson, VIC 3021
Telephone: (03) 9329 8866 Fax: (03) 9329 8886
Email: info@ellisgroup.com.au



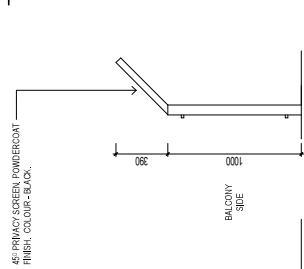
This document is made available for the public as part of a planning process. The document must not be used for any purpose other than the specific use for which it is intended.



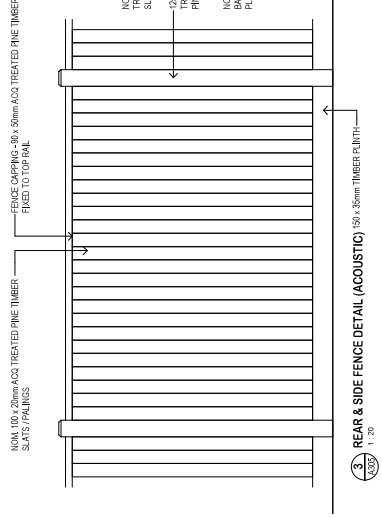
1. FENCE DETAIL (HORIZONTAL SCREENING)
1:20



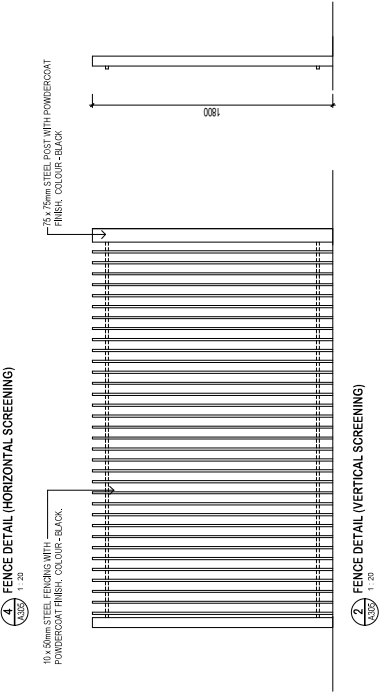
2. BALCONY SCREENING
1:20



3. WINDOW DETAIL (VERTICAL SCREENING)
1:20



4. BEARING & SIDE FENCE DETAIL (ACOUSTIC)
1:20



5. FENCE DETAIL (VERTICAL SCREENING)
1:20



1. STREETSCAPE
1:100

No 4
MERLIN ST SINGLE
STOREY HOUSE

SUBJECT SITE

No 19 SINGLE
STOREY BRICK
HOUSE TILE ROOF



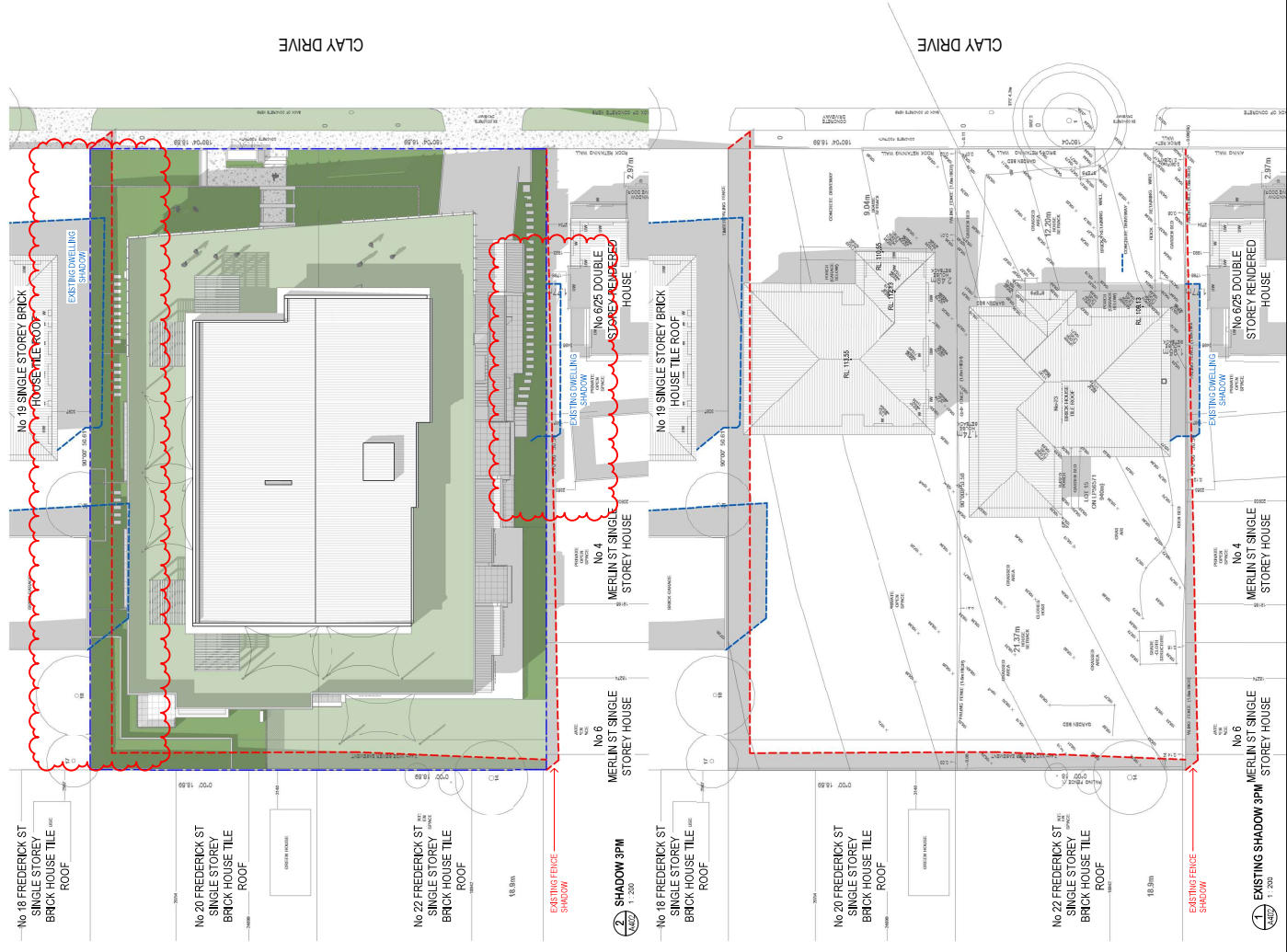
The Ellis Group Architects
A.C.N. 422 489 828
92 Leveon Street, Adelaide 5051
Telephone (08) 9329 0066 Facsimile (08) 9329 8886
Email: info@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING PURPOSES ONLY	17 APR 2019
B	TOWN PLANNING PURPOSES ONLY	25 SEP 2019
C	TOWN PLANNING PURPOSES ONLY	25 SEP 2019

ISSUED FOR TOWN PLANNING PURPOSES ONLY

PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
2122 CLAY DRIVE
DONCASTER, VIC 3108
STREET VIEW
Date: 29.3.19
Job No: 2807
Scale: As indicated
Drawn: DL
Checked: AAs

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any Copyright.



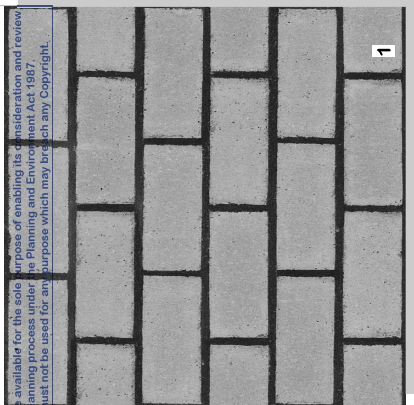
ISSUED FOR TOWN PLANNING PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING ISSUE - RPT	16.2.19
B	TOWN PLANNING ISSUE - FURTHER RPT	29.3.19

1 EXISTING SHADOW 3PM
DATE: 1.2019



This document is not available for this site for reasons of copyright, consideration and review as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any Copyright.



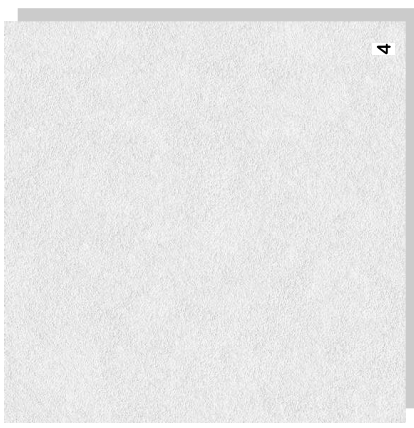
1



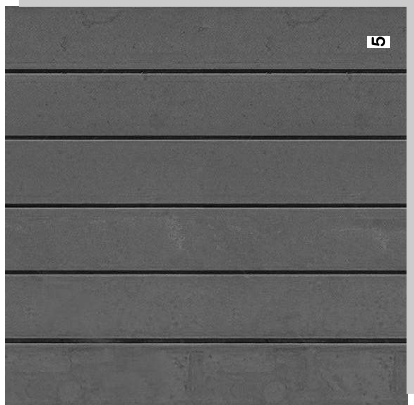
2



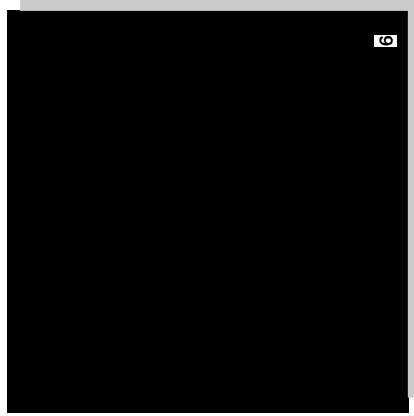
3



4



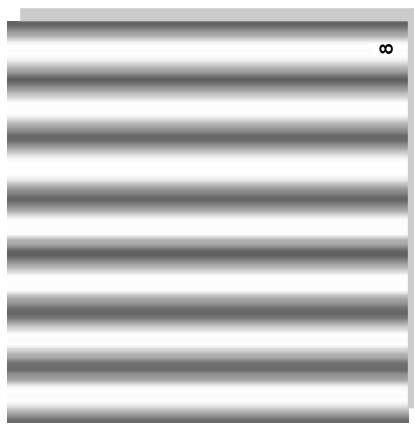
5



6



7



8

FINISHES SCHEDULE

- 01 SMOOTH FACE BRICKWORK: GREY TONES
- 02 SELECTED CLADDING: PATTERNED CONCRETE FINISH
- 03 FEATURE TIMBER LOOKING SOFFIT/SCREENING (NON-COMBUSTIBLE)
- 04 SELECTED RENDER FINISH: WHITE
- 05 SELECTED VERTICAL CLADDING: GREY
- 06 TRIMS, FACIAS, WINDOW/DOOR FRAMES: BLACK
- 07 CLEAR GLAZING.
- 08 COLORBOND ROOF SHEETING: SHALE GREY



The Ellis Group Architects
A.C.N. 422 459 828
92 Leveon Street, Levenshoe, 3021
Telephone: (03) 9329 8086 Facsimile: (03) 9329 8386
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING RELEASE	15.02.19
B	TOWN PLANNING ISSUE - #1	

ISSUED FOR TOWN PLANNING PURPOSES ONLY

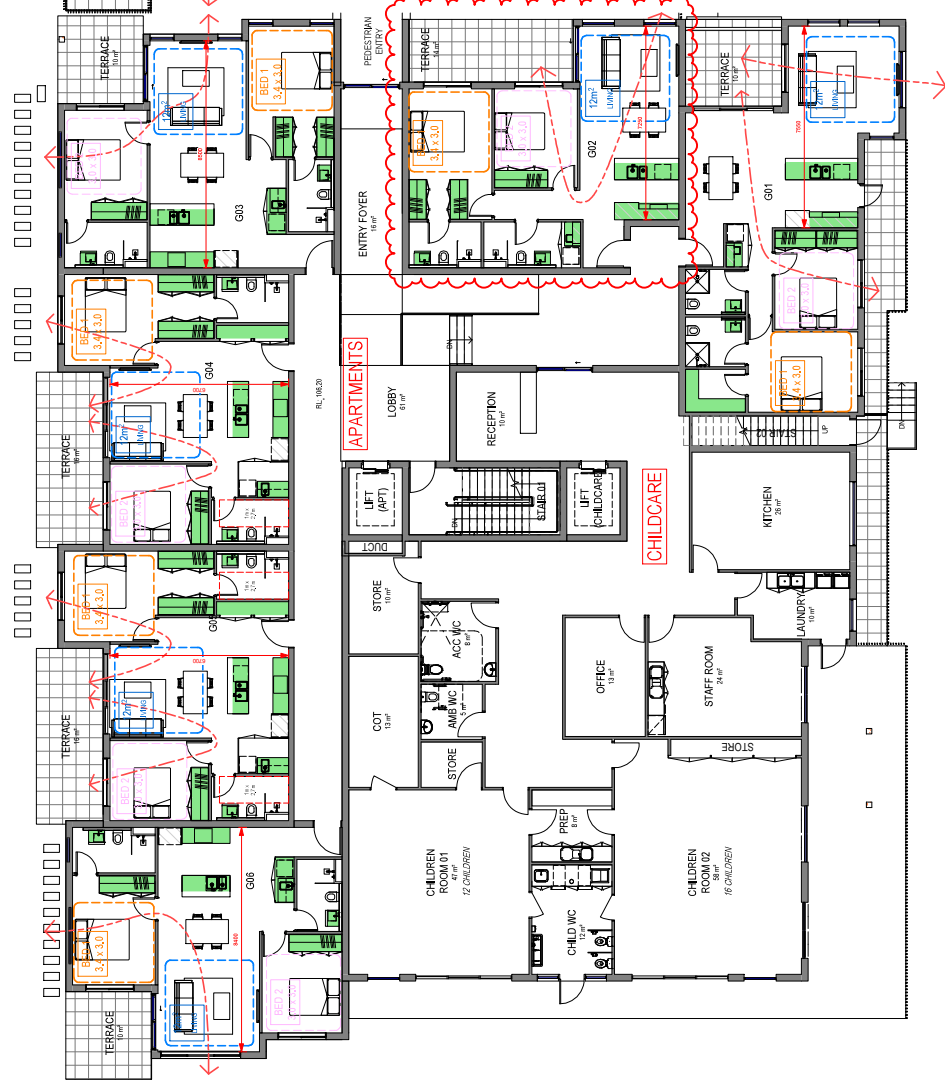
PROPOSED RESIDENTIAL & CHILDCARE DEVELOPMENT
2122 CLAY DRIVE
DONCASTER, VIC 3108
MATERIALS
Date: 15.2.19 Drawn: DL
Job No. 2807 Scale: A1:1:1
D:\Temp\2017\Gannal\TP_2807\Material

Planning Application Number: PLK18/0687
 Date: 09 April 2019
 Sheet 20 of 20

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

INTERNAL STORAGE
 1 BED - 6m² (70m³ TOTAL)
 2 BED - 9m² (14m³ TOTAL)
 3 BED - 12m² (18m³ TOTAL)

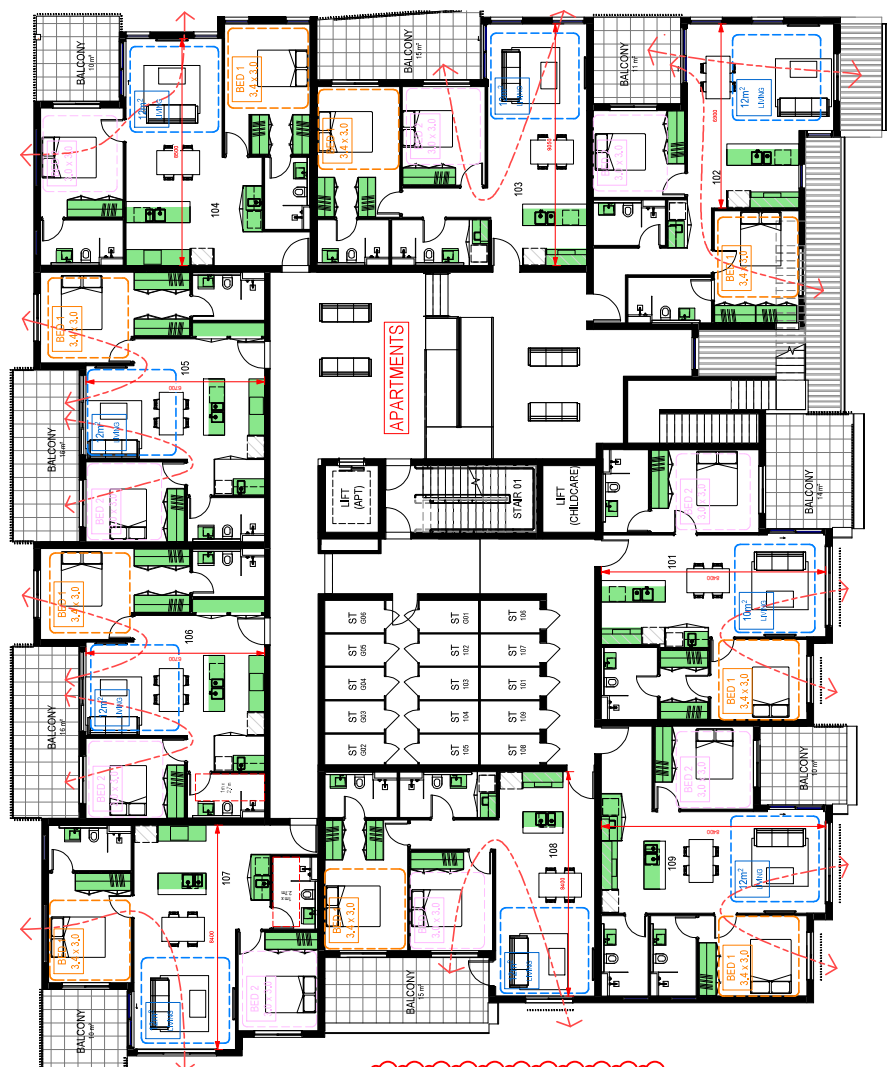
LIVING AREA
 1 BED - 10m²
 2 BED - 12m²
 3 BED - 12m²



1 AREA GROUND FLOOR
 1:100

INTERNAL STORAGE
 1 BED - 6m² (10m³ TOTAL)
 2 BED - 9m² (14m³ TOTAL)
 3 BED - 12m² (18m³ TOTAL)

LIVING AREA
 1 BED - 10m²
 2 BED - 12m²
 3 BED - 12m²



2 AREA FIRST FLOOR
 1:100



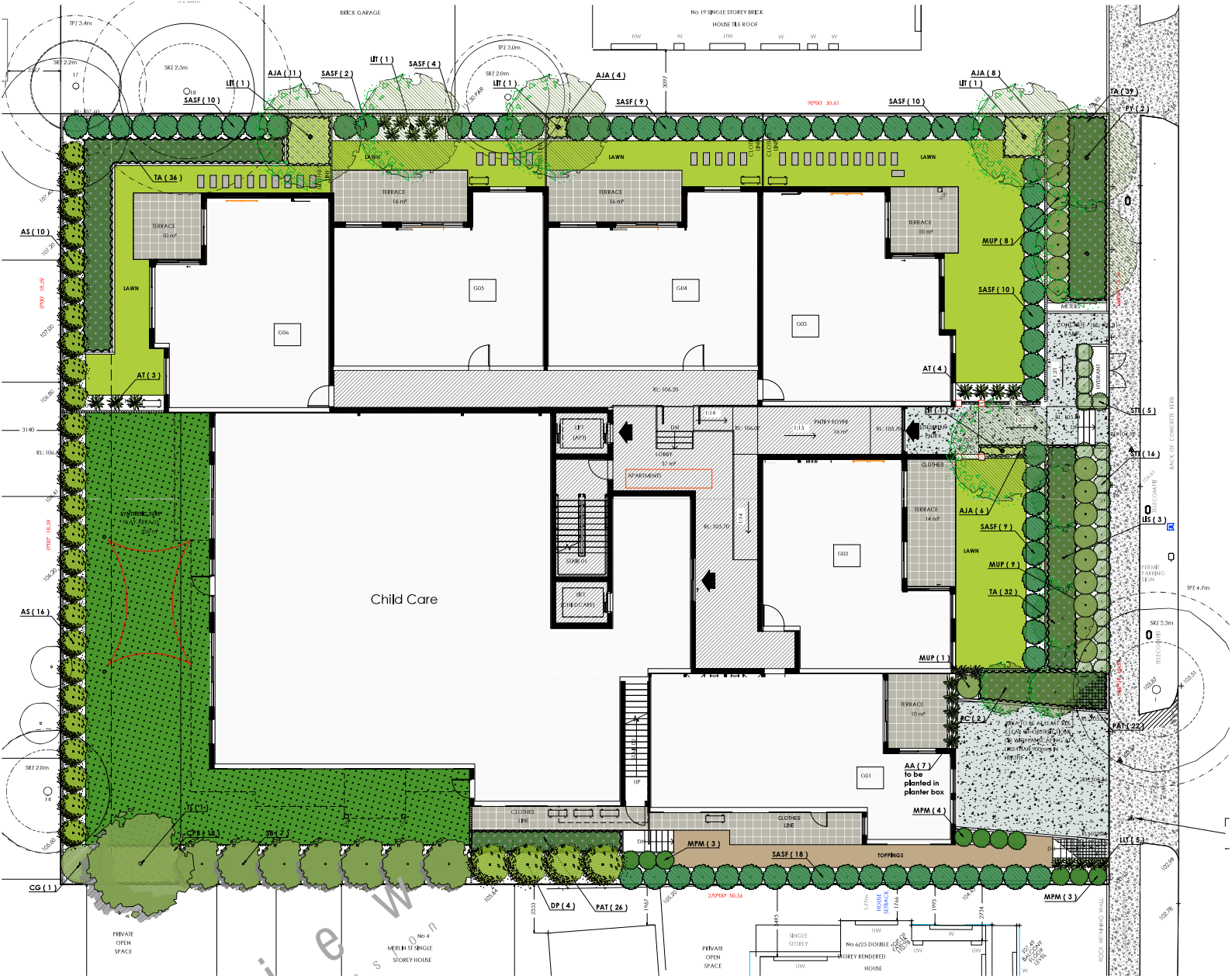
The Ellis Group Architects
 A.C.N. 422 459 828
 92 Leveon Street, Melbourne, VIC 3021
 Telephone (03) 9329 8086 Facsimile (03) 9329 8386
 Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
A	TOWN PLANNING SCHEME	17 JAN 18
B	TOWN PLANNING SCHEME - PART 1	25 SEP 18
C	TOWN PLANNING SCHEME - PART 1 (REV)	



ISSUED FOR TOWN PLANNING PURPOSES ONLY

PROPOSED RESIDENTIAL & CHILD CARE DEVELOPMENT
 2/22 CLAY DRIVE
 DONCASTER, VIC 3108
 APARTMENT AREAS
 Date: 29.3.19 Drawn: DL
 Job No. 2807 Scale: 1:100
 D:\Temp\2017\2807\PTL_2807.dwg



Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil should be minimized. The use of machinery that may damage soil structure is prohibited. Checkpoints in all areas and planned areas to be calibrated to a minimum depth of 100mm to achieve drainage fall and topography. Subgrade to be tested prior to construction and conforming to distribution, stability and minimum requirement. Any deposits required to be, situated above the minimum recommended rate and sufficient to the subgrade to a minimum depth of 100mm. Proposed topsoil areas to be graded (drain) to prevent water drainage into neighbouring areas.

Weed control
Remove and dispose of all weed seeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 100mm layers, lightly compacted by use of a 200-250kg roller, or by thoroughly walking until it is evenly spread, with loose topsoil to be within 75mm below existing level to accommodate 100mm. Imported topsoil for garden beds to be medium texture, good drainage, good soil and highly compacted to minimum 300mm depth to garden beds. Soils to comply with S.A.S. 2023-1918 and as follows:

- free from general weeds and their roots, tubers and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.5 - 7.5
- free from any chemical

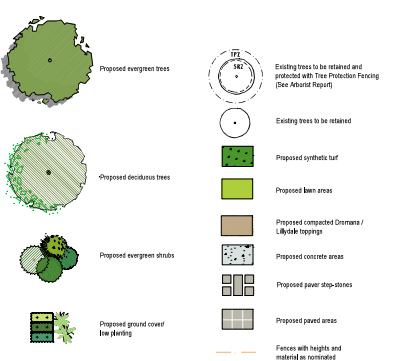
Imported topsoil for lawn preparation / establishment shall have the above characteristics, but shall be a free draining sandy loam highly compacted to minimum 100mm depth.

Asphalt
The specified depth for garden beds to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50 mm maximum. Which is to be spread at a consolidated depth of 100mm.

Planting Procedure
If soil for planting holes is dry - fill with water and allow to drain completely. The roots are to be placed downwards / match or ending across prior to planting. Place in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material to be a peat, triple sand, with no bricks, rocks or foreign material. If sufficient material is not available from the original hole backfill a similar soil type must be sourced and used. Soil material must be firmly backfilled to prevent air gaps or pockets from occurring, then thoroughly watered in. Trees to be staked with two 250mm x 75mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. There are to be secured to each stake with a loop through the trunk of a good supportive rope system. The rope material must not come into contact with the trunk for a minimum period of three years. Once released the rope (20 month formula) such as 'Comacore' is to be applied to the top of the rootball area away from the trunk to ensure maximum aeration and water uptake immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm maximum which is to be spread at a consolidated depth of 25mm. The planting hole surface is to be shaped to minimise wind-erosion water retention but retain the mulch material nearby. The site must be left in a clean and safe condition.

Plant Establishment Protocol
The landscape to be maintained by applying best horticultural practice to promote healthy plant performance for a 12 week establishment period following the approval of Practical Completion by the responsible authority including, but not limited to the following tasks - Planting as necessary to maintain plants in a healthy and structural

Legend

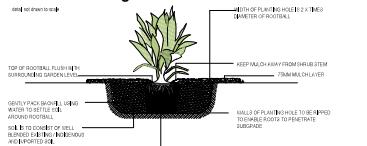


PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
ADVERTISED MATERIAL - Planning Application: PLN180887; Date: 08 April 2019; Page 1 of 1
This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Plant Schedule

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	NATURE H x W
UIT		<i>Leguminosae indica</i> 'L'ivaria 'Tuscany' Crepe Myrtle		5	M6 1.5m high	4.5m x 5m
UEB		<i>Leguminosae indica</i> 'Slovak' Crepe Myrtle		3	M6 1.5m high	4.5m x 3m
PC		<i>Pyrus calleryana</i> 'Capital' Capital Pear		2	M6 1.5m high	10m x 2.5m
PP		<i>Pyrus calleryana</i> 'Charlbert' Charlbert Pear		2	M6 1.5m high	11m x 5m
SB		<i>Syzygium 'Big Red'</i> Big Red Lilly Pilly		7	M6 1.5m high	6m x 2.5m
TL		<i>Taxodium saraca</i> Kanooka		1	M6 1.5m high	5m x 5m
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	NATURE H x W
AA		<i>Agave attenuata</i>	Agave	7	20cm pot	1.2m x 1.2m
AS		<i>Amorpha canescens</i> 'Mino'	Compass Lilly Pilly	26	M6 0.5 high	3m x 1.5m
CG		<i>Cornus alba</i>	Rock Cornia	1	M6 0.5 high	2m x 2m
OC		<i>Osmanthus fragrans</i>	Purple Haze Bush	4	M6 0.5 high	3m x 2m
MPM		<i>Marrubium pinnatifidum</i> 'Mini-Mini'	Dwarf Orange Jasmine	10	14cm pot	3m x 3m
MJP		<i>Marrubium pinnatifidum</i>	Orange Jasmine	18	20cm pot	1m x 1m
SASF		<i>Syzygium australe</i> 'Silver Fount'	Silver Fount Lilly Pilly	72	M6 0.5 high	3.0 x 1.5m (Bapped)
BIT		<i>Syzygium australe</i> 'Tidy Tree'	Dwarf Bush Cherry	21	20cm pot	1m x 1m
GROUND COVERS & LOW SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	NATURE H x W
AJA		<i>Agave attenuata</i>	Australian Bulb	29	14cm pot	5m x 5m
CPB		<i>Cyperus tenuifolius</i>	Native Pig Face	18	14cm pot	3m x 1.5m
PAT		<i>Pachystima terminalis</i>	Pachystima	48	14cm pot	3m x 2m
TA		<i>Taxodium saraca</i>	Asiatic Jasmine	107	14cm pot	3m x 2m
TUSsockS / GRASSES / EVERGREEN PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	NATURE H x W
AT		<i>Atropisium orbiculatum</i> 'Majesty Bay'	Range Range Lily	7	25cm pot	1.2m x 1.0m
LLT		<i>Lomandra linearis</i>	Mel Bush	5	14cm pot	5m x 5m

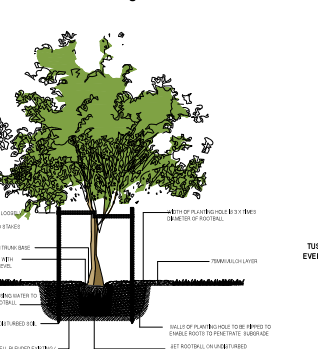
Shrub Planting



Surface Finishes Detail



Advanced Tree Planting



Landscape Plan



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

Zones

Clause 32.08 General Residential Zone, Schedule 2

The purpose of the Activity Centre Zone is:

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

A permit is required to for the use and development of the land for a child care center and for construction two or more dwellings on a lot.

A residential development of five or less storeys must meet the requirements of Clause 55

An application to construct or extend a dwelling or residential building on a lot greater than 650sqm must provide minimum 35% of the lot as garden area.

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 11 metres; and*
- *the building must contain no more than 3 storeys at any point.*

Schedule 2 to the General Residential Zone does not specify a maximum building height requirement for a dwelling or residential building.

A basement is not a storey for the purpose of calculating the number of storeys contained in a building.

Overlays

Clause 43.02 Schedule 8 to Design and Development Overlay

The design objectives are as follows:

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

Permit Requirement

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

Building Height & Setbacks

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

- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-2 (Sub-Precinct A)	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser • Minimum side street setback is the distance specified in Clause 55.03-1

Planning Policy Framework

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

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies towards achieving this are identified as follows:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-2 (Building Design) policy objective is:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The strategies to achieve this requires a comprehensive site analysis prior to the design process, requires developments to respond to strategic and cultural context of its locations, minimise detrimental impact on neighbouring properties and encourages landscaping that enhances the built form and create safe attractive spaces.

Clause 15.01-4 (Healthy Neighbourhoods) policy objective is:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Strategies to achieve the objective include designing neighbourhoods that foster community interaction and making it easy for people of all ages to live healthy lifestyles by providing connected, safe and attractive walking and cycling networks, conveniently locating public spaces for active recreation, providing accessibly located public transport stops and streets with direct, safe and convenient access to destinations.

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

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

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

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - *Pattern of local urban structure and subdivision*
 - *Underlying natural landscape character and significant vegetation.*
 - *Heritage values and built form that reflect community identity.*

Clause 15.02-1 Sustainable Development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resources efficient, supports a cooler environment and minimises greenhouse gas emissions.*

The clause has the following strategies:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
- *Support low energy forms of transport such as walking and cycling.*
- *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

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 an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Facilitate the delivery of high quality social housing.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective is:

- *To locate new housing in designated locations that offer good access to jobs, services and transport.*

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

- *Increase the proportion of new housing in designated locations within established urban areas 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 jobs, services and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Housing diversity

The policy objective is:

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

The several strategies to achieve this objective include the following:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*
 - *Adaptable internal dwelling design.*
 - *Universal design.*
- *Encourage the development of well-designed medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 16.01-4 Housing affordability

The policy objective is:

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

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 19.02-2 Community Infrastructure: Education Facilities

The policy objective is:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

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

- *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
- *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
- *Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*
- *Locate tertiary education facilities within or adjacent to activity centres.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Develop libraries as community based learning centres.*

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

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

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

Clause 21.05 Residential

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

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

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

The site is located within **Sub-Precinct A**.

Sub-Precinct A is an area where three storey (11m), contemporary ‘apartment style’ developments are supported on land with a minimum area of 1,800sqm. All development in sub-precinct should have a maximum site coverage of 60 percent. Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

Development in Precinct 2 should:

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

Clause 21.10 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.

Local Planning Policy

Clause 22.05 Non-Residential Uses in Residential Areas

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. It aims to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected by way of high levels of on-site activity, traffic generation, noise emission, odour, light and visual disorder. It requires discretionary non-residential uses in General Residential Zone to be responsive to the existing or preferred character.

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.*
- *0.22 space to each child.*

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

Clause 55 Two or more dwellings on a lot and Residential Buildings

A development:

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

A zone or a schedule to a zone, or a schedule to an overlay may specify a requirement different from a requirement of a standard set out in Clause 55.

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.*