

## 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 32.07 Residential Growth Zone, Schedule 2 (RGZ2)
- Clause 43.02 Design and Development Overlay, Schedule 8 (DDO8-1)
- 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 55 Two or More Dwellings on a Lot and Residential Buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the 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 provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct a residential building. An apartment development of less than five storeys, excluding a basement, must meet the requirements of Clause 55.

Schedule 2 pertains to Residential Areas along Main Roads and does not have a maximum building height specified which differs from the Residential Growth Zone. The Residential Growth Zone specifies that:

- *If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres; and*
- *A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.*

## **Overlays**

### **Clause 43.02 Design and Development Overlay, Schedule 8 (DDO8-1)**

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 to Schedule 8**

<b>Sub-Precinct</b>	<b>Maximum Building Height</b>	<b>Condition regarding minimum land size.</b>	<b>Street Setback</b>
DDO8-1 (Main Road) Sub-precinct	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.	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> <li>▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser.</li> <li>▪ Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> <li>▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>▪ Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>

## Planning Policy Framework

### Clause 15.01-1 (Urban Design)

This policy 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)

The 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)

The 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)

The 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 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 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.*

#### Clause 16.01-3 Housing diversity

The policy objective is:

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

The clause has the following strategies.

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Encourage the development of well-designed medium-density housing which:*
  - *respects the neighbourhood character;*
  - *improves housing choice;*
  - *makes better use of existing infrastructure;*
  - *improves energy efficiency of housing.*
- *Support opportunities for a wide range of income groups to choose housing in well serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types and 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

It is an objective “to create a safe and sustainable transport system by integrating land-use and transport”. The clause includes several (relevant) strategies to achieve this objective.

- *Plan urban development to make jobs and community services more accessible by:*
  - *ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas;*
  - *concentrating key trip generators such as higher density residential development in and around Central Activities Districts, Principal, Major and Specialised Activity Centres on the Principal Public Transport Network;*

#### Clause 18.02-1 Movement networks: Sustainable personal transport

It is an objective “to promote the use of sustainable personal transport”. The clause includes several (relevant) strategies to achieve this objective.

- *Encourage the use of walking and cycling by creating environments that are safe and attractive.*
- *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
- *Ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport.*

#### Clause 18.02-4 Car parking

It is an objective “to ensure an adequate supply of car parking that is appropriately designed and located”. The clause includes the following (relevant) strategies to achieve this objective.

- *Encourage the efficient provision of car parking through the consolidation of car parking facilities.*
- *Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.*

### **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 applies to development in the Residential Growth Zone, Schedule 2. It outlines that infill residential development and redevelopment of key strategic sites that consolidates the role of established urban areas and reduces developmental pressure in the areas with environmental values will be encouraged.

It recognises that whilst single detached dwellings will continue to represent the largest proportion of Manningham’s housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes.

### **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 DDO8-1 – the **Main Road Sub-Precinct**.

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

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

Development in Precinct 2 should:

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

#### Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham’s projected population growth.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that areas removed from activity centres and main roads as well as areas with predominant landscape features are protected from higher density development.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*

The strategies to achieve these objectives include:

- *Encourage the provision of housing stock which responds to the needs of the municipality’s population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

#### Clause 21.10 Environmentally 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, transport and urban ecology.

### Clause 22.08 Safety Through Urban Design Policy

The objectives of this policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

### Clause 22.09 Access for Disabled People Policy

The objectives of this policy are:

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

## **Particular Provisions**

### Clause 52.06 Car Parking

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

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*
- *1 visitor space to every 5 dwellings for developments of 5 or more dwellings (also the visitor car space requirement for Higher Density areas under the DP).*

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

A permit is required to create or alter access to a road in a Road Zone, Category 1 (RDZ1).

### Clause 52.34 Bicycle Facilities

A development of more than 4 stories attracts a bicycle spaces requirement of 1 residential space per 5 residential dwellings and 1 visitor space per 10 residential dwellings.

## **General Provisions**

### Clause 65 Decision Guidelines

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

- *The matters set out in section 60 of the Act.*
- *The 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.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*



- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

# PROPOSED APARTMENT BUILDING DEVELOPMENT

## PROJECT: 969-973 DONCASTER ROAD, DONCASTER EAST



### DEVELOPMENT SUMMARY

<b>APARTMENT 1</b>	GROUND FLOOR :87.31sqm, 3.39sq P.O.S :16.96sqm, 1.82sq
<b>APARTMENT 2</b>	GROUND FLOOR :80.45sqm, 8.65sq P.O.S :23.02sqm, 2.47sq
<b>APARTMENT 3</b>	GROUND FLOOR :76.12sqm, 8.19sq P.O.S :21.82sqm, 2.34sq
<b>APARTMENT 4</b>	GROUND FLOOR :77.24sqm, 8.31sq P.O.S :15.53sqm, 1.67sq
<b>APARTMENT 5</b>	GROUND FLOOR :88.42sqm, 9.51sq BALCONY :8.08sqm, 0.86sq
<b>APARTMENT 6</b>	GROUND FLOOR :74.57sqm, 8.02sq BALCONY :15.29sqm, 1.64sq POS :18.79sqm, 2.02sq
<b>APARTMENT 7</b>	GROUND FLOOR :79.52sqm, 8.55sq BALCONY :15.41sqm, 1.65sq POS :25.39sqm, 2.73sq
<b>APARTMENT 8</b>	GROUND FLOOR :75.16sqm, 8.09sq BALCONY :8.94sqm, 0.96sq POS :24.32sqm, 2.61sq
<b>APARTMENT 9</b>	GROUND FLOOR :79.45sqm, 8.55sq BALCONY :8.00sqm, 0.86sq POS :17.73sqm, 1.90sq
<b>APARTMENT 10</b>	GROUND FLOOR :74.73sqm, 8.04sq BALCONY :16.49sqm, 1.77sq POS :34.80sqm, 3.74sq
<b>APARTMENT 11</b>	GROUND FLOOR :104.17sqm, 11.21sq BALCONY :9.66sqm, 1.03sq
<b>APARTMENT 12</b>	GROUND FLOOR :83.20sqm, 8.95sq BALCONY :10.35sqm, 1.11sq
<b>APARTMENT 13</b>	GROUND FLOOR :79.06sqm, 8.51sq BALCONY :11.96sqm, 1.28sq
<b>APARTMENT 14</b>	GROUND FLOOR :75.06sqm, 8.07sq BALCONY :11.43sqm, 1.23sq
<b>APARTMENT 15</b>	GROUND FLOOR :73.14sqm, 7.87sq BALCONY :8.92sqm, 0.96sq
<b>APARTMENT 16</b>	GROUND FLOOR :88.42sqm, 9.51sq BALCONY :8.08sqm, 0.86sq
<b>APARTMENT 17</b>	GROUND FLOOR :85.59sqm, 9.21sq BALCONY :8.46sqm, 0.91sq
<b>APARTMENT 18</b>	GROUND FLOOR :55.32sqm, 5.95sq BALCONY :8.00sqm, 0.86sq
<b>APARTMENT 19</b>	GROUND FLOOR :75.16sqm, 8.09sq BALCONY :8.94sqm, 0.96sq

<b>APARTMENT 20</b>	GROUND FLOOR :85.26sqm, 8.94sq BALCONY :8.00sqm, 0.86sq
<b>APARTMENT 21</b>	GROUND FLOOR :85.77sqm, 9.23sq BALCONY :8.31sqm, 0.89sq
<b>APARTMENT 22</b>	GROUND FLOOR :104.17sqm, 11.21sq BALCONY :9.66sqm, 1.03sq
<b>APARTMENT 23</b>	GROUND FLOOR :83.20sqm, 8.95sq BALCONY :10.35sqm, 1.11sq
<b>APARTMENT 24</b>	GROUND FLOOR :79.05sqm, 8.50sq BALCONY :11.96sqm, 1.28sq
<b>APARTMENT 25</b>	GROUND FLOOR :52.20sqm, 5.61sq BALCONY :11.43sqm, 1.23sq
<b>APARTMENT 26</b>	GROUND FLOOR :76.50sqm, 8.23sq BALCONY :10.24sqm, 1.10sq
<b>APARTMENT 27</b>	GROUND FLOOR :88.42sqm, 9.51sq BALCONY :8.08sqm, 0.86sq
<b>APARTMENT 28</b>	GROUND FLOOR :67.54sqm, 7.27sq BALCONY :8.24sqm, 0.88sq
<b>APARTMENT 29</b>	GROUND FLOOR :52.05sqm, 5.60sq BALCONY :12.03sqm, 1.29sq
<b>APARTMENT 30</b>	GROUND FLOOR :52.05sqm, 5.60sq BALCONY :12.03sqm, 1.29sq
<b>APARTMENT 31</b>	GROUND FLOOR :69.84sqm, 7.51sq BALCONY :8.94sqm, 0.96sq
<b>APARTMENT 32</b>	GROUND FLOOR :104.17sqm, 11.21sq BALCONY :9.66sqm, 1.03sq
<b>APARTMENT 33</b>	GROUND FLOOR :84.25sqm, 9.06sq BALCONY :30.86sqm, 3.32sq
<b>APARTMENT 34</b>	GROUND FLOOR :86.39sqm, 9.29sq BALCONY :25.26sqm, 2.71sq
<b>APARTMENT 35</b>	GROUND FLOOR :112.48sqm, 12.10sq BALCONY :50.70sqm, 5.45sq

### FLOOR PLATE AREAS

APARTMENT FLOOR PLAN	:1,458.39sqm
GROUND FLOOR PLAN	:1,217.84sqm
FIRST FLOOR PLAN	:1,124.24sqm
SECOND FLOOR PLAN	:959.75sqm
THIRD FLOOR PLAN	:388.00sqm
SITE AREA	: 2049.75sqm
SITE COVERAGE	: 59.53%
HARD SURFACE AREA	: 69.47%
PERMEABILITY AREA	: 30.53%
TOTAL CAR SPACES	: 43
VISITOR CAR SPACES	: 7

### BEDROOMS:

APARTMENT 1: 2 BED	APARTMENT 19: 2 BED
APARTMENT 2: 2 BED	APARTMENT 20: 1 BED
APARTMENT 3: 2 BED	APARTMENT 21: 2 BED
APARTMENT 4: 2 BED	APARTMENT 22: 2 BED
APARTMENT 5: 2 BED	APARTMENT 23: 2 BED
APARTMENT 6: 2 BED	APARTMENT 24: 2 BED
APARTMENT 7: 2 BED	APARTMENT 25: 1 BED
APARTMENT 8: 2 BED	APARTMENT 26: 2 BED
APARTMENT 9: 2 BED	APARTMENT 27: 2 BED
APARTMENT 10: 2 BED	APARTMENT 28: 2 BED
APARTMENT 11: 2 BED	APARTMENT 29: 1 BED
APARTMENT 12: 2 BED	APARTMENT 30: 1 BED
APARTMENT 13: 2 BED	APARTMENT 31: 2 BED
APARTMENT 14: 2 BED	APARTMENT 32: 2 BED
APARTMENT 15: 2 BED	APARTMENT 33: 2 BED
APARTMENT 16: 2 BED	APARTMENT 34: 2 BED
APARTMENT 17: 2 BED	APARTMENT 35: 3 BED
APARTMENT 18: 1 BED	



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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
PROPOSED APARTMENT DEVELOPMENT

AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT

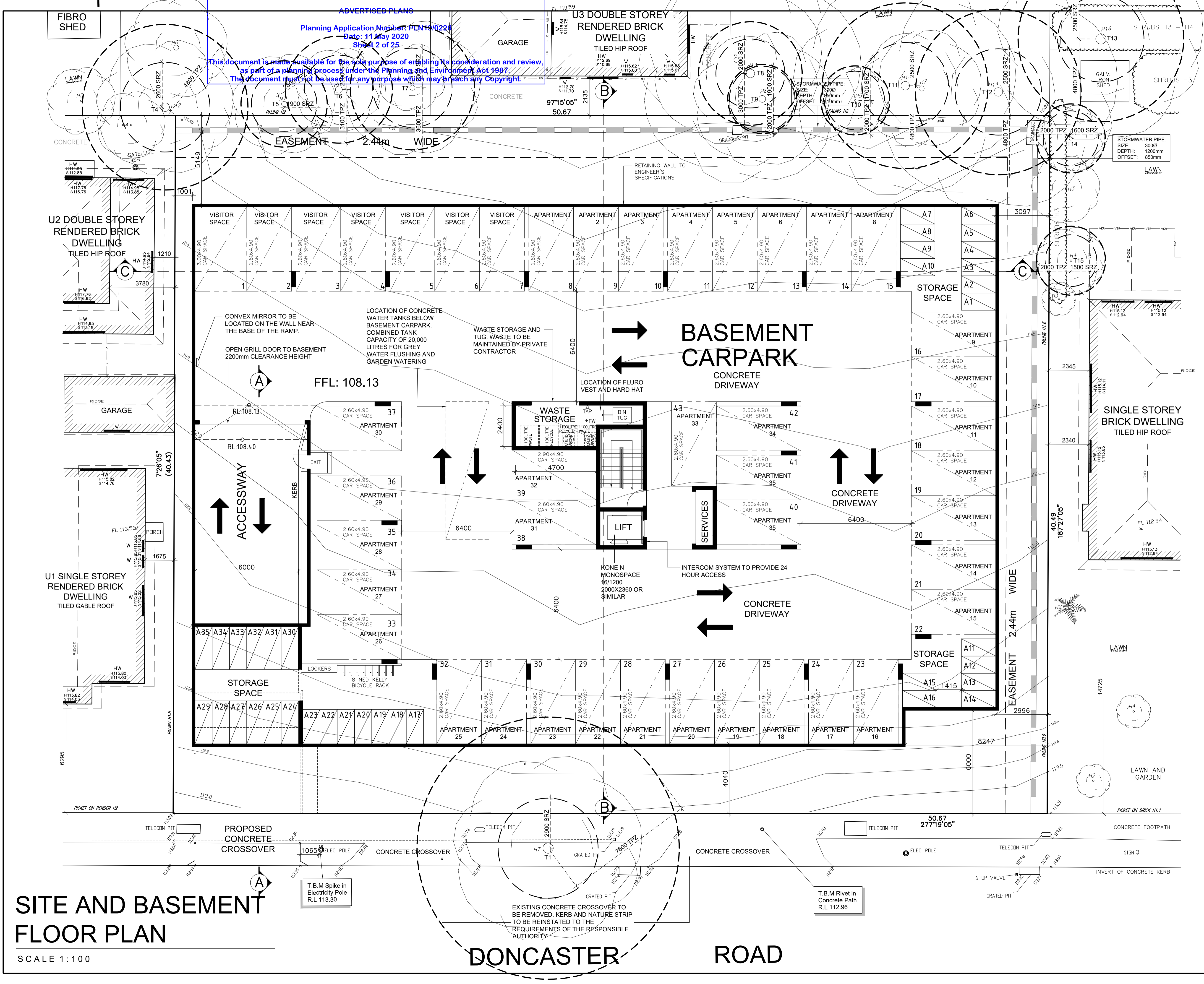
MELWAY REF: MAP

DATE: APRIL 20	SCALE: 1:100
SHEET: 1 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	

ADVERTISED PLANS

Planning Application Number: PCN19/0226  
Date: 11 May 2020  
Sheet 2 of 25

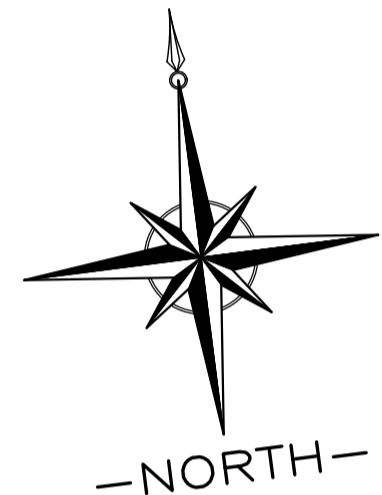
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**BASEMENT STORAGE AREA:**

APARTMENT 1:	6.0M3	APARTMENT 19:	6.0M3
APARTMENT 2:	6.0M3	APARTMENT 20:	6.0M3
APARTMENT 3:	6.0M3	APARTMENT 21:	6.0M3
APARTMENT 4:	6.0M3	APARTMENT 22:	6.0M3
APARTMENT 5:	6.0M3	APARTMENT 23:	6.0M3
APARTMENT 6:	6.0M3	APARTMENT 24:	6.8M3
APARTMENT 7:	6.0M3	APARTMENT 25:	6.8M3
APARTMENT 8:	6.0M3	APARTMENT 26:	6.8M3
APARTMENT 9:	6.0M3	APARTMENT 27:	6.8M3
APARTMENT 10:	6.0M3	APARTMENT 28:	6.8M3
APARTMENT 11:	6.0M3	APARTMENT 29:	6.8M3
APARTMENT 12:	6.0M3	APARTMENT 30:	6.8M3
APARTMENT 13:	6.0M3	APARTMENT 31:	6.8M3
APARTMENT 14:	6.0M3	APARTMENT 32:	6.8M3
APARTMENT 15:	6.0M3	APARTMENT 33:	6.8M3
APARTMENT 16:	6.0M3	APARTMENT 34:	6.8M3
APARTMENT 17:	6.0M3	APARTMENT 35:	6.8M3
APARTMENT 18:	6.0M3		

**NOTE: ALL LEVELS SHOWN ARE TO AHD AS PER THE SURVEY PLAN**



**DRIVEWAY SPLAYS**  
ALL STRUCTURES INCLUDING LETTERBOXES, METER BOXES, FENCES AND RETAINING WALLS AND LANDSCAPING LOCATED WITHIN THE 2MX2.5M SPREAD AREA ADJACENT TO THE DRIVEWAY ENTRANCE MUST HAVE A MAXIMUM HEIGHT OF 900MM.



**E.J. Grech & Associates Pty Ltd**

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DATE:	20/12/19
AMENDMENT:	AMENDED FLOOR PLANS
DATE:	22/04/20
AMENDMENT:	COUNCIL RF1

PROJECT:  
**PROPOSED APARTMENT DEVELOPMENT**  
AT: No. 969-973,  
**DONCASTER ROAD,  
DONCASTER EAST**

FOR : ZHOU PROJECT  
MELWAY REF: MAP

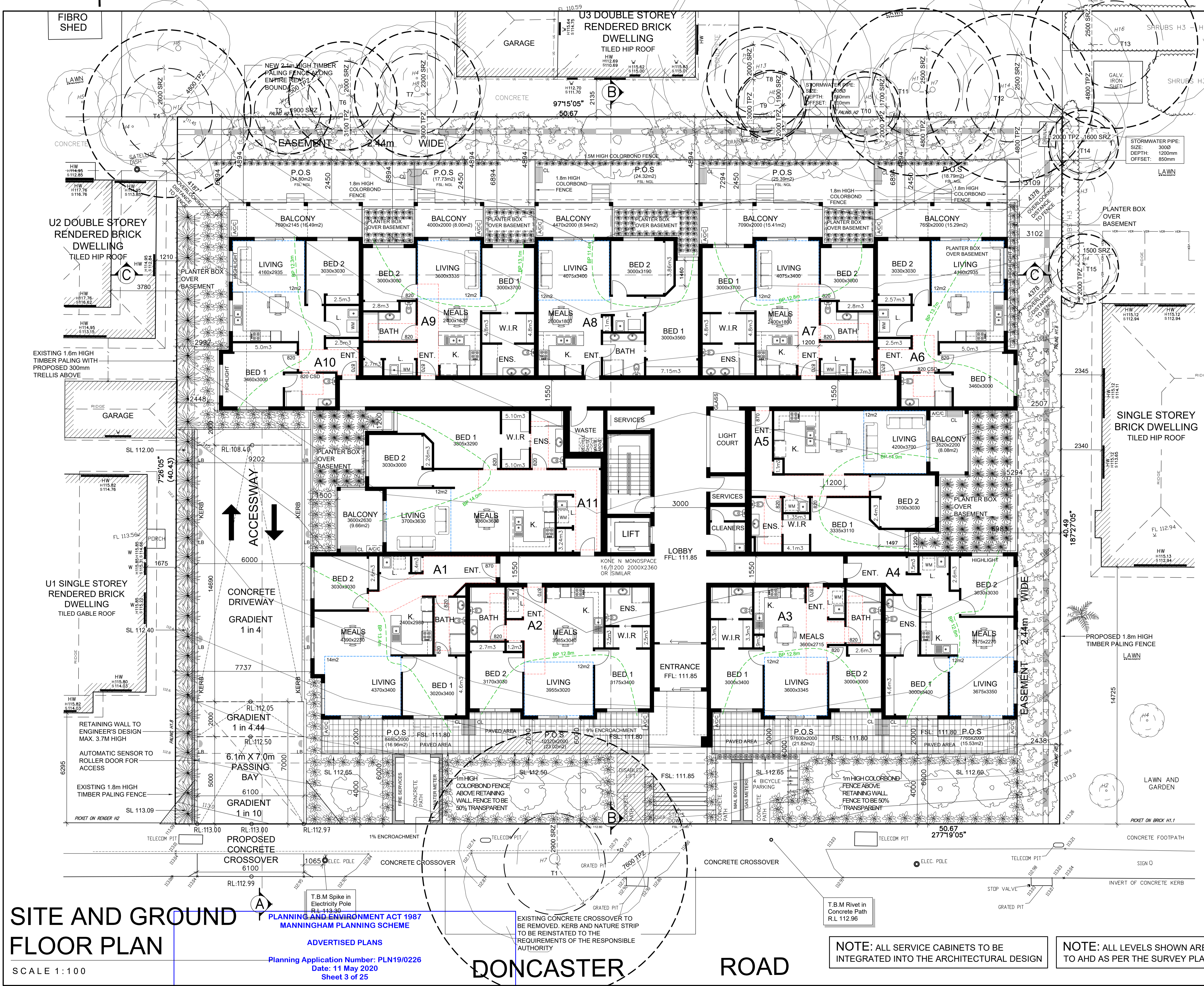
DATE:	APRIL 20	SCALE:	1:100
SHEET:	2 OF 25	REFERENCE NO:	

DRAWN: A.M. 1659-2

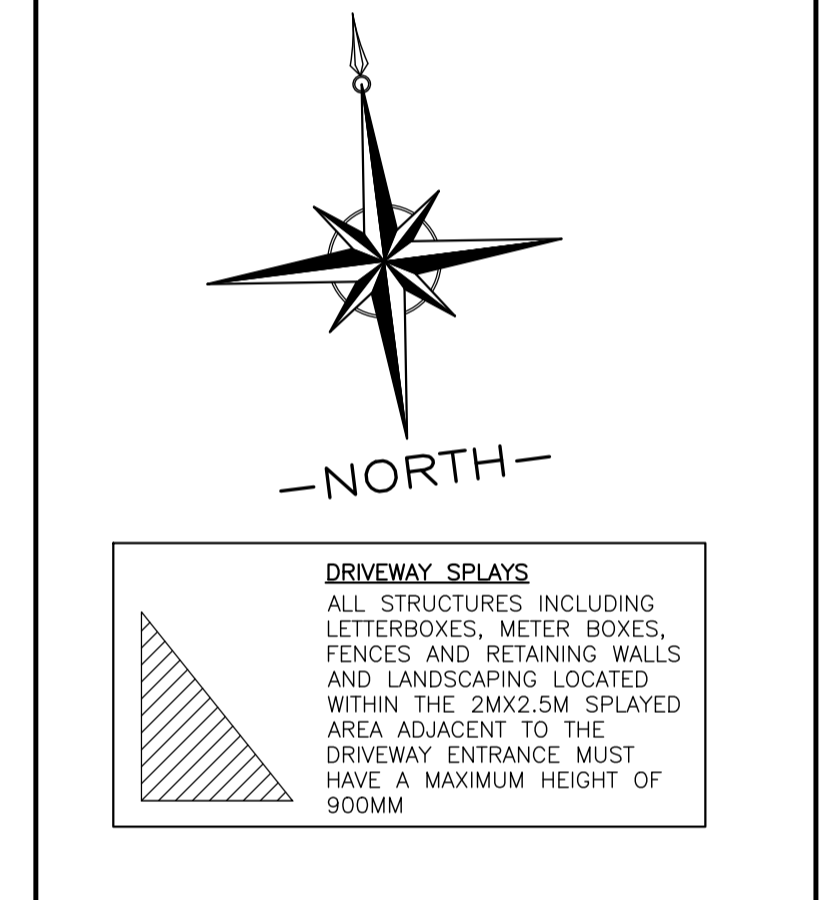
**SITE AND BASEMENT FLOOR PLAN**

SCALE 1:100

**DONCASTER ROAD**



- LEGEND:**
- CL CLOTHES LINE
  - ADAPTABLE AREA ZONE
  - LIVING ROOM ZONE
  - COMMUNAL LIGHTING ALONG DRIVEWAY RETAINING WALL
  - BP 13.7m BREEZE PATH LOCATION AND LENGTH
- ADAPTABLE APARTMENTS**
- APARTMENT 1 - ADAPTABLE
  - APARTMENT 2 - ADAPTABLE
  - APARTMENT 3 - ADAPTABLE
  - APARTMENT 4 - NOT ADAPTABLE
  - APARTMENT 5 - ADAPTABLE
  - APARTMENT 6 - ADAPTABLE
  - APARTMENT 7 - ADAPTABLE
  - APARTMENT 8 - NOT ADAPTABLE
  - APARTMENT 9 - ADAPTABLE
  - APARTMENT 10 - ADAPTABLE
  - APARTMENT 11 - ADAPTABLE
  - APARTMENT 12 - ADAPTABLE
  - APARTMENT 13 - NOT ADAPTABLE
  - APARTMENT 14 - NOT ADAPTABLE
  - APARTMENT 15 - NOT ADAPTABLE
  - APARTMENT 16 - ADAPTABLE
  - APARTMENT 17 - NOT ADAPTABLE
  - APARTMENT 18 - NOT ADAPTABLE
  - APARTMENT 19 - NOT ADAPTABLE
  - APARTMENT 20 - NOT ADAPTABLE
  - APARTMENT 21 - NOT ADAPTABLE
  - APARTMENT 22 - ADAPTABLE
  - APARTMENT 23 - ADAPTABLE
  - APARTMENT 24 - NOT ADAPTABLE
  - APARTMENT 25 - NOT ADAPTABLE
  - APARTMENT 26 - NOT ADAPTABLE
  - APARTMENT 27 - ADAPTABLE
  - APARTMENT 28 - NOT ADAPTABLE
  - APARTMENT 29 - ADAPTABLE
  - APARTMENT 30 - ADAPTABLE
  - APARTMENT 31 - NOT ADAPTABLE
  - APARTMENT 32 - ADAPTABLE
  - APARTMENT 33 - ADAPTABLE
  - APARTMENT 34 - NOT ADAPTABLE
  - APARTMENT 35 - NOT ADAPTABLE
- TOTAL REQUIRED ADAPTABLE APARTMENTS: 17  
TOTAL ADAPTABLE APARTMENTS PROVIDED: 18





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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF: MAP	
DATE: APRIL 20	SCALE: 1:100
SHEET: 3 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	

# SITE AND GROUND FLOOR PLAN

SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
ADVERTISED PLANS  
Planning Application Number: PLN19/0226  
Date: 11 May 2020  
Sheet 3 of 25

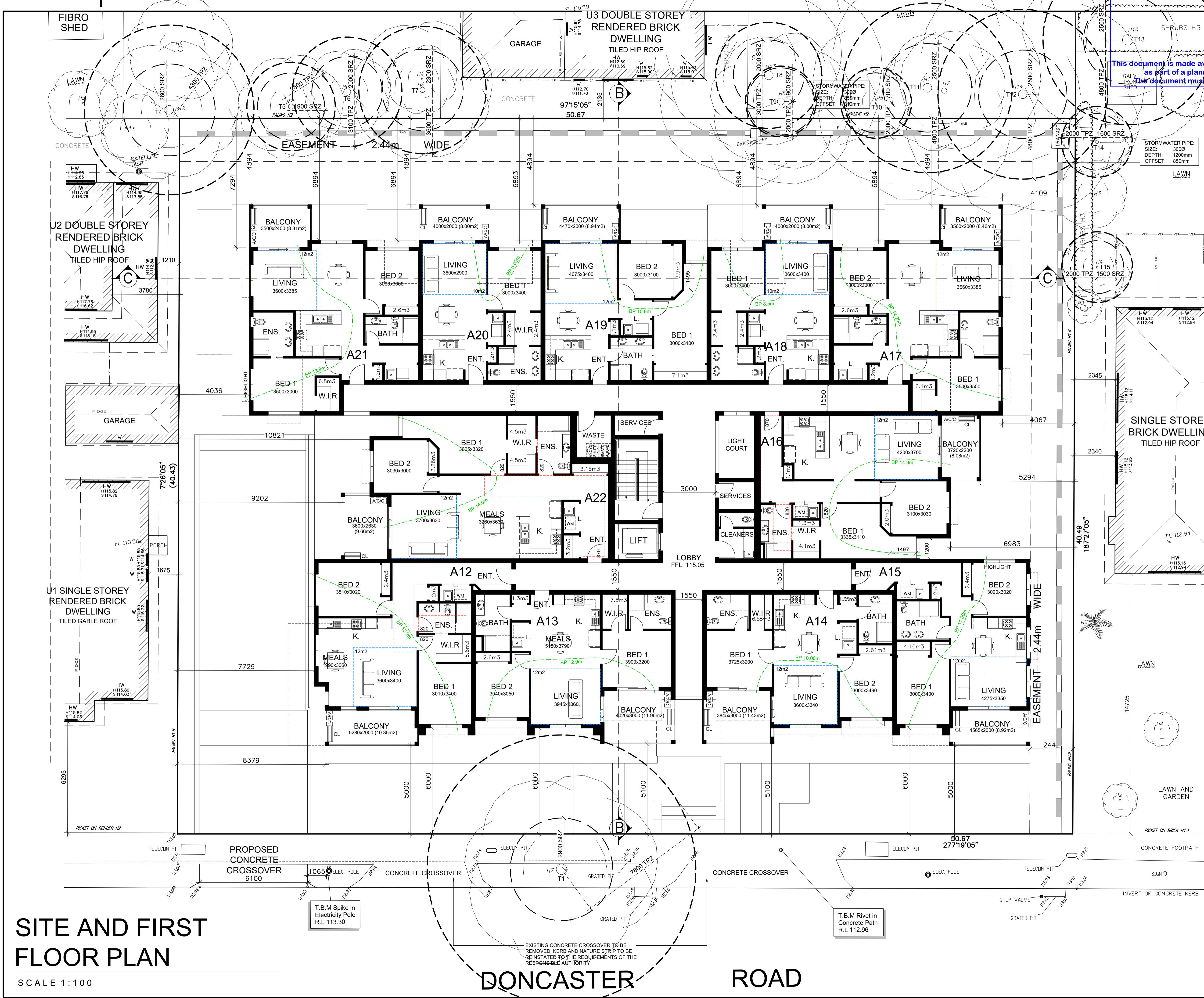
# DONCASTER ROAD

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN

NOTE: ALL LEVELS SHOWN ARE TO AHD AS PER THE SURVEY PLAN

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# SITE AND FIRST FLOOR PLAN

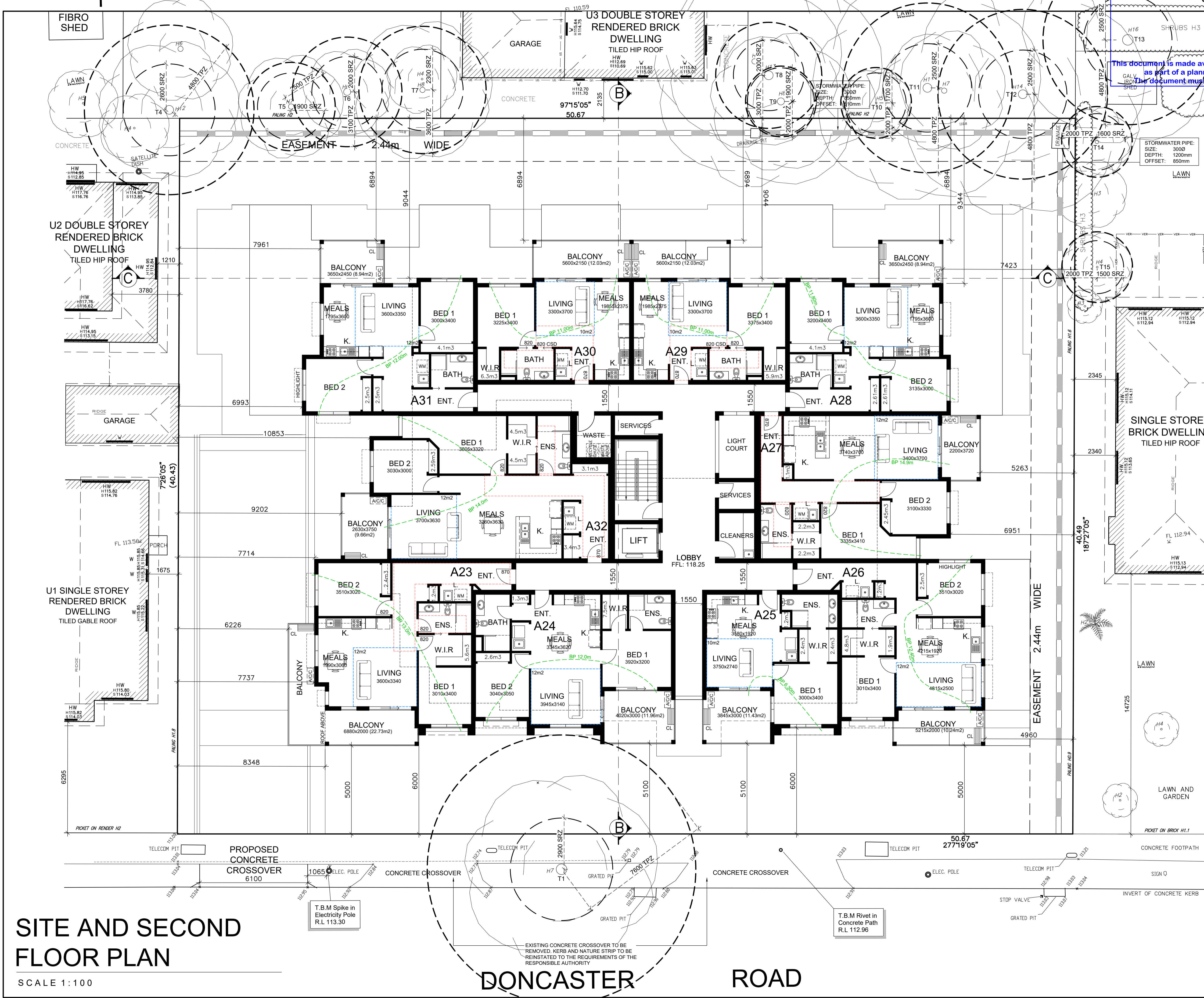
SCALE 1:100



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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF: MAP	
DATE: APRIL 20	SCALE: 1:100
SHEET: 4 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	

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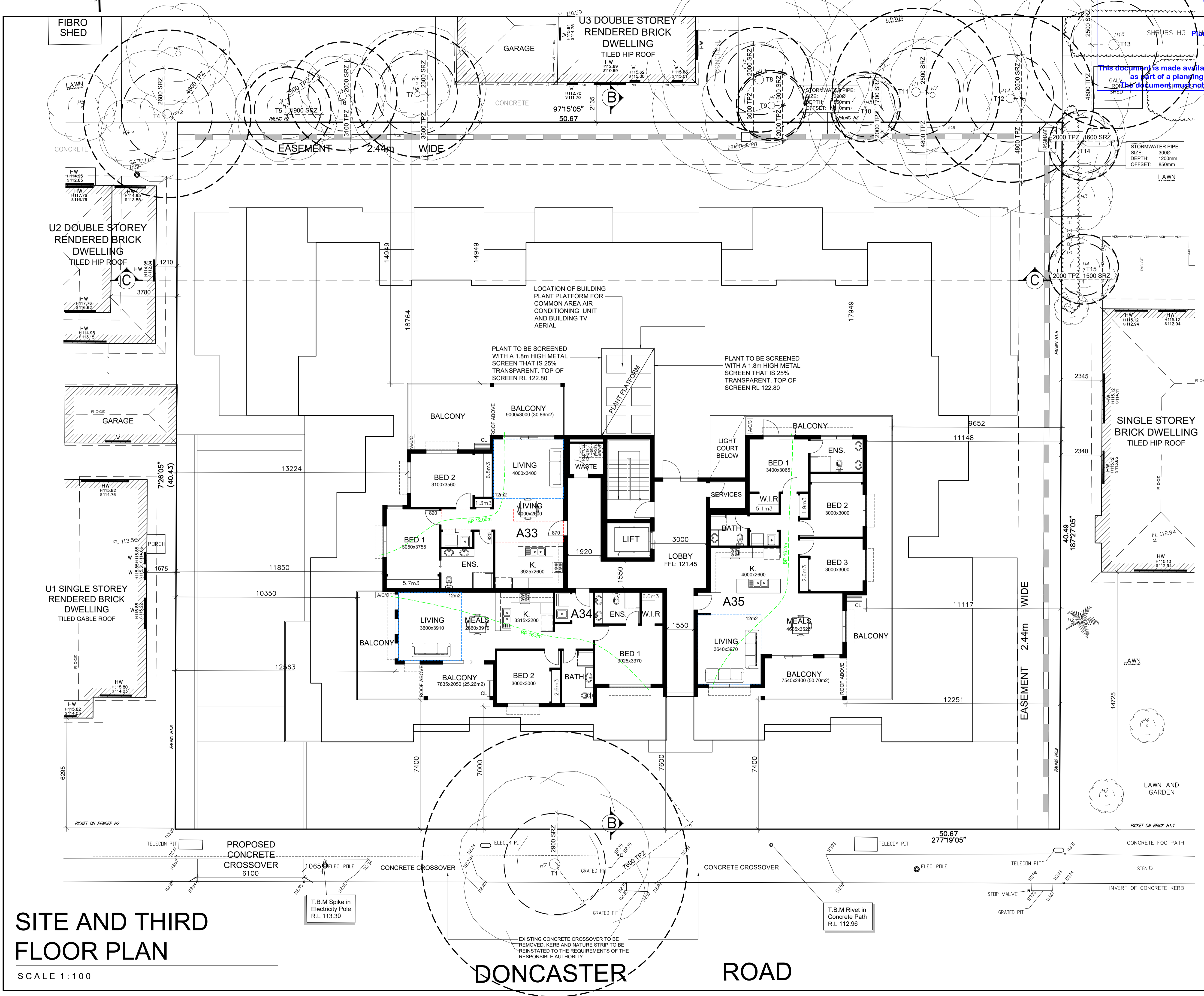
# SITE AND SECOND FLOOR PLAN

SCALE 1:100

## DONCASTER ROAD

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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
DATE: 22/04/20	AMENDMENT: COUNCIL RFI
PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF: MAP	
DATE: APRIL 20	SCALE: 1:100
SHEET: 5 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	

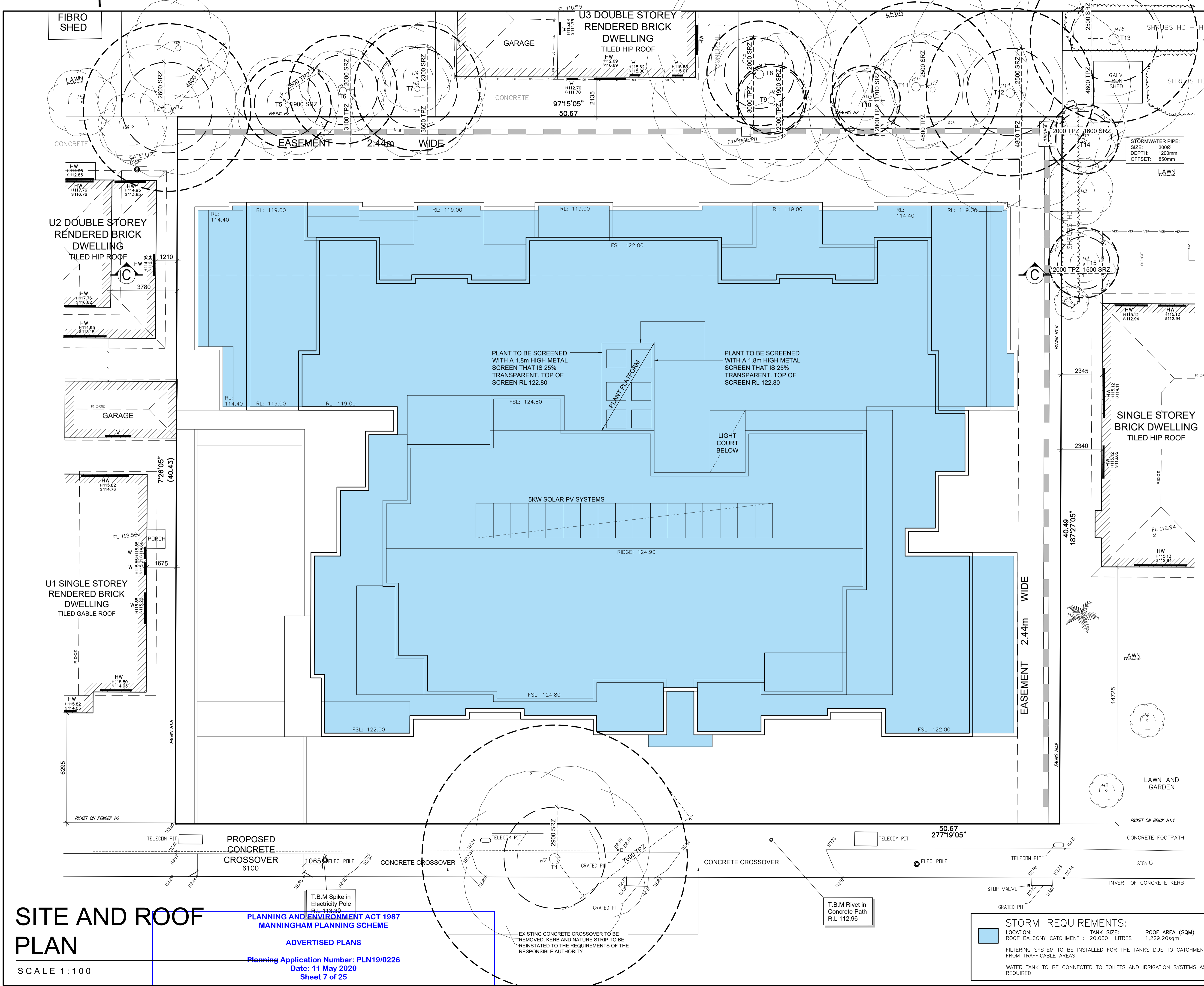
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**SITE AND THIRD FLOOR PLAN**

SCALE 1:100

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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
DATE: 22/04/20	AMENDMENT: COUNCIL RFI
PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF: MAP	
DATE: APRIL 20	SCALE: 1:100
SHEET: 6 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	



**SMP REQUIREMENTS:**  
 REFER TO SUSTAINABILITY MANAGEMENT PLAN COMPLETED BY FRATER DATE 12/11/2019

- FILTERING SYSTEM TO BE INSTALLED FOR THE TANKS DUE TO CATCHMENT FROM TRAFFICABLE AREAS
- WATER TANK TO BE CONNECTED TO TOILETS AND IRRIGATION SYSTEMS AS REQUIRED
- NATIVE OR DROUGHT TOLERANT SPECIES WHEREVER POSSIBLE WITH DRIP IRRIGATION (IF REQUIRED) AND MULCH

**WATER:**  
 KITCHEN TAPS: 6 STAR WELS RATING  
 BATHROOM TAPS: 6 STAR WELS RATING  
 DISHWASHERS: 5 STAR WELS RATING  
 WC: 4 STAR WELS RATING  
 SHOWER HEADS: 3 STAR WELS RATING (>=4.5 BUT <=6.0)

- COMMITMENT TO 4W/M<sup>2</sup> LIGHTING DENSITY IN THE DWELLINGS AND 20% REDUCTION IN THE NCC LIGHTING DENSITY REQUIREMENTS
- LIGHTING SENSORS FOR EXTERNAL AND COMMON AREAS LIGHTING (MOTION DETECTORS, TIMERS ETC.)
- 5KW (17 PANELS) SOLAR PV SYSTEM ON THE ROOF OF THE DEVELOPMENT
- CO SENSORS FOR CAR PARK VENTILATION



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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
**PROPOSED APARTMENT DEVELOPMENT**  
 AT: No. 969-973,  
**DONCASTER ROAD, DONCASTER EAST**  
 FOR : ZHOU PROJECT

MELWAY REF:	MAP
DATE:	SCALE: 1:100
SHEET: 7 OF 25	REFERENCE NO:
DRAWN: A.M.	1659-2

# SITE AND ROOF PLAN

SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN19/0226  
 Date: 11 May 2020  
 Sheet 7 of 25

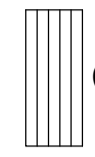



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**STORM REQUIREMENTS:**  
 LOCATION: TANK SIZE: ROOF AREA (SQM)  
 ROOF BALCONY CATCHMENT : 20,000 LITRES 1,229.20sqm  
 FILTERING SYSTEM TO BE INSTALLED FOR THE TANKS DUE TO CATCHMENT FROM TRAFFICABLE AREAS  
 WATER TANK TO BE CONNECTED TO TOILETS AND IRRIGATION SYSTEMS AS REQUIRED



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**LEGEND:**

-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**

- APARTMENT 1 - ADAPTABLE
- APARTMENT 2 - ADAPTABLE

**STORAGE VOLUME:**

APARTMENT 1 - 11.20m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 17.20m<sup>3</sup>

APARTMENT 2 - 11.30m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 17.30m<sup>3</sup>



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DATE: 20/12/19  
22/04/20  
AMENDMENT:  
AMENDED FLOOR PLANS  
COUNCIL RFI

PROJECT:  
PROPOSED APARTMENT  
DEVELOPMENT

AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

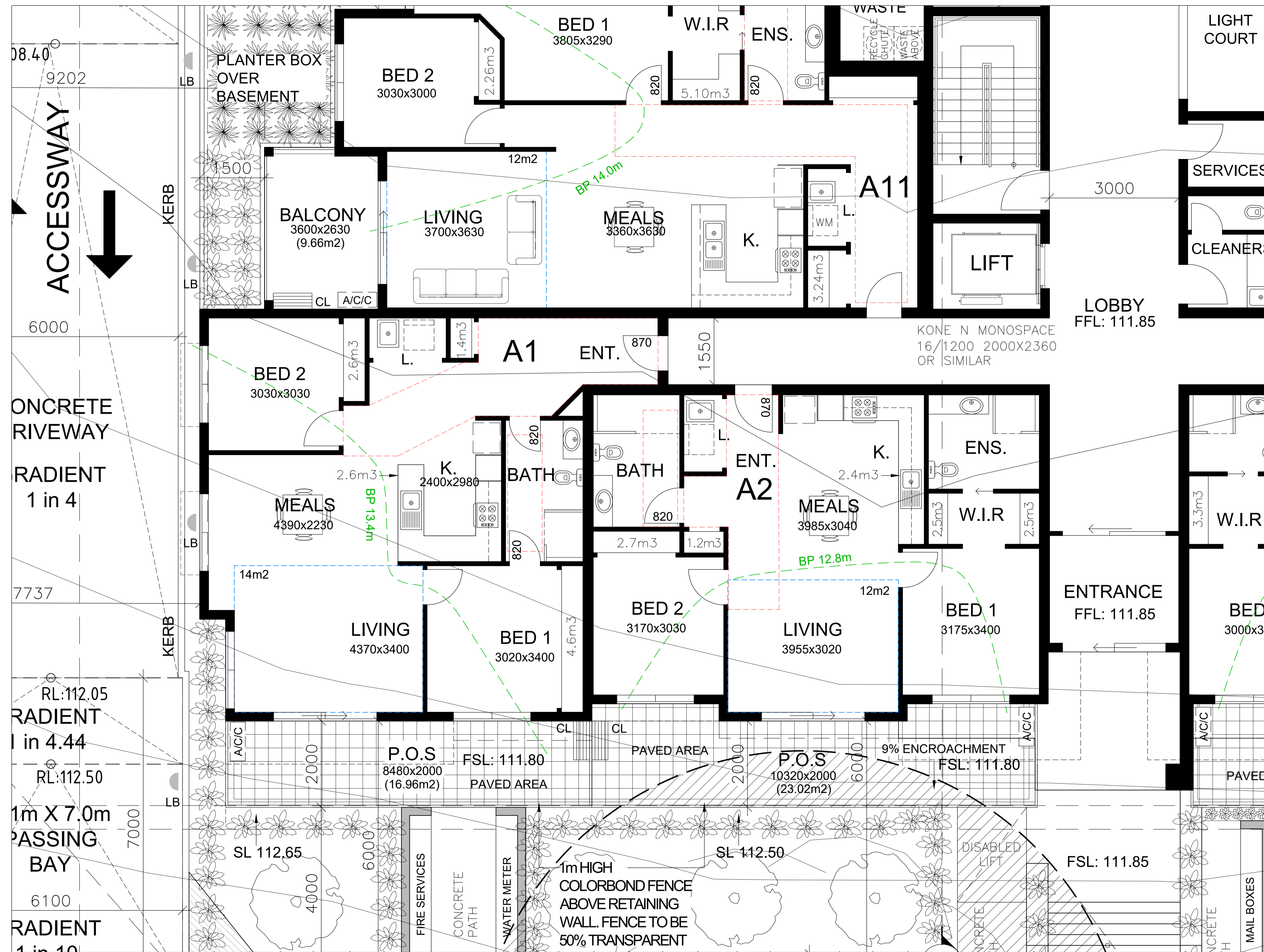
FOR : ZHOU PROJECT

MELWAY REF: MAP

DATE: APRIL 20 SCALE: 1:50

SHEET: 8 OF 25 REFERENCE NO:

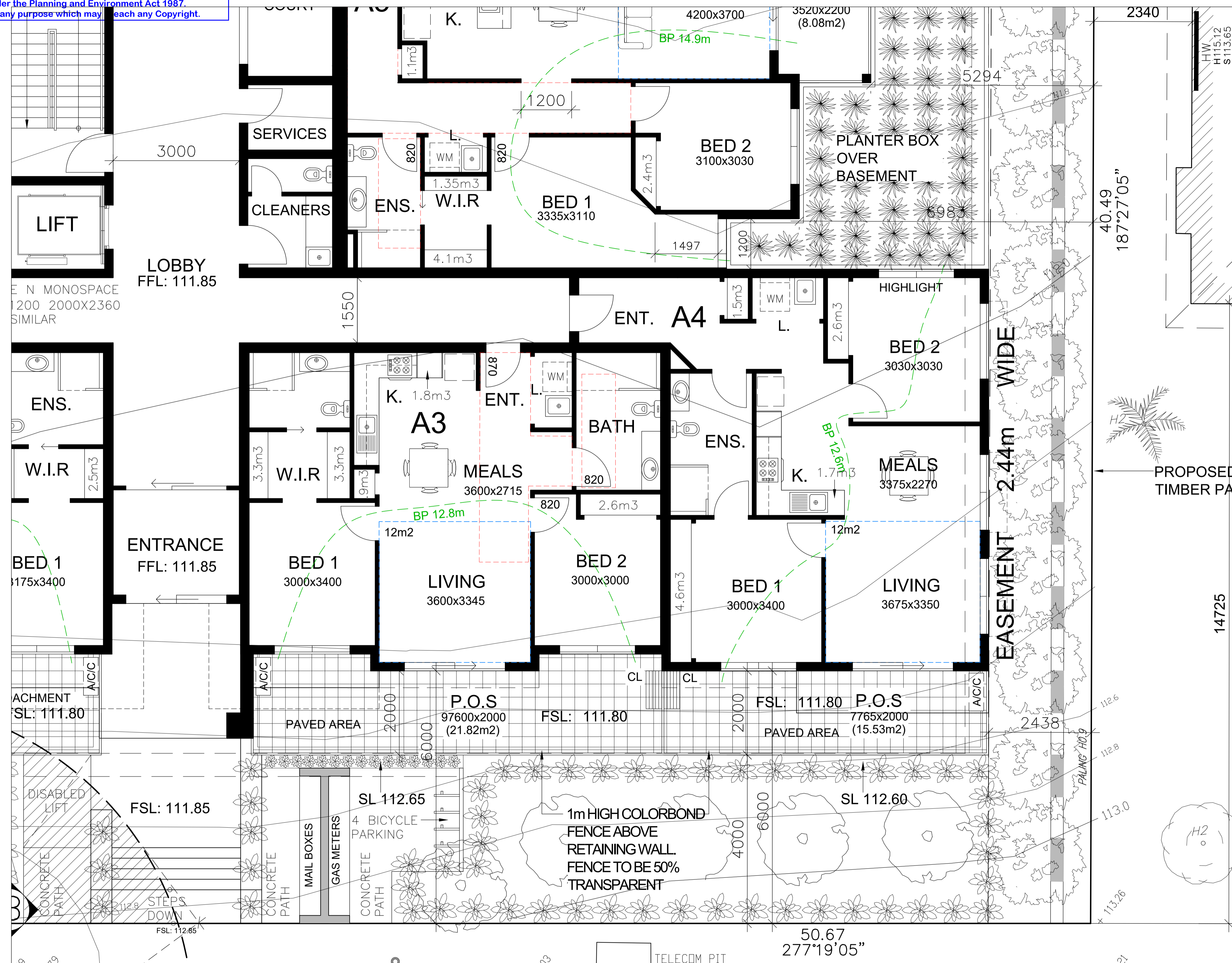
DRAWN: A.M. 1659-2



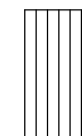

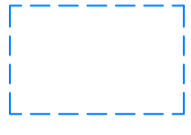

**APARTMENTS 1 & 2  
FLOORPLANS**

SCALE 1:50

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**LEGEND:**

-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

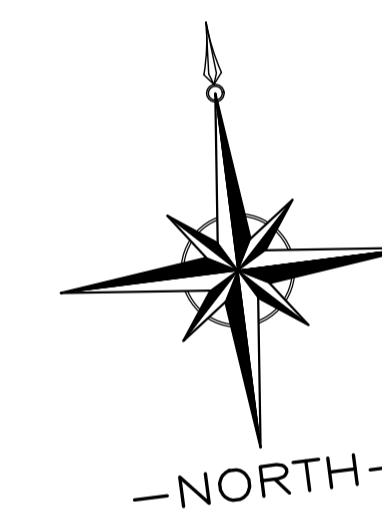
**ADAPTABLE APARTMENTS:**

APARTMENT 3 - **ADAPTABLE**

**STORAGE VOLUME:**

APARTMENT 3 - 11.90m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 17.90m<sup>3</sup>

APARTMENT 4 - 10.43m<sup>3</sup>  
BASEMENT STORAGE: 6.0m<sup>3</sup>  
TOTAL- 16.43m<sup>3</sup>



  
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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

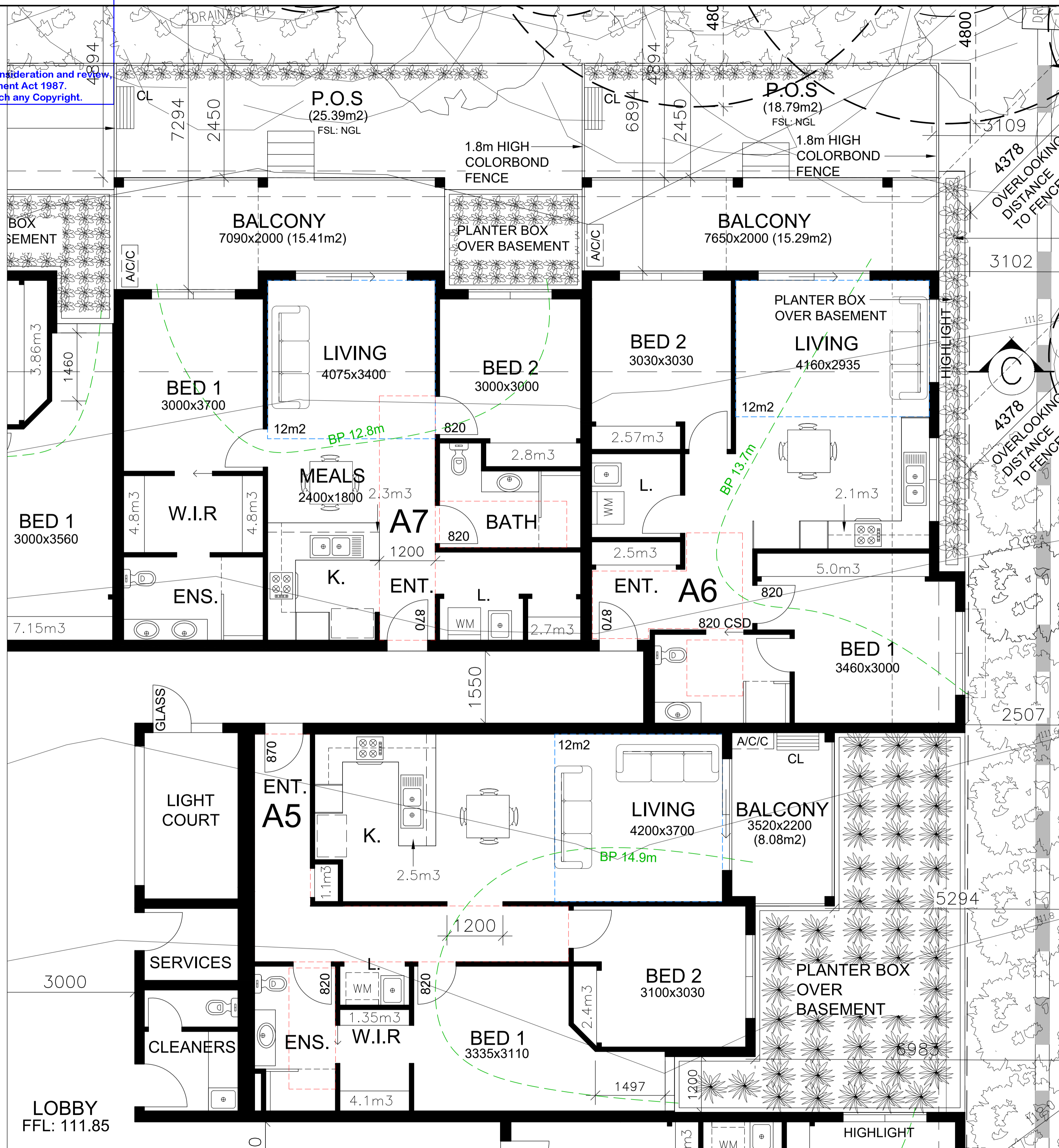
PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT	
MELWAY REF:	MAP
DATE: APRIL 20	SCALE: 1:50
SHEET: 9 OF 25	REFERENCE NO:
DRAWN: A.M.	1659-2

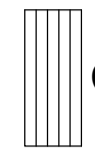

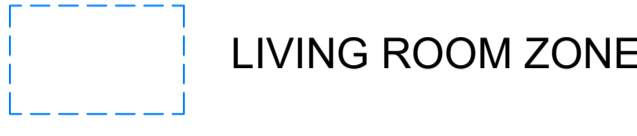

# APARTMENTS 3 & 4 FLOORPLANS

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**LEGEND:**

-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**

- APARTMENT 5 - **ADAPTABLE**
- APARTMENT 6 - **ADAPTABLE**
- APARTMENT 7 - **ADAPTABLE**

**STORAGE VOLUME:**

APARTMENT 5 -	11.20m <sup>3</sup>
BASEMENT STORAGE:	6.0m <sup>3</sup>
<b>TOTAL-</b>	<b>17.20m<sup>3</sup></b>
APARTMENT 6 -	11.30m <sup>3</sup>
SHED-	6.0m <sup>3</sup>
<b>TOTAL-</b>	<b>17.30m<sup>3</sup></b>
APARTMENT 7 -	11.30m <sup>3</sup>
SHED:	6.0m <sup>3</sup>
<b>TOTAL-</b>	<b>17.30m<sup>3</sup></b>

  
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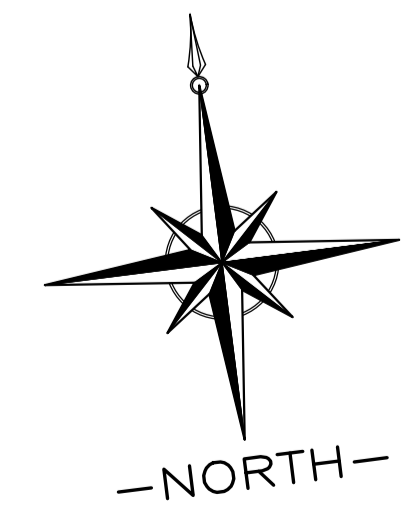
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20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

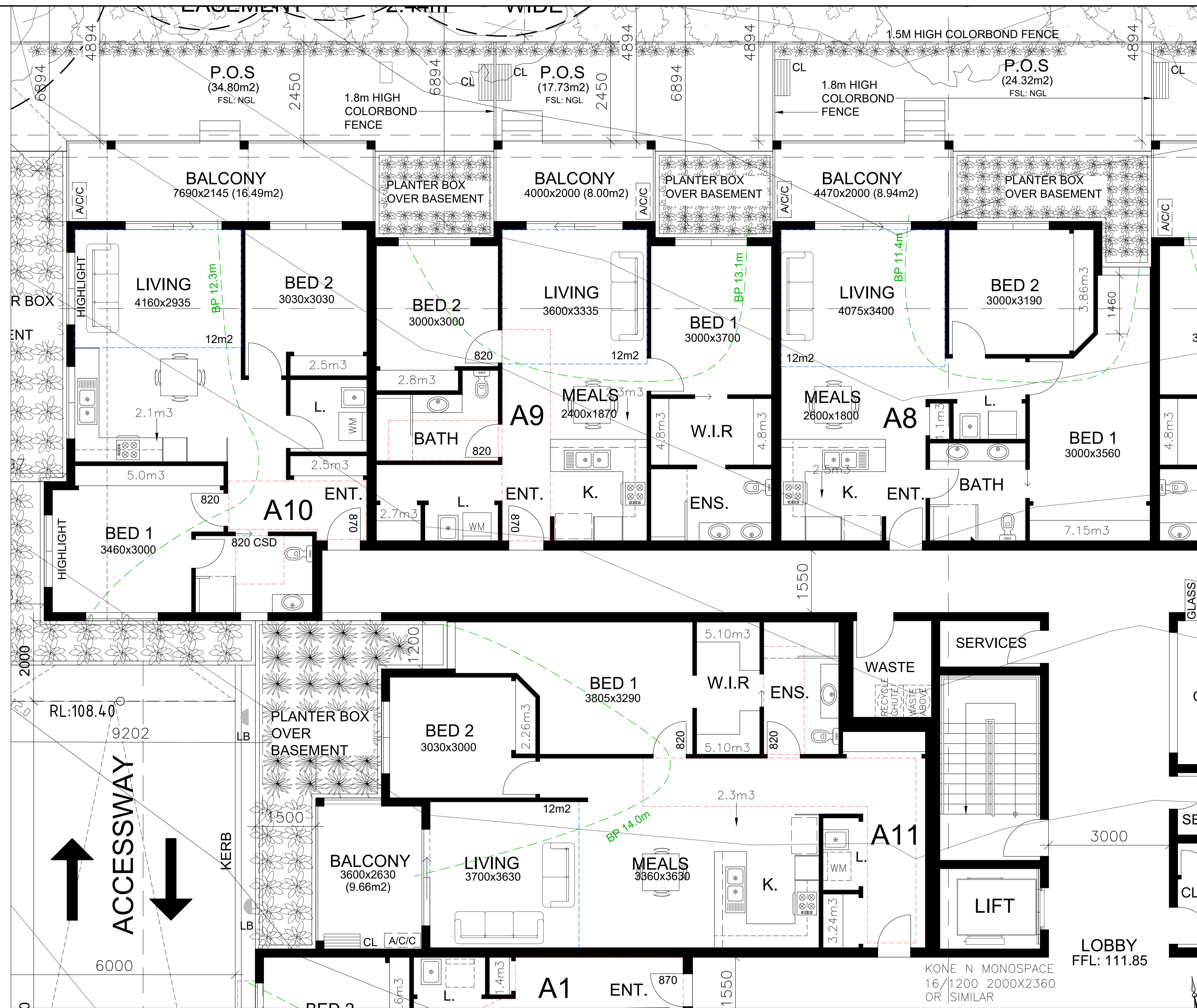
PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT	
MELWAY REF:	MAP
DATE: APRIL 20	SCALE: 1:50
SHEET: 10 OF 25	REFERENCE NO:
DRAWN: A.M.	1659-2

**APARTMENTS 5, 6 & 7  
FLOORPLANS**

SCALE 1:50





- LEGEND:**
- CL CLOTHES LINE
  - ADAPTABLE AREA ZONE
  - LIVING ROOM ZONE
  - BP BREEZE PATH

**ADAPTABLE APARTMENTS:**  
 APARTMENT 9 - ADAPTABLE  
 APARTMENT 10 - ADAPTABLE  
 APARTMENT 11 - ADAPTABLE

**STORAGE VOLUME:**

APARTMENT 8 -	14.61m <sup>3</sup>
SHED -	6.0m <sup>3</sup>
TOTAL-	20.61m <sup>3</sup>

APARTMENT 9 -	17.40m <sup>3</sup>
SHED -	6.0m <sup>3</sup>
TOTAL-	23.40m <sup>3</sup>

APARTMENT 10 -	12.10m <sup>3</sup>
SHED -	6.0m <sup>3</sup>
TOTAL-	18.10m <sup>3</sup>

APARTMENT 11 -	18.00m <sup>3</sup>
BASEMENT STORAGE-	6.0m <sup>3</sup>
TOTAL-	24.00m <sup>3</sup>

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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
 PROPOSED APARTMENT DEVELOPMENT  
 AT: No. 969-973,  
 DONCASTER ROAD,  
 DONCASTER EAST

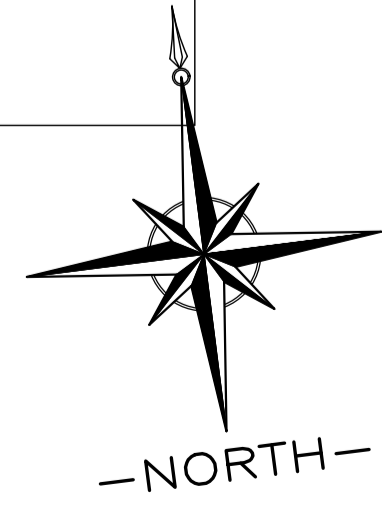
FOR :	ZHOU PROJECT
MELWAY REF:	MAP
DATE:	APRIL 20
SCALE:	1:50
SHEET:	11 OF 25
REFERENCE NO.:	1659-2
DRAWN:	A.M.

# APARTMENTS 8, 9, 10 & 11 FLOORPLANS

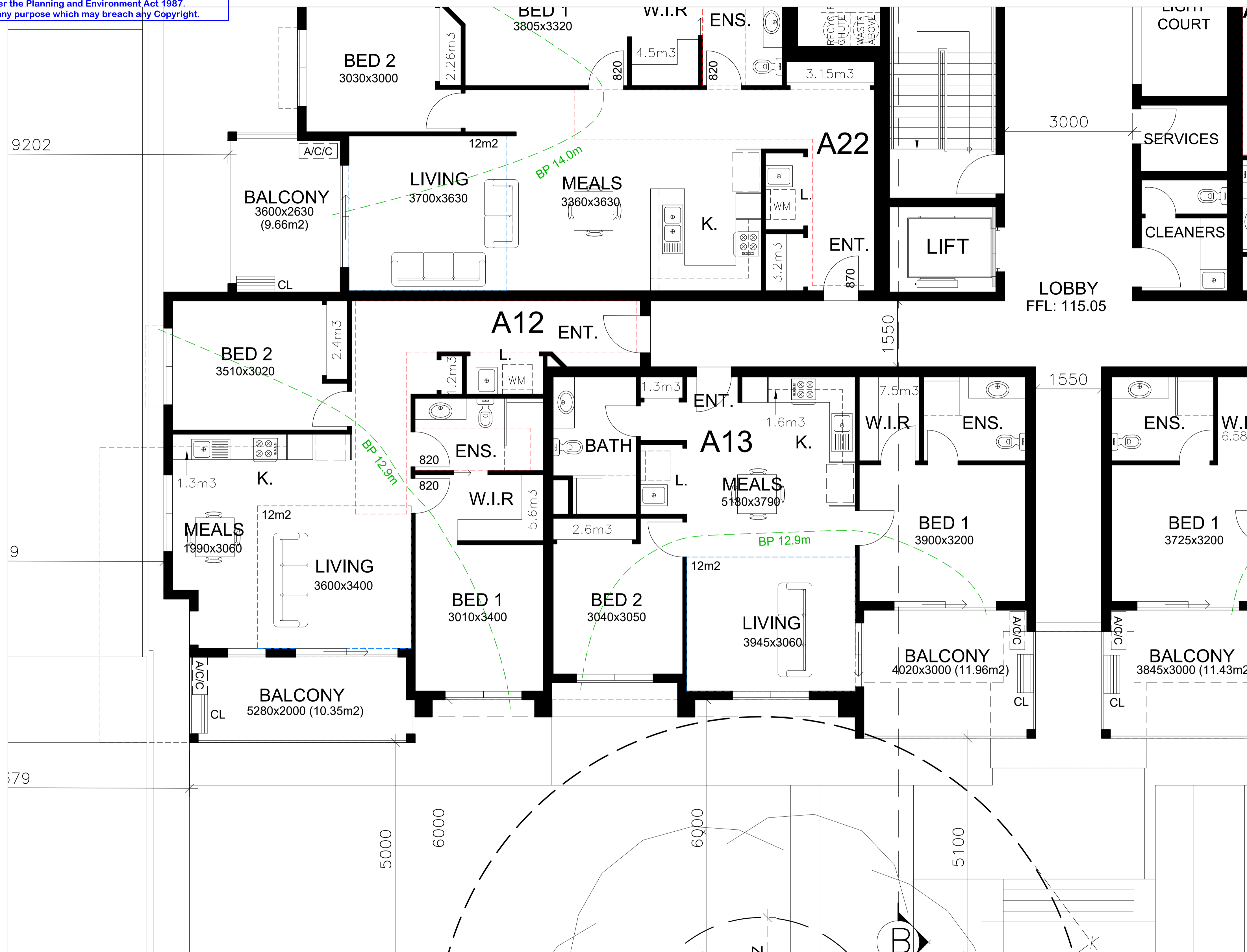
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PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN19/0226  
 Date: 11 May 2020  
 Sheet 11 of 25

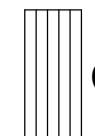



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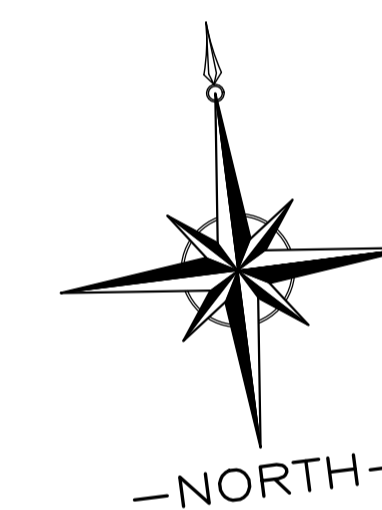
**LEGEND:**

-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**  
APARTMENT 12 - ADAPTABLE

**STORAGE VOLUME:**  
APARTMENT 12 - 10.50m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 16.50m<sup>3</sup>

APARTMENT 13 - 13.00m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 19.00m<sup>3</sup>



  
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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

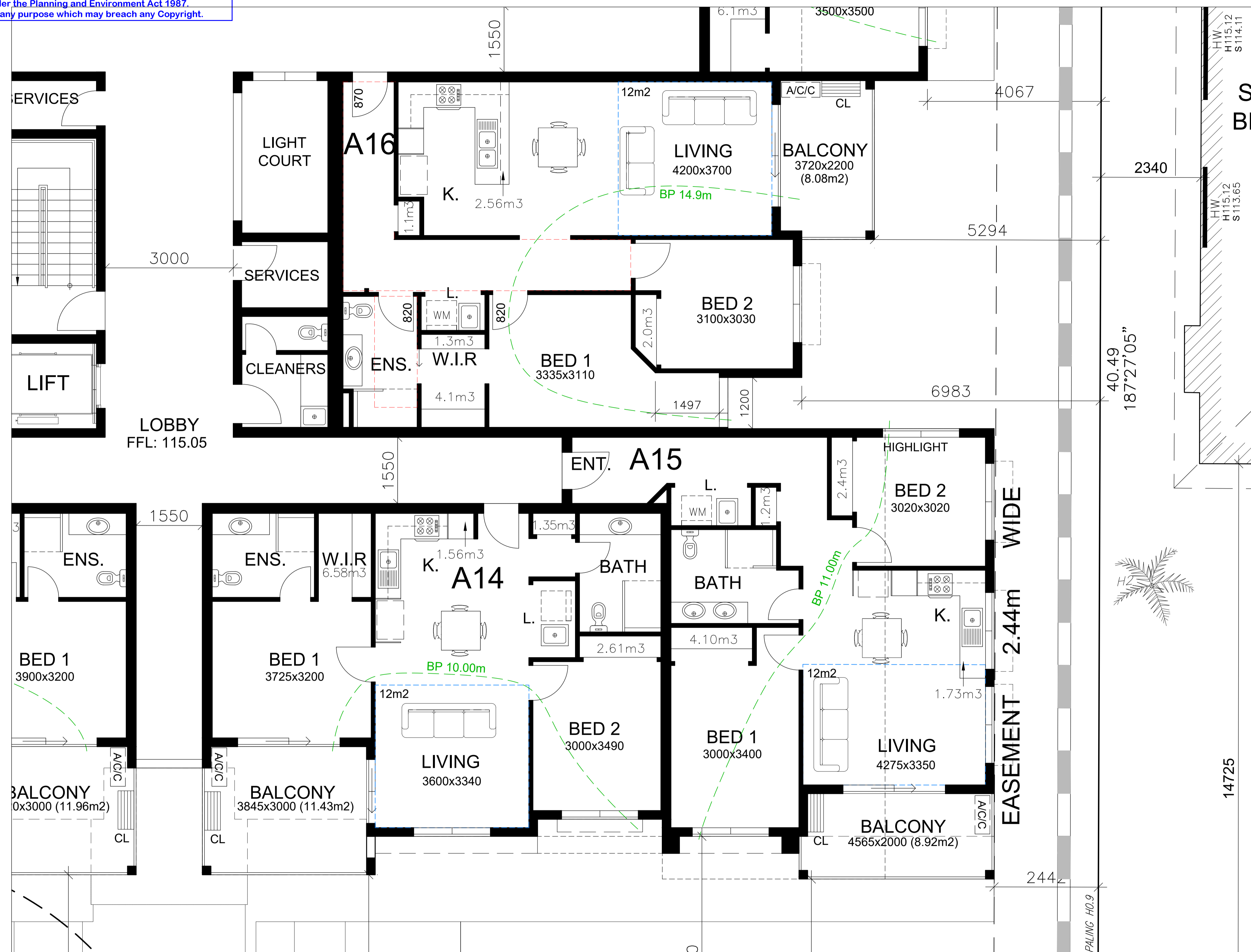
PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT	
MELWAY REF:	MAP
DATE: APRIL 20	SCALE: 1:50
SHEET: 12 OF 25	REFERENCE NO:
DRAWN: A.M.	1659-2

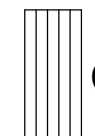



**APARTMENTS 12 & 13  
FLOORPLANS**

SCALE 1:50

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**LEGEND:**

-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**

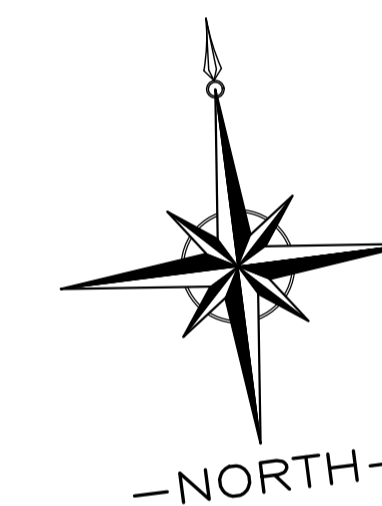
APARTMENT 16 - **ADAPTABLE**

**STORAGE VOLUME:**

APARTMENT 14 - 12.10m<sup>3</sup>  
BASEMENT STORAGE- 6.00m<sup>3</sup>  
TOTAL- 18.10m<sup>3</sup>

APARTMENT 15 - 9.49m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 15.49m<sup>3</sup>

APARTMENT 16 - 11.06m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 17.06m<sup>3</sup>



  
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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT

MELWAY REF: MAP

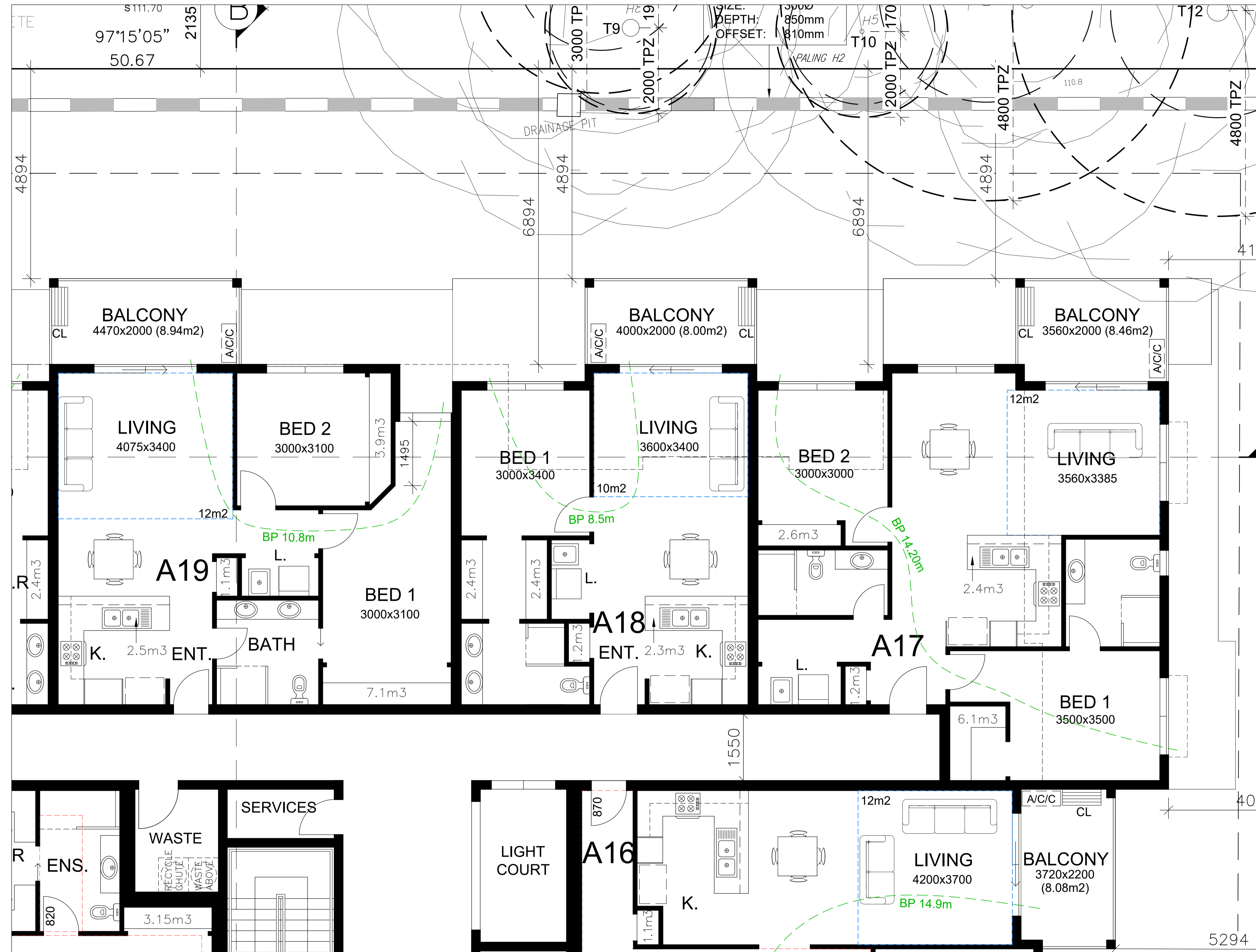
DATE: APRIL 20 SCALE: 1:50

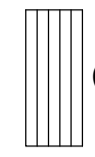

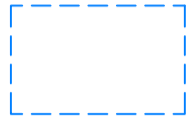

SHEET: 13 OF 25 REFERENCE NO:

DRAWN: A.M. 1659-2

# APARTMENTS 14, 15 & 16 FLOORPLANS

SCALE 1:50



- LEGEND:**
-  CL CLOTHES LINE
  -  ADAPTABLE AREA ZONE
  -  LIVING ROOM ZONE
  -  BP BREEZE PATH

**STORAGE VOLUME:**

APARTMENT 17 -	12.30m3
BASEMENT STORAGE-	6.0m3
TOTAL-	18.30m3
APARTMENT 18 -	14.60m3
BASEMENT STORAGE-	6.0m3
TOTAL-	20.60m3
APARTMENT 19 -	14.60m3
BASEMENT STORAGE-	6.0m3
TOTAL-	20.60m3



  
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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
 PROPOSED APARTMENT  
 DEVELOPMENT  
 AT: No. 969-973,  
 DONCASTER ROAD,  
 DONCASTER EAST

FOR : ZHOU PROJECT

MELWAY REF:	MAP		
DATE:	APRIL 20	SCALE:	1:50
SHEET:	14 OF 25	REFERENCE NO.:	1659-2
DRAWN:	A.M.		

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 Planning Application Number: PLN19/0226  
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# APARTMENTS 17, 18 & 19 FLOORPLANS

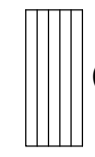

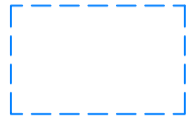
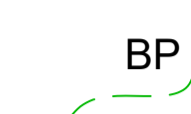
SCALE 1:50

# APARTMENTS 20, 21 & 22 FLOORPLANS

SCALE 1:50



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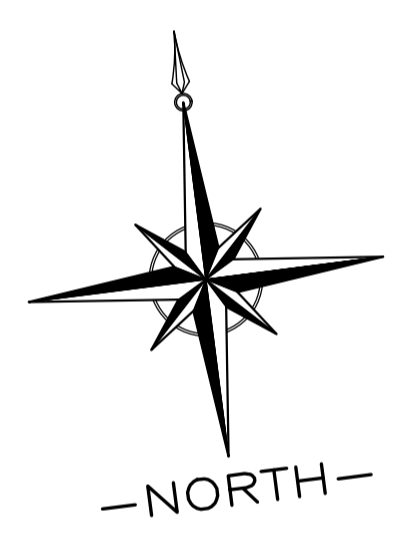
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-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

## ADAPTABLE APARTMENTS:

APARTMENT 22 - ADAPTABLE

## STORAGE VOLUME:

APARTMENT 20 -	8.3m <sup>3</sup>
BASEMENT STORAGE-	6.0m <sup>3</sup>
TOTAL-	14.30m <sup>3</sup>
APARTMENT 21 -	13.20m <sup>3</sup>
BASEMENT STORAGE-	6.0m <sup>3</sup>
TOTAL-	19.20m <sup>3</sup>
APARTMENT 22 -	20.41m <sup>3</sup>
BASEMENT STORAGE-	6.0m <sup>3</sup>
TOTAL-	26.41m <sup>3</sup>



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DATE:	AMENDMENT:
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22/04/20	COUNCIL RFI

PROJECT:  
 PROPOSED APARTMENT DEVELOPMENT  
 AT: No. 969-973,  
 DONCASTER ROAD,  
 DONCASTER EAST

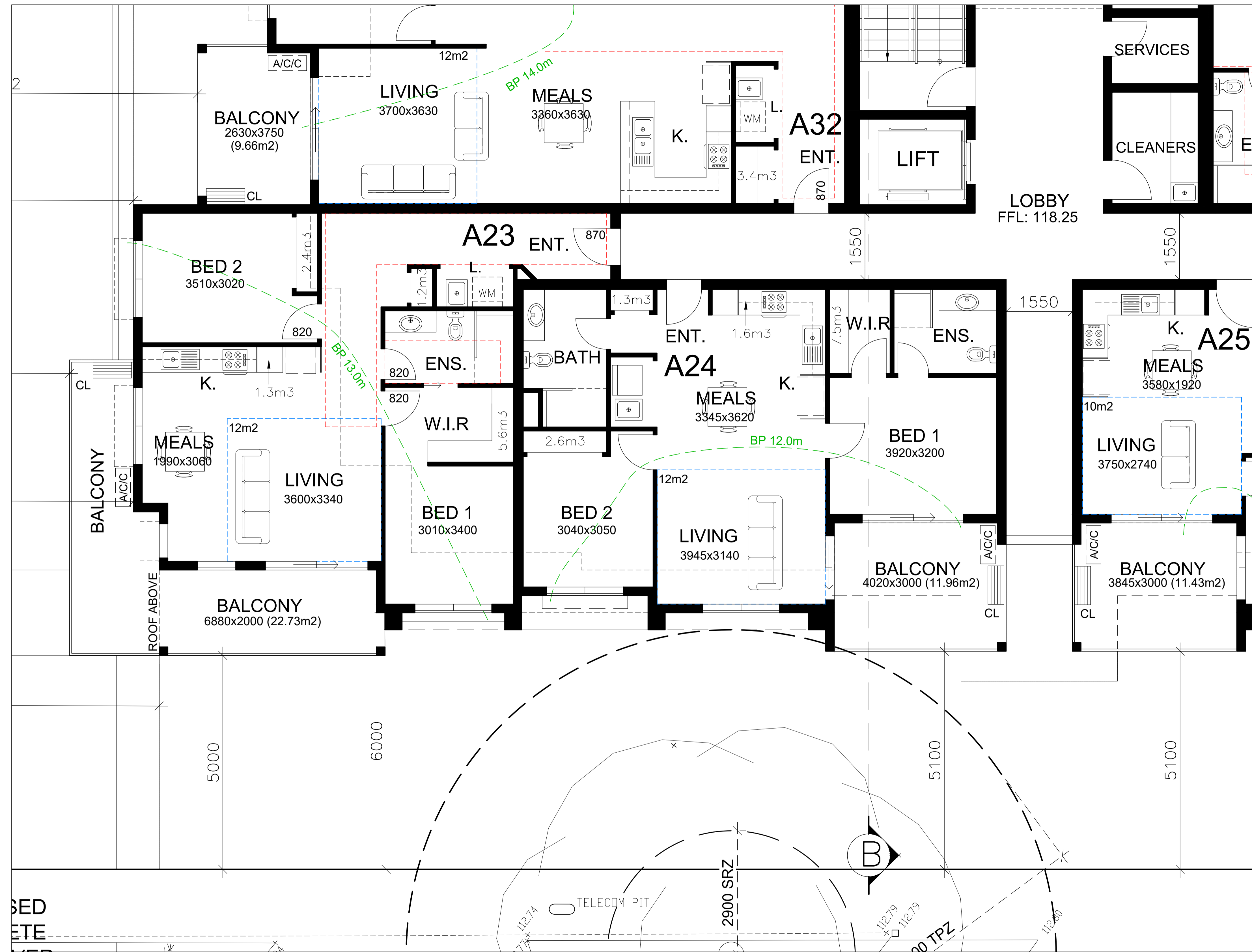
FOR :	ZHOU PROJECT
MELWAY REF:	MAP
DATE:	APRIL 20
SHEET:	15 OF 25
DRAWN:	A.M.
SCALE:	1:50
REFERENCE NO:	1659-2

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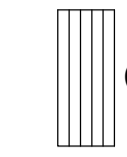
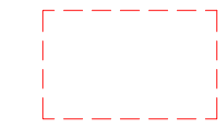
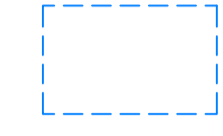



# APARTMENTS 23 & 24 FLOORPLANS

SCALE 1:50



## LEGEND:

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-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

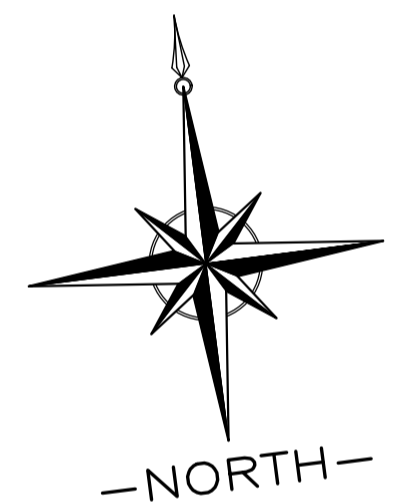
## ADAPTABLE APARTMENTS:

APARTMENT 23 - **ADAPTABLE**

## STORAGE VOLUME:

APARTMENT 23 - 10.5m<sup>3</sup>  
BASEMENT STORAGE- 6.0m<sup>3</sup>  
TOTAL- 16.50m<sup>3</sup>

APARTMENT 24 - 13.00m<sup>3</sup>  
BASEMENT STORAGE- 6.8m<sup>3</sup>  
TOTAL- 19.80m<sup>3</sup>



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20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
PROPOSED APARTMENT  
DEVELOPMENT

AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT

MELWAY REF: MAP

DATE: APRIL 20 SCALE: 1:50

SHEET: 16 OF 25 REFERENCE NO:

DRAWN: A.M. 1659-2

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MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN19/0226

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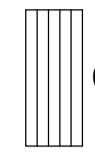



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# APARTMENTS 25, 26 & 27 FLOORPLANS

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## LEGEND:

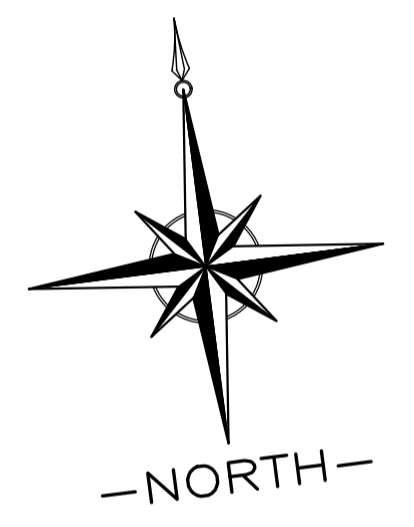
-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

## ADAPTABLE APARTMENTS:

APARTMENT 27 - ADAPTABLE

## STORAGE VOLUME:

APARTMENT 25 -	7.6m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	14.40m <sup>3</sup>
APARTMENT 26 -	12.30m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	19.10m <sup>3</sup>
APARTMENT 27 -	14.45m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	17.25m <sup>3</sup>



  
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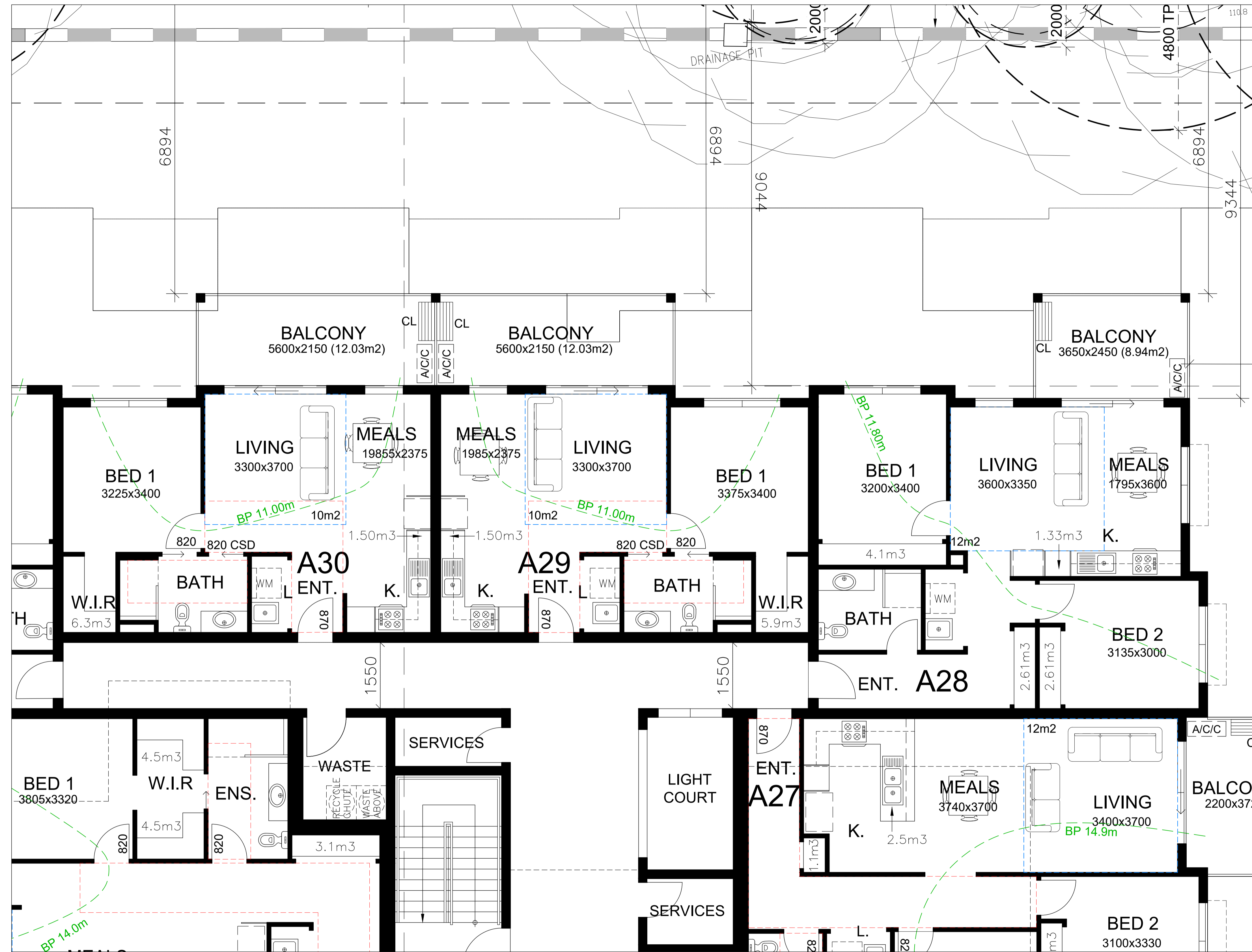
DATE:	AMENDMENT:
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22/04/20	COUNCIL RFI

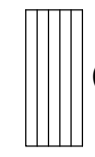

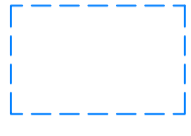

PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR : ZHOU PROJECT  
MELWAY REF: MAP

DATE:	APRIL 20	SCALE:	1:50
SHEET:	17 OF 25	REFERENCE NO.:	1659-2
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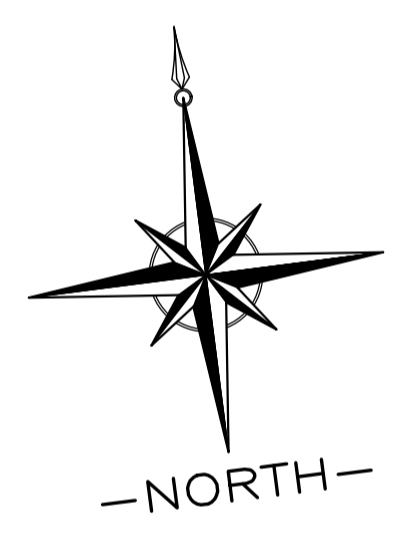
- LEGEND:**
-  CL CLOTHES LINE
  -  ADAPTABLE AREA ZONE
  -  LIVING ROOM ZONE
  -  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**

APARTMENT 29 - **ADAPTABLE**  
 APARTMENT 30 - **ADAPTABLE**

**STORAGE VOLUME:**

APARTMENT 28 -	10.65m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	17.45m <sup>3</sup>
APARTMENT 29 -	7.40m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	14.20m <sup>3</sup>
APARTMENT 30 -	7.40m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	14.20m <sup>3</sup>



  
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PROJECT:  
 PROPOSED APARTMENT DEVELOPMENT

AT: No. 969-973,  
 DONCASTER ROAD,  
 DONCASTER EAST

FOR : ZHOU PROJECT

MELWAY REF:	MAP		
DATE:	APRIL 20	SCALE:	1:50
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# APARTMENTS 28, 29 & 30 FLOORPLANS

SCALE 1:50

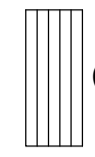

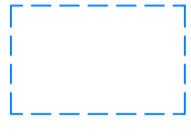
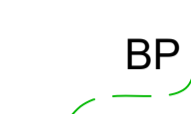
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ADVERTISED PLANS

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- LEGEND:**
-  CL CLOTHES LINE
  -  ADAPTABLE AREA ZONE
  -  LIVING ROOM ZONE
  -  BP BREEZE PATH

**ADAPTABLE APARTMENTS:**  
 APARTMENT 32 - **ADAPTABLE**

**STORAGE VOLUME:**

APARTMENT 31 -	10.1m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
<b>TOTAL-</b>	<b>16.90m<sup>3</sup></b>
APARTMENT 32 -	20.89m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
<b>TOTAL-</b>	<b>27.69m<sup>3</sup></b>



  
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PROJECT:  
 PROPOSED APARTMENT DEVELOPMENT  
 AT: No. 969-973,  
 DONCASTER ROAD,  
 DONCASTER EAST

FOR : ZHOU PROJECT

MELWAY REF:	MAP		
DATE:	APRIL 20	SCALE:	1:50
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DRAWN:	A.M.		

# APARTMENTS 31 & 32 FLOORPLANS

SCALE 1:50

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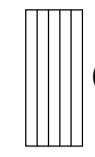

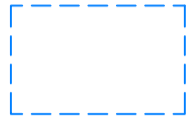

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# APARTMENTS 33, 34 & 35 FLOORPLANS

SCALE 1:50



## LEGEND:

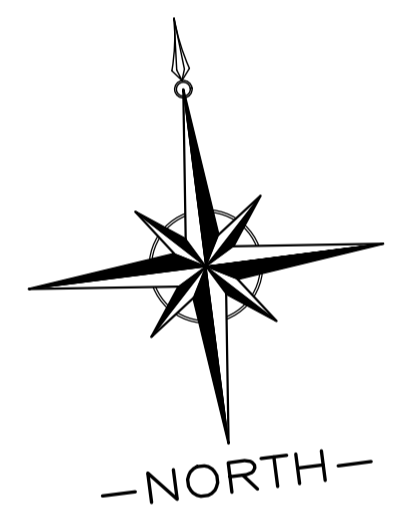
-  CL CLOTHES LINE
-  ADAPTABLE AREA ZONE
-  LIVING ROOM ZONE
-  BP BREEZE PATH

## ADAPTABLE APARTMENTS:

APARTMENT 33 - **ADAPTABLE**

## STORAGE VOLUME:

APARTMENT 33 -	16.9m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	23.70m <sup>3</sup>
APARTMENT 34 -	11.30m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	18.10m <sup>3</sup>
APARTMENT 35 -	13.00m <sup>3</sup>
BASEMENT STORAGE-	6.8m <sup>3</sup>
TOTAL-	19.80m <sup>3</sup>



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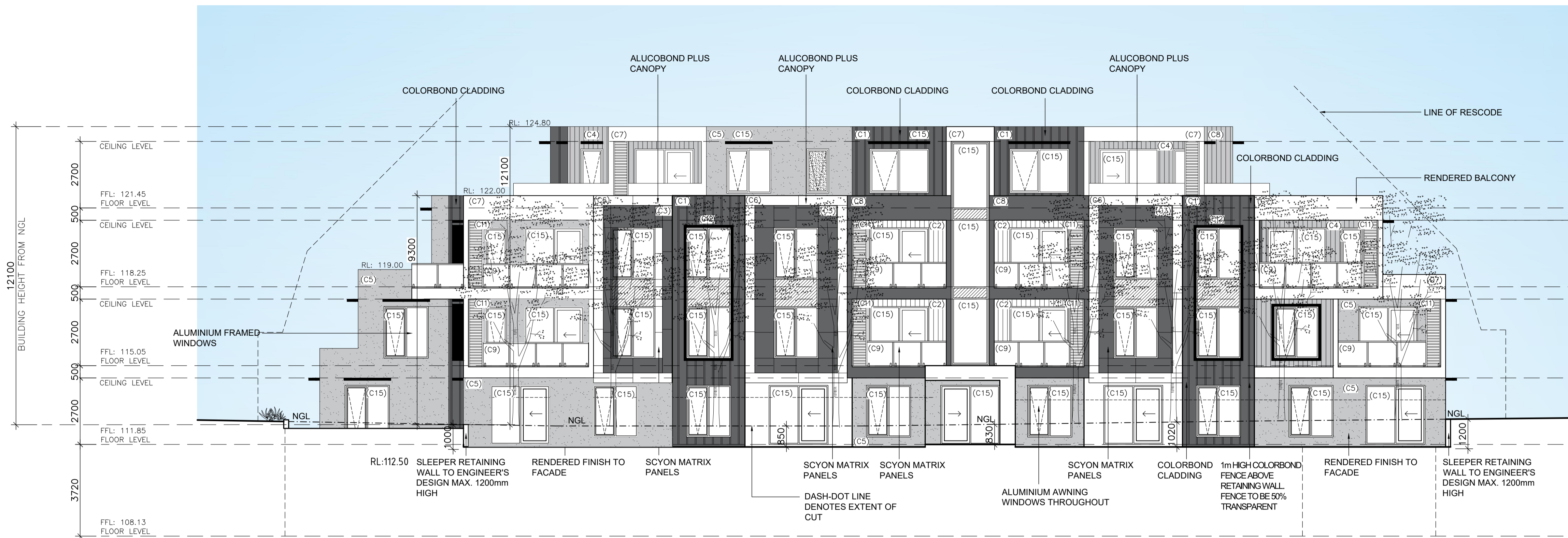
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PROJECT:  
PROPOSED APARTMENT DEVELOPMENT  
AT: No. 969-973,  
DONCASTER ROAD,  
DONCASTER EAST

FOR :	ZHOU PROJECT		
MELWAY REF:	MAP		
DATE:	APRIL 20	SCALE:	1:50
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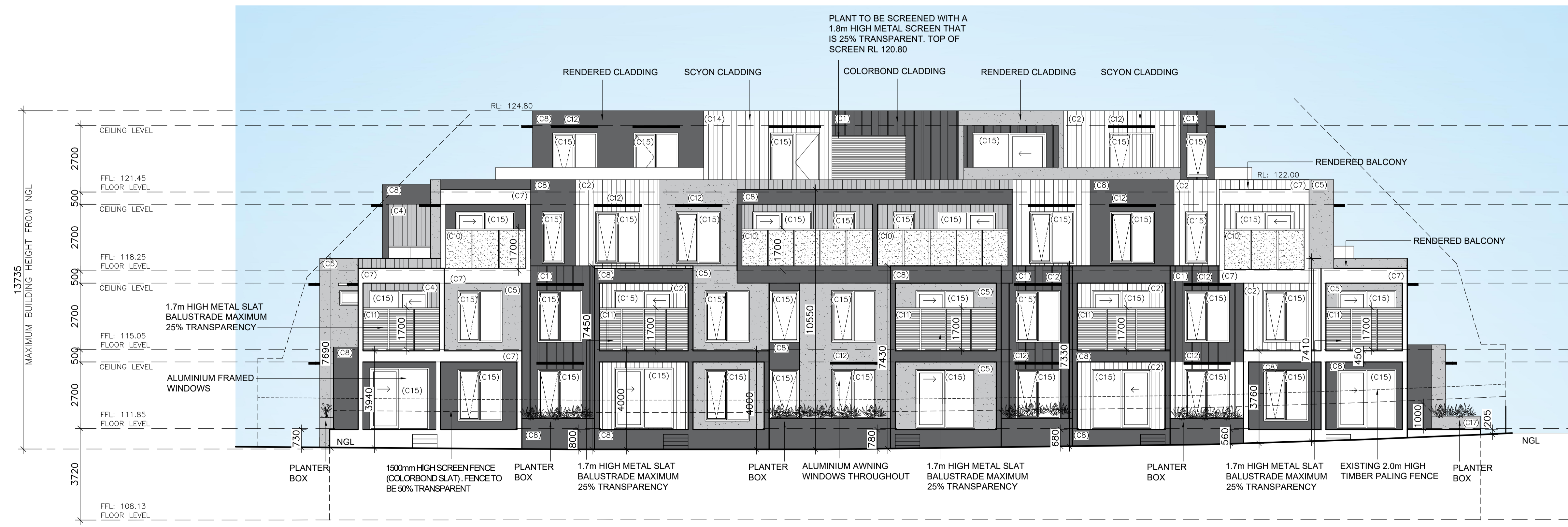


# SOUTH ELEVATION

SCALE 1:100

COLOUR SCHEDULE	
C1	COLORBOND STANDING SEAM (BASALT MATTE)
C2	SCYON AXON SMOOTH (SURFMIST)
C3	SCYON MATRIX (BERRY GREY)
C4	SCYON AXON SMOOTH (SHALE GREY)
C5	RENDERED SHALE GREY
C6	ALUCOBOND PLUS WHITE
C7	RENDERED WHITE
C8	RENDERED BERRY GREY
C9	GLASS BALUSTRADE
C10	OBSCURE GLASS BALUSTRADE LIGHT TINT
C11	METAL SLAT BALUSTRADE (25% TRANSPARENT)
C12	WINDOW SHROUD (POWDERCOAT BLACK)
C13	WINDOW SCREEN, BLACK
C14	SCYON AXON SMOOTH (SURFMIST)
C15	ALUMINIUM WINDOW FRAMES BLACK
C16	CANOPIES/LOUVRES ABOVE WINDOW - WHITE
C17	PLANTER BOXES RENDERED SHALE GREY
C18	SUNSHADE ABOVE WINDOW - WHITE
C19	RENDERED BLOCK RETAINING WALL - SHALE GREY

TIMBER SLAT SCREEN FENCE TO FRONT - GREY GUM COLOUR  
 BASEMENT DOOR TO BE OPEN GRILL TYPE FINISH BLACK POWDER COAT FINISH  
 CONCRETE DRIVEWAY - CHARCOAL COLOUR  
 CONCRETE PAVERS - CHARCOAL COLOUR



# NORTH ELEVATION


SCALE 1:100

**PLANNING AND ENVIRONMENT ACT 1987**  
**MANNINGHAM PLANNING SCHEME**

**ADVERTISED PLANS**

Planning Application Number: **PLN19/0226**  
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 Sheet 21 of 25

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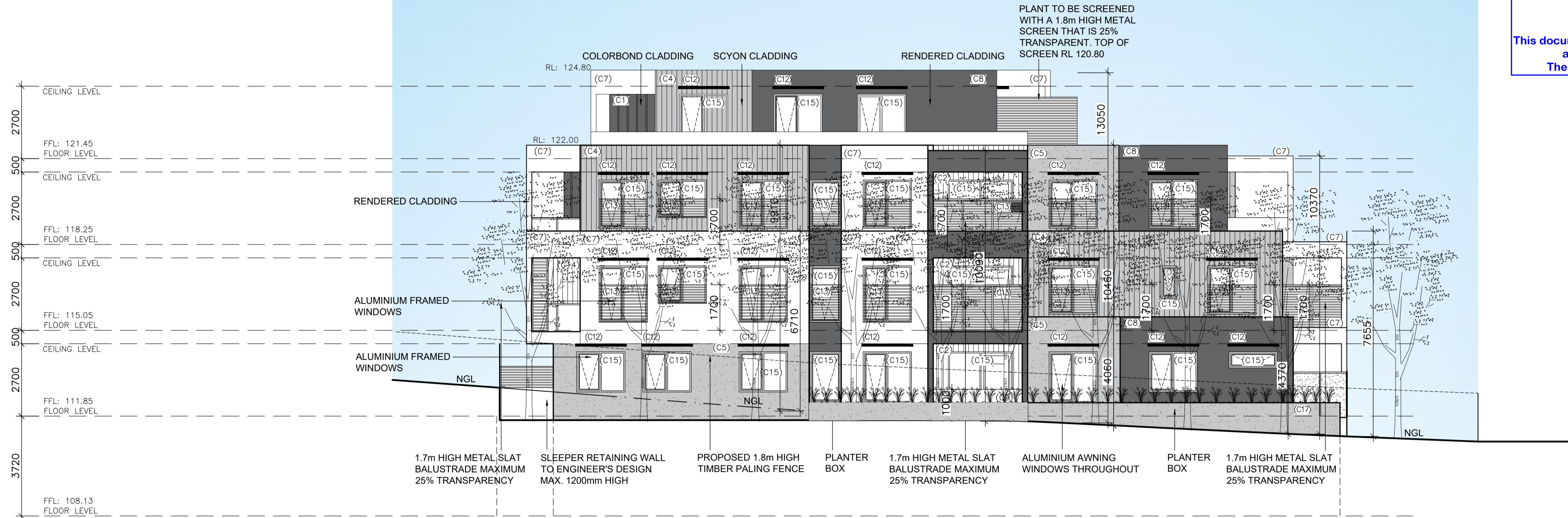


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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF: MAP	
DATE: APRIL 20	SCALE: 1:100
SHEET: 21 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	

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### EAST ELEVATION

SCALE 1:100



### WEST ELEVATION /SECTION A-A

SCALE 1:100



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DATE: 20/12/19	AMENDMENT: AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI

PROJECT:  
**PROPOSED APARTMENT DEVELOPMENT**

**AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST**

FOR : ZHOU PROJECT

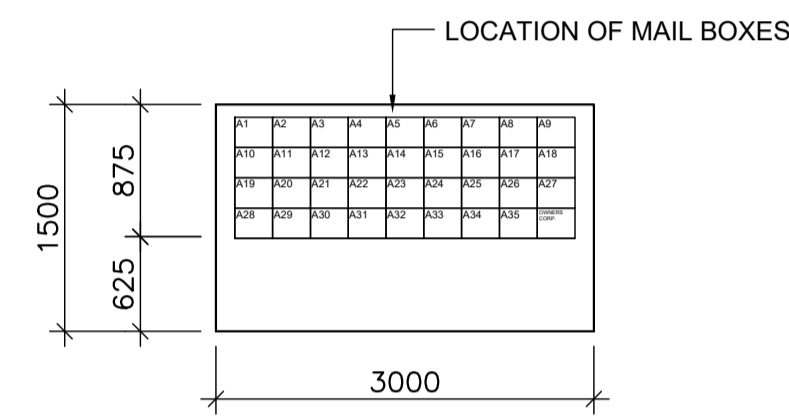
MELWAY REF: MAP

DATE: APRIL 20	SCALE: 1:100
SHEET: 22 OF 25	REFERENCE NO: 1659-2
DRAWN: A.M.	



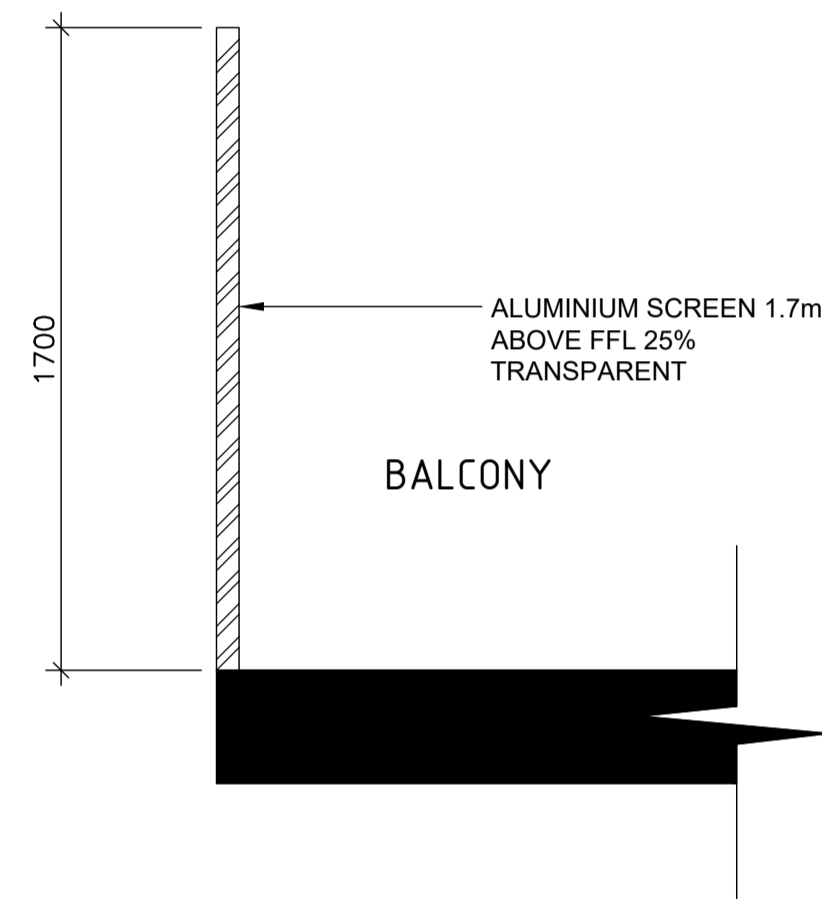
## STREETSCAPE ELEVATION

SCALE 1:200



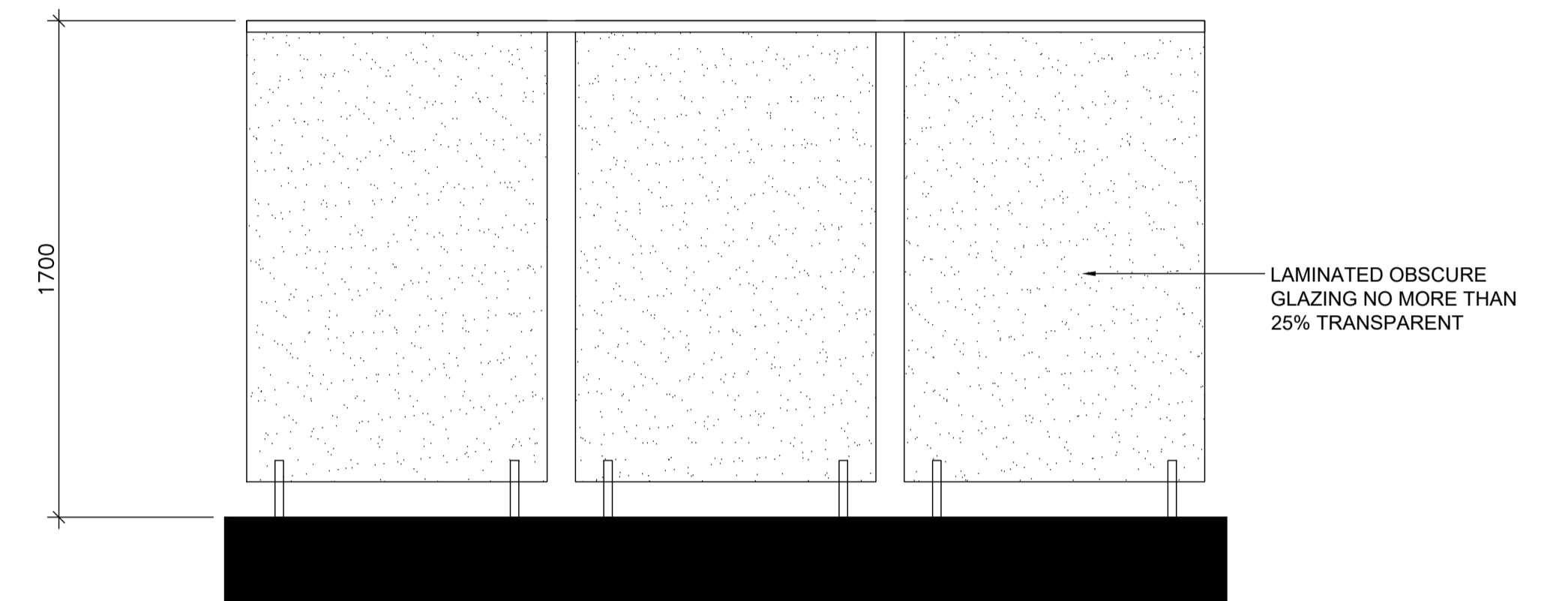
## MAILBOX ELEVATION

SCALE 1:50



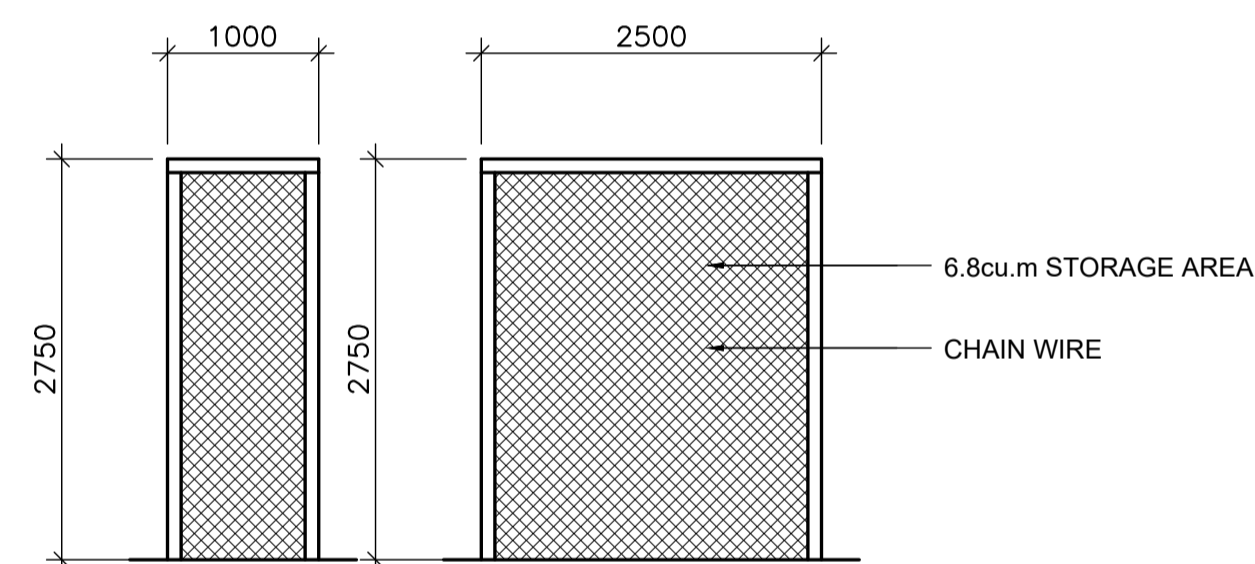
## BALCONY SCREEN DETAIL

SCALE 1:20



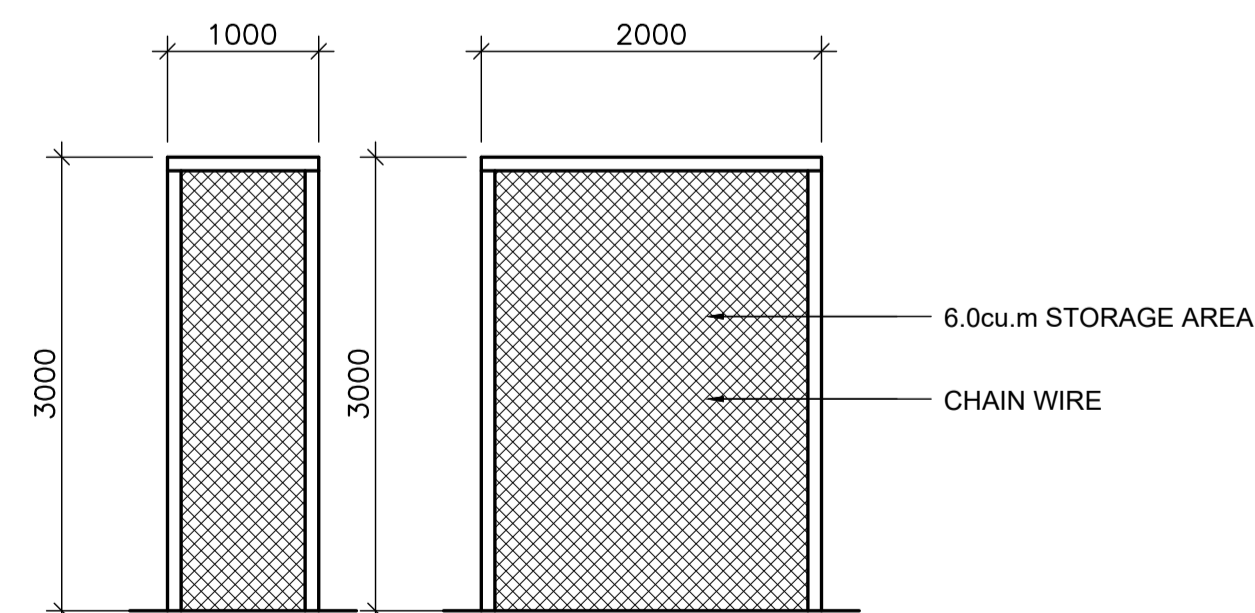
## BALCONY GROUND FLOOR GLASS SCREEN DETAIL

SCALE 1:20



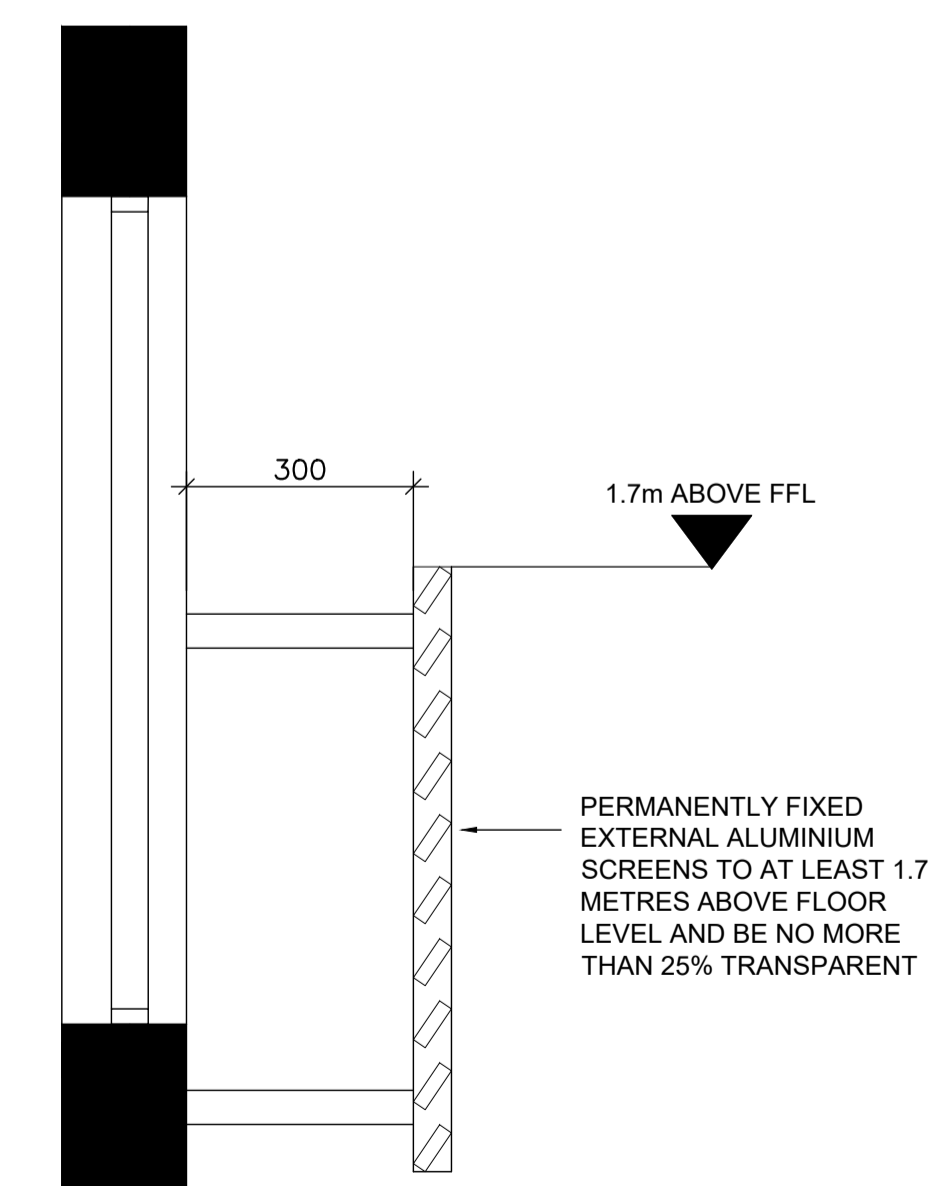
## STORAGE CAGE ELEVATIONS A24-A35

SCALE 1:50




## STORAGE CAGE ELEVATIONS A1-A23

SCALE 1:50



## WINDOW SCREEN DETAIL

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Ph - 9878 3500 Fax- 9884 4425	
DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT:	PROPOSED APARTMENT DEVELOPMENT
AT:	No. 969-973, DONCASTER ROAD, DONCASTER EAST
FOR :	ZHOU PROJECT
MELWAY REF:	MAP
DATE:	APRIL 20
SHEET:	23 OF 25
DRAWN:	A.M.
SCALE:	1:100
REFERENCE NO:	1659-2





## NORTHERN FENCE DETAIL

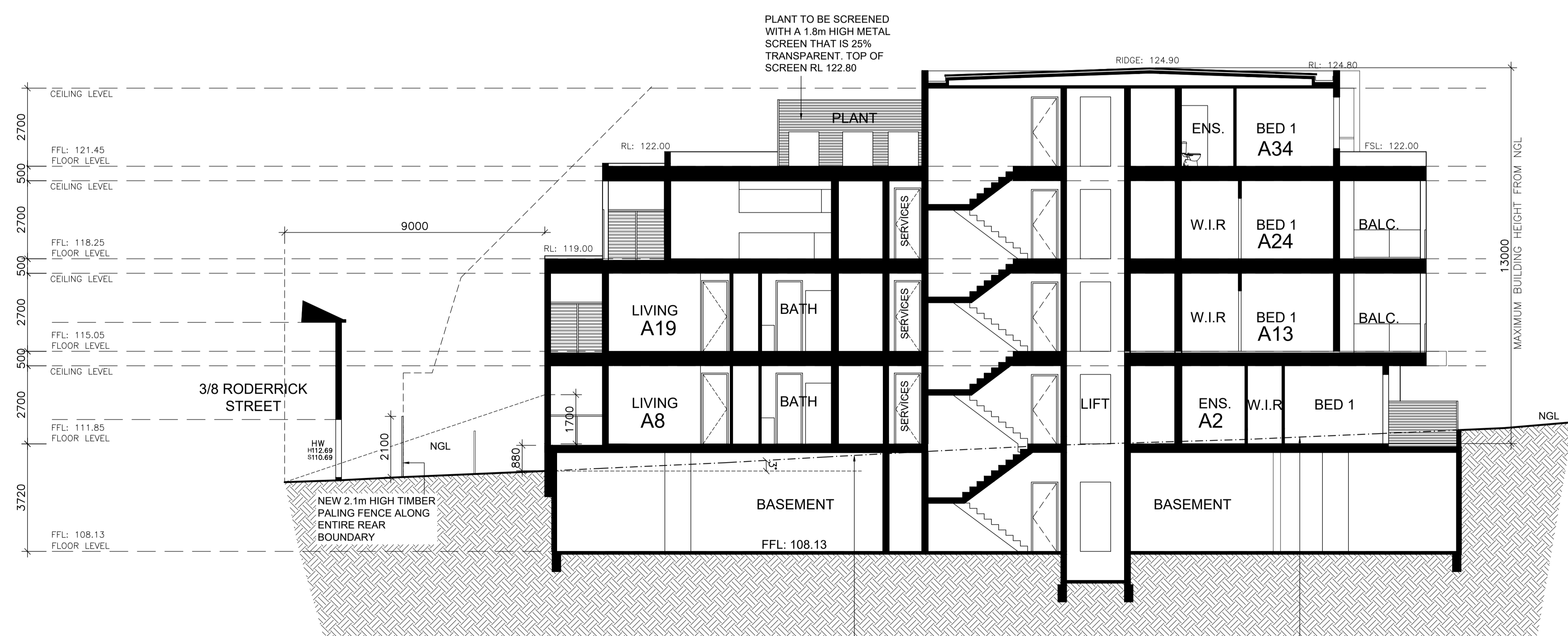
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PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS


Planning Application Number: PLN19/0226  
Date: 11 May 2020  
Sheet 24 of 25

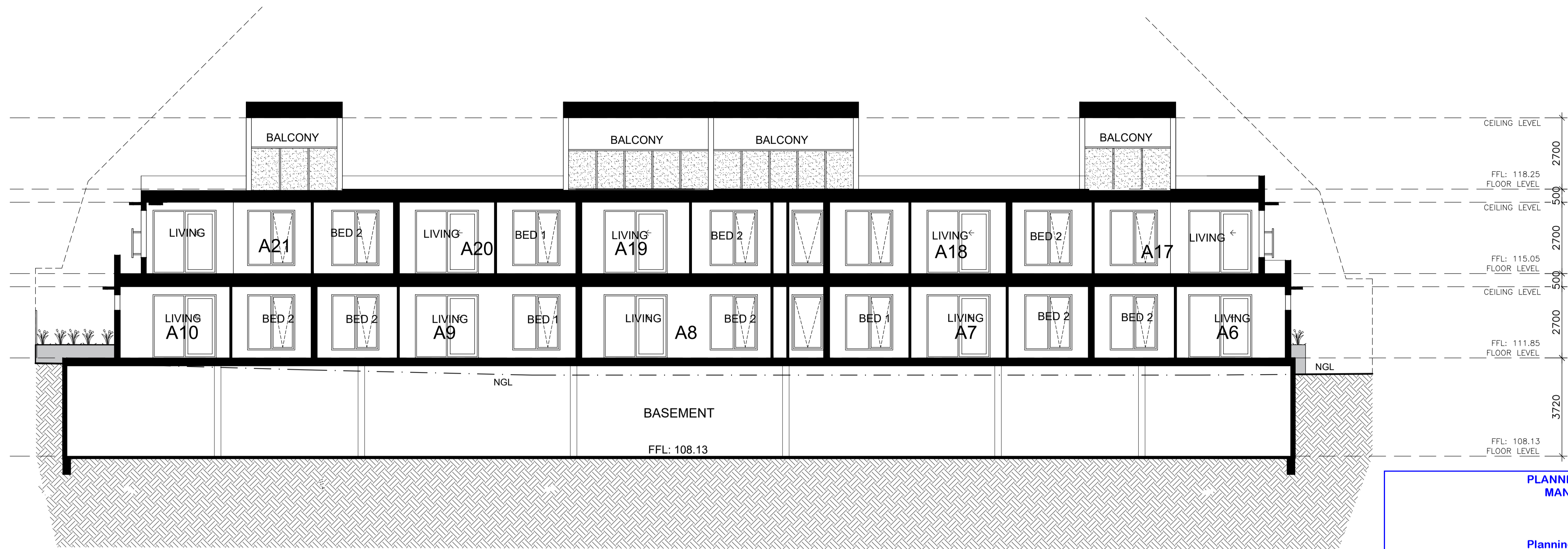
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## SECTION B-B

SCALE 1:200

 <b>E.J. Grech &amp; Associates Pty Ltd</b>	
<small>23 Railway Road Blackburn 3130 www.ejgrech.com.au Ph - 9878 3500 Fax- 9884 4425</small>	
DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT:	
PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
FOR : ZHOU PROJECT	
MELWAY REF:	MAP
DATE: APRIL 20	SCALE: 1:100
SHEET: 24 OF 25	REFERENCE NO:
DRAWN: A.M.	1659-2

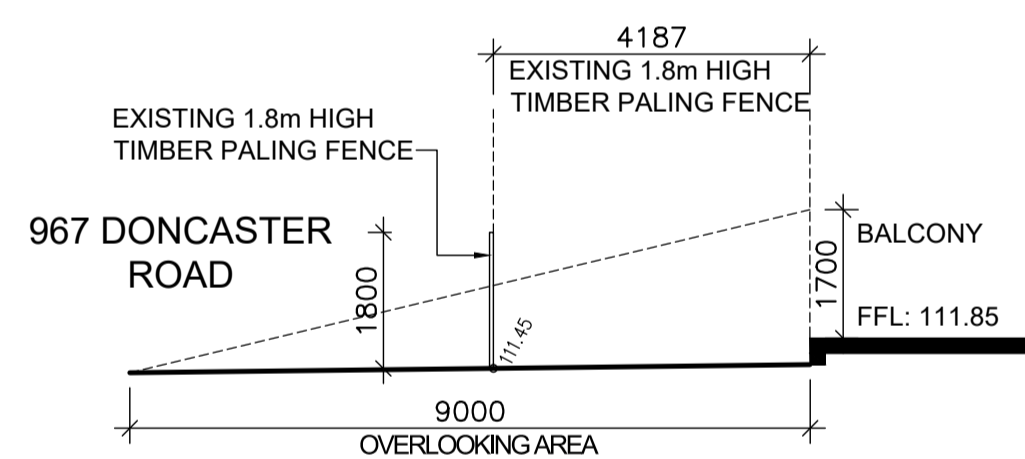


**PLANNING AND ENVIRONMENT ACT 1987**  
**MANNINGHAM PLANNING SCHEME**  
**ADVERTISED PLANS**  
 Planning Application Number: PLN19/0226  
 Date: 11 May 2020  
 Sheet 25 of 25

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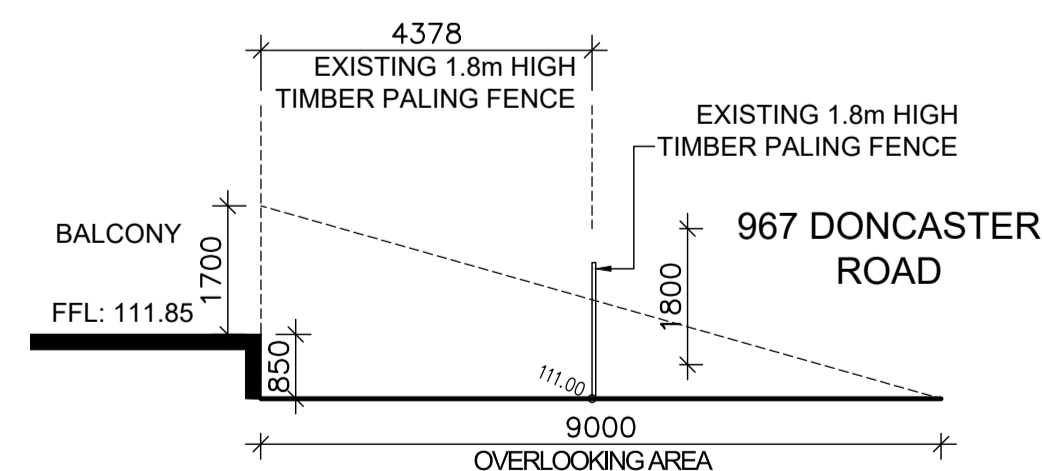
## SECTION C-C

SCALE 1:200



## APARTMENT 10 BALCONY OVERLOOKING DIAGRAM

SCALE 1:200

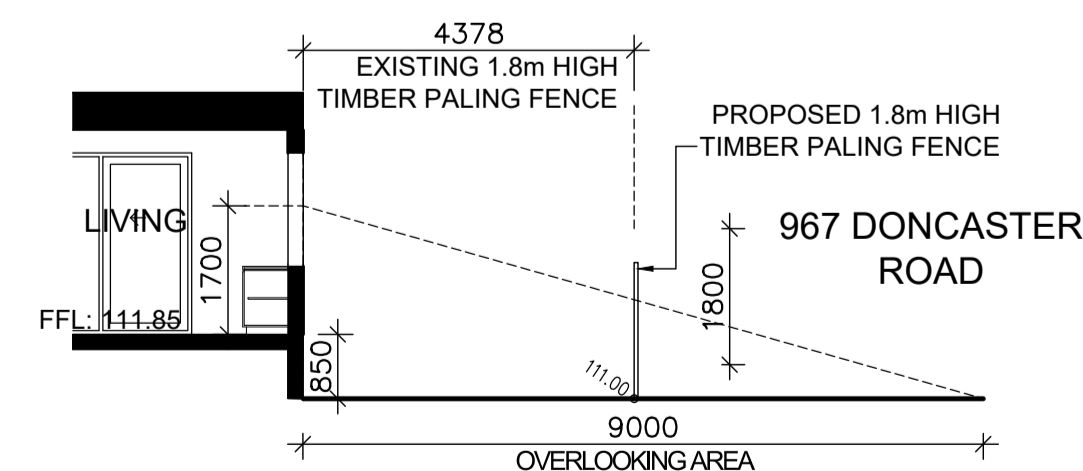


## APARTMENT 6 BALCONY OVERLOOKING DIAGRAM

SCALE 1:200




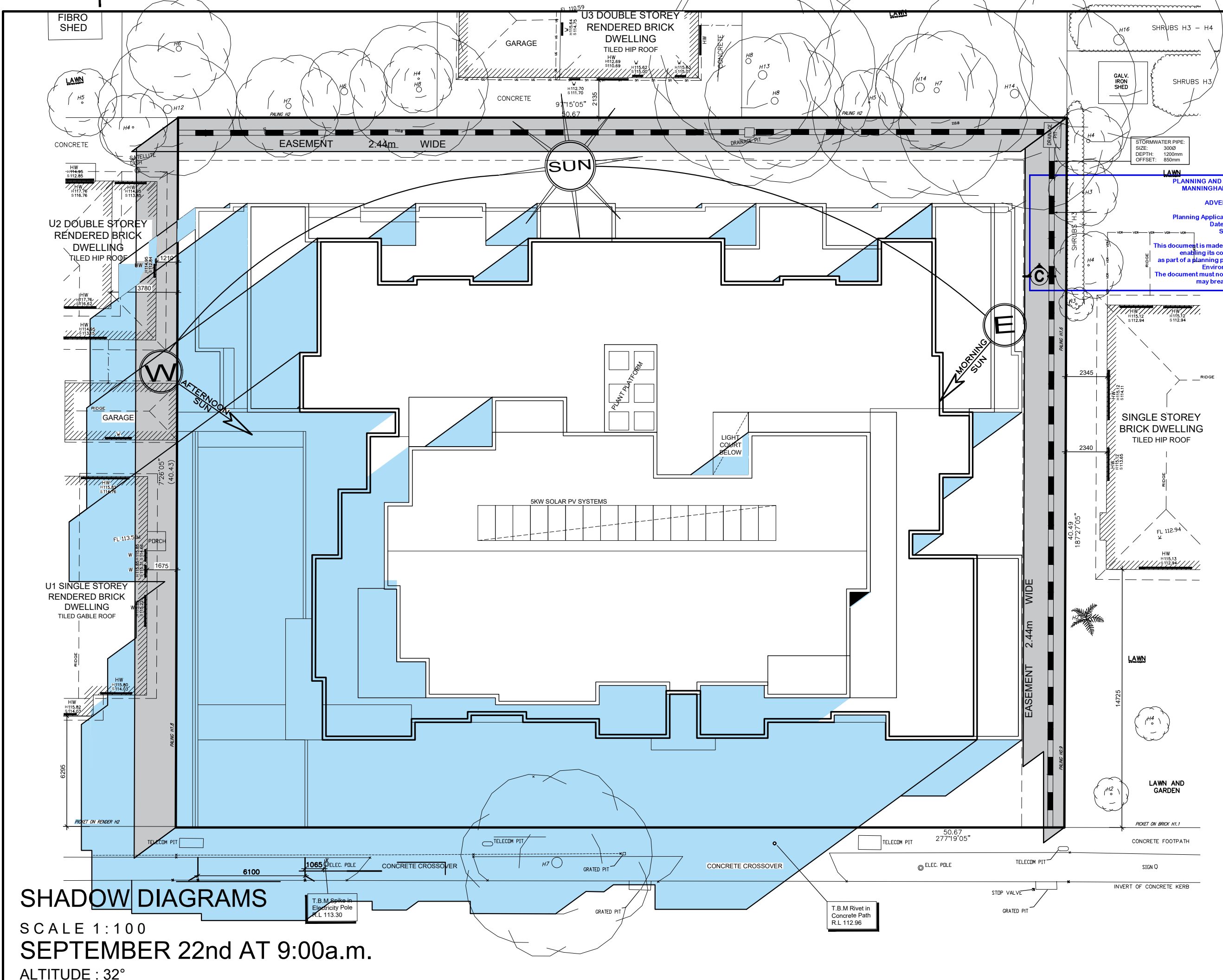
## BUILDING ENTRY



## APARTMENT 6 KITCHEN WINDOW OVERLOOKING DIAGRAM

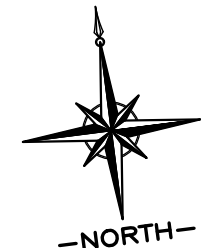
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23 Railway Road Blackburn 3130 www.ejgrech.com.au Ph - 9878 3500 Fax - 9884 4425	
DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
22/04/20	COUNCIL RFI
PROJECT:	PROPOSED APARTMENT DEVELOPMENT
AT:	No. 969-973, DONCASTER ROAD, DONCASTER EAST
FOR :	ZHOU PROJECT
MELWAY REF:	MAP
DATE:	APRIL 20
SHEET:	25 OF 25
DRAWN:	A.M.
SCALE:	1:100
REFERENCE NO:	1659-2



EXISTING BOUNDARY FENCE AND INTERNAL FENCES  
 SHADOW OF PROPOSED BUILDING

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN19/0226  
 Date: 11 May 2020  
 Sheet 1 of 3  
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DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
25/03/20	COUNCIL RFI

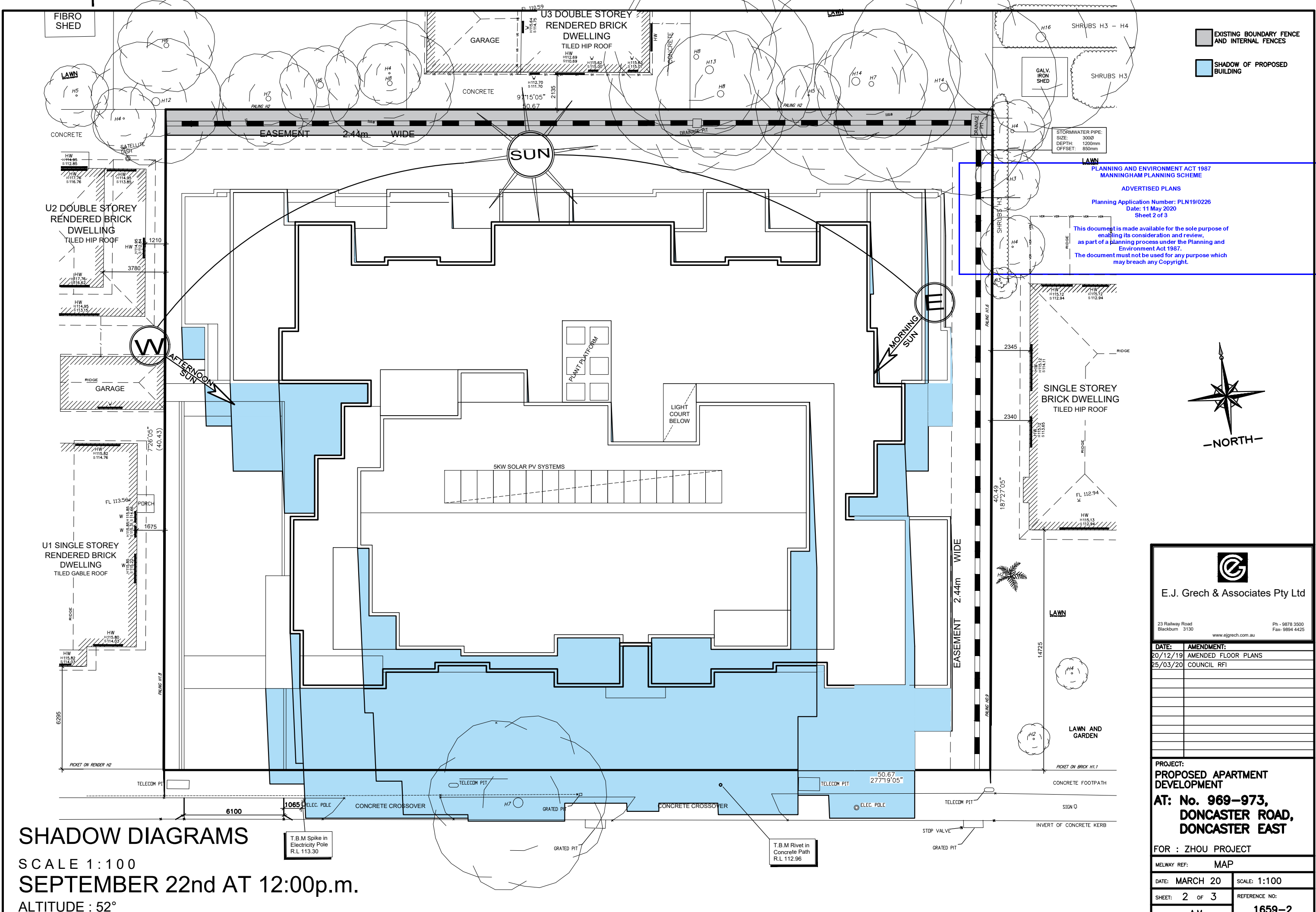
**PROJECT:**  
**PROPOSED APARTMENT DEVELOPMENT**  
**AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST**

**FOR :** ZHOU PROJECT

MELWAY REF: MAP

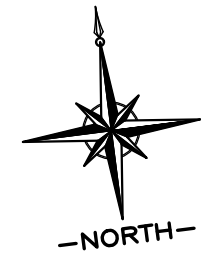
DATE: MARCH 20	SCALE: 1:100
SHEET: 1 OF 3	REFERENCE NO:
DRAWN: A.M.	1659-2

**SHADOW DIAGRAMS**  
 SCALE 1:100  
 SEPTEMBER 22nd AT 9:00a.m.  
 ALTITUDE : 32°



EXISTING BOUNDARY FENCE AND INTERNAL FENCES  
 SHADOW OF PROPOSED BUILDING

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN19/0226  
 Date: 11 May 2020  
 Sheet 2 of 3  
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 Ph - 9878 3500  
 Fax- 9894 4425

DATE:	AMENDMENT:
20/12/19	AMENDED FLOOR PLANS
25/03/20	COUNCIL RFI

PROJECT:  
**PROPOSED APARTMENT DEVELOPMENT**  
**AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST**

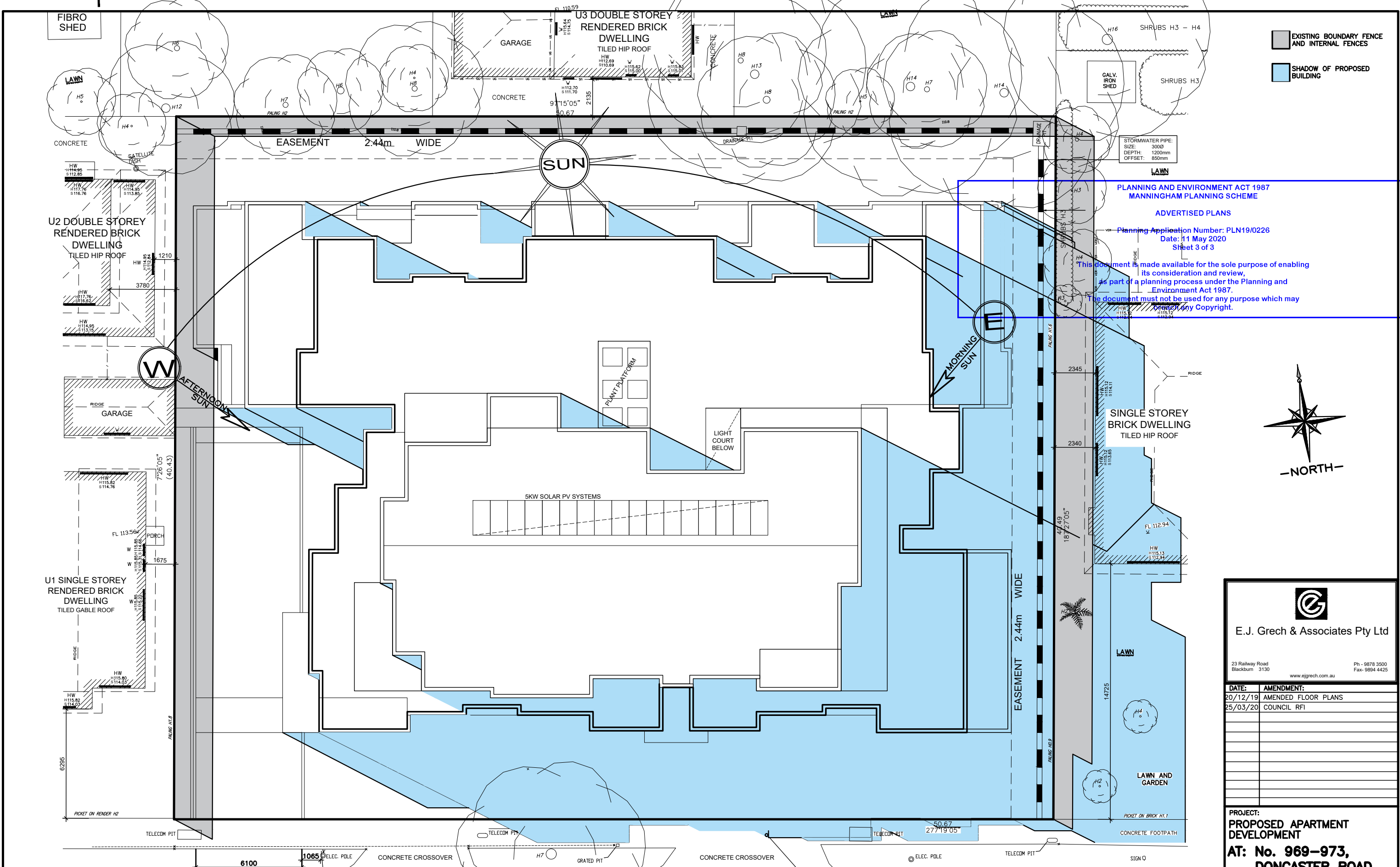
FOR : ZHOU PROJECT

MELWAY REF: MAP	SCALE: 1:100
DATE: MARCH 20	REFERENCE NO:
SHEET: 2 OF 3	1659-2
DRAWN: A.M.	

**SHADOW DIAGRAMS**  
 SCALE 1:100  
 SEPTEMBER 22nd AT 12:00p.m.  
 ALTITUDE : 52°

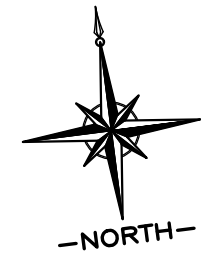
T.B.M Spike in Electricity Pole  
 R.L 113.30


T.B.M Rivet in Concrete Path  
 R.L 112.96



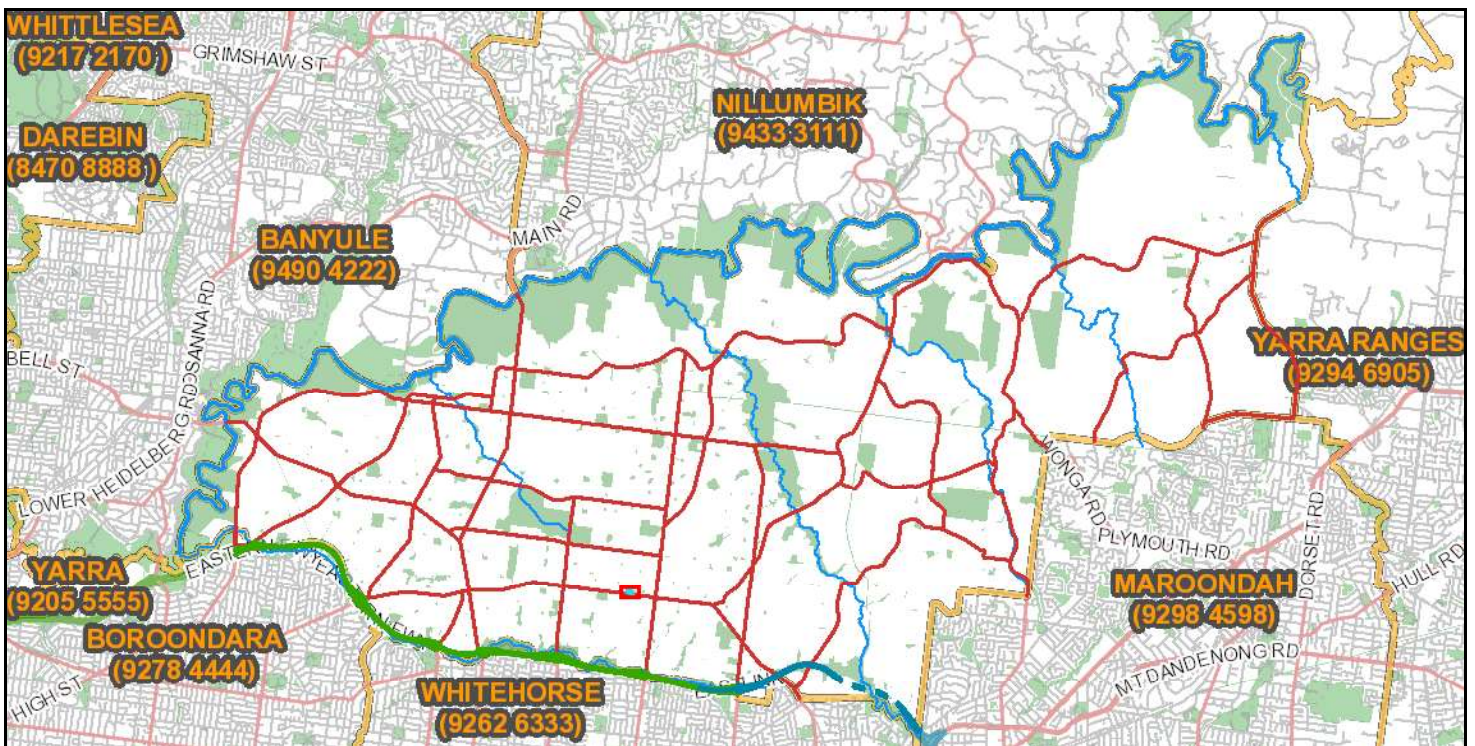
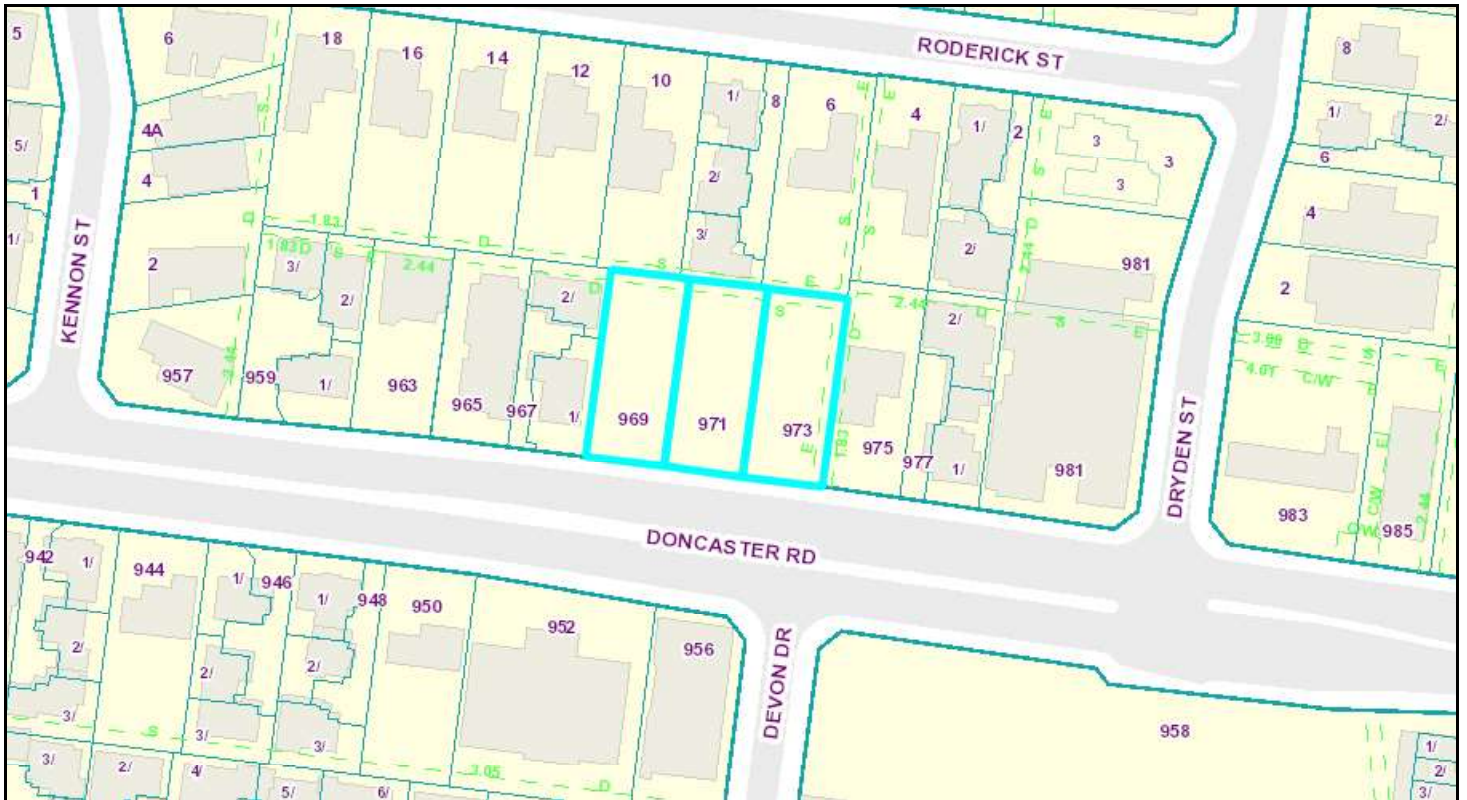
PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
**ADVERTISED PLANS**  
Planning Application Number: PLN19/0226  
Date: 11 May 2020  
Sheet 3 of 3


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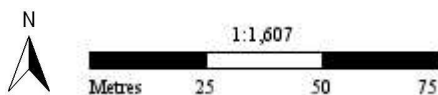
 <b>E.J. Grech &amp; Associates Pty Ltd</b> <small>23 Railway Road  Blackburn 3130      Ph - 9878 3500  Fax - 9894 4425</small> <a href="http://www.ejgrech.com.au">www.ejgrech.com.au</a>	
<b>DATE:</b>	<b>AMENDMENT:</b>
20/12/19	AMENDED FLOOR PLANS
25/03/20	COUNCIL RFI
<b>PROJECT:</b>	
<b>PROPOSED APARTMENT DEVELOPMENT</b>	
<b>AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST</b>	
<b>FOR : ZHOU PROJECT</b>	
<b>MELWAY REF:</b>	<b>MAP</b>
<b>DATE:</b>	<b>SCALE:</b>
MARCH 20	1:100
<b>SHEET:</b>	<b>REFERENCE NO:</b>
3 OF 3	1659-2
<b>DRAWN:</b>	<b>A.M.</b>

**SHADOW DIAGRAMS**  
**SCALE 1:100**  
**SEPTEMBER 22nd AT 3:00p.m.**  
**ALTITUDE : 36°**



 **Subject Land**      **Address:**      969 Doncaster Road, DONCASTER EAST 3109

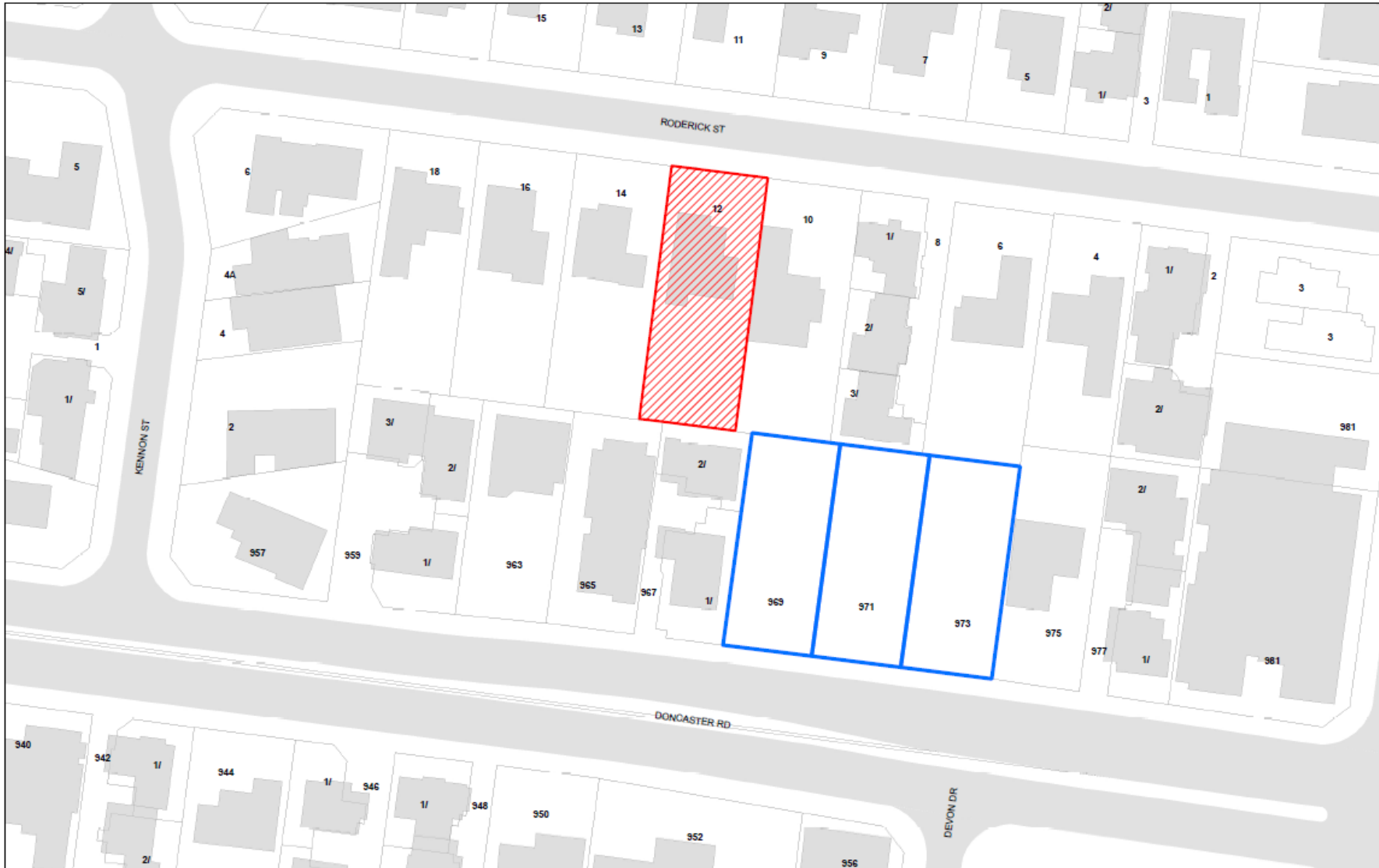
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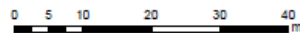
15/07/2020 10:09 am



PLN19/0226 - 969-973 DONCASTER ROAD, DONCASTER EAST



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- 969-973 Doncaster Road
- Objector
- Suburb Boundaries
- Open Space