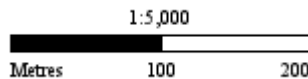
 **Subject Land**      **Address:**    57 Stables Circuit, DONCASTER 3108

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.



May 20, 2021, 12:30 AM



# TULLAMORE BUILDING C

## TOWN PLANNING

### Sheet List

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TP-002	Plan - Site Analysis	C
TP-003	Plan - Site	E
TP-004	Plan - Basement 01	D
TP-005	Plan - Ground Floor	D
TP-006	Plan - Level 01	D
TP-007	Plan - Level 02	D
TP-008	Plan - Level 03	C
TP-009	Plan - Level 04	C
TP-010	Plan - Level 05	C
TP-011	Plan - Level 06	D
TP-012	Plan - Level 07	D
TP-013	Plan - Roof	D
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date	rev	description	amendment
22.09.20	A	Issued for Town Planning	
25.09.20	B	Issued for Town Planning	
28.02.20	C	Response to Council RFI	
23.02.21	D	Response to Council RFI	
19.04.21	E	Response to Council RFI	
25.04.21	F	Response to Council RFI	Sheet added
26.04.21	G	Response to Council RFI	

project:  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108  
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architect:  
**Mirvac Design**  
Level 20, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9250 6000  
 Fax: 61 2 9250 6100  
 www.mirvac.com.au

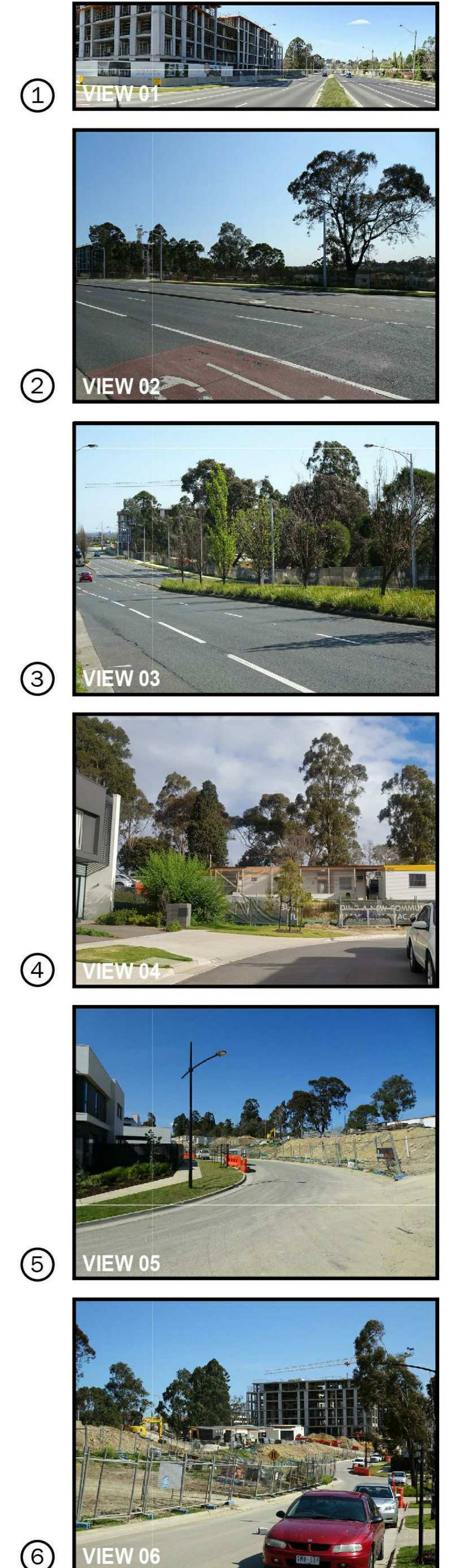
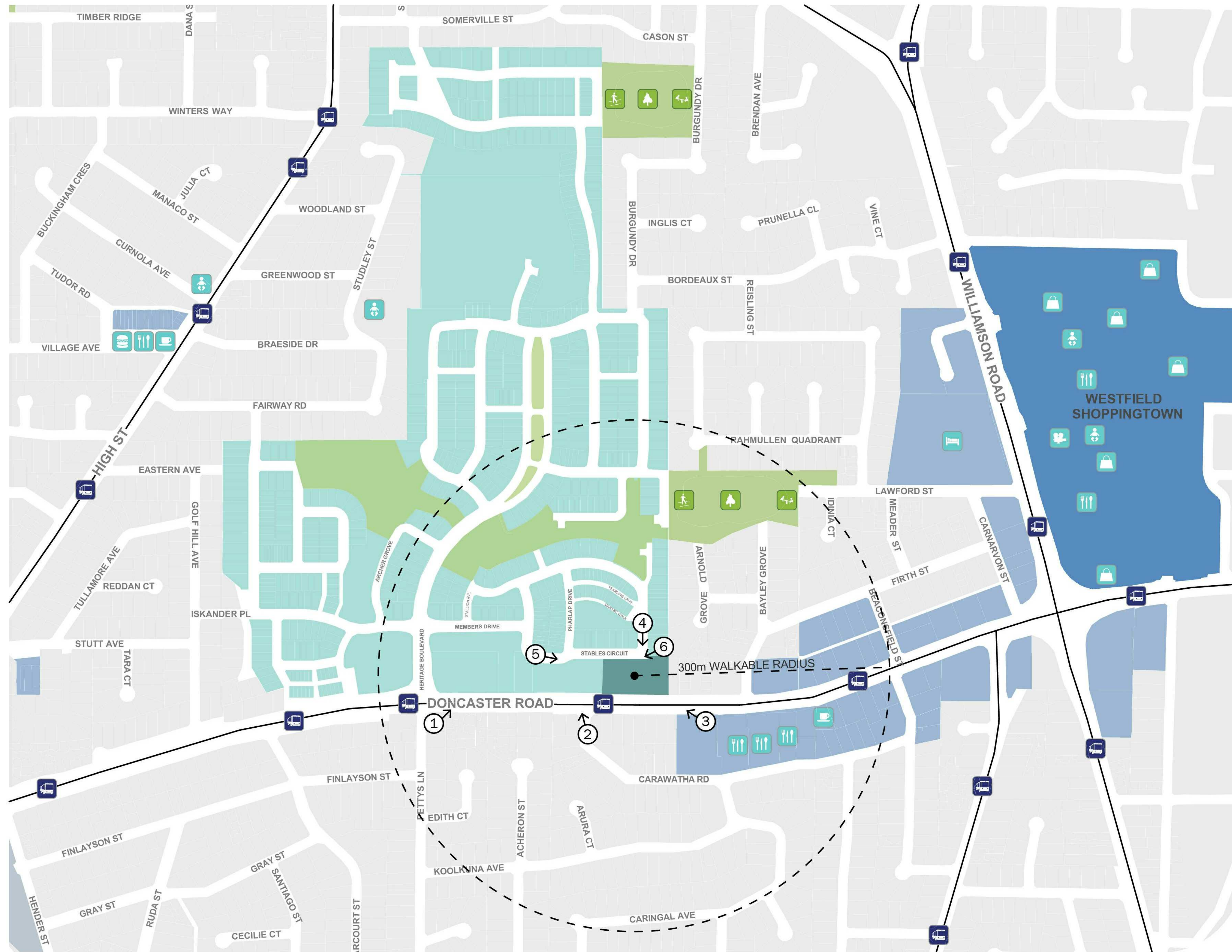
title:  
**Cover Sheet**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0:  
 lot no: drawing no: TP-000 rev: G



**LEGEND**

- SUBJECT
- TULLAMORE SITE
- LANDSCAPE
- BUS STATION
- RETAIL
- SHOPPINGTOWN
- CAFE
- DINING
- FAST FOOD
- ACCOMMODATION
- RETAIL
- CINEMA
- CHILD CARE
- WALKING TRAIL
- PARK
- PLAYGROUND
- BUS STOP



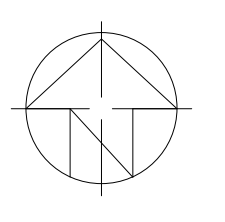
date	rev	description
22.03.20	A	issued for Town Planning
25.03.20	B	issued for Town Planning
28.12.20	C	Response to Council RPI

project:  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

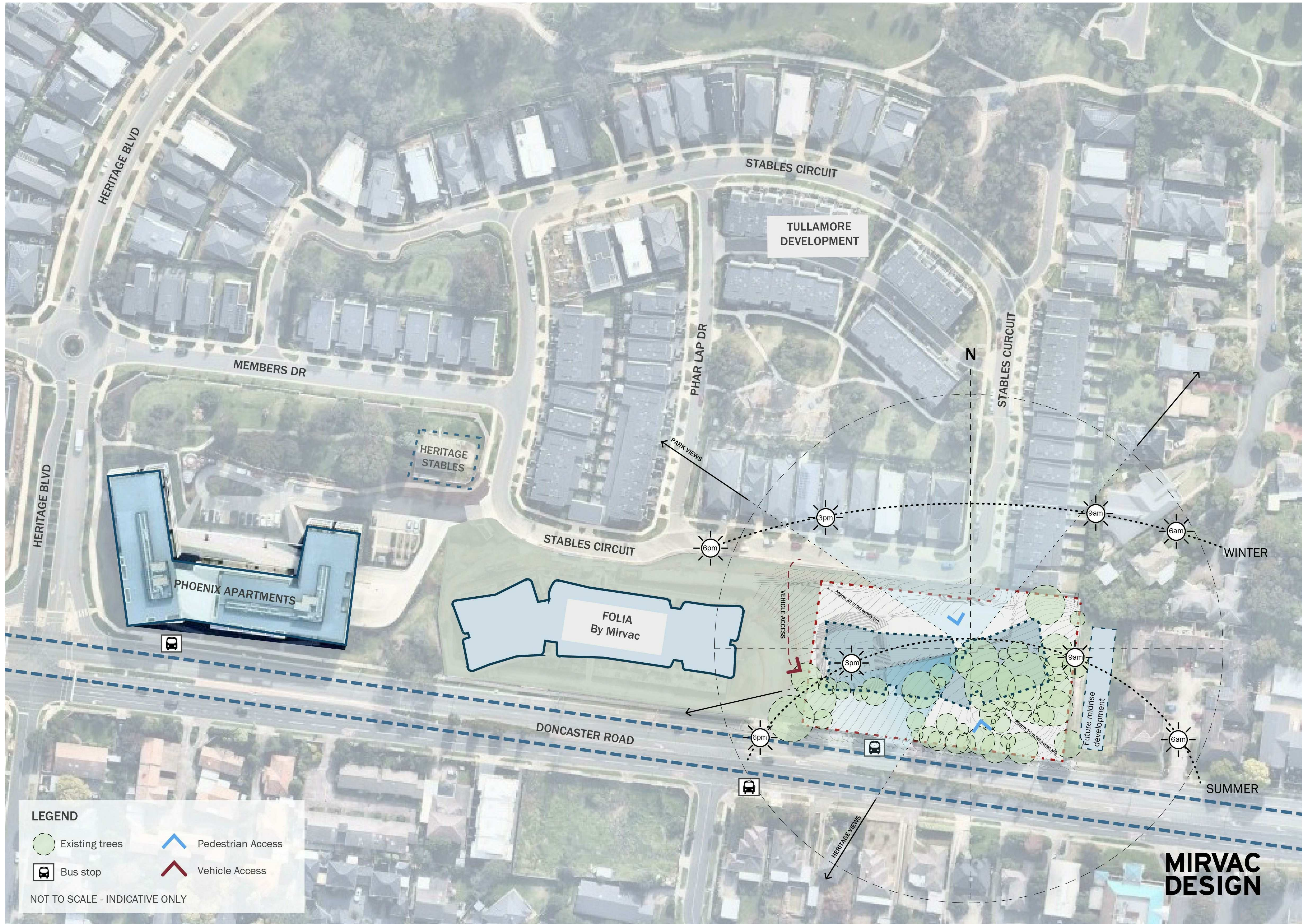
architect:  
**Mirvac Design**  
 Level 33, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6100  
 Fax: 61 2 9000 6144

title:  
**Plan - Location & Site**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0:  
 lot no: drawing no: TP-001 rev: C







**LEGEND**

- Existing trees
- Pedestrian Access
- BS Bus stop
- VA Vehicle Access

NOT TO SCALE - INDICATIVE ONLY

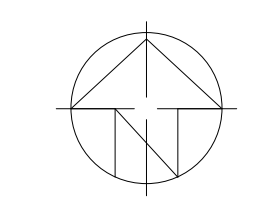
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22.03.20	A	Issued for Town Planning
25.03.20	B	Issued for Town Planning
08.12.20	C	Response to Council RPI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

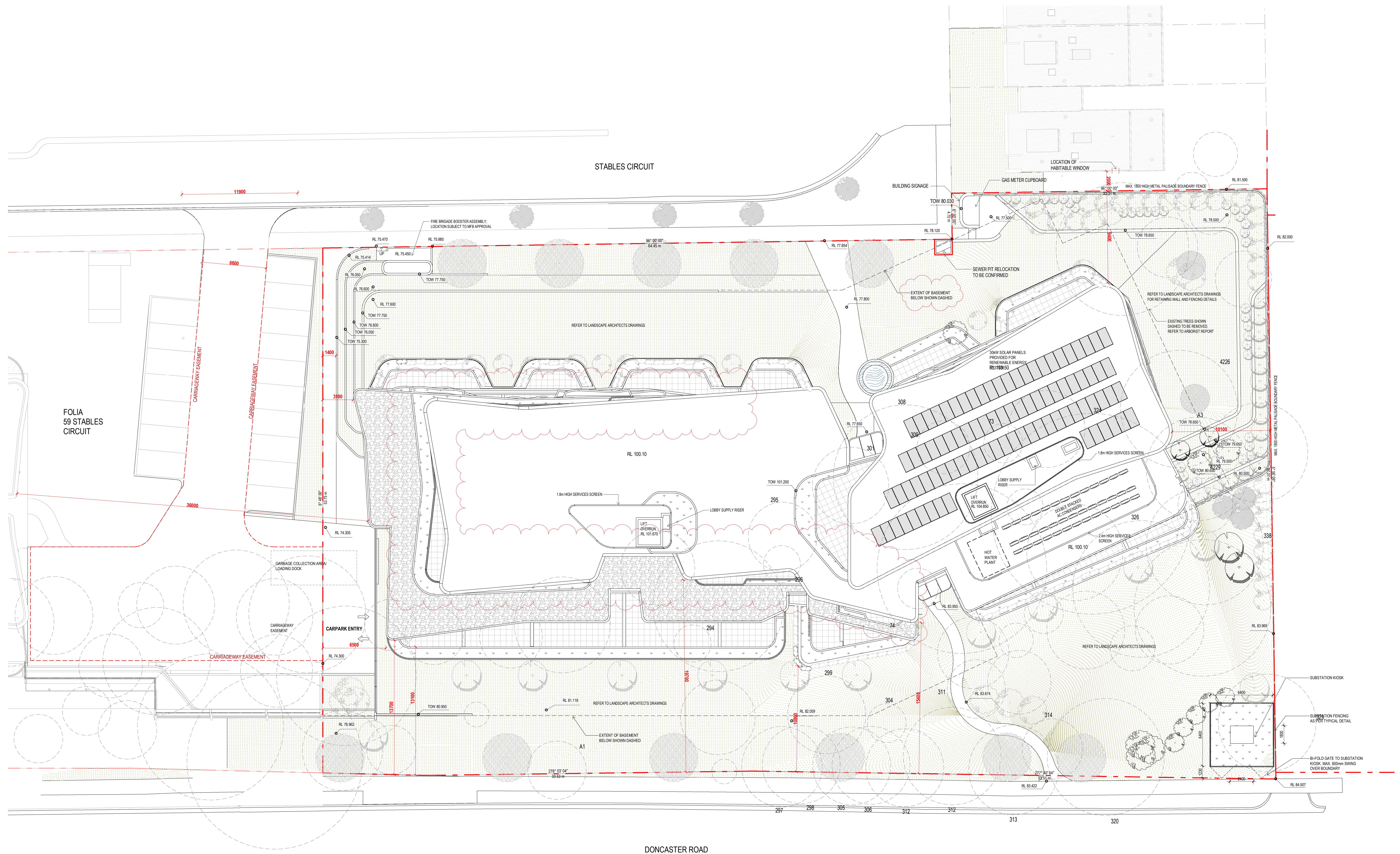
**architect:**  
**Mirvac Design**  
 Level 33, 200 George St  
 Sydney NSW 2000  
 Tel: 02 9000 6100  
 Fax: 02 9000 6144

**title:**  
**Plan - Site Analysis**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0:  
 lot no: drawing no: TP-002 rev: C







- GENERAL NOTES:**
- CO<sub>2</sub> MONITORS TO BE INSTALLED IN CAR PARK
  - PRIVATE INDOOR CLOTHES LINE TO BE PROVIDED TO EACH APARTMENT
  - EACH APARTMENT TO BE INDIVIDUALLY METERED FOR ELECTRICITY AND GAS
  - SUB-METERS (ELECTRICITY, WATER) WILL BE PROVIDED FOR ALL MAJOR COMMON AREA SUB-SYSTEMS
  - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN
  - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

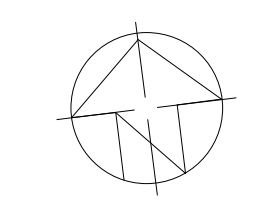
REV	DATE	DESCRIPTION
A	22.09.20	Issued for Town Planning
B	25.09.20	Issued for Town Planning
C	28.02.20	Response to Council RFI
D	23.02.21	Response to Council RFI
E	19.04.21	Response to Council RFI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 33, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6100  
 Fax: 61 2 9000 6144  
 mirvac.com.au

**Plan - Site**

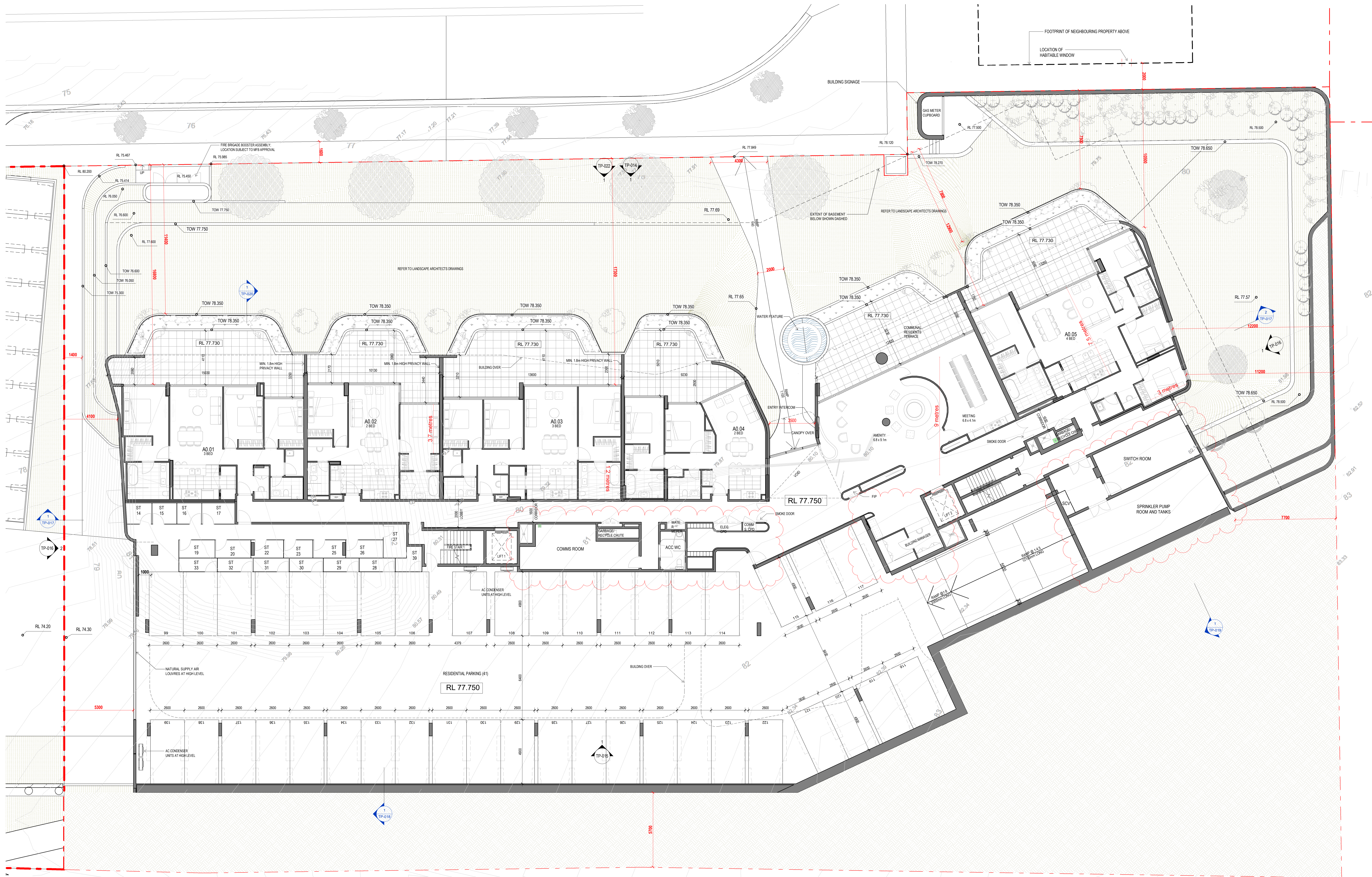
drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0As indicated  
 lot no: drawing no: TP-003 rev: E











- GENERAL NOTES:**
- CO2 MONITORS TO BE INSTALLED IN CAR PARK.
  - PRIVATE INDOOR CLOTHES LINE TO BE PROVIDED TO EACH APARTMENT.
  - EACH APARTMENT TO BE INDIVIDUALLY METERED FOR ELECTRICITY AND GAS.
  - SUB-METERS (ELECTRICITY, WATER) WILL BE PROVIDED FOR ALL MAJOR COMMON AREA SUB-SYSTEMS.
  - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN.
  - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES.
  - EACH 1 OR 2 BEDROOM APARTMENT IS PROVIDED WITH AT LEAST 1 CAR SPACE.
  - EACH 3 BEDROOM APARTMENT IS PROVIDED WITH AT LEAST 2 CAR SPACES.
  - WHERE STORAGE AREAS ARE IMMEDIATELY ADJACENT TO CAR PARKING SPACES WITHIN THE BASEMENT, THESE STORAGE AREAS WILL BE ALLOCATED TO THE OWNERS OF THESE CAR PARKING SPACES.

DATE	REV	DESCRIPTION
22.03.20	A	Issued for Town Planning
25.03.20	B	Issued for Town Planning
08.12.20	C	Response to Council RPI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 33, 200 Orange St  
 Melbourne, VIC 3000  
 Tel: 03 9600 9100  
 Fax: 03 9600 9144  
 mirvac.com.au

**Plan - Ground Floor**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:100  
 lot no: drawing no: TP-005 rev: C





**GENERAL NOTES:**  
 - CO<sub>2</sub> MONITORS TO BE INSTALLED IN CAR PARK.  
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 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN  
 - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

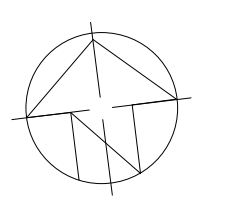
REV	DATE	DESCRIPTION
A	22.09.20	Issued for Town Planning
B	25.09.20	Issued for Town Planning
C	28.02.21	Response to Council RFI
D	23.02.21	Response to Council RFI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 30, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6000  
 Fax: 61 2 9000 6144  
 mirvac.com.au

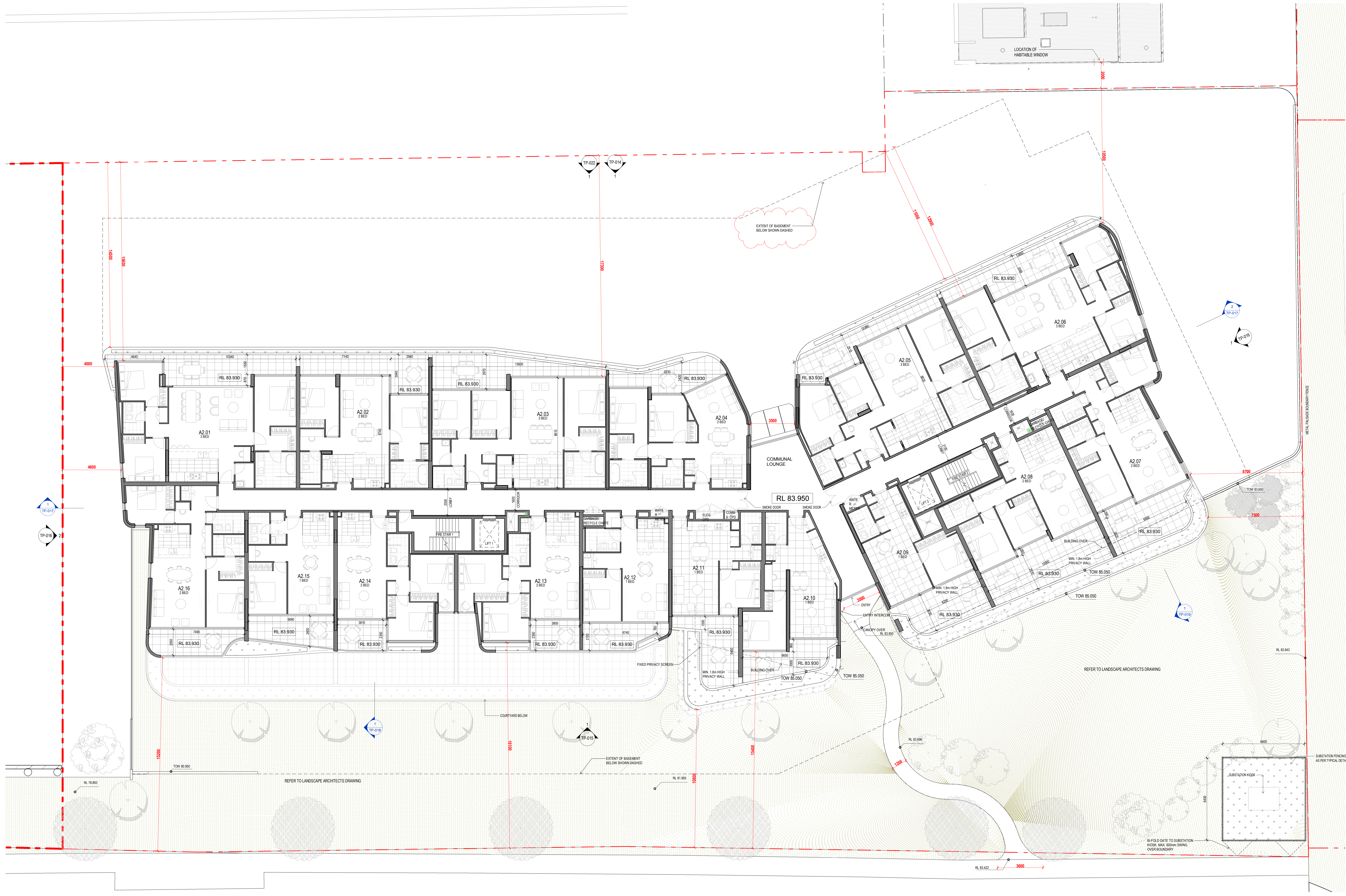
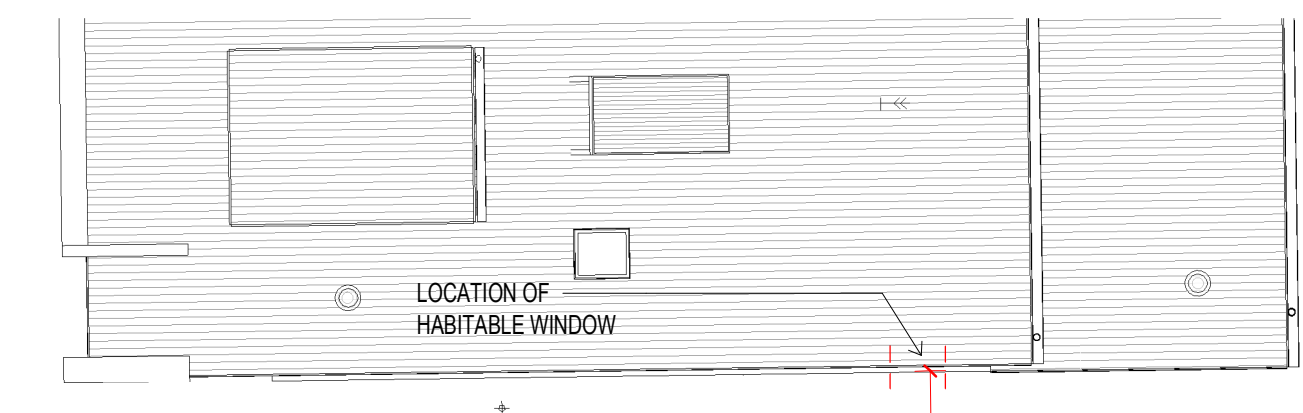
**Plan - Level 01**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-006 rev: D



C:\Users\michael.mirvac\Documents\BIM\Project\Central\_DTA-BLDG-C\Drawings\Leveling\Leveling.dwg





**GENERAL NOTES:**  
 - COF MONITORS TO BE INSTALLED IN CAR PARK  
 - PRIVATE INDOOR CLOTHES LINE TO BE PROVIDED TO EACH APARTMENT.  
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 - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

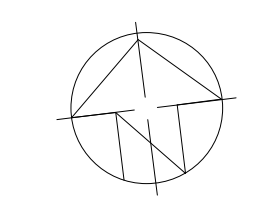
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Council Response
28.12.20	C	Response to Council RFI
23.02.21	D	Response to Council RFI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 33, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6000  
 Fax: 61 2 9000 6144  
 mirvac.com.au

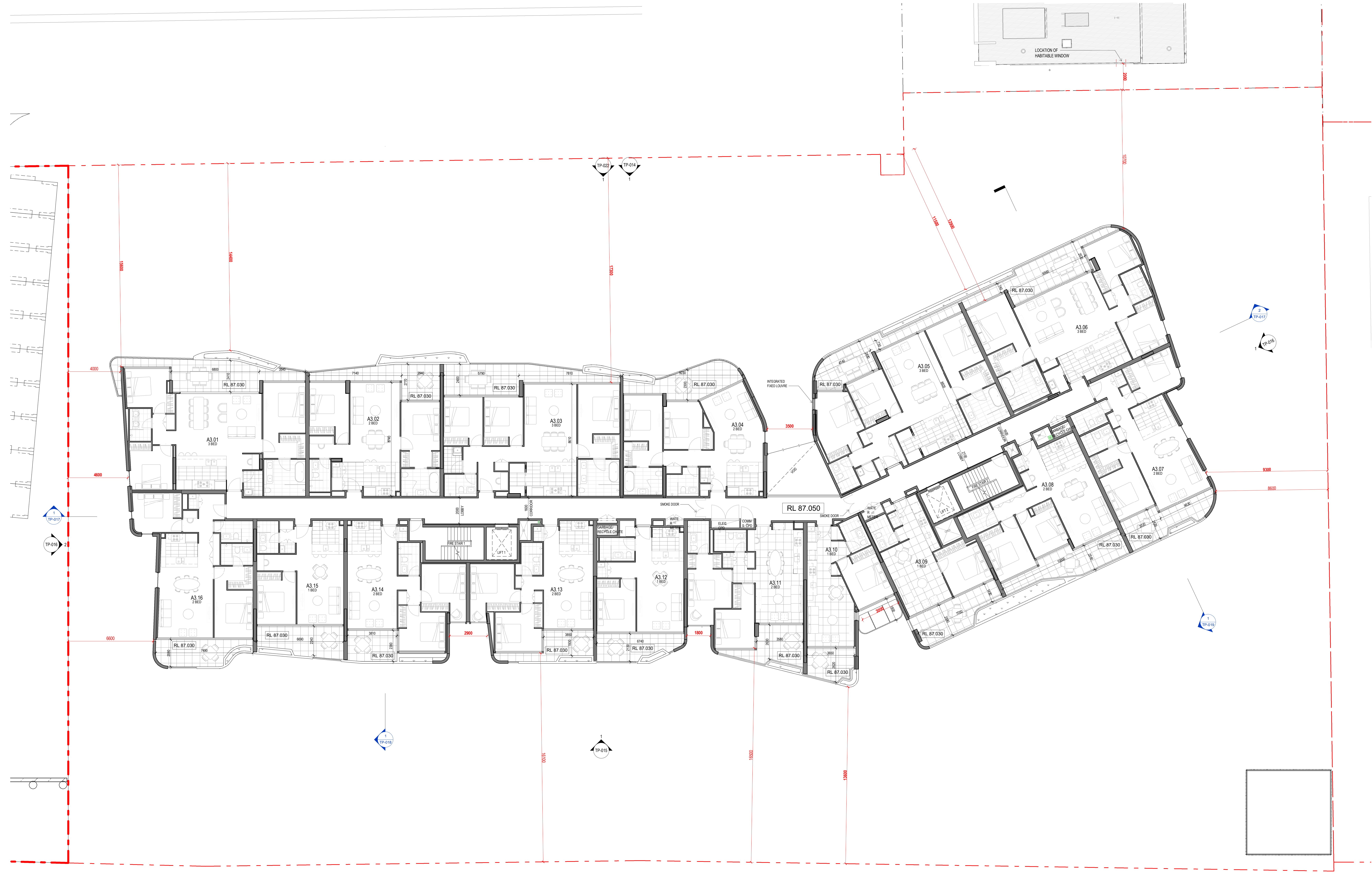
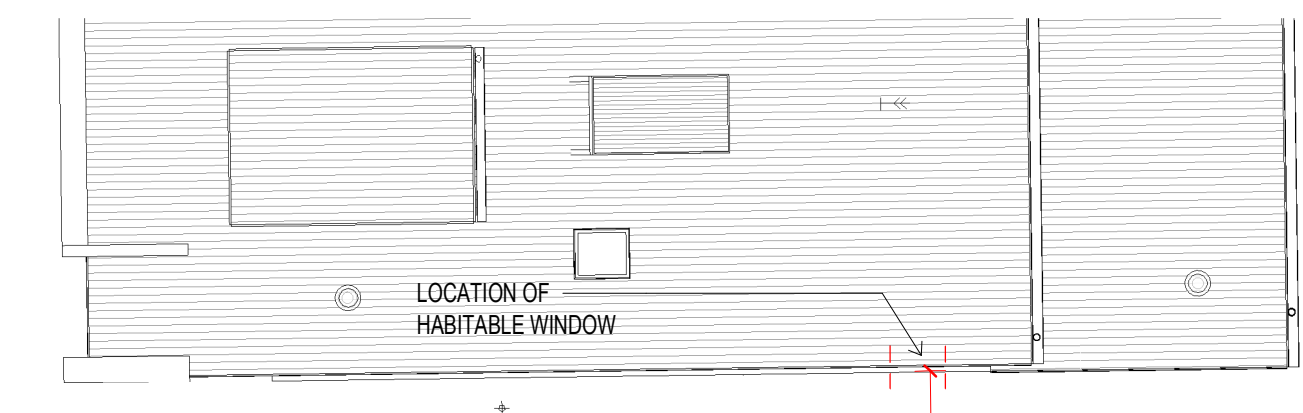
**Plan - Level 02**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:100  
 lot no: drawing no: TP-007 rev: D



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- GENERAL NOTES:**
- CO2 MONITORS TO BE INSTALLED IN CAR PARK
  - PRIVATE INDOOR CLOTHES LINE TO BE PROVIDED TO EACH APARTMENT.
  - EACH APARTMENT TO BE INDIVIDUALLY METERED FOR ELECTRICITY AND GAS.
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  - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

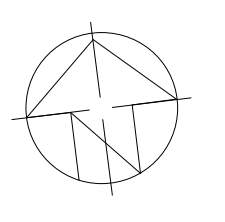
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.12.20	C	Response to Council RPI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

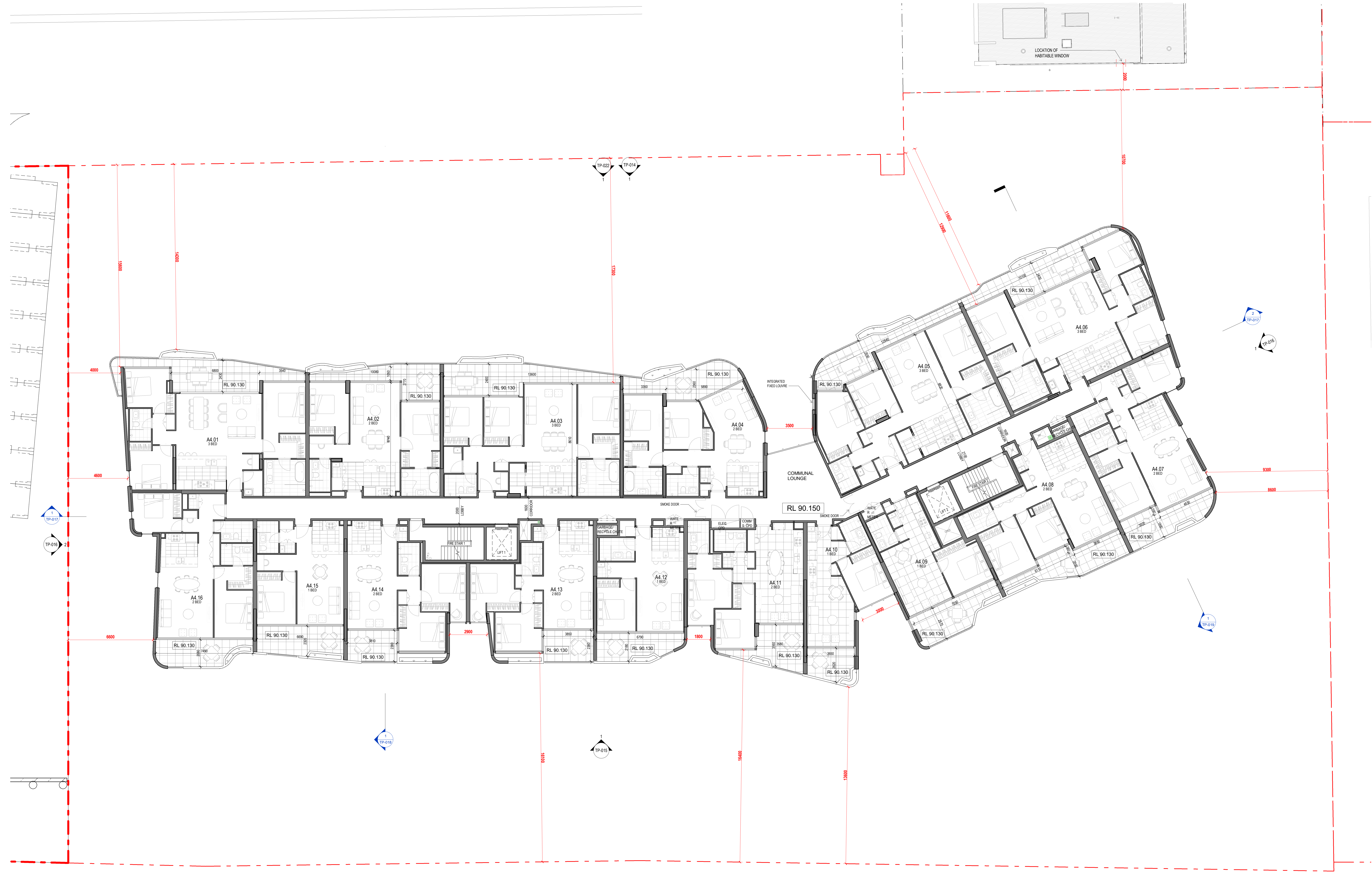
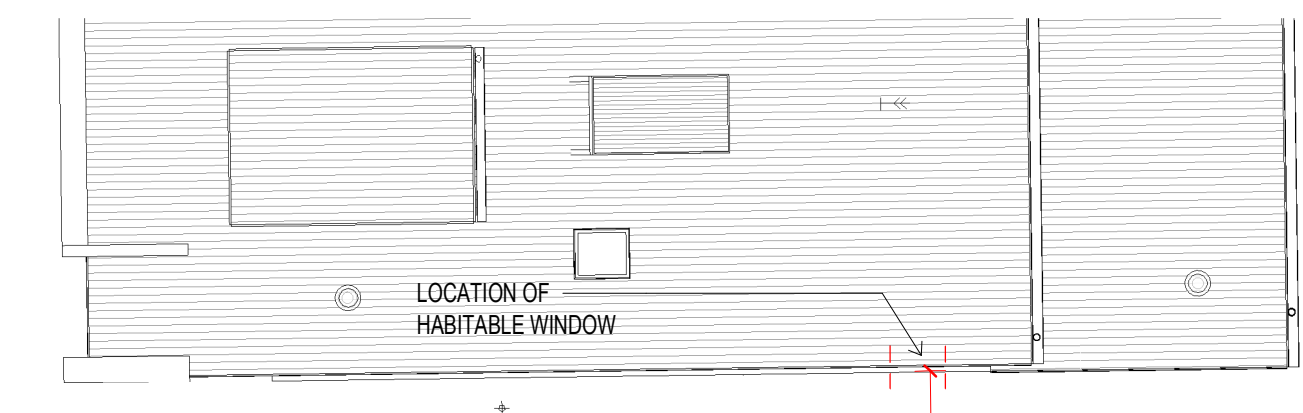
**architect:**  
 Mirvac Design  
 Level 10, 200 Orange St  
 Sydney NSW 2000  
 Tel: 61 2 9550 6000  
 Fax: 61 2 9550 6144  
 www.mirvac.com.au

**Plan - Level 03**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-008 rev: C







- GENERAL NOTES:**
- CO2 MONITORS TO BE INSTALLED IN CAR PARK.
  - PRIVATE INDOOR CLOTHES LINE TO BE PROVIDED TO EACH APARTMENT.
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  - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN.
  - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES.

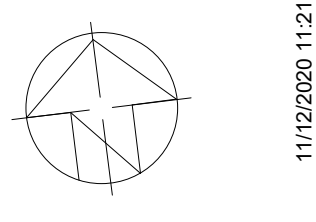
date	rev	description	amendment
22.09.20	A	Issued for Town Planning	
25.09.20	B	Issued for Town Planning	
28.12.20	C	Response to Council RPI	

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

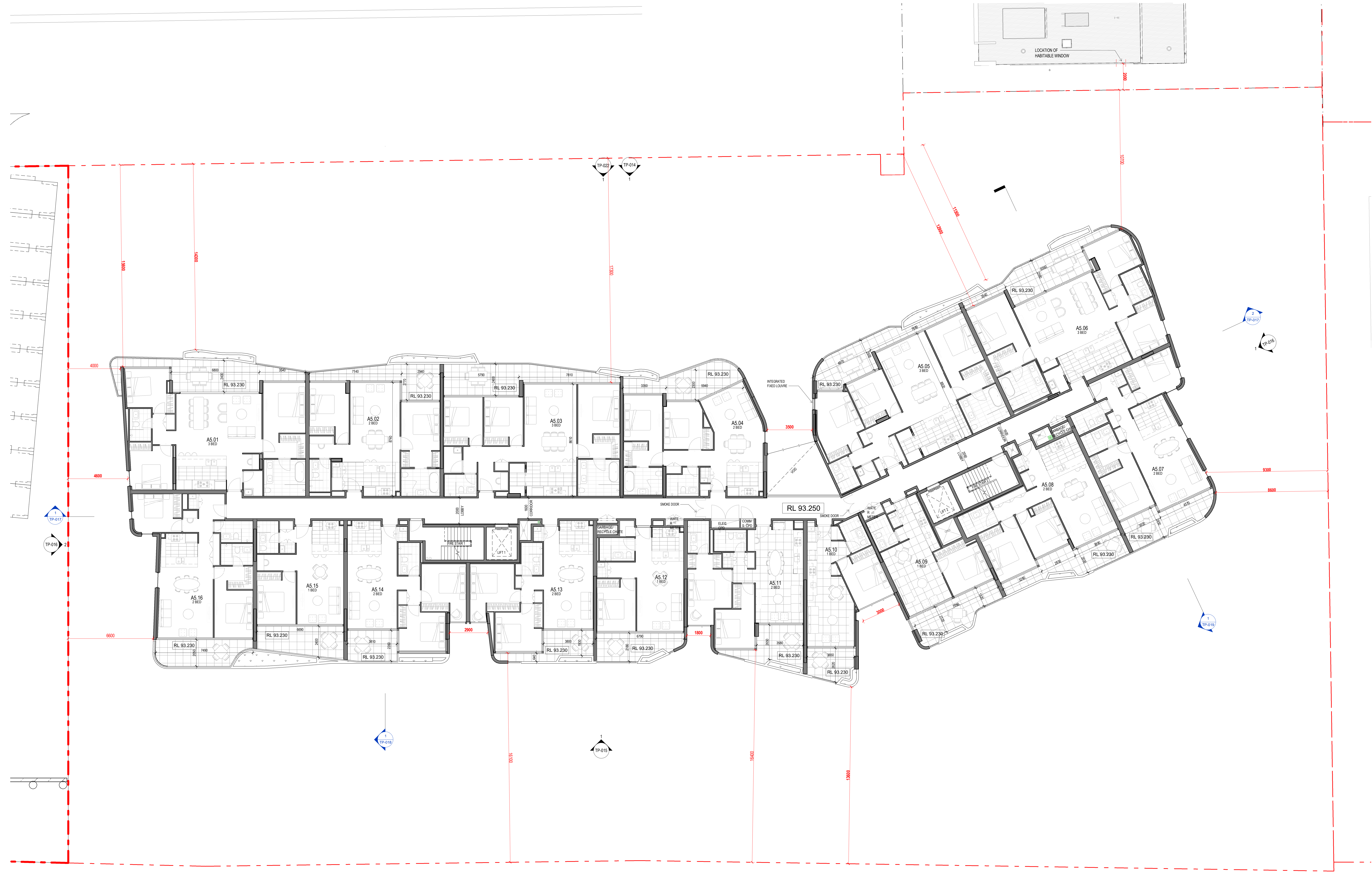
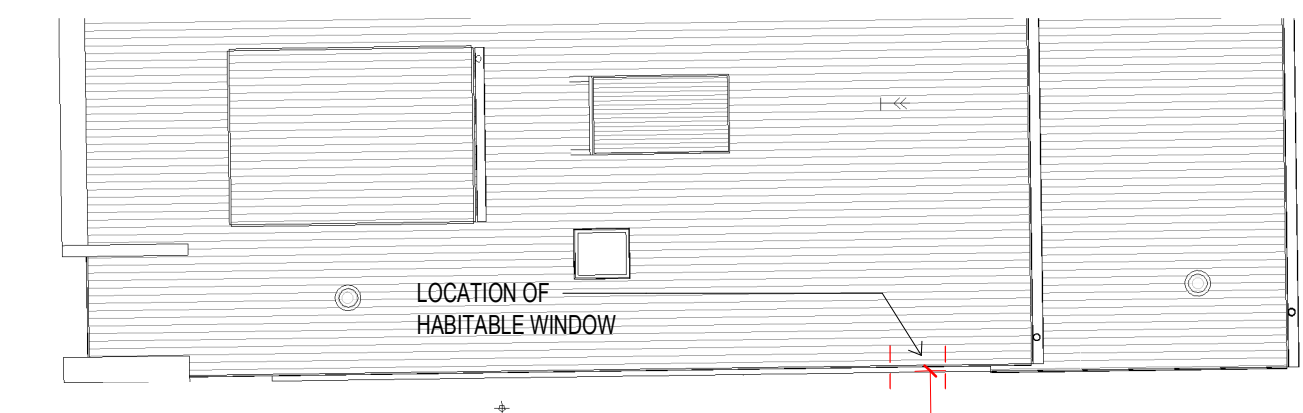
**architect:**  
 Mirvac Design  
 Level 33, 200 Orange Rf  
 Sydney NSW 2000  
 Tel: 61 2 9000 6100  
 Fax: 61 2 9000 6144  
 mirvac.com.au

**Plan - Level 04**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-009 rev: C







**GENERAL NOTES:**  
 - CO2 MONITORS TO BE INSTALLED IN CAR PARK.  
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 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN  
 - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

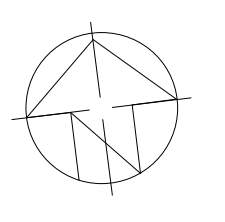
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
08.12.20	C	Response to Council RPI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 33, 200 Orange Rf  
 Sydney NSW 2000  
 Tel: 61 2 9550 6000  
 Fax: 61 2 9550 6144  
 mirvac.com.au

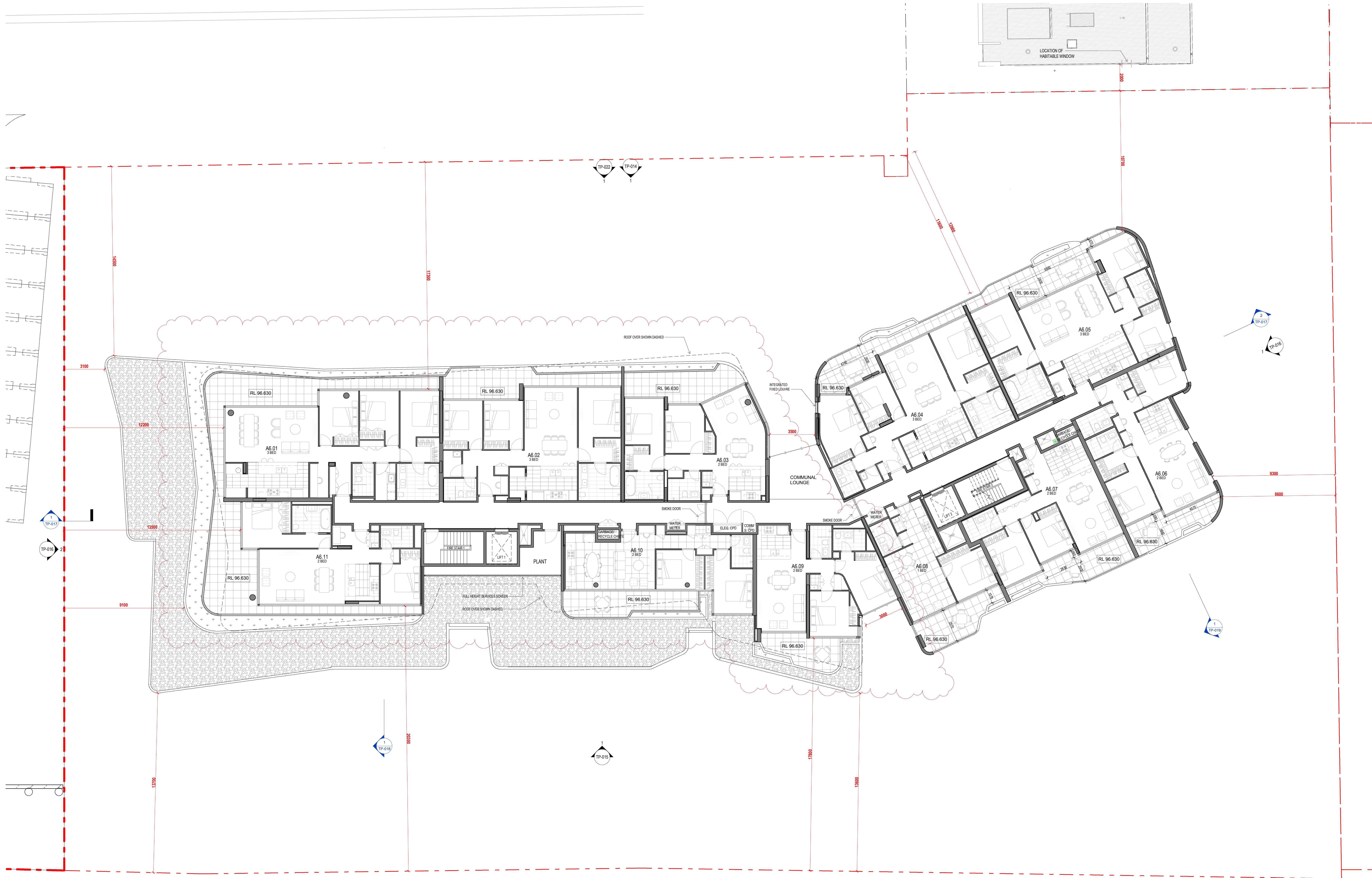
**Plan - Level 05**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-010 rev: C



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**GENERAL NOTES:**  
 - CO2 MONITORS TO BE INSTALLED IN CAR PARK.  
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DATE	REV	DESCRIPTION
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.12.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

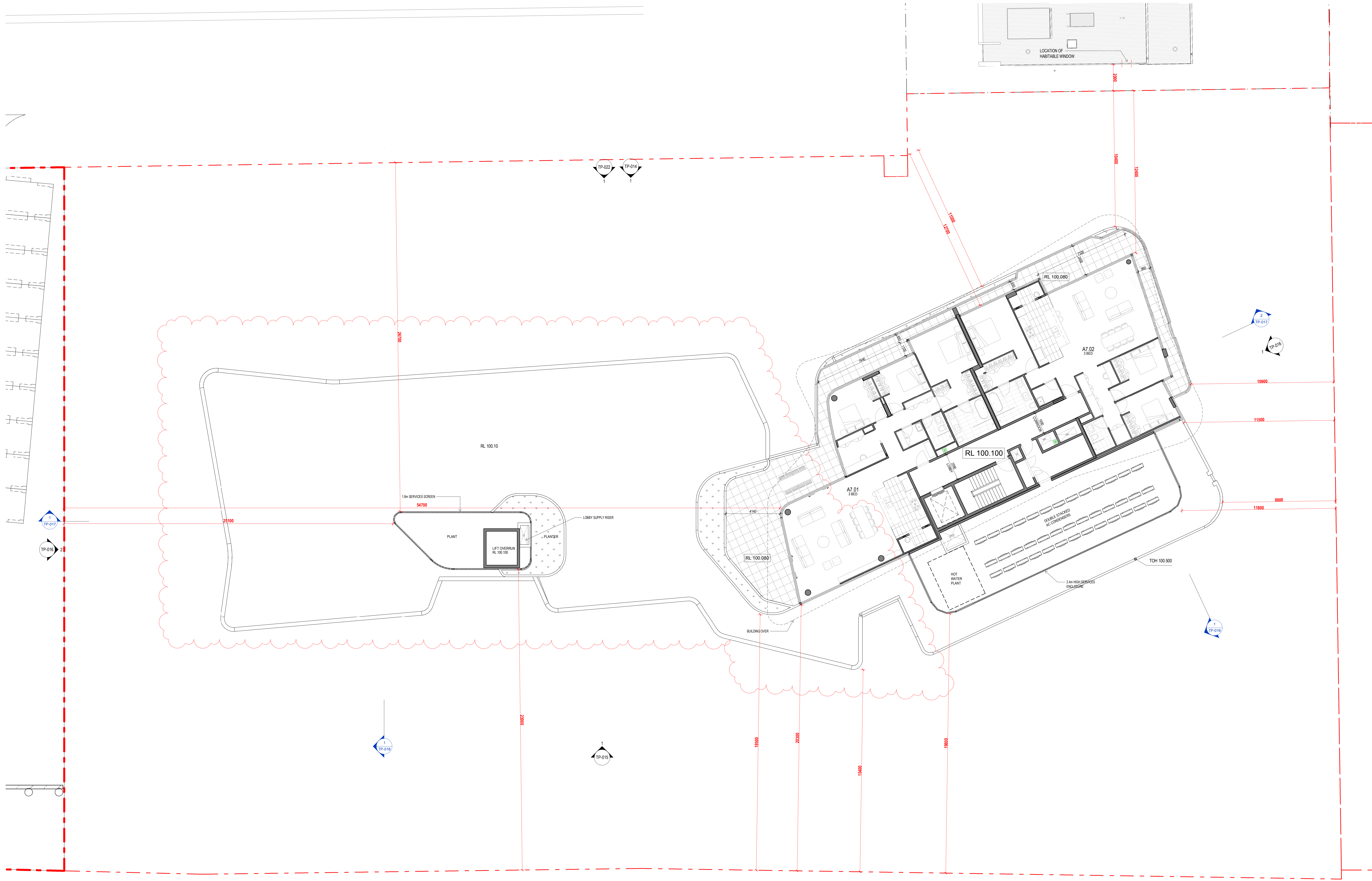
**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
**Mirvac Design**  
 Level 33, 200 Doncaster Rd  
 Doncaster, VIC 3108  
 Tel: 03 9050 6000  
 Fax: 03 9050 5141  
 mirvac.com.au

**Plan - Level 06**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-011 rev: D





**GENERAL NOTES:**  
 - COF MONITORS TO BE INSTALLED IN CAR PARK.  
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 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DESIGN  
 - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

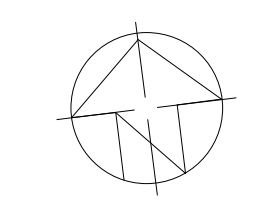
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
08.12.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

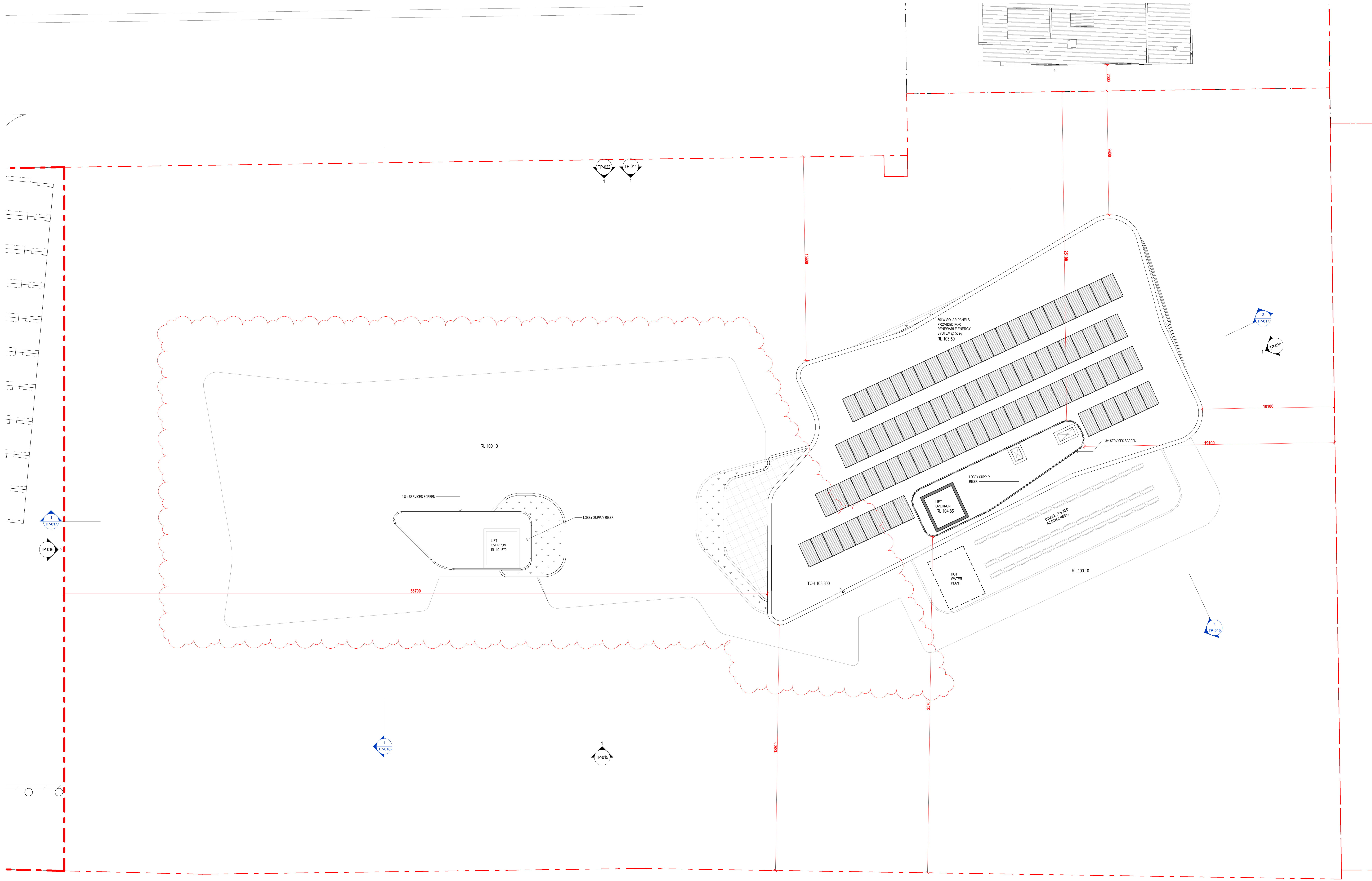
**architect:**  
 Mirvac Design  
 Level 33, 200 Doncaster Rd  
 Doncaster, VIC 3108  
 Tel: 03 9050 6000  
 Fax: 03 9050 6144  
 mirvac.com.au

**Plan - Level 07**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-012 rev: D







**GENERAL NOTES:**  
 - CO2 MONITORS TO BE INSTALLED IN CAR PARK.  
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 - PROVISION FOR TAPS AND FLOOR WASTES TO ALL BALCONIES

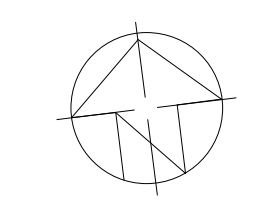
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.12.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

**project:**  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

**architect:**  
 Mirvac Design  
 Level 20, 200 Doncaster Rd  
 Doncaster, VIC 3108  
 Tel: 03 9000 6000  
 Fax: 03 9000 5142  
 mirvac.com.au

**Plan - Roof**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
 lot no: drawing no: TP-013 rev: D



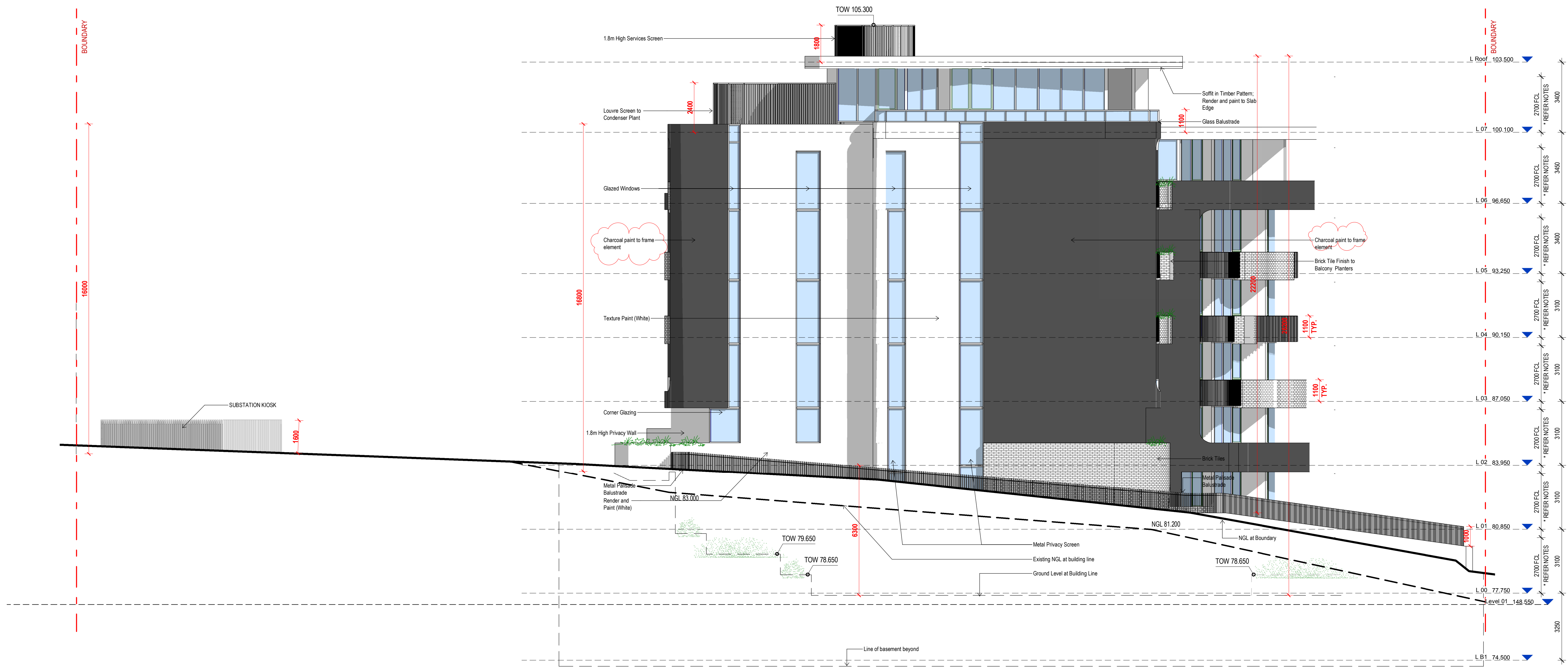




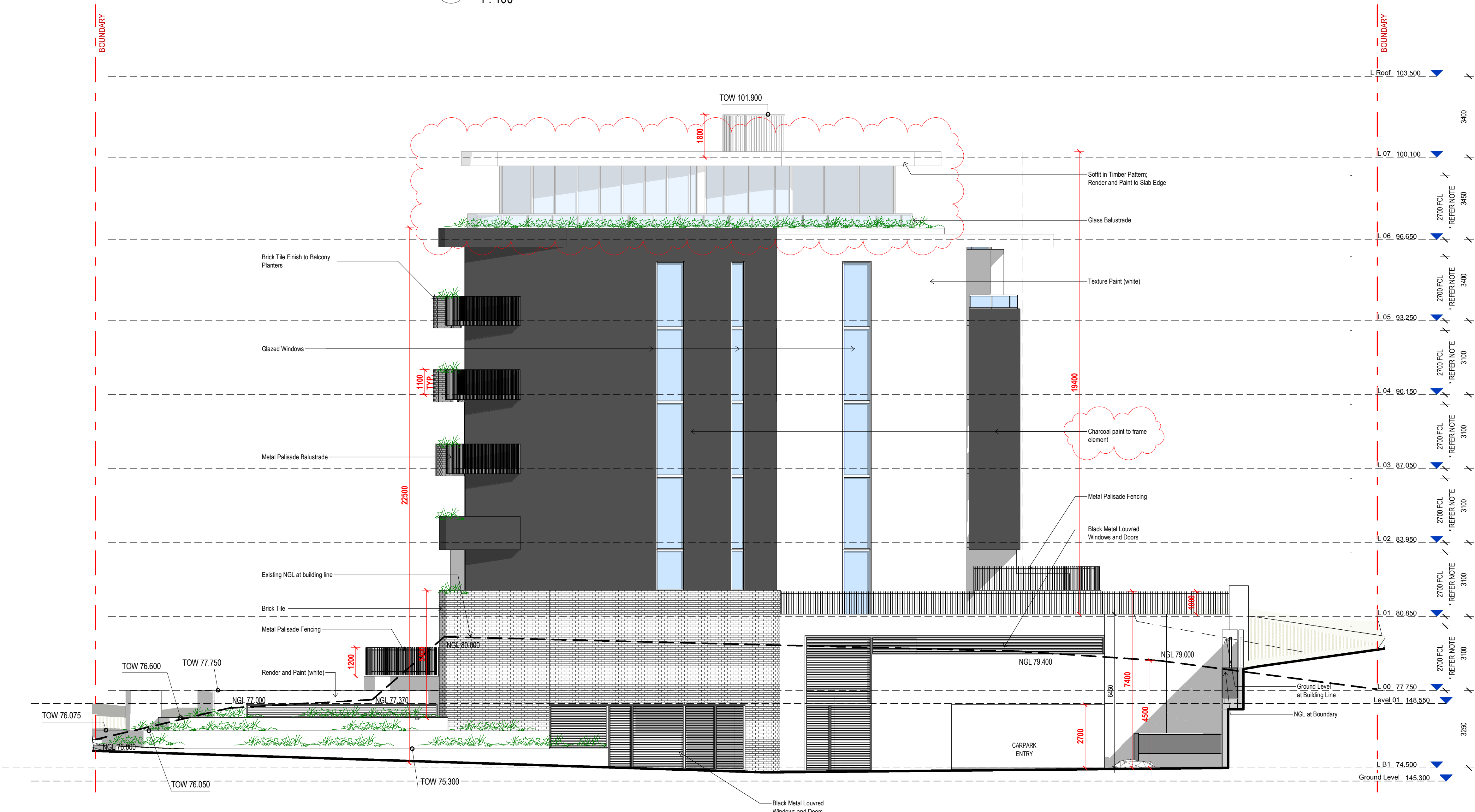








1 EAST ELEVATION  
1 : 100



2 WEST ELEVATION  
1 : 100

\* NOTE:  
INTERNAL FLOOR TO CEILING  
DIMENSION IN ACCORDANCE WITH  
APARTMENT DESIGN GUIDELINES FOR  
VICTORIA CLAUSE 58.07-2 AND  
STANDARD D25

date	rev	description
20.03.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.02.20	C	Response to Council RPI
23.02.21	D	Response to Council RPI
19.04.21	E	Response to Council RPI

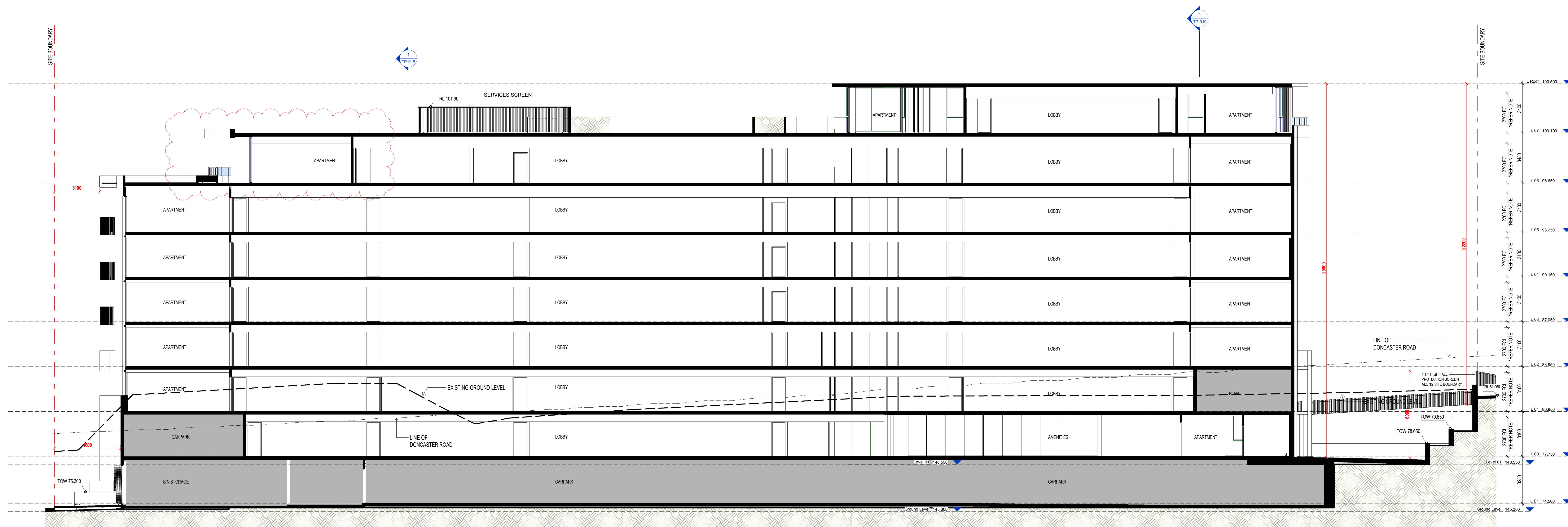
project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
Level 19, 200 George St  
Sydney NSW 2000  
Tel: 61 2 9000 6000  
Mirvac Design Pty Ltd  
ABN 16 620 081 154

title:  
**Elevation - East + West**

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
lot no: drawing no: TP-016 rev: E





\* NOTE:  
INTERNAL FLOOR TO CEILING  
DIMENSION IN ACCORDANCE WITH  
APARTMENT DESIGN GUIDELINES FOR  
VICTORIA CLAUSE 58.07-2 AND  
STANDARD D25

DATE	REV	DESCRIPTION
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.12.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

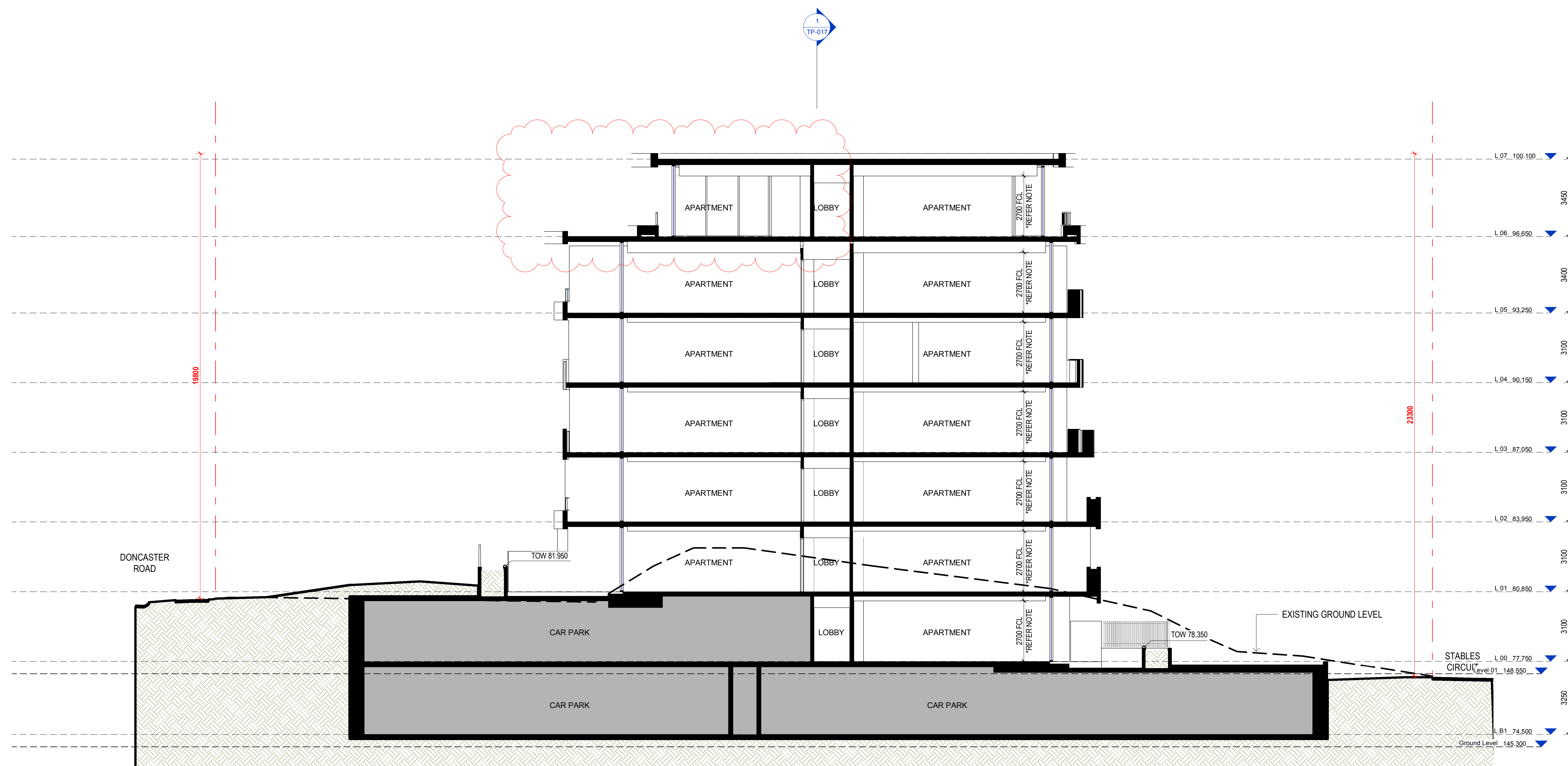
project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
Level 33, 200 George St  
Sydney NSW 2000  
Tel: 61 2 9000 6000  
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www.mirvac.com.au

Section A-A

drawn: [Name] Scale: 1:100  
approved: [Name] date: 11.03.20 scale @ A0: 1:100  
job no: 3.E10.00000  
lot no: drawing no: TP-017 rev: D





\* NOTE:  
INTERNAL FLOOR TO CEILING  
DIMENSION IN ACCORDANCE WITH  
APARTMENT DESIGN GUIDELINES FOR  
VICTORIA CLAUSE 58.07-2 AND  
STANDARD D25

date	rev	description
22.03.20	A	Issued for Town Planning
25.03.20	B	Issued for Town Planning
28.03.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
Level 20, 200 George St  
Sydney NSW 2000  
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Fax: 61 2 9292 6110  
www.mirvac.com.au

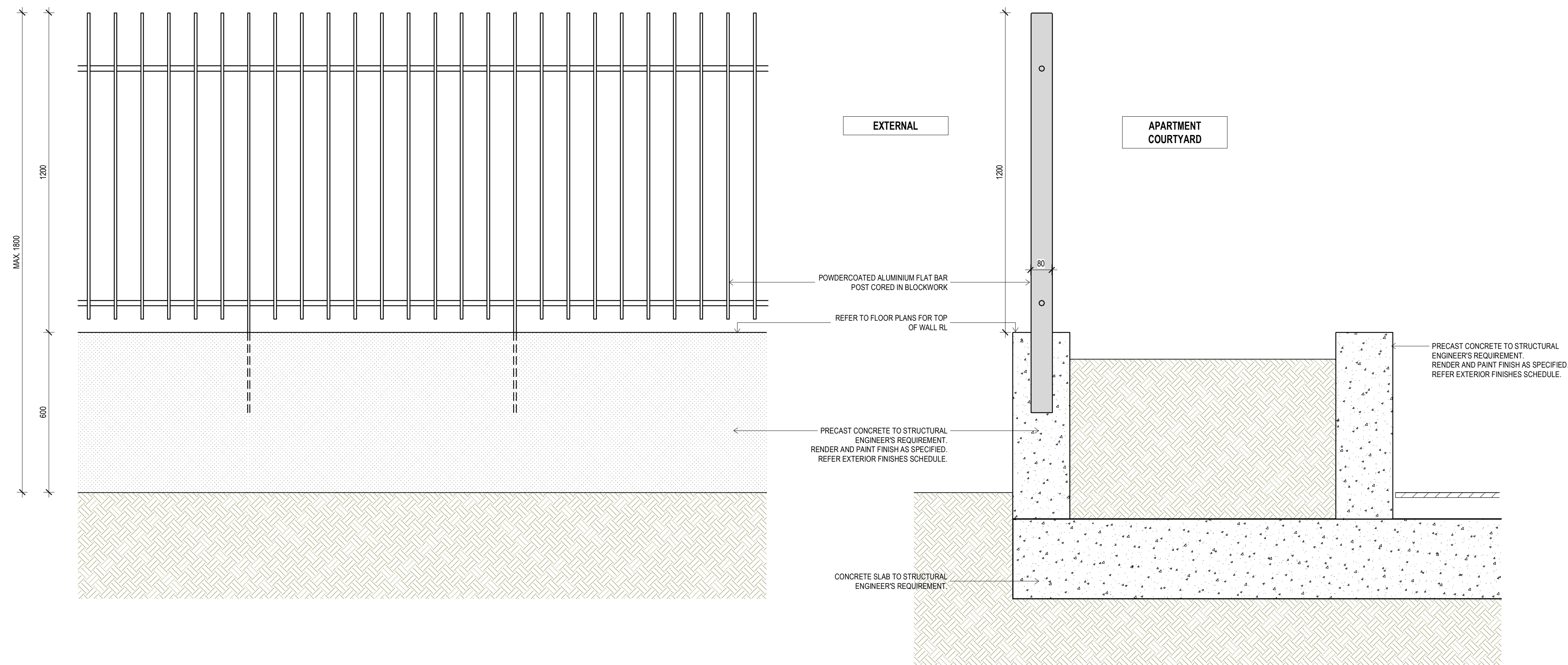
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**Section B-B**

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1 : 100  
lot no: drawing no: TP-018 rev: D

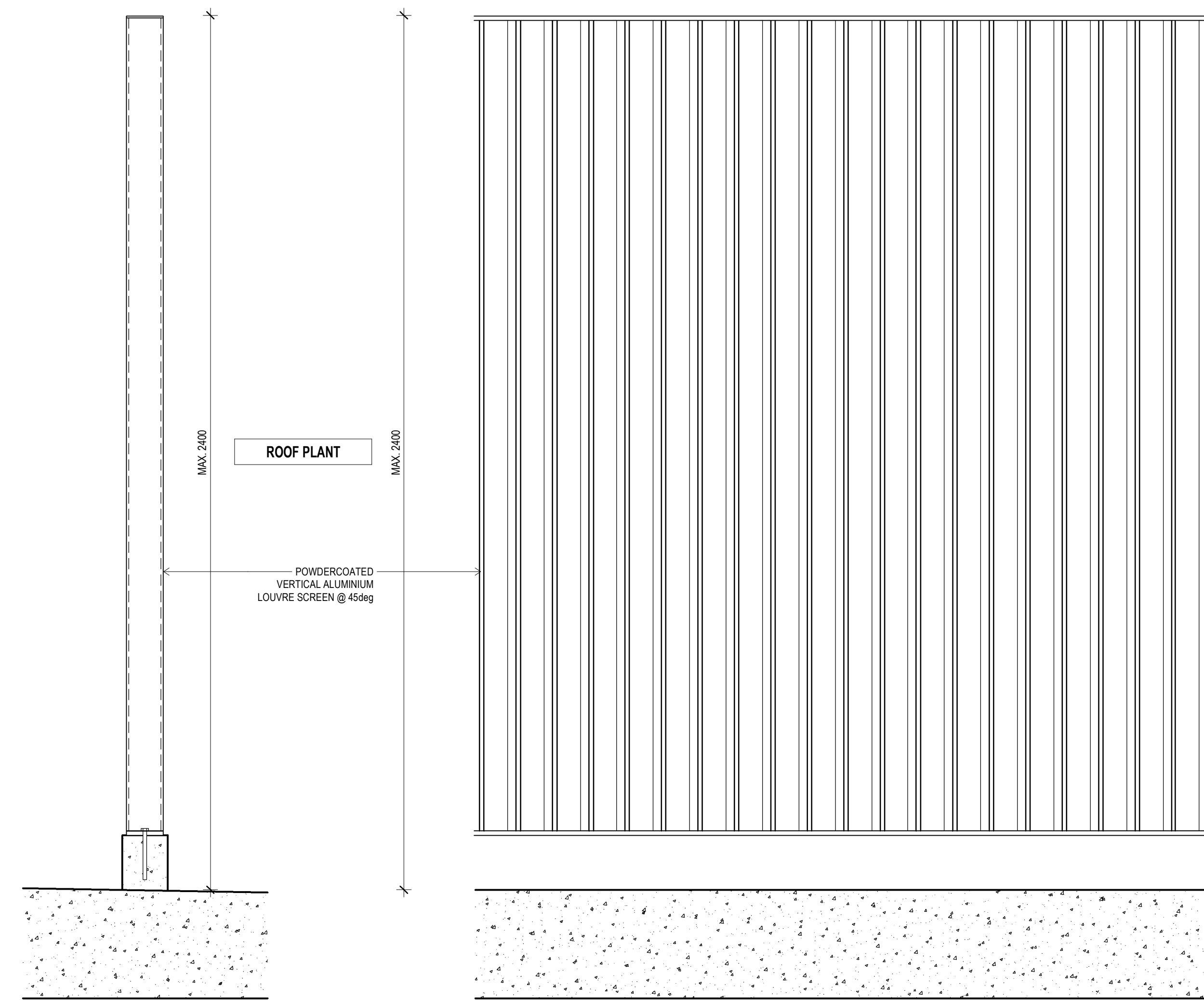




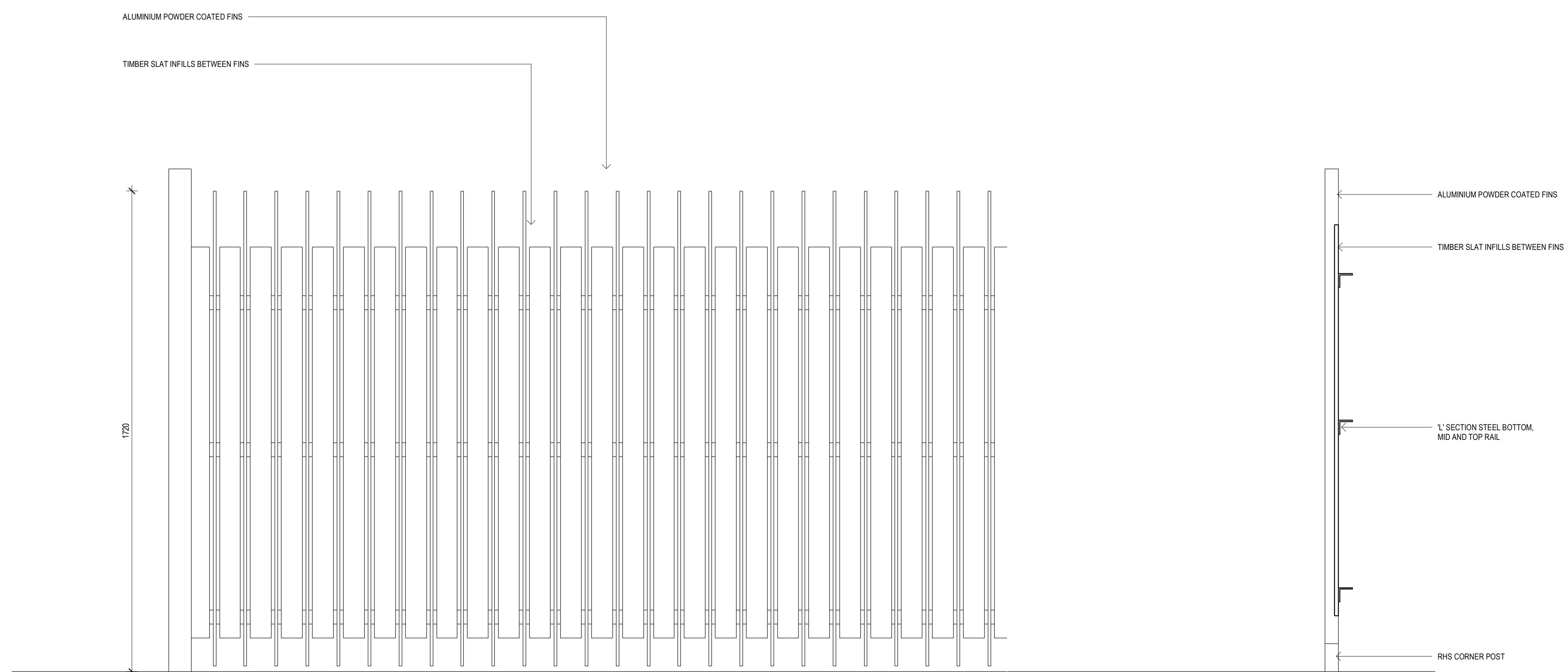




1 COURTYARD WALL DETAIL



2 LOUVRE SCREEN TO ROOF PLANT  
1:10



3 KIOSK SUBSTATION FENCE  
1:10

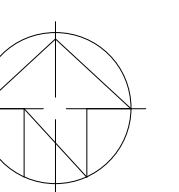
DATE	REV	DESCRIPTION	BY
18.12.20	A	Response to Council RFI	amirahmet

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
Level 20, 200 Degrave St  
Melbourne VIC 3000  
Tel: 03 9595 6100  
Fax: 03 9595 5144  
mirvac.com.au  
Mirvac Design Pty Ltd  
ABN 18 923 089 153

title:  
**Typical Screen Types**

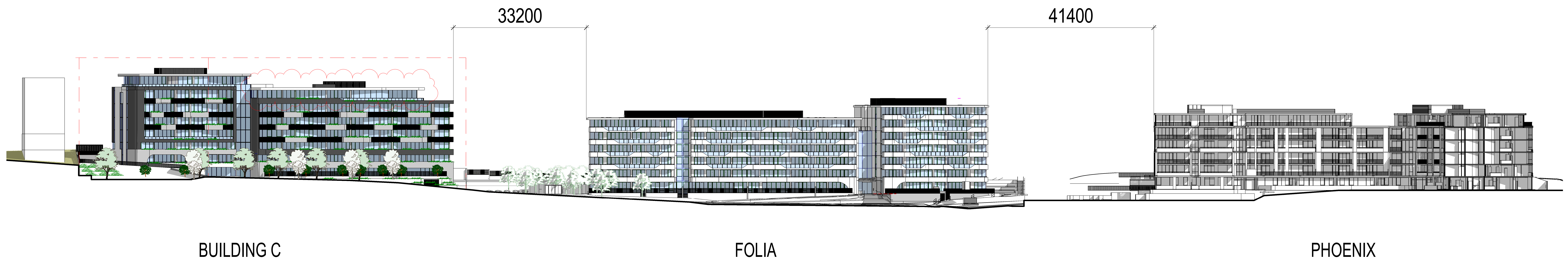
drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:10  
lot no: drawing no: TP-020 rev: A











BUILDING C

FOLIA

PHOENIX

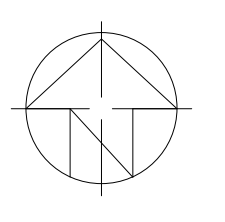
date	rev	description	amendment
15.03.20	A	Issued for Town Planning	
16.12.20	B	Response to Council RPI	
19.04.21	C	Response to Council RPI	

project:  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108  
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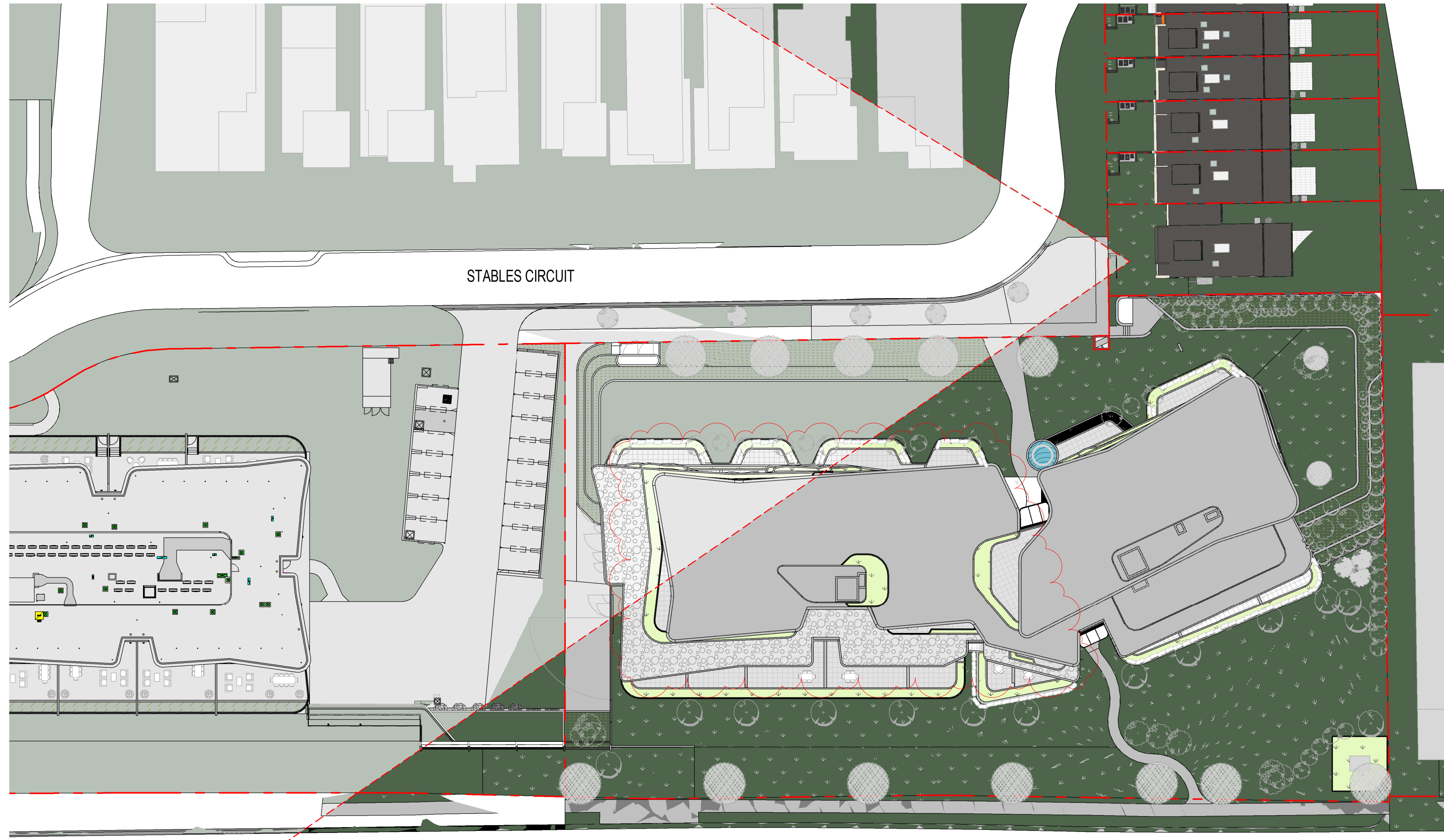
architect:  
**Mirvac Design**  
Mirvac Design Pty Ltd  
 1000 Collins Street  
 Melbourne, VIC 3000  
 Australia  
 Phone: +61 (0)3 9593 1000

title:  
**Extended Elevation - North**

drawn: Author  
 approved: Approver  
 job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:350  
 lot no: drawing no: TP-022 rev: C







1 Northern View Extent  
1:350



RENDER SHOWING TP-011 REV C - LEVEL 6 LAYOUT



2 Stables Circuit View  
1:350



RENDER SHOWING TP-011 REV C - LEVEL 6 LAYOUT

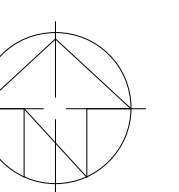
date	rev	description	amendment
15/03/20	A	Issued for Town Planning	
16/12/20	B	Response to Council RPI	
19/04/21	C	Response to Council RPI	

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

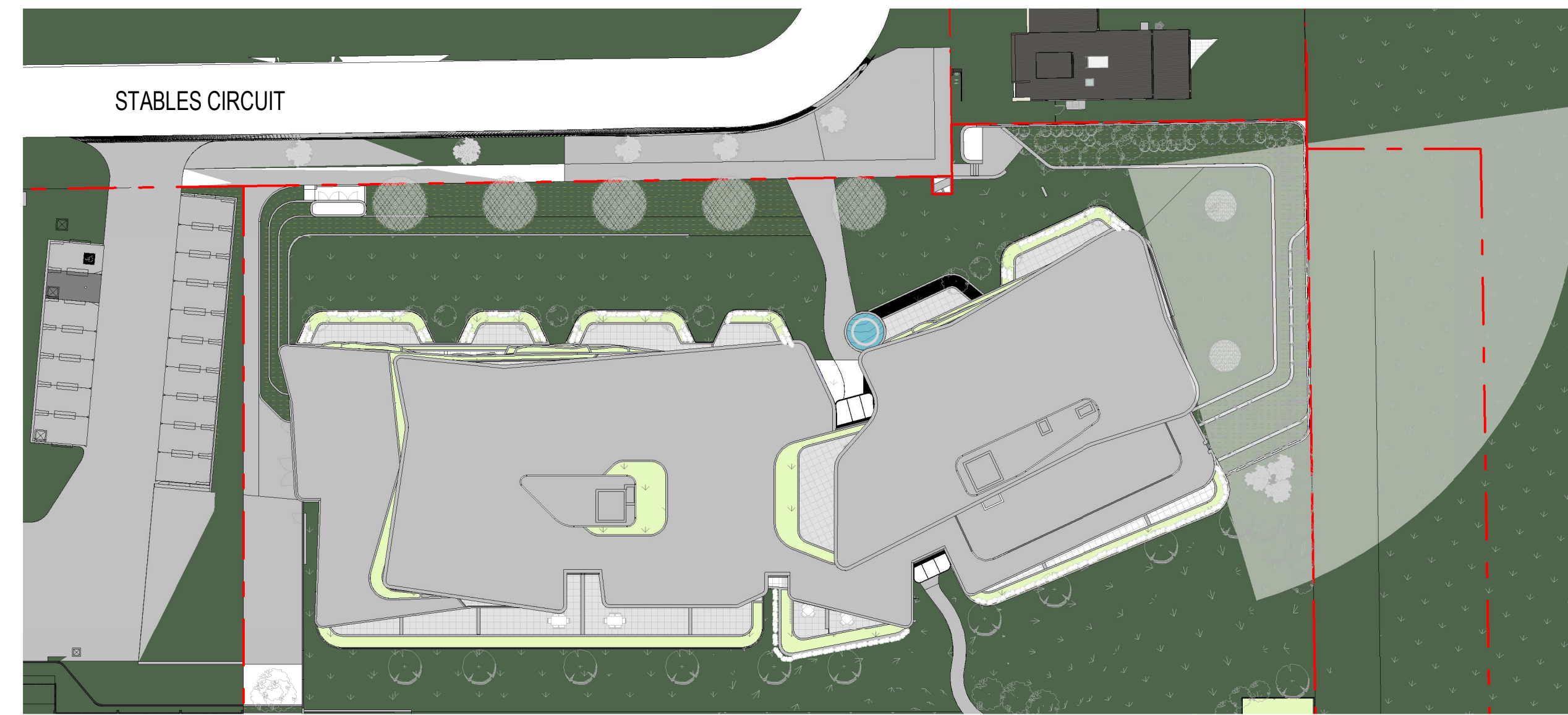
architect:  
**Mirvac Design**  
Level 10, 200 George St  
Sydney NSW 2000  
Tel: 02 9000 6000  
Fax: 02 9000 6144  
mirvac.com.au

title:  
**Stables Circuit North Outlook**

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:350  
lot no: drawing no: TP-023 rev: C







KEY PLAN



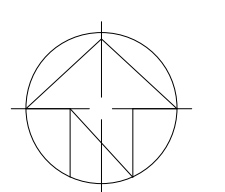
date	rev	description	amendment
18.12.20	A	Response to Council RFI	

project:  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
 Level 20, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6000  
 Fax: 61 2 9000 6100  
 www.mirvac.com.au

title:  
**North East Lawn Perspective**

drawn: Author  
 approved: Approver  
 job no. 3.E10.00000 date: 11.03.20 scale @ A0: 1:425  
 lot no: drawing no: TP-024 rev: A











DARK GREY POWDER COATED VERTICAL BALUSTRADE



DARK GREY POWDER COATED VERTICAL LOUVRED ROOFTOP SCREEN

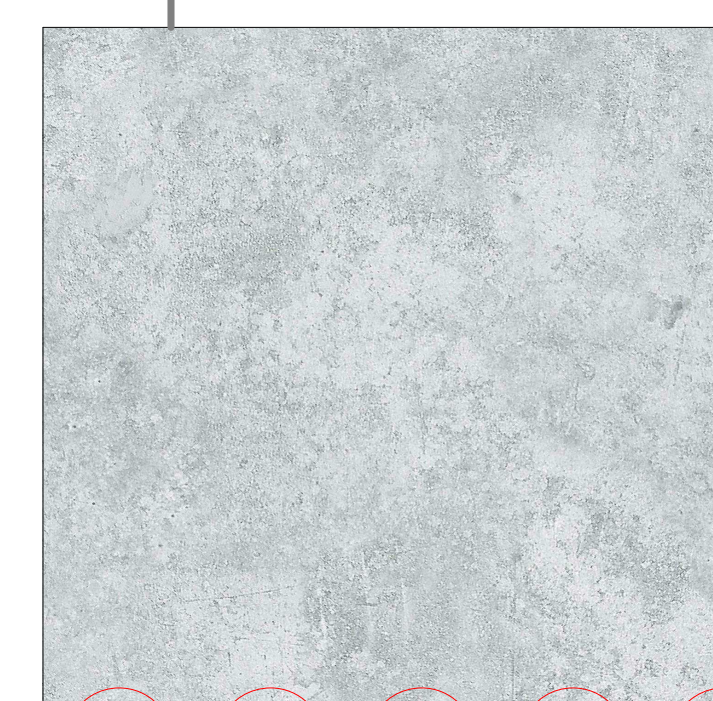
RENDER SHOWING TP-011 REV C - LEVEL 6 LAYOUT. MATERIALITY REPRESENTED ARE ACCURATE.



GLASS BALUSTRADE AND PLANTER



ALUMINIUM WOOD LOOK SOFFIT; RENDER AND PAINT TO SLAB EDGE



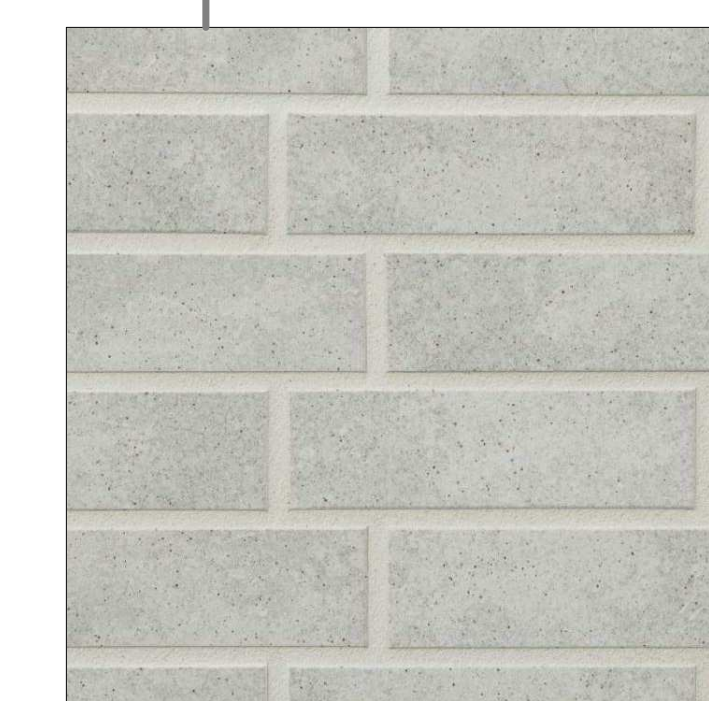
SESAME GREY PAVERS TO COURTYARDS, BALCONIES AND AMENITY AREA



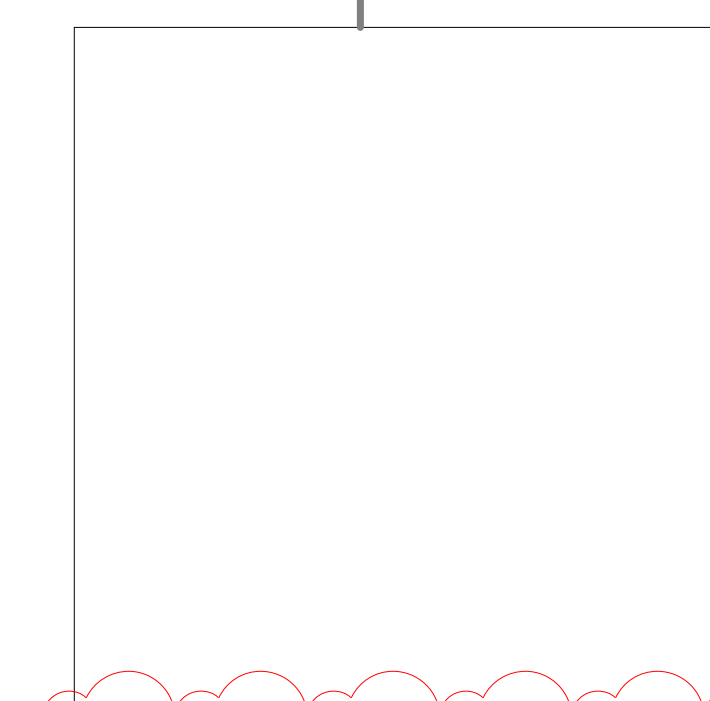
DARK GREY PAINTED PALISADE FENCE



CHARCOAL PAINT TO FRAME ELEMENT



BRICK FACE ON BALCONY PLANTERS AND FACADE



WHITE PAINT TO BALCONY SOFFIT, GROUND AND ROOF PLANTERS. TEXTURED WHITE PAINT TO EAST AND WEST END FACADE.



CHARCOAL WINDOW FRAME AND PALISADE BALUSTRADE

date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.12.20	C	Response to Council RFI
23.02.21	D	Response to Council RFI

amendment

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

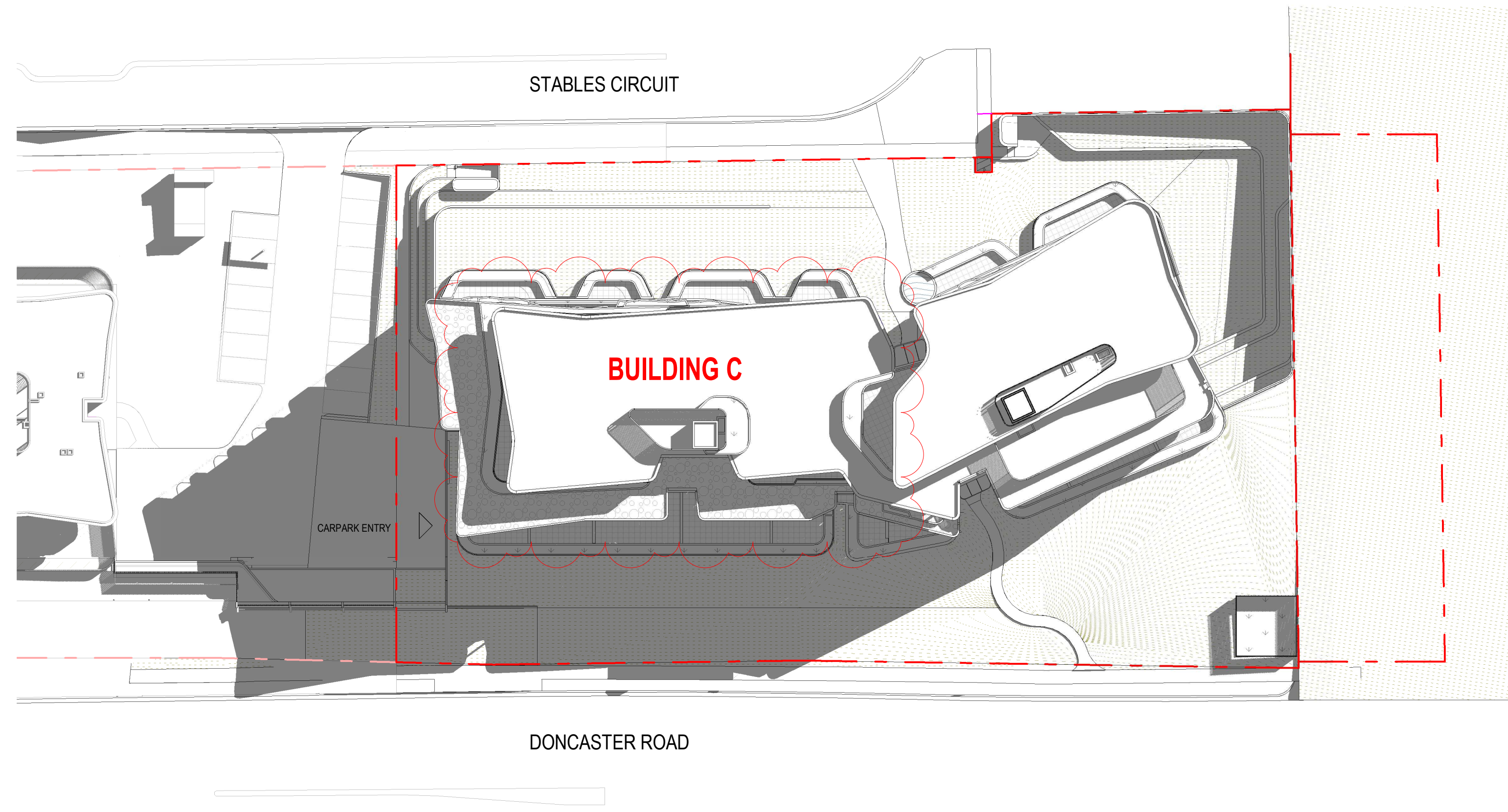
architect:  
**Mirvac Design**



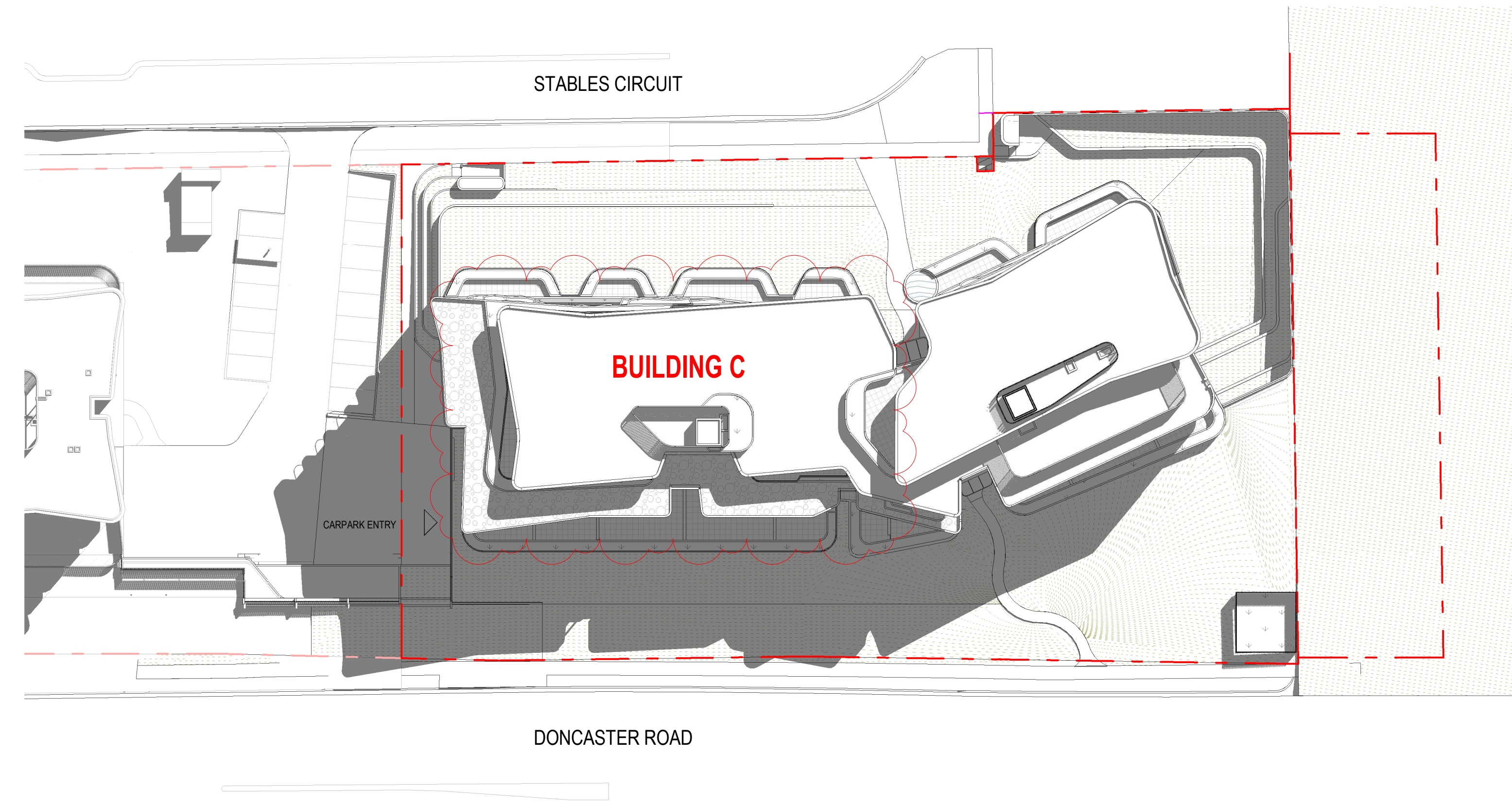
sheet:  
**Finishes Board Sheet 2**

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0:  
lot no: drawing no: TP-026 rev: D

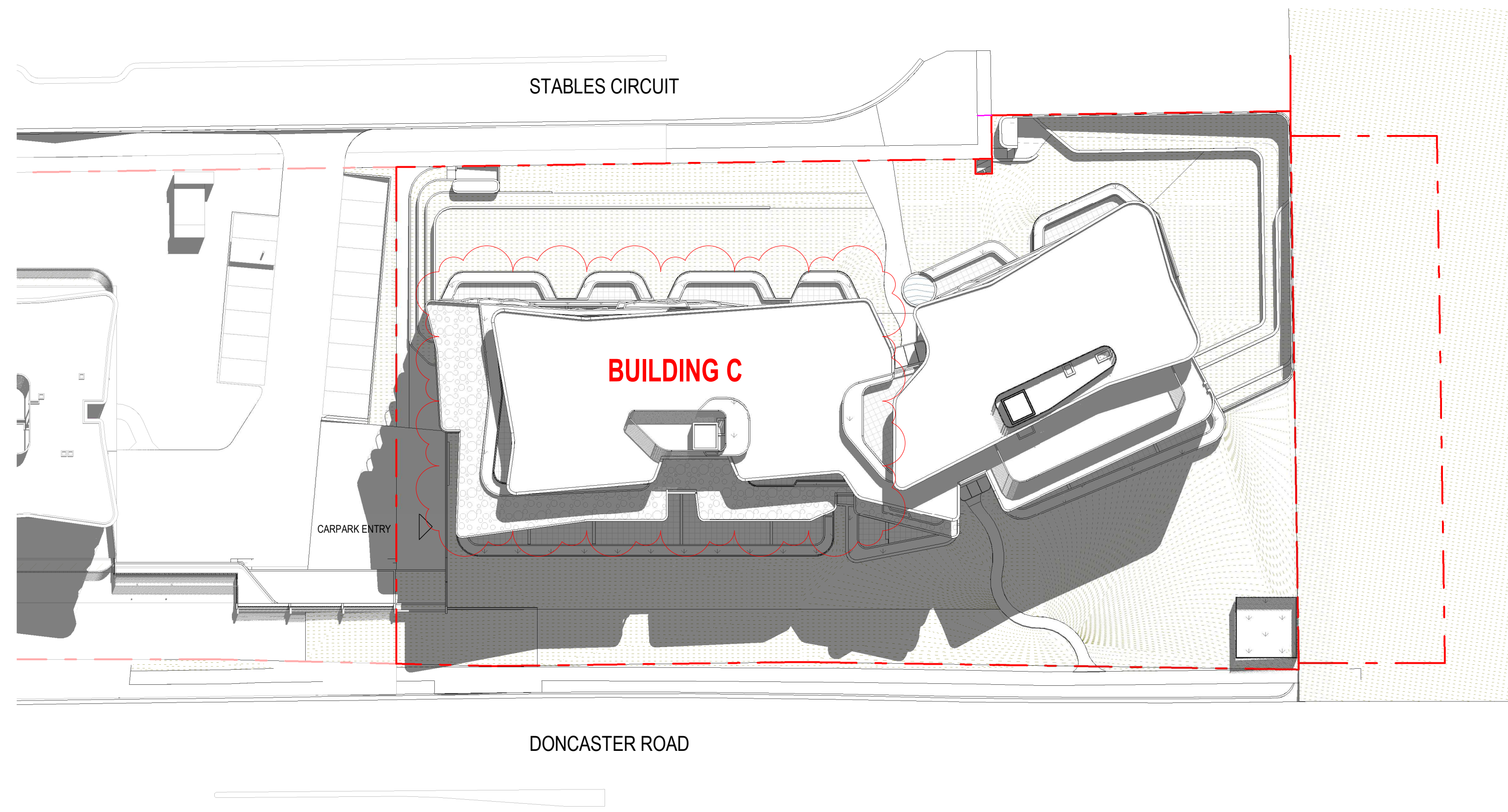




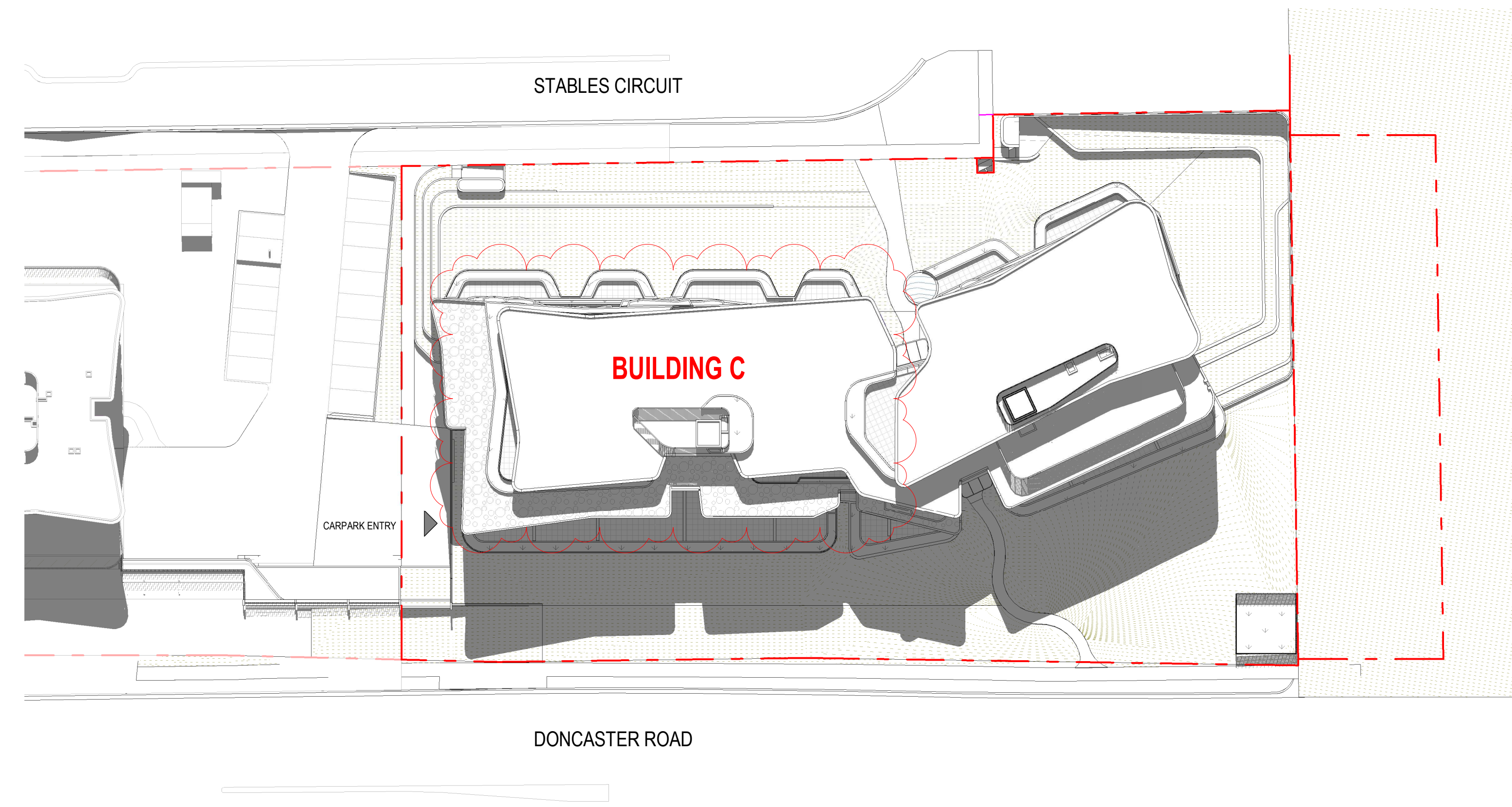
1 22 September - 9am  
1:400



2 22 September - 10am  
1:400



3 22 September - 11am  
1:400



4 22 September - 12pm  
1:400

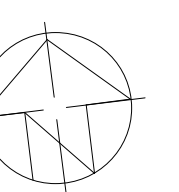
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.02.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

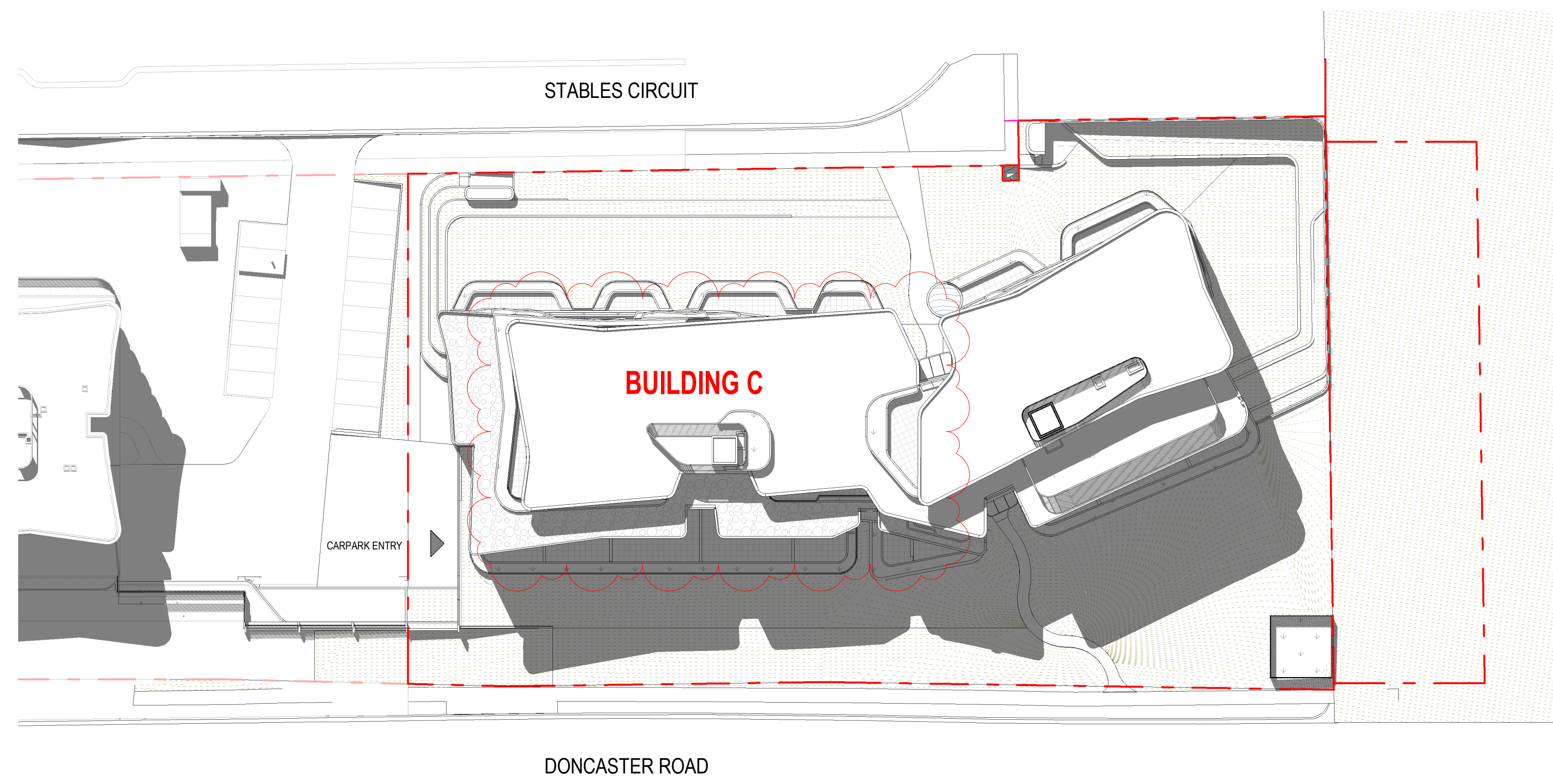
architect:  
**Mirvac Design**  
Level 33, 200 George St  
Sydney NSW 2000  
Tel: 61 2 9250 6100  
Fax: 61 2 9250 6144  
www.mirvac.com.au  
Mirvac Design Pty Ltd  
ABN 16 933 081 163

title:  
**Shadow Studies Sheet**  
1

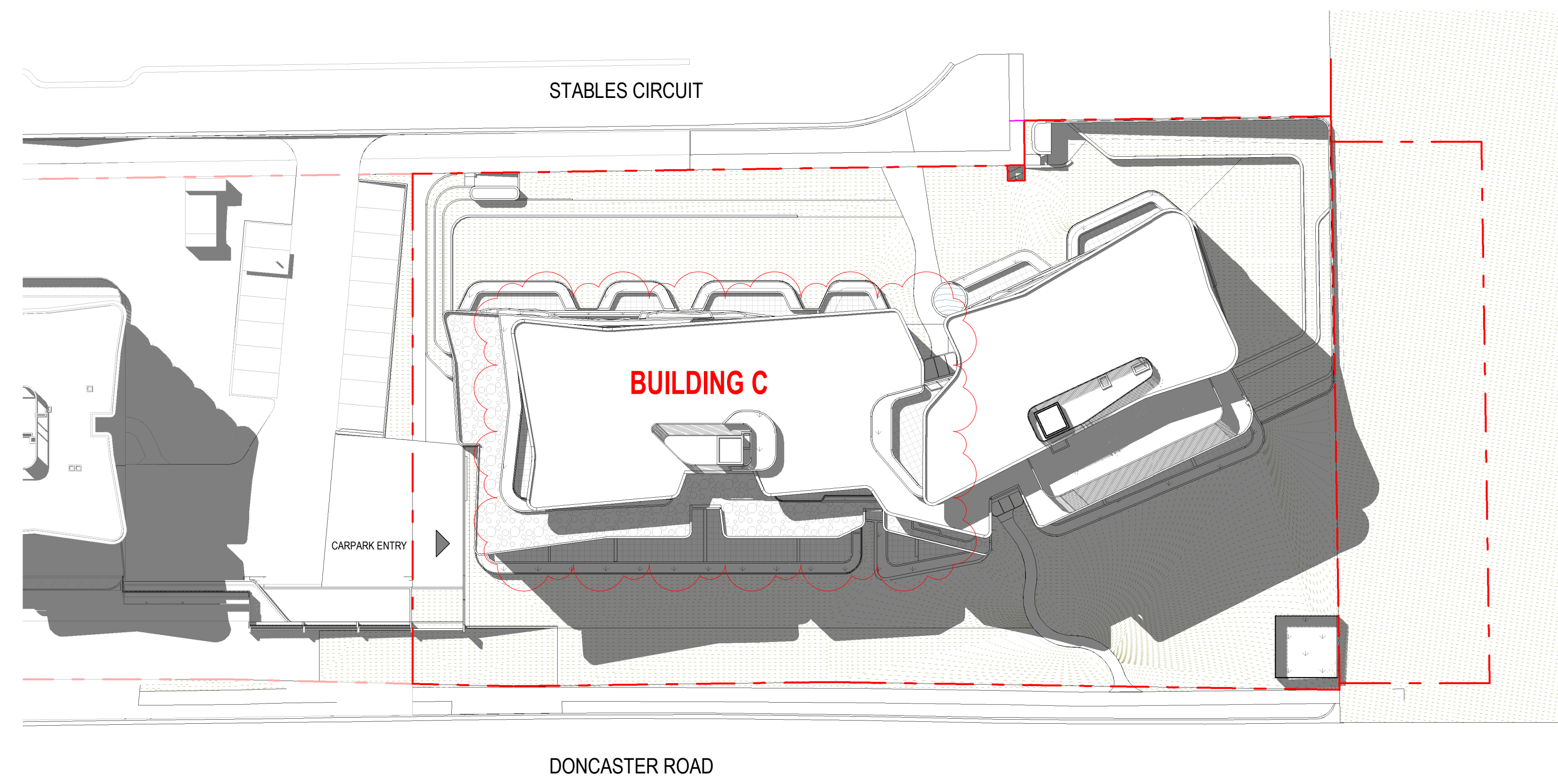
drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0:1:400  
lot no: drawing no: TP-027 rev: D



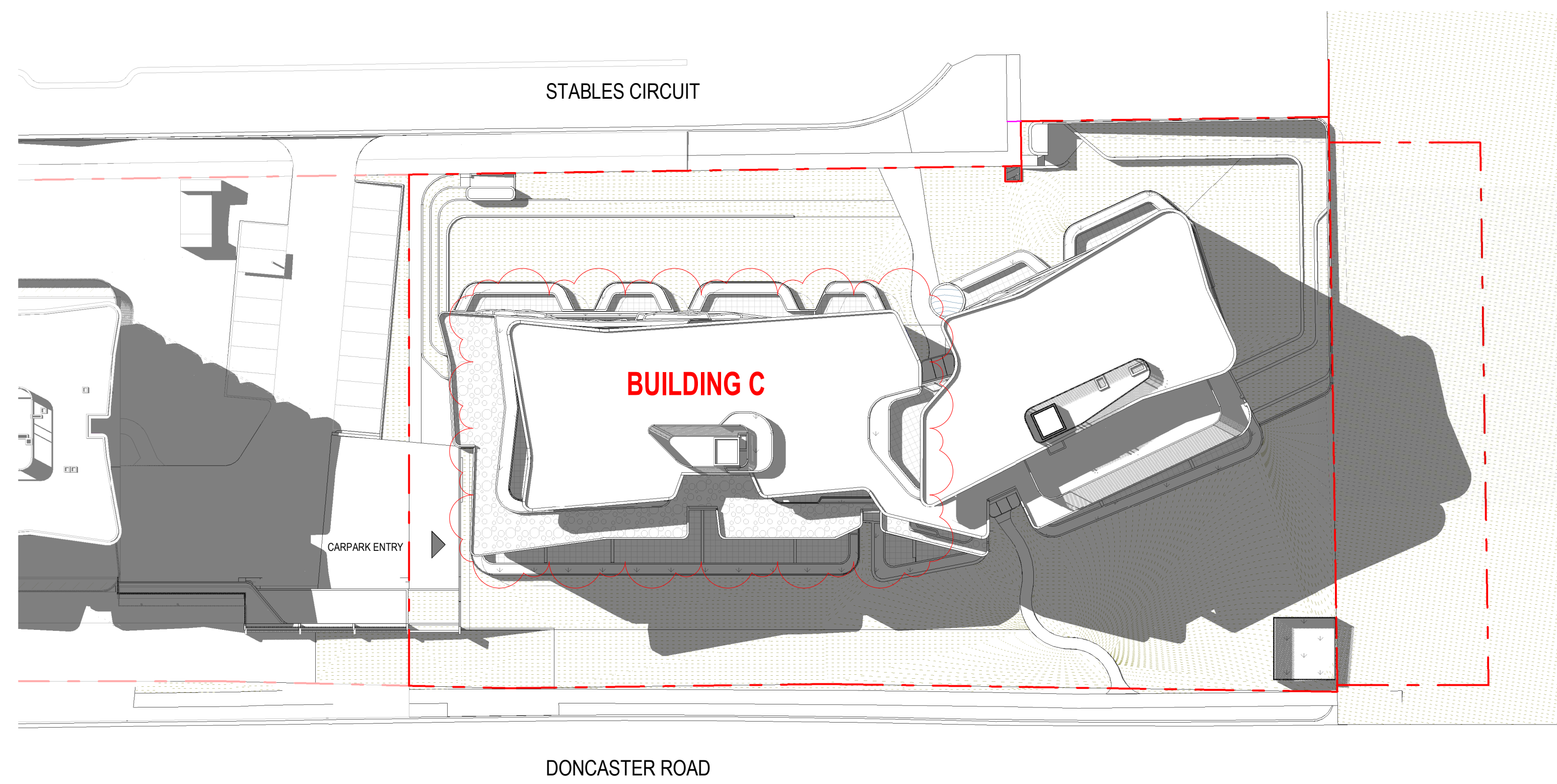




1 22 September - 1pm  
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2 22 September - 2pm  
1:400



3 22 September - 3pm  
1:400

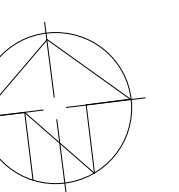
date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
18.12.20	C	Response to Council RFI
19.04.21	D	Response to Council RFI

project:  
**DTA-BLDG C**  
Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
Level 20, 200 George St  
Sydney NSW 2000  
Tel: 61 2 9000 6100  
Fax: 61 2 9000 6144  
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title:  
**Shadow Studies Sheet**  
2

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1:400  
lot no: drawing no: TP-028 rev: D



C:\Users\m\Documents\Project\Central\_DTA\BDS\400\BDC\_Town Planning\_Shadows\Sheet04



Level	RESIDENTIAL AREAS									RESIDENTIAL MIX				
	APARTMENT / TERRACES				LOBBY	COMMUNAL	SERVICES/ STORE	CARPARK	TOTALS	1 BED	2 BED	3 BED	4 BED	TOTAL
	GBA	BALCONY	PLANTER BOXES	GARDEN TERRACE										
L B1	0	0	0 m²	0 m²	0	0 m²	0	3471	3471					0
L 00	560	238	0 m²	70 m²	184	112 m²	229	1245	2330			1		5
L 01	1004	324	0 m²	84 m²	139	0 m²	553		1696					11
L 02	1344	321	106 m²	0 m²	172	0 m²	64		1579					16
L 03	1354	264	37 m²	0 m²	137	0 m²	64		1555					16
L 04	1353	266	27 m²	0 m²	154	0 m²	64		1571					16
L 05	1354	267	32 m²	0 m²	137	0 m²	64		1555					16
L 06	1044	250	79 m²	0 m²	138	0 m²	63		1245					11
L 07	334	120	30 m²	0 m²	30	0 m²	43		407					2
Grand total	8347	2052	310 m²	154 m²	1090	112 m²	1,144	4716	15409	20	44	28	1	93

Parking Spaces		COUNT
PARKING SPACES TYPE		
Car Parking Bay 2.6x4.9m		121
Car Parking Bay(Tandem) 2.6x5.4m		16
Car Parking Bay(Visitor) 2.6x4.9m		19
		156
Bicycle Parking(Wall Mounted)		27
Bicycle Parking(Floor Mounted)		3
		30

### AREA SCHEDULE

Apartment No.	Apartment Type	Internal Storage	Apartment Area	Balcony Area
A0.01	3 BED	21 m³	123 m²	57 m²
A0.02	2 BED	10 m³	87 m²	38 m²
A0.03	3 BED	20 m³	116 m²	55 m²
A0.04	2 BED	12 m³	88 m²	38 m²
A0.05	4 BED	23 m³	146 m²	51 m²
A1.01	3 BED	16 m³	121 m²	28 m²
A1.02	2 BED	10 m³	87 m²	22 m²
A1.03	3 BED	20 m³	116 m²	25 m²
A1.04	2 BED	12 m³	88 m²	17 m²
A1.05	3 BED	21 m³	122 m²	22 m²
A1.06	3 BED	17 m³	121 m²	24 m²
A1.07	1 BED	7 m³	57 m²	30 m²
A1.08	2 BED	10 m³	74 m²	44 m²
A1.09	2 BED	9 m³	72 m²	42 m²
A1.10	1 BED	6 m³	57 m²	38 m²
A1.11	2 BED	12 m³	90 m²	31 m²
A2.01	3 BED	16 m³	121 m²	28 m²
A2.02	2 BED	10 m³	87 m²	22 m²
A2.03	3 BED	20 m³	116 m²	25 m²
A2.04	2 BED	12 m³	88 m²	17 m²
A2.05	3 BED	21 m³	122 m²	22 m²
A2.06	3 BED	17 m³	121 m²	24 m²
A2.07	2 BED	12 m³	89 m²	26 m²
A2.08	2 BED	11 m³	77 m²	33 m²
A2.09	1 BED	8 m³	52 m²	22 m²
A2.10	1 BED	6 m³	62 m²	17 m²
A2.11	1 BED	6 m³	56 m²	20 m²
A2.12	1 BED	7 m³	57 m²	13 m²
A2.13	2 BED	10 m³	75 m²	10 m²
A2.14	2 BED	9 m³	74 m²	10 m²
A2.15	1 BED	7 m³	57 m²	16 m²
A2.16	2 BED	12 m³	90 m²	15 m²
A3.01	3 BED	16 m³	120 m²	25 m²
A3.02	2 BED	10 m³	87 m²	16 m²
A3.03	3 BED	20 m³	116 m²	22 m²
A3.04	2 BED	12 m³	88 m²	16 m²
A3.05	3 BED	21 m³	122 m²	21 m²
A3.06	3 BED	17 m³	120 m²	23 m²
A3.07	2 BED	11 m³	89 m²	15 m²
A3.08	2 BED	11 m³	78 m²	19 m²
A3.09	1 BED	8 m³	51 m²	18 m²
A3.10	1 BED	8 m³	52 m²	10 m²
A3.11	2 BED	10 m³	79 m²	14 m²
A3.12	1 BED	7 m³	57 m²	13 m²
A3.13	2 BED	10 m³	75 m²	12 m²
A3.14	2 BED	9 m³	73 m²	10 m²
A3.15	1 BED	6 m³	57 m²	16 m²
A3.16	2 BED	12 m³	90 m²	14 m²

Apartment No.	Apartment Type	Internal Storage	Apartment Area	Balcony Area
A4.01	3 BED	16 m³	121 m²	26 m²
A4.02	2 BED	10 m³	87 m²	16 m²
A4.03	3 BED	20 m³	115 m²	24 m²
A4.04	2 BED	12 m³	88 m²	17 m²
A4.05	3 BED	21 m³	122 m²	21 m²
A4.06	3 BED	17 m³	120 m²	23 m²
A4.07	2 BED	11 m³	89 m²	16 m²
A4.08	2 BED	11 m³	77 m²	18 m²
A4.09	1 BED	8 m³	51 m²	17 m²
A4.10	1 BED	8 m³	52 m²	10 m²
A4.11	2 BED	10 m³	79 m²	15 m²
A4.12	1 BED	7 m³	57 m²	14 m²
A4.13	2 BED	10 m³	75 m²	10 m²
A4.14	2 BED	9 m³	73 m²	10 m²
A4.15	1 BED	6 m³	57 m²	16 m²
A4.16	2 BED	12 m³	90 m²	14 m²
A5.01	3 BED	16 m³	121 m²	26 m²
A5.02	2 BED	10 m³	87 m²	17 m²
A5.03	3 BED	20 m³	115 m²	24 m²
A5.04	2 BED	12 m³	88 m²	17 m²
A5.05	3 BED	21 m³	122 m²	20 m²
A5.06	3 BED	17 m³	120 m²	22 m²
A5.07	2 BED	11 m³	89 m²	16 m²
A5.08	2 BED	11 m³	78 m²	18 m²
A5.09	1 BED	8 m³	52 m²	17 m²
A5.10	1 BED	8 m³	52 m²	10 m²
A5.11	2 BED	10 m³	79 m²	14 m²
A5.12	1 BED	0 m³	57 m²	14 m²
A5.13	2 BED	0 m³	75 m²	11 m²
A5.14	2 BED	0 m³	73 m²	10 m²
A5.15	1 BED	0 m³	57 m²	16 m²
A5.16	2 BED	0 m³	90 m²	15 m²
A6.01	3 BED	21 m³	131 m²	38 m²
A6.02	3 BED	20 m³	115 m²	23 m²
A6.03	2 BED	12 m³	88 m²	20 m²
A6.04	3 BED	21 m³	122 m²	21 m²
A6.05	3 BED	17 m³	120 m²	24 m²
A6.06	2 BED	11 m³	89 m²	16 m²
A6.07	2 BED	11 m³	77 m²	18 m²
A6.08	1 BED	8 m³	52 m²	17 m²
A6.09	2 BED	8 m³	81 m²	15 m²
A6.10	2 BED	13 m³	74 m²	20 m²
A6.11	2 BED	9 m³	94 m²	39 m²
A7.01	3 BED	25 m³	177 m²	80 m²
A7.02	3 BED	29 m³	157 m²	40 m²

### PROPOSED SITE AREAS

Site Area 5455m²  
 Building Site Coverage 3475m² / 64%  
 Impervious Site Coverage 2297m² / 42%  
 Permeable Site Coverage 3158m² / 58%  
 Basement Site Permeability 1866m² / 34%

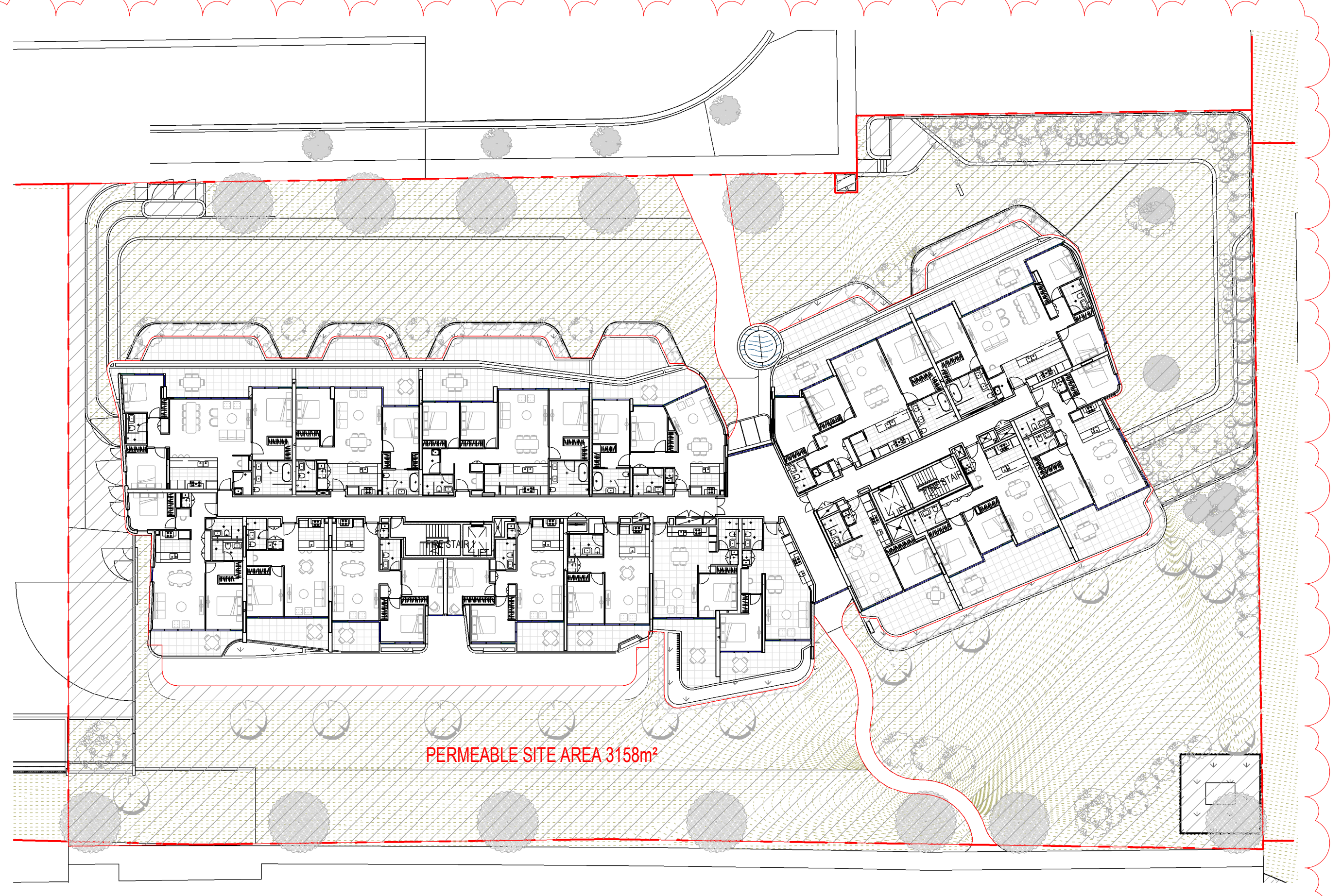
\*Basement site permeability area taken from outside basement footprint

NOTE:  
 • Minimum 4m³ of storage provided in the basement car park.  
 • Refer TP-004 Basement Plan and TP-005 Ground Floor Plan for location, indicative size and volume of each storage cage. Note all storage cages are 2.4m high.  
 • Refer TP-100 - TP-108 for ADG storage calculation.

### FOLIA SITE AREAS(PREVIOUS)

Site Area 6935m²  
 Building Site Coverage 3578m²  
 Impervious Site Coverage 4637m²

\*Folia areas as per approved permit no. PLN18/0671



SITE PERMEABILITY TAKEN FROM GROUND LEVEL AND ABOVE

1 Site Area(L02) - Permeability  
 1 : 300

date	rev	description
22.09.20	A	Issued for Town Planning
25.09.20	B	Issued for Town Planning
28.09.20	C	Response to Council RFI
23.02.21	D	Response to Council RFI
19.04.21	E	Response to Council RFI
25.04.21	F	Response to Council RFI

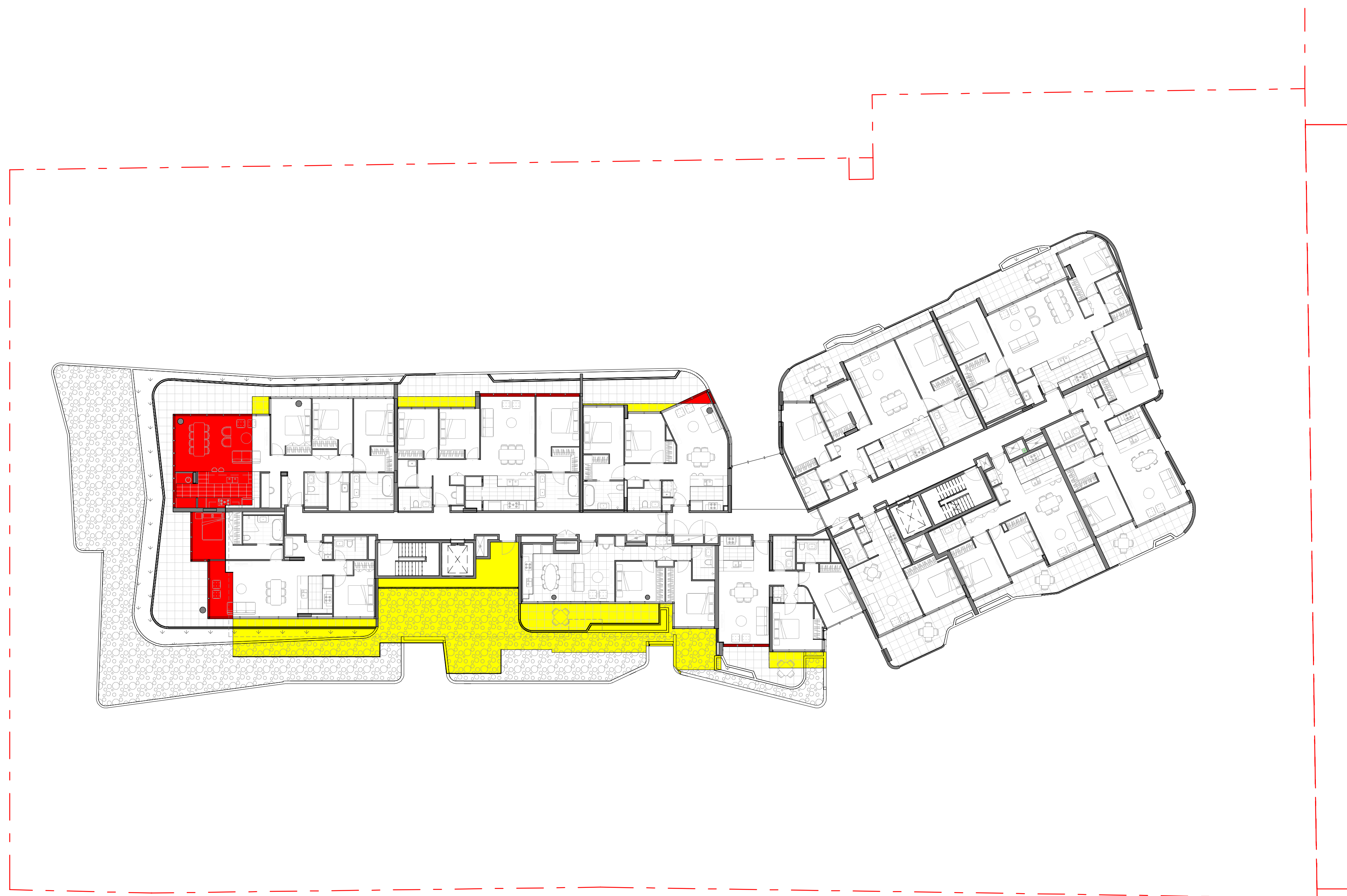
project:  
**DTA-BLDG C**  
 Doncaster Rd, Doncaster, VIC 3108

architect:  
**Mirvac Design**  
 Level 19, 200 George St  
 Sydney NSW 2000  
 Tel: 61 2 9000 6000  
 Fax: 61 2 9000 6100  
 www.mirvac.com.au

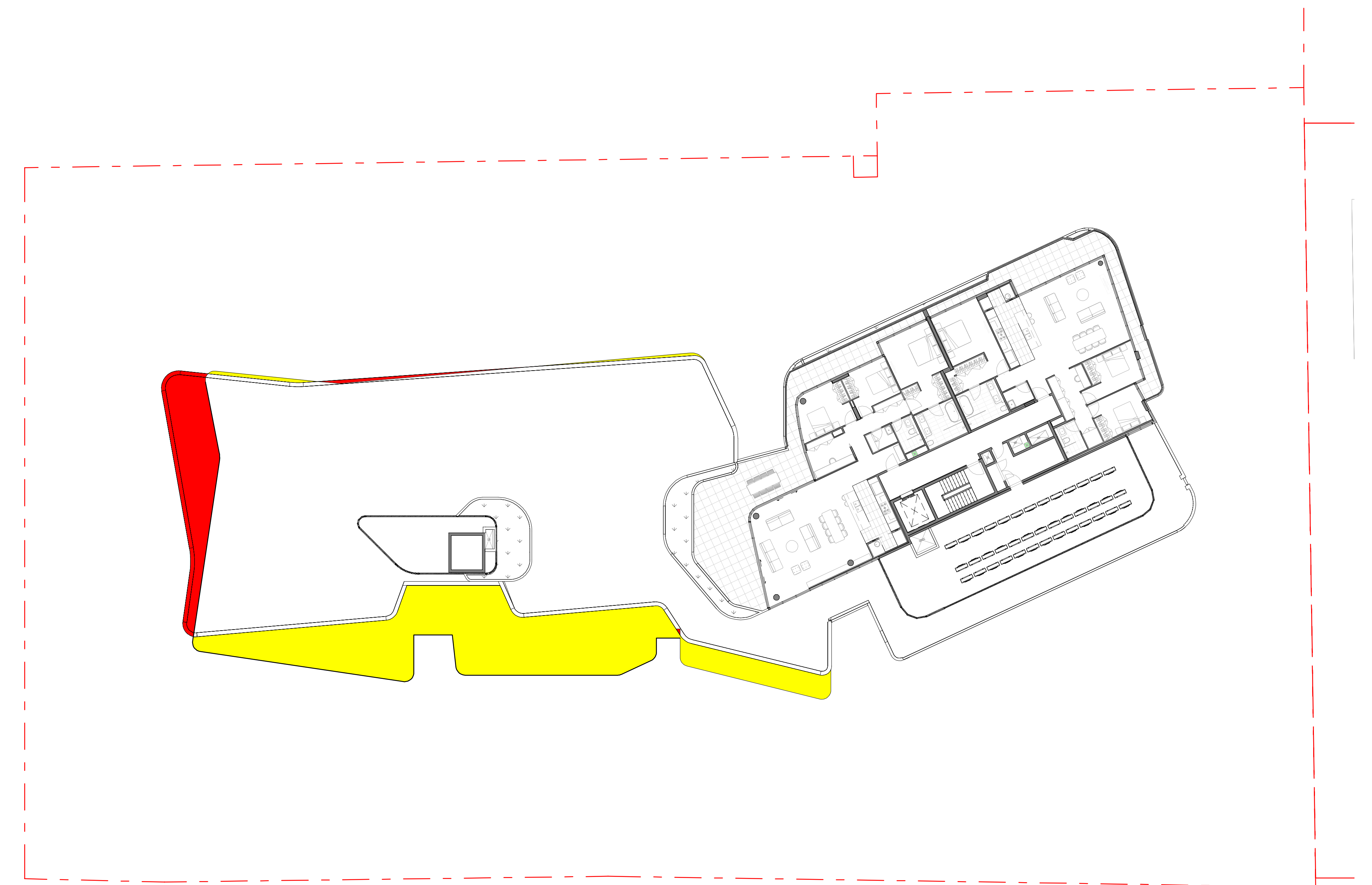
### Yield Schedule

drawn: Author  
 approved: Approver  
 job no. 3.E10.00000 date: 11.03.20 scale @ A0 As indicated  
 lot no: drawing no: TP-029 rev: F





1 LEVEL 06  
1: 200



2 LEVEL 07  
1: 200

**BUILDING ENVELOPE COMPARISON LEGEND**

- DECREASE IN MASSING FROM REV C OF LEVEL 06 (TP-011)
- INCREASE IN MASSING FROM REV C OF LEVEL 06 (TP-011)

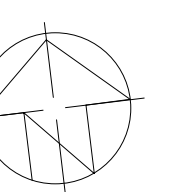
DATE	REV	DESCRIPTION	APPROVED
19/03/21	A	Response to Council RFI	

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title:  
**Envelope Comparison Diagram**

drawn: Author  
approved: Approver  
job no: 3.E10.00000 date: 11.03.20 scale @ A0: 1: 200  
lot no: drawing no: **TP-043** rev: **A**





## 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 1 (RGZ1)
- Clause 42.01 Environmental Significance Overlay, Schedule 5 (ESO5)
- Clause 43.04 Development Plan Overlay, Schedule 3 (DPO3) and associated Eastern Golf Course Development Plan, September 2014 (DP)
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.07 Residential Growth Zone, Schedule 1

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



A Planning Permit is required to construct a residential building. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

Schedule 1 pertains to the Eastern Golf Course Site 463-535 Doncaster Road, Doncaster and has the following maximum building height requirement for a dwelling or residential building:

- A building used as a dwelling or a residential building must not exceed a height of 11 metres where land is further than 70 metres from the Doncaster Road boundary of the site.

It is noted that given the subject site is within 70m of the Doncaster Road boundary, the 11m maximum building height does not apply to this site.

## **Overlays**

### Clause 42.01 Environmental Significance Overlay Schedule 5 (ESO5)

A permit is required for all buildings and works and the removal of vegetation.

The environmental objectives to be achieved include:

- *To protect and conserve Core and Buffer Conservation Areas.*
- *To maintain and enhance the natural landscape character of environmental urban areas.*
- *To minimise the extent of earthworks within the canopy dripline of trees.*
- *To achieve an improvement in the extent and quality of Victorian native vegetation, consistent with the goal of Net Gain as set out in Victoria's Native Vegetation Management A Framework for Action (Department of Natural Resources and Environment 2002) by:*
  - *Avoiding the removal of Victorian native vegetation.*
  - *Minimising the removal of Victorian native vegetation, if the removal of the Victorian native vegetation cannot be avoided, through appropriate planning and design.*
  - *Appropriately offsetting the loss of Victorian native vegetation.*
- *To protect and conserve habitat corridors and ecological stepping-stones.*
- *To conserve and where possible enhance habitat for flora and fauna species recognised as threatened at the municipal, regional, state or federal level*
- *To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.*
- *To minimise the visual impacts of development on the Yarra River, its banks and nearby parkland.*
- *To maintain the treed character of residential areas.*

A permit is required under this schedule to the overlay to remove Victorian native vegetation, except for any trees listed to be "removed" as identified in Appendix 2.4 of "Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria" by Ecology and Heritage Partners (April 2014).

### Clause 43.04 - Development Plan Overlay Schedule 3 (DPO3)

The Eastern Golf Course Redevelopment Site

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*



- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan*

Planning guidance for future development of the site is provided by Clause 22.17 of the Manningham Planning Scheme, *Eastern Golf Course Key Redevelopment Site Policy*, and the *Development Plan Overlay Schedule 3 (DPO3)*. The Policy and DPO3 set out the framework for redevelopment, including key considerations which should be incorporated within a future Development Plan.

### **Eastern Golf Course Development Plan (September 2014)**

Council approved an Eastern Golf Course Development Plan (DP) in September 2014.

The most relevant sections of the DP for this proposal are:

- Section 3.8 Doncaster Road Urban Design Objectives
  - Built form
  - Car parking and Access
  - Landscaping
  - Fencing
- Section 3.8 Doncaster Road Location Specific Design Principals
- Section 3.11 Access and Circulation
- Section 3.11.6 Car parking (including visitor car parking rates)
- Section 3.10 ESD

### **Planning Policy Framework**

#### **Clause 16.01-1 Integrated housing**

The objective of this policy 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 objective of this policy 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 16.01-4 Housing diversity**

The objective of this policy 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 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 18.02-2 (Cycling)

It is an objective “*to integrate planning for cycling with land use and development planning and encourage as alternative modes of travel*”.

The clause includes several strategies to achieve this objective including to “*Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals*”.

#### Clause 18.02-5 (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 1. 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.

It specifically identifies that the Eastern Golf course site is an identified Key Redevelopment Site which offers urban consolidation opportunities in well serviced areas and localities.

### 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 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.*

#### Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy

The objectives of this policy are:

- *To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.*
- *To protect and conserve identified Manningham biosites as identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.*
- *To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.*
- *To promote a range of dwelling densities and housing types that meet the existing and future housing needs.*
- *To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.*
- *To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets*
- *To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.*
- *To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.*
- *To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.*
- *To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.*



- *To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.*
- *To ensure that downstream properties are not detrimentally affected by increased runoff from development of the land.*

The policy requires that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. Council approved the Eastern Golf Course Development Plan September 2014.

## **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).*

It is noted that the visitor space requirements are not relevant to land within the Principal Public Transport Area (PPTN) which this property is within. Therefore the requirement for 1 visitor space to every 5 dwellings for developments of 5 or more dwellings is not relevant or required under this provision.

It is also noted that there is a visitor car space requirement for Higher Density areas under the DP (1 visitor space to every 5 dwellings).

### 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.*