



PROPOSED DEVELOPMENT AT:  
**100 WILLIAMSONS ROAD, DONCASTER**

- TP01 SITE LOCALITY PLAN
- TP02 SITE CONTEXT PLAN
- TP03 DESIGN RESPONSE / ROOF PLAN
- TP04 FLOORPLANS - BASEMENT
- TP05 FLOORPLANS - LEVEL 1
- TP06 FLOORPLANS - LEVEL 2
- TP07 FLOORPLANS - LEVEL 3
- TP08 WEST & NORTH ELEVATIONS
- TP09 SOUTH & EAST ELEVATIONS
- TP10 SECTIONS A-A & B-B
- TP11 SECTION C-C, MATERIALS & FINISHES & TYPICAL DETAILS
- TP12 SHADOW DIAGRAMS
- TP13 LAYOUT PLANS
- TP14 EXTERNAL WALL FINISHES  
ELEVATION - WALL FINISHES

LEGEND

L	LIVING / DINING	⊕	MATERIAL FROM WINDOW TO LEVEL NOTED
E	ENTRY	⊕	NON-MATERIAL FROM WINDOW TO LEVEL NOTED
B	BASIN / LAUNDRY	⊕	DOOR ACCESS TO LEVEL NOTED
L	LAUNDRY		
S	STOVE		
TR	TROUBLE		

THE DRAWING IS COPYRIGHT AND THE RESPONSIBILITY OF THE ARCHITECT. ANY REVISIONS MUST BE REFERENCED CORRECTLY AND MUST BE APPROVED BY THE ARCHITECT.

REVISIONS

NO.	DATE	DESCRIPTION
B	23/08/2016	ISSUED FOR TENDER
C	19/09/2017	FOR APPROVAL OF DONCASTER CITY COUNCIL

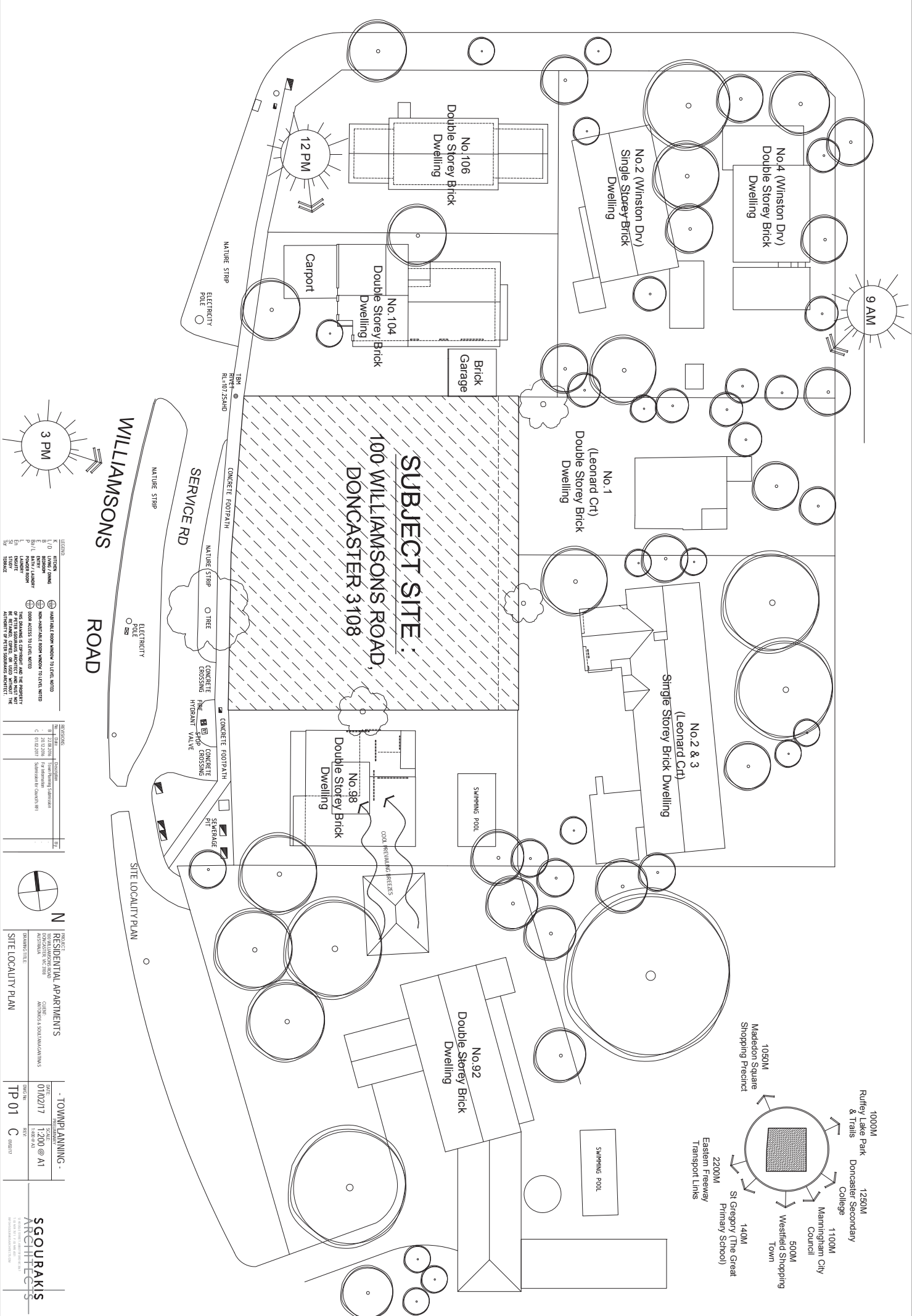


PROJECT  
**RESIDENTIAL APARTMENTS**  
 100 WILLIAMSONS ROAD  
 DONCASTER, VIC 3018  
 ARCHITECTS & SURVEYORS

DRAWING TITLE  
**SITE CONTEXT PLAN**

- TOWN PLANNING -  
 DATE: 01/02/17  
 SCALE: 1:100 @ A1  
 SHEET NO: TP 00 OF 00  
 C: 00/017





- LEGEND**
- L Living / Lounge
  - D Dining
  - E Kitchen
  - B Bath
  - LA Laundry
  - ST Store
  - TR Terrace
  - Electricity Pole
  - Tree
  - Natural Light from Window to Level North
  - Non-Natural Light from Window to Level North
  - Room Access to Level North
  - Non-Natural Light from Window to Level North
  - Room Access to Level North
  - The Drawing is Copyright and the Responsibility of the Architect. All Rights Reserved. No Part of this Drawing may be Reproduced without the Written Consent of the Architect.

**REVISIONS**

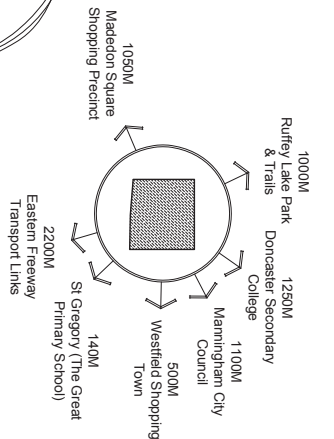
NO.	DATE	DESCRIPTION
1	20/02/2018	Final Drawing Submission
2	20/02/2018	As per comments (1)
3	01/03/2018	As per comments (2)

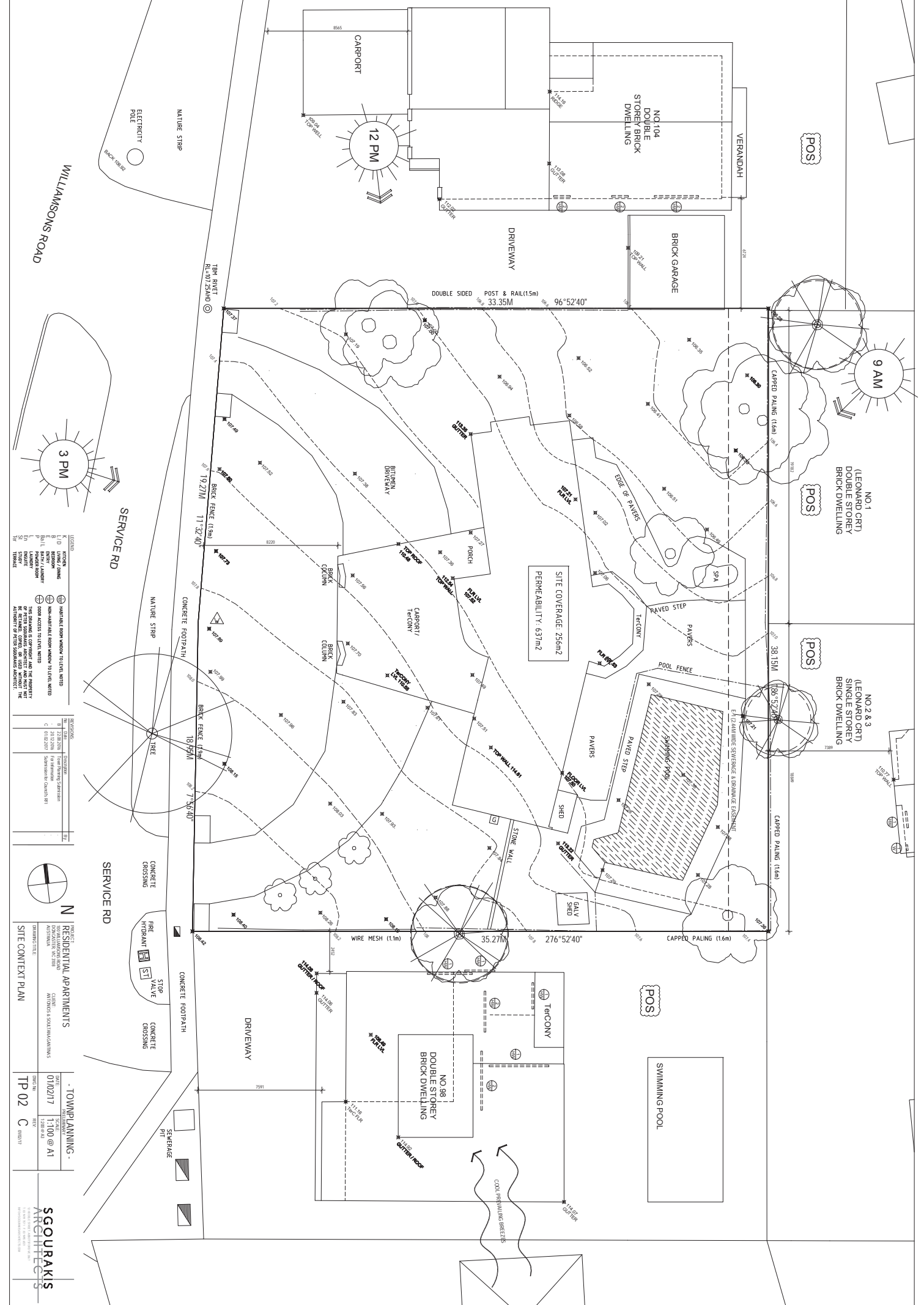


**RESIDENTIAL APARTMENTS**  
 100 WILLIAMSONS ROAD  
 DONCASTER VIC 3108  
 ARCHITECTS & SOLID MIND ARCHITECTS

**- TOWN PLANNING -**  
 DATE: 01/02/17  
 SCALE: 1:200 @ A1  
 SHEET: TP 01

**SGOURAKIS ARCHITECTS**  
 100 WILLIAMSONS ROAD  
 DONCASTER VIC 3108  
 PH: 0846 120 000  
 WWW.SGOURAKISARCHITECTS.COM





- LEGEND**
- 1. Living / Dining
  - 2. Kitchen
  - 3. Entry
  - 4. Main / Laundry
  - 5. Laundry
  - 6. Store
  - 7. Terrace
  - 8. Carport
  - 9. Mature Tree
  - 10. Mature Strip
  - 11. Electricity Pole
  - 12. Back 100m
  - 13. Non-hatched Area from which to Level into
  - 14. Hatched Area from which to Level into
  - 15. Door Access to Level into
  - 16. The Shading is Computer and the Property is defined. Color, Sh. Used without the Authority of the Planning Architect.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	20/12/2016	Final Planning Submission
2	20/12/2016	As per Planning Submission
3	19/01/2017	Submission Comments (S1)



**PROJECT:** RESIDENTIAL APARTMENTS  
**CLIENT:** WILLIAMSONS ROAD APARTMENTS & SOLID INVESTMENTS  
**DEVELOPER:** SITE CONTEXT PLAN

**TOWN PLANNING -**  
 DATE: 01/02/17  
 SCALE: 1:100 @ A1  
 DRAWN BY: TP 02  
 CHECKED BY: C









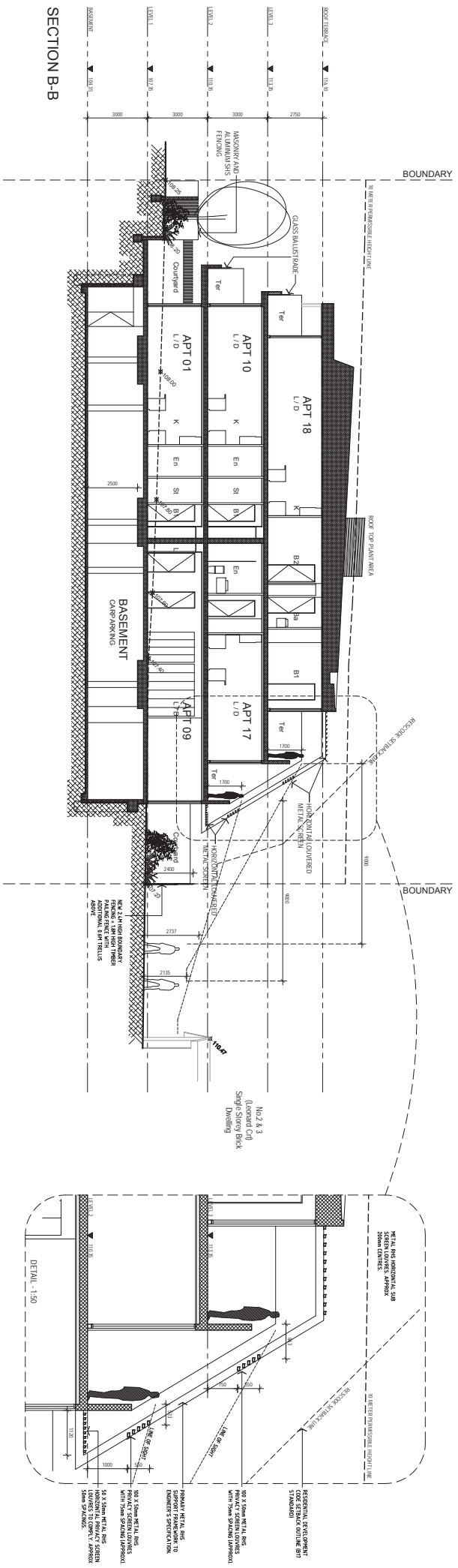
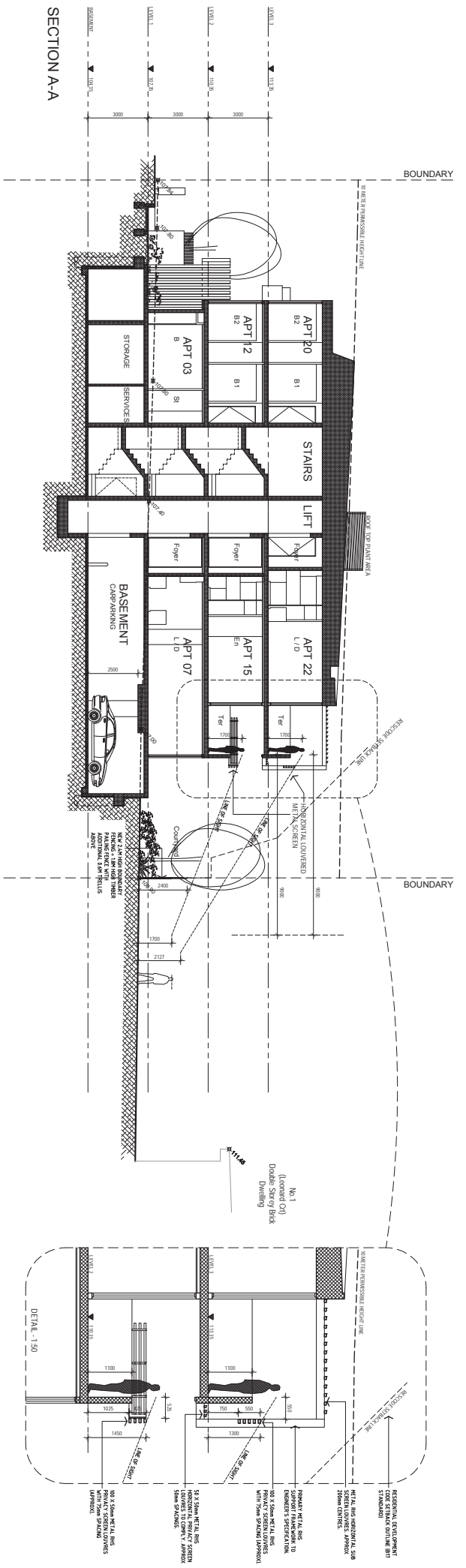












**SECTION**

- L/D LIVING / DINING
- B BATH
- E ENTRY
- SOB1 BATH / LAUNDRY
- L LAUNDRY
- ST STORE
- TR TERRACE

**LEGEND**

- ⊕ MATERIAL FROM WINDOW TO LEVEL WITH
- ⊖ NON-MATERIAL FROM WINDOW TO LEVEL WITH
- ⊙ DOOR ACCESS TO LEVEL WITH

**LEVELS**

LEVEL	FINISH	HEIGHT
BAS	FINISHING SURFACE	200
L1	FINISHING SURFACE	200
L2	FINISHING SURFACE	200
L3	FINISHING SURFACE	200

**NOTES**

- THE DRAWING IS COMPILED AND THE DIMENSIONS ARE DEFINITIVE. CONSULT THE ARCHITECT FOR ANY AMBIGUITIES.
- APPROXIMATE DIMENSIONS ARE SHOWN FOR INFORMATION ONLY.

**PROJECT INFORMATION**

**RESIDENTIAL APARTMENTS**

ARCHITECTS: S&S ARCHITECTS

**TOWN PLANNING**

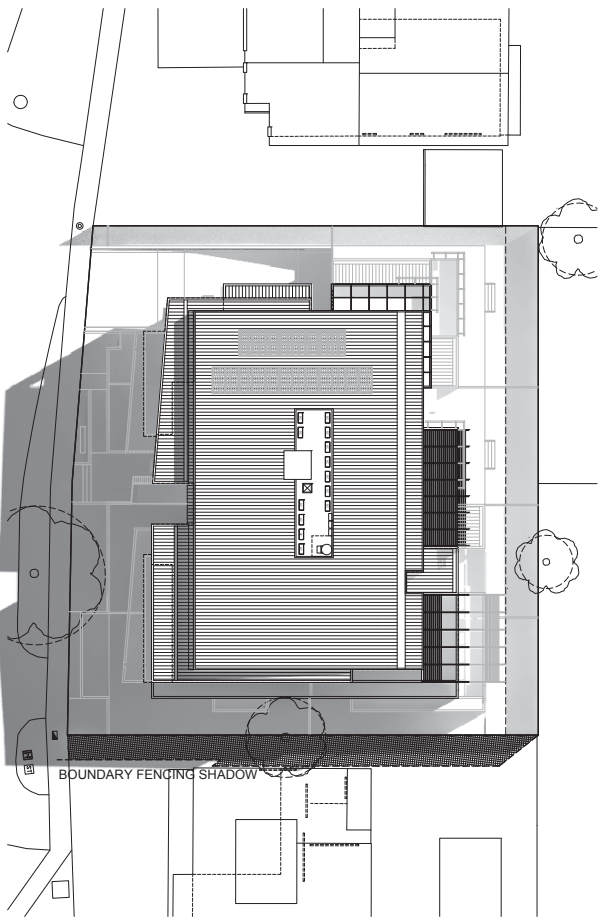
DATE: 01/02/17  
SCALE: 1:100 @ A1  
REV: 12/08/16

**SGOURAKIS ARCHITECTS**

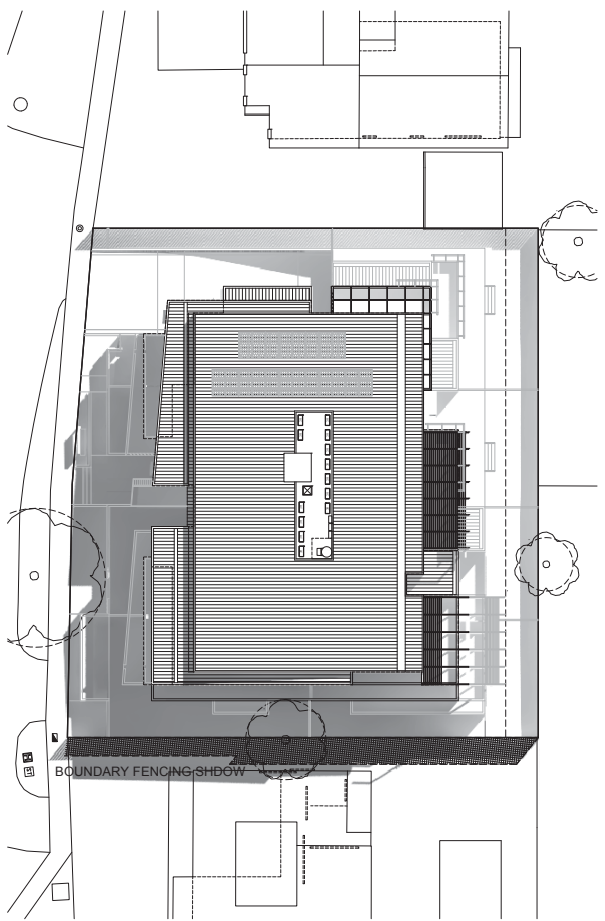




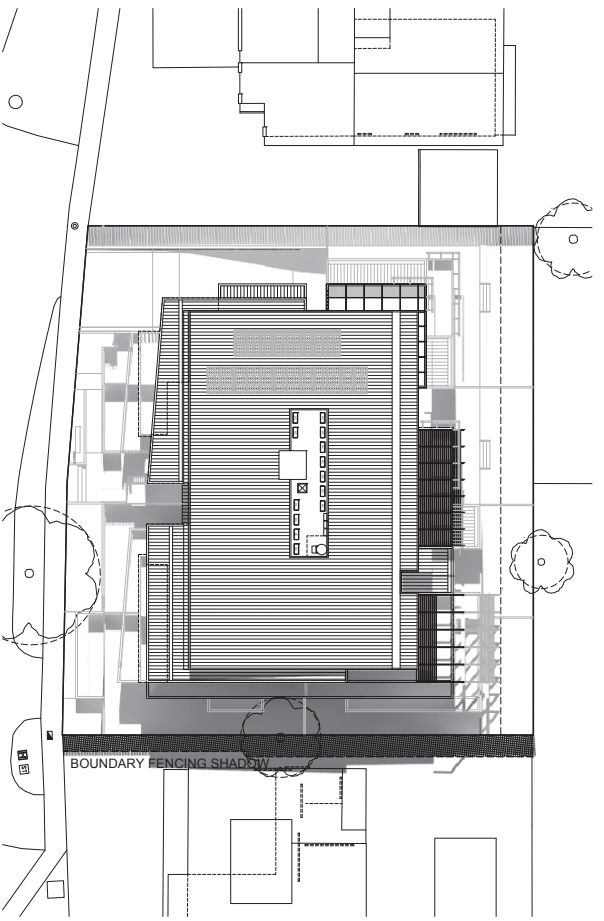




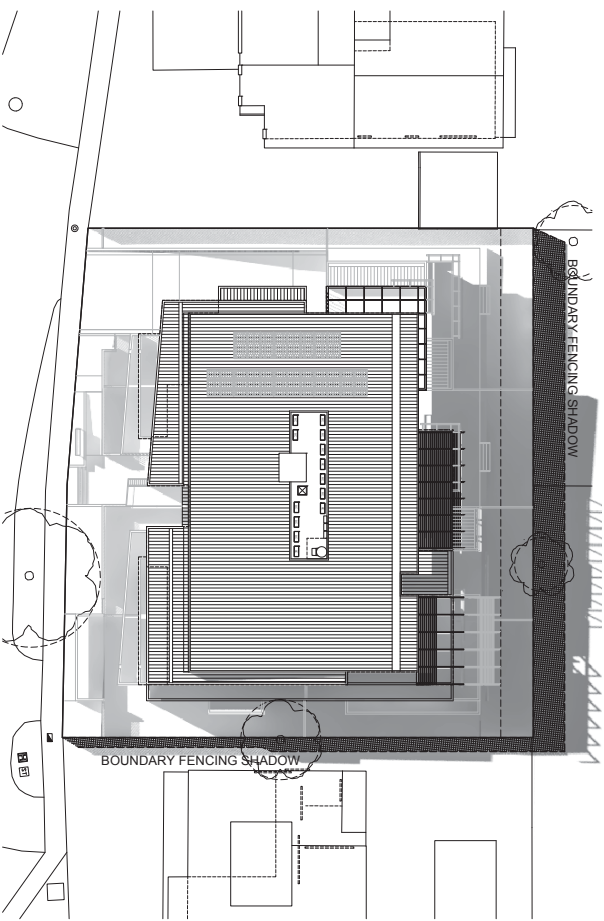
9AM SHADOW



10AM SHADOW



12 NOON SHADOW



3PM SHADOW

- LEGEND
- L LIVING / DINING
  - E ENTRY
  - B BATH
  - K KITCHEN
  - LA LAUNDRY
  - S STORE
  - TR TERRACE
- ⊕ MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊖ NON-MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊕ DOOR ACCESS TO LEVEL WITH
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SCOURAKIS ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR USED WITHOUT THE AUTHORITY OF THE SCOURAKIS ARCHITECTS.

REVISONS

NO.	DESCRIPTION	DATE
B	23/03/2016	Issued for planning submission
C	20/02/2017	As per planning conditions
D	15/03/2017	As per planning conditions



PROJECT  
**RESIDENTIAL APARTMENTS**  
 100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

- TOWNPLANNING -  
 DATE: 01/02/17  
 SCALE: 1:200 @ A1  
 SHEET: TP 12  
 OF: C

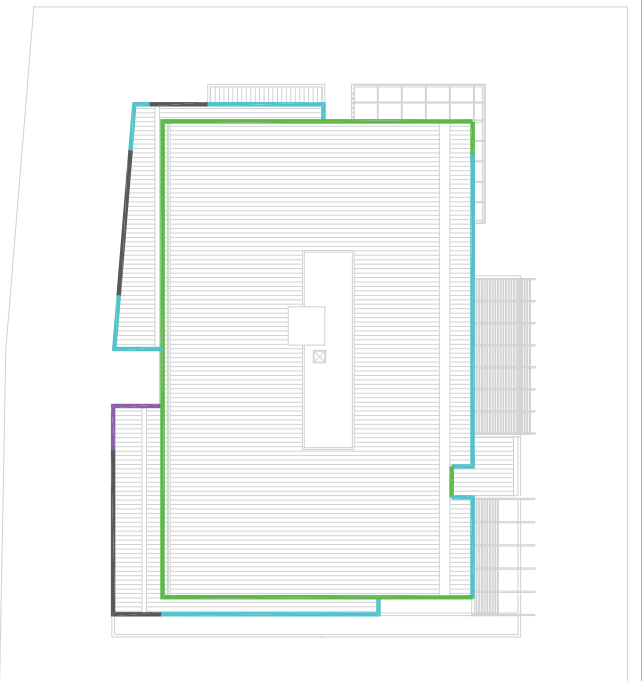
**SCOURAKIS ARCHITECTS**  
 100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000



LEVEL 2

EXTERIOR MATERIALS  
AND FINISHES REFER TO  
SHEETS TP13 & TP14

- A PRECAST PANEL
- B BRICK VENEER TILES
- C LIGHT GREY BRICK
- D BRICK VENEER
- E BROWN BRICK
- F BRAHMAN GRANITE
- G BRICK VENEER
- H BROWN BRICK
- I CHILTINGHAM WHITE
- J BALLUSTRAILING WALL PANEL
- K ROOFING / ROOF FASCIA PANEL
- L FASCIA PANEL
- M FASCIA PANEL



LEVEL 4



LEVEL 1

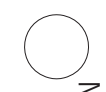


LEVEL 3

- LEGEND
- LIVING / DINING
  - KITCHEN
  - ENTRY
  - BATH / LAUNDRY
  - LAUNDRY
  - STORAGE
  - TERRACE
- MATERIAL FROM WINDOW TO LEVEL WITH
  - NON-MATERIAL FROM WINDOW TO LEVEL WITH
  - DOOR ACCESS TO LEVEL WITH
- THE DRAWING IS COPYRIGHT AND THE PROPERTY OF SGOURAKIS ARCHITECTS. NO PARTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SGOURAKIS ARCHITECTS.

REVISIONS

NO.	DATE	DESCRIPTION
1	20.02.2018	FOR TENDER SUBMISSION
2	09.03.2017	FOR TENDER SUBMISSION (REVISED)



PROJECT  
RESIDENTIAL APARTMENTS  
100, MALDEN ROAD  
MELBOURNE VIC 3046  
ARCHITECTS & SOLID FOUNDATIONS

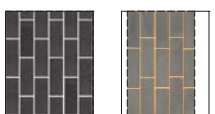
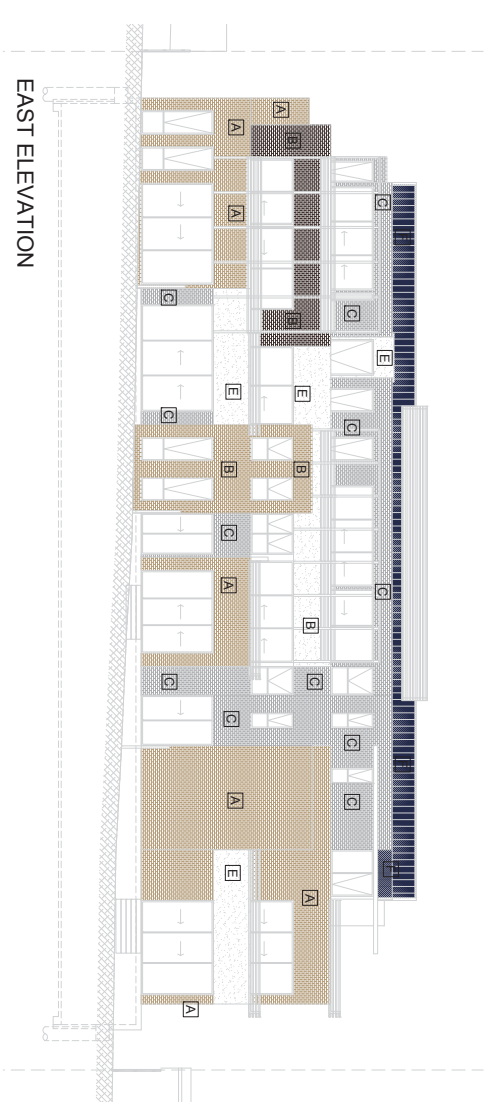
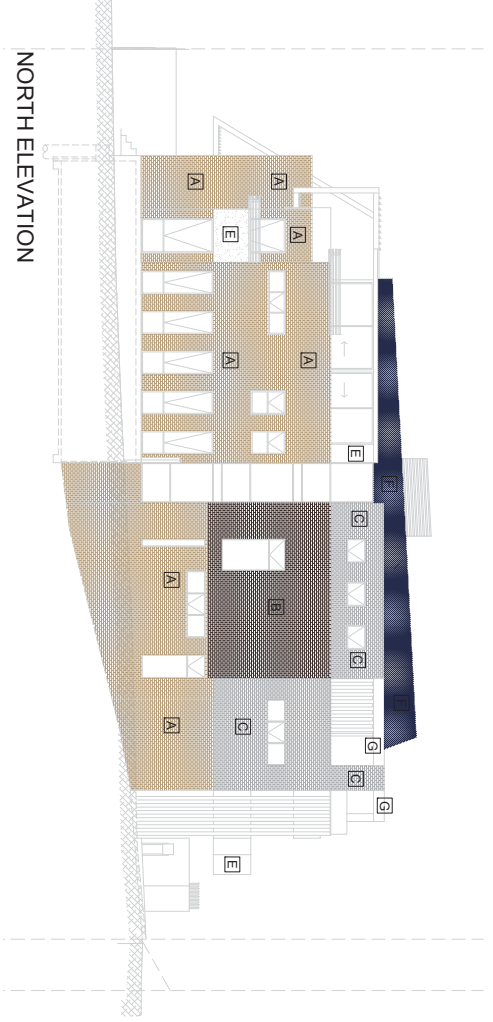
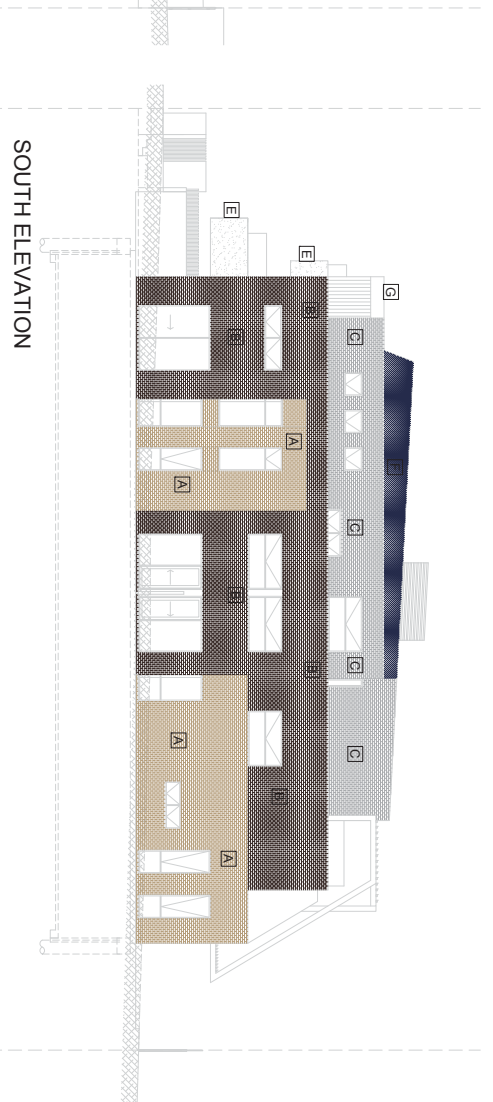
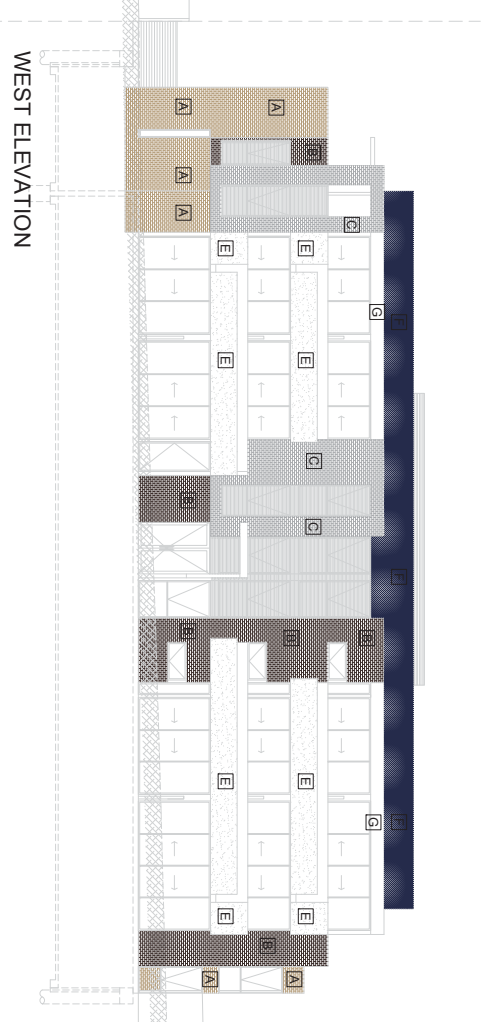
CONTRACT TITLE  
COLOURED PLAN WALL TYPES

DATE  
TP13

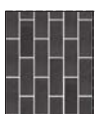
SCALE  
1:150 @ A1

REV  
C

MONTH  
MARCH



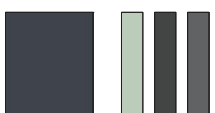
**A** PRECAST PANEL  
BRICK VENEER TILES LIGHT GREY BRICK



**B** BRICK VENEER  
BOWRAL BRICK BRAHMAN GRANITE



**C** BRICK VENEER  
BOWRAL BRICK CHILLINGHAM WHITE



**E** GENERAL PAINT / RENDER / COLORBOND  
COLOUR - TAUBMANS GRANET  
GENERAL PAINT / RENDER / COLORBOND  
COLOUR - TAUBMANS BLACK FOX  
GENERAL PAINT / RENDER / COLORBOND  
COLOUR - TAUBMANS HEROGREY



**F** GUTTER DOWNPIPES, ROOF FASCIA  
PANEL & WINDOW FRAMES COLOUR  
- COLORBOND IRONSTONE

**G** BALUSTADING WALL PANEL  
&  
FASCIA PANEL  
TO SELECTED COLOUR

- LEGEND
- L LIVING / COMMON
  - D DORMER
  - E ENTRY
  - B BALCONY
  - LA LAUNDRY
  - ST STORE
  - TR TRIBUTE
- ⊕ MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊖ NON-MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊕ DOOR ACCESS TO LEVEL WITH
- THE DRAWING IS COPYRIGHT AND THE PROPERTY OF SGOURAKIS ARCHITECTS & SHOULD NOT BE REPRODUCED, COPIED, OR USED WITHOUT THE APPROVAL OF THE ARCHITECTS FIRM.

REVISIONS

NO.	DATE	DESCRIPTION
1	23/02/2016	ISSUED FOR TENDER
2	23/02/2016	FOR APPROVAL
3	19/02/2017	FOR APPROVAL

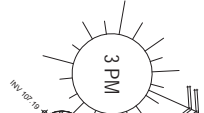
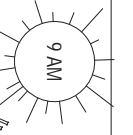
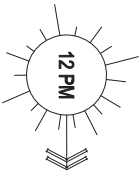


**SGOURAKIS ARCHITECTS & ASSOCIATES**  
RESIDENTIAL APARTMENTS  
ARCHITECTS & SOUP CONSULTANTS  
100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

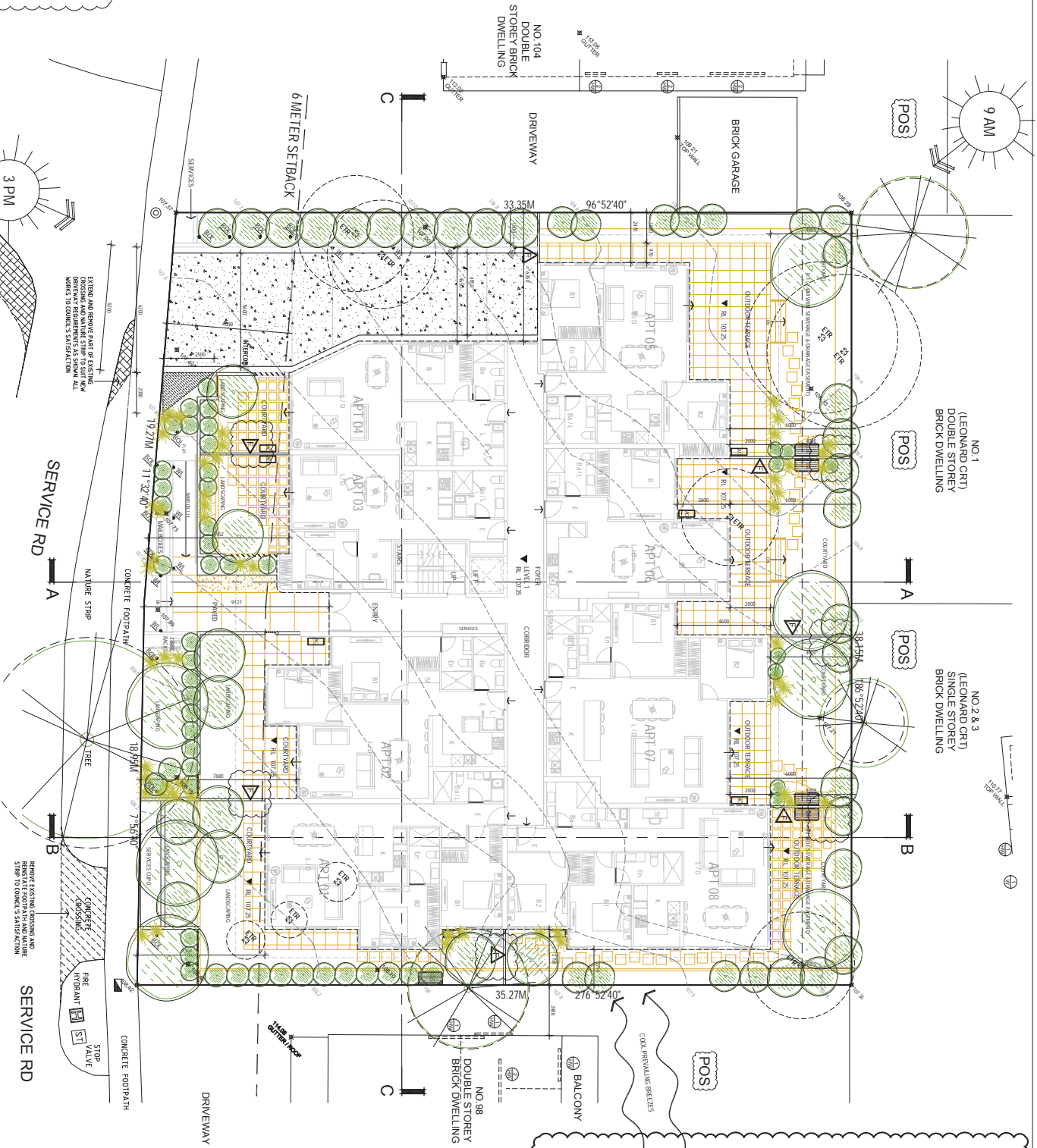
- TOWNPLANNING -  
SCALE  
DATE: 01/02/17  
1:100 @ A1  
BY: [Signature]  
CHECKED BY: [Signature]  
TP 14 C 01/02/17







- OUTDOOR AREAL LEGEND**
- PROVISION FOR AC COME REFR UNIT
  - PROVISION FOR GRATES TO REAR OPEN SPACES WHERE POSSIBLE
  - PROVISION FOR 1.5M HIGH HORIZONTAL FINER SCREEN TO GROUNDLOOR OPEN AREAS - REFER TO D11
  - PROVISION BOLLARD LIGHTING
  - DENSIFY APPROX LEVEL OF GRASS AND ADJACENT TO REFR UNIT WALLS - REFER TO SHEET D16



- LEGEND**
- LIVING ROOM
  - KITCHEN
  - BATH
  - LAUNDRY
  - STAIR
  - THROAT

- REVISIONS**
- | NO. | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 20/12/2024 | ISSUE FOR TENDER |
| 2   | 20/12/2024 | ISSUE FOR TENDER |
| 3   | 20/12/2024 | ISSUE FOR TENDER |



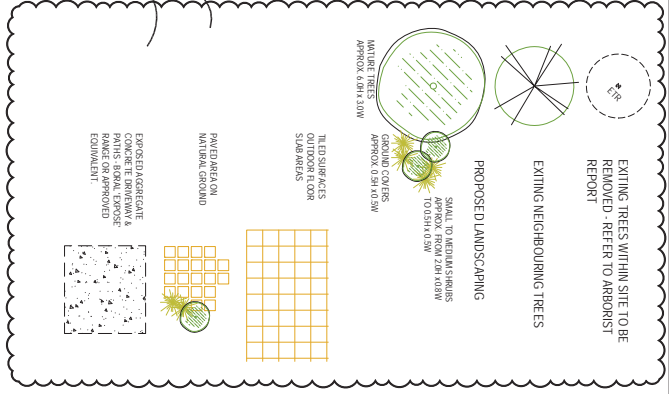
**INDICATIVE LANDSCAPING PLAN**

**TOWN PLANNING -**

DATE: 01/02/2024  
 SCALE: 1:100 @ A1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

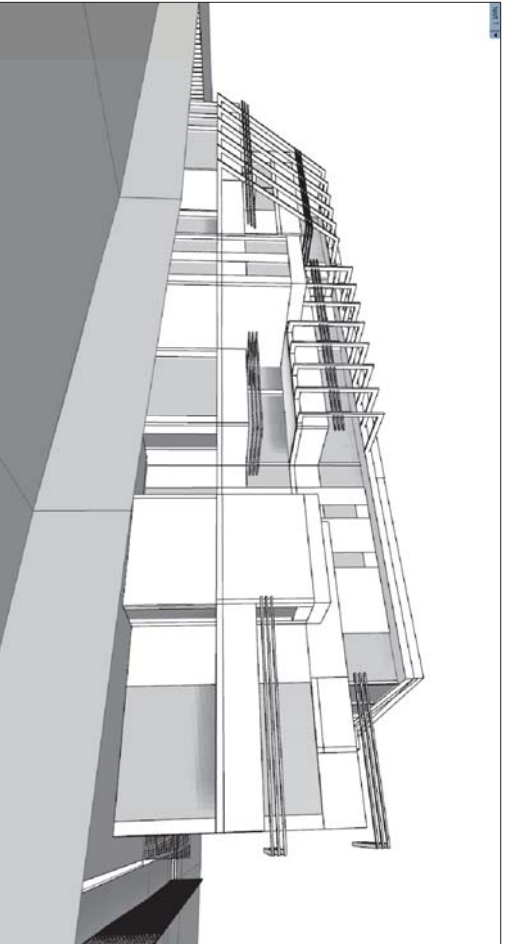
**SGOURAKIS ARCHITECTS**

10/100 RIVERVIEW ROAD  
 SYDNEY NSW 2015  
 PH: 02 9550 1234  
 WWW.SGOURAKISARCHITECTS.COM

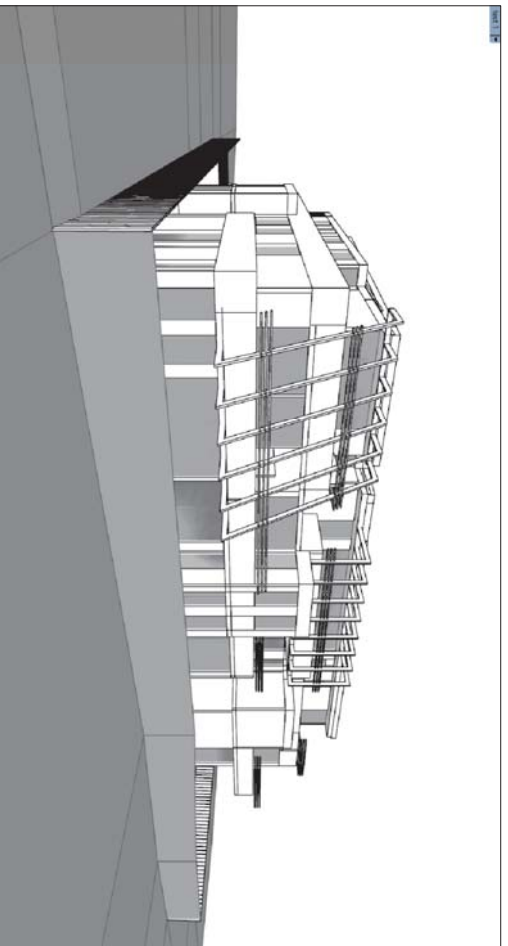




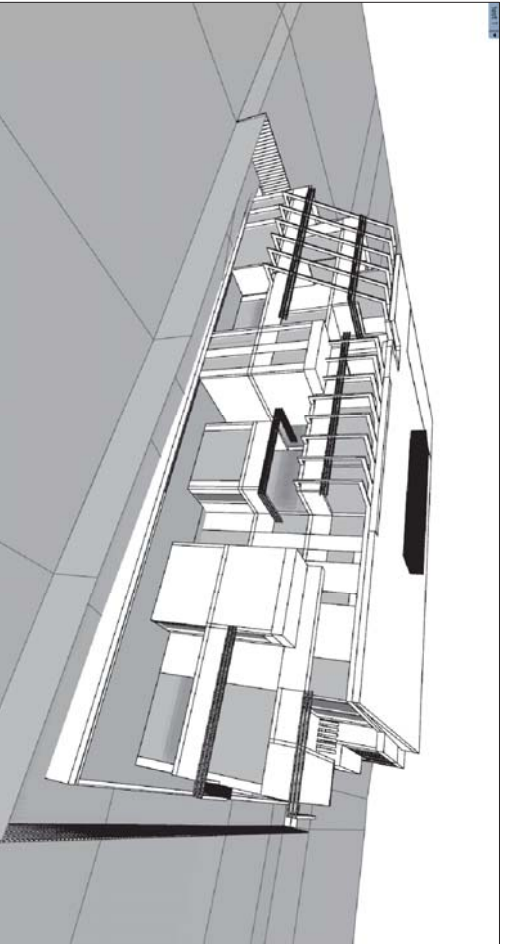




EAST ELEVATION



SOUTH / EAST CORNER



NORTH / EAST ELEVATION



NORTH / WEST CORNER (WILLIAMSONS ROAD)

- LEGEND
- L Living / Lounge
  - E Entry
  - B Kitchen / Laundry
  - BR Bath / Laundry
  - ST Storage
  - TR Terrace
- ⊕ MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊕ NON-MATERIAL FROM WINDOW TO LEVEL WITH
  - ⊕ DOOR ACCESS TO LEVEL WITH
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF SGOURAKIS ARCHITECTS. NO PARTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF SGOURAKIS ARCHITECTS.

REV NO. | DATE | DESCRIPTION

1	20/02/2018	ISSUED FOR PERMIT
2	20/02/2018	FOR APPROVAL
3	01/03/2017	FOR APPROVAL

N

**RESIDENTIAL APARTMENTS**  
 17 WILLIAMSONS ROAD  
 WESTMOUNT, ACTON, NSW 2061  
 ARCHITECTS & SPATIAL PLANNERS

3D VIEWS

- TOWN PLANNING -

DATE: 01/02/17  
 SCALE: 1:100 @ A1  
 SHEET NO: TP 17 OF 17

**SGOURAKIS ARCHITECTS**  
 17 WILLIAMSONS ROAD  
 WESTMOUNT, ACTON, NSW 2061  
 PH: 02 9550 1111  
 WWW.SGOURAKISARCHITECTS.COM

## **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:**

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- 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 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 Residential Growth 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 non residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot within this zone.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

## **Overlay(s)**

### Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot 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.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *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 create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

### Permit Requirement

- *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.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

### Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.



- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
  - The rebuilding of a lawful building or works which have been damaged or destroyed.
  - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- 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.

### Delete Table 1 or Table 2

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-1 Main Road Sub- Precinct	11 metres provided the condition regarding minimum lot 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 building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1800 square metres must be all 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>

A Planning Permit is required to construct a building or construct or carry out works under this overlay.

### State Planning Policy Framework

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

#### Clause 15.01-1 Urban design

The objective of this policy is:

- *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

#### Clause 15.01-2 Urban design principles

The objective of this policy is:

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

#### Clause 15.01-4 Design for safety

The objective of this policy is:

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

#### Policy guidelines

Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*

#### Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

#### Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

#### Clause 16.01-1 Integrated housing

The objective of this policy is:

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

#### 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.*

#### Clause 16.01-5 Housing affordability

The objective of this policy is:

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

### **Local Planning Policy Framework (LPPF)**

#### **Municipal Strategic Statement**

##### Clause 21.03 Key Influences

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

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

#### Clause 21.05 Residential

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

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

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

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) 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 lot, the lots must be 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.

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) ‘apartment style’ developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m<sup>2</sup>. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m<sup>2</sup> must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m<sup>2</sup>, a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

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

Sub-precinct B (DDO8-3) is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments.

The site is located within **Sub-Precinct – Main Road**.

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 through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

- *Ensure that the provision of housing stock 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.*
- *Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

#### Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

- *To ensure that residential development enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.*

The strategies to achieve this objective include:

- *Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.*
- *Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.*
- *Ensure that development is designed to provide a high level of internal amenity for residents.*
- *Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.*



## Local Planning Policy

### Clause 22.08 Safety through urban design

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

### Clause 22.09 Access for disabled people

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

## 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

Clause 52.06-8 outlines various design standards for parking areas that should be achieved.

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

The purpose of this clause is:

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

A permit is required to create or alter access to a road in a Road Zone, Category 1. A permit is required to create or alter access to land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

### Clause 52.34 Bicycle Facilities

No bicycle spaces are required to be provided as the development is less than 4 storeys.

### Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.

**Check if development is 4 stories or under – delete reference to Clause 55 if 5 or more stories (excluding a basement)**

## General Provisions

### Clause 65 Decision Guidelines

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

- The State Planning Policy Framework and the Local Planning Policy *Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*