

ADVERTISED PLANS

Planning Application Number: P1988/0486
Date: 26 November 2023
Sheet 1 of 42

PROPOSAL FOR 25 DOUBLE AND TRIPLE STOREY TOWNHOUSES
AT 449-461 DONCASTER ROAD, DONCASTER, VIC 3108

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TOWN PLANNING DRAWING LIST:

TP00 - COVER SHEET	TP31 - SECTIONS
TP01 - SITE LOCATION PLAN	TP32 - SECTIONS
TP02 - NEIGHBORHOOD CHARACTER & SITE ANALYSIS	TP33 - SHADOW DIAGRAMS
TP03 - DESIGN RESPONSE	TP34 - SHADOW DIAGRAMS
TP04 - DEMOLITION PLAN & STREETSCAPES	TP35 - SHADOW DIAGRAMS
TP05 - STREETSCAPES	TP36 - SHADOW DIAGRAMS
TP06 - DEVELOPMENT SUMMARY	TP37 - SHADOW DIAGRAMS
TP07 - SITE PLAN - GROUND FLOOR	TP38 - 3D RENDER
TP08 - SITE PLAN - FIRST FLOOR	TP39 - 3D RENDER
TP09 - SITE PLAN - SECOND FLOOR	
TP10 - LOWER GROUND FLOOR PLAN -3	
TP11 - GROUND FLOOR PLAN -1	
TP12 - GROUND FLOOR PLAN -2	
TP13 - GROUND FLOOR PLAN -3	
TP14 - FIRST FLOOR PLAN -1	
TP15 - FIRST FLOOR PLAN -2	
TP16 - FIRST FLOOR PLAN -3	
TP17 - SECOND FLOOR PLAN -1	
TP18 - SECOND FLOOR PLAN -2	
TP19 - SECOND FLOOR PLAN -3	
TP20 - ROOF PLAN -1	
TP22 - ROOF PLAN -2	
TP22 - ROOF PLAN -3	
TP23 - ELEVATIONS	
TP24 - ELEVATIONS	
TP25 - ELEVATIONS	
TP26 - INTERNAL ELEVATIONS	
TP27 - INTERNAL ELEVATIONS	
TP28 - INTERNAL ELEVATIONS	
TP29 - FENCE ELEVATIONS	
TP30 - FENCE ELEVATIONS	

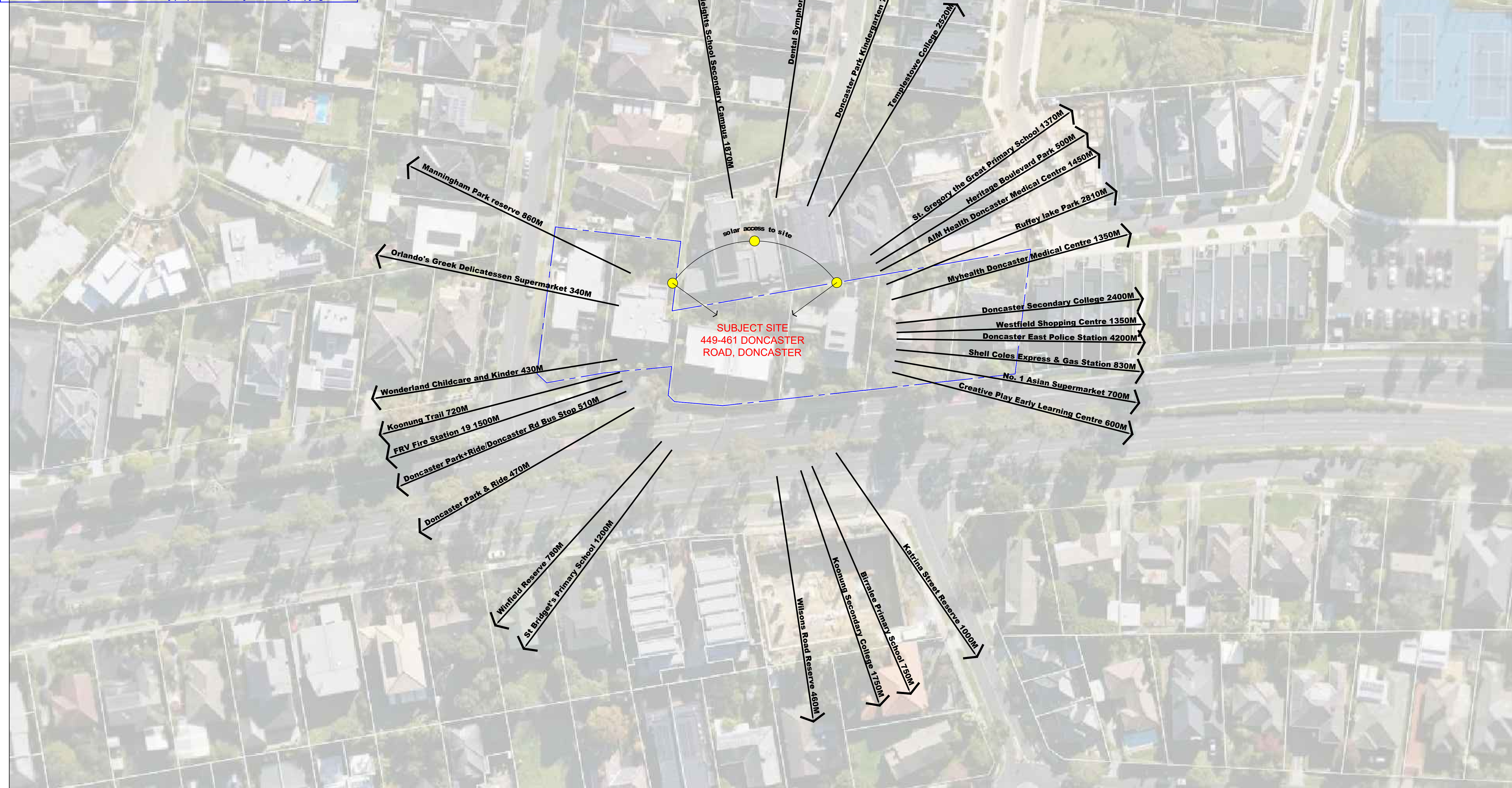
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			449-461 DONCASTER ROAD, DONCASTER	05.12.2023	A	TP SUBMISSION		23-043		TP00	
					B	FOR DISCUSSION					
					05.08.2024	C		FOR COUNCIL RFI	<div>Date26-11-2024Scale</div> <div>DrawnChecked</div>	Amendment	
				Drawing	14.10.2024	D		FOR COUNCIL RFI			D
COVER SHEET											

ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 2 of 42

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SITE LOCATION PLAN
SCALE 1:500 @ A1

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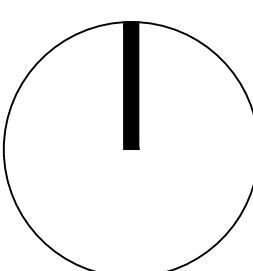
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
SITE LOCATION PLAN

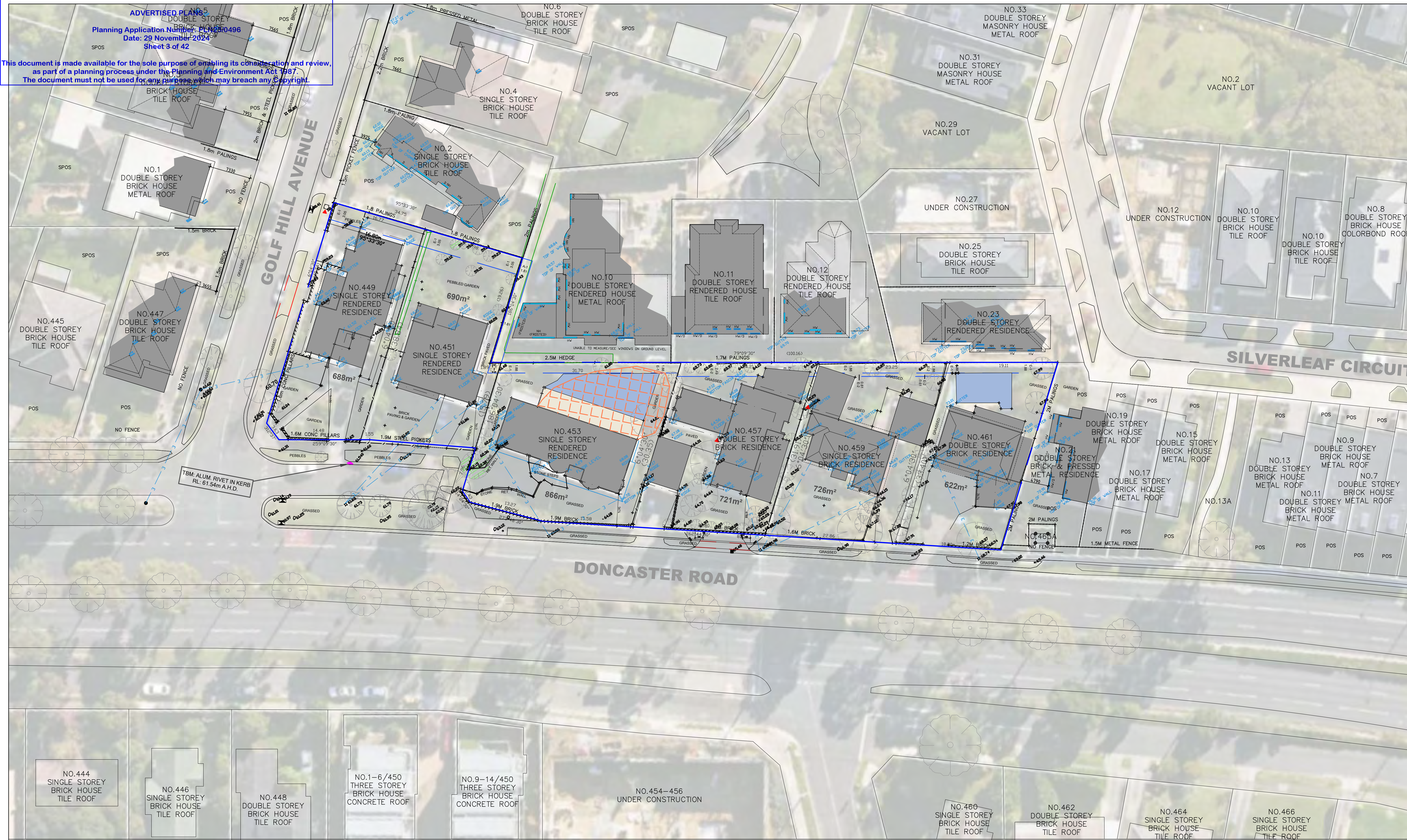
Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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Project Number 23-043			Drawing Number TP01	
Date	05-08-2024	Scale	1:500	Amendment
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ADVERTISED PLANS
Planning Application Number: PLN230496
Date: 29 November 2024
Sheet 3 of 42

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NEIGHBORHOOD CHARACTER
SCALE 1:300 @ A1

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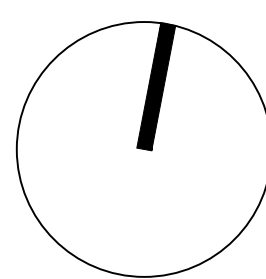
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
NEIGHBORHOOD CHARACTER

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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Project Number		Drawing Number	
23-043		TP02	
Date	05-08-2024	Scale	1:300
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		Amendment	
		C	

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DESIGN RESPONSE
SCALE 1:300 @ A1

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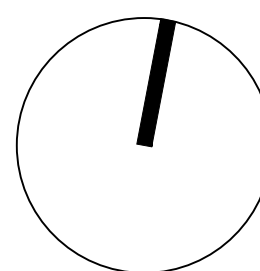
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
DESIGN RESPONSE

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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Project Number		Drawing Number	
23-043		TP03	
Date	05-08-2024	Scale	1:300
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ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 5 of 42

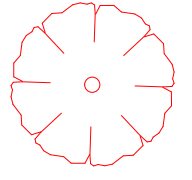
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DEMOLITION PLAN

SCALE 1:250 @ A1

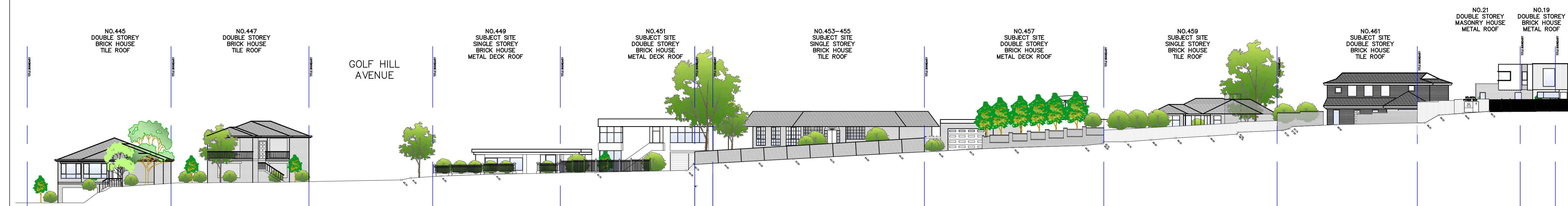
DEMOLITION NOTES:



EXISTING TREES
TO BE REMOVED
(SHOWN IN RED)



EXISTING STRUCTURE
TO BE REMOVED
(SHOWN IN RED)



EXISTING STREETScape - FACING DONCASTER ROAD

SCALE 1:250 @ A1



PROPOSED STREETScape - FACING DONCASTER ROAD

SCALE 1:250 @ A1

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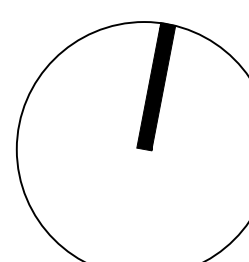
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
DEMOLITION PLAN AND STREETScape

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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05.08.2024	C	FOR COUNCIL RFI



Project Number
23-043

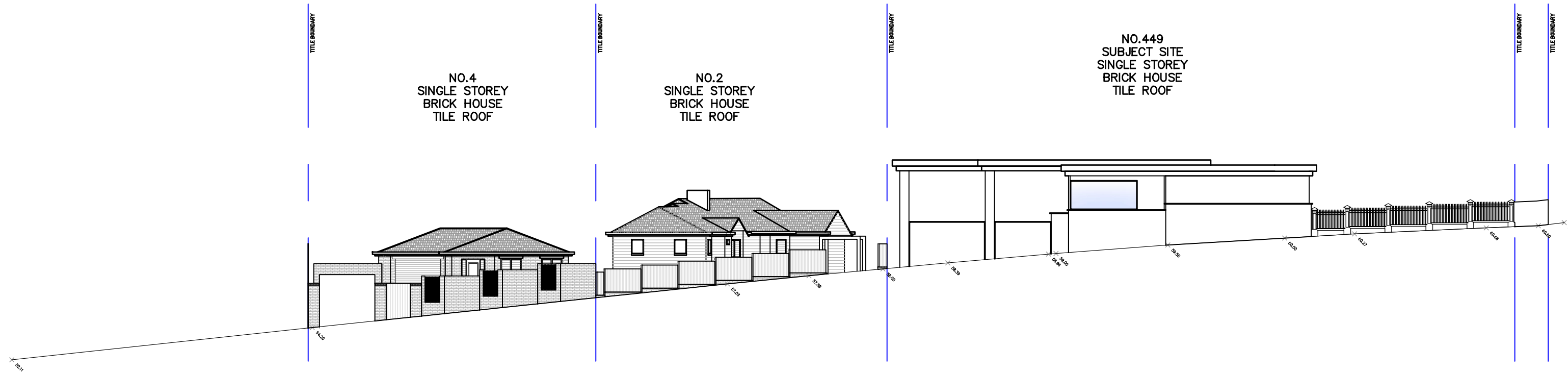
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Drawing Number
TP04

ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 6 of 42

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EXISTING STREETSCAPE - FACING GOLF HILL AVENUE
SCALE 1:250 @ A1



PROPOSED STREETSCAPE - FACING GOLF HILL AVENUE
SCALE 1:250 @ A1

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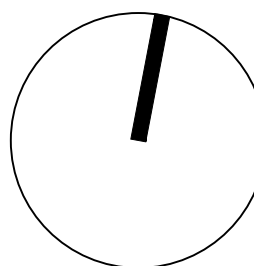
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
STREETSCAPE

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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05.08.2024	C	FOR COUNCIL RFI

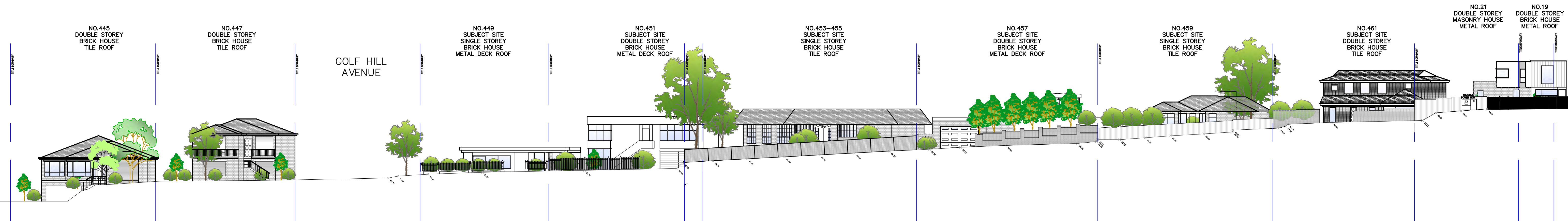


Project Number		Drawing Number	
23-043		TP05	
Date	05-08-2024	Scale	1:250
Drawn	ET/SL	Checked	AL/JW
		Amendment	
		C	

ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 7 of 42

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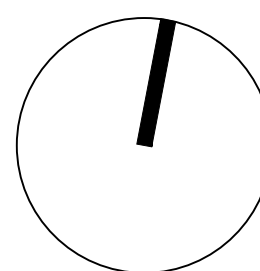
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
STREETSCAPE

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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Project Number			Drawing Number
23-043			TP05A
Date	Scale	Amendment	
05-08-2024	1:250	C	
Drawn	Checked		
ET/SL	AL/JW		

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Version: 1.2

DEVELOPMENT SUMMARY:

Total Site Area: 4353.0m²

Total Site Coverage	2132.6m²	49.4%
Total Permeable Area	1414.9m²	32.8%
Total Driveway Area	910.5m²	21.1%
Total Garden Area:	1483.0m²	34.4%

TH1

Ground Floor:	82.7m²	
First Floor Area:	67.3m²	81.4%
Second Floor Area	46.9m²	69.7%
Total Floor Area	196.9m²	
Balcony	14.0m²	
POS	98.1m²	
SPOS	50.7m²	

TH2

Ground Floor:	65.7m²	
First Floor Area:	61.7m²	93.9%
Second Floor Area	54.4m²	88.1%
Total Floor Area	181.5m²	
Balcony	10.8m²	
POS	42.7m²	

TH3

Ground Floor:	57.6m²	
First Floor Area:	56.1m²	97.4%
Second Floor Area	47.3m²	84.3%
Total Floor Area	161.0m²	
Balcony	8.5m²	
POS	39.3m²	

TH4

Ground Floor:	58.8m²	
First Floor Area:	61.2m²	104.1%
Second Floor Area	43.3m²	70.8%
Total Floor Area	162.3m²	
Balcony	8.5m²	
POS	33.0m²	

TH5

Ground Floor:	67.6m²	
First Floor Area:	62.0m²	91.7%
Second Floor Area	45.8m²	73.9%
Total Floor Area	175.6m²	
Balcony	8.4m²	
POS	71.0m²	
SPOS	22.9m²	

TH6

Ground Floor:	76.8m²	
First Floor Area:	74.7m²	97.3%
Second Floor Area	61.6m²	82.5%
Total Floor Area	213.1m²	
Balcony	11.0m²	
POS	30.5m²	
SPOS	30.5m²	

TH7

Ground Floor:	76.8m²	
First Floor Area:	74.7m²	97.3%
Second Floor Area	61.7m²	82.6%
Total Floor Area	213.2m²	
Balcony	11.0m²	
POS	30.7m²	
SPOS	30.7m²	

TH8 (Double Storey)

Ground Floor:	105.2m²	
First Floor Area:	75.8m²	72.0%
Total Floor Area	181.0m²	
SPOS	50.7m²	
POS	75.8m²	

TH9

Ground Floor:	66.0m²	
First Floor Area:	74.0m²	112.1%
Second Floor Area	44.9m²	60.6%
Total Floor Area	126.5m²	
Balcony	8.9m²	
POS	65.0m²	

TH10

Ground Floor:	78.8m²	
First Floor Area:	72.6m²	92.1%
Second Floor Area	59.2m²	81.5%
Total Floor Area	210.6m²	
Balcony	15.3m²	
POS	40.6m²	

TH11

Ground Floor:	77.3m²	
First Floor Area:	72.6m²	93.9%
Second Floor Area	59.2m²	81.5%
Balcony	15.3m²	
Total Floor Area	209.1m²	
POS	43.6m²	

TH12

Ground Floor:	74.4m²	
First Floor Area:	69.9m²	93.9%
Second Floor Area	58.6m²	83.8%
Total Floor Area	202.9m²	
Balcony	14.1m²	
POS	29.1m²	

TH13

Ground Floor:	74.4m²	
First Floor Area:	69.9m²	93.9%
Second Floor Area	58.6m²	83.8%
Total Floor Area	202.9m²	
Balcony	14.1m²	
POS	30.6m²	

TH14

Ground Floor:	88.0m²	
First Floor Area:	82.9m²	94.2%
Second Floor Area	67.6m²	81.5%
Total Floor Area	238.5m²	
Balcony	13.8m²	
POS	38.5m²	

TH15

Ground Floor:	89.8m²	
First Floor Area:	94.9m²	105.7%
Second Floor Area	55.4m²	58.4%
Total Floor Area	228.1m²	
Balcony	10.1m²	
POS	44.1m²	

TH16 (Double Storey)

Ground Floor:	92.5m²	
First Floor Area:	88.9m²	96.1%
Total Floor Area	181.4m²	
SPOS	52.2m²	
POS	63.9m²	

TH17 (Double Storey)

Ground Floor:	92.5m²	
First Floor Area:	88.9m²	96.1%
Total Floor Area	181.4m²	
SPOS	48.4m²	
POS	59.9m²	

TH18 (Double Storey)

Ground Floor:	92.5m²	
First Floor Area:	88.9m²	96.1%
Total Floor Area	181.4m²	
SPOS	48.4m²	
POS	59.9m²	

TH19 (Double Storey)

Ground Floor:	92.5m²	
First Floor Area:	83.8m²	90.6%
Total Floor Area	176.3m²	
SPOS	67.7m²	
POS	86.5m²	

TH20

Lower Ground Floor	52.2m²	
Upper Ground Floor:	46.5m²	89.1%
First Floor Area:	55.6m²	119.6%
Total Floor Area	154.3m²	
Balcony	9.9m²	
POS	42.9m²	

TH21

Lower Ground Floor	51.3m²	
Upper Ground Floor:	50.8m²	99.0%
First Floor Area:	58.7m²	115.5%
Total Floor Area	165.1m²	
Balcony	10.5m²	
POS	40.7m²	

TH22

Lower Ground Floor	51.3m²	
Upper Ground Floor:	50.8m²	99.0%
First Floor Area:	58.7m²	115.5%
Total Floor Area	165.0m²	
Balcony	10.5m²	
POS	43.1m²	

TH23

Lower Ground Floor	51.3m²	
Upper Ground Floor:	53.8m²	99.0%
First Floor Area:	58.7m²	115.5%
Total Floor Area	165.0m²	
Balcony	10.5m²	
POS	46.1m²	

TH24

Lower Ground Floor	60.1m²	
Upper Ground Floor:	53.8m²	89.5%
First Floor Area:	58.7m²	109.1%
Total Floor Area	173.7m²	
Balcony	10.5m²	
POS	48.4m²	

TH25

Lower Ground Floor	61.1m²	
Upper Ground Floor:	62.4m²	102.1%
First Floor Area:	67.6m²	108.3%
Total Floor Area	191.2m²	
Balcony	9.9m²	
POS	43.9m²	

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Project

449-461 DONCASTER ROAD, DONCASTER

Drawing

DEVELOPMENT SUMMARY

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI

Project Number

23-043

Date26-11-2024

Scale

Drawn

Checked

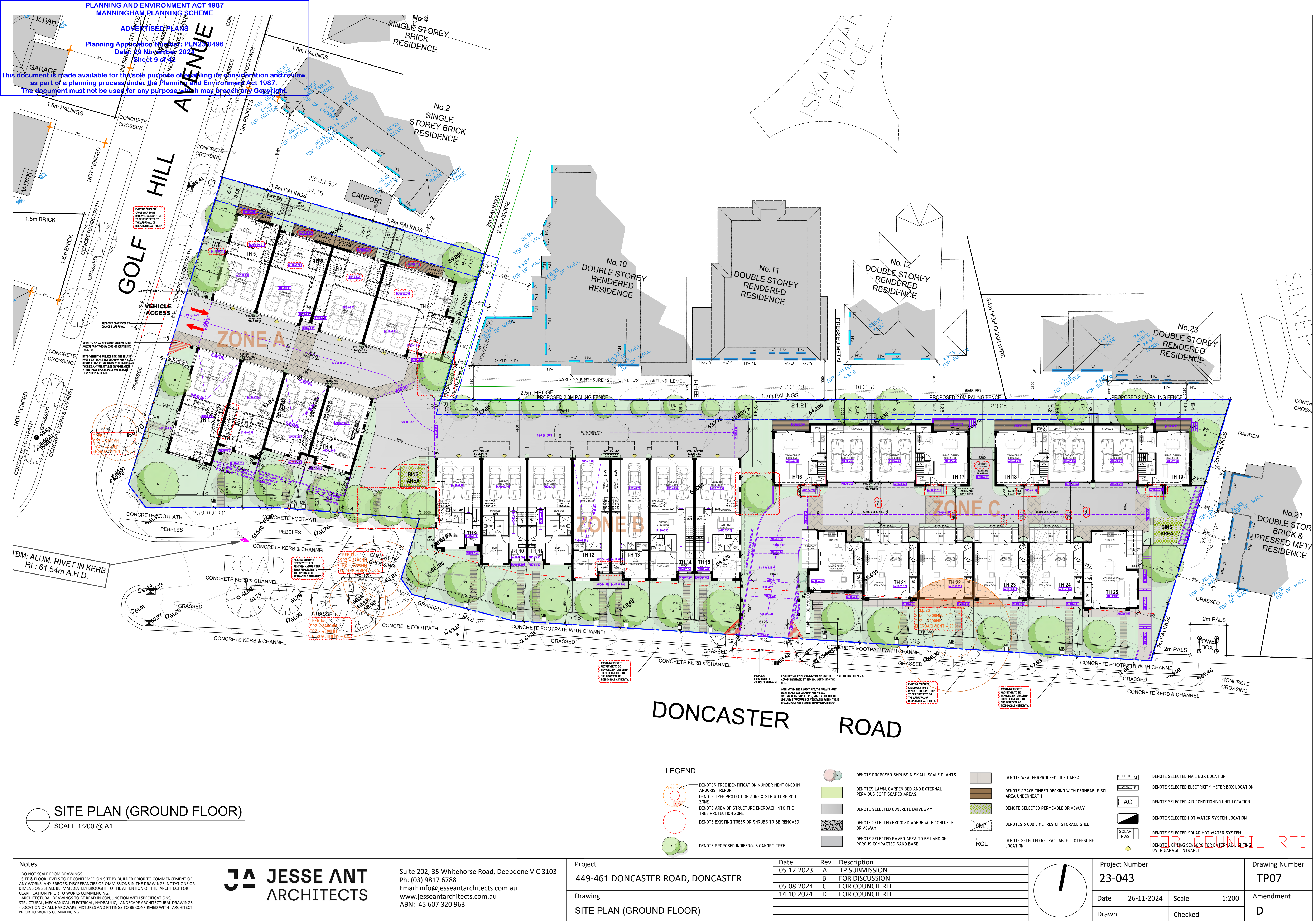
Drawing Number

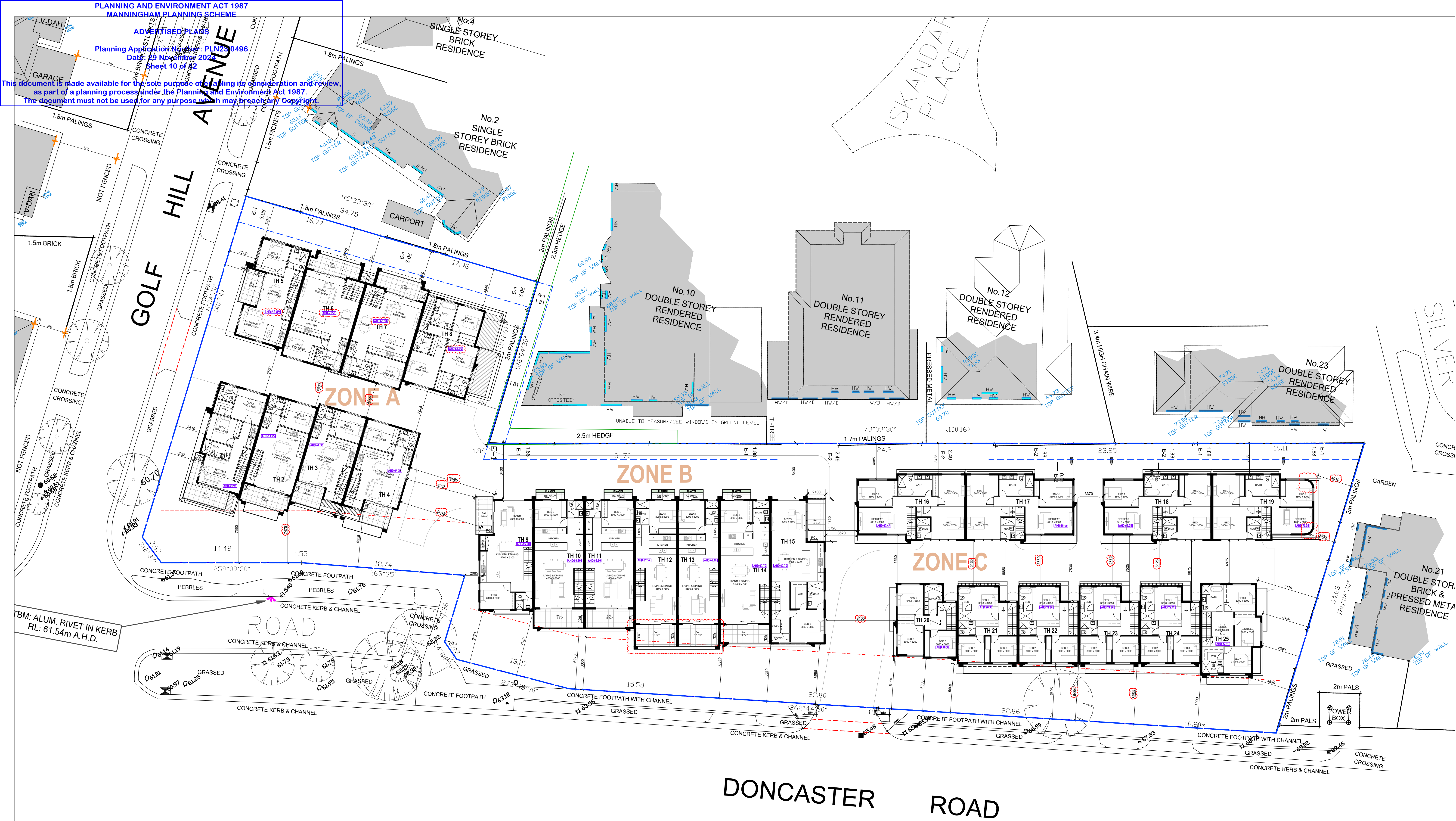
TP06

Amendment

D

FOR COUNCIL RFI





SITE PLAN (FIRST FLOOR)
SCALE 1:200 @ A1

FOR COUNCIL RFI

Notes

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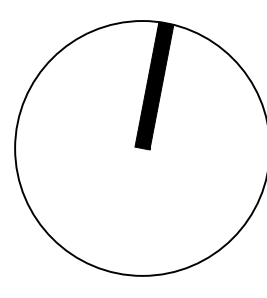
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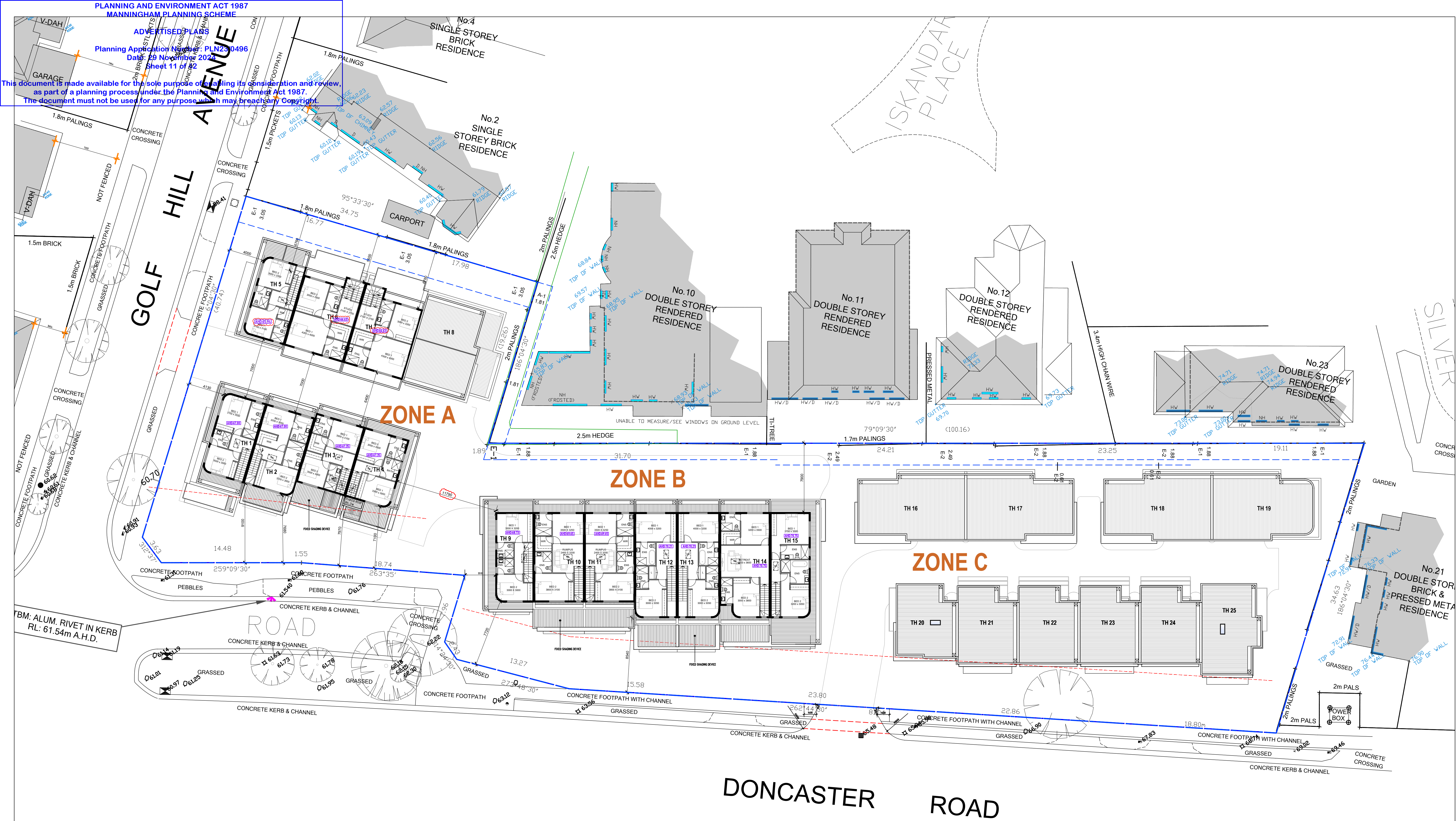
Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
SITE PLAN (FIRST FLOOR)

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
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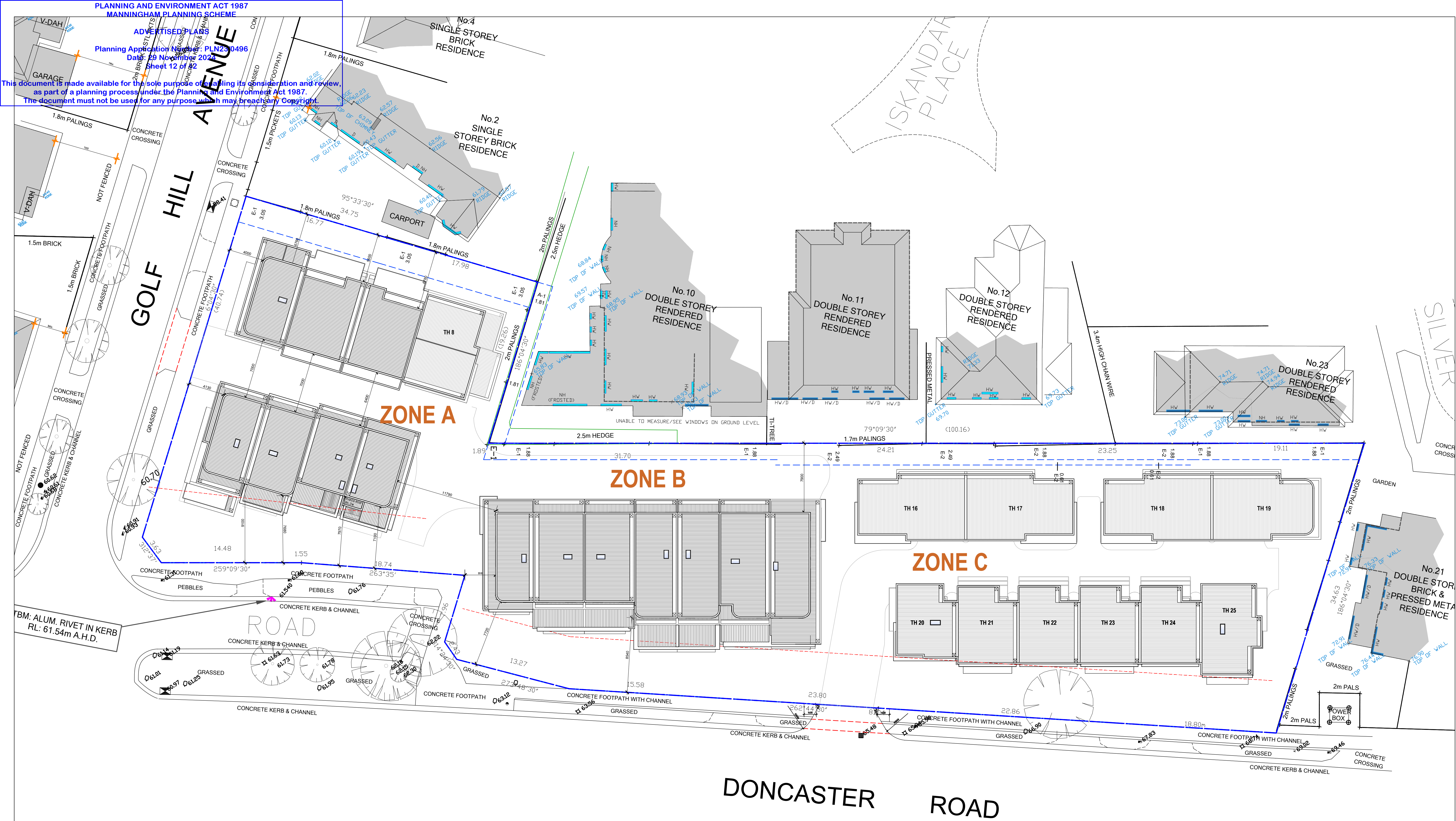
Project Number	23-043	Drawing Number	TP08
Date	26-11-2024	Scale	1:200
Drawn		Checked	
Amendment	D		



SITE PLAN (SECOND FLOOR)
SCALE 1:200 @ A1

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<div>Notes</div> <div><ul style="list-style-type: none">- DO NOT SCALE FROM DRAWINGS.- SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS. ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKS COMMENCING.- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.- LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.</div>	<div><div>JESSE ANT ARCHITECTS</div><div>Suite 202, 35 Whitehorse Road, Deepdene VIC 3103 Ph: (03) 9817 6788 Email: info@jesseantarchitects.com.au www.jesseantarchitects.com.au ABN: 45 607 320 963</div></div>	<div>Project</div> <div>449-461 DONCASTER ROAD, DONCASTER</div> <div>Drawing</div> <div>SITE PLAN (SECOND FLOOR)</div>	<div>Date</div> <div>05.12.2023</div> <div>Rev</div> <div>A</div> <div>Description</div> <div>TP SUBMISSION</div> <div>05.08.2024</div> <div>C</div> <div>FOR DISCUSSION</div> <div>14.10.2024</div> <div>D</div> <div>FOR COUNCIL RFI</div>	<div>Project Number</div> <div>23-043</div> <div>Date</div> <div>26-11-2024</div> <div>Scale</div> <div>1:200</div> <div>Drawn</div> <div>Checked</div>	<div>Drawing Number</div> <div>TP09</div> <div>Amendment</div> <div>D</div>



SITE PLAN (ROOF PLAN)
SCALE 1:200 @ A1

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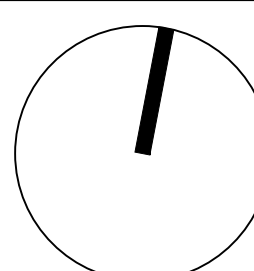
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Drawing
SITE PLAN (ROOF PLAN)

Date	Rev	Description
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	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI





Project Number 23-043		
Date	26-11-2024	Scale
Drawn	Checked	1:200

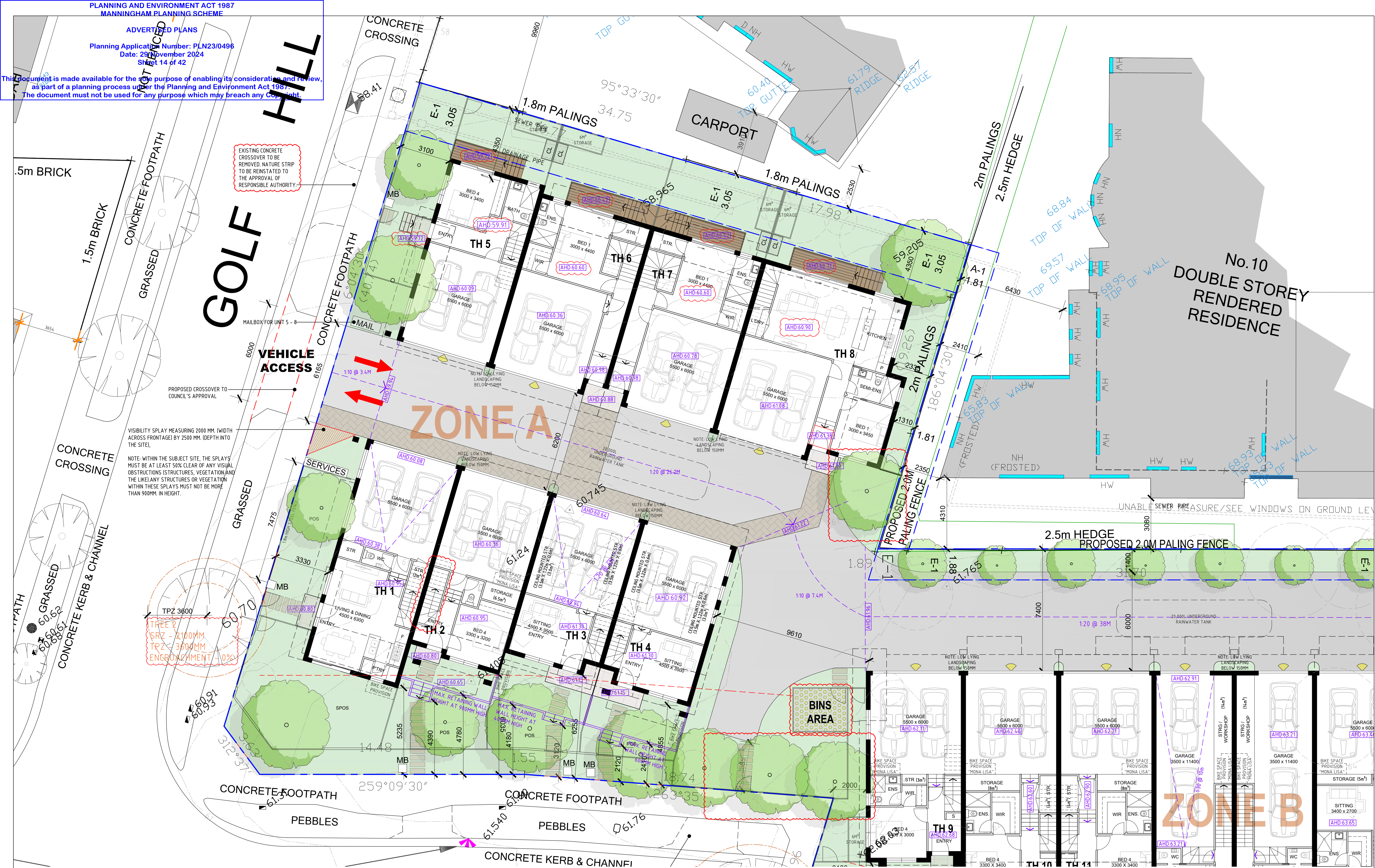
Drawing Number
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Amendment
D



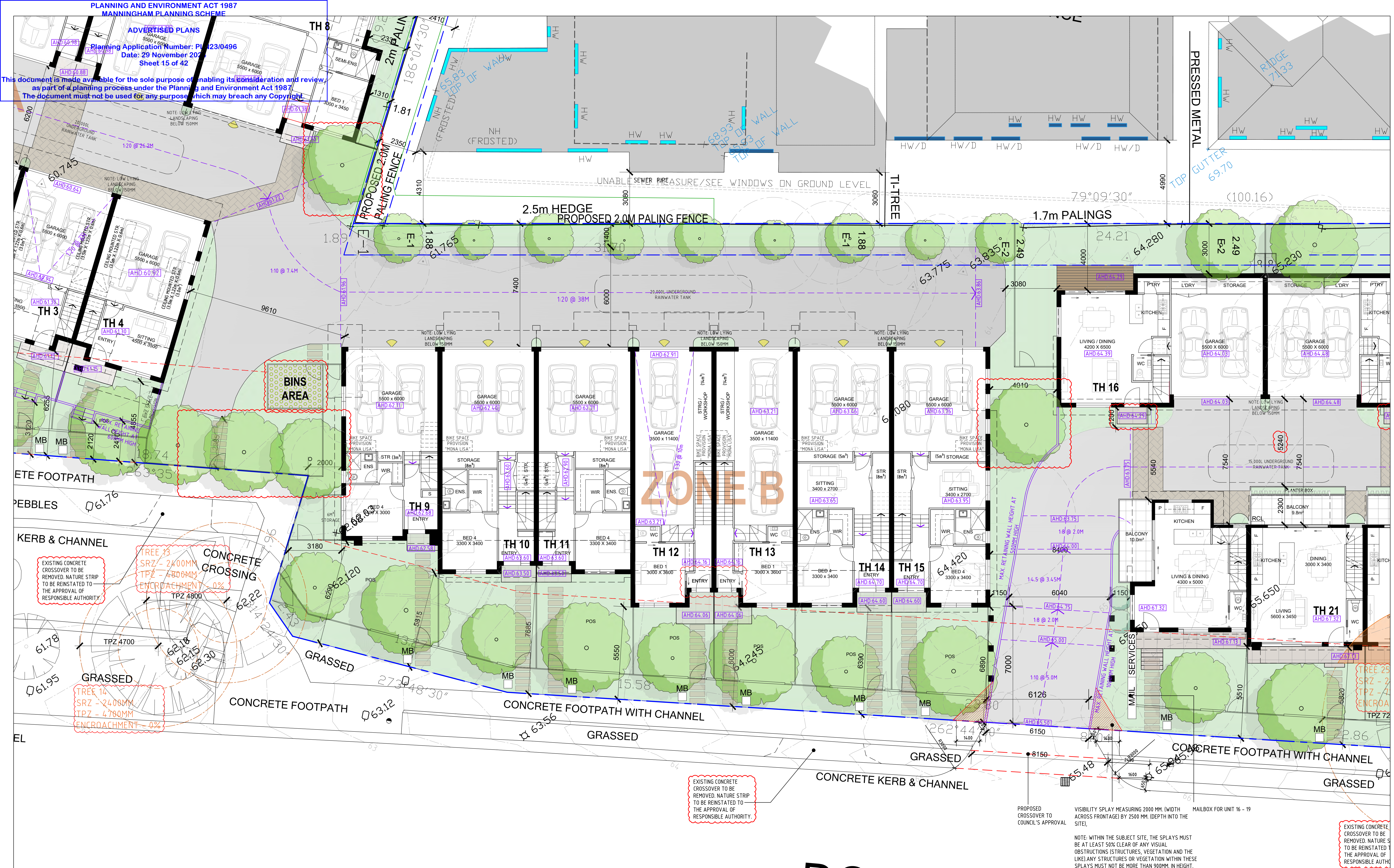
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<div>Notes</div> <div><ul style="list-style-type: none">- DO NOT SCALE FROM DRAWINGS.- SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS. ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKS COMMENCING.- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.- LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.</div>	<div> JESSE ANT ARCHITECTS</div>	<div>Suite 202, 35 Whitehorse Road, Deepdene VIC 3103 Ph: (03) 9817 6788 Email: info@jesseantarchitects.com.au www.jesseantarchitects.com.au ABN: 45 607 320 963</div>	<div>Project</div> <div>449-461 DONCASTER ROAD, DONCASTER</div>	<div>Date</div> <div>05.12.2023</div>	<div>Rev</div> <div>A</div>	<div>Description</div> <div>TP SUBMISSION</div>	<div></div>	<div>Project Number</div> <div>23-043</div>		<div>Drawing Number</div> <div>TP10</div>
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			<div>Drawing</div> <div>LOWER GROUND FLOOR PLAN-3</div>	<div>14.10.2024</div>	<div>D</div>	<div>FOR COUNCIL RFI</div>		<div>Drawn</div>	<div>Checked</div>	<div>D</div>



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Drawing

GROUND FLOOR PLAN - 2

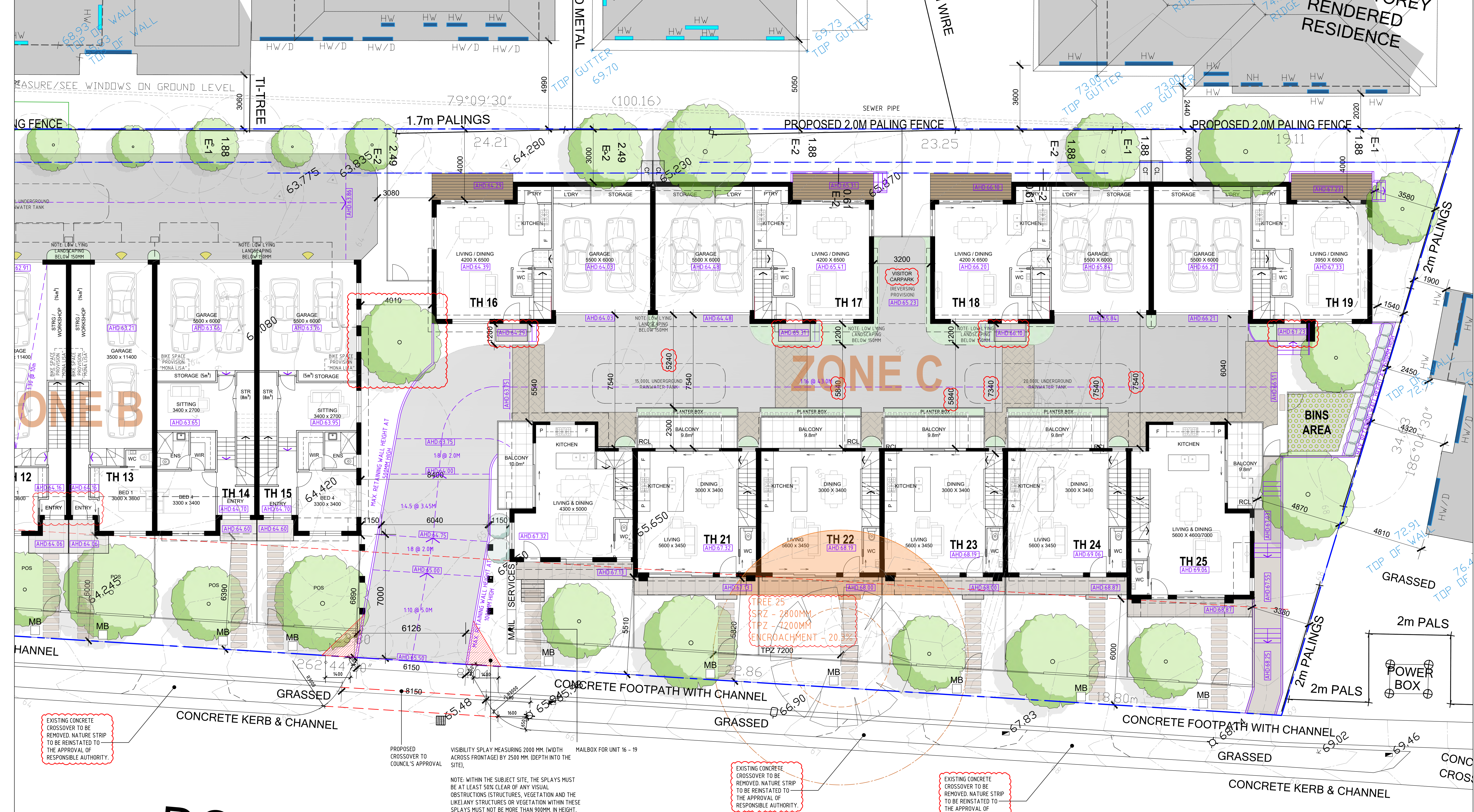
Date	Rev	Description
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Date	26-11-2024	Scale	1:100
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GROUND FLOOR PLAN-3
SCALE 1:100 @ A1

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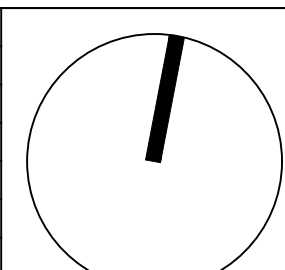
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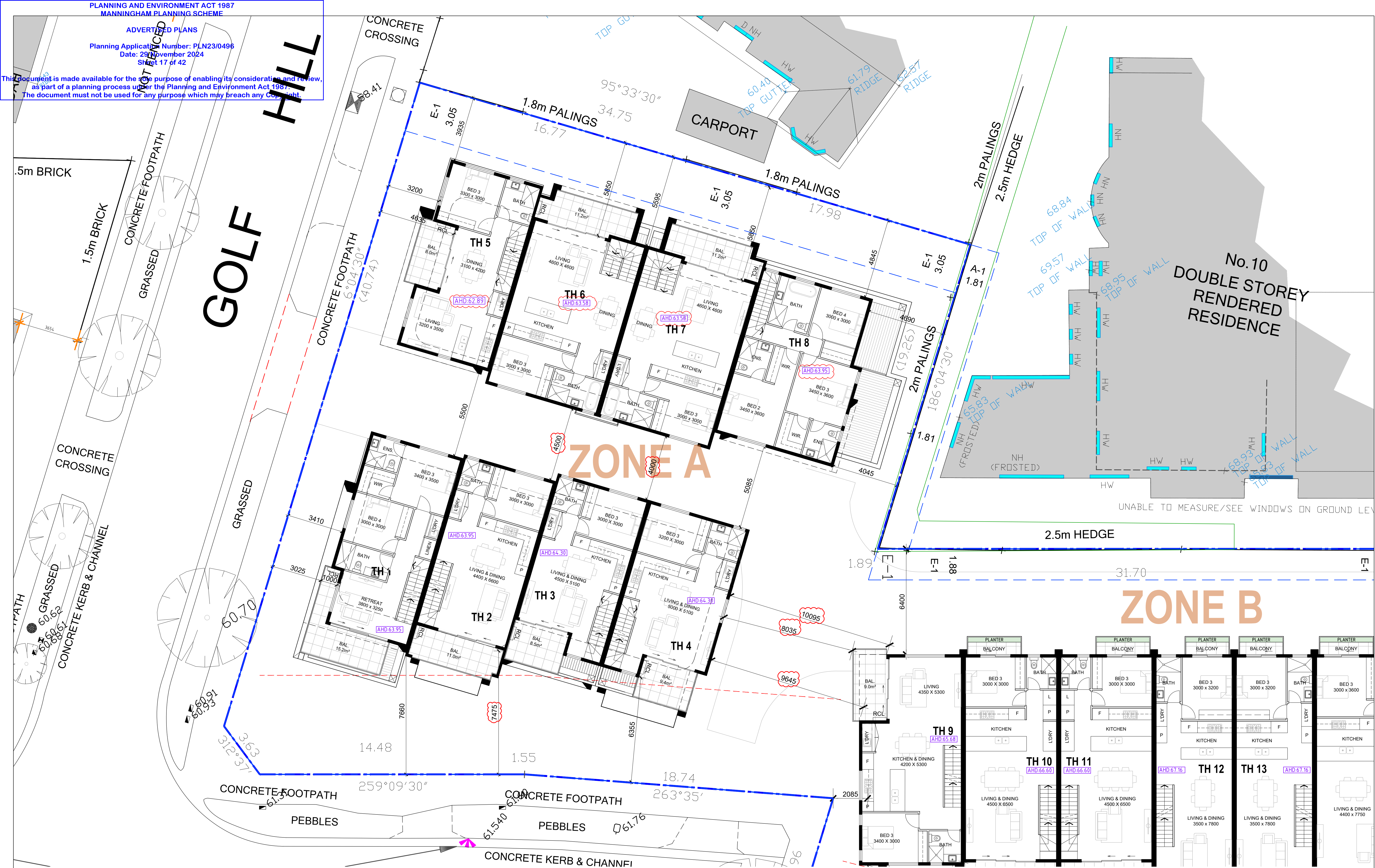
Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
GROUND FLOOR PLAN - 2

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI



Project Number	23-043	Drawing Number	TP13
Date	26-11-2024	Scale	1:100
Drawn		Checked	
Amendment			D



FIRST FLOOR PLAN-1
SCALE 1:100 @ A1

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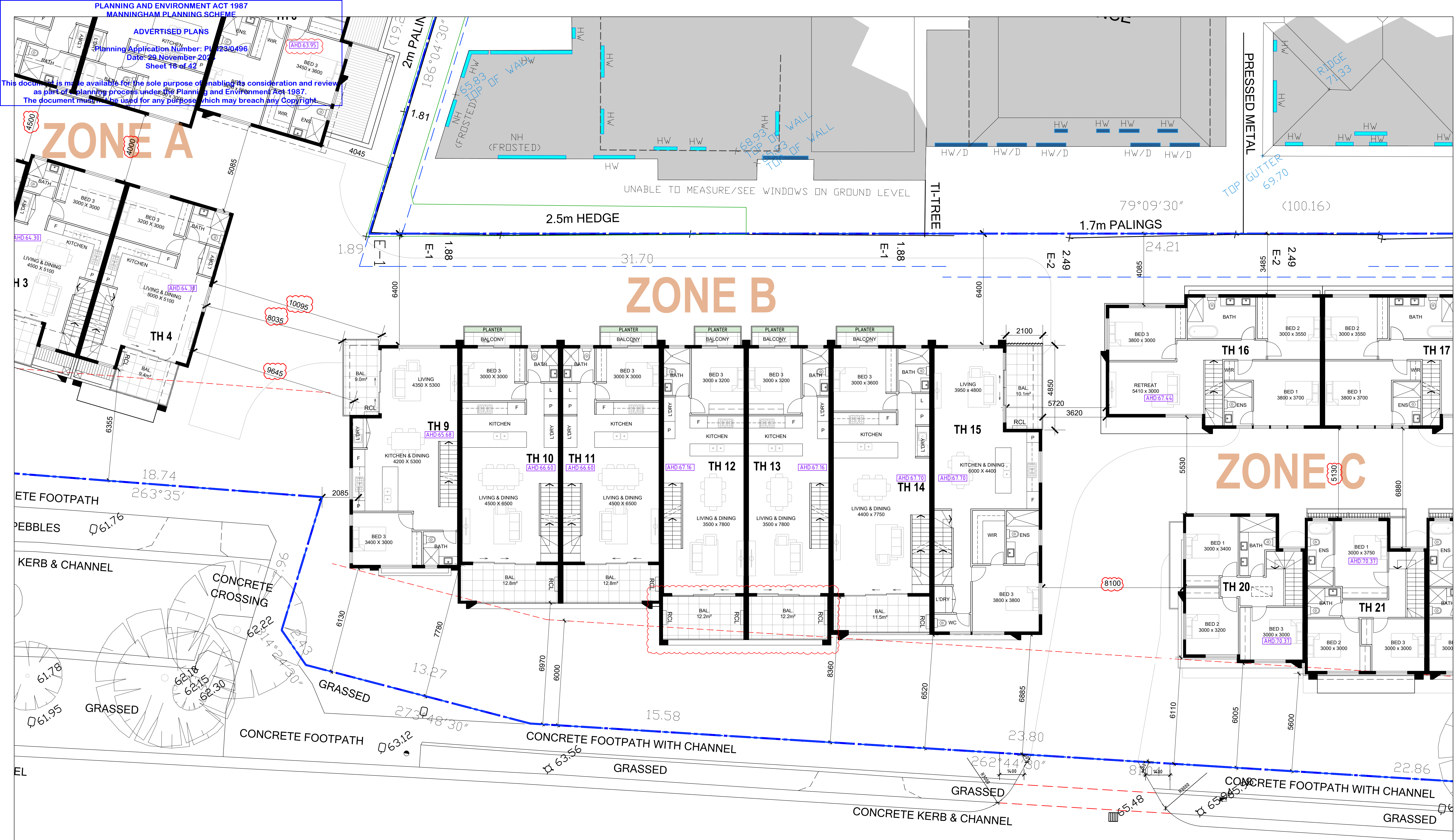
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Project	449-461 DONCASTER ROAD, DONCASTER
Drawing	FIRST FLOOR PLAN - 1

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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05.08.2024	C	FOR COUNCIL RFI
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FIRST FLOOR PLAN-2
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Notes

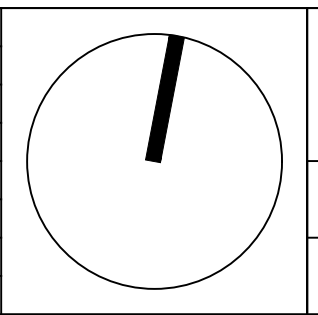
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Project	449-461 DONCASTER ROAD, DONCASTER
Drawing	FIRST FLOOR PLAN - 2

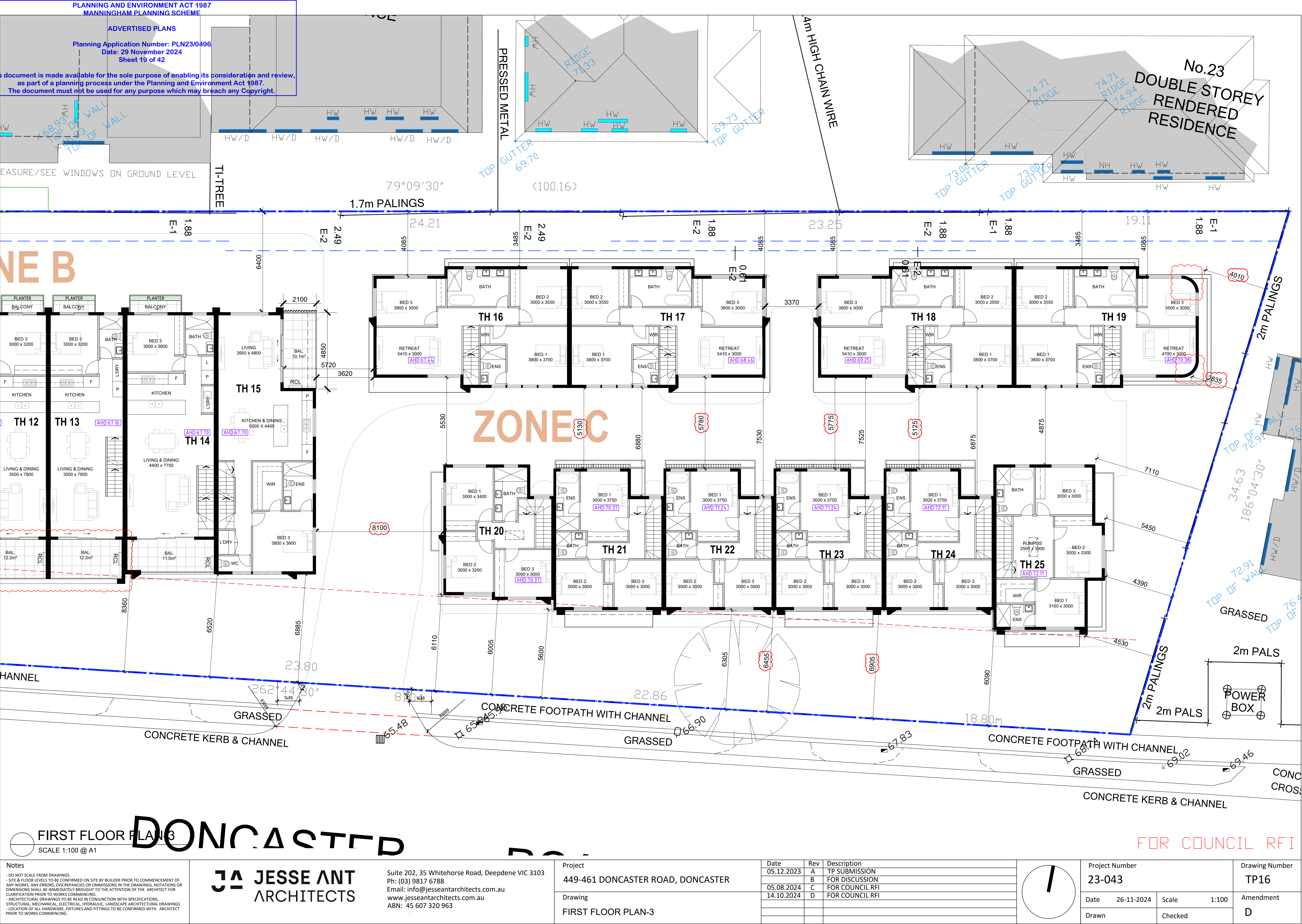
Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI



Project Number	23-043	Drawing Number	TP15
Date	26-11-2024	Scale	1:100
Drawn		Checked	
Amendment	D		

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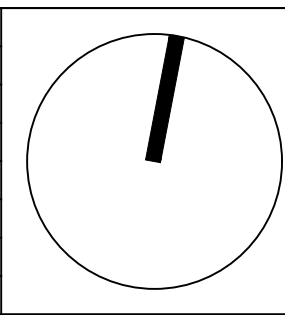
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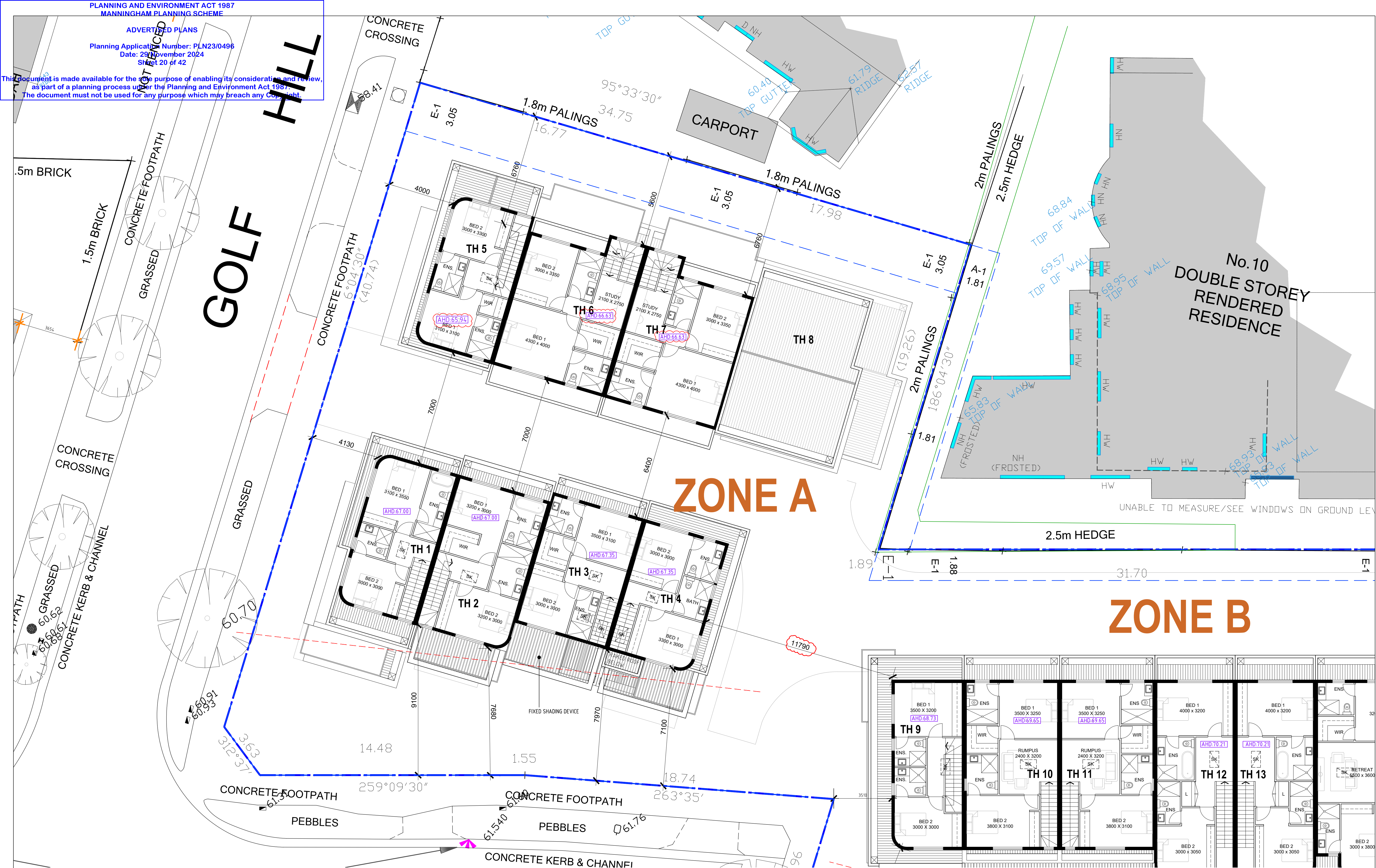
Project
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Drawing
FIRST FLOOR PLAN-3

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI



Project Number 23-043			Drawing Number TP16	
Date	26-11-2024	Scale	1:100	Amendment
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SECOND FLOOR PLAN - 1

SCALE 1:100 @ A1

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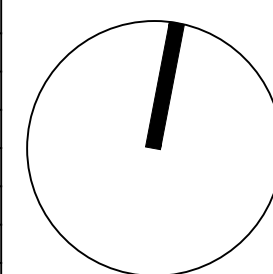
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Drawing
SECOND FLOOR PLAN - 1

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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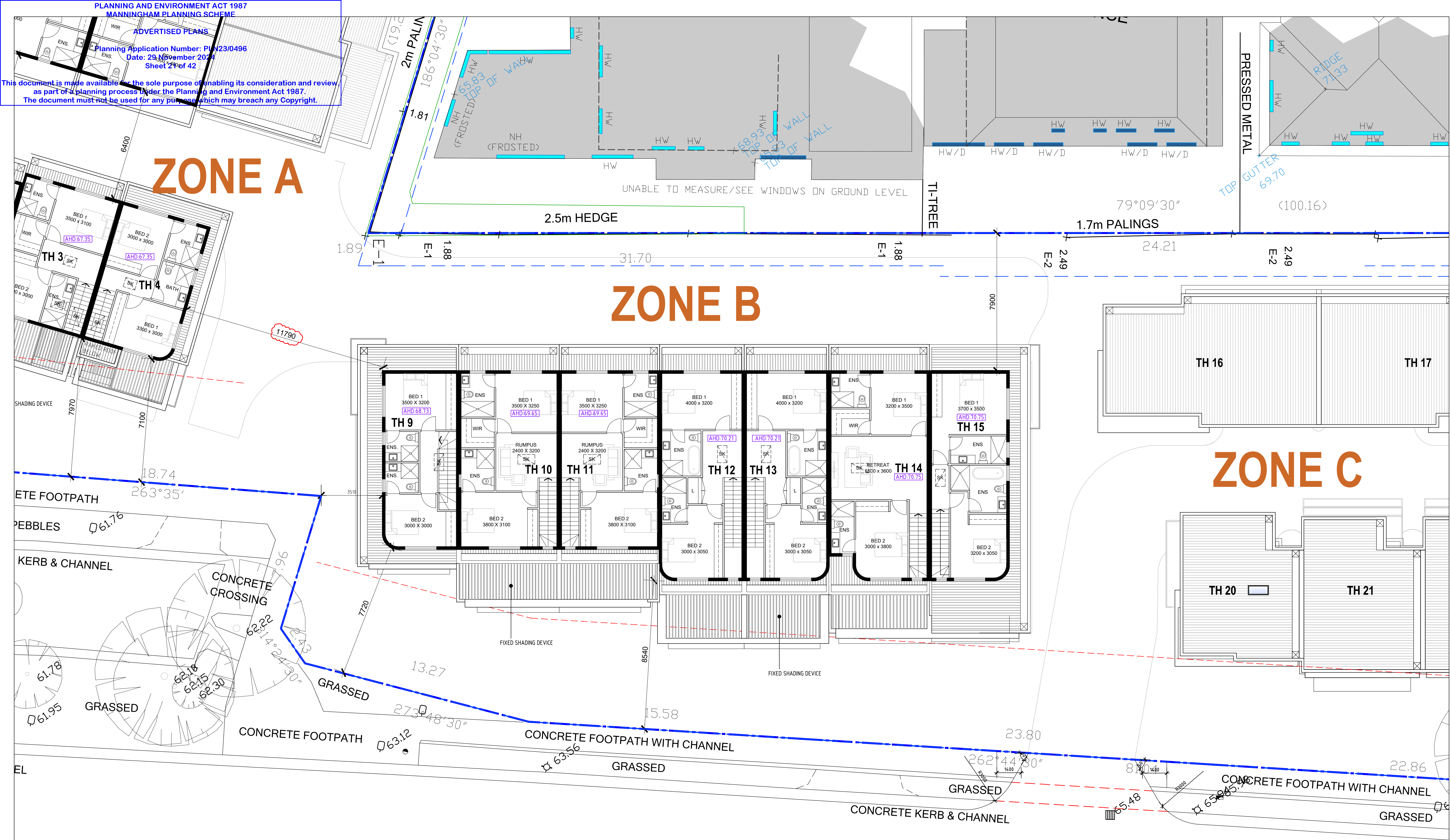


Project Number
23-043

Date 26-11-2024 Scale 1:100
Drawn Checked

Drawing Number
TP17
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SECOND FLOOR PLAN - 2
SCALE 1:100 @ A1

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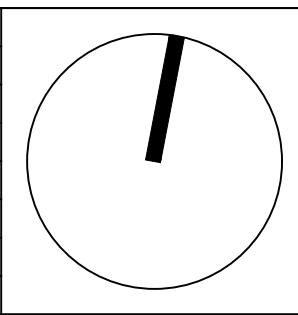
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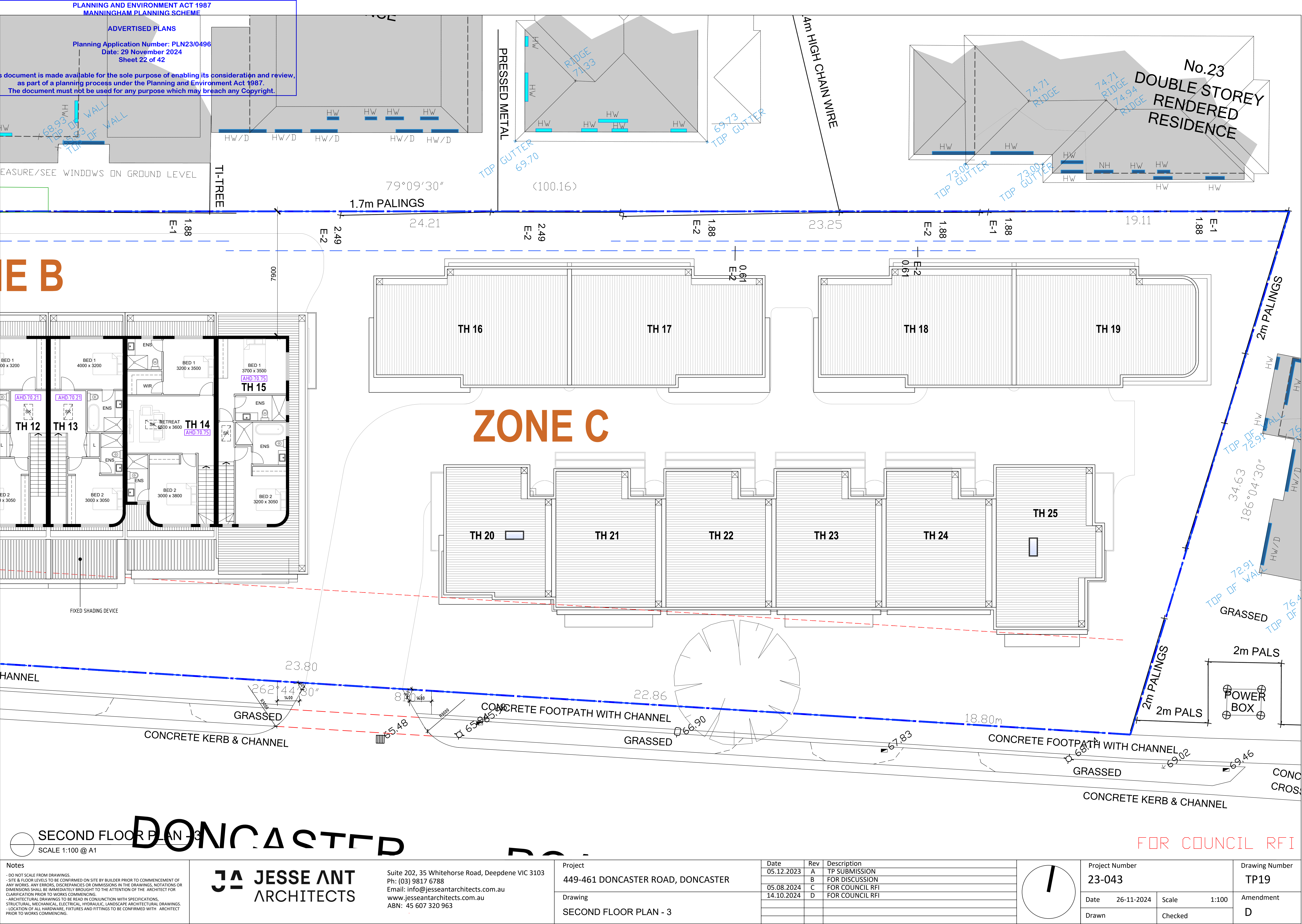
Drawing
SECOND FLOOR PLAN - 2

Date	Rev	Description
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Project Number 23-043		Drawing Number TP18	
Date	26-11-2024	Scale	1:100
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DONCASTER FOR COUNCIL RFI



Notes

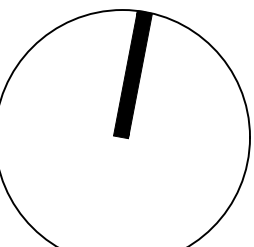
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Project	449-461 DONCASTER ROAD, DONCASTER
Drawing	SECOND FLOOR PLAN - 3

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
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05.08.2024	C	FOR COUNCIL RFI
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			Project Number 23-043	Drawing Number TP19
Date	26-11-2024	Scale	1:100	Amendment D
Drawn		Checked		

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ZONE B

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ROOF PLAN - 1
SCALE 1:100 @ A1

Notes

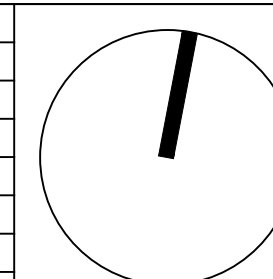
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Drawing
ROOF PLAN- 1

Date	Rev	Description
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Project Number 23-043		Drawing Number TP20
Date 26-11-2024	Scale 1:100	Amendment
Drawn	Checked	D

Project Number 23-043		Drawing Number TP21	
Date 26-11-2024	Scale 1:100	Amendment D	
Drawn	Checked		

MEASURE/SEE WINDOWS ON GROUND LEVEL

IEB

ZONE C

No.23
DOUBLE STOREY
RENDERED
RESIDENCE

HANNEL

CONCRETE KERB & CHANNEL

CONCRETE FOOTPATH WITH CHANNEL

CONCRETE FOOTPATH WITH CHANNEL

CONCRETE KERB & CHANNEL

3 DONCΔCTΓD

ROOF PLAN - 3

SCALE 1:100 @ A1

FOR COUNCIL RFI

Notes

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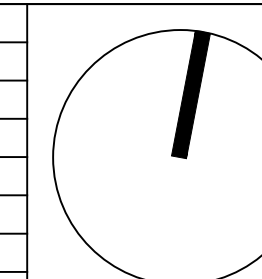
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Project
449-461 DONCASTER ROAD, DONCASTER
Drawing
ROOF PLAN - 3

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI

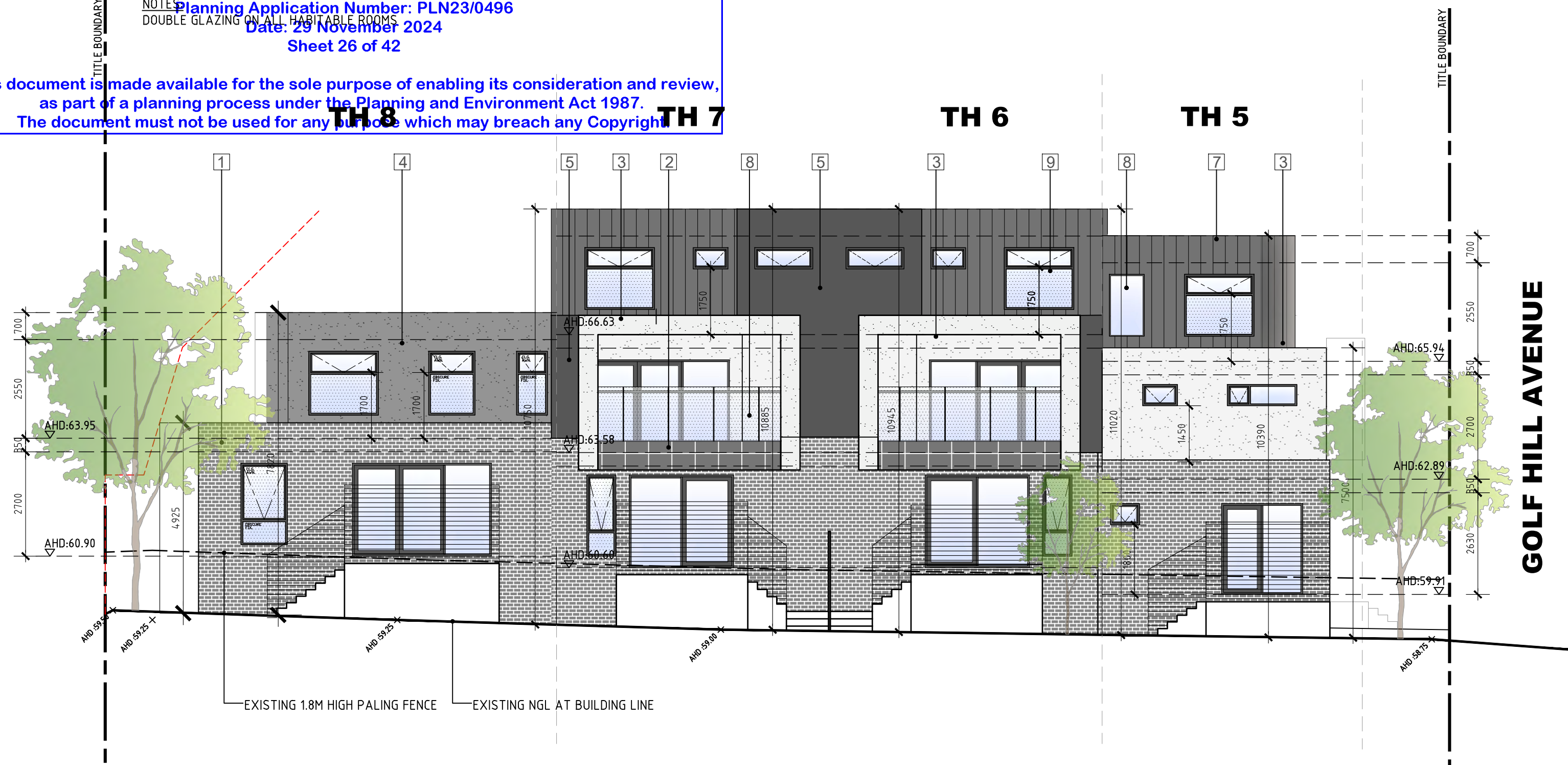


Project Number 23-043		Drawing Number TP22
Date 26-11-2024	Scale 1:100	Amendment D
Drawn	Checked	

ADVERTISED PLANS

NOTES:
Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 26 of 42

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NORTH ELEVATION - 2

SCALE 1:100 @ A1



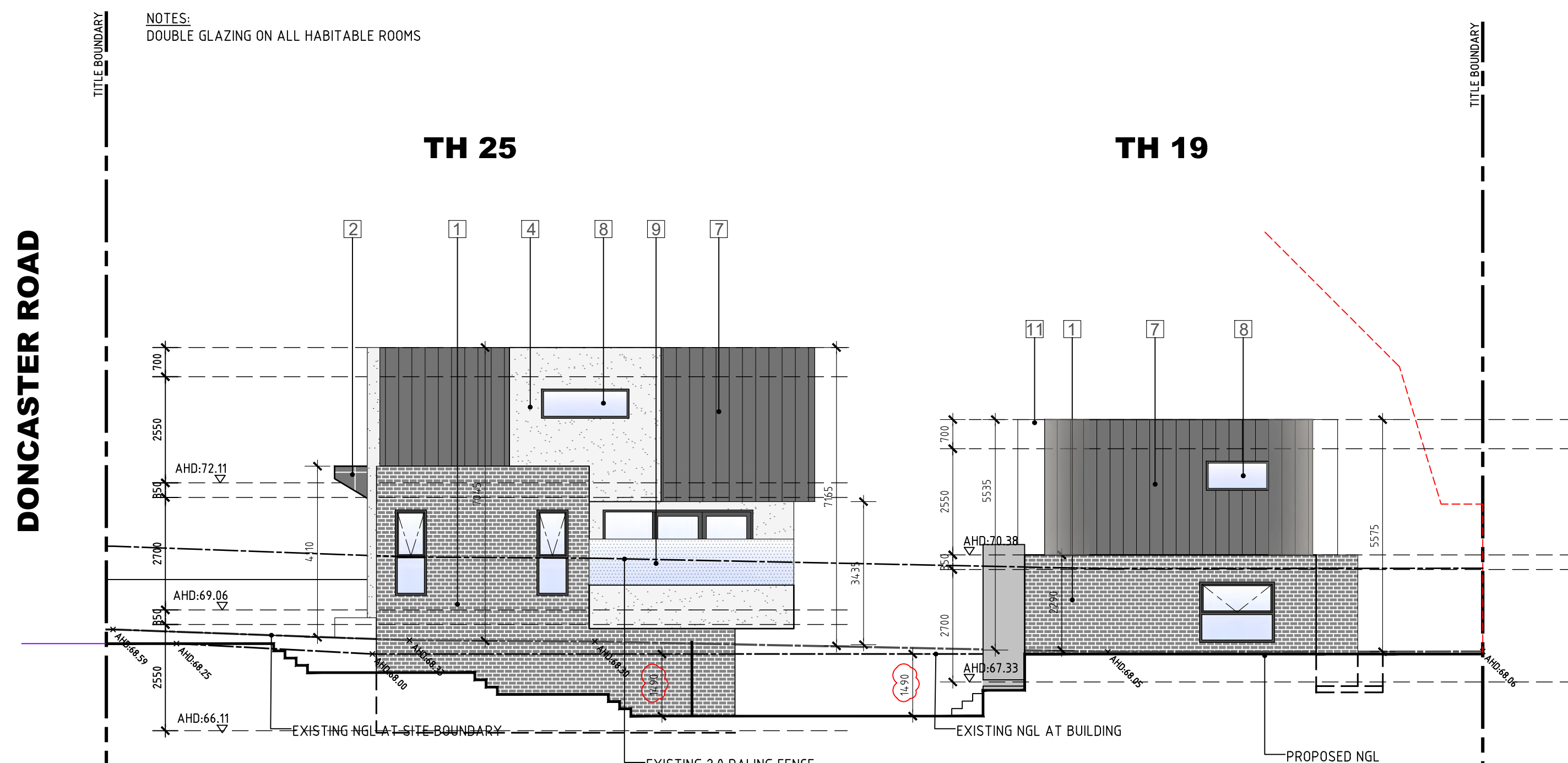
WEST ELEVATION

SCALE 1:100 @ A1



SOUTH ELEVATION - 1

SCALE 1:100 @ A1



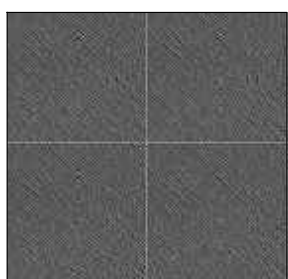
EAST ELEVATION

SCALE 1:100 @ A1

MATERIAL SCHEDULE



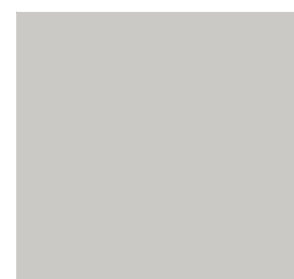
MATERIAL 1: SELECTED GREY FACE BRICK



MATERIAL 2: TILE FACE - NATURAL GREY STONE



MATERIAL 3: SELECTED RENDER OFF WHITE COLOUR



MATERIAL 4: RENDER FINISH - LIGHT GREY



MATERIAL 5: RENDER FINISH - CHARCOAL



MATERIAL 6: CHARCOAL ALUMINIUM LOUVRES SCREEN



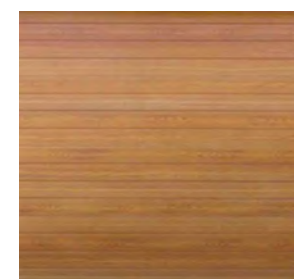
MATERIAL 7: SELECTED VERTICAL GREY CLADDING



MATERIAL 8: CLEAR GLAZING



MATERIAL 9: FIXED OBSCURE GLAZING



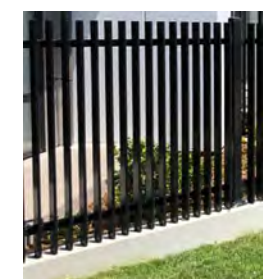
MATERIAL 10: SELECTED TIMBER LOOK SECTIONAL LIFT GARAGE DOOR



MATERIAL 11: SELECTED FEATURE CONCRETE LOOK CLADDING



DRIVEWAY CONCRETE



ALUMINIUM SLAT FENCING, CHARCOAL COLOUR

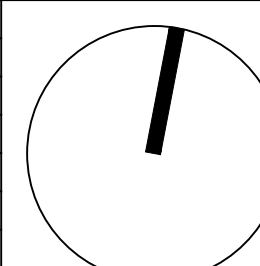
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Project
449-461 DONCASTER ROAD, DONCASTER
Drawing
ELEVATIONS

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
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Project Number 23-043	Date 26-11-2024	Scale 1:100	Drawing Number TP23
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Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 27 of 42

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DOUBLE GLAZING ON ALL HABITABLE ROOMS

GOLF HILL AVENUE

TH 9

TH 10

TH 11

TH 12

TH 13

TH 14

TH 15

TH 20

TH 21

TH 22

TH 23

SOUTH ELEVATION - 2

SCALE 1:100 @ A1

EXISTING NGL AT BUILDING

EXISTING NGL AT SITE BOUNDARY

TH 12

TH 13

TH 14

TH 15

TH 20

TH 21

TH 22

TH 23

TH 24

TH 25

SOUTH ELEVATION - 2

SCALE 1:100 @ A1

EXISTING NGL AT SITE BOUNDARY

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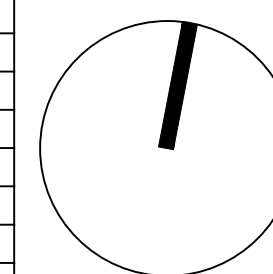
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Project
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Drawing
ELEVATION

Date	Rev	Description
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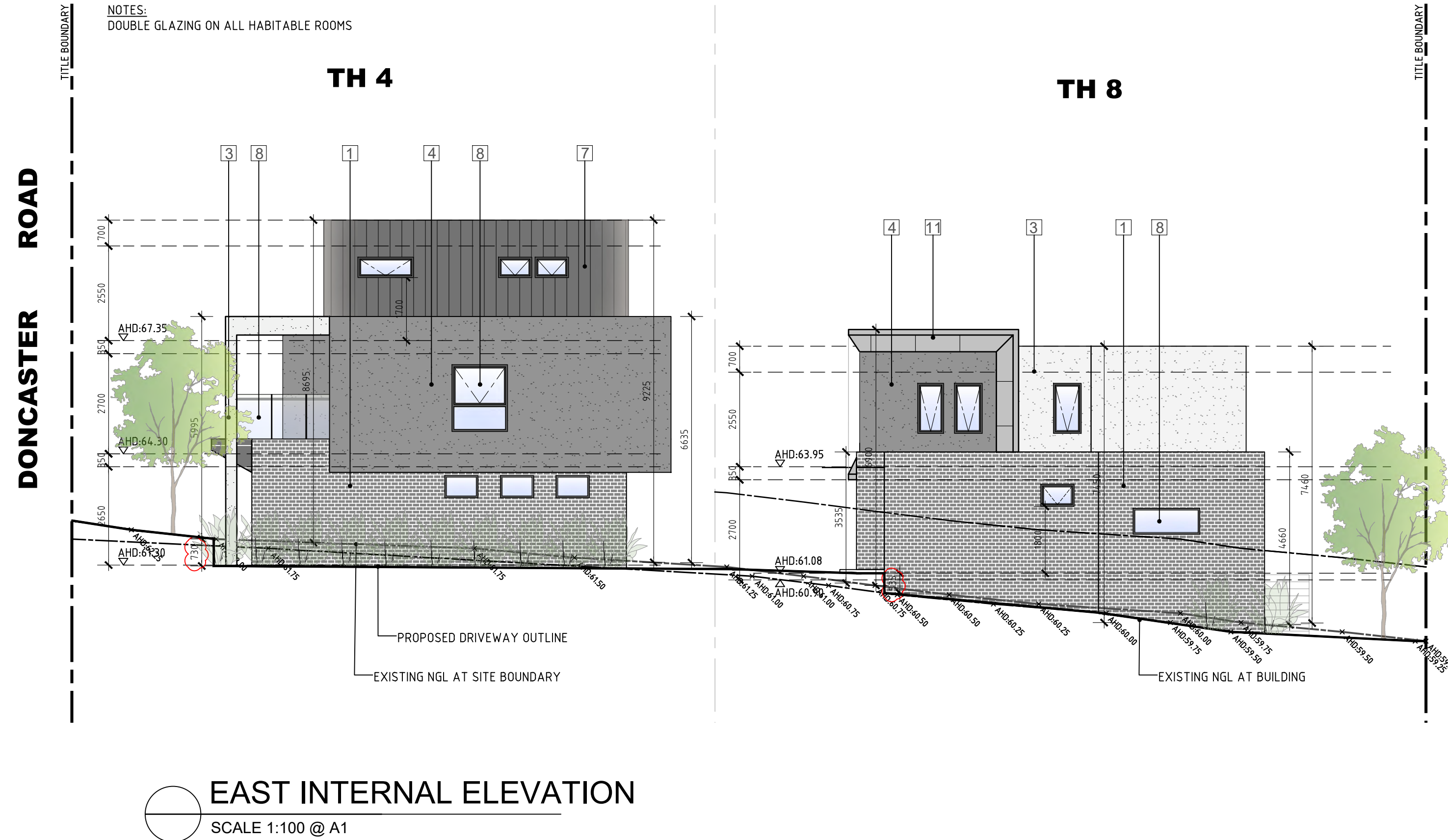
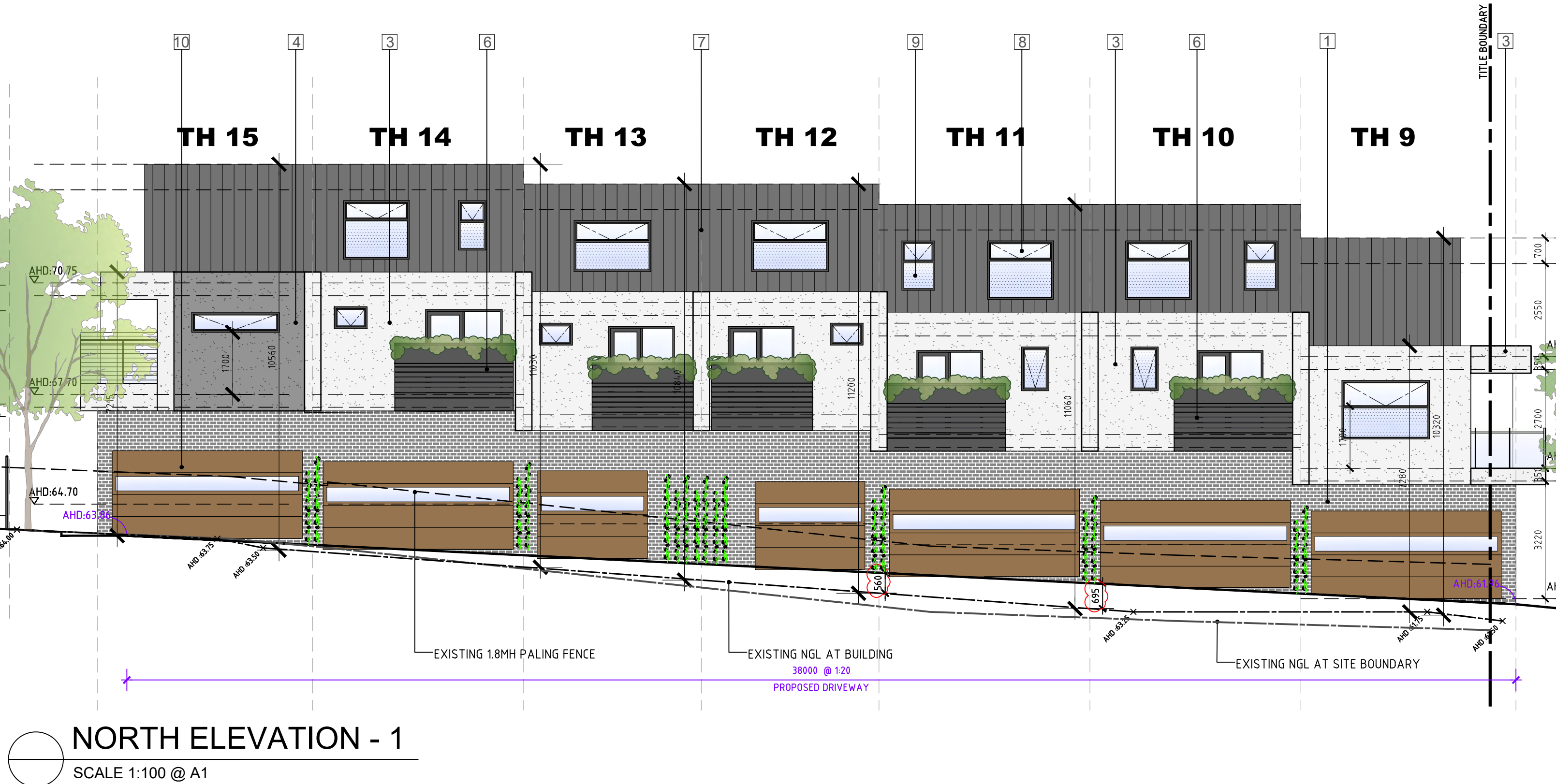
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Date	26-11-2024	Scale	1:100
Drawn		Checked	
		Amendment D	

FOR COUNCIL RFI

ADVERTISED PLANS

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Project
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Drawing
NORTH ELEVATION 1

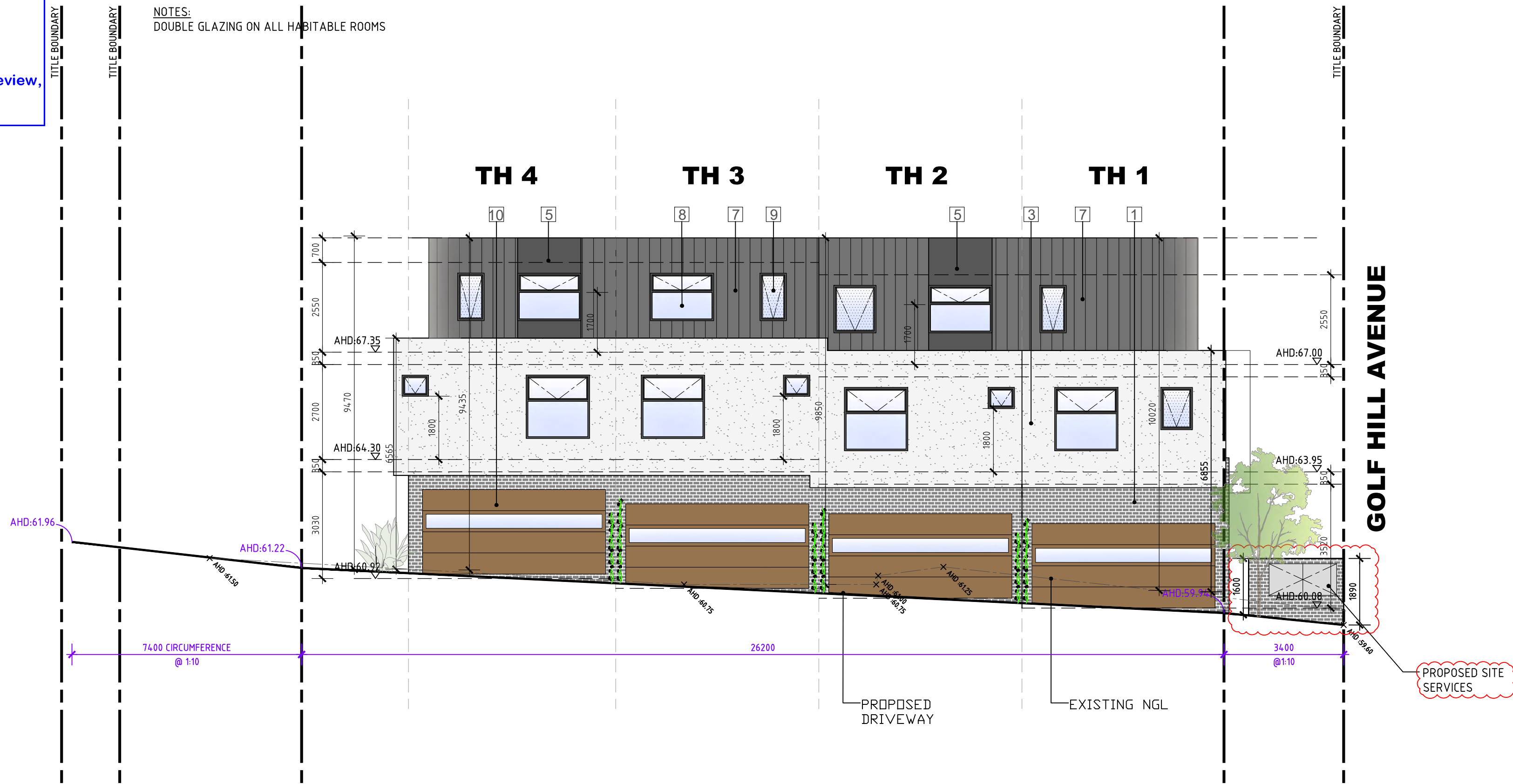
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Project Number 23-043			Drawing Number TP25	
Date	26-11-2024	Scale	1:100	Amendment
Drawn		Checked		D

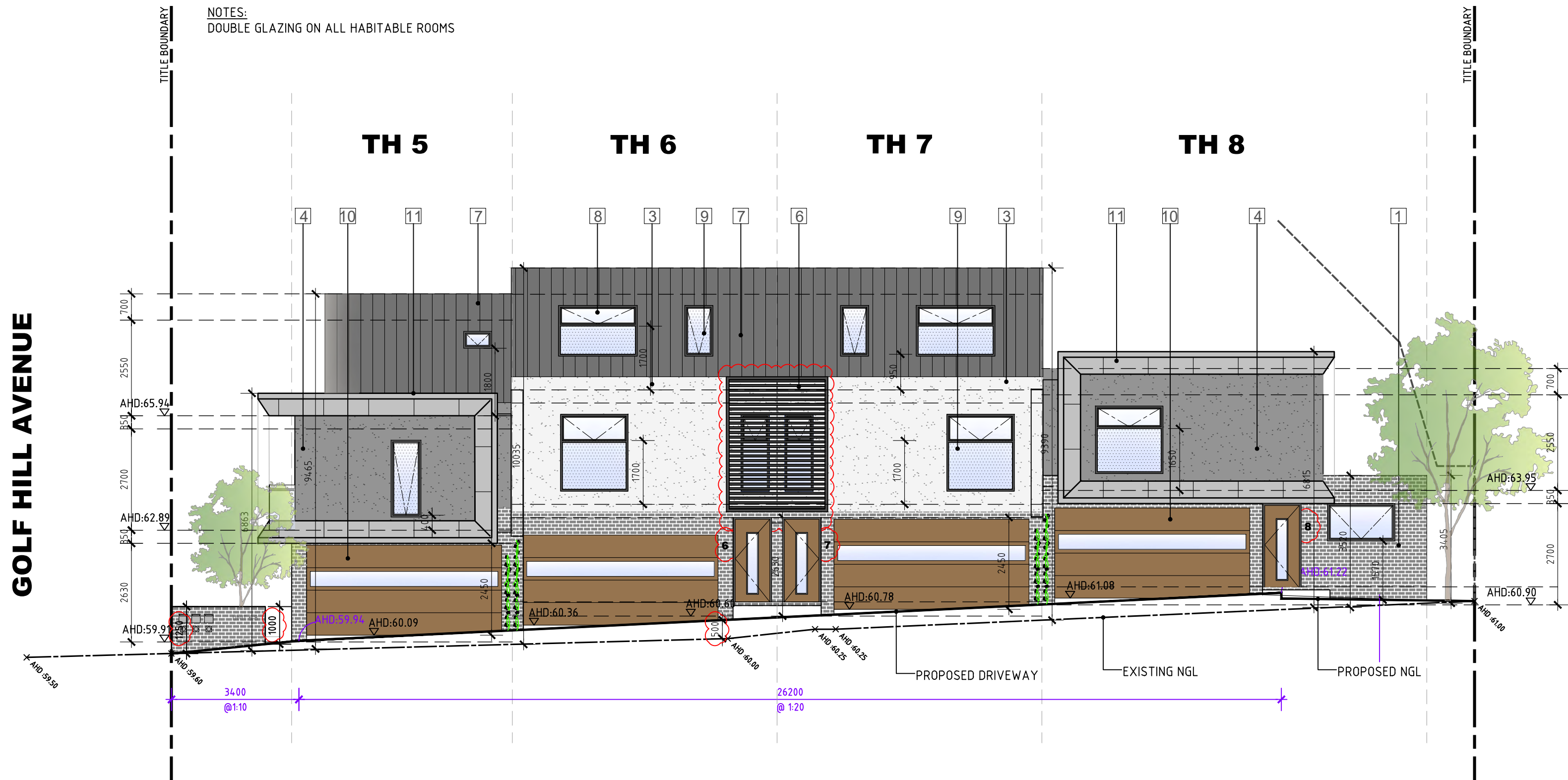
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Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 29 of 42

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TH 1-4 INTERNAL ELEVATION
SCALE 1:100 @ A1



TH 5-8 INTERNAL ELEVATION
SCALE 1:100 @ A1

FOR COUNCIL RFI

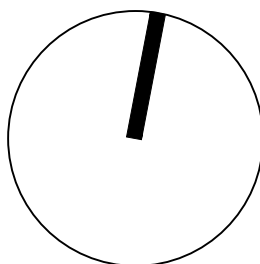
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Project
449-461 DONCASTER ROAD, DONCASTER
Drawing
INTERNAL ELEVATION

Date	Rev	Description
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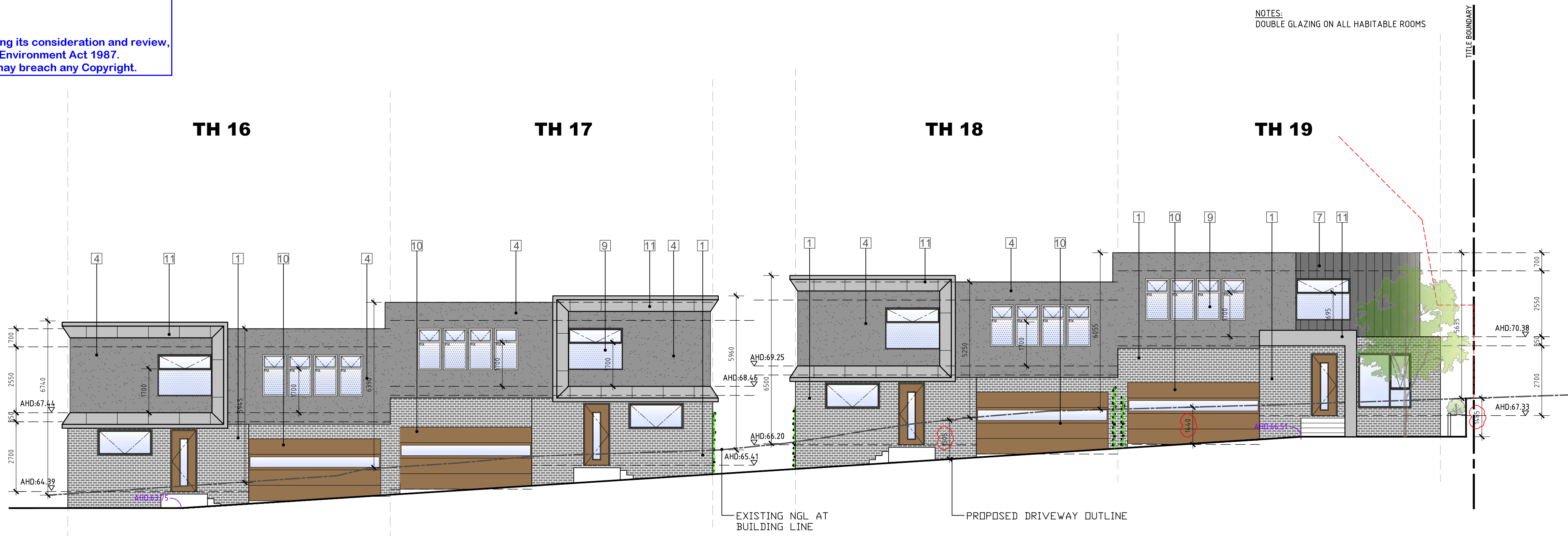


Project Number 23-043		Drawing Number TP26	
Date 26-11-2024	Scale 1:100	Amendment D	
Drawn	Checked		

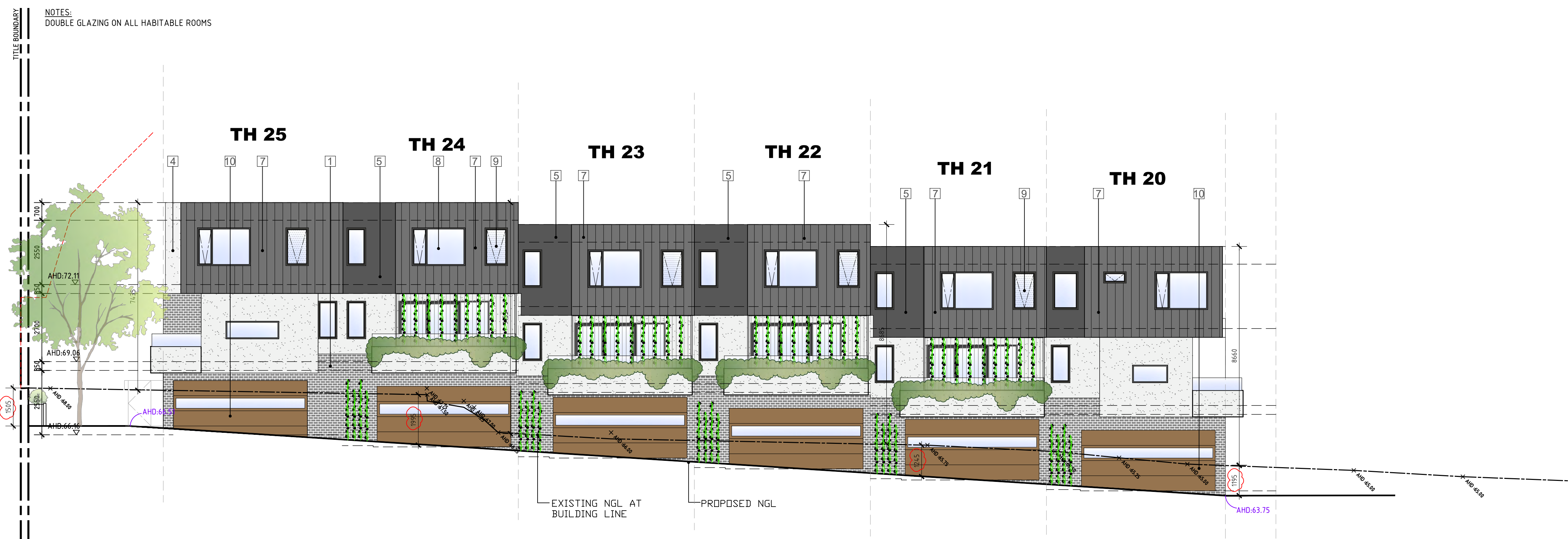
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TH 16-19 INTERNAL ELEVATION
SCALE 1:100 @ A1



TH 20-25 INTERNAL ELEVATION
SCALE 1:100 @ A1

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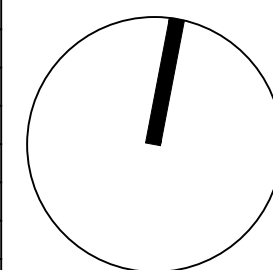
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INTERNAL ELEVATION

Date	Rev	Description
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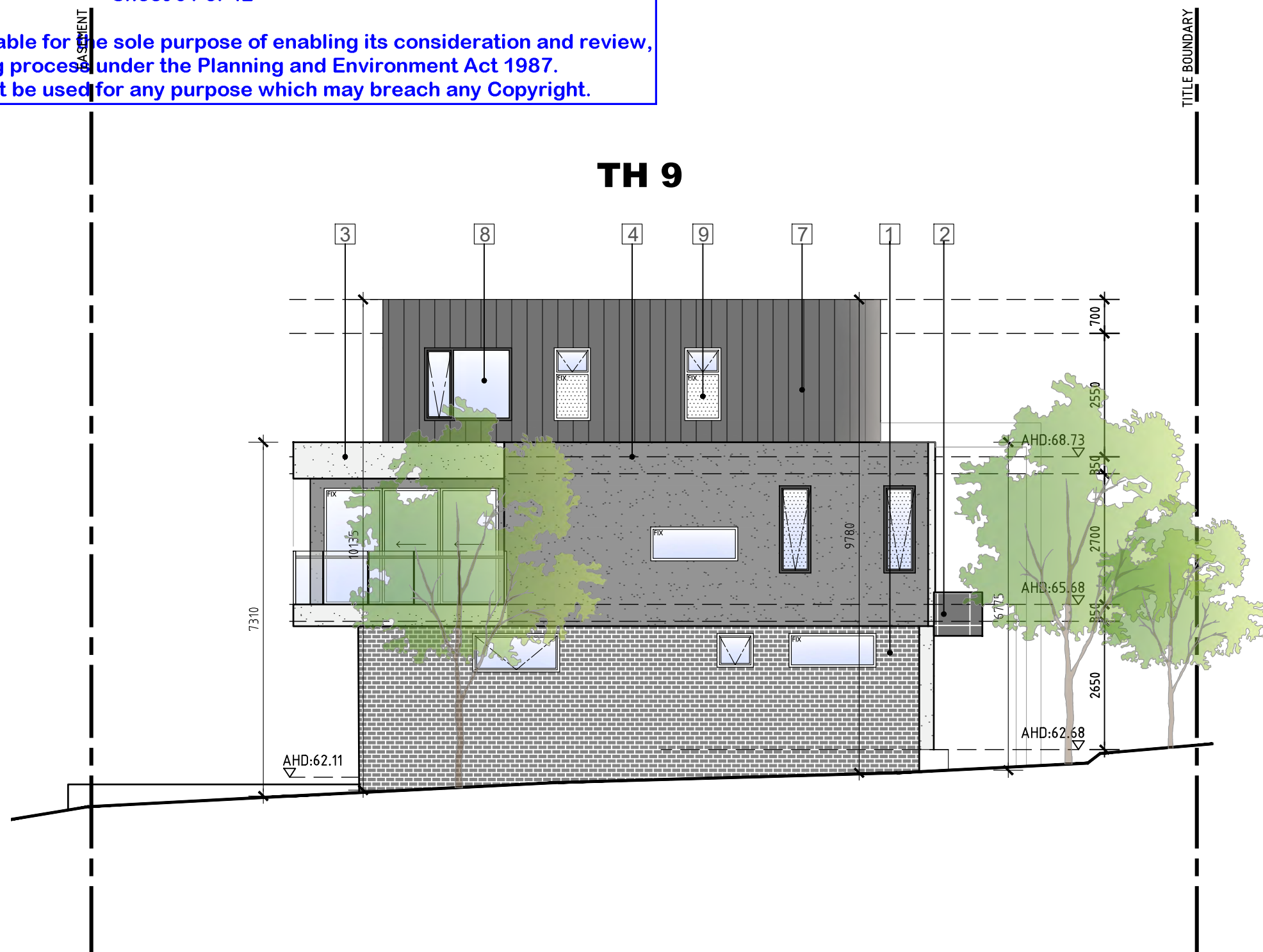


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Date 26-11-2024	Scale 1:100	Amendment D	
Drawn	Checked		

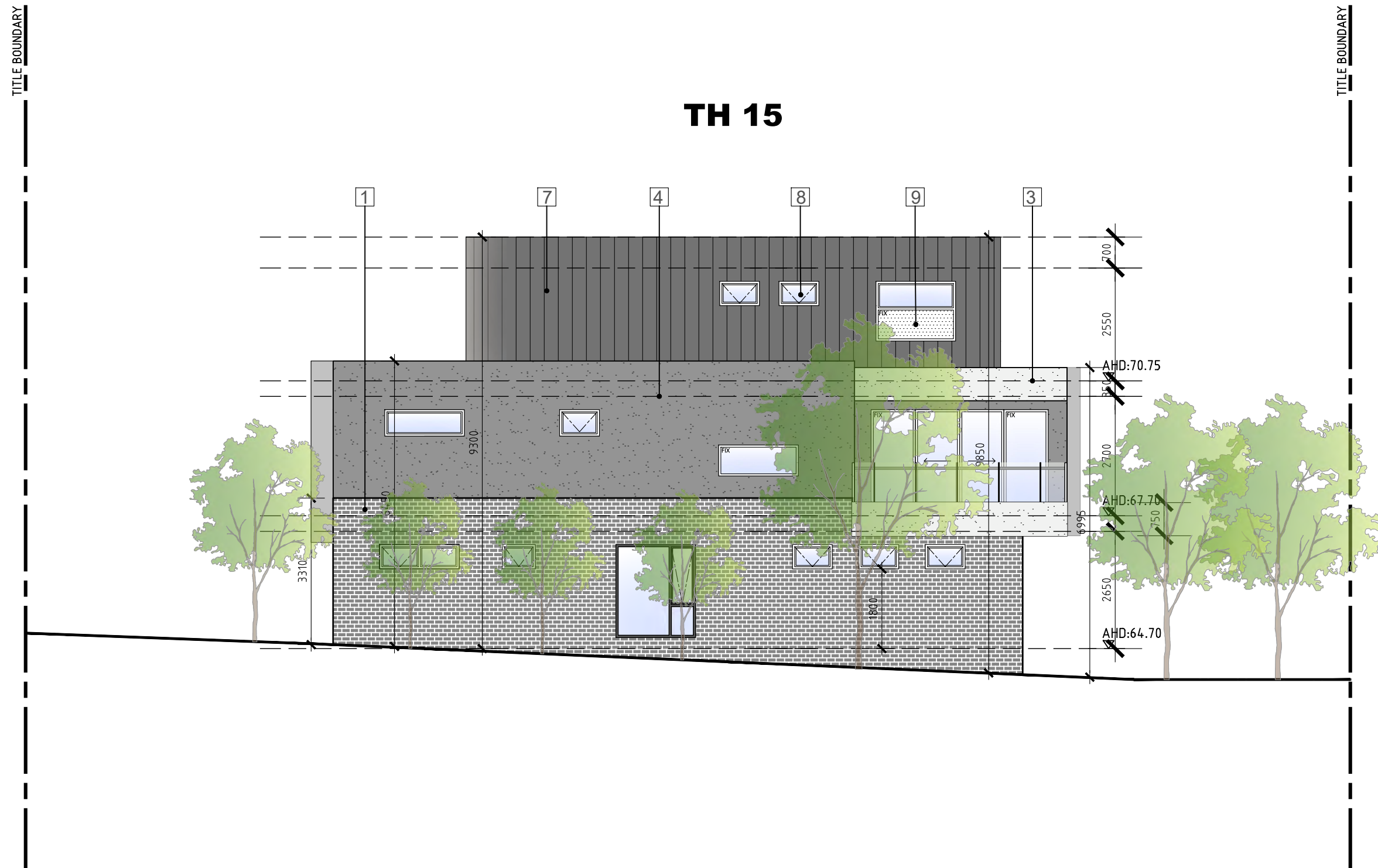
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Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 31 of 42

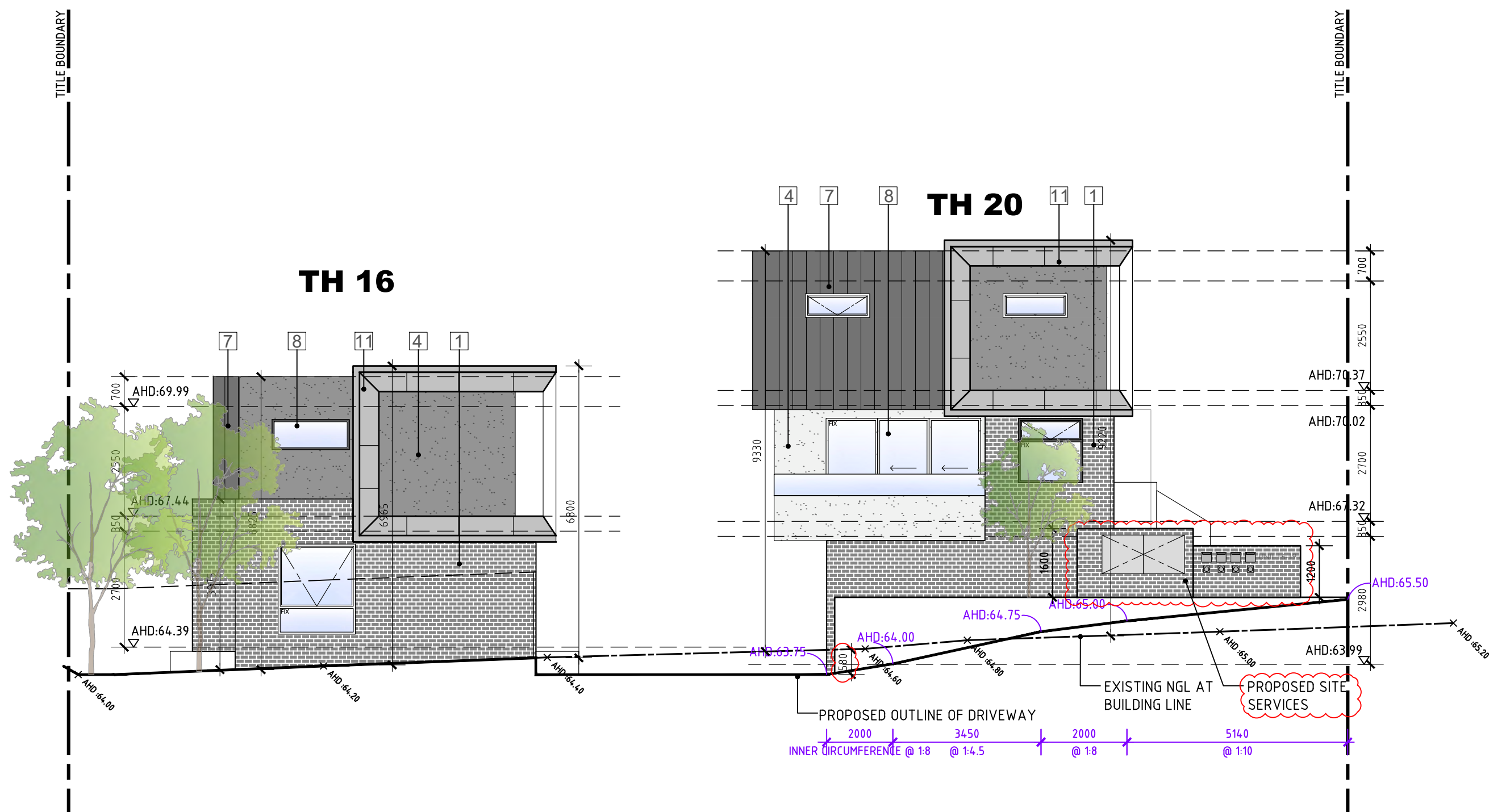
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TH 9 INTERNAL ELEVATION
SCALE 1:100 @ A1



TH 15 INTERNAL ELEVATION
SCALE 1:100 @ A1



TH 16 AND 20 INTERNAL ELEVATION
SCALE 1:100 @ A1

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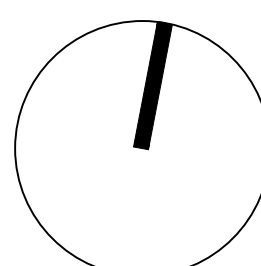
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
INTERNAL ELEVATION

Date	Rev	Description
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Project Number 23-043		Drawing Number TP28
Date 26-11-2024	Scale 1:100	
Drawn	Checked	Amendment D

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Planning Application Number: PLN23/0496
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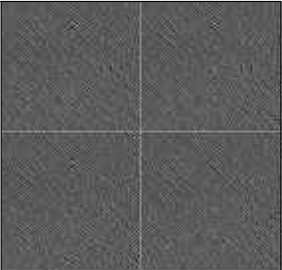
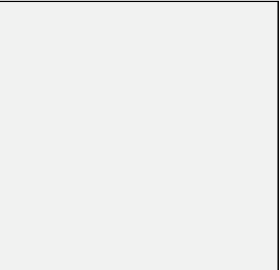



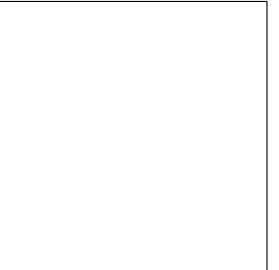

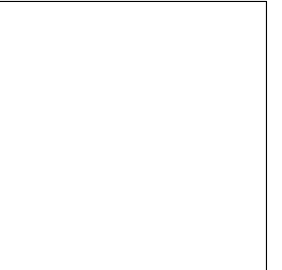







WEST ELEVATION FENCE
SCALE 1:100 @ A1



SOUTH ELEVATION FENCE 1
SCALE 1:100 @ A1

MATERIAL SCHEDULE

												
MATERIAL 1: SELECTED GREY FACE BRICK	MATERIAL 2: TILE FACE - NATURAL GREY STONE	MATERIAL 3: SELECTED RENDER (SEE WHITE COLOUR)	MATERIAL 4: RENDER FINISH - LIGHT GREY	MATERIAL 5: RENDER FINISH - CHARCOAL	MATERIAL 6: CHARCOAL ALUMINIUM LOUVRES SCREEN	MATERIAL 7: SELECTED VERTICAL GREY CLADDING	MATERIAL 8: CLEAR GLAZING	MATERIAL 9: FIXED OBSCURE GLAZING	MATERIAL 10: SELECTED TIMBER LOOK SECTIONAL LIFT GARAGE DOOR	MATERIAL 11: SELECTED FEATURE CONCRETE LOOK CLADDING	DRIVEWAY CONCRETE	ALUMINIUM SLAT FENCING, CHARCOAL COLOUR

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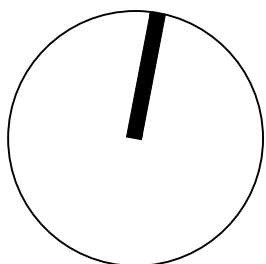
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Project
449-461 DONCASTER ROAD, DONCASTER

Drawing
ELEVATIONS

Date	Rev	Description
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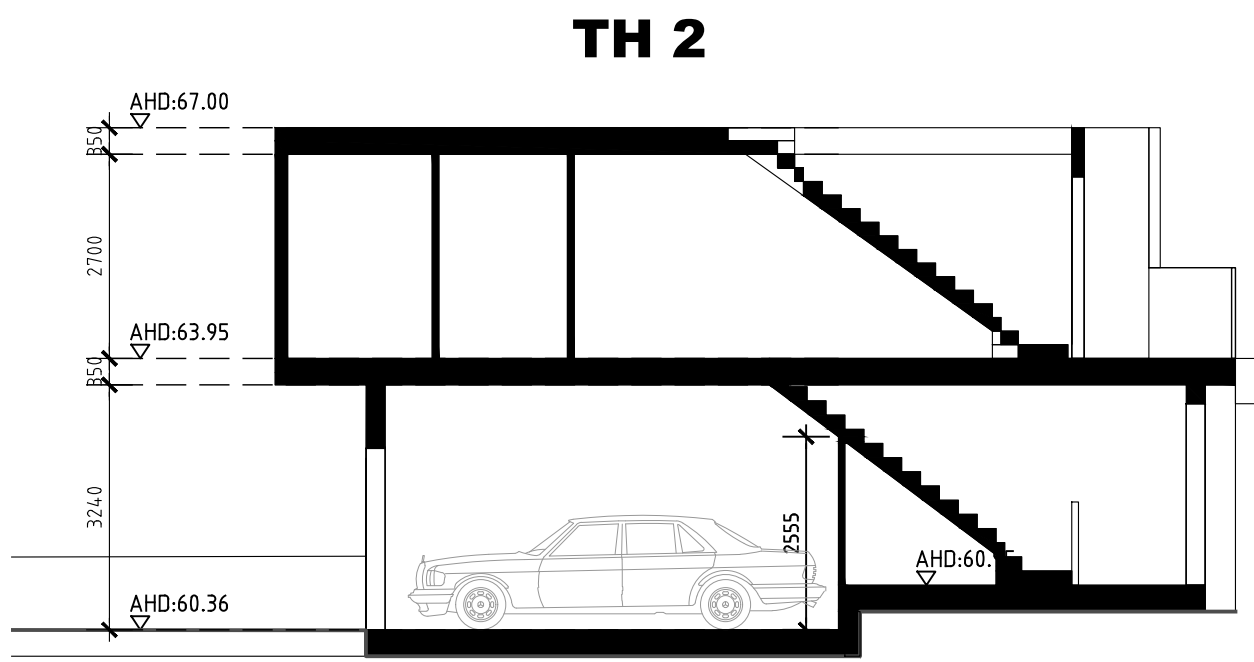


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Drawn	Checked	

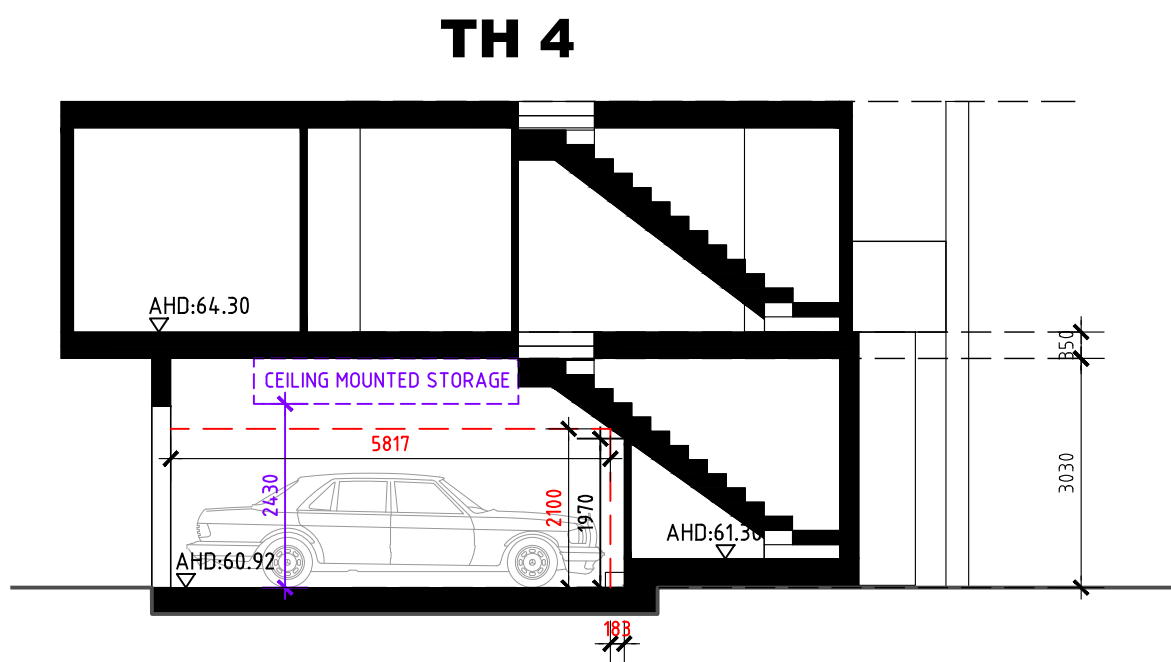
ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 34 of 42

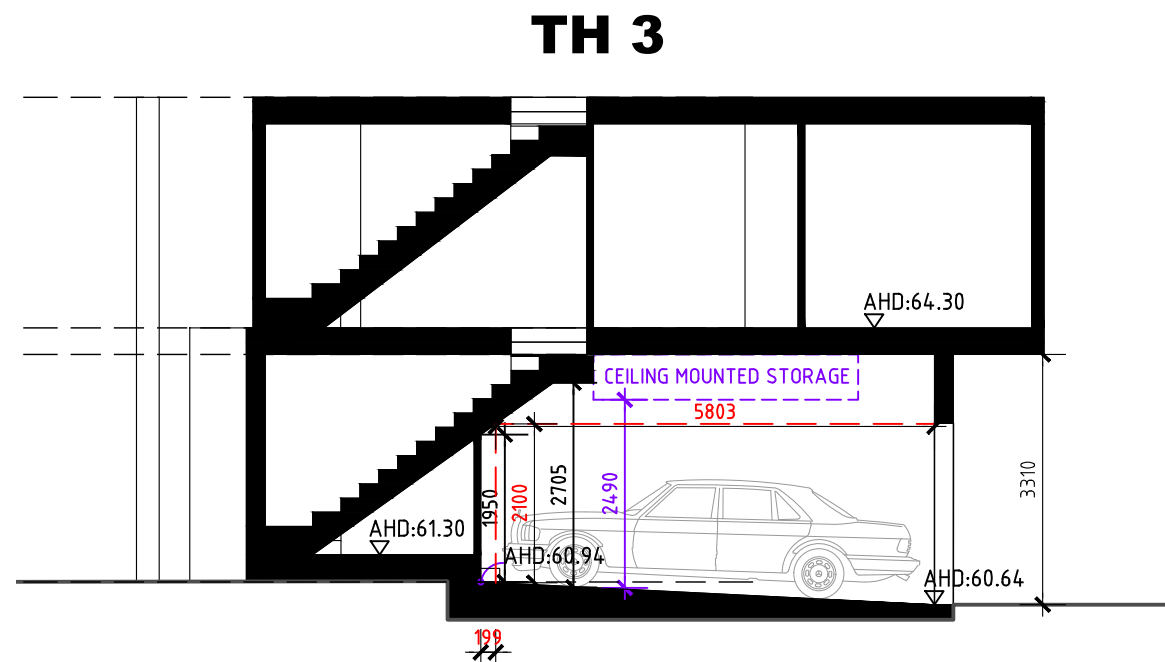
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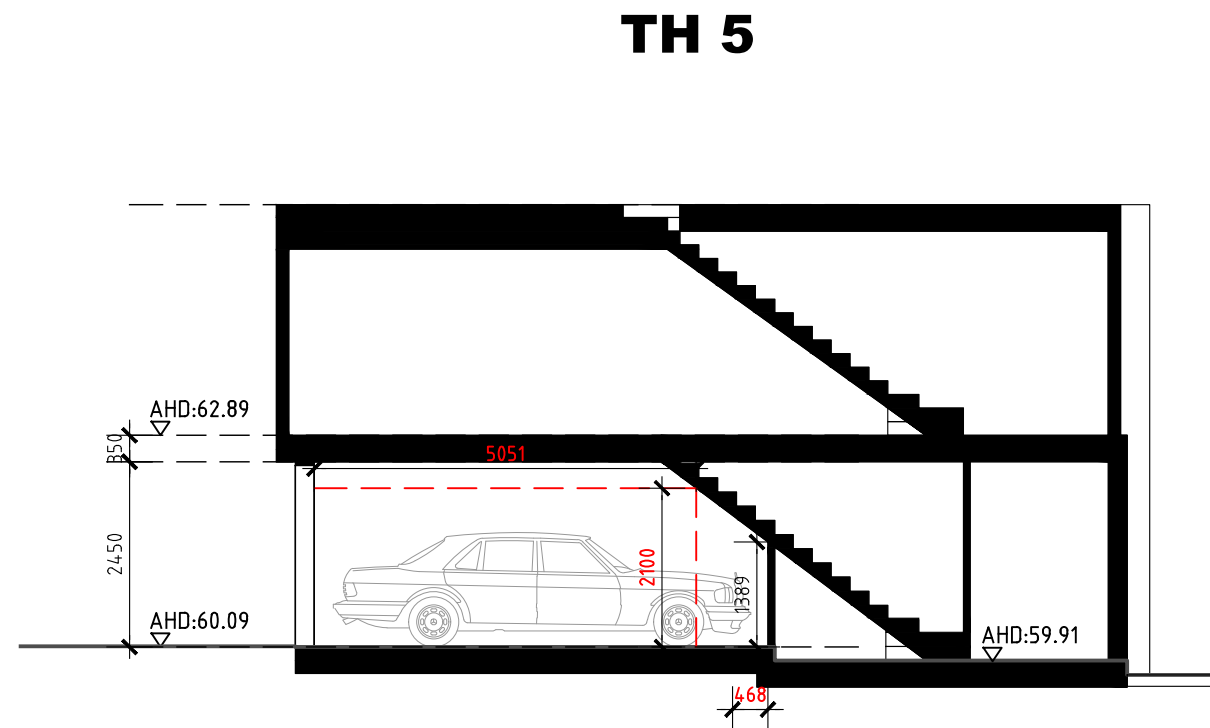
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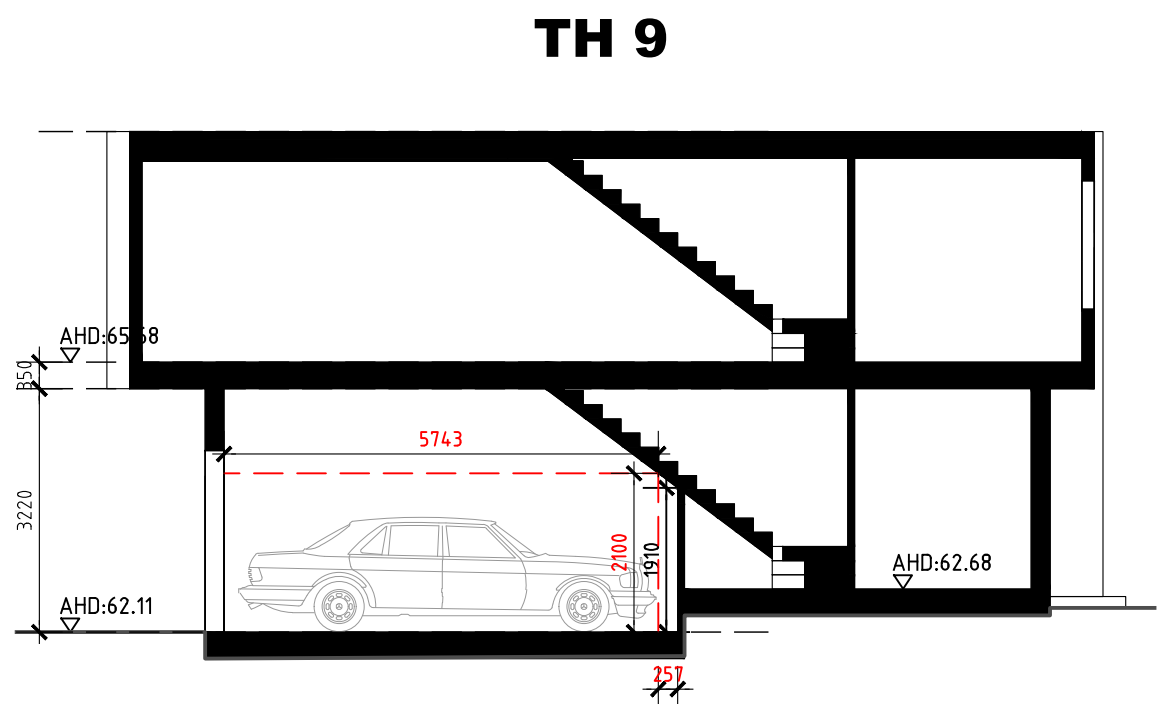
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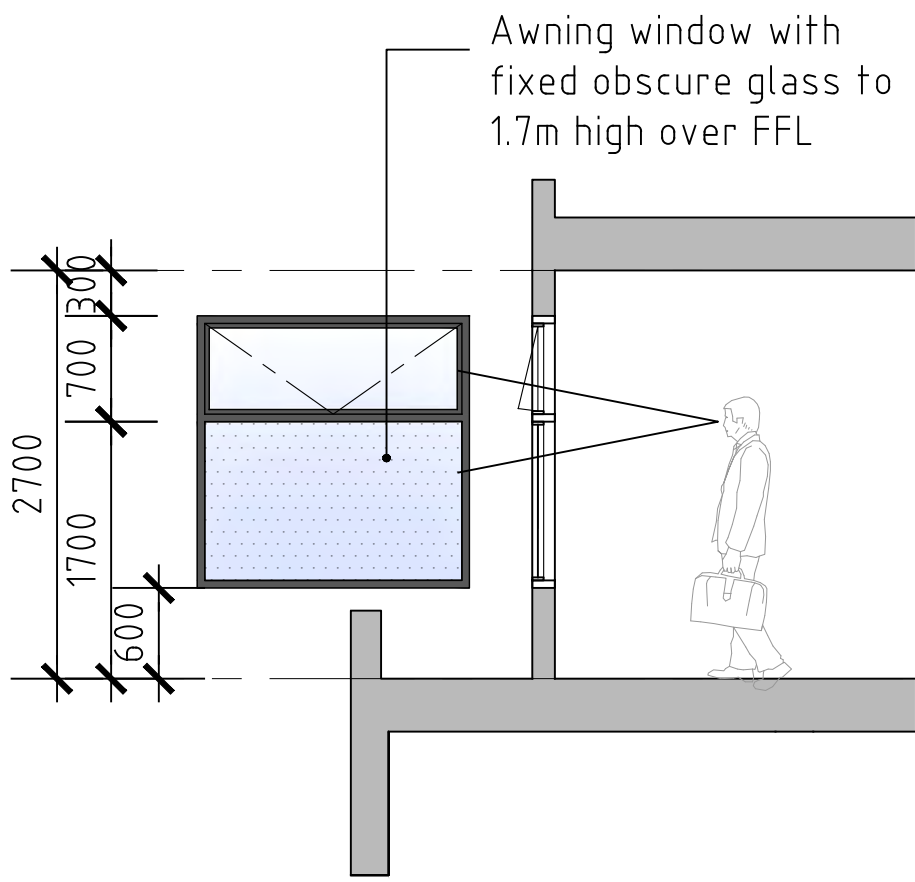
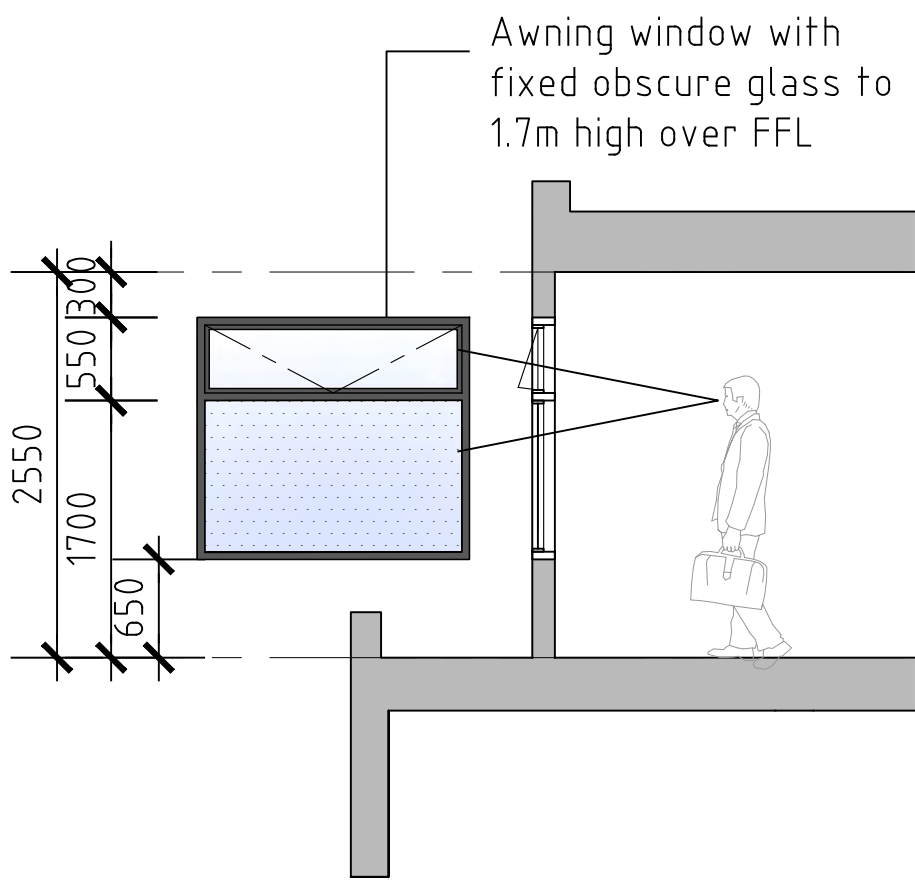
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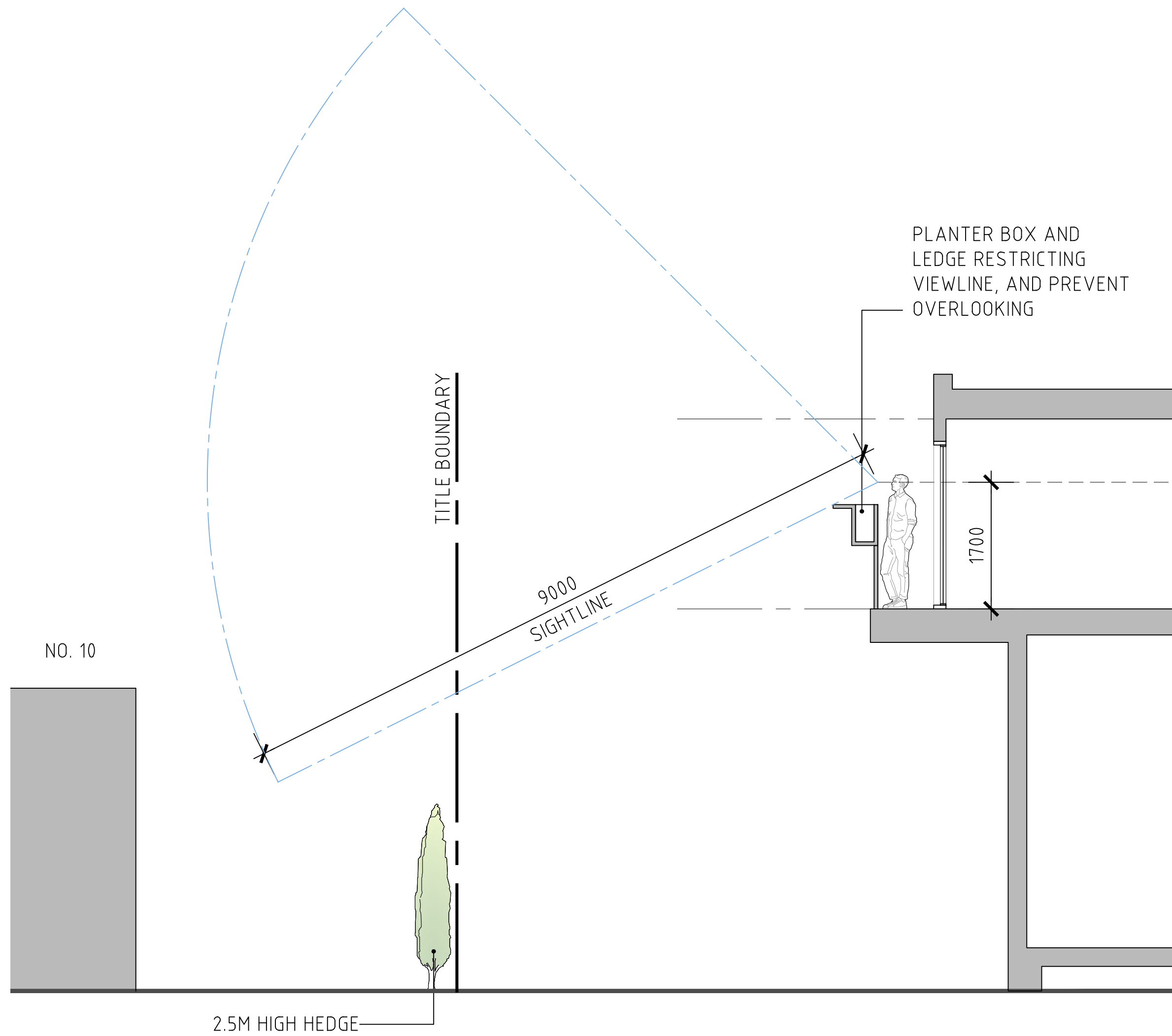
TH 5 SECTION
SCALE 1:100 @ A1



TH 9 SECTION
SCALE 1:100 @ A1



OVERLOOKING DIAGRAMS
SCALE 1:50 @ A1



OVERLOOKING DIAGRAMS - TH10-TH14
SCALE 1:50 @ A1

FOR COUNCIL RFI

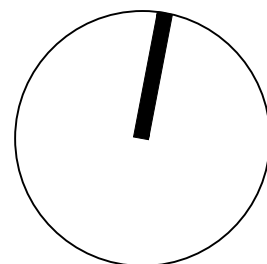
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Project
449-461 DONCASTER ROAD, DONCASTER
Drawing
SECTIONS

Date	Rev	Description
05.12.2023	A	TP SUBMISSION
	B	FOR DISCUSSION
05.08.2024	C	FOR COUNCIL RFI
14.10.2024	D	FOR COUNCIL RFI

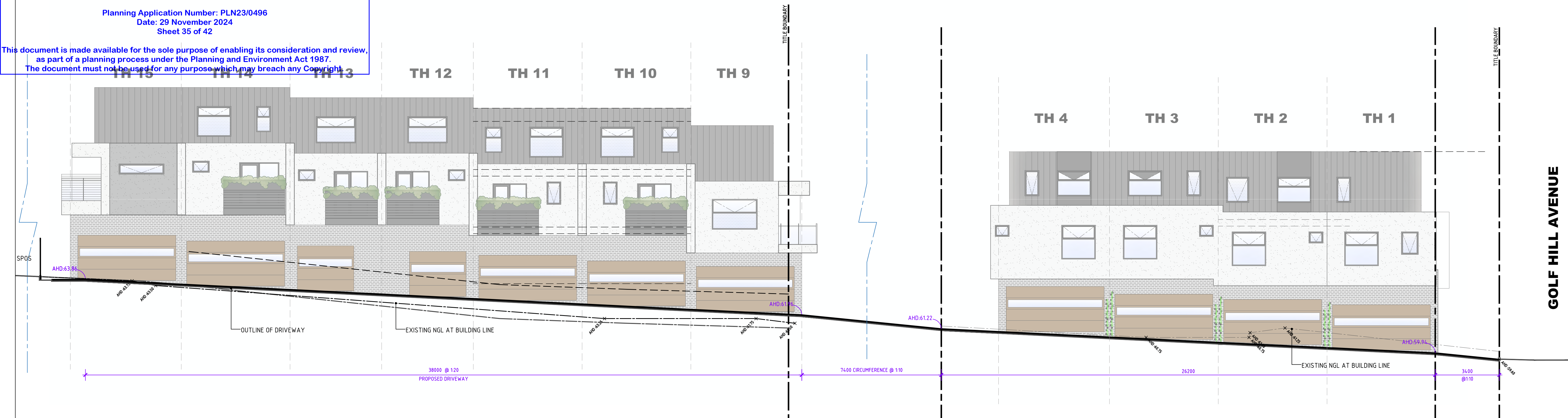


Project Number 23-043		Drawing Number TP31	
Date 26-11-2024	Scale 1:100	Amendment D	
Drawn	Checked		

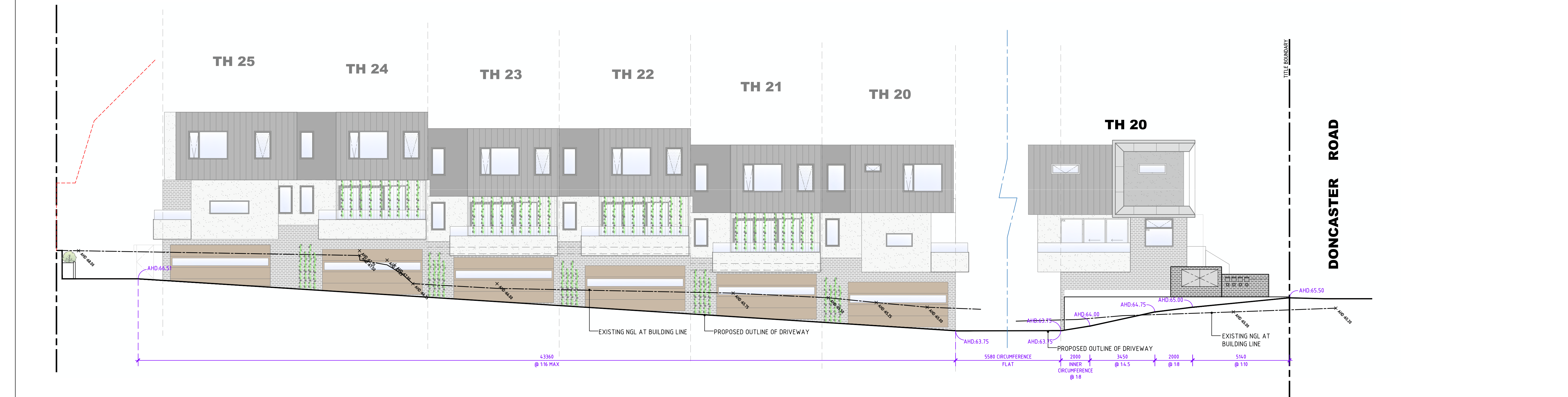
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Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 35 of 42

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COMMUNAL DRIVEWAY SECTION (FROM GOLF HILL AVENUE)
SCALE 1:100 @ A1



COMMUNAL DRIVEWAY SECTION (FROM DONCASTER ROAD)
SCALE 1:100 @ A1

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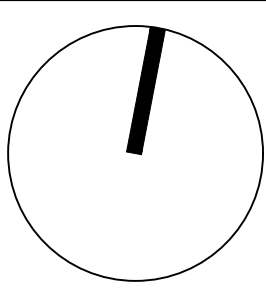
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Project
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SECTIONS

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Project Number 23-043	Drawing Number TP32
Date 26-11-2024	Scale 1:100
Drawn	Checked
Amendment D	

ADVERTISED PLANS

Planning Application Number: PLN23/0496
Date: 29 November 2024
Sheet 36 of 42

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TBM: ALUM. RIVET IN KERB
RL: 61.54m A.H.D.

SHADOW DIAGRAM SEP 22 9 AM
SCALE 1:150 @ A1

	NO.10 ISKANDAR PLACE	NO.21 SILVER LEAF CIRCUIT
POS AREA (>3 METER)	119.0M ²	140.0M ²
UN-SHADOWED POS AREA (EXISTING)	119.0M ² (100.0%)	140.0M ² (100.0%)
UN-SHADOWED POS AREA (PROPOSED)	119.0M ² (100.0%)	140.0M ² (100.0%)

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Notes

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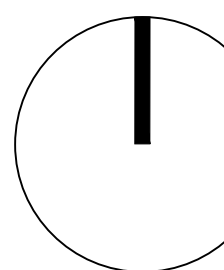
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Drawing
SHADOW DIAGRAMS

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Project Number
23-043

Date 26-11-2024 Scale 1:150
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Drawing Number
TP33

Amendment
D

ADVERTISED PLANS

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Sheet 37 of 42

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SHADOW DIAGRAM SEP 22 12PM

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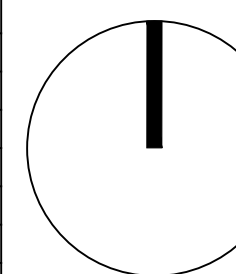
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Project Number
23-043

Date 26-11-2024

Drawn

Scale 1:150

Checked

Drawing Number
TP34

Amendment
D

	NO.10 ISKANDAR PLACE	NO.21 SILVER LEAF CIRCUIT
POS AREA (>3 METER)	119.0M ²	140.0M ²
UN-SHADOWED POS AREA (EXISTING)	119.0M ² (100.0%)	140.0M ² (100.0%)
UN-SHADOWED POS AREA (PROPOSED)	119.0M ² (100.0%)	140.0M ² (100.0%)

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Sheet 38 of 42

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SHADOW DIAGRAM SEP 22 1PM
SCALE 1:150 @ A1

	NO.10 ISKANDAR PLACE	NO.21 SILVER LEAF CIRCUIT
POS AREA (>3 METER)	119.0M ²	140.0M ²
UN-SHADOWED POS AREA (EXISTING)	116.3M ² (97.7%)	131.2M ² (93.7%)
UN-SHADOWED POS AREA (PROPOSED)	116.6M ² (97.9%)	128.7M ² (91.9%)

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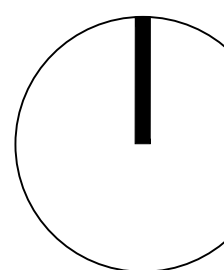
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Project Number
23-043

Date 26-11-2024 Scale 1:150
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Drawing Number
TP35
Amendment
D

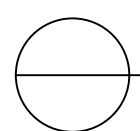
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SHADOW DIAGRAM SEP 22 2PM

SCALE 1:150 @ A1

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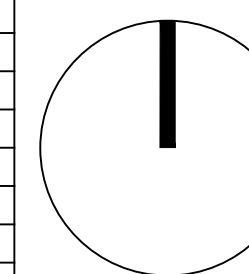
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Project Number
23-043

Date 26-11-2024

Drawn

Scale 1:150

Checked

Drawing Number
TP36

Amendment

D

	NO.10 ISKANDAR PLACE	NO.21 SILVER LEAF CIRCUIT
POS AREA (>3 METER)	119.0M ²	140.0M ²
UN-SHADOWED POS AREA (EXISTING)	112.8M ² (94.7%)	105.1M ² (75.0%)
UN-SHADOWED POS AREA (PROPOSED)	110.5M ² (92.8%)	111.8M ² (79.8%)

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SHADOW DIAGRAM SEP 22 3PM
SCALE 1:150 @ A1

	NO.10 ISKANDAR PLACE	NO.21 SILVER LEAF CIRCUIT
POS AREA (>3 METER)	119.0M ²	140.0M ²
UN-SHADOWED POS AREA (EXISTING)	99.5M ² (83.6%)	69.4M ² (49.5%)
UN-SHADOWED POS AREA (PROPOSED)	96.4M ² (81.0%)	79.6M ² (56.9%)

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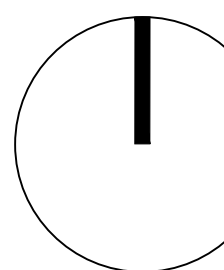
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○ ZONE A FRONT FACADE
NTS



○ ZONE A LEFT FACADE
NTS



○ ZONE B FRONT FACADE
NTS



○ ZONE C FRONT FACADE
NTS

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Sheet 42 of 42

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NTS

ZONE A REAR FACADE



NTS

ZONE B REAR FACADE



NTS

ZONE C RIGHT FACADE



NTS

ZONE C REAR FACADE

FOR COUNCIL RFI

LEGISLATIVE REQUIREMENTS

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.

MANNINGHAM PLANNING SCHEME

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

- Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 65 Decision Guidelines

Zones

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the General Residential 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 activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *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 two or more dwellings on a lot and to construct a front fence within 3 metres of a street.

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

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

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

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.

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

Overlays

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 carry out works.*

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

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

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

must not exceed 10 metres.

specified in
Clause 55.03-
1

Planning Policy Framework

The relevant sections of the Planning Policy Framework are as follows:

Clause 15.01-1L (Safer neighbourhoods - Manningham) seeks to facilitate buildings, subdivisions, street layout, car parks and public open space that are safe.

Strategies towards achieving this are identified as follows:

- *Design buildings to provide informal surveillance of adjacent open space.*
- *Create private and public open space areas that are accessible, functional and safe.*
- *Locate playgrounds in areas that are clearly visible to guardians and residents and avoid locating playgrounds behind buildings or in secluded areas.*
- *Design landscaping of public spaces to provide clear and unobstructed views.*
- *Utilise landscaping with low shrubs or ground covers to increase effectiveness of natural surveillance.*
- *Avoid the planting of trees and shrubs with dense foliage near pathways.*
- *Avoid rear lane ways and pedestrian tunnels unless adequate surveillance opportunities for these areas can be incorporated into the design.*
- *Locate automatic teller machines where there are clear sightlines in the public realm.*
- *Design and locate buildings, including car parks, to promote public safety by:*
 - *Maximising visibility and sightlines to and from public and communal spaces.*
 - *Avoiding hidden car spaces, blind corners and areas of potential entrapment.*
- *Design pedestrian entrances to be clearly visible from streets and public areas, to provide shelter and to provide a transitional space between the public and private realm.*
- *Ensure development and landscaping surrounding open car parks provide casual surveillance opportunities.*
- *Provide clear directional signage within car parks and at entry and exit points.*
- *Encourage open and transparent fences along street frontages and public areas to allow surveillance and visibility.*
- *Design buildings to discourage external roof access.*
- *Encourage the use measures to manage graffiti and vandalism.*
- *Avoid enclosing public spaces that adjoin private property.*
- *Ensure streetscapes:*
 - *Are attractive.*
 - *Clearly define areas for pedestrian and vehicle movement.*
 - *Provide natural surveillance and visibility for pedestrians, drivers and occupants of adjacent land*

Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies towards achieving this are identified as follows:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*

- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - *Passive design responses that minimise the need for heating, cooling and lighting.*
 - *On-site renewable energy generation and storage technology.*
 - *Use of low embodied energy materials.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Clause 15.01-2L (Environmentally Sustainable development – Manningham) seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

- *Facilitate development that minimises environmental impacts.*
- *Encourage environmentally sustainable development that:*
 - *Is consistent with the type and scale of the development.*
 - *Responds to site opportunities and constraints.*
- *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.*

Energy performance

- *Reduce both energy use and energy peak demand through design measures such as:*
 - *Building orientation.*
 - *Shading to glazed surfaces.*
 - *Optimising glazing to exposed surfaces.*
 - *Inclusion of or space allocation for renewable technologies.*

Integrated water management

- *Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.*
- *Encourage the appropriate use of alternative water (including greywater, rainwater and stormwater).*

- *Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.*

Indoor environment quality

- *Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.*
- *Reduce indoor air pollutants by encouraging use of low-toxicity materials.*
- *Minimise noise levels and noise transfer within and between buildings and associated external areas.*

Transport

- *Design development to promote the use of walking, cycling and public transport, in that order; and minimise car*
- *dependency.*
- *Promote the use of low emissions vehicle technologies and supporting infrastructure.*

Waste management

- *Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.*
- *Encourage use of durable and reusable building materials.*
- *Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.*

Urban ecology

- *Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.*
- *Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the*
- *retention and provision of canopy and significant trees.*
- *Encourage the provision of space for productive gardens, particularly in larger residential developments.*

Clause 15.01-4S (Healthy neighbourhoods) policy objective seeks to create neighbourhoods that foster healthy and active living and community wellbeing.

Strategies towards achieving this are identified as follows:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
 - *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
 - *Streets with direct, safe and convenient access to destinations.*
 - *Conveniently located public spaces for active recreation and leisure.*
 - *Accessibly located public transport stops.*
 - *Amenities and protection to support physical activity in all weather conditions.*

Clause 15.01-5S (Neighbourhood character) policy objective is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies towards achieving this are identified as follows:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *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 respecting the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*
 - *Neighbourhood character values and built form that reflect community identity.*

Clause 15.01-5-01L (Landscaping Manningham) policy strategies are as follows;

- *Provide landscaping to soften built form and the appearance of large areas of car parking, accessways and development.*
- *Incorporate indigenous planting and canopy trees.*
- *Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area.*
- *Retain existing vegetation and canopy trees along road frontages.*
- *Retain native vegetation where possible or, incorporate new native vegetation into landscaping.*
- *Support landscaping that provides visual interest to commercial uses and carparking areas to the surrounding area*

Clause 15.01-5L-02 (Neighbourhood character)

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.

This precinct applies to the areas surrounding activity centers and along main roads

The Precinct 2 objective is to promote substantial change that is high quality, contemporary and designed to provide a transition between sub precincts in Precinct 2.

Precinct 2 strategies are as follows;

- *Provide for contemporary architecture.*
- *Encourage use of varied and durable building materials in building facades that provide visual interest.*
- *Provide a graduated building scale and form from side and rear boundaries.*
- *Incorporate a landscape treatment that enhances the overall appearance of the development and any adjacent main road.*
- *Integrate car parking into the design of buildings and landform.*
- *Encourage the built form fronting Doncaster Road at the former Eastern Golf Course (Tullamore) to be of a scale that provides an appropriate transition to Doncaster Hill Major Activity Centre.*
- *Support development as follows:*
 - *Apartment-style developments along main roads and on larger, consolidated lots in DDO8-1 - Sub-Precinct Main Road.*
 - *Apartment-style development of two-storeys, or three-storeys on larger consolidated lots, in DDO8-2 - Sub-Precinct A.*
 - *Low-rise development of one and two-storeys in DDO8-3 - Sub-Precinct B.*

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

Clause 16.01-1S (Housing Supply) policy objective is to facilitate well-located, integrated and diverse housing that meets community needs.

Strategies towards achieving this are identified as follows:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
 - *Provides a high level of internal and external amenity.*
 - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres*

Clause 19.03-3L (Wastewater, drainage and stormwater management – Manningham) policy objective is to provide safe and efficient wastewater, drainage and stormwater management systems.

Strategies towards achieving this are identified as follows:

- *Ensure that any land use or development that may increase water runoff from a site either:*
 - *Detains stormwater on site.*
 - *Undertakes or assists with off-site works to maintain or increase drainage capacity.*
- *Promote the on-site detention, absorption of stormwater through*
 - *The use of permeable paving, pebble paths, lawns and gardens.*
 - *Capture and reuse functions within detention systems.*
- *Encourage natural biological filtration systems in areas of high sediment or nutrient run-off, including roadside developments and subdivisions.*
- *Support the use of pollutant traps to prevent garbage entering the waterways.*
- *Ensure development connects to mains water.*
- *Encourage connection to sewer where available and within reasonable proximity.*

Particular Provisions

Clause 52.06 Car Parking

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

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*

No residential visitor car parking spaces are required for any part of the land identified as being within the Principal Public Transport Network Area.

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

Clause 52.29 Land Adjacent to the Principal Road Network

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 Transport Zone 2.

General Provisions

Clause 65 Decision Guidelines

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

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*