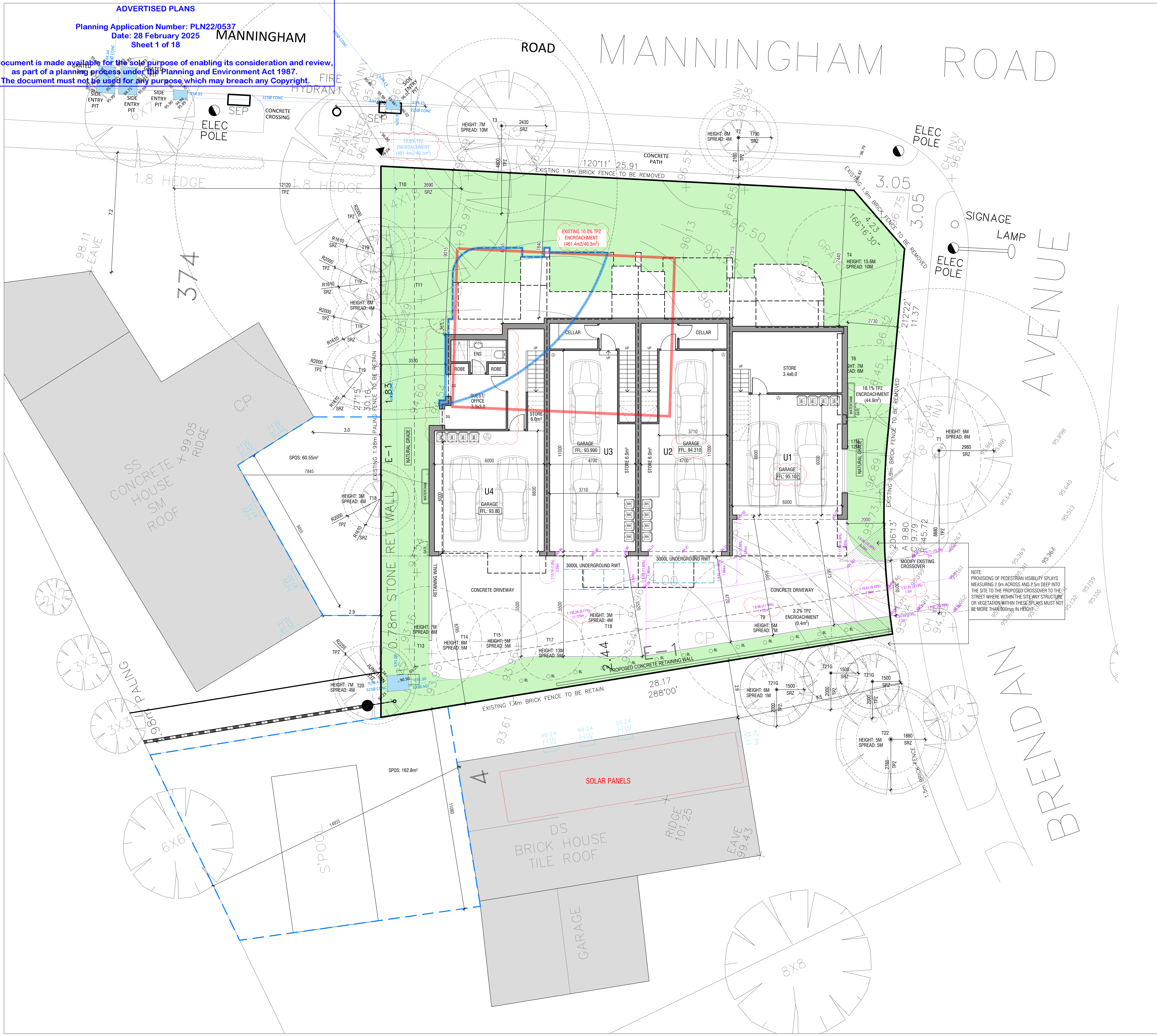
MANNINGHAM ROAD
MANNINGHAM ROAD
BRENDAN AVENUE
374
FIRE HYDRANT
ELEC POLE
SEP
CONCRETE CROSSING
SIDE ENTRY PIT
GRATED PIT
1.8 HEDGE
CONCRETE PATH
EXISTING 1.9m BRICK FENCE TO BE REMOVED
120°11' 25.91
SIGNAGE LAMP
EXISTING 10.0% TPZ ENCROACHMENT (461.4m2/46.3m²)
10.6% TPZ ENCROACHMENT (461.4m2/49.1m²)
18.1% TPZ ENCROACHMENT (44.9m²)
3.2% TPZ ENCROACHMENT (0.4m²)
CELLAR
STORE 3.4x6.0
GUEST/ OFFICE 3.0x3.0
ENS
ROBE
STORE 6.0m³
U1
GARAGE FFL: 95.102
U2
GARAGE FFL: 94.310
U3
GARAGE FFL: 93.990
U4
GARAGE FFL: 93.80
3000L UNDERGROUND RWT
CONCRETE DRIVEWAY
MODIFY EXISTING CROSSOVER
PROPOSED CONCRETE RETAINING WALL
EXISTING 1.4m BRICK FENCE TO BE RETAIN
28.17 288°00'
EXISTING 1.98m PALING FENCE TO BE RETAIN
0.78m STONE RET WALL
NATURAL GRADE
RETAINING WALL
WATERTANK
SPOS: 60.55m²
SPOS: 162.8m²
SS CONCRETE HOUSE SM ROOF
DS BRICK HOUSE TILE ROOF
SOLAR PANELS
RIDGE 101.25
EAVE 99.43
GARAGE
S'POOL
JUNCTION PIT
HEIGHT: 7M SPREAD: 10M
HEIGHT: 15.6M SPREAD: 10M
HEIGHT: 6M SPREAD: 8M
NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900mm IN HEIGHT

LEGEND

○ BL	BOLLARD LIGHTS
	ELECTRICAL OUTLETS FOR ELECTRIC VEHICLE CHARGING (MIN 15AMP)
	TREE TO BE RETAINED
	TREE TO BE REMOVED
WATERTANK	WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
	METER BOX 1.20L X 0.64W X 0.33D
	GAS AND WATER METER
CL	FOLDING CLOTHESLINE
DG	DOUBLE GLAZING
🟩	GARDEN AREA
🟥	DENOTES EXISTING DWELLING FOOTPRINT
🟦	DENOTES PROPOSED ENCROACHMENT INTO TREE 10 TPZ

AREA SCHEDULE:

UNIT 1

BASEMENT FLOOR AREA:		24.8 m^2
GROUND FLOOR AREA:		75.7 m^2
FIRST FLOOR AREA:		61.8 m^2
GARAGE:		44.1 m^2
PORCH:		2.0 m^2
TERRACE:		12.3 m^2
BALCONY:		6.4 m^2
TOTAL AREA:	24.4 SQ	227.1 m^2
TOTAL POS:		70.2 m^2

UNIT 2

BASEMENT FLOOR AREA:		12.6 m^2
GROUND FLOOR AREA:		71.9 m^2
FIRST FLOOR AREA:		53.8 m^2
GARAGE:		52.7 m^2
PORCH:		1.8 m^2
TERRACE:		12.0 m^2
BALCONY:		6.7 m^2
TOTAL AREA:	22.7 SQ	211.5 m^2
TOTAL POS:		34.4 m^2

UNIT 3

BASEMENT FLOOR AREA:		12.6 m^2
GROUND FLOOR AREA:		71.9 m^2
FIRST FLOOR AREA:		53.8 m^2
GARAGE:		52.4 m^2
PORCH:		2.2 m^2
TERRACE:		13.0 m^2
BALCONY:		6.7 m^2
TOTAL AREA:	22.8 SQ	212.6 m^2
TOTAL POS:		35.3 m^2

UNIT 4

BASEMENT FLOOR AREA:		24.8 m^2
GROUND FLOOR AREA:		77.9 m^2
FIRST FLOOR AREA:		64.8 m^2
GARAGE:		44.1 m^2
PORCH:		2.2 m^2
TERRACE:		14.0 m^2
BALCONY:		7.0 m^2
TOTAL AREA:	25.2 SQ	234.8 m^2
TOTAL POS:		107.2 m^2

SITE

SITE AREA:		756.4 m^2
SITE COVERAGE:	45.3%	342.7 m^2
SITE PERMEABILITY:	35.8%	270.8 m^2
GARDEN AREA:	38.4%	291.1 m^2
VEGETATED AREA:	32.5%	246.2 m^2

NORTH

ALL LEVELS SHOWN ARE TO AHD.

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GROUND FLOOR PLAN

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

TP01
REV_F

MANNINGHAM ROAD

MANNINGHAM ROAD

BRENDAN AVENUE

LEGEND

- BL — BOLLARD LIGHTS
- ELECTRICAL OUTLETS FOR ELECTRIC VEHICLE CHARGING (MIN 15AMP)
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- WATERTANK — WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- METER BOX 1.20L X 0.64W X 0.33D
- GAS AND WATER METER
- CL — FOLDING CLOTHESLINE
- DG — DOUBLE GLAZING
- GARDEN AREA

NORTH

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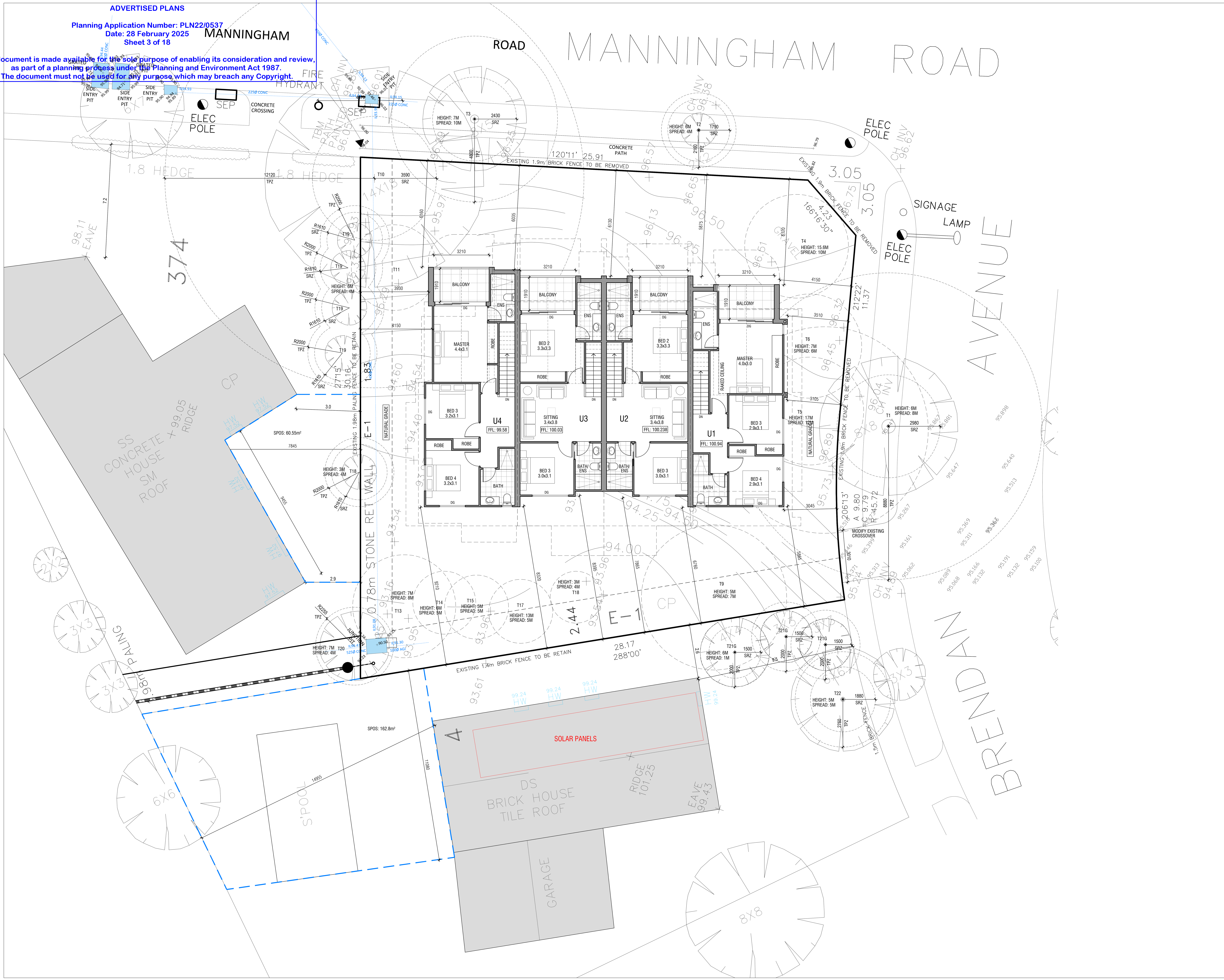
FIRST FLOOR PLAN

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

TP02
REV_F



LEGEND

○ BL	BOLLARD LIGHTS
	ELECTRICAL OUTLETS FOR ELECTRIC VEHICLE CHARGING (MIN 15AMP)
	TREE TO BE RETAINED
	TREE TO BE REMOVED
WATERTANK	WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
	METER BOX 1.20L X 0.64W X 0.33D
	GAS AND WATER METER
CL	FOLDING CLOTHESLINE
DG	DOUBLE GLAZING
🟩	GARDEN AREA

NORTH

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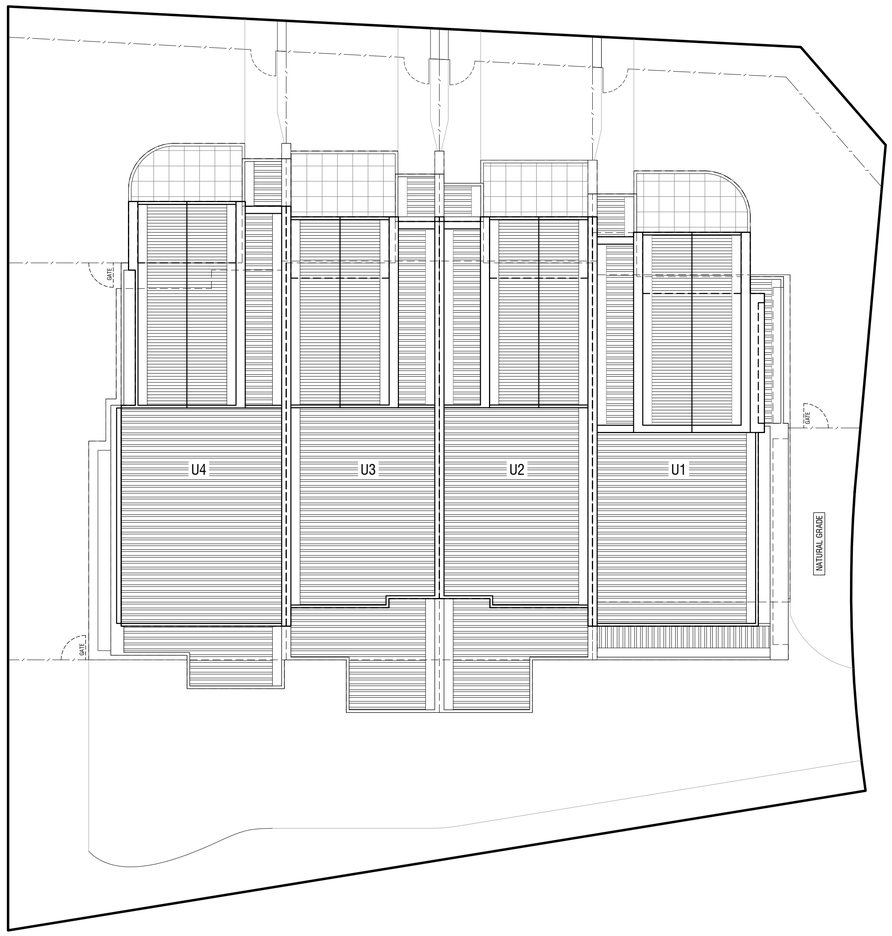
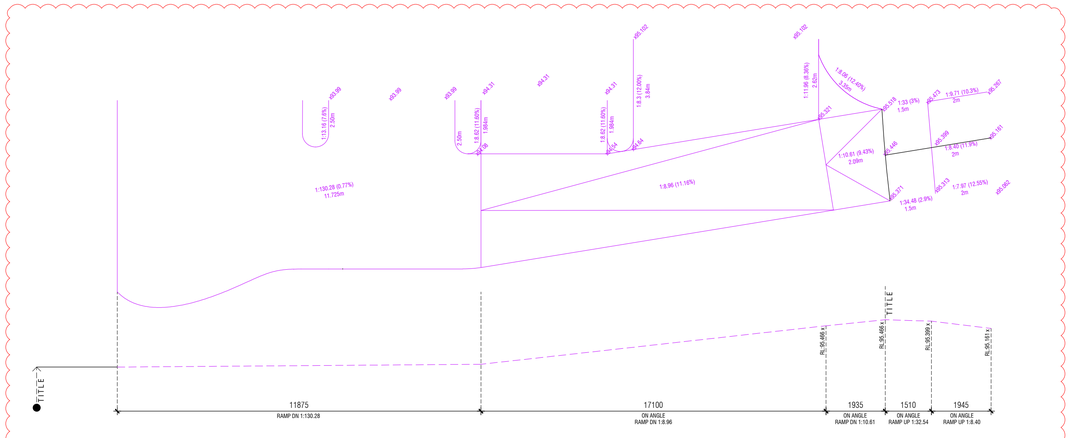
SECOND FLOOR PLAN

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

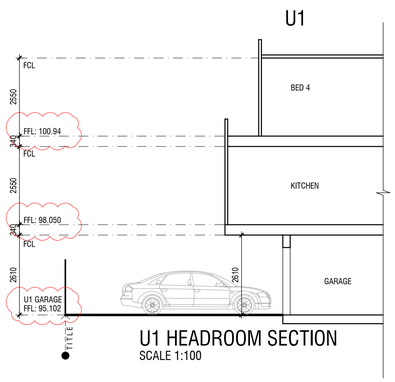
TP03
REV_F





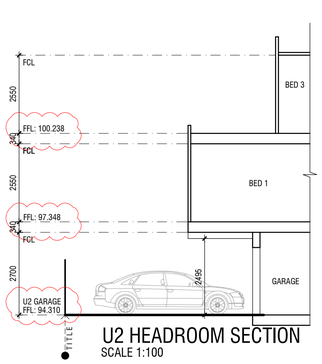
LONGITUDINAL SECTION FOR EXISTING CROSSOVER
SCALE 1:100

U1



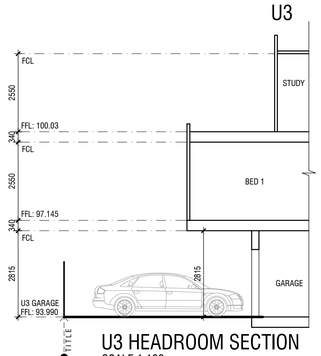
U1 HEADROOM SECTION
SCALE 1:100

U2



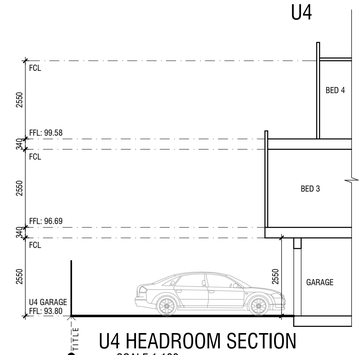
U2 HEADROOM SECTION
SCALE 1:100

U3



U3 HEADROOM SECTION
SCALE 1:100

U4



U4 HEADROOM SECTION
SCALE 1:100

NORTH

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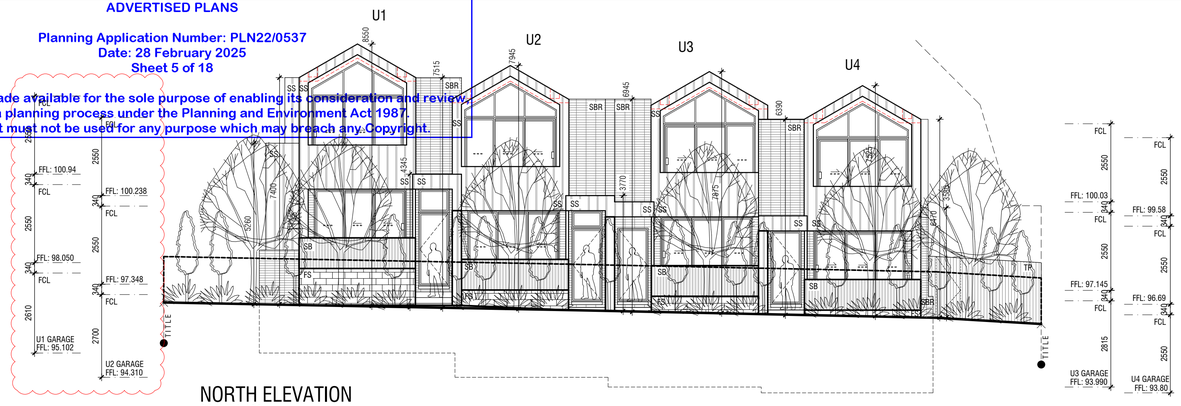
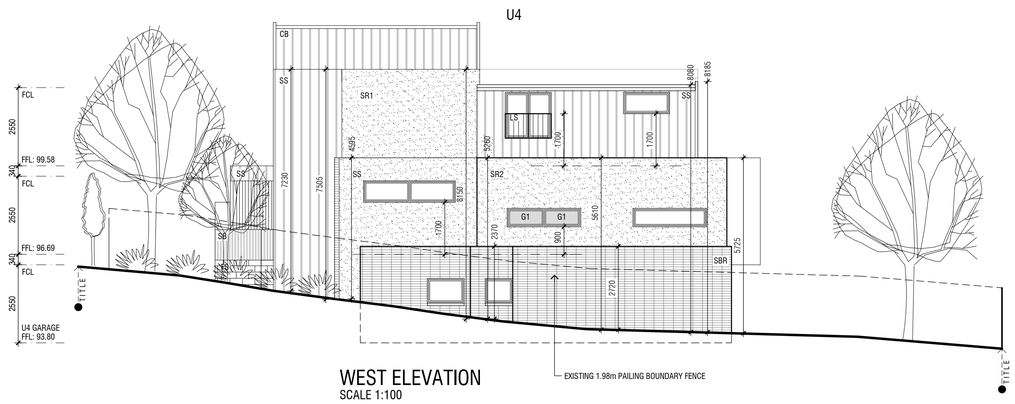
ROOF PLAN & SECTIONS

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

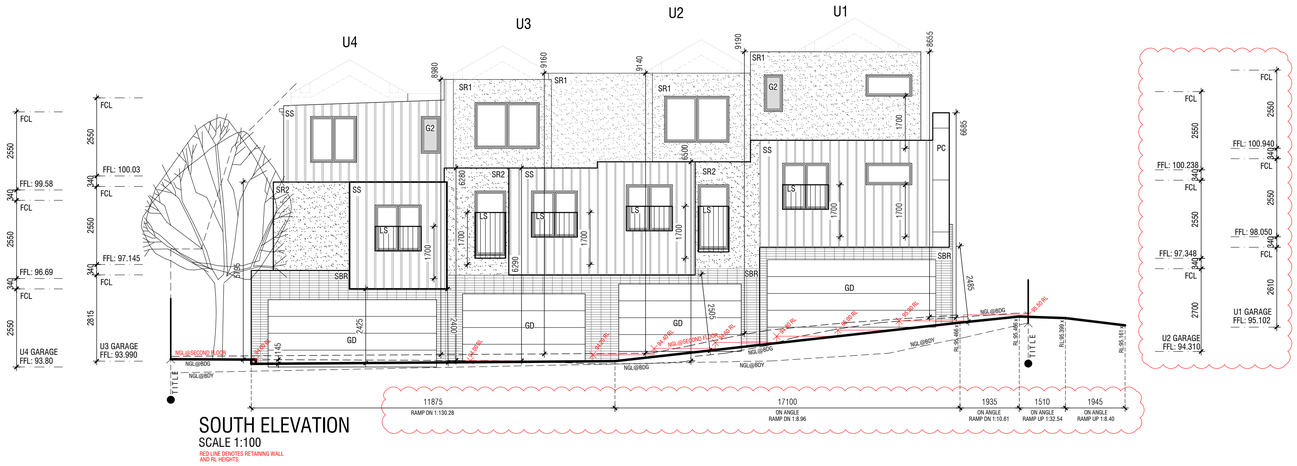
TP04
REV_F



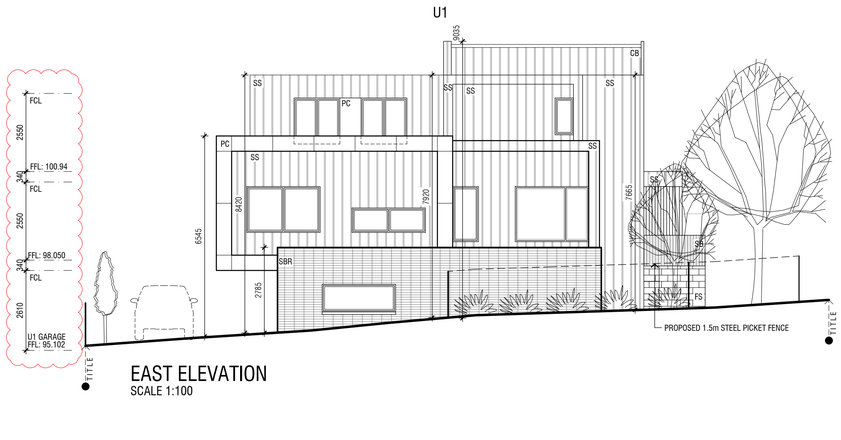
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100
RED LINE DENOTES RETAINING WALL AND FIL HEIGHTS



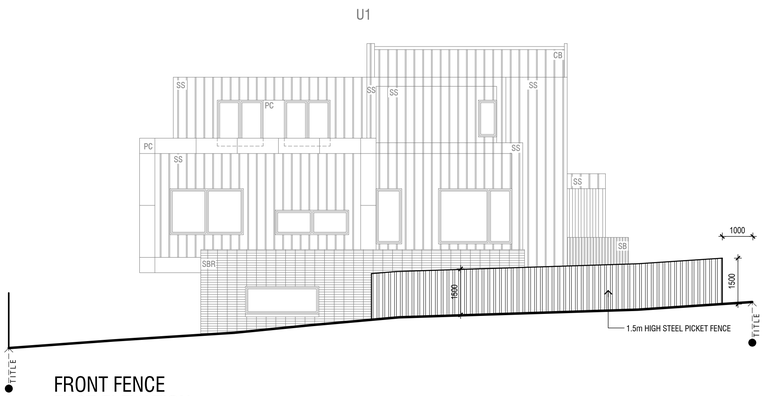
EAST ELEVATION
SCALE 1:100

MATERIAL SCHEDULE:

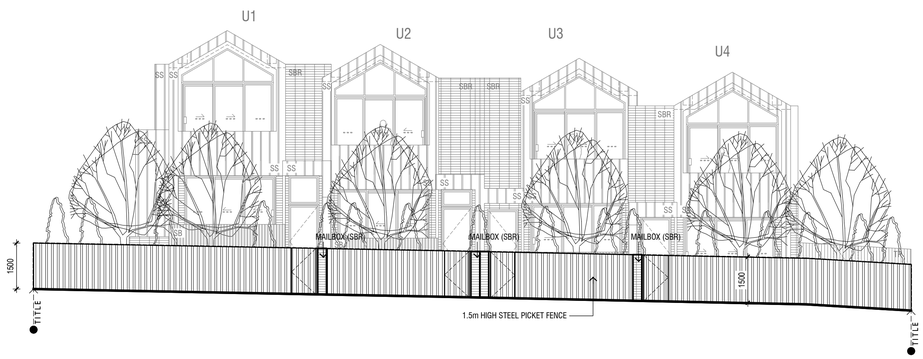
SR1	SMOOTH RENDER FINISH - LIGHT
SR2	SMOOTH RENDER FINISH - DARK
SSBR	STACKED BOND BRICKWORK
SS	COLORBOND STANDING SEAM
PC	PANEL CLADDING
SB	SLAT PICKET BALUSTRADING
FS	FEATURE STONE CLADDING
P1	POSTS WITH PAINT FINISH
GD	GARAGE DOOR - TIMBER LOOK
LS	FIXED LOUVER SCREEN MAX 25% TRANSPARENT. SCREENS TO 1.7m AFL
G2	OBSCURED GLAZING AWNING
TP	1.8m HIGH TIMBER PAILING FENCE
KL	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBOND ROOF AT 30 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



FRONT FENCE
EAST ELEVATION
SCALE 1:100



FRONT FENCE
NORTH ELEVATION
SCALE 1:100

MAILBOX ELEVATION
SCALE 1:100

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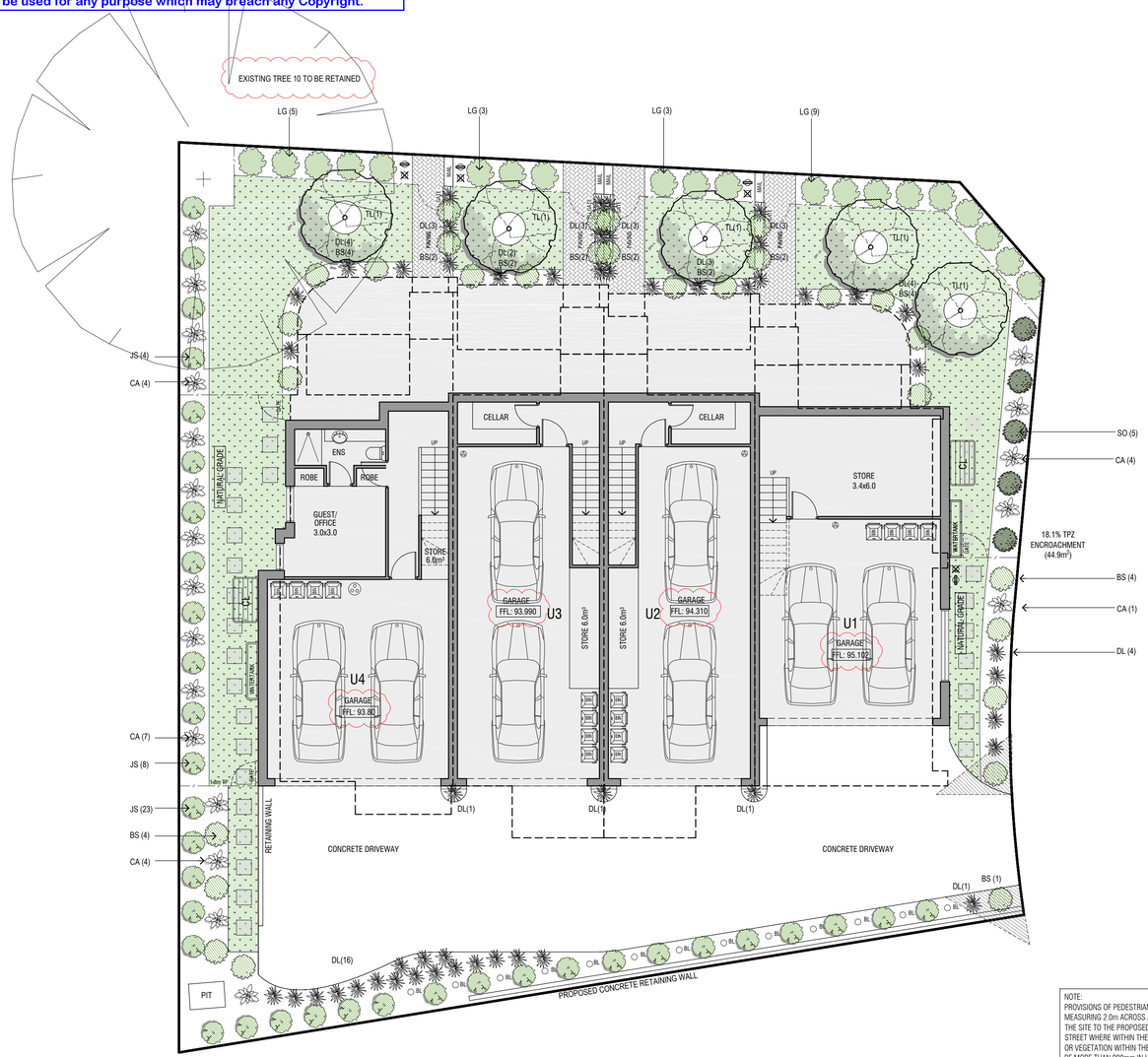
ELEVATIONS

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

TP05
REV_F



NOTE:
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LEGEND

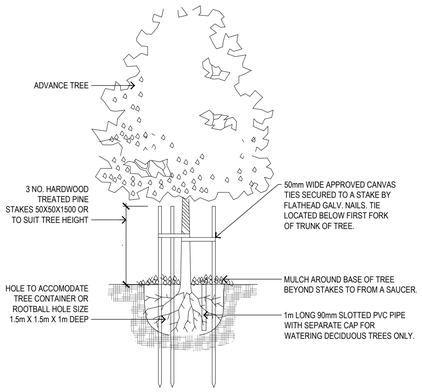
- PROPOSED TREES
- PROPOSED SHRUBS
- EXISTING TREES TO RETAIN AND PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE PAVING
- PROPOSED GARDEN BEDS
- CL — PROPOSED CLOTHES LINE
- SHED 6m² — PROPOSED 6M² STORAGE SHED
- PROPOSED BIN STORAGE AREA
- FENCE WITH EHIGHTS AND MATERIALS AS NOMINATED
- PAVERS

SITE

SITE AREA:		756.4 m²
SITE COVERAGE:	45.3%	342.7 m²
SITE PERMEABILITY:	35.8%	270.8 m²
GARDEN AREA:	38.4%	291.1 m²
VEGETATED AREA:	32.5%	246.2 m²

ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:

- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
- FREE FROM SILT MATERIAL

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

IRRIGATION
INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXESIN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.
CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SURFACE FINISH DETAIL

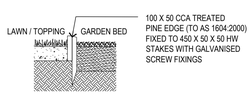
GARDEN BEDS
- 75mm ORGANIC PINE BARK MULCH
- 400mm APPROVED MEDIUM LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

TOPPINGS / PEBBLE AREAS
- 40mm COMPACTED SELECTED TOPPINGS / 30 TO 40mmRIVER PEBBLES
- 75mm COMPACTED FCR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
- SUBGRADE

LAWN AREAS
- STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
- 100mm APPROVED SANDY LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

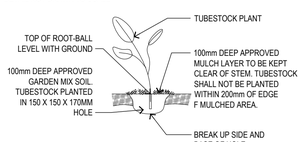
TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN / TOPPINGS EDGE



SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
TL	TRISTANIOPSIS LAURINA	KANOOKA GUM	5	40ltr / MIN 1.8m HIGH	12m x 5m
JS	JUNIPERS CHINESIS 'SPARTAN'	SPARTAN JUNIPER	35	20cm POT	10m X 1m
LG	LEIGHTON GREEN CYPRESS		20	40ltr / MIN 1.8m HIGH	8-10m x 1m
SHRUBS					
DL	DIANELLA 'LITTLE JESS'	DIANELLA	46	15cm POT	0.4 X 0.4m
BS	BUXUS 'SUFFRUTICOSA'	DWARF BOX	29	15cm POT	0.6 X 0.6m
SO	SYZYGIUM ORANGE TWIST	LILLY PILLY	5	15cm POT	3 X 1m
CA	CAREX APPRESSA	TALL SEDGE	20	14cm POT	1m X 1m

NORTH

Revisions	
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Rev F	15.10.2024 ISSUE FOR COUNCIL'S RFI

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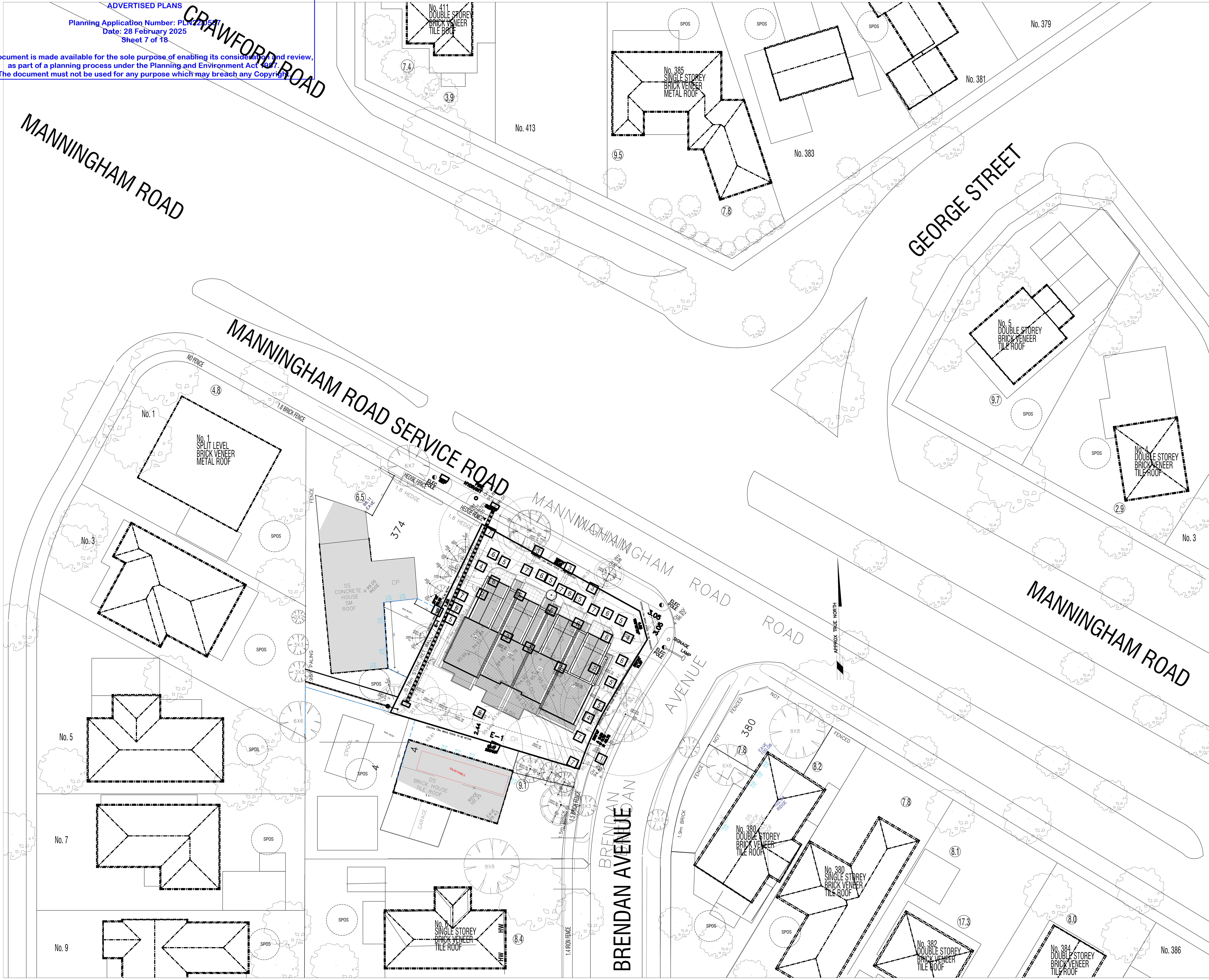
CONCEPT LANDSCAPE PLAN

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

LP REV-F



DESIGN RESPONSE

1	EXISTING CROSSOVER TO BE MODIFIED TO SERVICE UNIT 1-4.
2	PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
3	NEW MAILBOXES FOR ALL UNITS.
4	PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
5	LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
6	OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
7	LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
8	DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
9	THERE ARE NO PROPOSED WALLS TO BE BUILT TO ANY BOUNDARY FOR THIS DEVELOPMENT.

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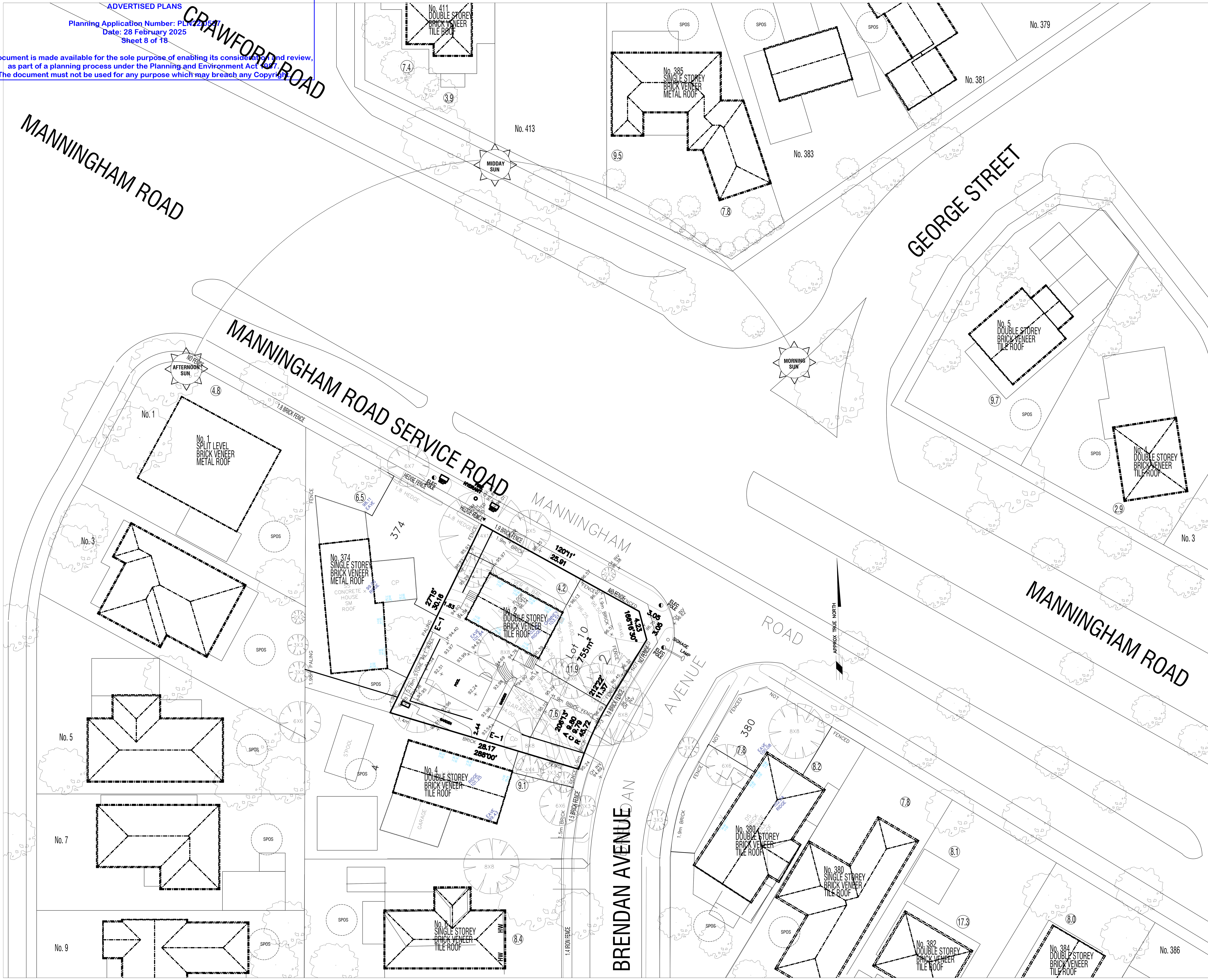
DESIGN RESPONSE

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER


CRAWFORD ROAD
MANNINGHAM ROAD
MANNINGHAM ROAD SERVICE ROAD
GEORGE STREET
MANNINGHAM ROAD
BRENDAN AVENUE
MIDDAY SUN
MORNING SUN
AFTERNOON SUN
APPROX TRUE NORTH
No. 411 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 413
No. 385 SINGLE STOREY BRICK VENEER METAL ROOF
No. 383
No. 381
No. 379
No. 1 SPLIT LEVEL BRICK VENEER METAL ROOF
No. 3
No. 5
No. 7
No. 9
No. 374 SINGLE STOREY BRICK VENEER METAL ROOF
No. 2 DOUBLE STOREY BRICK VENEER TILE ROOF
Lot 10 755m²
No. 4 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 6 SINGLE STOREY BRICK VENEER TILE ROOF
No. 5 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 4 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 380 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 380 SINGLE STOREY BRICK VENEER TILE ROOF
No. 382 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 384 DOUBLE STOREY BRICK VENEER TILE ROOF
No. 386
SPOS

KEY

P.O.S	PRIVATE OPEN SPACE
S.P.O.S	SECLUDED PRIVATE OPEN SPACE
HW	HABITABLE WINDOWS
	CANOPY TREES
8.2	BUILDING SETBACKS TO BOUNDARY FENCE LINE
V1	PHOTO VIEW ANGLE
POLE	POWER POLE
PIT	PHONE PIT

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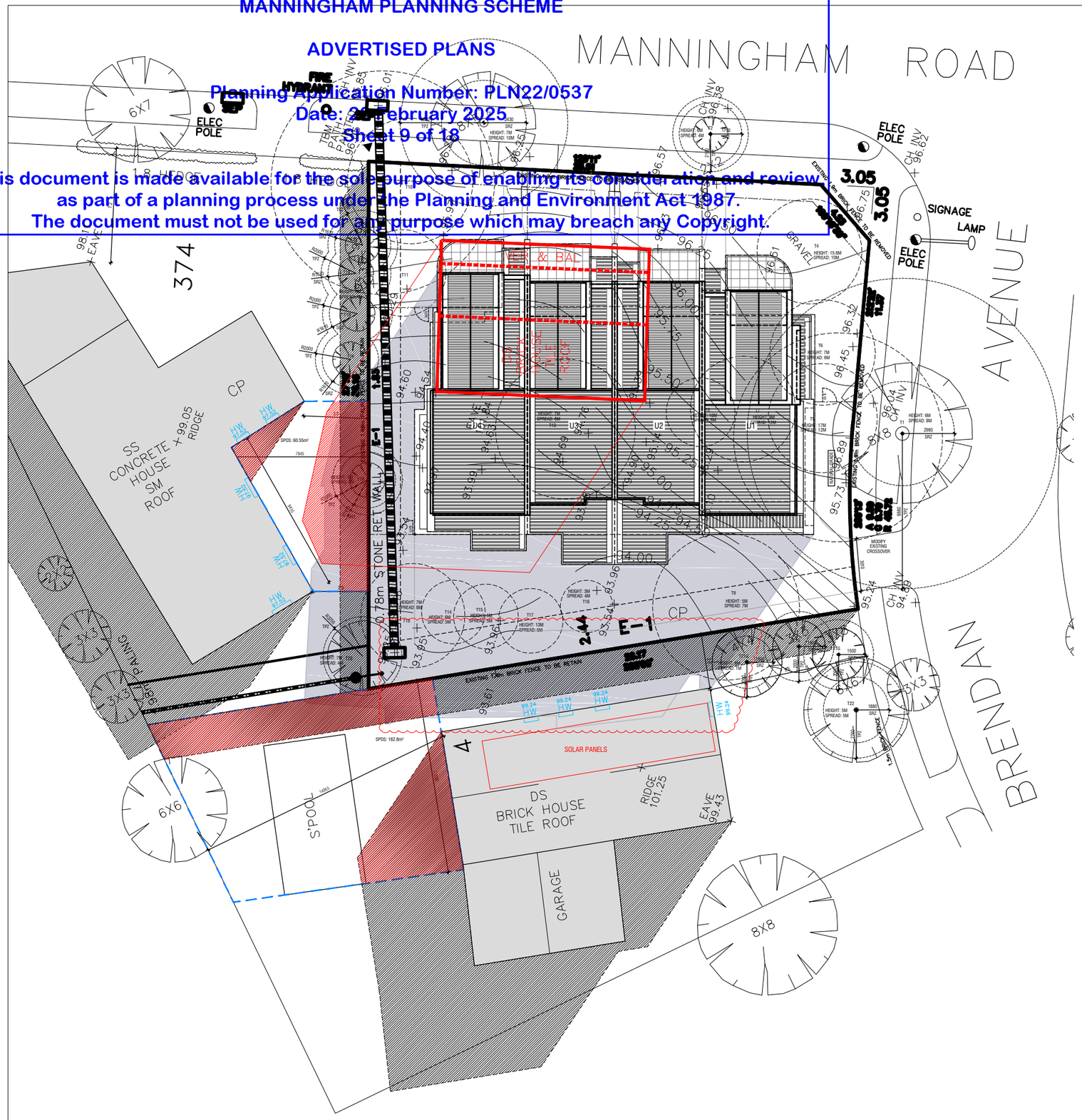
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER



374 MANNINGHAM ROAD - TOTAL SPOS = 60.55m²

PROPOSED SHADOW CAST ON PRIVATE OPEN SPACE = 26.5m²

REMAINING UNSHADOW POS (PROPOSED) = 34.0m²

EXISTING DWELLING SHADOW CAST ON PRIVATE OPEN SPACE= 36.6m²

REMAINING UNSHADOW POS (EXISTING) = 23.95m²

ADDED SHADOW = 2.62m²

4 BRENDAN AVE - TOTAL SPOS = 162.8m²

PROPOSED SHADOW CAST ON PRIVATE OPEN SPACE (4 BRENDAN AVE) =9.5m²

REMAINING UNSHADOW POS (PROPOSED) = 153.3m²

EXISTING DWELLING SHADOW CAST ON PRIVATE OPEN SPACE (4 BRENDAN AVE) = 0.0m²

REMAINING UNSHADOW POS (EXISTING) = 100.7m²

ADDED SHADOW = 1.00m²

LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 9AM
22nd OF SEPTEMBER

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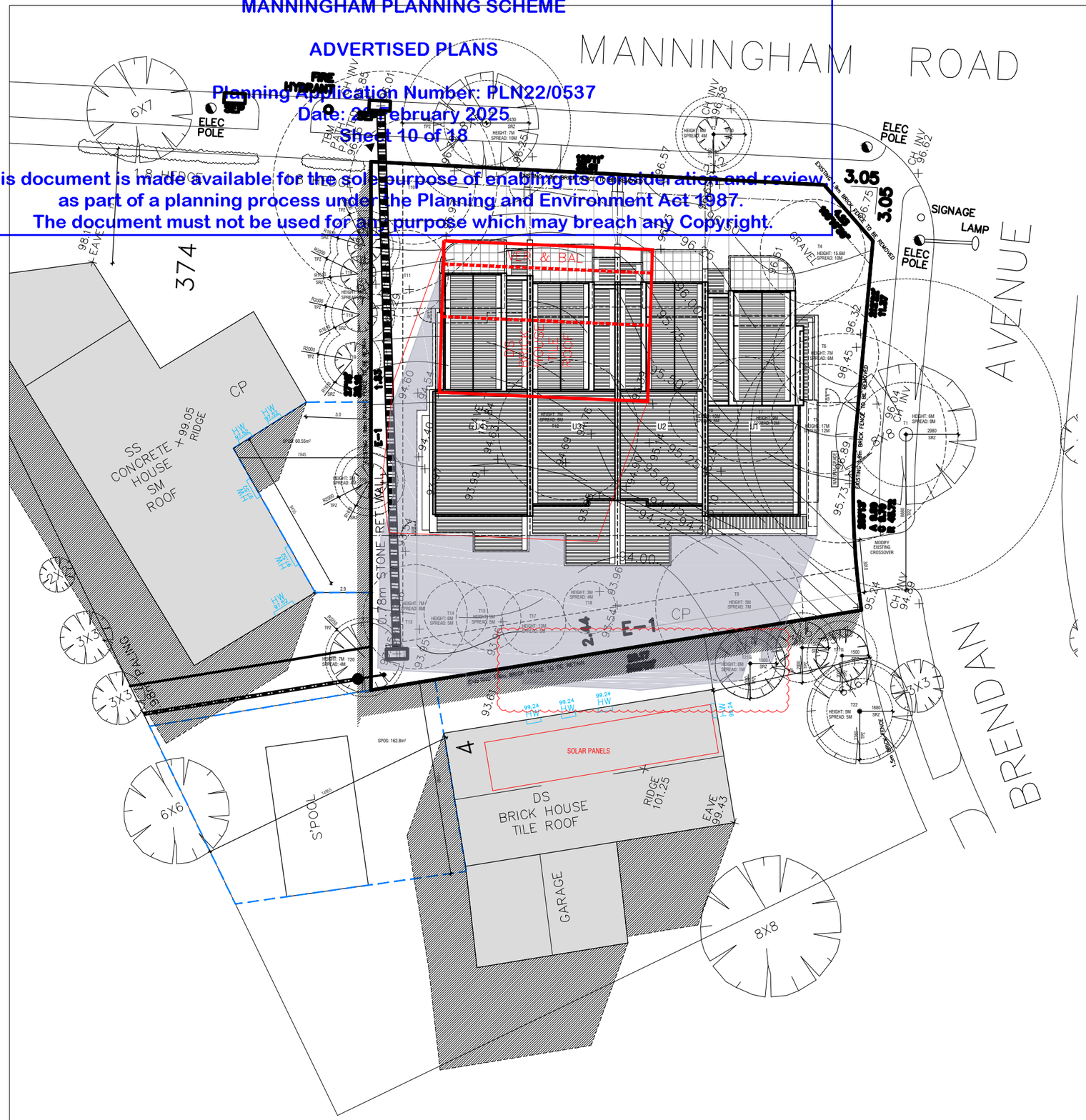
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD01
REV-F



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 10AM
22nd OF SEPTEMBER

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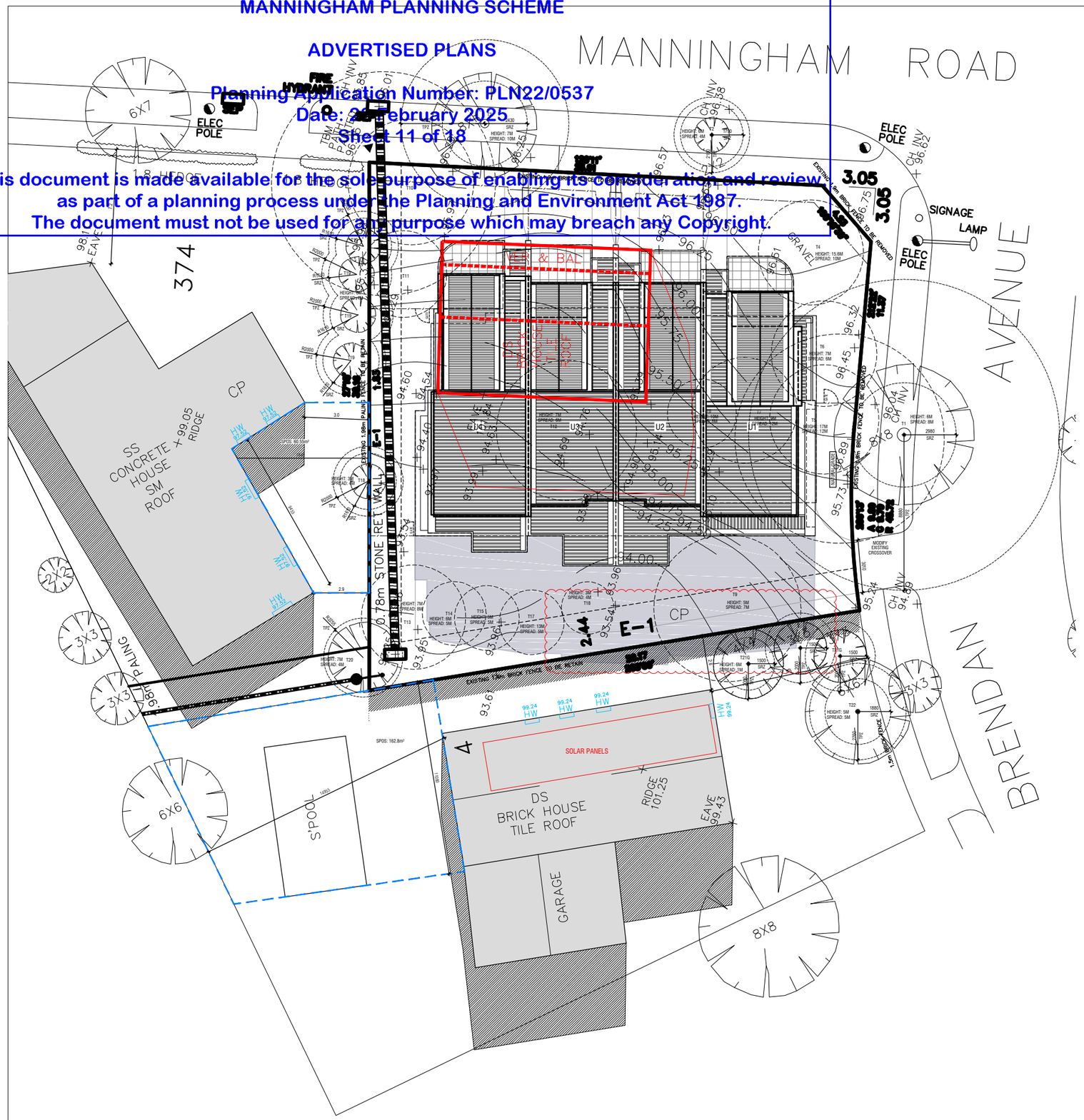
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD02
REV-F



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 11AM
22nd OF SEPTEMBER

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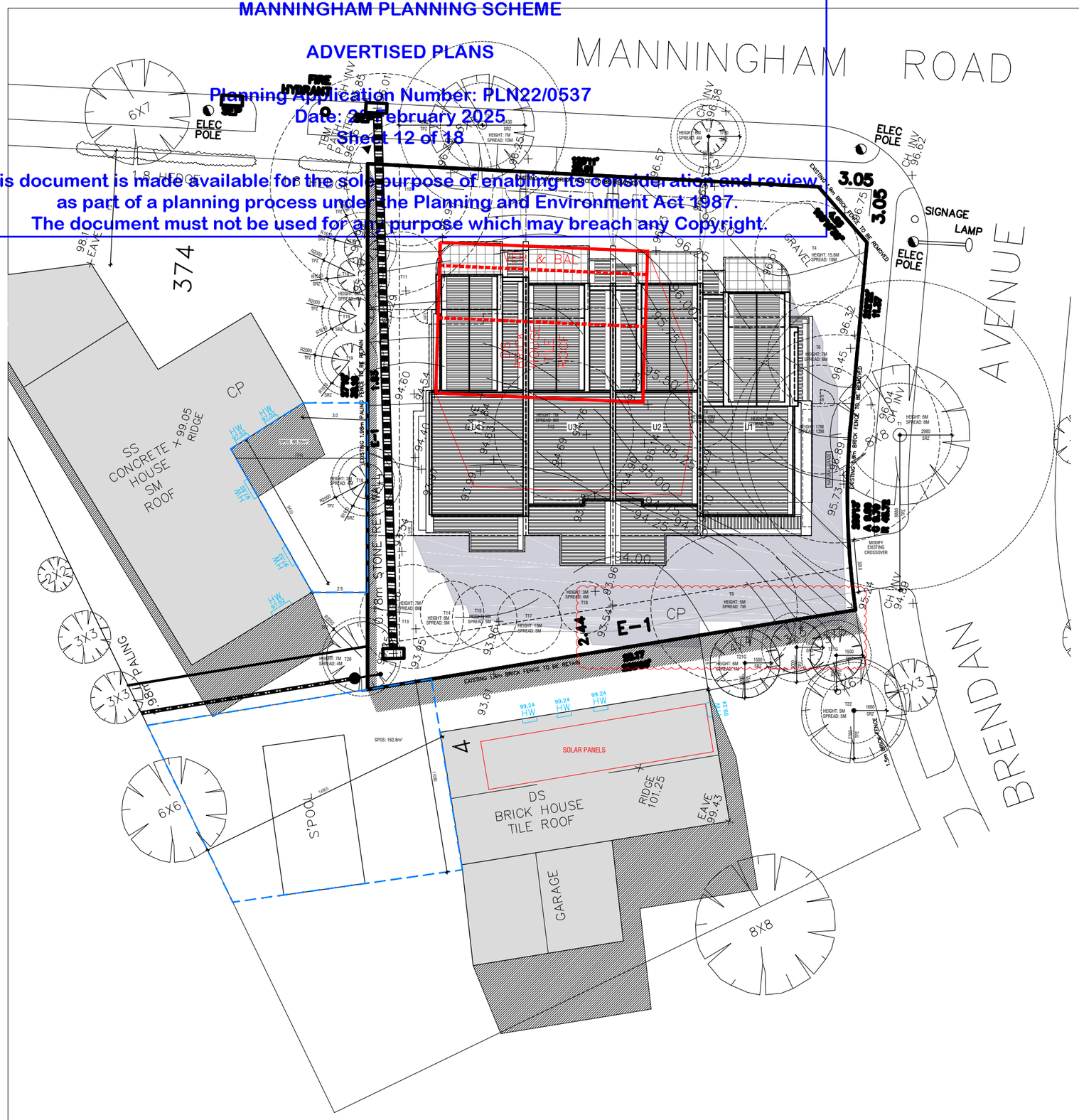
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD03
REV-F



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

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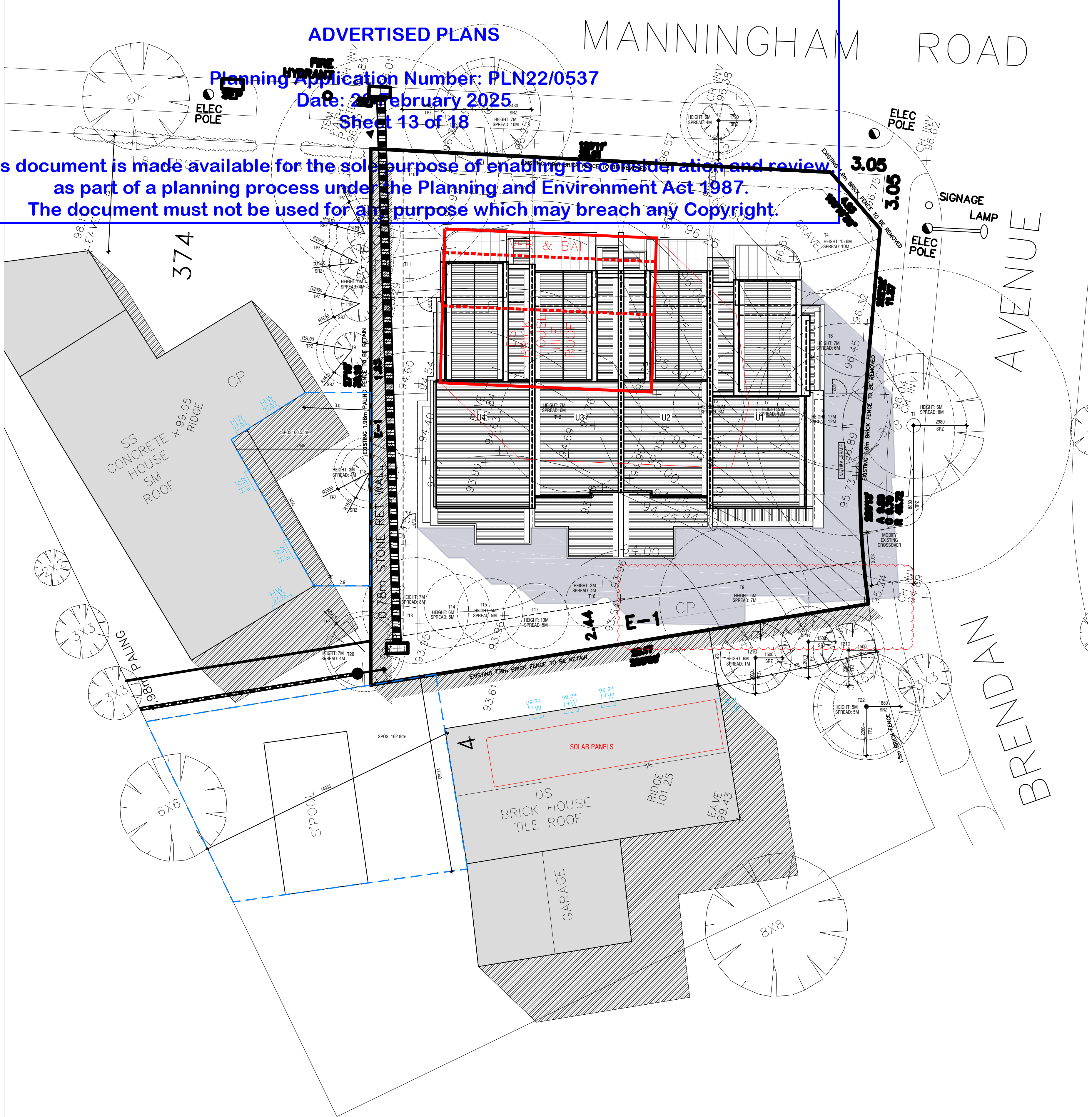
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD04
REV-F



LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

SPOS AREA

EXISTING DWELLING OUTLINE

EXISTING DWELLING SHADOW

EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 1PM

22nd OF SEPTEMBER

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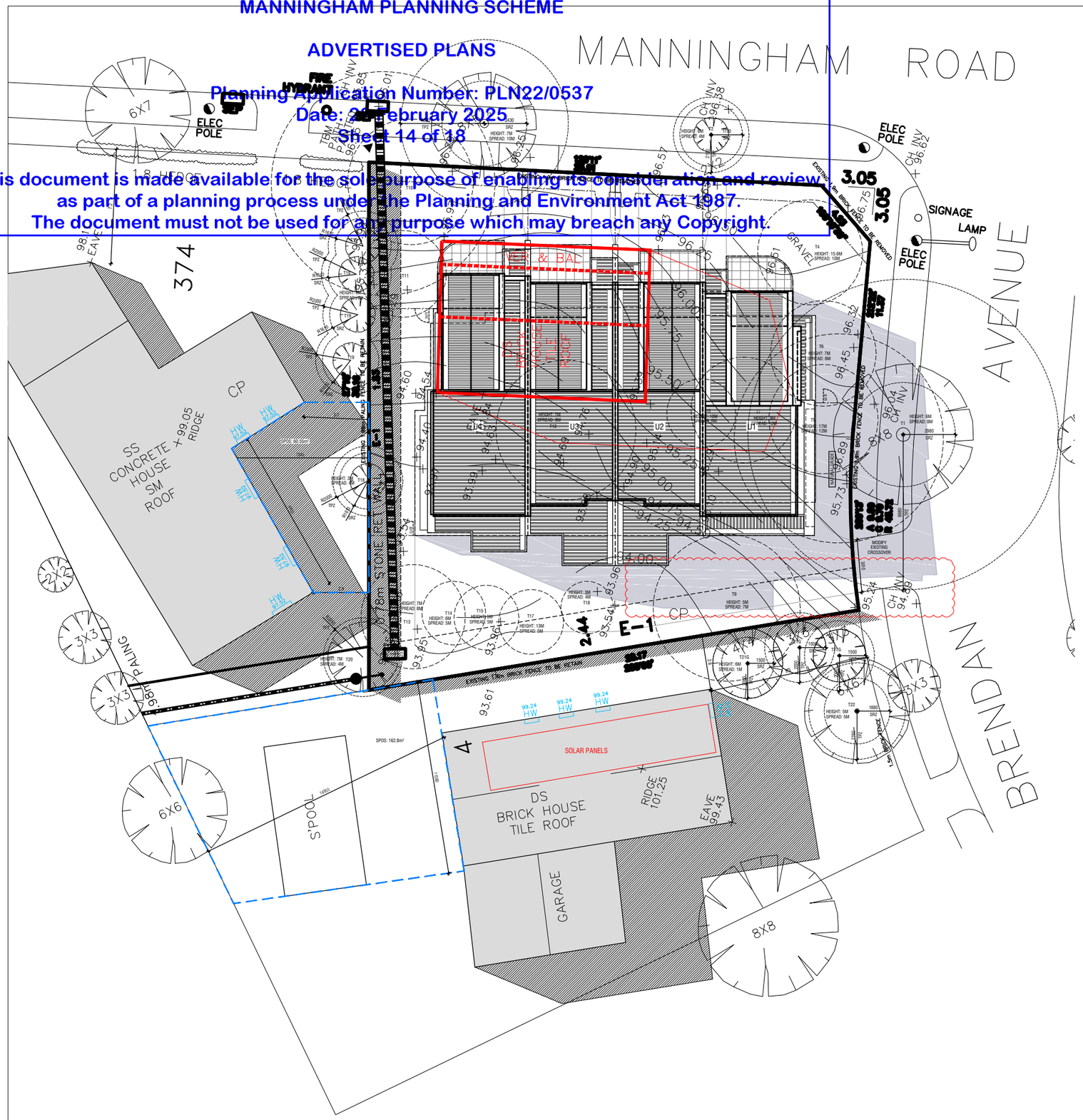
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD05
REV-F



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 2PM

22nd OF SEPTEMBER

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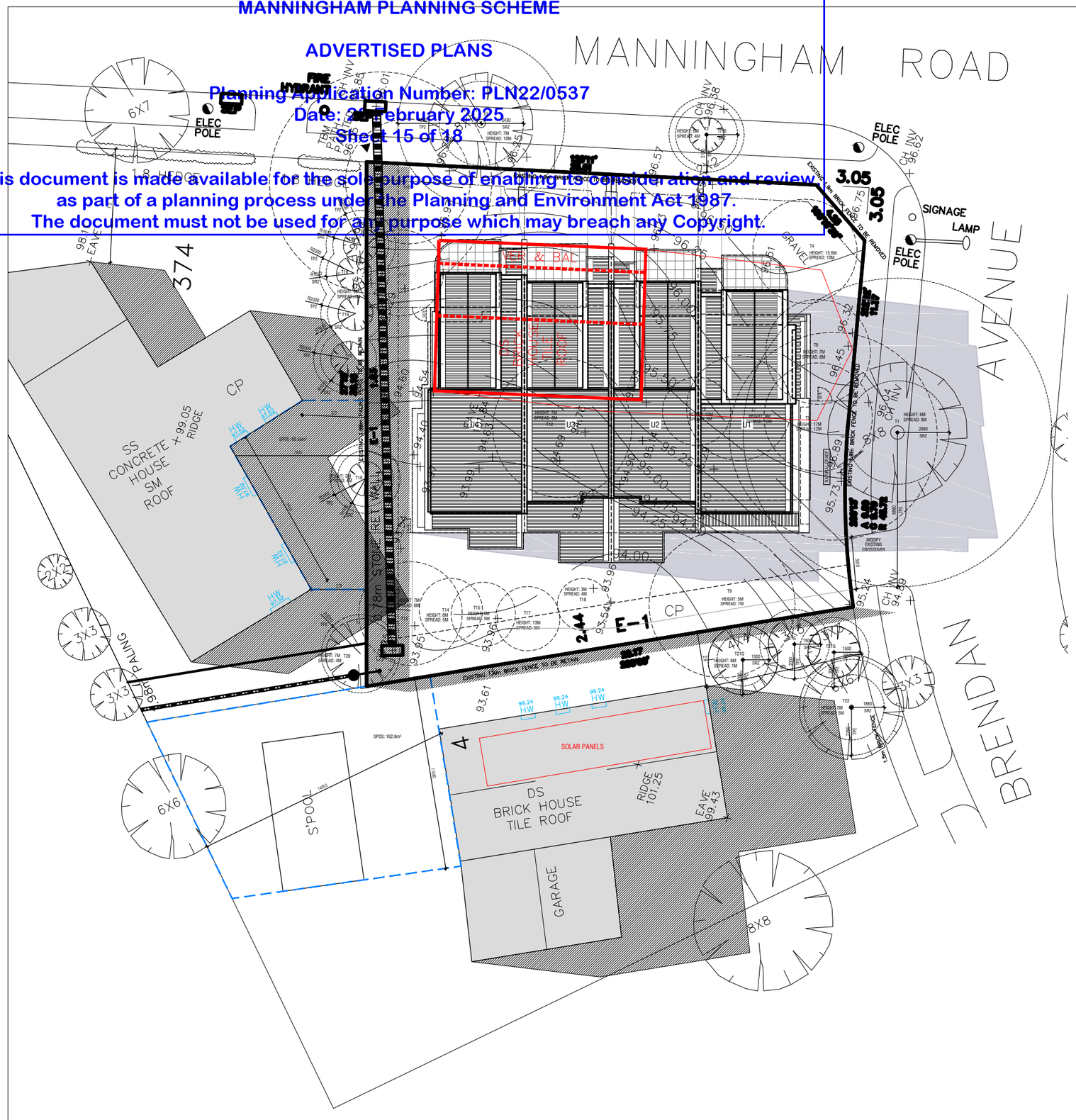
NOV 2022	1:250@A3		----

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD06
REV-F



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- SPOS AREA
- EXISTING DWELLING OUTLINE
- EXISTING DWELLING SHADOW
- EXISTING SHADOW CAST IN SPOP (ALL EXISTING)

NORTH

SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

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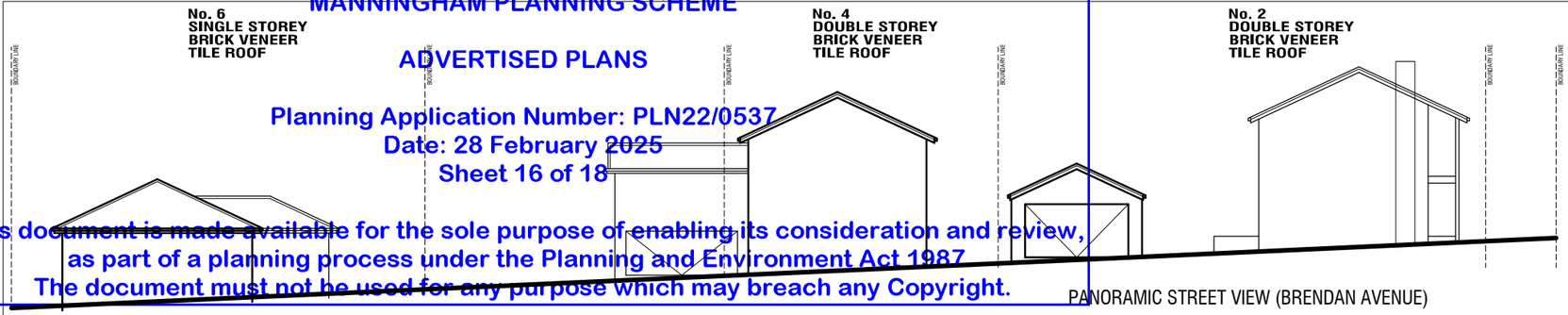
NOV 2022	1:250@A3		----

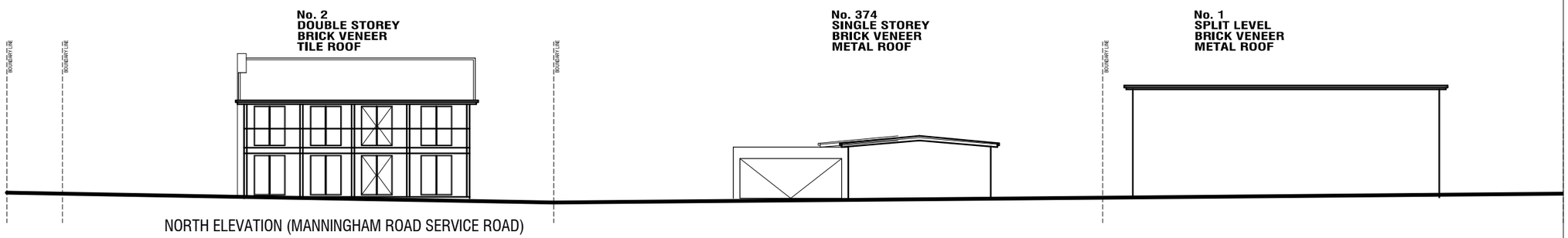
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SD07
REV-F

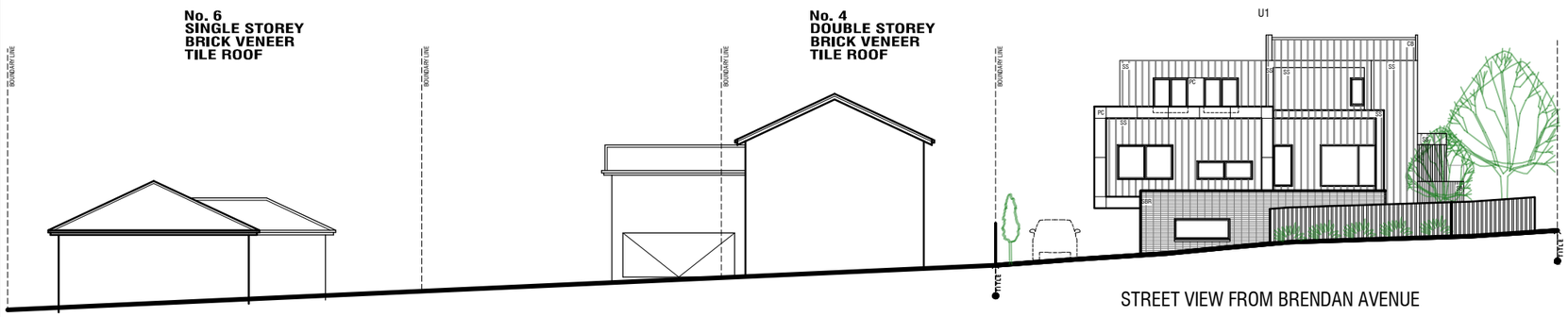


PANORAMIC STREET VIEW (BRENDAN AVENUE)

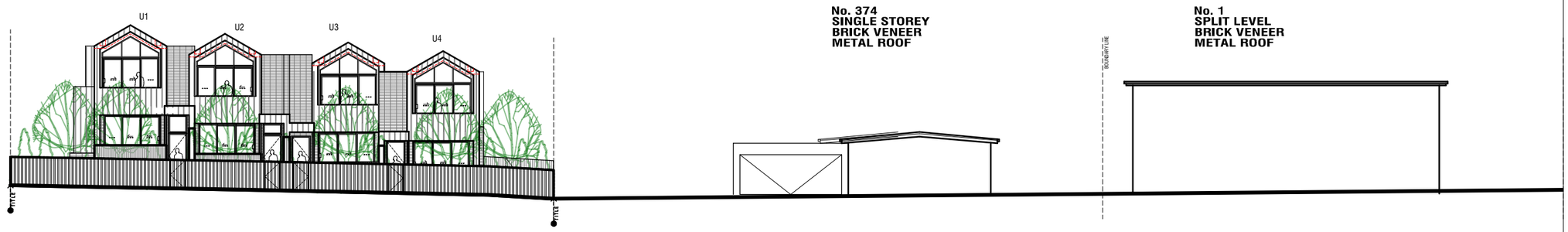


NORTH ELEVATION (MANNINGHAM ROAD SERVICE ROAD)

EXISTING ELEVATIONS



STREET VIEW FROM BRENDAN AVENUE



STREET VIEW FROM MANNINGHAM ROAD

PROPOSED ELEVATIONS

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Revisions		
Rev-A	21.11.2022	TOWN PLANNING SUBMISSION
Rev-B	02.05.2023	ISSUE FOR COUNCIL'S RFI
Rev-C	11.09.2023	ISSUE FOR COUNCIL'S RFI
Rev-D	30.01.2024	ISSUE FOR COUNCIL'S RFI
Rev-F	15.10.2024	ISSUE FOR COUNCIL'S RFI

PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
NOV 2022	1:250@A3		----

STREET ELEVATIONS

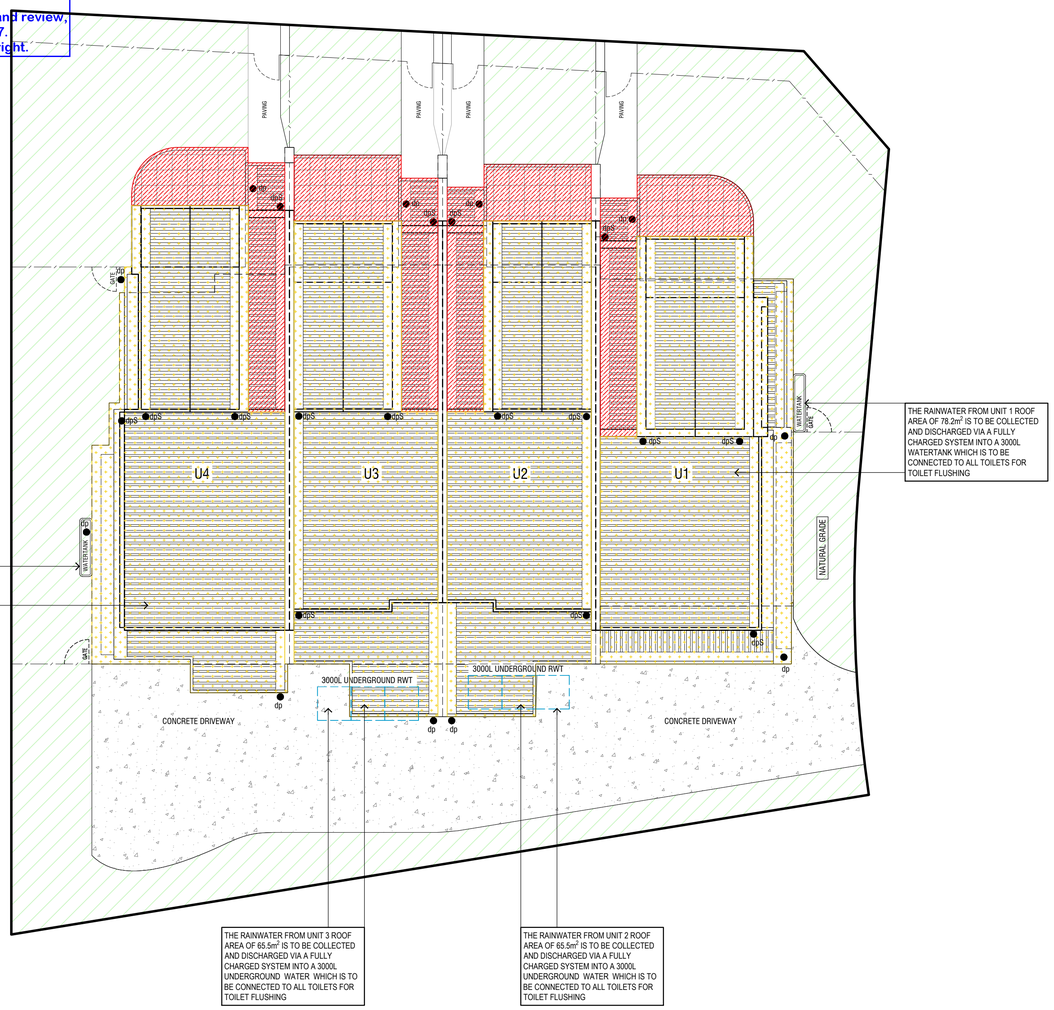
UNIT DEVELOPMENT
2 BRENDAN AVENUE, DONCASTER

SE
REV-F

LEGEND

- UNTREATED AREA
- CONCRETE SURFACE UNTREATED
- ROOF AREA TO RAINWATER TANK
- KLIP-LOK/COLORBOND ROOFING
- WATERTANK — 3000L WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- VEGETATED AREA
- RAINGARDEN LOCATION
- dp — PROPOSED DOWN PIPE LOCATION
- dpS — PROPOSED DOWN PIPE SPREADER
- 3000L UNDERGROUND RWT — UNDERGROUND WATERTANK

SITE AREA:		756.4 m^2
SITE COVERAGE:	45.3%	342.7 m^2
SITE PERMEABILITY:	35.8%	270.8 m^2
GARDEN AREA:	38.4%	291.1 m^2
VEGETATED AREA:	32.5%	246.2 m^2



WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

RAINWATER TANKS ARE EXCLUDE AND INDEPENDENT OF ANY DETENTION REQUIREMENTS.

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAIN GARDEN (IF APPLCABLE)

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

PROPOSED UNIT RAINWATER COLLECTION

EACH RWT IS TO BE CONNECTED TO ALL TOILETS IN THAT DWELLING FOR TOILET FLUSHING IN ACCORDANCE WITH ENDORSED STORM REPORT

UNIT 1: 78.2m² ROOF TO 3000L RAIN WATER TANK
UNIT 2: 65.5m² ROOF TO 3000L RAIN WATER TANK
UNIT 3: 65.5m² ROOF TO 3000L RAIN WATER TANK
UNIT 4: 86.7m² ROOF TO 3000L RAIN WATER TANK

SDA NOTES:
REFER TO THE ENDORSED BESS REPORT

- ALL HABITABLE ROOMS HAVE BEEN DESIGNED TO ACHIEVE NATURAL CROSS FLOW VENTILATION
- AT LEAST 50% OF LIVING AREA HAVE BEEN ORIENTATED TO THE NORTH
- ALL DWELLINGS TO ACHIEVE THE MINIMUM AVERAGE NATHERS STAR RATINGS TO BE IN EXCESS OF 6.5 STAR AS NOMINATED IN THE REPORT
- ALL WASHING MACHINES TO DWELLINGS TO BE CONNECTED TO RAINWATER TANK
- ALL EXTERNAL LIGHTING TO BE CONTROLLED BY A MOTION DETECTOR
- WATER EFFICIENT LANDSCAPING TO BE INSTALLED
- DOUBLE GLAZED WINDOWS NOMINATED TO ALL LIVING AREAS AND BEDROOMS (D/G DENOTES WINDOWS TO BE DOUBLE GLAZED)
- 24.7% OF THE SITE USED FOR VEGETATION AND LANDSCAPING
- TAP AND FLOOR WASTE TO EACH BALCONY OR COURTYARD

Once a rainwater tank is installed, it is recommended that the following components of the roof catchment and tank be inspected at least every six months:

- Gutters- they generally will need cleaning as well as inspection. If inspection finds large amounts of leaf material or other debris, then the inspection and cleaning frequency may need to be increased.
- Roof- check for the presence of accumulated debris including leaf and other plant material. Accumulated material should be cleared. If tree growth has led to overhanging branches these should be pruned.
- Tank inlets, insect-proofing and leaf filters- if necessary these should be cleaned and repaired.
- Tank and tank roof- check structural integrity of the tank including the roof and access cover. Any holes or gaps should be repaired.
- Internal inspection- check for evidence of access by animals, birds or insects including the presence of mosquito larvae. If present, identify and close access points. If there is any evidence of algal growth (green growth or scum on or in the water), find and close points of light entry.
- Pipework - check for structural integrity. Sections of pipework that are not self-draining should be drained. Buried pipework, such as with 'wet systems', can be difficult to drain or flush. Where possible drainage points should be fitted.

In addition to six-monthly inspections, tanks should be inspected every 2-3 years for the presence of accumulated sediments. If the bottom of the tank is covered with sediment the tank should be cleaned.

The development includes the reintegration of urban water into the landscape to facilitate a range of benefits, including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

- The incorporated WSUD treatment measures will help to control air, soil, and water quality, along with other potential environmental problems within the site
- Stormwater harvesting and reuse will reduce the overall stormwater outflows from the site while also reducing urban temperatures through enhanced evapotranspiration and surface cooling
- The development maximises the provision of vegetated landscaping and permeable surfaces, which will help to trap sediment and enhance filtration of nutrients and pesticides by slowing down runoff that could enter the local surface waters or the Council stormwater system
- The root systems of the planted vegetation within the site will hold soil particles together which greatly reduces wind erosion and stabilises the soil, providing protection against local erosion which will also assist greatly in holding as much water as possible and releasing it slowly into the stormwater system
- The site will now be capable of holding a much greater amount of water during flash flooding events

Melbourne Water STORM Rating Report

TransactionID: 0
Municipality: MANNINGHAM
Rainfall Station: MANNINGHAM
Address: 2 BRENDAN AVENUE
DONCASTER
VIC 3108
Assessor:
Development Type: Residential - Multiunit
Allotment Site (m2): 756.40
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 ROOF-TANK	78.20	Rainwater Tank	3,000.00	4	163.00	82.00
U1 ROOF-UNTREATED	16.40	None	0.00	0	0.00	0.00
U2 ROOF-TANK	65.50	Rainwater Tank	3,000.00	3	166.60	82.00
U2 ROOF-UNTREATED	15.20	None	0.00	0	0.00	0.00
U3 ROOF-TANK	65.50	Rainwater Tank	3,000.00	3	166.60	82.00
U3 ROOF - UNTREATED	16.60	None	0.00	0	0.00	0.00
U4 ROOF-TANK	81.70	Rainwater Tank	3,000.00	5	160.80	82.00
U4 ROOF-UNTREATED	16.40	None	0.00	0	0.00	0.00
DRIVEWAY-UNTREATED	114.80	None	0.00	0	0.00	0.00

Date Generated: 09-Oct-2024 Program Version: 1.0.0

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Default or unrated
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Townhouse 1	Tank 1
Townhouse 2	Tank 2
Townhouse 3	Tank 3
Townhouse 4	Tank 4
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

Energy Overall contribution 14% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	Electricity & Natural Gas
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides:	
Townhouse 1 Townhouse 4	3
Townhouse 2 Townhouse 3	2
NatHERS Annual Energy Loads - Heat: All	92.0 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	16.0 MJ/sqm
NatHERS star rating: All	6.5
Type of Heating System: All	Gas space
Heating System Efficiency: All	4 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars
Type of Hot Water System: All	Gas Instantaneous 5 star
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to Install

NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev_A	21.11.2022	TOWN PLANNING SUBMISSION
Rev_B	02.05.2023	ISSUE FOR COUNCIL'S RFI
Rev_C	16.08.2023	ISSUE FOR COUNCIL'S RFI
Rev_D	07.09.2023	ISSUE FOR COUNCIL'S RFI
Rev_E	30.01.2024	ISSUE FOR COUNCIL'S RFI
Rev_F	15.10.2024	ISSUE FOR COUNCIL'S RFI

DO NOT SCALE THIS DRAWING.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

P L A N N I N G &
DESIGN
PLANNING & DESIGN P/L
31 Enfield Ave Preston 3072 Ph:9018 1529
E: admin@planninganddesign.com.au

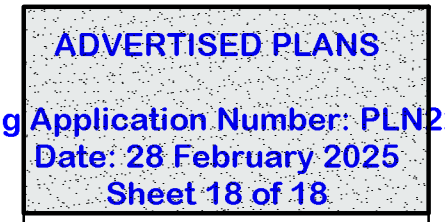
DATE	SCALE	DRWN	CHK	PROJECT No.
JULY 2022	1:100@A1	---	---	-----

WATER SENSITIVE URBAN DESIGN

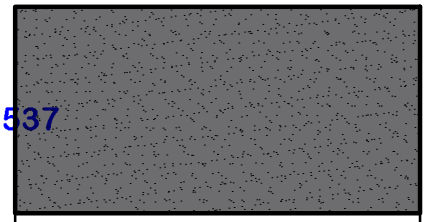
UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

WSUD REV_F

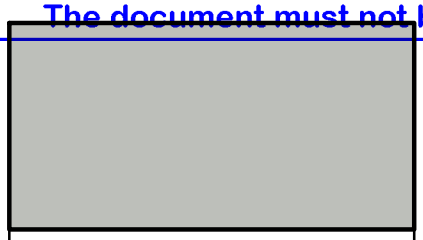
STACKED BRICKWORK: (SSBR)
LIGHT GREY OR SIMILAR



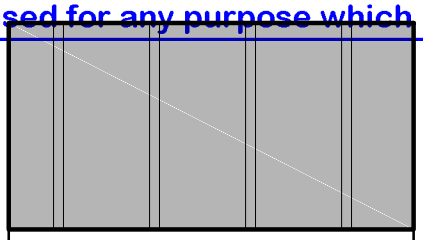
SMOOTH RENDER: (SR1)
WHITE OR SIMILAR



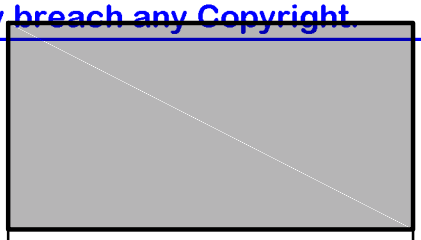
SMOOTH RENDER: (SR2)
SHADE GREY OR SIMILAR



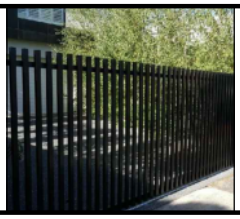
POSTS (PORCH): (P1)
LIGHT GREY OR SIMILAR



STANDING SEAM: (SS)
DARK GREY OR SIMILAR



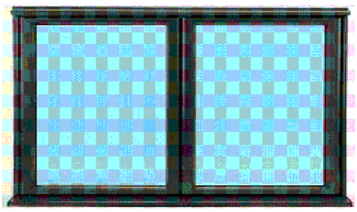
PANEL CLADDING: (PC)
DARK GREY OR SIMILAR



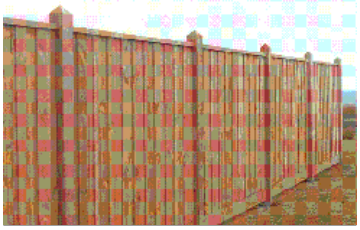
BALUSTRADE: (SB)
BLACK OR SIMILAR

FEATURE STONE: (FS)
MEDIUM GREY OR SIMILAR

GARAGE DOOR: (GD)
WHITE OR SIMILAR

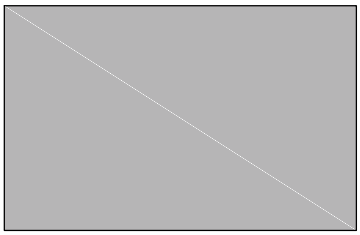


WINDOWS:
ALUMINIUM: DARK GREY FRAME
WITH CLEAR GLASS OR SIMILAR

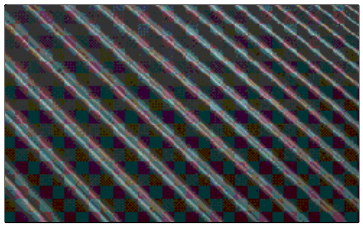


TIMBER PALING (TP):
1.8m HIGH TIMBER PALING FENCE

LOUVER SCREEN (LS):
ALUMINIUM: DARK GREY OR
SIMILAR



FASCIA:
ALUMINIUM: DARK GREY GUTTER
& DOWNPIPES OR SIMILAR



ROOF:
COLORBOND ROOF: DARK GREY

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P L A N N I N G & DESIGN

DATE	SCALE	DRWN	CHK	PROJECT No.
APRIL 2023	A4		---	----

COLOUR SCHEDULE

UNIT DEVELOPMENT
2 BRENDAN AVENUE,
DONCASTER

CS
REV_F

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 65 Decision Guidelines

Zones

<u>Clause 32.07 Residential Growth Zone, Schedule 2</u>

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: • 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	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must	For two or more dwellings on a lot or a residential building:

	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.	be consecutive lots which are side by side and have a shared frontage.	• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser • Minimum side street setback is the distance specified in Clause 55.03-1

Planning Policy Framework

The relevant sections of the 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.

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.*