



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD (m)
	TYPE B TREES		
	Eg. Acer rubrum 'October Glory'	Red Maple	12 x 8
	Jacaranda mimosifolia	Jacaranda	9 x 8
	Ulmus parvifolia 'Burnley Select'	Chinese Elm	9 x 8
	Corymbia eximia	Bloodwood	10 x 8
	TYPE A TREES		
	Eg. Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	8 x 4
	Acacia implexa	Lightwood	10 x 4
	Hymenosporum flavum	Native Frangipani	10 x 4
	Eleocarpus reticulatus	Blueberry Ash	9 x 4
	Tristanopsis laurina 'Luscious'	Luscious Kanooka	8 x 6
	Acacia melanoxylon	Blackwood	15 x 7
	SMALL EVERGREEN TREES		
	Eg. Banksia marginata	Silver Banksia	5 x 2
	Callistemon sieberi	River Bottlebrush	3 x 1
	LOW-LEVEL PLANTING		
	Eg. Chryscephalum apiculatum	Yellow Buttons	0.3 x 0.5
	Dianella tasmanica	Native Flax	0.6 x 0.6
	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3 x 1.0
	Lomandra confertifolia 'Seascape'	Seascape	0.6 x 0.6
	Lomandra longifolia 'Tanika'	Tanika	0.6 x 0.6
	Poa poiformis 'Kingsdale'	Tussock Grass	0.45 x 0.45
	Westringia fruticosa 'Low Horizon'	Low Horizon Rosemary	0.3 x 0.7
	Correa glabra 'Ivory Lantern'	Ivory Lantern Rock Correa	0.6 x 0.6
	Viola hederacea	Native Violet	prostrate x 0.3 m
	Goodenia ovata	Hop Goodenia	2.5 x 4.0 m
	Dichondra repens	Kidney Weed	prostrate x 0.3 m
	Poa morrisii	Soft Tussock Grass	0.45 x 0.45 m
	Hardenbergia violacea	Native Violet	1 x 1.5 m
	Xanthorrhoea minor ssp. lutea	Small Grass Tree	0.4 x 0.4 m
	CLIMBING PLANTING		
	Trachelospermum jasminoides	Chinese Star Jasmine	3-5 x 3-5 m
	Clematis aristata	Mountain Clematis	3-5 x 3-5 m
	EASEMENT PLANTING		
	Olearia lirata	Snow Daisy-Bush	3 x 1 m
	Leptospermum scoparium	Manuka	2-3 x 1 m
	Callistemon sieberi	River Bottlebrush	3 x 1 m
	Banksia integrifolia 'Sentinel'	Coastal Banksia 'Sentinel'	3 x 1 m

SPECIES SELECTION NOTES

● SPECIES AS DEFINED IN NATIVE SPLENDOUR, A GARDENING GUIDE TO MANNINGHAM'S LOCAL PLANTS (THIRD EDITION), 2024.

ALL OTHER PLANTS ARE ROBUST NATIVE & EXOTIC SPECIES THAT WILL REQUIRE LOW LEVEL OF WATER, ONCE ESTABLISHED.

LANDSCAPE DESIGN SUMMARY

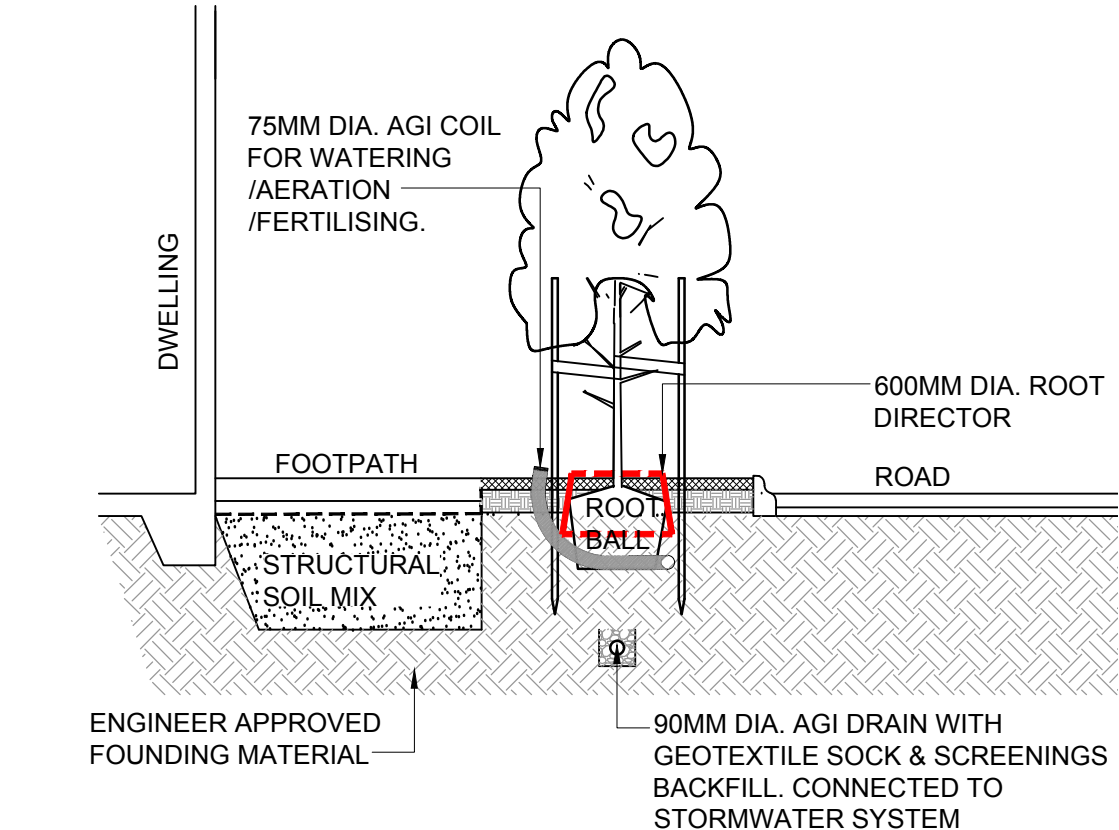
THE PROPOSAL WILL CREATE THE OPPORTUNITY TO PRODUCE A VEGETATED CHARACTER TO THE BUILDING SETBACKS AND INTERNAL STREETSCAPES, AND ENSURE THE BUILT FORM IS SITED WITHIN A VEGETATED SETTING.

WHILE THERE ARE NO EXISTING TREES OF HIGH RETENTION VALUE ON THE SITE, ONE LOW VALUE AND ONE MODERATE VALUE EXISTING WILLOW MYRTLE (*Agonis flexuosa*) TREE WILL BE RETAINED IN THE NORTH-EAST CORNER OF THE SITE. ALL OTHER EXISTING TREES ARE OF EITHER MODERATE, POOR OR NO ARBORICULTURAL VALUE AND ARE PROPOSED FOR REMOVAL. THE REMOVAL OF EXISTING TREES CAN BE READILY REPLACED BY THE COMPREHENSIVE REGIME OF NEW PLANTING AS ILLUSTRATED ON THE LANDSCAPE PLAN.

A RANGE OF PROPOSED CANOPY TREES WILL PRODUCE A VISUALLY DIVERSE APPEARANCE THAT INTEGRATES WITH THE INFORMAL LANDSCAPE CHARACTER OF THE NEIGHBOURHOOD AND THE TAUNTON STREET STREETSCAPE.

THE PROPOSED CANOPY TREE HAVE BEEN SELECTED FROM SPECIES LISTED IN NATIVE SPLENDOUR, A GARDENING GUIDE TO MANNINGHAM'S LOCAL PLANTS (THIRD EDITION), 2024, AND OTHER ROBUST, NATIVE & EXOTIC SPECIES THAT WILL REQUIRE LOW LEVELS OF WATER, ONCE ESTABLISHED.

OTHER PLANTING, INCLUDING SMALL CANOPY TREES, SHRUBS AND LOW-LEVEL PLANTING, ARE EITHER INDIGENOUS OR NATIVE AND WILL FURTHER ENHANCE THE VEGETATED SETTING FOR THE SITE.



01
Scale: 1:50 @ A1

LEGEND

	EXISTING TREES TO BE RETAINED MAINTAIN EXISTING SURFACE LEVELS WITHIN TREE PROTECTION ZONES. DETAILED DESIGN SUBJECT TO ADVICE FROM A QUALIFIED & EXPERIENCED ARBORIST. REFER TO ARBORICULTURAL IMPACT ASSESSMENT, TREE DEPARTMENT, APRIL 2025
	EXISTING TREES TO BE REMOVED REFER TO ARBORICULTURAL IMPACT ASSESSMENT, TREE DEPARTMENT, APRIL 2025
	PROPOSED EVERGREEN TREES REFER PLANT SCHEDULE
	GARDEN BED 75mm APPROVED MULCH 150mm APPROVED TOPSOIL 300mm CULTIVATED SUBGRADE
	GRASS APPROVED GRASS MIX/TURF 75mm APPROVED TOPSOIL 300mm CULTIVATED SUBGRADE
	SHARED-USE VEHICLE & PEDESTRIAN ZONE, PAVING TYPE 01 TEXTURED ASPHALT
	VEHICLE ZONE PAVING TYPE 02 TEXTURED ASPHALT
	PEDESTRIAN PAVING EG. INSITU PERMEABLE SURFACE
	TERRACE PAVING EG. INSITU PERMEABLE SURFACE
	PRIVATE TERRACE PERMEABLE DECK EG. ON STUMPS OR SIMILAR TO SUPPORT TREE GROWTH
	REAR YARD PAVING PERMEABLE PAVING
	DRIVEWAY PAVING EG. INSITU PERMEABLE SURFACE
	PAVING SLABS IN GARDEN
	STRUCTURAL SOIL
	UNDERGROUND WATER TANK 2500L
	PLUNGE POOL
	LETTER BOX
	TITLE BOUNDARY

STORMWATER QUALITY NOTES

INSTALL ENVISS SENTINEL PITS WITHIN THE INTERNAL DRIVEWAYS AS SETOUT IN THE STORM ASSESSMENT REPORT.

TOWN PLANNING

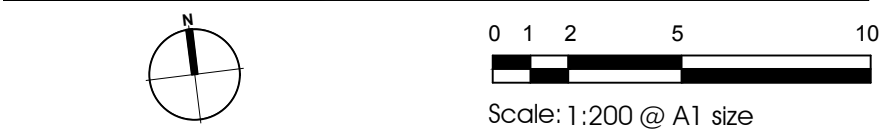
PRELIMINARY

B_P1	20.08.2025	COUNCIL RFI RESPONSE
A	28.07.2025	COUNCIL RFI RESPONSE
Rev	Date	Description

ABOVE ZERO

35-41 TAUNTON STREET, DONCASTER EAST

LANDSCAPE PLAN



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Urban Design
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E office@cddesigngroup.com.au
Project No. 25002
Date: MAR 2025
Drawn by: ■
Checked: ■
Drawing No. TP01B_P1

TAUNTON STREET

ADVERTISED: PLN25/0134
02 September 2025

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TREE CANOPY COVERAGE

	EXISTING CANOPY TREES COVERAGE AREA m2 = COVERAGE AREA % =	57.81m2 0.80%
	PROPOSED CANOPY TREES IN DEEP SOIL COVERAGE AREA m2 = COVERAGE AREA % =	1453.07m2 20.96%
SITE AREA =		7241m2
CANOPY COVERAGE AREA = (EXISTING & PROPOSED CANOPY TREES IN DEEP SOIL)		1517.44m2
SITE CANOPY COVERAGE % = (EXISTING & PROPOSED CANOPY TREES IN DEEP SOIL)		20.96%
	PROPOSED CANOPY TREES IN STRUCTURAL SOIL COVERAGE AREA m2 = COVERAGE AREA % =	246.06m2 3.40%
SITE AREA =		7241m2
TOTAL CANOPY COVERAGE AREA =		1763.50m2
TOTAL SITE CANOPY COVERAGE % =		24.26%

TOWN PLANNING

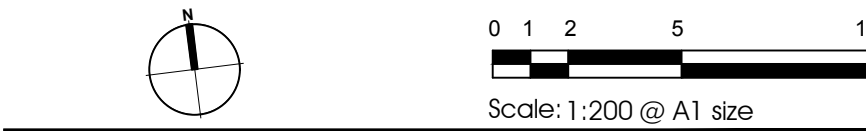
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CANOPY TREE COVERAGE PLAN



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TAUNTON STREET

TREE TYPE & DEEP SOIL

EXISTING TREES TO BE RETAINED
ALL EXISTING TREES TO BE RETAINED COMPLY WITH THE TOWNHOUSE AND LOW-RISE CODE GUIDELINES (MARCH 2025) AS THEY:

- EXCEED 5 METRES IN HEIGHT.
- EXCEED A TRUNK CIRCUMFERENCE OF 0.5 METRES OR GREATER AT 1.4 METRES ABOVE GROUND LEVEL.
- HAVE THEIR TRUNKS LOCATED AT LEAST 4 METRES FROM PROPOSED BUILDINGS.

PROPOSED TREES
THE FOLLOWING TREE TYPES AS DEFINED UNDER THE TOWNHOUSE AND LOW-RISE CODE GUIDELINES (MARCH 2025) ARE PROPOSED:

- TREE TYPE A**

 - MATURE SIZE: 6 METRES HIGH X 4 METRE CANOPY DIAMETER.
 - DEEP SOIL AREA: 12M2 MINIMUM WITH A MINIMUM PLAN DIMENSION OF 2.5 METRES.
- TREE TYPE A WITH STRUCTURAL SOIL**

 - DEEP SOIL GARDEN BED & ADJACENT STRUCTURAL SOIL PROFILE TO DELIVER 12m2
- TREE TYPE B**

 - MATURE SIZE: 8 METRES HIGH X 8 METRE CANOPY DIAMETER.
 - DEEP SOIL AREA: 49M2 MINIMUM WITH A MINIMUM PLAN DIMENSION OF 4.5 METRES.

TOWN PLANNING

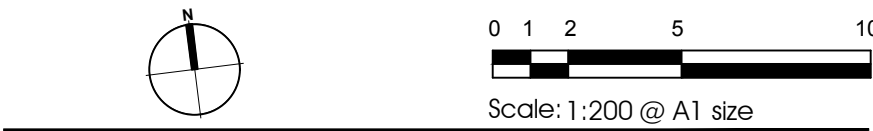
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Rev	Date	Description

ABOVE ZERO

35-41 TAUNTON STREET, DONCASTER EAST

TREE TYPE & DEEP SOIL PLAN



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Project No. 25002

Date: MAR 2025

Drawn by: ■

Checked: ■

Drawing No. TP03B_P1



TAUNTON STREET

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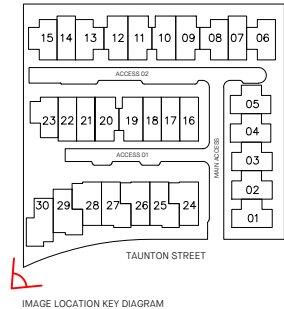
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View Looking North East along Taunton Street
Each townhouse is conceived as a vertically arranged terrace-style dwelling, individually identifiable along Taunton Street through subtle shifts in form, material tone, and level. The design responds to the natural fall of the site, with dwellings stepping gradually up the street to reinforce a sense of individuality and rhythm. Variations in brick colour—from light to dark—create further visual interest while maintaining a cohesive architectural language.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.





View to Townhouse 1, Pedestrian and Vehicle Entry from Taunton Street
 The main north-south road forms a quiet, tree-lined boulevard at the heart of the development, with an 11-metre separation between townhouse groups allowing for generous canopy planting, a primary pedestrian footpath, and a clearly defined vehicular surface. This central spine offers both amenity and legibility, establishing a landscaped axis that enhances the character of the precinct. A finely detailed metal gate marks the entry, offering site security while maintaining visual permeability and allowing long sightlines through the site. At the court's head, Townhouse 1 is rotated 90 degrees to address the western view down Taunton Street, visually anchoring the end of the street and reinforcing the sense of arrival.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.

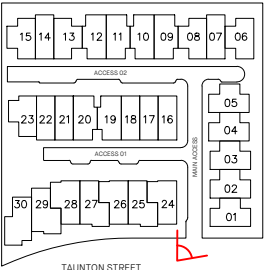


IMAGE LOCATION KEY DIAGRAM



View of North South Accessway
At the heart of Taunton Terrace, the primary north-south accessway functions as a tree-lined boulevard that defines the internal character of the development. This generous spine accommodates both vehicle and pedestrian movement, yet is designed with a clear hierarchy that prioritises safety, amenity and greenery. With an 11-metre separation between townhouse rows, the boulevard provides ample space for substantial canopy trees to thrive, allowing light to penetrate deep into the site while establishing a verdant, shaded environment that softens the built form. A dedicated pedestrian footpath runs parallel to the carriageway, ensuring safe and legible movement for residents and visitors alike. This spatial generosity and landscape-led design approach transforms the accessway into more than a circulation route—it becomes a central green corridor that supports social interaction, visual relief, and a heightened sense of address within the development.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.

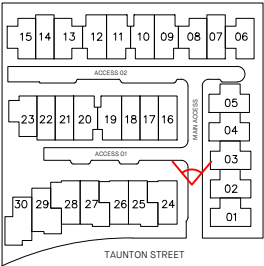
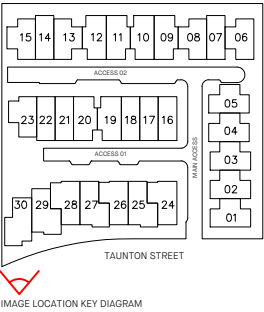


IMAGE LOCATION KEY DIAGRAM



View of Townhouse 30, Taunton Street

LANDSCAPE REMOVED





View of Main Entry from Taunton Street

NOTE: LANDSCAPE REMOVED

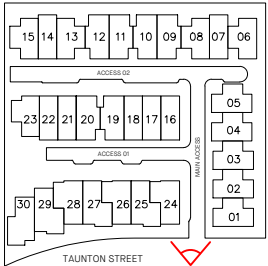


IMAGE LOCATION KEY DIAGRAM



Elevated view from North East looking South

LANDSCAPE REMOVED

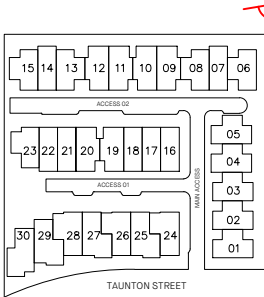


IMAGE LOCATION KEY DIAGRAM



Elevated view from North East looking South West

LANDSCAPE REMOVED

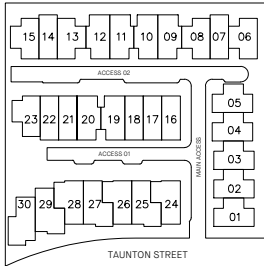


IMAGE LOCATION KEY DIAGRAM



Elevated view from South West looking East

LANDSCAPE REMOVED

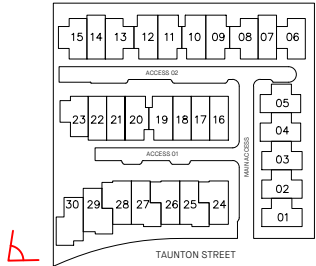


IMAGE LOCATION KEY DIAGRAM

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The Act 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.

Exemptions

In deciding an application solely under Clause 55, the responsible authority is exempt from and is not required to consider, the Municipal Planning Strategy and Planning Policy Framework, general decision guidelines, certain sections of 60 and 84 of the Act which governs impact on the environment, objections and submissions, and VCAT appeal rights.

55

TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

08/09/2025
VC:282

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
- The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and
- Section 84B(2)(b) to (jb) of the Act.

32.08-13

Exemption from notice and review

08/09/2025
VC:282

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

An application under clause 32.08-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

5.2 MANNINGHAM PLANNING SCHEME

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

- Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 3
- Clause 52.06 Car Parking

Zone

Clause 32.08 General Residential Zone, Schedule 3

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *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.

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area of 35% for lots above 650 square metres.

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; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

Schedule 3 to the General Residential Zone does not specify a maximum building height requirement for a dwelling or residential building. As such, pursuant to Clause 32.08-11, the following applies under the zone:

- *the building height must not exceed 11 metres; and*
- *the building must contain no more than 3 storeys at any point.*

Planning Policy Framework

The Planning Policy Framework does not apply where a proposal meets the deemed to satisfy requirements under Clause 55.

The only section of the PPF that applies is the local policy objectives relevant to the parts of Standard B2-6 Access of Clause 55 which has not been met:

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

- *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*

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.