

722- 724 DONCASTER ROAD

5 STOREY APARTMENT DEVELOPMENT

CONSULTANTS DOCUMENTATION:

ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH REPORT PREPARED BY CONSULTANTS BELOW:

- TRAFFIC ENGINEERING ASSESSMENT & WASTE MANAGEMENT REPORT BY TRAFFIX GROUP
- SMP REPORT BY GREEN RATE
- ARBORICULTURAL REPORT AND LANDSCAPE DRAWINGS BY JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD

DRAWINGS LIST:

Sheet Number	Sheet Name	Current Revision
TP00	COVER	B
TP01	3D VIEWS - SHEET 1	B
TP02	3D VIEWS - SHEET 2	B
TP03	SITE PLAN (CONTEXT)	B
TP04	EXISTING & DEMOLITION PLAN	B
TP05	EXISTING AND DEMOLITION ELEVATION	B
TP06	PROPOSED SITE PLAN	B
TP07	BASEMENT PLAN	B
TP08	GROUND FLOOR PLAN	B
TP09	LEVEL 1 PLAN	B
TP10	LEVEL 2 PLAN	B
TP11	LEVEL 3 PLAN	B
TP12	ROOF PLAN	B
TP13	NORTH & EAST ELEVATIONS	B
TP14	SOUTH & WEST ELEVATIONS	B
TP15	HERITAGE & INTERNAL ELEVATIONS	B
TP16	HERITAGE & INTERNAL ELEVATIONS	B
TP17	SECTIONS	B
TP18	SHADOW DIAGRAMS - SHEET 1	B
TP19	SHADOW DIAGRAMS - SHEET 2	B
TP20	STORAGE AREA CALCULATION	B
TP21	3D VIEWS	B
TP22	ADDITIONAL OVERLOOKING STUDIES	B

DEVELOPMENT SUMMARY

Name	Area
TOTAL SITE AREA	1,979.5 m²
SITE COVERAGE	1,195.0 m² (60%)
GRZ AREA	139.5 m²
PERMEABILITY: 635m² (32.1%)	
Name	Area
BASEMENT (INTERNAL)	1,006.0 m²
GROUND LEVEL (EXTERNAL)	556.5 m²
GROUND LEVEL CARPARK (INTERNAL)	443.0 m²
LEVEL 1 (EXTERNAL)	974.0 m²
LEVEL 2 (EXTERNAL)	964.0 m²
LEVEL 3 (EXTERNAL)	965.0 m²
COMMUNAL OPEN SPACE	143.0 m²
	4,549.0 m²

PERCENTAGE OF UPPER FLOOR AREA OVER LOWER FLOOR AREA

LEVEL 3 OVER LEVEL 2 - 65.2%
LEVEL 2 OVER LEVEL 1 - 88.7%
LEVEL 1 OVER GROUND LEVEL - 97.2%
GROUND LEVEL OVER BASEMENT - 99.5%

CANOPY COVER AREA: 436.9m² (22.1%)
TOTAL DEEP PLANTING AREA: 55.1m² (28.0%)

NAME	E3-12*	TYPE	AREA		
G01		3BR	95.0 m²	POS G01	127.5 m²
G02		2BR	65.5 m²	POS G02	54.0 m²
G03		2BR	65.0 m²	POS G03	104.5 m²
G04 (A)	A	1BR	58.5 m²	POS G04	39.0 m²
G05 (A)	B	1BR	63.5 m²	POS G05	30.5 m²
G06		1BR	53.0 m²	POS G06	21.0 m²
G07		2BR	70.0 m²	POS G07	21.0 m²
G08		2BR	90.0 m²	POS G08	21.5 m²
G09 (A)	A	2BR	93.5 m²	BALCONY 101	8.0 m²
				BALCONY 102	8.0 m²
				BALCONY 103	9.0 m²
103 (A)	B	2BR	88.5 m²	BALCONY 103	3.0 m²
104		1BR	47.5 m²	BALCONY 104	12.0 m²
105		1BR	78.0 m²	BALCONY 105	8.5 m²
106		1BR	52.0 m²	SAG 106	9.0 m²
107 (A)		1BR	62.0 m²	BALCONY 107	8.0 m²
108 (A)	A	1BR	84.5 m²	BALCONY 108	8.5 m²
109 (A)	A	2BR	93.5 m²	BALCONY 109	10.5 m²
				POS 109	14.5 m²
110 (A)	B	2BR	94.0 m²	BALCONY 110	7.0 m²
				POS 110	11.0 m²
				POS 111	45.5 m²
111 (A)	A	2BR	85.0 m²	BALCONY 111	21.5 m²
202 (A)	A	1BR	68.5 m²	RAI 202/201	10.0 m²
203		2BR	86.0 m²	BALCONY 203	11.0 m²
204 (A)	B	2BR	85.0 m²	BALCONY 204	11.0 m²
205 (A)	A	1BR	91.5 m²	BALCONY 205	8.5 m²
206		3BR	91.5 m²	BALCONY 206	20.5 m²
207		1BR	51.0 m²	BALCONY 207	10.0 m²
208		2BR	76.0 m²	BALCONY 208	15.0 m²
209 (A)	A	2BR	86.0 m²	BALCONY 209	9.0 m²
210 (A)	A	2BR	84.5 m²	SAG 210	9.0 m²
301		2BR	75.5 m²	BALCONY 301	11.5 m²
302 (A)	A	2BR	82.5 m²	BALCONY 302	13.5 m²
303 (A)	A	2BR	85.5 m²	BALCONY 303	27.5 m²
304 (A)	A	3BR	101.0 m²	BALCONY 304	18.0 m²
305 (A)	A	3BR	78.0 m²	SAG 305	9.0 m²
306 (A)	A	2BR	77.5 m²	BALCONY 306	8.5 m²
				BALCONY 306	3.0 m²
(A) ACCESSIBLE UNIT					



NORTH VIEW



FRONT STREET VIEW - NORTH EAST



EAST VIEW



SOUTH EAST VIEW

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Rev	Date	Chkd	Issue
A	20.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

APARTMENT DEVELOPMENT	3D VIEWS - SHEET 1	TP01	2342
Project	Drawing	Drawing No.	Project No.
722-724 DONCASTER ROAD, DONCASTER		JL	12.12.2024
Project Address		Drawn by	Issued Date
		Scale @ A1	B
			Status/Revision



SOUTH VIEW



FRONT VIEW TO HERITAGE HOUSE



FRONT STREET VIEW - NORTH WEST



FRONT STREET VIEW - ACROSS DONCASTER ROAD



FRONT STREET VIEW - ACROSS DONCASTER ROAD

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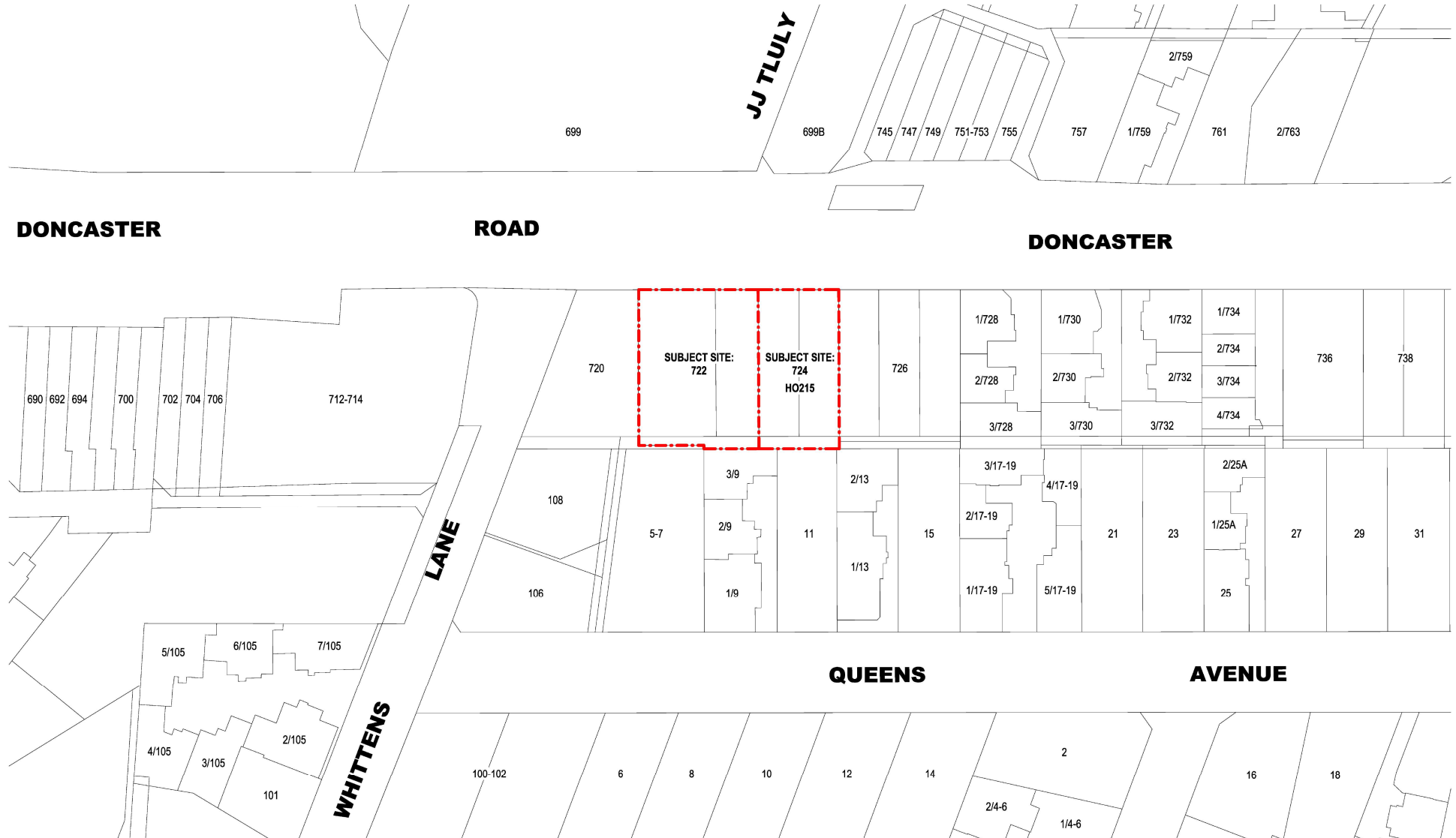
Rev	Date	Chkd	Issue
A	20.05.2025	RS	RESPONSE TO RFI
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APARTMENT DEVELOPMENT	3D VIEWS - SHEET 2	TP02	2342
Project	Drawing	Drawing No.	Project No.
722-724 DONCASTER ROAD, DONCASTER		JL	12.12.2024
Project Address		Drawn by	Issued Date
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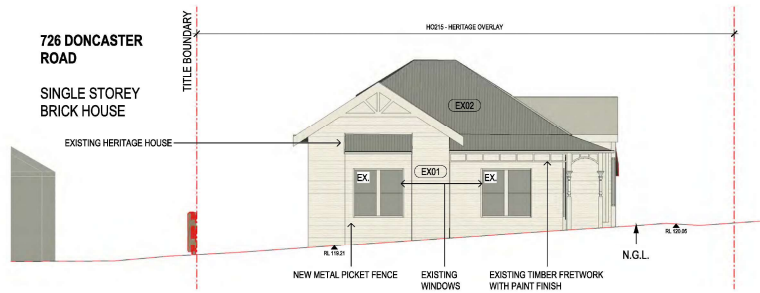
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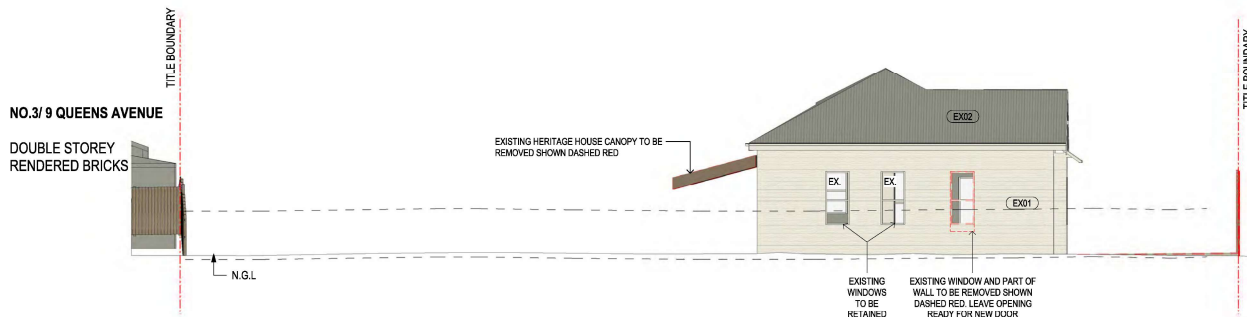
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A	20.05.2025	RS	RESPONSE TO RFI
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APARTMENT DEVELOPMENT	SITE PLAN (CONTEXT)	TP03	2342
Project	Drawing	Drawing No.	Project No.
722-724 DONCASTER ROAD, DONCASTER		JL	12.12.2024
Project Address		Drawn by	Issued Date
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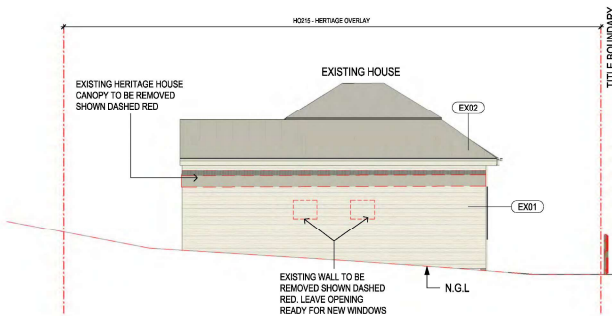




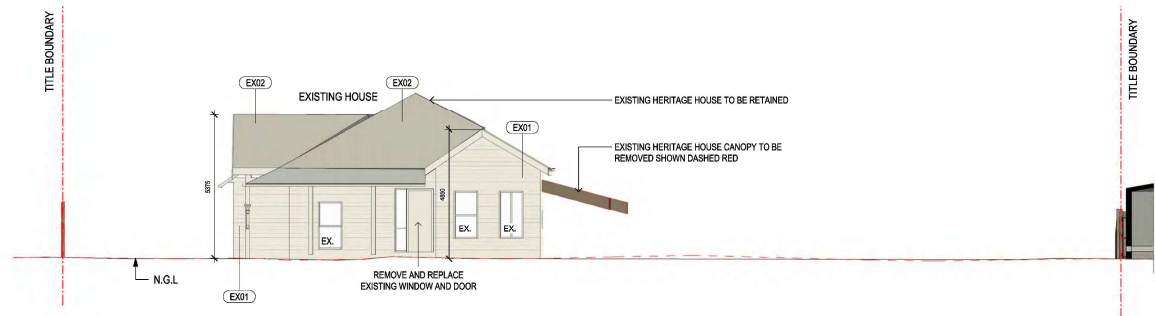
1 HERITAGE HOUSE - NORTH ELEVATION
1:100



2 HERITAGE HOUSE - EAST ELEVATION
1:100



3 HERITAGE HOUSE - SOUTH ELEVATION
1:100



4 HERITAGE HOUSE - WEST ELEVATION
1:100



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APARTMENT DEVELOPMENT

Project

EXISTING AND DEMOLITION ELEVATION

Drawing

TP05

Drawing No.

2342

Project No.

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Project Address

JL

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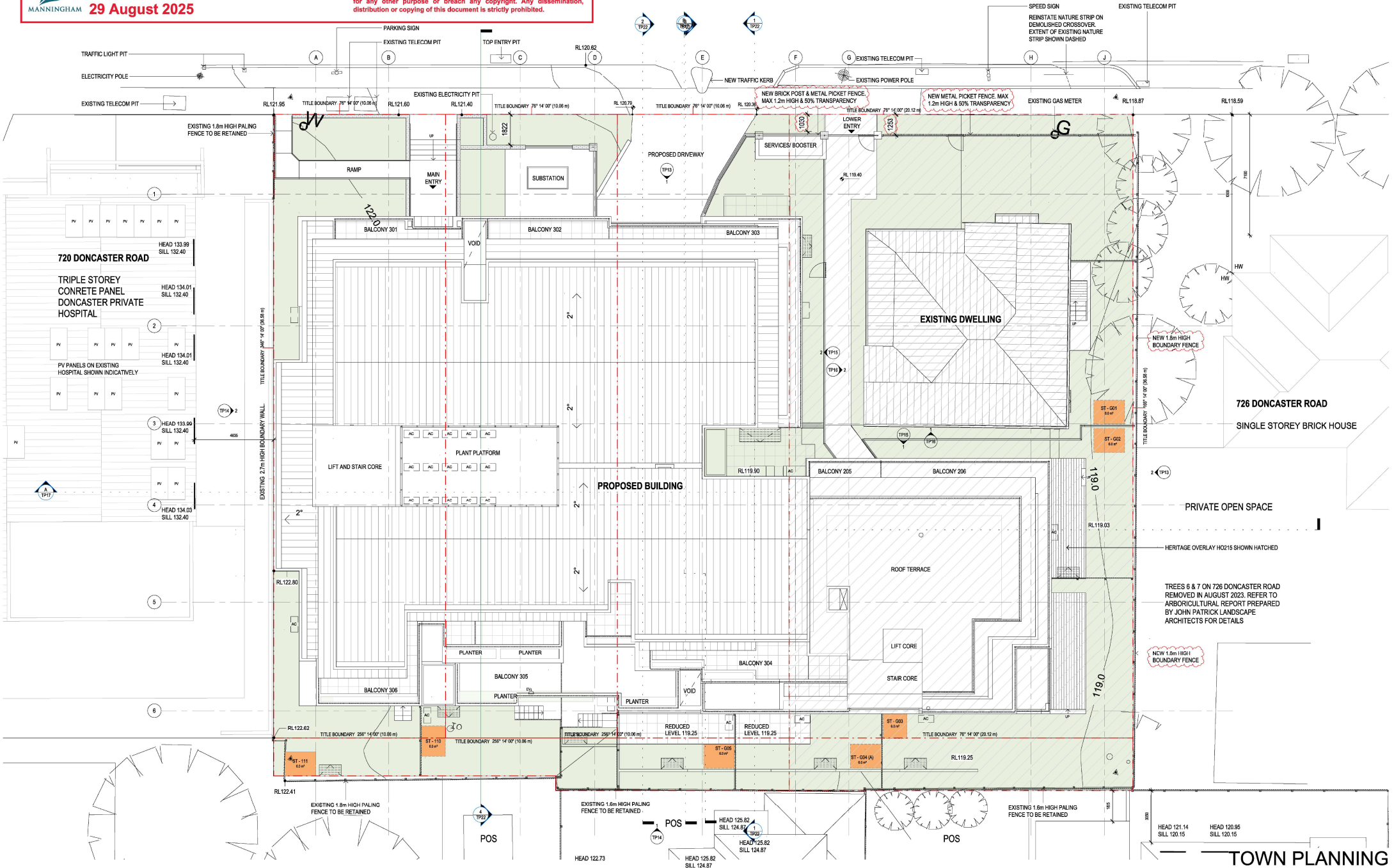
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APARTMENT DEVELOPMENT

Project

722-724 DONCASTER ROAD, DONCASTER

Project Address

PROPOSED SITE PLAN

Drawing

TP06

Drawing No.

JL

Drawn by

1 : 100

Scale @ A1

2342

Project No.

12.12.2024

Issued Date

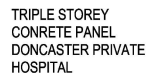
B

Status/Revision





NAME	E3-12	TYPE	AREA
G01	3BR	98.0 m²	POS G01 127.5 m²
G02	2BR	65.5 m²	POS G02 54.0 m²
G03	2BR	68.0 m²	POS G03 104.5 m²



TREES 6 & 7 ON 726 DONCASTER ROAD
REMOVED IN AUGUST 2023. REFER TO
ARBORICULTURAL REPORT PREPARED
BY JOHN PATRICK LANDSCAPE
ARCHITECTS FOR DETAILS

— HERITAGE OVERLAY HO215 SHOWN HATCHED

NEW 1.8m HIGH
BOUNDARY FENCE

HEAD 121.14	HEAD 120.95
SILL 120.16	SILL 120.16

TOWN PLANNING

ing No.	Project No.
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JL	12.12.2024
own by	Issued Date

1:100 B

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APARTMENT DEVELOPMENT

Project	
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722-724 DONCASTER ROAD, DONCASTER

Project Address

[illegible]

LEVEL 1 PLAN

rawing

HEAD 121.14	HEAD 120.95
SILL 120.15	SILL 120.15

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Drawing No.	Project No.
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11	12 12
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Drawn by	Issued Date

1:100	B
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HEAD 134.03
SILL 132.40

EXISTING 2.7m HIGH BOUNDARY WALL.

30

SRZ: 3600mm

HEAD 121.14	HEAD 120.95
SILL 120.15	SILL 120.15

PRIVATE OPEN SPACE

— HERITAGE OVERLAY HO215 SHOWN HATCHED

NAME	ES-12 TYPE	AREA		
G01	3BR	28.0 m ²	POS G01	127.5 m ²
G02	2BR	65.5 m ²	POS G02	54.0 m ²
G03	2BR	65.0 m ²	POS G03	104.5 m ²
G04 (A)	1BR	56.5 m ²	POS G04	30.0 m ²
G05 (A)	1BR	56.5 m ²	POS G05	30.0 m ²
G06	1BR	53.0 m ²	POS G06	21.0 m ²
G07	2BR	70.0 m ²	POS G07	21.0 m ²
101	2BR	80.0 m ²	POS 101	21.5 m ²
102 (A)	A STUDIO	52.0 m ²	BALCONY 102	8.0 m ²
			BALCONY 103	8.0 m ²
103 (A)	B	88.5 m ²	BALCONY 104	8.0 m ²
104	2BR	77.5 m ²	BALCONY 104A	12.0 m ²
105	1BR	48.0 m ²	BALCONY 105	8.5 m ²
106	2BR	88.0 m ²	BALCONY 106	9.0 m ²
107	1BR	52.0 m ²	BALCONY 107	8.0 m ²
108	1BR	54.5 m ²	BALCONY 108	8.0 m ²
109 (A)	1BR	53.5 m ²	BALCONY 109	10.5 m ²
			POS 109	14.5 m ²
110 (A)	B	94.0 m ²	BALCONY 110	7.0 m ²
			POS 110	33.0 m ²
111 (A)	A	85.0 m ²	POS 111	46.5 m ²
201	2BR	84.0 m ²	BALCONY 111	21.5 m ²
			POS 111	20.0 m ²
202 (A)	B	65.5 m ²	BALCONY 202	10.0 m ²
203	1BR	68.5 m ²	BALCONY 203	11.0 m ²
204 (A)	A	93.0 m ²	BALCONY 204	19.5 m ²
205 (A)	2BR	75.5 m ²	BALCONY 205	18.0 m ²
206	3BR	91.5 m ²	BALCONY 206	20.5 m ²
207	1BR	51.0 m ²	BALCONY 207	8.0 m ²
208	2BR	75.0 m ²	BALCONY 208	15.0 m ²
209 (A)	A	86.0 m ²	BALCONY 209	9.0 m ²
210	2BR	85.5 m ²	BALCONY 210	16.0 m ²
301	2BR	75.5 m ²	BALCONY 301	21.5 m ²
302 (A)	A	92.5 m ²	BALCONY 302	13.5 m ²
303 (A)	A	89.5 m ²	BALCONY 303	27.5 m ²
304 (A)	A	101.0 m ²	BALCONY 304	18.0 m ²
305 (A)	2BR	78.0 m ²	BALCONY 305	9.0 m ²
306 (A)	B	77.5 m ²	BALCONY 306	6.0 m ²
			BALCONY 307	3.0 m ²

(A) ACCESSIBLE UNIT

(A) ACCESSIBLE UNIT

TOTAL NO. OF UNITS: 34 (INCLUDING EXISTING HOUSE)

- SUB- METERS BE PROVIDED TO ALL MAJOR COMMON AREA SERVICES
- EACH DWELLING WILL BE PROVIDED WITH AN ELECTRIC INSTANTANEOUS HOT WATER SYSTEM AS PROPOSED IN THE SMP AND BESS ASSESSMENT

ALL BEDROOMS PROPOSE AT LEAST 0.8SQM TO ACCOMMODATE A WARDROBE

ALL ROOFS, WALLS AND EXPOSED CONCRETE DRIVEWAY TO HAVE REFLECTIVE FINISHES/ MATERIALS (SOLAR REFLECTIVE INDEX > 50 OR SOLAR ABSORPTANCE < 0.6) TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT

ALL BOUNDARY FENCE WITHIN SUBJECT SITE TO BE 1.8m HIGH

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Row	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
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Project

Drawing

Project Address

Drawing No.

Drawn by

Scale @ A1

act No.

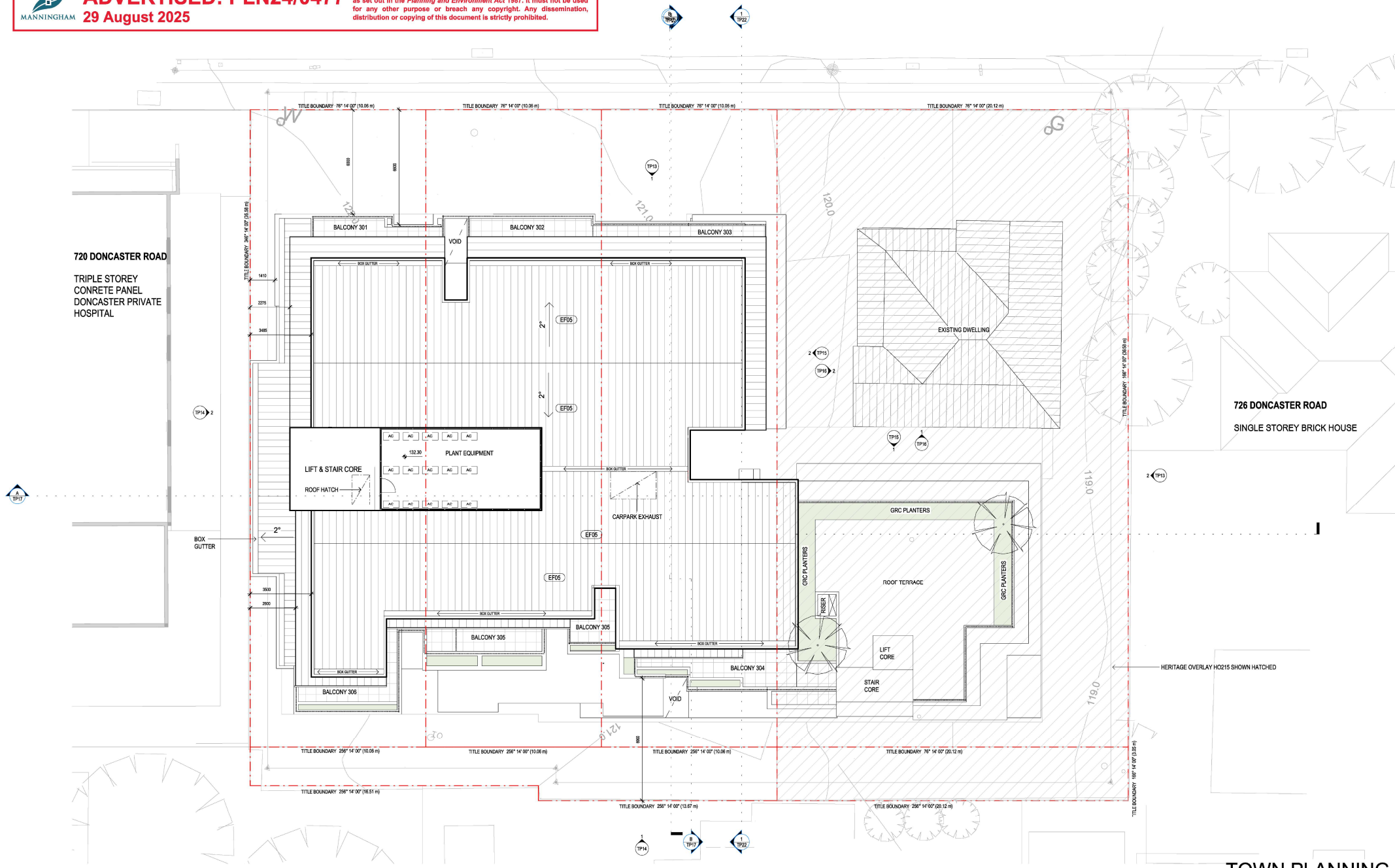
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B	15.08.2025	RS	RESPONSE TO RFI 2

APARTMENT DEVELOPMENT

Project

ROOF PLAN

Drawing

722-724 DONCASTER ROAD, DONCASTER

Project Address

TP12

Drawing No.

2342

Project No.

JL

Drawn by

12.12.2024

Issued Date

1 : 100

Scale @ A1

B

Status/Revision



LEGEND

- EF01 MASONRY
COLOUR: OFF WHITE
- EF02 FIBRE CEMENT CLADDING
COLOUR: GREY
- EF03 POWDERCOATED ALUMINIUM BATTENS
COLOUR: CHARCOAL
- EF04 TIMBER BATTENS
COLOUR: NATURAL TIMBER
- EF05 CORRUGATED ROOF SHEET
COLOUR: GREY
- EF06 POWDERCOATED METAL
COLOUR: CHARCOAL
- EF07 FIBRE CEMENT CLADDING
COLOUR: DARK GREY
- EF08 BAR GRILLE GARAGE DOOR
COLOUR: DARK GREY
- EX01 WEATHERBOARD (EXISTING)
COLOUR: CONTRACTOR TO MATCH EXISTING
- EX02 CORRUGATED GALVANIZED IRON SHEET (EXISTING)
COLOUR: CONTRACTOR TO MATCH EXISTING

REFER TO LANDSCAPE DRAWINGS PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS FOR PAVING AND DRIVEWAY MATERIAL

ALL ROOFS, WALLS AND EXPOSED CONCRETE DRIVEWAY TO HAVE REFLECTIVE FINISHES/ MATERIALS (SOLAR REFLECTIVE INDEX > 50 OR SOLAR ABSORPTANCE < 0.6) TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT



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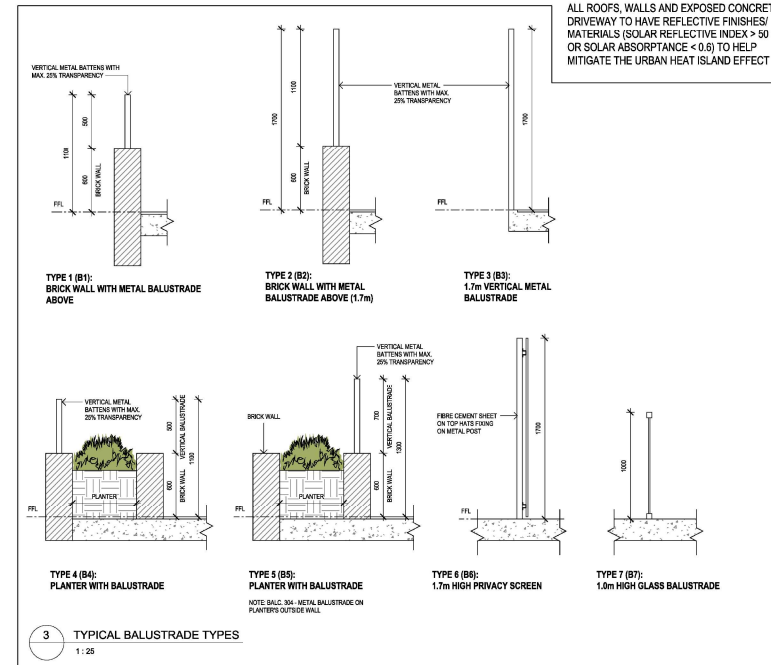
APARTMENT DEVELOPMENT	NORTH & EAST ELEVATIONS	TP13	2342
Project	Drawing	Drawing No.	Project No.
722-724 DONCASTER ROAD, DONCASTER		JL	12.12.2024
Project Address		Drawn by	Issued Date
		1:100	B
		Scale @ A1	Status/Revision

LEGEND

- EF01 MASONRY
COLOUR: OFF WHITE
- EF02 FIBRE CEMENT CLADDING
COLOUR: GREY
- EF03 POWDERCOATED ALUMINIUM BATTENS
COLOUR: CHARCOAL
- EF04 TIMBER BATTENS
COLOUR: NATURAL TIMBER
- EF05 CORRUGATED ROOF SHEET
COLOUR: GREY
- EF06 POWDERCOATED METAL
COLOUR: CHARCOAL
- EF07 FIBRE CEMENT CLADDING
COLOUR: DARK GREY
- EF08 BAR GRILLE GARAGE DOOR
COLOUR: DARK GREY
- EX01 WEATHERBOARD (EXISTING)
COLOUR: CONTRACTOR TO MATCH EXISTING
- EX02 CORRUGATED GALVANIZED IRON SHEET (EXISTING)
COLOUR: CONTRACTOR TO MATCH EXISTING

REFER TO LANDSCAPE DRAWINGS PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS FOR PAVING AND DRIVEWAY MATERIAL

ALL ROOFS, WALLS AND EXPOSED CONCRETE DRIVEWAY TO HAVE REFLECTIVE FINISHES/ MATERIALS (SOLAR REFLECTIVE INDEX > 90 OR SOLAR ABSORPTANCE < 0.6) TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT



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A.B.N. 83 083 170 549

Rev	Date	Chkd	Issue
A	20.05.2025	RS	RESPONSE TO RFI
B	16.08.2025	RS	RESPONSE TO RFI 2

APARTMENT DEVELOPMENT

Project

722-724 DONCASTER ROAD, DONCASTER

Project Address

SOUTH & WEST ELEVATIONS

Drawing

TP14

Drawing No.

JL

Drawn by

As indicated

Scale @ A1

2342

Project No.

12.12.2024

Issued Date

B

Status/Revision



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APARTMENT DEVELOPMENT

Project

HERITAGE & INTERNAL ELEVATIONS

Drawing

TP15

Drawing No.

2342

Project No.

722-724 DONCASTER ROAD, DONCASTER

Project Address

JL

Drawn by

12.12.2024

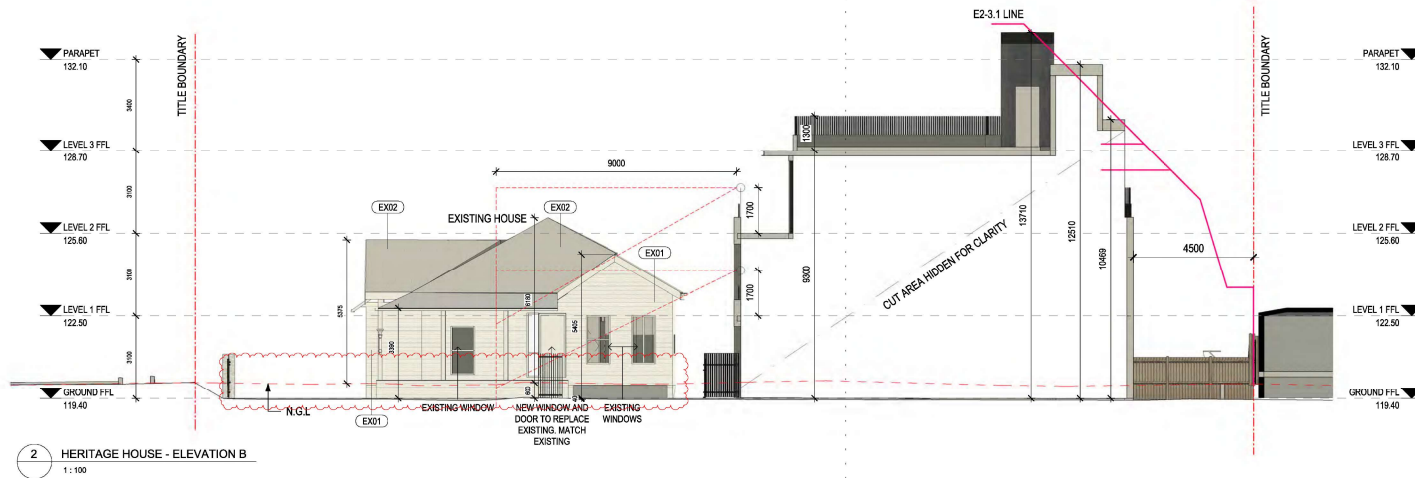
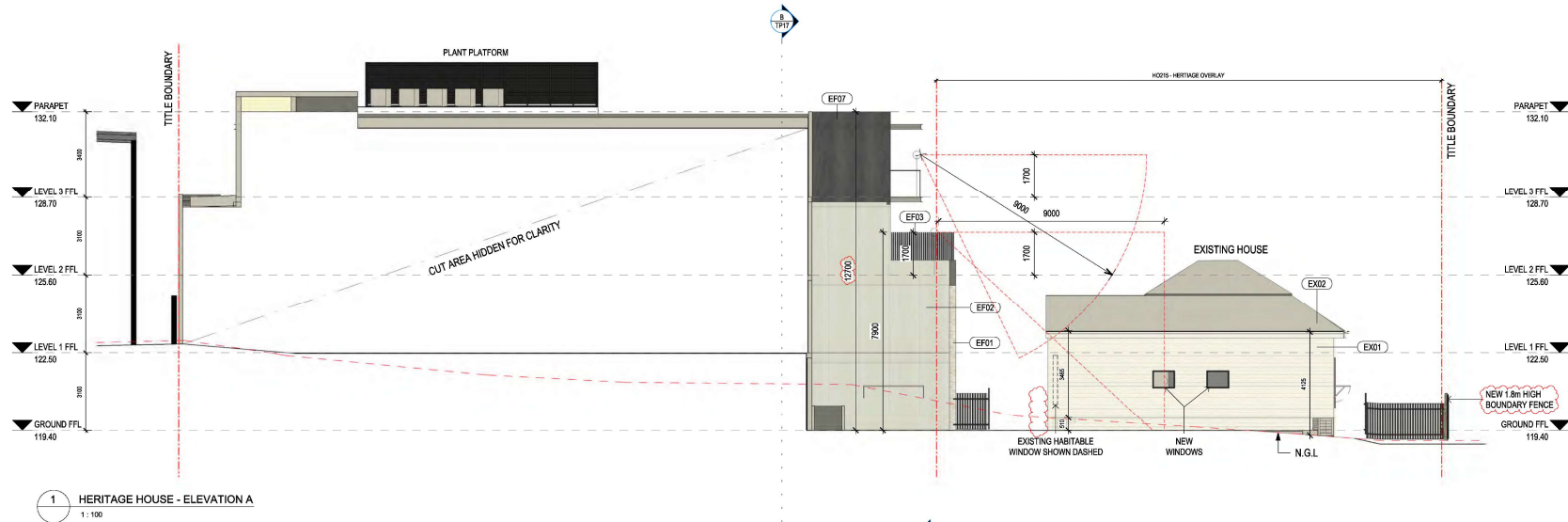
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APARTMENT DEVELOPMENT

Project

HERITAGE & INTERNAL ELEVATIONS

Drawing

722-724 DONCASTER ROAD, DONCASTER

Project Address

TP16

Drawing No.

2342

Project No.

JL

Drawn by

12.12.2024

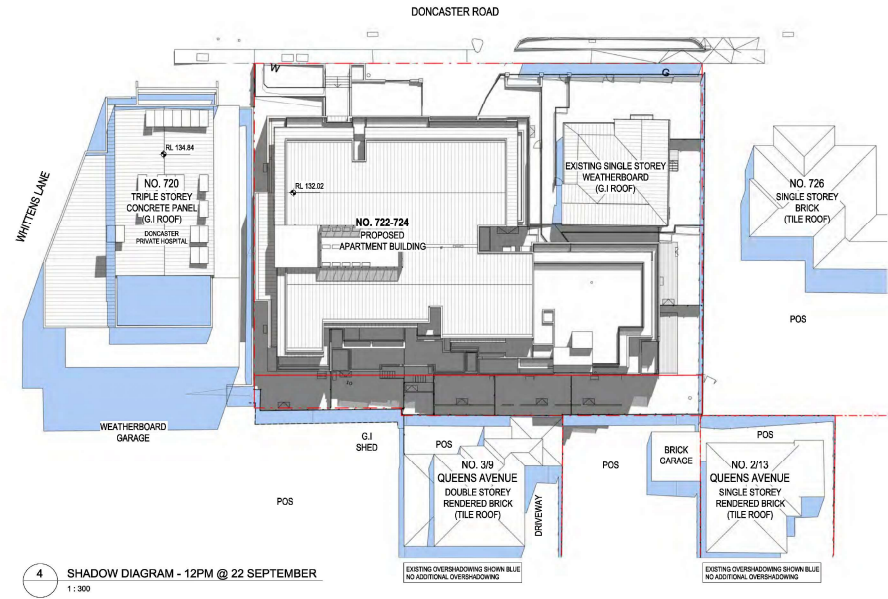
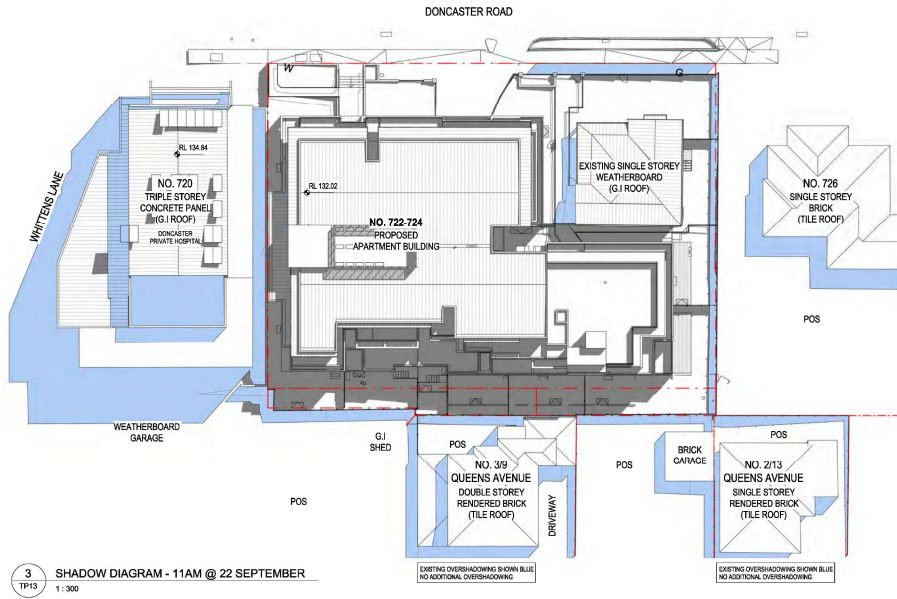
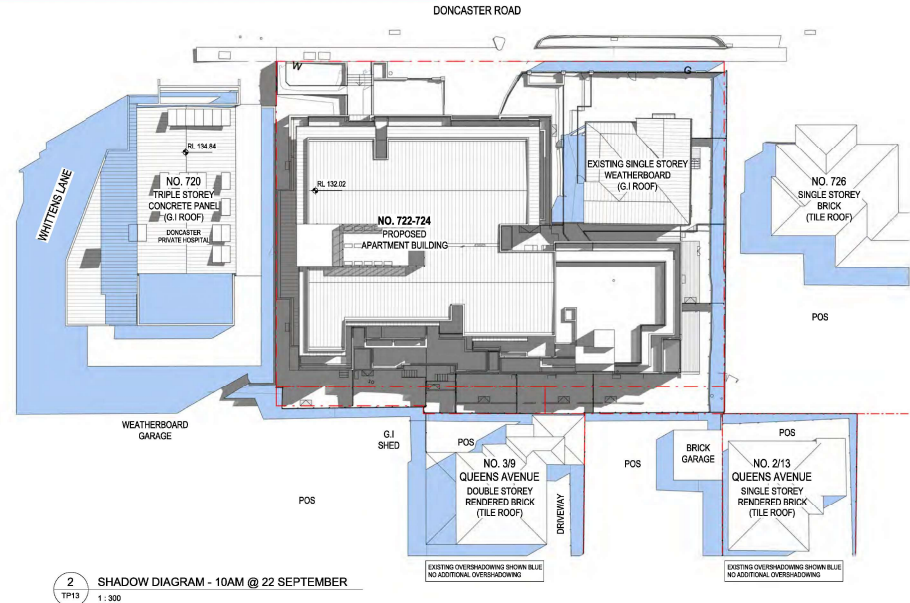
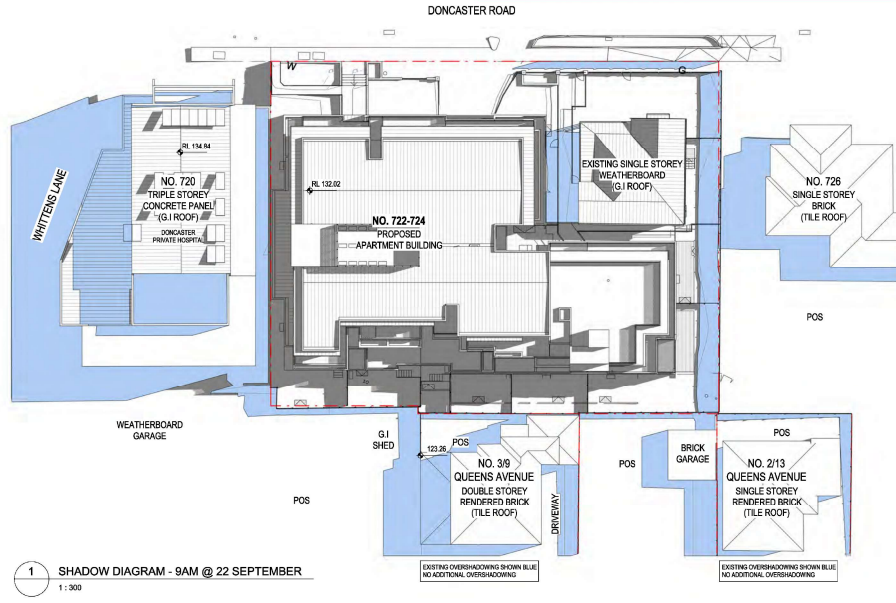
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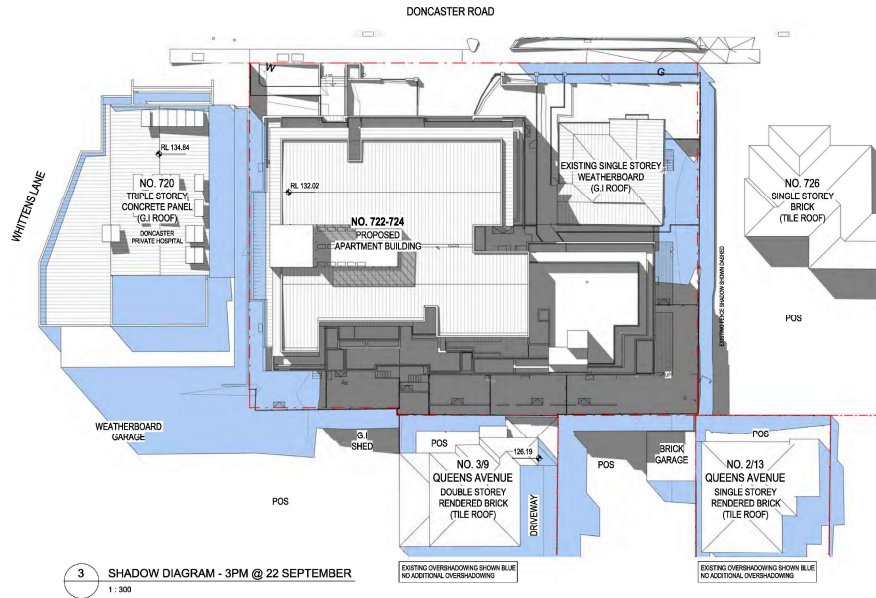
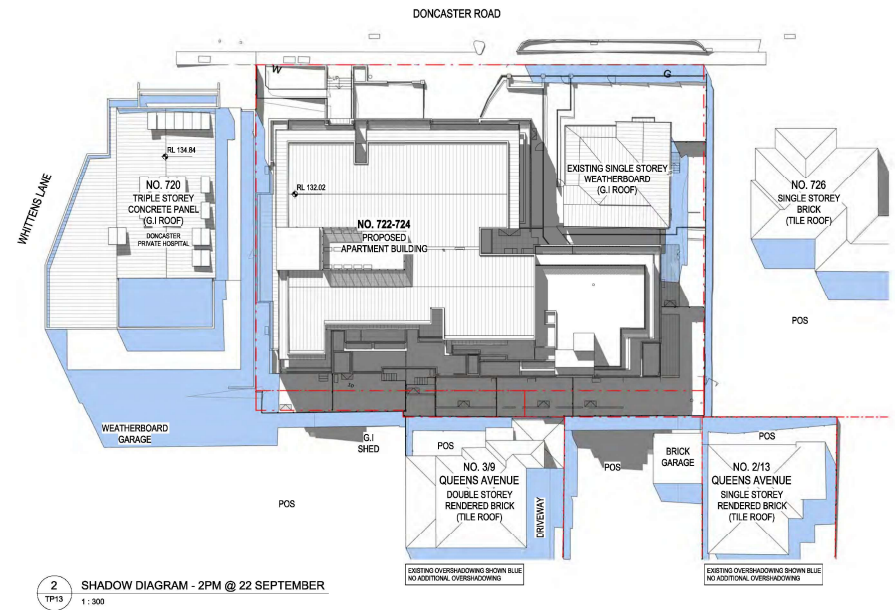
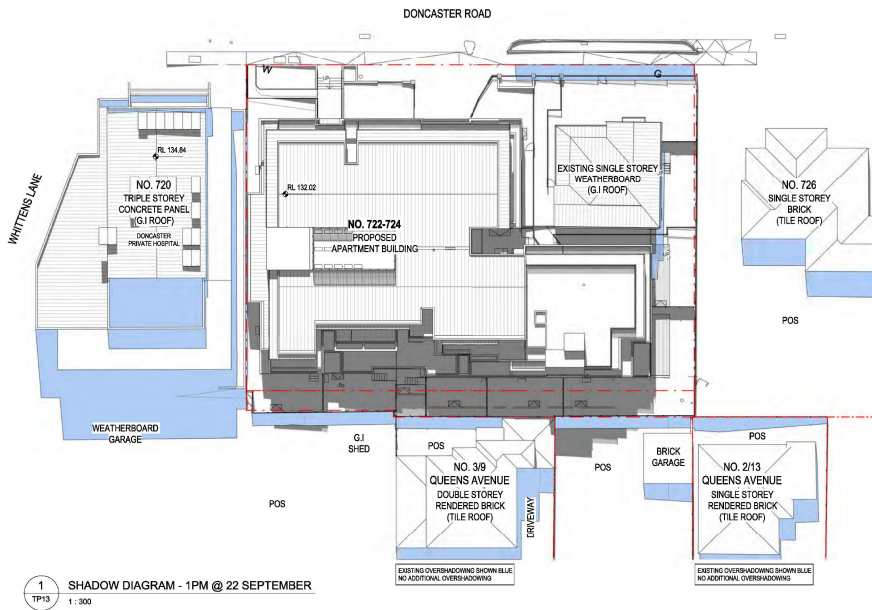
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APARTMENT DEVELOPMENT		SHADOW DIAGRAMS - SHEET 1		TP18	2342
Project		Drawing		Drawing No.	Project No.
722-724 DONCASTER ROAD, DONCASTER		Project Address		JL	12.12.2024
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APARTMENT DEVELOPMENT

Project

SHADOW DIAGRAMS - SHEET 2

Drawing

722-724 DONCASTER ROAD, DONCASTER

Project Address

TP19

Drawing No.

JL

Drawn by

1:300

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2342

Project No.

12.12.2024

Issued Date

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GROUND LEVEL

G01 - 3BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	10.80 m³
OVERHEAD	1.28 m³
UNDERBENCH	2.73 m³
TOTAL	20.85 m³
WITHIN DWELLING STORAGE	14.30 m³

G02 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	6.76 m³
OVERHEAD	1.33 m³
UNDERBENCH	2.47 m³
TOTAL	16.61 m³
WITHIN DWELLING STORAGE	10.56 m³

G03 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	5.10 m³
OVERHEAD	1.25 m³
UNDERBENCH	2.49 m³
TOTAL	14.89 m³
WITHIN DWELLING STORAGE	8.84 m³

G04 - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	6.33 m³
OVERHEAD	1.01 m³
UNDERBENCH	2.44 m³
TOTAL	15.82 m³
WITHIN DWELLING STORAGE	9.77 m³

G05 - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	3.55 m³
OVERHEAD	1.39 m³
UNDERBENCH	2.38 m³
TOTAL	13.37 m³
WITHIN DWELLING STORAGE	7.32 m³

G06 - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	4.56 m³
FULL HEIGHT	5.26 m³
OVERHEAD	1.52 m³
UNDERBENCH	2.05 m³
TOTAL	13.38 m³
WITHIN DWELLING STORAGE	8.82 m³

G07 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	4.90 m³
FULL HEIGHT	8.06 m³
OVERHEAD	1.53 m³
UNDERBENCH	2.25 m³
TOTAL	16.74 m³
WITHIN DWELLING STORAGE	11.84 m³

LEGEND:

- EXTERNAL STORAGE
- US - LOW STORAGE (900mm HIGH)
- OH - OVERHEAD STORAGE (700mm HIGH)
- FULL HEIGHT STORAGE (2400mm HIGH)

LEVEL 1

101 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.73 m³
FULL HEIGHT	10.41 m³
OVERHEAD	1.28 m³
UNDERBENCH	1.88 m³
TOTAL	19.30 m³
WITHIN DWELLING STORAGE	13.58 m³

102 (A) - STUDIO	
STORAGE TYPE	VOLUME
EXTERNAL	5.72 m³
FULL HEIGHT	5.38 m³
OVERHEAD	0.92 m³
UNDERBENCH	0.84 m³
TOTAL	12.86 m³
WITHIN DWELLING STORAGE	7.14 m³

103 (A) - 2BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	11.24 m³
OVERHEAD	0.86 m³
UNDERBENCH	2.62 m³
TOTAL	14.73 m³
	MIN. 9m³

104 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.72 m³
FULL HEIGHT	8.66 m³
OVERHEAD	1.20 m³
UNDERBENCH	2.27 m³
TOTAL	17.86 m³
WITHIN DWELLING STORAGE	12.14 m³

105 - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	5.28 m³
OVERHEAD	1.19 m³
UNDERBENCH	1.95 m³
TOTAL	14.42 m³
WITHIN DWELLING STORAGE	8.43 m³

106 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	7.05 m³
OVERHEAD	1.50 m³
UNDERBENCH	2.09 m³
TOTAL	16.22 m³
WITHIN DWELLING STORAGE	10.23 m³

107 - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	5.49 m³
OVERHEAD	1.50 m³
UNDERBENCH	1.98 m³
TOTAL	14.96 m³
WITHIN DWELLING STORAGE	8.97 m³

108 (A) - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	4.18 m³
OVERHEAD	1.26 m³
UNDERBENCH	2.65 m³
TOTAL	14.08 m³
WITHIN DWELLING STORAGE	8.09 m³

109 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	8.25 m³
OVERHEAD	1.24 m³
UNDERBENCH	2.21 m³
TOTAL	17.69 m³
WITHIN DWELLING STORAGE	11.70 m³

110 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	7.99 m³
OVERHEAD	1.12 m³
UNDERBENCH	2.17 m³
TOTAL	17.33 m³
WITHIN DWELLING STORAGE	11.28 m³

111 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	8.32 m³
OVERHEAD	1.18 m³
UNDERBENCH	2.72 m³
TOTAL	18.27 m³
WITHIN DWELLING STORAGE	12.66 m³

LEVEL 2

201 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	5.99 m³
FULL HEIGHT	11.02 m³
OVERHEAD	0.97 m³
UNDERBENCH	2.19 m³
TOTAL	20.17 m³
WITHIN DWELLING STORAGE	14.18 m³

202 (A) - 1BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	4.69 m³
OVERHEAD	0.92 m³
UNDERBENCH	2.19 m³
TOTAL	13.80 m³
WITHIN DWELLING STORAGE	7.79 m³

203 (A) - 1BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	6.03 m³
OVERHEAD	1.14 m³
UNDERBENCH	2.59 m³
TOTAL	9.76 m³
	MIN. 6m³

204 (A) - 2BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	12.29 m³
OVERHEAD	1.16 m³
UNDERBENCH	2.71 m³
TOTAL	16.17 m³
	MIN. 9m³

205 (A) - 1BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	7.66 m³
OVERHEAD	1.26 m³
UNDERBENCH	1.68 m³
TOTAL	10.61 m³
	MIN. 6m³

206 - 3BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	10.91 m³
OVERHEAD	1.21 m³
UNDERBENCH	2.99 m³
TOTAL	21.11 m³
WITHIN DWELLING STORAGE	15.10 m³

207 - 1BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	7.95 m³
OVERHEAD	0.90 m³
UNDERBENCH	1.44 m³
TOTAL	10.28 m³
	MIN. 6m³

208 (A) - 2BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	11.67 m³
OVERHEAD	1.17 m³
UNDERBENCH	1.47 m³
TOTAL	14.30 m³
	MIN. 9m³

209 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	10.02 m³
OVERHEAD	1.35 m³
UNDERBENCH	2.65 m³
TOTAL	20.02 m³
WITHIN DWELLING STORAGE	14.07 m³

210 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	9.23 m³
OVERHEAD	1.37 m³
UNDERBENCH	2.53 m³
	19.13 m³
WITHIN DWELLING STORAGE	13.25 m³

LEVEL 3

301 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	9.22 m³
OVERHEAD	1.08 m³
UNDERBENCH	1.55 m³
TOTAL	17.87 m³
WITHIN DWELLING STORAGE	11.86 m³

302 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	7.00 m³
OVERHEAD	1.28 m³
UNDERBENCH	2.36 m³
TOTAL	16.65 m³
WITHIN DWELLING STORAGE	10.64 m³

303 (A) - 2BR	
STORAGE TYPE	VOLUME
FULL HEIGHT	11.20 m³
OVERHEAD	1.18 m³
UNDERBENCH	3.16 m³
	15.54 m³
	MIN. 9m³

304 - 3BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	10.63 m³
OVERHEAD	1.04 m³
UNDERBENCH	2.67 m³
TOTAL	20.34 m³
WITHIN DWELLING STORAGE	14.31 m³

305 (A) - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	8.40 m³
OVERHEAD	1.38 m³
UNDERBENCH	1.82 m³
TOTAL	17.61 m³
WITHIN DWELLING STORAGE	11.52 m³

306 - 2BR	
STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	8.75 m³
OVERHEAD	1.02 m³
UNDERBENCH	1.61 m³
TOTAL	17.39 m³
WITHIN DWELLING STORAGE	11.76 m³



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3D VIEW - SOUTH EASTERN



3D VIEW - NORTH EASTERN



3D VIEW - NORTH WESTERN



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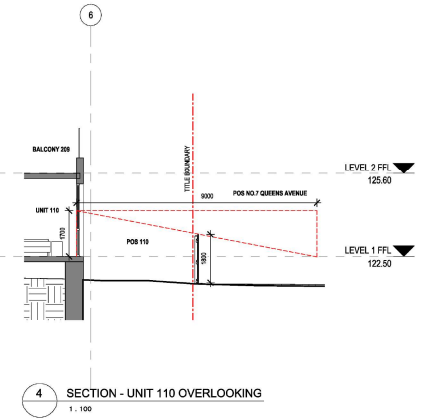
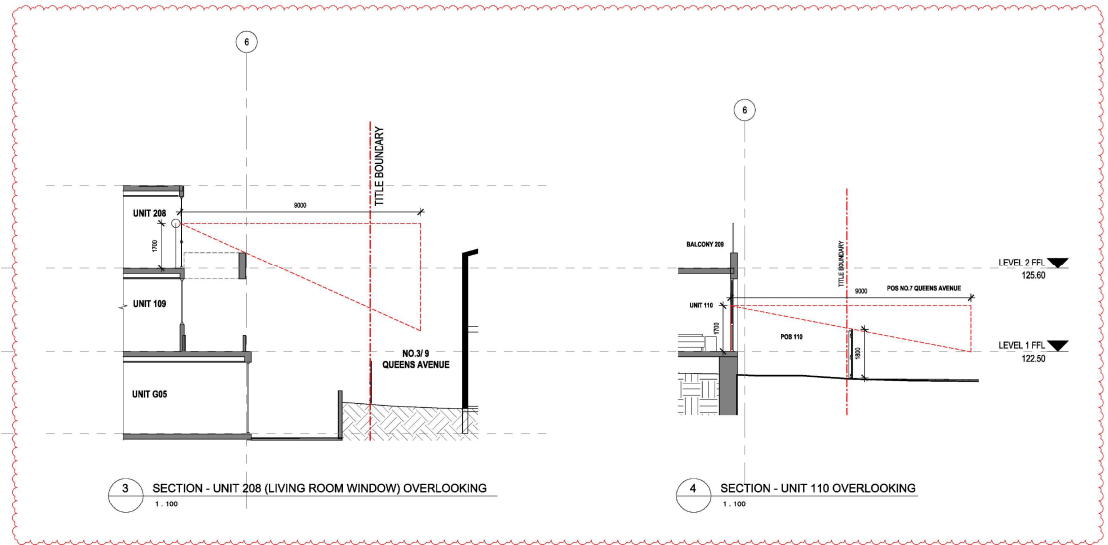
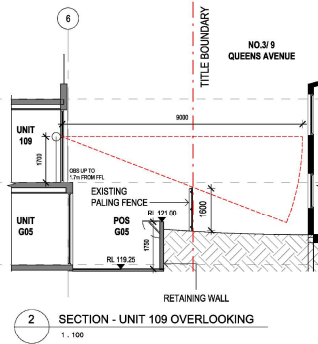
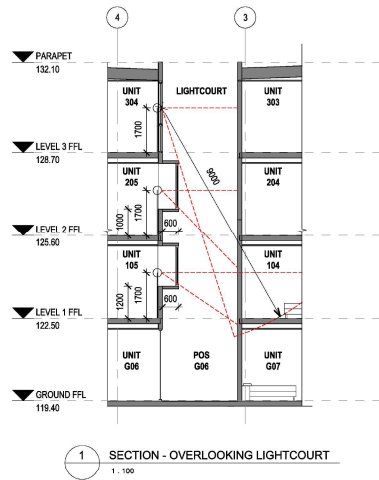
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3D VIEW - FOOTPATH ACROSS DONCASTER RD

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APARTMENT DEVELOPMENT

Project

ADDITIONAL OVERLOOKING STUDIES

Drawing

TP22

Drawing No.

2342

Project No.

722-724 DONCASTER ROAD, DONCASTER

Project Address

JL

Drawn by

13.08.2025

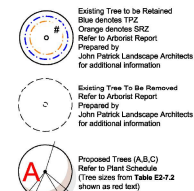
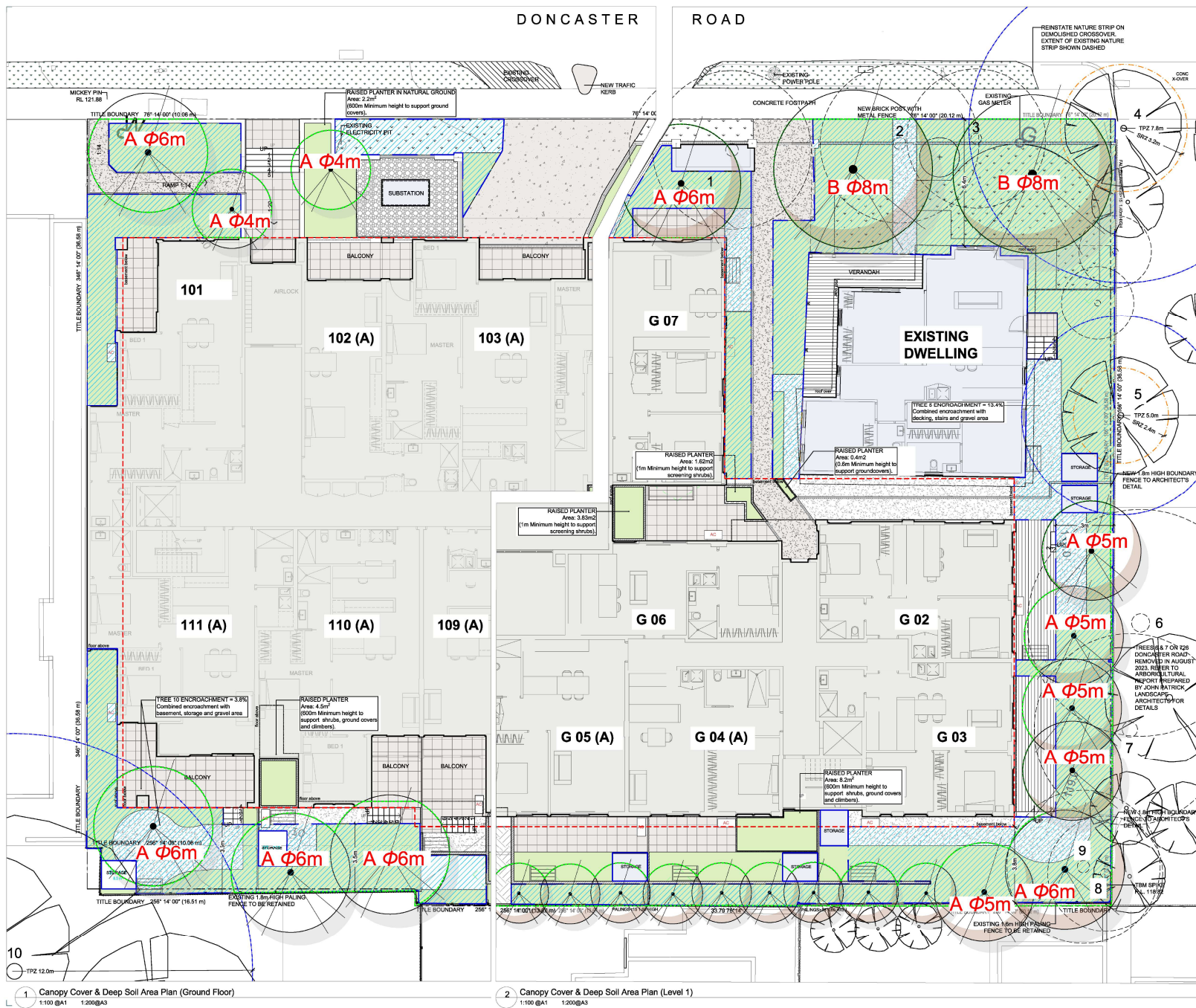
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1 : 100

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B

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CANOPY COVER AREA	400.7m ²
TOTAL CANOPY AREA AS (%)	20.2%
TOTAL DEEP PLANTING AREA	468.3m ²
TOTAL SITE AREA	1979.4m ²
TOTAL DEEP SOIL PLANTING AREA AS (%)	25.1%

Please note: Raised planters >12m² have also been included as total for deep soil areas

REFERENCES:
Lindsay, P. and N. Baskin (1992). "Specifying soil volumes to meet the water needs of mature urban street trees and trees in containers." *Journal of Arboriculture*, 17(6), 1991, pp 141-149. Biological Conservation 61(3): 228.
Miller, R. W. (2007). *Urban forestry: planning and managing urban greenspaces* / Robert W. Miller. Westland Press, pg 355.

Note: Deep soil areas exclude the building footprint, deck, external steps, storage sheds or covered verandah.

No.	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	Tree Protection Zone (TPZ) Radius	RETAIN	REMOVE	COMMENTS
1	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4.2m	2.3m	Remain	Wood species
2	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
3	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
4	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
5	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
6	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
7	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
8	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
9	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species
10	<i>Platanus orientalis</i>	Oriental Plane	8 x 8m	4m	2.3m	Remain	Wood species

1. All trees to be retained are to be identified and fenced off prior to demolition and construction works commencing, or any heavy machinery entering the site. Tree protection fencing is to be established to create an exclusion zone around the tree at the distance from the trunk specified as the Tree Protection Zone (TPZ) or as indicated on the Landscape Plan. Once erected, these areas are to be maintained as 'no go' zones to limit trafficking through the TPZs and avoid inadvertent mechanical damage by construction vehicles and equipment during construction. Fencing is to remain in place until soil landscaping works commence as part of the final stage of site works.
2. If access or temporary relocation of protective fencing is required e.g. to allow for the demolition of existing structures, it must be with the approval and supervision of a Project Arborist. The appointed Project Arborist is to be an appropriately experienced and skilled professional with a minimum qualification of Certificate V (or equivalent) in Arboriculture.
3. Tree Protection fencing is to be constructed of temporary security fencing (or similar) securely fixed to block bases. No holes are to be dug for fence construction unless outside the specified TPZ. Fencing is to be of a minimum height of 1.8m and is to be secure, so as to deter easy entry. At least one weatherproof sign per side is to be attached to each fenced TPZ and is to clearly state 'TREE PROTECTION ZONE. ENTRY RESTRICTIONS APPLY. DO NOT REMOVE FENCE. CONTACT THE CONTRACTOR IF ENTRY IS REQUIRED. NO EXCAVATING OR TRENCHING, NO STORAGE OF MATERIALS OR WASTE' and is to have the Contractor's (or appointed site foreman) and Project Arborist's contact details.
4. The ground within all TPZs within the site (both fenced and unfenced) and outside of the building footprint is to be maintained with a 50-100mm layer of coarse woodchips. Woodchips are to be well composted and are to be kept a minimum of 300mm back from the track banks. The soil surface is to be thoroughly wet immediately prior to the installation of the mulch layer. Unless during water restrictions, irrigation is to be provided for each of the trees from December to March inclusive. A weed control program is to be implemented for mulched areas.
5. Any root and branch pruning requirements are to be carried out by the appointed Project Arborist and be in accordance with Australian Standard AS 4373-2007 Pruning of Amenity Trees. Where a root diameter of 20mm or greater is encountered during site works, these shall be clearly pruned by hand, and never torn from the ground by machinery.
6. Throughout construction works the Project Arborist is to undertake regular inspections of trees and carry out remedial works as required to ensure trees retain good health and where necessary install additional trunk, branch or ground protection.
7. These general protection requirements apply throughout the development process.
8. No heavy machinery is to enter the fenced areas of the TPZ without the express permission of the Project Arborist (emergency service vehicles excluded).
9. No trenching or removal of soil is to take place. Existing levels must be maintained. Garden beds must be constructed using existing soil.
10. No fill to a depth greater than 100mm is to be installed.
11. Any vegetation located within Tree Protection Zones is to be removed by hand or that no heavy machinery enters into TPZs.
12. No trenching services are to pass through the TPZ. If services are required they are to be bored beneath the root zone to a depth approved by the Project Arborist, or non-destructively excavated, such as hydro excavation, to retain significant roots in situ.
13. No drainage or subsurface irrigation lines are to be installed.
14. No fuel, oil, dunnage or chemicals shall be allowed in or stored on the Tree Protection Zone. The servicing and refuelling of equipment and vehicles must be carried out away from the root zone.
15. No storage of materials, equipment or temporary buildings will take place over the root zone.
16. No features of any sort shall be attached to the trees for any reason.
17. The Project Arborist is to be consulted prior to heavy machinery accessing any of the fenced TPZ.
18. All machinery is to be kept clear of the tree canopy to prevent impact damage.
19. If damage of any sort is to occur to any tree on site, the Project Arborist must be contacted to take immediate remedial action.
20. Any changes to the building/landscaping design which alter surface or below ground works within the fenced TPZ are to be subject to the approval of the Project Arborist prior to proceeding.

1 Canopy Cover & Deep Soil Area Plan (Ground Floor)
1:100 @A1 1:200 @A3

2 Canopy Cover & Deep Soil Area Plan (Level 1)
1:100 @A1 1:200 @A3

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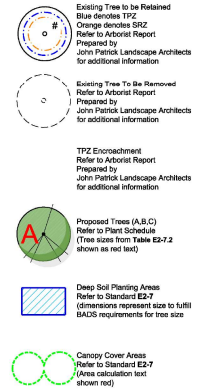
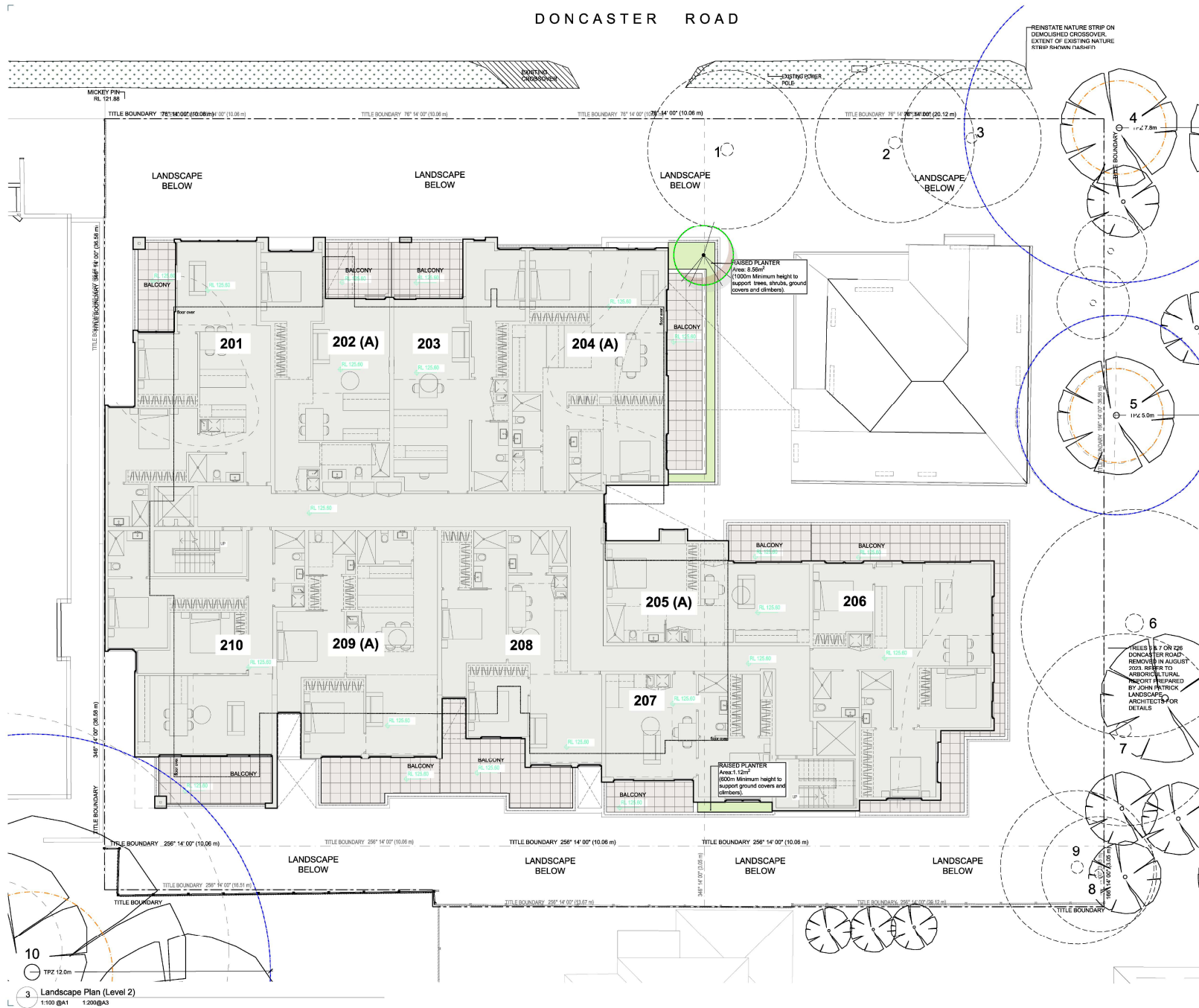
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Canopy Cover & Deep Soil Area Plan
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DONCASTER ROAD



CANOPY COVER AREA	400.7m ²
TOTAL CANOPY AREA AS (%)	20.2%
TOTAL DEEP PLANTING AREA	468.3m ²
TOTAL SITE AREA	1979.4m ²
TOTAL DEEP SOIL PLANTING AREA AS (%)	25.1%

Please note: Raised planters >12m² have also been included as total for deep soil areas

REFERENCES:
Landscape, P. and N. Bassuk (1992), "Specifying soil volumes to meet the water needs of mature urban street trees and trees in containers: Journal of Arboriculture, 17(6), 1991, pp 144-148" Biological Conservation 61(3): 228.
Miller, R. W. (2007). Urban forestry : planning and managing urban greenspaces / Robert W. Miller, Waveland Press: pg 355.

3 Landscape Plan (Level 2)
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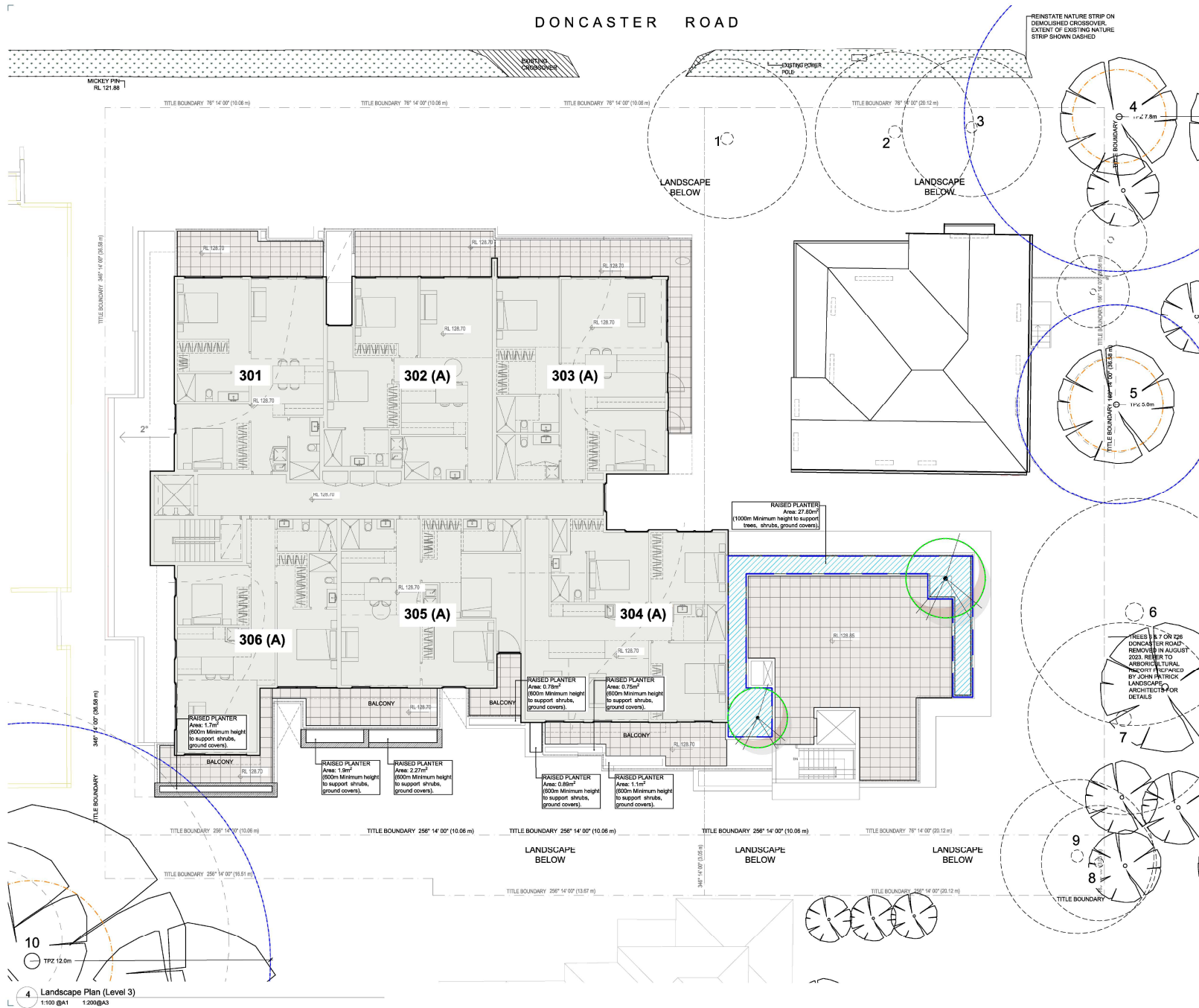
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DONCASTER ROAD



Existing Tree to be Retained
Blue denotes TPZ
Orange denotes SRZ
Refer to Arbolist Report
Prepared by
John Patrick Landscape Architects
for additional information

Existing Tree To Be Removed
Refer to Arbolist Report
Prepared by
John Patrick Landscape Architects
for additional information

TPZ Encroachment
Refer to Arbolist Report
Prepared by
John Patrick Landscape Architects
for additional information

Proposed Trees (A,B,C)
Refer to Plant Schedule
(Tree sizes from Table E2-7.2
shown as red text)

Deep Soil Planting Areas
Refer to Standard E2-7
(dimensions represent size to fulfill
BASIS requirements for tree size)

Canopy Cover Areas
Refer to Standard E2-7
(Area calculation text
shown as red text)

CANOPY COVER AREA 400.7m²
TOTAL CANOPY AREA AS (%) 20.2%
TOTAL DEEP PLANTING AREA 468.3m²
TOTAL SITE AREA 1979.4m²
TOTAL DEEP SOIL PLANTING AREA AS (%) 25.1%
Please note: Raised planters >12m² have also been included as total for deep soil areas

REFERENCES:
Lindsay, P. and N. Bassuk (1992). "Specifying soil volumes to meet the water needs of mature urban street trees and trees in containers." Journal of Arboriculture, 17(6), 1991, pp 144-149. Biological Conservation 61(3): 226.
Miller, R. W. (2007). Urban forestry : planning and managing urban greenspaces / Robert W. Miller. Waveland Press: pg 355.

4 Landscape Plan (Level 3)
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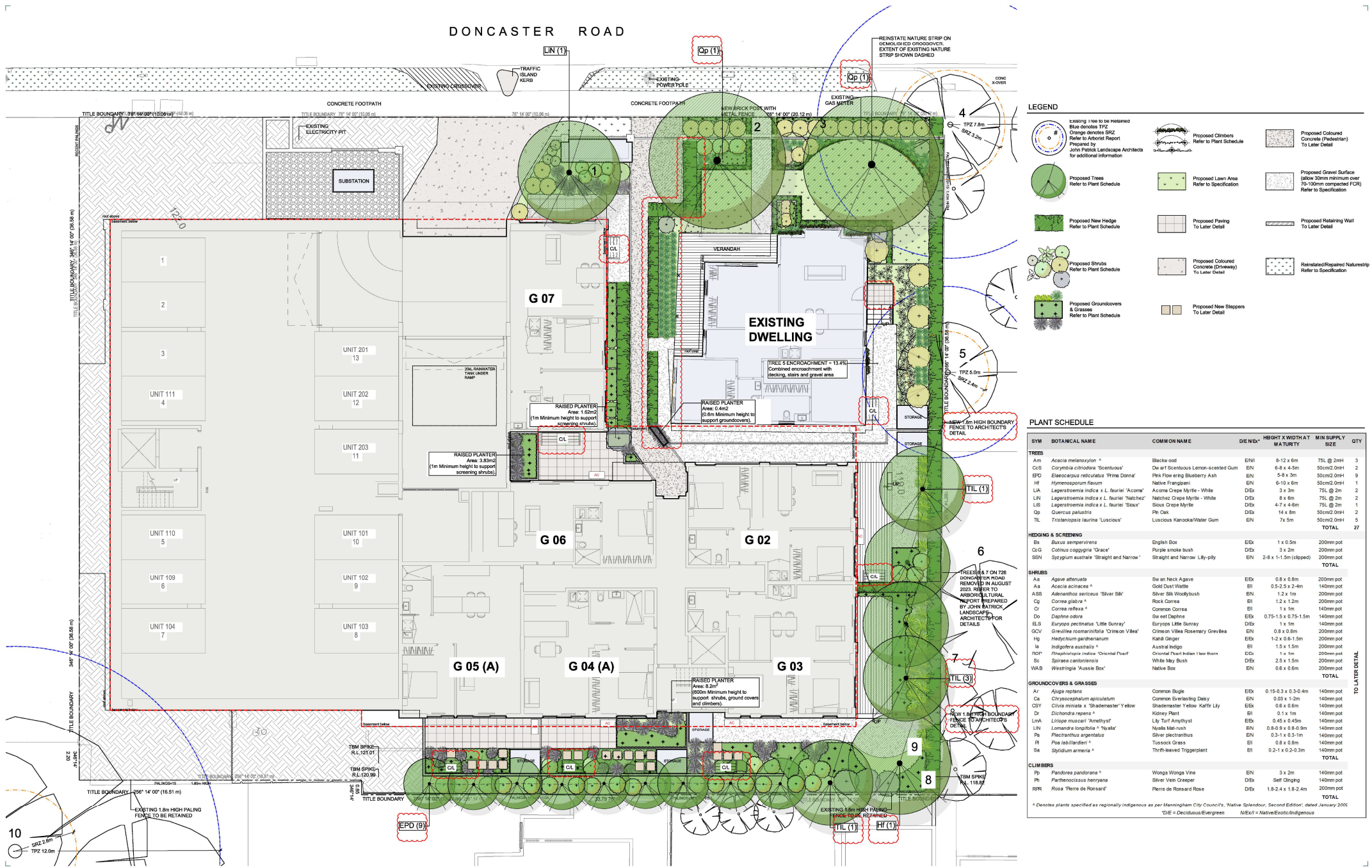
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for Town Planning



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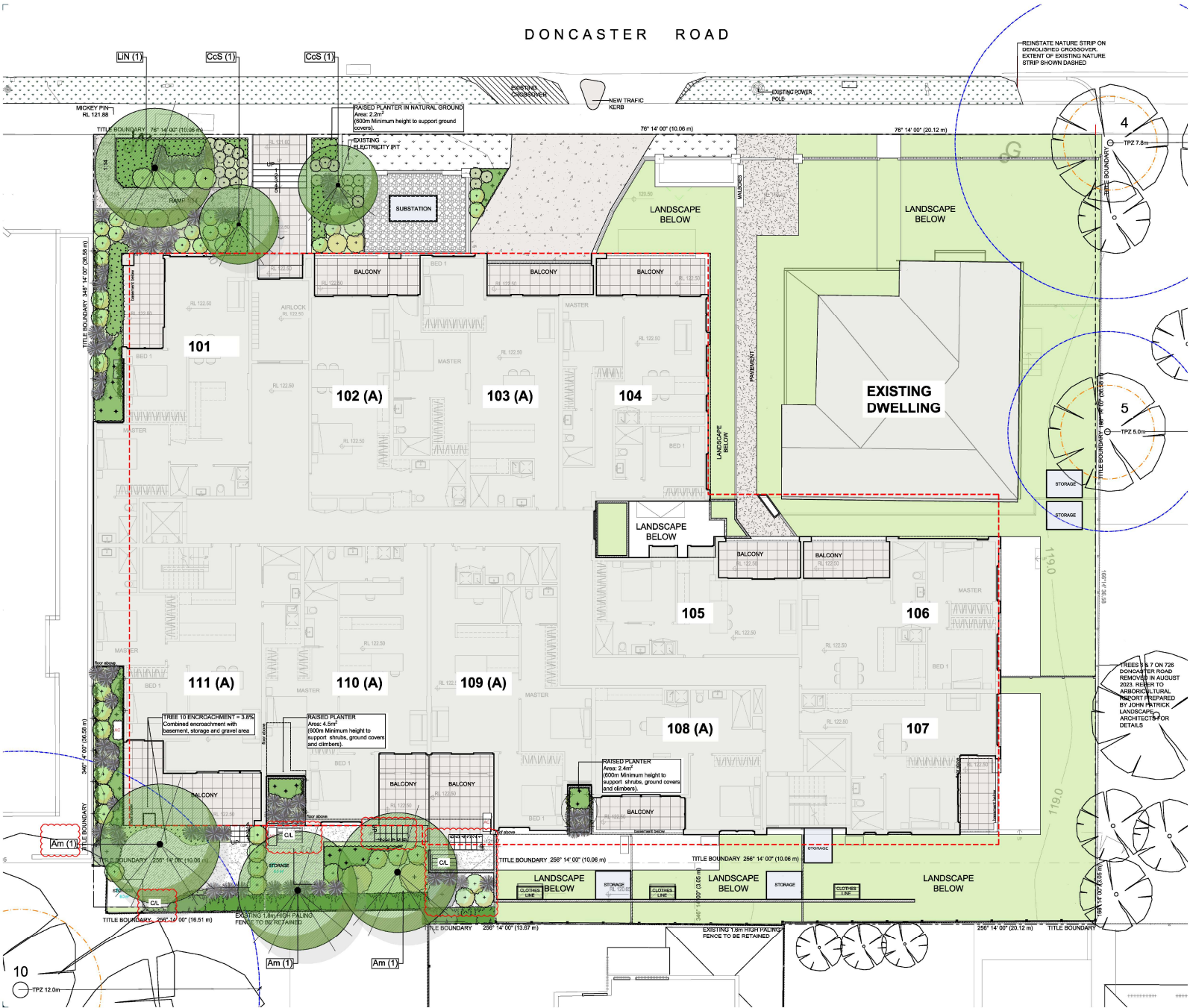
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722-724 Doncaster Road, Doncaster

DRAWING
Plan for Town Planning
(Ground Floor)

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DWG NO
TP04
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24-273TP-RWF.dwg



LEGEND

Existing Tree to be Retained
Blue denotes TPZ
Orange denotes SKZ
Refer to Arborist Report
Prepared by
John Patrick Landscape Architects
for additional information

Proposed Trees
Refer to Plant Schedule

Proposed New Hedge
Refer to Plant Schedule

Proposed Shrubs
Refer to Plant Schedule

Proposed Groundcovers
& Grasses
Refer to Plant Schedule

Proposed Climbers
Refer to Plant Schedule

Proposed Lawn Area
Refer to Specification

Proposed Paving
To Later Detail

Proposed Coloured
Concrete (Driveway)
To Later Detail

Proposed Coloured
Concrete (Pedestrian)
To Later Detail

Proposed Gravel Surface
(below 30mm minimum over
70-100mm compacted FCR)
Refer to Specification

Proposed Retaining Wall
To Later Detail

Reinstated/Repaired
Nativeplanting
Refer to Specification

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DENB*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
Am	Acacia melanoxylon	Blackwood	ENI	8-12 x 6m	75L @ 2mH	3
CsB	Corymbia citrifolia 'Scentosol'	Dwarf Lemon-scented Gum	ENI	6-8 x 4.5m	50cm2.0mH	2
ED	Elaeagnus reticulata 'Prima Donna'	Pink Flowering Blueberry Ash	ENI	5-8 x 3m	50cm2.0mH	9
HF	Hymenosporum flavum	Native Frangipani	ENI	6-10 x 8m	50cm2.0mH	1
LA	Lagerstroemia indica x L. fauriei 'Acoma'	Acoma Crepe Myrtle - White	DEX	3 x 3m	75L @ 2m	2
LA	Lagerstroemia indica x L. fauriei 'Natchez'	Natchez Crepe Myrtle - White	DEX	8 x 6m	75L @ 2m	2
LS	Lagerstroemia indica x L. fauriei 'Slovak'	Slovak Crepe Myrtle	DEX	4-7 x 4-6m	75L @ 2m	1
Op	Quercus palustris	Pin Oak	DEX	14 x 8m	50cm2.0mH	2
TL	Tristania laurina 'Luscious'	Luscious Kanooka/Water Gum	ENI	7x 5m	50cm2.0mH	2
TOTAL						27
HEDGING & SCREENING						
BS	Buxus sempervirens	English Box	EXE	1 x 0.5m	200mm pot	2
CsG	Cedrus cypripis 'Green'	Purple smoke bush	DEX	3 x 2m	200mm pot	2
SGN	Sparganium angustifolium	Straight and Narrow Lily-pilly	ENI	2-8 x 1.1m (clipped)	200mm pot	2
TOTAL						4
SHRUBS						
AA	Agave attenuata	Swan Neck Agave	EXE	0.8 x 0.8m	200mm pot	2
AA	Acacia acinacea	Gold Dust Wattle	ENI	0.5-2.5 x 2-4m	140mm pot	2
AUS	Adiantum species 'Silver Silk'	Silver Silk Woollybush	ENI	1.2 x 1m	200mm pot	2
Cj	Cornus glabra	Rock Cornus	ENI	1.2 x 1.2m	200mm pot	2
Cj	Cornus reflexa	Common Cornus	ENI	1 x 1m	140mm pot	2
Dd	Daphne odora	Sweet Daphne	EXE	0.75-1.5 x 0.75-1.5m	140mm pot	2
ELS	Euryops pectinatus 'Little Sunray'	Euryops Little Sunray	DEX	1 x 1m	140mm pot	2
GVV	Grevillea ruscifolia 'Crimson Velvet'	Crimson Velvet Rosemary Grevillea	ENI	0.8 x 0.8m	200mm pot	2
Hg	Hedychium gardenium	Kahli Ginger	EXE	1-2 x 0.6-1.5m	200mm pot	2
Is	Indigofera australis	Austral Indigo	ENI	1.5 x 1.5m	200mm pot	2
RCP	Rhipsalis indica 'Chantal Pearl'	Chantal Pearl Indian Haw Palm	DEX	1 x 1m	200mm pot	2
Sr	Sorbus cordata	White May Bush	DEX	2.5 x 1.5m	200mm pot	2
WAB	Westringia 'Aussie Box'	Native Box	ENI	0.6 x 0.6m	200mm pot	2
TOTAL						16
GROUNDCOVERS & GRASSES						
Ar	Argemone	Common Bugle	EXE	0.15-0.3 x 0.3-0.4m	140mm pot	2
Ca	Chrysanthemum apiculatum	Common Everlasting Daisy	ENI	0.03 x 1-2m	140mm pot	2
CSY	Clivia miniata x 'Shademaster' Yellow	Shademaster Yellow Kaffir Lily	DEX	0.6 x 0.6m	140mm pot	2
Dj	Dichondra repens	Kidney Plant	ENI	0.1 x 1m	140mm pot	2
LMA	Liriodendron muscari 'Amethyst'	Lily Turf Amethyst	EXE	0.45 x 0.45m	140mm pot	2
LN	Lomandra longifolia 'Nyalia'	Nyalia Mat-rush	ENI	0.8-0.9 x 0.8-0.9m	140mm pot	2
Ph	Phacelia argentea	White Phacelia	ENI	0.3 x 1 x 0.3-1m	140mm pot	2
Pi	Poa labillardieri	Tussock Grass	ENI	0.8 x 0.8m	140mm pot	2
Sa	Stylidium armeria	Thrift-leaved Triggerplant	ENI	0.2-1 x 0.2-0.3m	140mm pot	2
TOTAL						16
CLIMBERS						
Pd	Pandorea pandorana	Wonga Wonga Vine	ENI	3 x 2m	140mm pot	2
Pt	Parthenocissus henryana	Silver Ven Creeper	DEX	Self Climbing	200mm pot	2
RPR	Rosa 'Pierre de Ronsard'	Pierre de Ronsard Rose	DEX	1.8-2.4 x 1.8-2.4m	200mm pot	2
TOTAL						4

* Denotes plants specified as regionally indigenous as per Manningham City Council's 'Native Splendour: Second Edition', dated January 2005
* EX = Exotic/Non-indigenous EN = Endemic/Indigenous NEX = Native/Exotic/Indigenous

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DRAWING
Landscape Plan for Town Planning (Level 1)



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SYM	BOTANICAL NAME	COMMON NAME	DEWE*	HEIGHT x WIDTH AT MATURITY	MIN SPLY SIZE	QTY
TREES	<i>Acacia melanocoryna</i> ¹	Black wot	EN1	0-12 x 5m	75L @ 2mH	3
	<i>Acacia corymbia</i> (Culicoides) 'Scentsuous'	Daw Art Scentsuous Lemon-scented Gum	EN1	6-8 x 4-5m	50cmH/20mH	2
	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Pink Foral Eucalyptus Blueberry Ash	EN1	5-8.3m	50cmH/20mH	9
	<i>Hymenocarpus laevis</i>	Native Frangipani	EN1	6-10 x 4-5m	50cmH/20mH	1
	<i>Lagerstemia indica</i> x <i>L. laurieri</i> 'Aurora'	Acroma Open Crepe Myrtle - White	DE1a	3-4m	75L @ 2m	2
	<i>Lagerstemia indica</i> x <i>L. laurieri</i> 'Natchez'	Crepe Myrtle Crepe Myrtle - White	DE1a	8 x 6m	75L @ 2m	2
	<i>Agave americana</i> x <i>A. foeniculifera</i> 'Natchez'	Agave x 1/4 x 4m Myrtle	DE1a	1/4 x 4m	75L @ 2m	2
	<i>Quercus palustris</i>	Pk Oak	DE1a	18 x 8m	50cmH/20mH	2
	<i>Tristrotia laurina</i> 'Luscious'	Luscious Kanoka/Water Gum	EN1	7x 5m	50cmH/20mH	5
					TOTAL	27
HEDGING & SCREENING	<i>Bux. Baurs sempervirens</i>	English Box	EB1a	1 x 0.5m	200mm pot	
	<i>Cedrus coccinea</i> 'Grace'	Purple smoke bush	DE1a	3 x 2m	200mm pot	
	<i>Spiraea australis</i> 'Straight and Narrow'	Straight and Narrow Lily-privet	EN1	2-8 x 1.5m (slipped)	200mm pot	
					TOTAL	
SHRUBS	<i>Agave attenuata</i>	Sw an Neck Agave	EB1a	0.8 x 0.8m	200mm pot	
	<i>Acacia acinacina</i> ¹	Gold Dust Ash	EN1	0.5-2.5 x 2-4m	140mm pot	
	<i>Azalea indica</i> 'Silver Silk'	Silver Silk Woollybush	EN1	1.2 x 1m	140mm pot	
	<i>Cornus reflexa</i> ¹	Rock Cornus	EN1	1.2 x 2m	140mm pot	
	<i>Cornus reflexa</i> ¹	Common Cornus	EN1	1 x 1m	140mm pot	
	<i>Daphne odora</i>	Sw net Daphne	EN1	0.75-1.5H/0.75-1.5m	140mm pot	
	<i>EL3 Elaeagnus pectinatus</i> 'Little Sunray'	Biryo's Little Sunray	DE1a	1 x 1m	140mm pot	
	<i>Grevillea cuneata</i> (Cottons on Vines) ¹	Cottons on Vines	EN1	0.8 x 0.8m	140mm pot	
	<i>Hebe</i>	Kahlii Ginger	EN1	1.2 x 0.6-1.5m	140mm pot	
	<i>Indiglossa australis</i> ¹	Austral Indigo	EN1	1.5 x 1.5m	200mm pot	
	<i>Psychotria indica</i> 'Oriental Pearl'	White Pearl Bush	EN1	1.5 x 1m	200mm pot	
	<i>Sprengia cuneata</i>	White May Indian	DE1a	2.5 x 1.5m	200mm pot	
	<i>WAB Westringia 'Aussie Box'</i>	Native Box	EN1	0.6 x 0.6m	200mm pot	
					TOTAL	
GROUNDCOVERS & GRASSES	<i>Ar. Alyce</i> repens	Common Bugle	EB1a	0.15-0.53 x 0.3-0.4m	140mm pot	
	<i>Cas. Chrysocaulum</i> 'Spectacular'	Common Everlasting Daisy	EN1	0.03 x 1.2m	140mm pot	
	<i>GV1 Grevillea minima</i> x 'Chadsworth' 'Yellow'	Chadsworth Yellow Katis Lily	EN1	0.8 x 0.8m	140mm pot	
	<i>Cl. Dichondra repens</i> ¹	Kidney Plant	EN1	0.1 x 1m	140mm pot	
	<i>LINA Linum catharticum</i> 'Amethyst'	Yul Turt Amethyst	EN1	0.45 x 0.45m	140mm pot	
	<i>L. Linum</i>	Nyctal Macarub	EN1	0.8 x 0.5 x 0.5-0.8m	140mm pot	
	<i>Plectranthus argenteus</i>	River Plectranthus	EN1	0.1 x 0.1 x 0.3-1m	140mm pot	
	<i>Poa laevis</i>	Poa Grass	EN1	0.8 x 0.8m	140mm pot	
	<i>Sp. Spidium artemisoides</i>	Thrift-Nerve Trillipoint	EN1	0.2 x 1.0 x 0.2-0.3m	140mm pot	
					TOTAL	
CLIMBERS	<i>Ra Pandanus pandanus</i> ¹	Wonga Wonga Vine	EN1	3 x 2m	140mm pot	
	<i>Ra Perithecium</i> x <i>henryana</i>	Silver Vain Creeper	EN1	Self Climbing	140mm pot	
	<i>ROR Rosa 'Thorne de Rosard'</i>	Pierre de Rosard Rose	DE1a	1.8-2.4 x 1.8-2.4m	200mm pot	

* Denotes plants specified as regionally indigenous as per Manningham City Council's, 'Native Splendour, Second Edition', dated January 2001

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C	To Council Request	2024 05 15	CN
D	To Client Request	2025 08 14	BG/CN

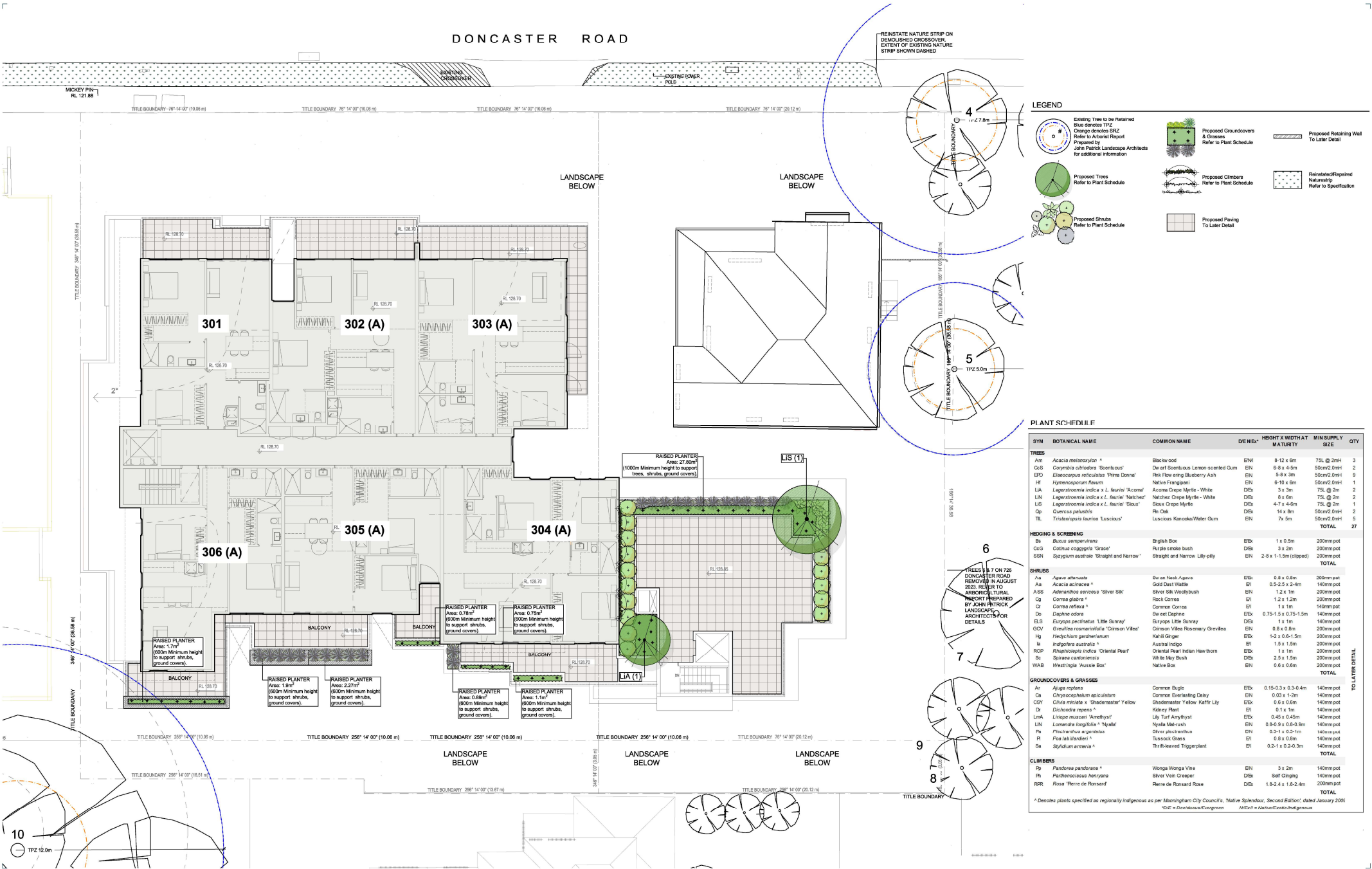
CLIENT
Magd Takla

PROJECT
**RESIDENTIAL
DEVELOPMENT**
722-724 Doncaster Road, Doncaster

DRAWING
Landscape Plan
for Town Planning
(Level 2)



SCALE	1:100 @A1
DATE	SEPTEMBER 2024
DRAWN	CN
CHECKED	KD
JOB NO	24-273
DWG NO	TP06
CAD FILE	24-273TP-RevE.dwg



LEGEND

- Existing Tree to be Retained: Blue denotes TPZ, Orange denotes SKZ. Refer to Arborescent Report Prepared by John Patrick Landscape Architects for additional information.
- Proposed Trees: Refer to Plant Schedule.
- Proposed Shrubs: Refer to Plant Schedule.
- Proposed Groundcovers & Grasses: Refer to Plant Schedule.
- Proposed Climbers: Refer to Plant Schedule.
- Proposed Retaining Wall: To Later Detail.
- Reinstated/Repaired Naturaling: Refer to Specification.
- Proposed Paving: To Later Detail.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE NEX	HEIGHT x WIDTH x MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Am	Acacia melanoxylon	Blackwood	ENI	8-12 x 6m	75L @ 2mH	3
OS	Corymbia citriodora 'Scentious'	Dwarf Scentious Lemon-scented Gum	EN	6-8 x 4-5m	50cm2.0mH	2
BD	Elaeagnus reticulata 'Prima Donna'	Risk Row enryg Blueberry Ash	EN	5-8 x 3m	50cm2.0mH	9
Hf	Hymenosporum flavum	Native Frangipani	EN	6-10 x 6m	50cm2.0mH	1
LA	Lagerstroemia indica x L. fauriei 'Aconit'	Acacia Crepe Myrtle - White	DEB	3 x 3m	75L @ 2m	2
LN	Lagerstroemia indica x L. fauriei 'Natchez'	Natchez Crepe Myrtle - White	DEB	8 x 6m	75L @ 2m	2
LIS	Lagerstroemia indica x L. fauriei 'Slate'	Slate Crepe Myrtle	DEB	4-7 x 4-6m	75L @ 2m	1
Qp	Quercus palustris	Pink Oak	DEB	14 x 8m	50cm2.0mH	2
TL	Tristanopsis laurina 'Luscious'	Luscious Kanooka/Water Gum	EN	7x 5m	50cm2.0mH	5
TOTAL						27
HEDGING & SCREENING						
Bs	Buxus sempervirens	English Box	DEB	1 x 0.5m	200mm pot	
CG	Coffea coccinea 'Gracil'	Purple smoke bush	DEB	3 x 2m	200mm pot	
SSN	Sporium australis 'Straight and Narrow'	Straight and Narrow Lilly-pilly	EN	2-8 x 1-1.5m (clipped)	200mm pot	
TOTAL						
SHRUBS						
Aa	Agave attenuata	Sw on Neck Agave	DEB	0.8 x 0.8m	200mm pot	
Aa	Acacia acuticarpa	Gold Dust Wattle	EN	0.5-2.5 x 2-4m	140mm pot	
ASB	Adenanthos sericeus 'Silver Silk'	Silver Silk Woollybush	EN	1.2 x 1m	200mm pot	
Cg	Correa glabra	Rock Correa	EN	1.2 x 1.2m	200mm pot	
Cz	Correa reflexa	Common Correa	EN	1 x 1m	140mm pot	
Dd	Daphne odora	Sw eet Daphne	DEB	0.75-1.5 x 0.75-1.5m	140mm pot	
ELS	Euryops pectinatus 'Little Sunray'	Euryops Little Sunray	DEB	1 x 1m	140mm pot	
GVV	Grevillea rostrata 'Crimson Vile'	Crimson Vile Rosemary Grevillea	EN	0.8 x 0.8m	200mm pot	
Hg	Hedychium gardeniarum	Kahl Ginger	EN	1.2 x 0.6-1.5m	200mm pot	
Ii	Indigofera australis	Austral Indigo	EN	1.5 x 1.5m	200mm pot	
RCP	Rhaphitolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	DEB	1 x 1m	200mm pot	
Sc	Sporaea candelabra	White New Bush	DEB	2.5 x 1.5m	200mm pot	
WAB	Westringia 'Aussie Box'	Native Box	EN	0.6 x 0.6m	200mm pot	
TOTAL						
GROUNDCOVERS & GRASSES						
Av	Alyce rosea	Common Bugle	DEB	0.15-0.3 x 0.3-0.4m	140mm pot	
Ca	Chrysanthemum apiculatum	Common Everlasting Daisy	EN	0.03 x 1-2m	140mm pot	
CSY	Clivia miniata 'Shademaster Yellow'	Shademaster Yellow Kaffir Lily	DEB	0.6 x 0.6m	140mm pot	
D	Dichroa repens	Kidney Reed	EN	0.1 x 1m	140mm pot	
LMA	Liriope muscari 'Amethyst'	Lily Turf Amethyst	DEB	0.45 x 0.45m	140mm pot	
LN	Lomandra longifolia 'Nyalie'	Nyalie Mel-rush	EN	0.8-0.9 x 0.8-0.9m	140mm pot	
Pa	Phacelia argentea	Clay-pink Phacelia	EN	0.2-1 x 0.2-1m	140mm pot	
P	Poa labillardieri	Tussock Grass	EN	0.8 x 0.8m	140mm pot	
Sa	Stylidium armeria	Thrift-leaved Triggerplant	EN	0.2-1 x 0.2-0.3m	140mm pot	
TOTAL						
CLIMBERS						
Pp	Pandorea pandorana	Wonga Wonga Vine	EN	3 x 2m	140mm pot	
Ph	Parthenocissus henryana	Silver Vein Creeper	DEB	Self Climbing	140mm pot	
RPR	Rosa 'Pierre de Ronsard'	Pierre de Ronsard Rose	DEB	1.8-2.4 x 1.8-2.4m	200mm pot	

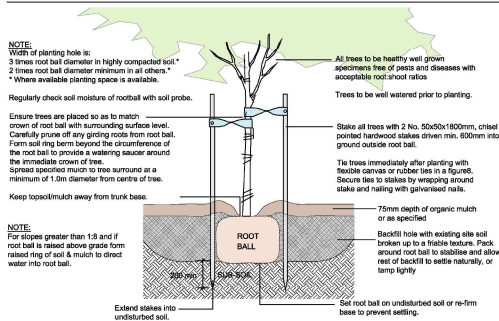
* Denotes plants specified as regionally indigenous as per Murrumbidgee City Council's 'Native Splendour' Second Edition, dated January 2005.
DE = Deciduous/Evergreen EN = Native/Exotic/Indigenous



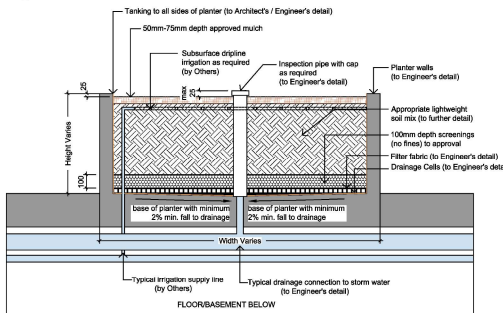
ADVERTISED: PLN24/0477
29 August 2025

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TYPICAL PLANTING DETAILS



1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



2 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
Scale 1:20

SPECIFICATION NOTES

Soil Preparation

Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-erect trees. All trees to be removed shall be stumped around and all rubbish/vegetative soil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be pinned using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal

All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the prevailing soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-erect trees planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch

Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 6% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Gravel/Grit Surface

Gravel/grit is to be installed where shown comprising of a 50mm layer of gravel (Tussock Topsoil or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Aggregate Gravel Surface

Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

Timber Cages

Provide 75 x 25mm treated pine edging to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joint in the pinth.

Irrigation

An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation mains, supply and include a rain-shut-off device. All drainage is to be buried with approx. 50mm of liquid cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Lawn - Turf

'Supplies' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Raised Planter Boxes

Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively landed and lined with concrete to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

Repair/Restoration of damaged Nature-strips

Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded.

using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a 100x100mm height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period

There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in higher scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-planting and replacement of any plants that fail with plants of the same species and size.



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REVISION	DATE	BY
A To Client Request	2024 10 25	CN
B To Client Request	2024 11 25	CN
C To Client Request	2024 05 15	CN
D To Client Request	2024 05 14	BOSCH

CLIENT
Magd Takla
PROJECT
RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster

DRAWING
Landscape Plan
for Town Planning
(Specification and Details)

SCALE	1:100 @A1
DATE	SEPTEMBER 2024
DRAWN	CN
CHECKED	AD
JOB NO	24-273
DWG NO	TP08
CAD FILE	24-273TP-RW.dwg

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

Planning Scheme Amendments

Planning Scheme Amendment VC267 was approved on 6 March 2025. This amendment introduced the Townhouse and Low-Rise Code and made several changes to Clause 55 of the Scheme, including the removal of Clause 55.07 (Apartment Developments) and the introduction of Clause 57. Clause 57 applies to residential buildings of four storeys, including this application. As a Section 50 Amendment to the application was lodged after the introduction of VC267, the application must assess Clause 57 – Two or More Dwellings on a Lot and Residential Buildings of Four Storeys.

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

- Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 32.07 General Residential Zone Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

Zones

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth 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.*

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 development of four storeys, excluding a basement, must meet the requirements of Clause 57.

A building must not be constructed for use as a dwelling, small second 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.

Clause 32.08 General Residential Zone, Schedule 2

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.*

An application to construct or extend a dwelling, small second dwelling or residential building on a lot more than 650 square metres must provide a minimum garden area of 35% of site area.

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 development of four storeys, excluding a basement, must meet the requirements of Clause 57.

A building must not be constructed for use as a dwelling, small second 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.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

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

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.

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.*
- *A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to 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 to Schedule 8

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 one dwelling on a lot: ■ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. ■ Minimum side street setback is the distance specified in Clause 54.03-1. 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.

Table 2 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
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 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 one dwelling on a lot: - Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser - Minimum side street setback is the distance specified in Clause 54.03-1 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

Clause 43.01 Heritage Overlay

The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

A permit is required to:

- *Demolish or remove a building.*
- *Construct a building or construct or carry out works including:*
 - *A fence, if the fence is visible from a street (other than a lane) or public park.*
 - *A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park*
- *Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.*

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO215	House – 724 Doncaster Road, Doncaster	Yes	No	No	Yes	No	No	No	No

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 15.01-1L-03 (Design of development adjacent to heritage places) seeks to minimise the impact on heritage places as a result of changes to adjoining land uses and development.

Strategies:

- *Design development adjacent to heritage places in the schedule to the Heritage Overlay and schedule 3 and 5 to the Vegetation Protection Overlay to respond*

positively to the bulk, setback, materials, colour scheme and form of the heritage place.

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:*
 - o *Passive design responses that minimise the need for heating, cooling and lighting.*
 - o *On-site renewable energy generation and storage technology.*
 - o *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 ewaste.*
- *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-01 (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:*
 - o *Is consistent with the type and scale of the development.*
 - o *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 centres 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 15.03 -1s (Heritage conservation) seeks to ensure. the conservation of places of heritage significance.

Strategies are as follows;

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*
- *Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.*

Clause 15.03-1L (Heritage Conservation – Manningham)

Relevant strategies of the policy are as follows:

Demolition or removal of buildings, structures or features

- *Discourage the partial demolition, complete demolition or removal of any heritage place.*
- *Support partial or complete demolition in limited circumstances, where:*
 - *Retention is demonstrated to be unsafe or unsound.*
 - *The heritage place is beyond reasonable repair.*
 - *The demolition relates to non-original fabric.*
 - *The heritage place is demonstrated to be non-contributory.*
- *Avoid demolition of a heritage place until replacement buildings or works have been approved.*

New buildings and works strategies

- *Encourage the retention of heritage fabric in development proposals.*
- *Avoid the design of new buildings that mimic or copy the heritage place.*

- *Design buildings to complement the original fabric and design of the heritage place or precinct in terms of bulk, style, materials, setbacks, colour scheme and form.*

Alterations and additions strategies

- *Support alterations to the rear of buildings where view lines of those works from the streetscape or heritage precinct are minimised.*
- *Avoid alterations that negatively impact on the architectural and aesthetic contribution of the heritage place to the streetscape.*
- *Design and locate external and internal alterations to preserve, restore or reconstruct the original features and forms of the heritage place.*
- *Respect the nature and colour of the original fabric of the building when selecting new materials.*

Vegetation strategies

- *Avoid the removal or lopping of vegetation that makes a significant contribution to the setting and value of a heritage place unless part or all of the vegetation is dead, dying or presents an immediate risk.*
- *Protect older exotic species with landscape character or heritage values.*

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 runoff, 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

This clause applies to land adjacent to a road in the Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road.

A permit is required to create or alter access to a road in a Transport Zone 2.

An application must be referred under section 55 of the Act to the person or body specified as the referral authority in clause 66.03.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-5, bicycle facilities are required to be provided at the following rates:

- In developments of four or more storeys, 1 resident bicycle facility to each 5 dwellings
- In developments of four or more storeys, 1 visitor bicycle facility to each 10 dwellings

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.*