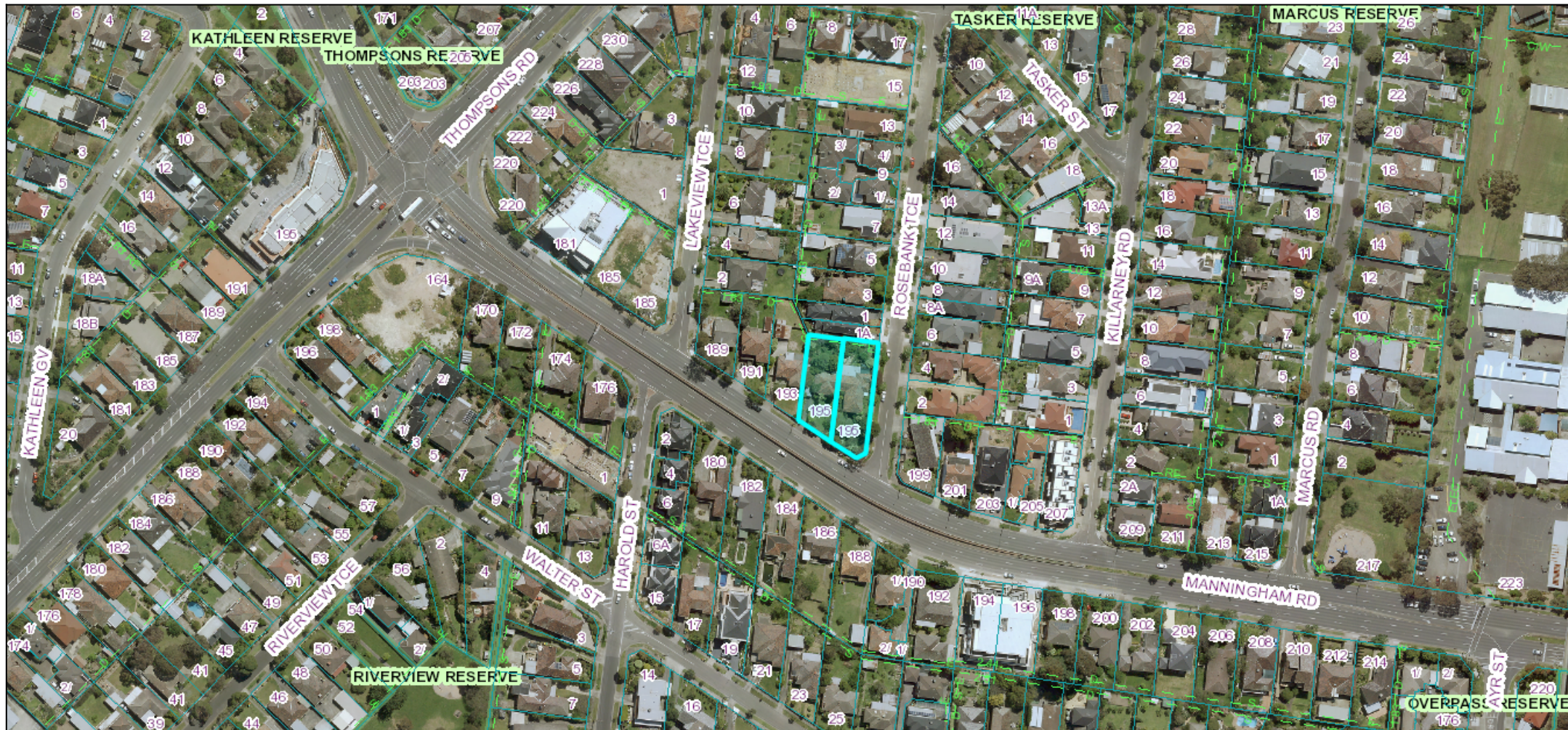
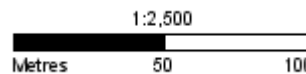


Locality Map 195-197 Manningham Road, Templestowe Lower



Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



14/03/2017 9:46 AM

ATTACHMENT 2

SHEET LIST		
No.	Sheet Name	Current Revision
A001	FRONT COVER	C
A002	EXISTING SITE LAYOUT/DEMOLITION PLAN	B
A003	NEIGHBOURHOOD & CHARACTER STUDY	B
A004	NEIGHBOURHOOD DESIGN RESPONSE	B
A100	SITE LAYOUT PLAN	B
A200	GROUND FLOOR PLAN	C
A201	FIRST FLOOR PLAN	C
A202	SECOND FLOOR PLAN	B
A203	THIRD FLOOR PLAN	B
A204	FOURTH FLOOR PLAN	B
A210	ROOF PLAN	B
A301	PROPOSED SECTIONS	C
A302	PROPOSED SECTIONS	C
A310	PROPOSED ELEVATIONS	C
A311	PROPOSED ELEVATIONS	C
A401	SPRING EQUINOX 9 AM	B
A402	SPRING EQUINOX 10 AM	B
A403	SPRING EQUINOX 11 AM	B
A404	SPRING EQUINOX 12 PM	B
A405	SPRING EQUINOX 3 PM	B
A500	3D VIEW	B
A501	3D VIEW	B
A502	3D VIEW	B
A503	3D VIEW	B
A504	3D VIEW	B
A600	EXTERNAL FINISHES	A



PROPOSED RESIDENTIAL DEVELOPMENT 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107



The ELLIS Group Architects
A.C.N. 123 449 838
92 Leveson Street,
North Melbourne, Victoria. 3051
Telephone (03) 9329 0806 Facsimile (03) 9329 8386
Email: mail@ellisgroup.com.au

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING	6.6.16
B	ISSUED FOR TOWN PLANNING - RFI ITEMS	7.10.16
C	ISSUED FOR TOWN PLANNING - RFI ITEMS	8.12.16

**ISSUED FOR
TOWN PLANNING
PURPOSES ONLY**

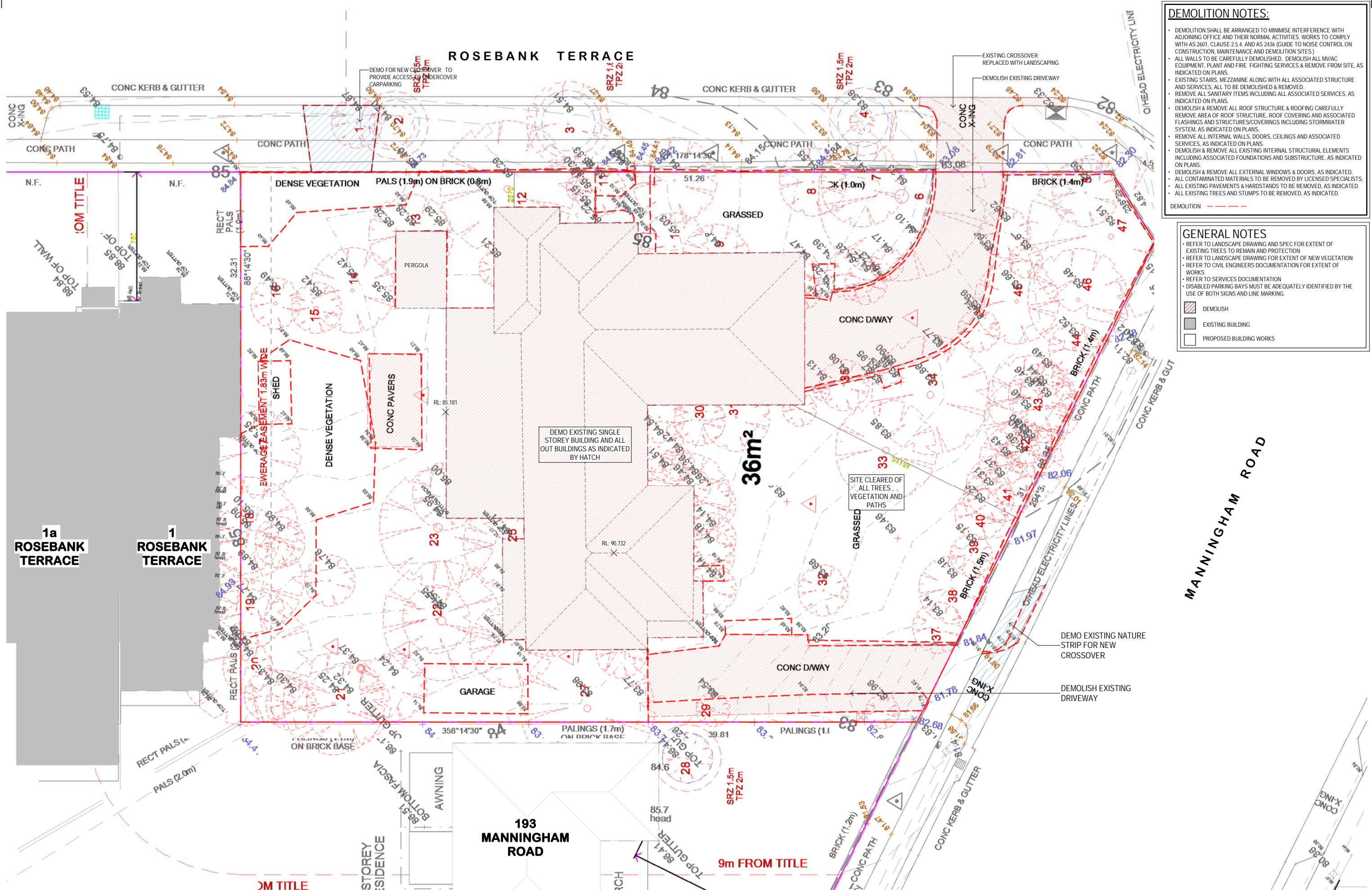
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

FRONT COVER

Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1

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TP-A001 C



DEMOLITION NOTES:

- DEMOLITION SHALL BE ARRANGED TO MINIMISE INTERFERENCE WITH ADJOINING OFFICE AND THEIR NORMAL ACTIVITIES. WORKS TO COMPLY WITH AS 2601, CLAUSE 2.5.4. AND AS 2436 (GUIDE TO NOISE CONTROL ON CONSTRUCTION, MAINTENANCE AND DEMOLITION SITES.)
- ALL WALLS TO BE CAREFULLY DEMOLISHED. DEMOLISH ALL MVAC EQUIPMENT, PLANT AND FIRE FIGHTING SERVICES & REMOVE FROM SITE, AS INDICATED ON PLANS.
- EXISTING STAIRS, MEZZANINE ALONG WITH ALL ASSOCIATED STRUCTURE AND SERVICES. ALL TO BE DEMOLISHED & REMOVED.
- REMOVE ALL SANITARY ITEMS INCLUDING ALL ASSOCIATED SERVICES, AS INDICATED ON PLANS.
- DEMOLISH & REMOVE ALL ROOF STRUCTURE & ROOFING CAREFULLY REMOVE AREA OF ROOF STRUCTURE, ROOF COVERING AND ASSOCIATED FLASHINGS AND STRUCTURES/COVERINGS INCLUDING STORMWATER SYSTEM, AS INDICATED ON PLANS.
- REMOVE ALL INTERNAL WALLS, DOORS, CEILINGS AND ASSOCIATED SERVICES, AS INDICATED ON PLANS.
- DEMOLISH & REMOVE ALL EXISTING INTERNAL STRUCTURAL ELEMENTS INCLUDING ASSOCIATED FOUNDATIONS AND SUBSTRUCTURE, AS INDICATED ON PLANS.
- DEMOLISH & REMOVE ALL EXTERNAL WINDOWS & DOORS, AS INDICATED.
- ALL CONTAMINATED MATERIALS TO BE REMOVED BY LICENSED SPECIALISTS.
- ALL EXISTING PAVEMENTS & HARDSTANDS TO BE REMOVED, AS INDICATED.
- ALL EXISTING TREES AND STUMPS TO BE REMOVED, AS INDICATED.

GENERAL NOTES

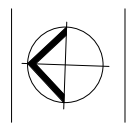
- REFER TO LANDSCAPE DRAWING AND SPEC FOR EXTENT OF EXISTING TREES TO REMAIN AND PROTECTION
- REFER TO LANDSCAPE DRAWING FOR EXTENT OF NEW VEGETATION
- REFER TO CIVIL ENGINEERS DOCUMENTATION FOR EXTENT OF WORKS
- REFER TO SERVICES DOCUMENTATION
- DISABLED PARKING BAYS MUST BE ADEQUATELY IDENTIFIED BY THE USE OF BOTH SIGNS AND LINE MARKING.

DEMOLISH
 EXISTING BUILDING
 PROPOSED BUILDING WORKS

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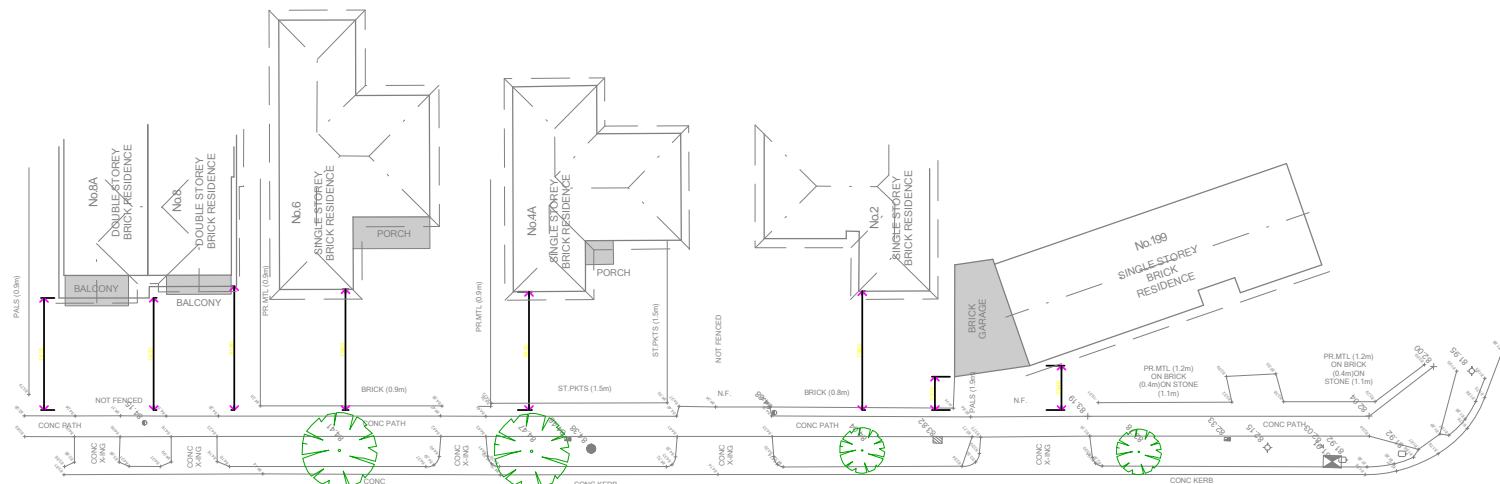
PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

EXISTING SITE LAYOUT/DEMOLITION PLAN

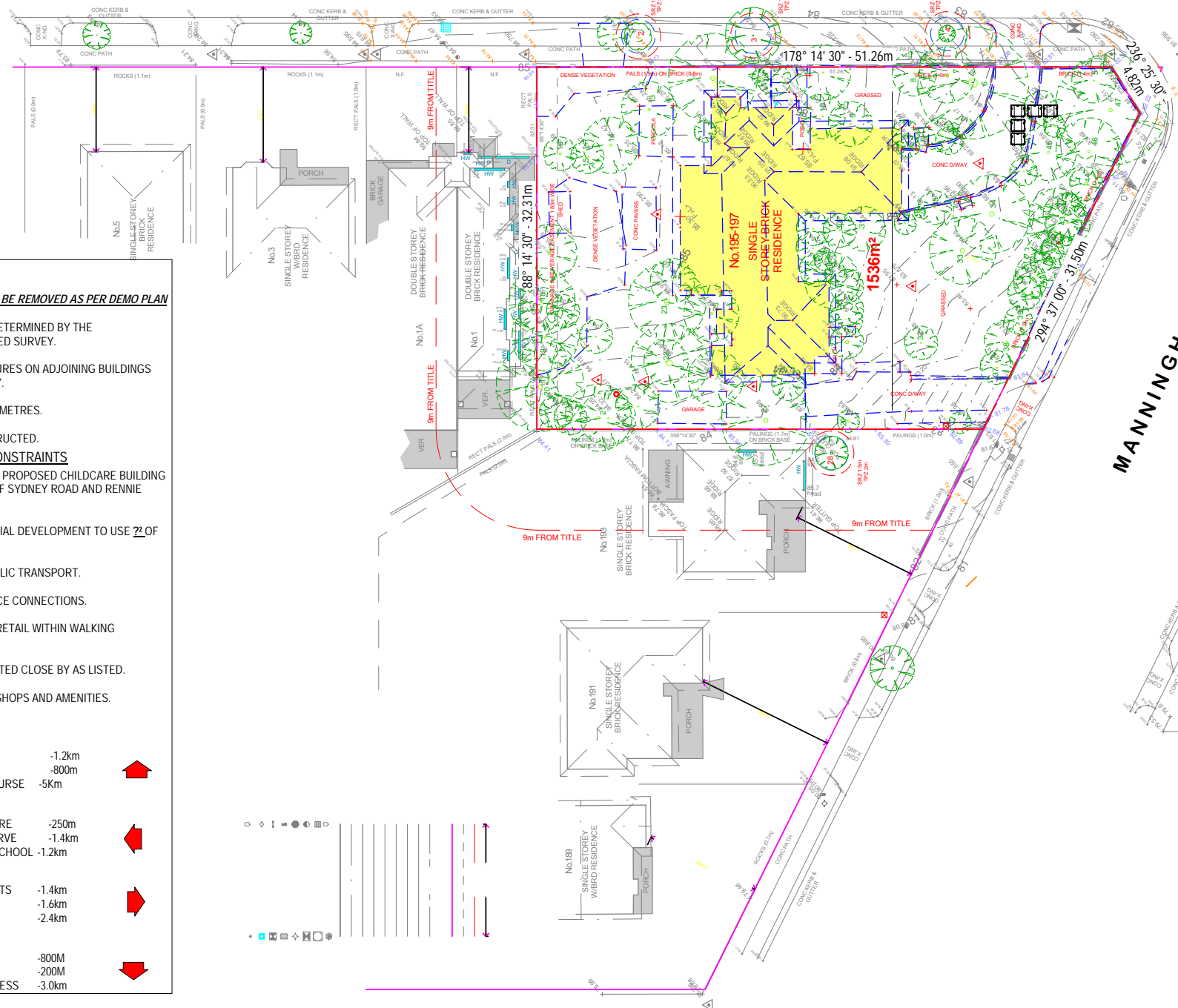
Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale: A1 : 1 : 100

TP-A002 B

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ROSEBANK TERRACE



MANNINGHAM ROAD



AERIAL VIEW FROM ROSEBANK TERRACE



STREET VIEW FROM ROSEBANK TERRACE



STREET VIEW FROM MANNINGHAM ROAD

NOTES
ALL EXISTING TREES TO BE REMOVED AS PER DEMO PLAN

A.H.D REFERENCED IS DETERMINED BY THE ACCOMPANYING LICENSED SURVEY.

THE LOCATION OF FEATURES ON ADJOINING BUILDINGS ARE APPROXIMATE ONLY.

ALL DIMENSIONS ARE IN METRES.

ROADWAYS ARE CONSTRUCTED.

OPPORTUNITIES & CONSTRAINTS
 CLEARED FLAT SITE FOR PROPOSED CHILDCARE BUILDING NEXT TO THE CORNER OF SYDNEY ROAD AND RENNIE STREET

SITE 7m² WITH RESIDENTIAL DEVELOPMENT TO USE 22 OF THE SITE.

LOCATED CLOSE TO PUBLIC TRANSPORT.

RE USE EXISTING SERVICE CONNECTIONS.

MIXED USE ZONES AND RETAIL WITHIN WALKING DISTANCE.

PUBLIC PARKLAND LOCATED CLOSE BY AS LISTED.

WALKING DISTANCE TO SHOPS AND AMENITIES.

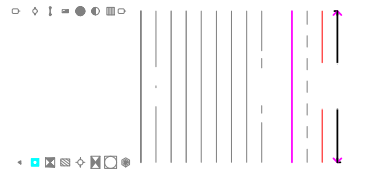
LOCAL AMENITIES

NORTH
 TED AJANI RESERVE -1.2km
 FINNS RESERVE -800m
 THE ROSANNA GOLF COURSE -5km

WEST
 BULLEEN MEDICAL CENTRE -250m
 MORRIS WILLIAMS RESERVE -1.4km
 ST CLEMENT OF ROME SCHOOL -1.2km

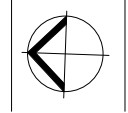
EAST
 SHOPS AND RESTAURANTS -1.4km
 MANNINGHAM CENTRE -1.6km
 WESTFIELD DONCASTER -2.4km

SOUTH
 TIMBER RIDGE RESERVE -800M
 PARK AVENUE RESERVE -200M
 EASTERN FREEWAY ACCESS -3.0km



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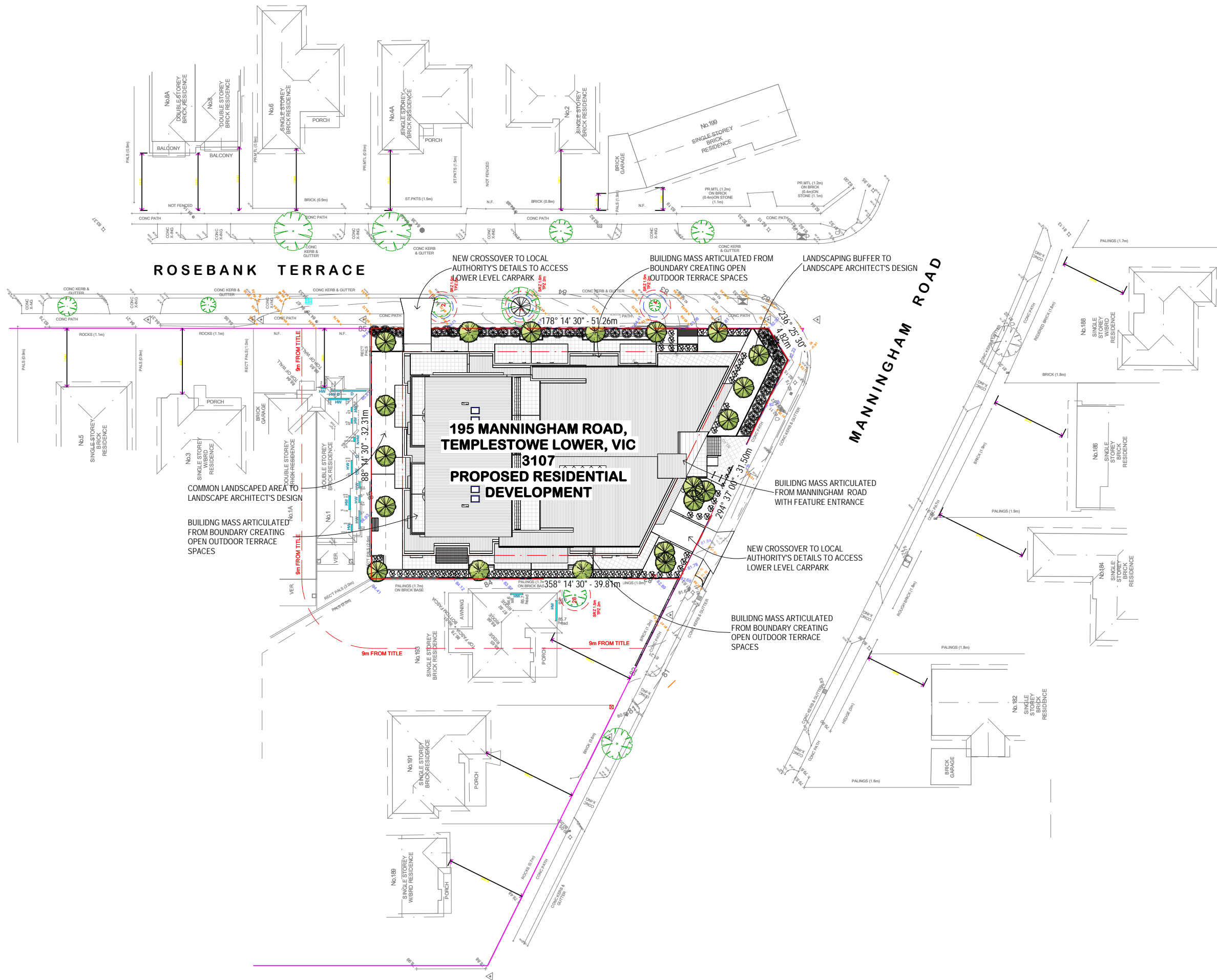


PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

NEIGHBOURHOOD & CHARACTER STUDY

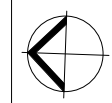
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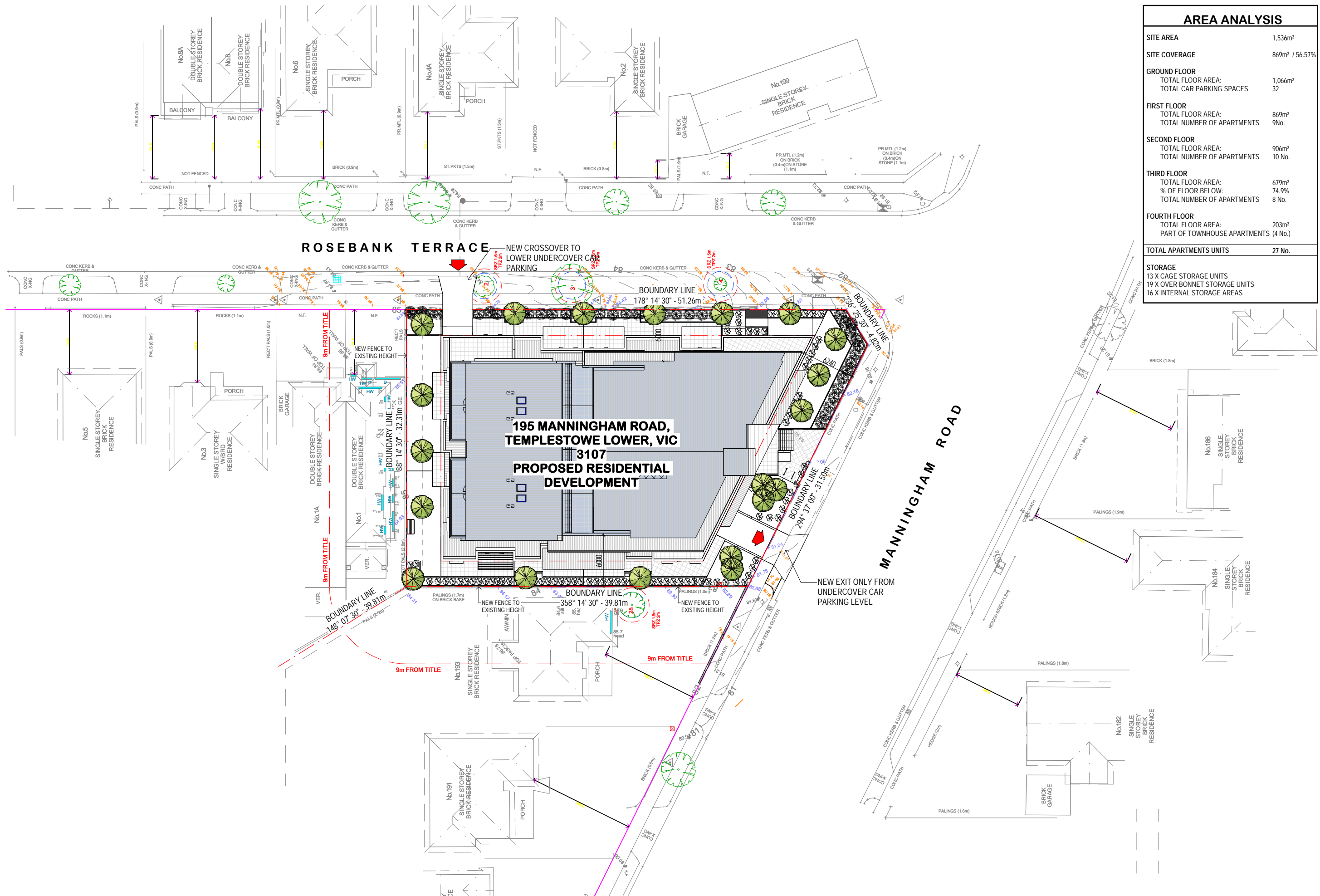
PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

NEIGHBOURHOOD DESIGN RESPONSE

Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale: A1: 250

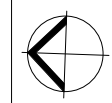
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AREA ANALYSIS	
SITE AREA	1,536m ²
SITE COVERAGE	869m ² / 56.57%
GROUND FLOOR	
TOTAL FLOOR AREA:	1,066m ²
TOTAL CAR PARKING SPACES	32
FIRST FLOOR	
TOTAL FLOOR AREA:	869m ²
TOTAL NUMBER OF APARTMENTS	9No.
SECOND FLOOR	
TOTAL FLOOR AREA:	906m ²
TOTAL NUMBER OF APARTMENTS	10 No.
THIRD FLOOR	
TOTAL FLOOR AREA:	679m ²
% OF FLOOR BELOW:	74.9%
TOTAL NUMBER OF APARTMENTS	8 No.
FOURTH FLOOR	
TOTAL FLOOR AREA:	203m ²
PART OF TOWNHOUSE APARTMENTS (4 No.)	
TOTAL APARTMENTS UNITS	27 No.
STORAGE	
13 X CAGE STORAGE UNITS	
19 X OVER BONNET STORAGE UNITS	
16 X INTERNAL STORAGE AREAS	



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PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

SITE LAYOUT PLAN

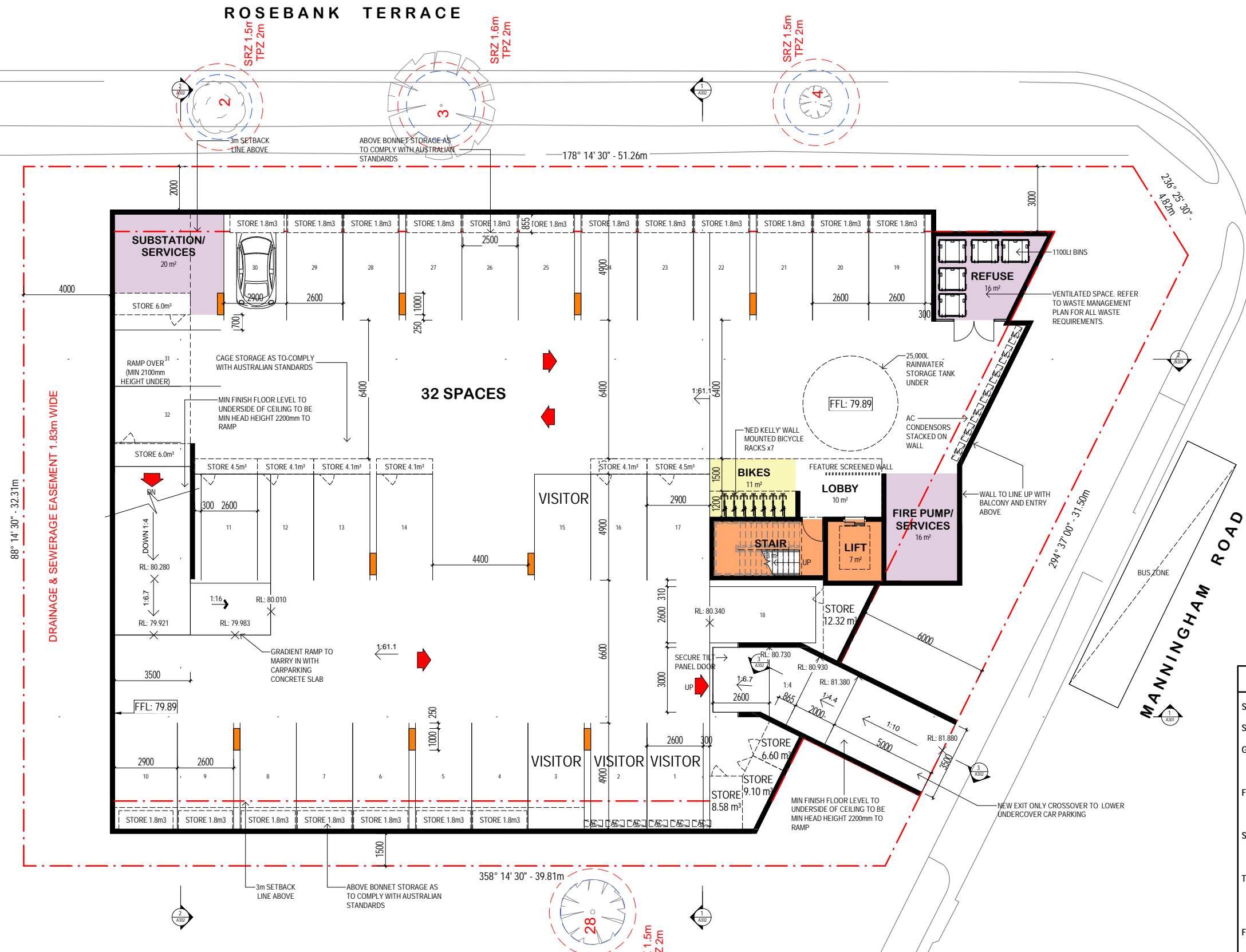
Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1As indicated

TP-A100 B

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Mark	Apartment Allocation
1	Visitor
2	Visitor
3	Visitor
4	209
5	109
6	108
7	107
8	106
9	105
10	104
11	103
12	102
13	101
14	210
15	Visitor
16	208
17	207
18	206
19	205
20	204
21	203
22	202
23	201
24	308
25	307
26	306
27	305
28	304
29	303
30	302
31	301
32	301

AREA SCHEDULE - GROSS AREAS		
Name	Level	Area
APT 101	FIRST FLOOR LEVEL	78 m²
APT 102	FIRST FLOOR LEVEL	77 m²
APT 103	FIRST FLOOR LEVEL	84 m²
APT 104	FIRST FLOOR LEVEL	84 m²
APT 105	FIRST FLOOR LEVEL	73 m²
APT 106	FIRST FLOOR LEVEL	91 m²
APT 107	FIRST FLOOR LEVEL	84 m²
APT 108	FIRST FLOOR LEVEL	84 m²
APT 109	FIRST FLOOR LEVEL	87 m²
APT 201	SECOND FLOOR LEVEL	78 m²
APT 202	SECOND FLOOR LEVEL	76 m²
APT 203	SECOND FLOOR LEVEL	84 m²
APT 204	SECOND FLOOR LEVEL	84 m²
APT 205	SECOND FLOOR LEVEL	82 m²
APT 206	SECOND FLOOR LEVEL	63 m²
APT 207	SECOND FLOOR LEVEL	59 m²
APT 208	SECOND FLOOR LEVEL	84 m²
APT 209	SECOND FLOOR LEVEL	84 m²
APT 210	SECOND FLOOR LEVEL	84 m²
APT 301	THIRD FLOOR LEVEL	113 m²
APT 302	THIRD FLOOR LEVEL	86 m²
APT 303	THIRD FLOOR LEVEL	59 m²
APT 304	THIRD FLOOR LEVEL	56 m²
APT 305	THIRD FLOOR LEVEL	56 m²
APT 306	THIRD FLOOR LEVEL	59 m²
APT 307	THIRD FLOOR LEVEL	89 m²
APT 308	THIRD FLOOR LEVEL	88 m²
APT 303	FOURTH FLOOR LEVEL	52 m²
APT 304	FOURTH FLOOR LEVEL	51 m²
APT 305	FOURTH FLOOR LEVEL	51 m²
APT 306	FOURTH FLOOR LEVEL	52 m²
		2332 m²

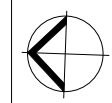


AREA ANALYSIS	
SITE AREA	1,536m²
SITE COVERAGE	869m² / 56.57%
GROUND FLOOR	TOTAL FLOOR AREA: 1,066m² TOTAL CAR PARKING SPACES: 32
FIRST FLOOR	TOTAL FLOOR AREA: 869m² TOTAL NUMBER OF APARTMENTS: 9No.
SECOND FLOOR	TOTAL FLOOR AREA: 906m² TOTAL NUMBER OF APARTMENTS: 10 No.
THIRD FLOOR	TOTAL FLOOR AREA: 679m² % OF FLOOR BELOW: 74.9% TOTAL NUMBER OF APARTMENTS: 8 No.
FOURTH FLOOR	TOTAL FLOOR AREA: 203m² PART OF TOWNHOUSE APARTMENTS (4 No.)
TOTAL APARTMENTS UNITS	27 No.
STORAGE	12 X CAGE STORAGE UNITS 19 X OVER BONNET STORAGE UNITS 16 X INTERNAL STORAGE AREAS

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PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

GROUND FLOOR PLAN
Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1 1 : 100

TP-A200 C

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AREA SCHEDULE - GROSS AREAS		
Name	Level	Area
APT 101	FIRST FLOOR LEVEL	78 m ²
APT 102	FIRST FLOOR LEVEL	77 m ²
APT 103	FIRST FLOOR LEVEL	84 m ²
APT 104	FIRST FLOOR LEVEL	84 m ²
APT 105	FIRST FLOOR LEVEL	73 m ²
APT 106	FIRST FLOOR LEVEL	91 m ²
APT 107	FIRST FLOOR LEVEL	84 m ²
APT 108	FIRST FLOOR LEVEL	84 m ²
APT 109	FIRST FLOOR LEVEL	87 m ²
APT 201	SECOND FLOOR LEVEL	78 m ²
APT 202	SECOND FLOOR LEVEL	76 m ²
APT 203	SECOND FLOOR LEVEL	84 m ²
APT 204	SECOND FLOOR LEVEL	84 m ²
APT 205	SECOND FLOOR LEVEL	82 m ²
APT 206	SECOND FLOOR LEVEL	63 m ²
APT 207	SECOND FLOOR LEVEL	59 m ²
APT 208	SECOND FLOOR LEVEL	84 m ²
APT 209	SECOND FLOOR LEVEL	84 m ²
APT 210	SECOND FLOOR LEVEL	84 m ²
APT 301	THIRD FLOOR LEVEL	113 m ²
APT 302	THIRD FLOOR LEVEL	86 m ²
APT 303	THIRD FLOOR LEVEL	59 m ²
APT 304	THIRD FLOOR LEVEL	56 m ²
APT 305	THIRD FLOOR LEVEL	56 m ²
APT 306	THIRD FLOOR LEVEL	59 m ²
APT 307	THIRD FLOOR LEVEL	89 m ²
APT 308	THIRD FLOOR LEVEL	88 m ²
APT 303	FOURTH FLOOR LEVEL	52 m ²
APT 304	FOURTH FLOOR LEVEL	51 m ²
APT 305	FOURTH FLOOR LEVEL	51 m ²
APT 306	FOURTH FLOOR LEVEL	52 m ²
		2332 m ²

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

AREA ANALYSIS	
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19 X OVER BONNET STORAGE UNITS	
16 X INTERNAL STORAGE AREAS	

REFER TO LANDSCAPE ARCHITECTS PLAN FOR LANDSCAPING DESIGN

NEW CROSSOVER TO BE 3.5m WIDE AT PROPERTY BOUNDARY AND THE EDGES TO CROSSOVER ANGLED 60 DEG FOR THE FIRST 3m FROM THE EDGE OF THE ROAD

EXPOSED AGGREGATE PAVING. REFER TO FINISHES SCHEDULE.

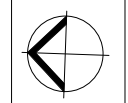
NEW EXIT ONLY CROSSOVER TO LOWER UNDERCOVER CAR PARKING CONSTRUCTED TO SATISFACTION OF THE RESPONSIBLE AUTHORITY AND AT NO COST TO ROADS CORPORATION

AREA TO BE AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS AND LANDSCAPE AT LESS THAN 900mm IN HEIGHT

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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

FIRST FLOOR PLAN
 Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale: A1 1 : 100

TP-A201 C

ROSEBANK TERRACE

AREA SCHEDULE - GROSS AREAS		
Name	Level	Area
APT 101	FIRST FLOOR LEVEL	78 m ²
APT 102	FIRST FLOOR LEVEL	77 m ²
APT 103	FIRST FLOOR LEVEL	84 m ²
APT 104	FIRST FLOOR LEVEL	84 m ²
APT 105	FIRST FLOOR LEVEL	73 m ²
APT 106	FIRST FLOOR LEVEL	91 m ²
APT 107	FIRST FLOOR LEVEL	84 m ²
APT 108	FIRST FLOOR LEVEL	84 m ²
APT 109	FIRST FLOOR LEVEL	87 m ²
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APT 204	SECOND FLOOR LEVEL	84 m ²
APT 205	SECOND FLOOR LEVEL	82 m ²
APT 206	SECOND FLOOR LEVEL	63 m ²
APT 207	SECOND FLOOR LEVEL	59 m ²
APT 208	SECOND FLOOR LEVEL	84 m ²
APT 209	SECOND FLOOR LEVEL	84 m ²
APT 210	SECOND FLOOR LEVEL	84 m ²
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APT 302	THIRD FLOOR LEVEL	86 m ²
APT 303	THIRD FLOOR LEVEL	59 m ²
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APT 306	THIRD FLOOR LEVEL	59 m ²
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APT 304	FOURTH FLOOR LEVEL	51 m ²
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		2332 m ²



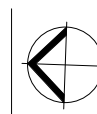
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- 3 BEDROOM APARTMENT

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TOTAL NUMBER OF APARTMENTS	10 No.
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TOTAL FLOOR AREA:	679m ²
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TOTAL FLOOR AREA:	203m ²
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STORAGE	
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19 X OVER BONNET STORAGE UNITS	
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PROPOSED RESIDENTIAL DEVELOPMENT
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SECOND FLOOR PLAN

Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale@A1 1 : 100

TP-A202 B

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ROSEBANK TERRACE

AREA SCHEDULE - GROSS AREAS		
Name	Level	Area
APT 101	FIRST FLOOR LEVEL	78 m ²
APT 102	FIRST FLOOR LEVEL	77 m ²
APT 103	FIRST FLOOR LEVEL	84 m ²
APT 104	FIRST FLOOR LEVEL	84 m ²
APT 105	FIRST FLOOR LEVEL	73 m ²
APT 106	FIRST FLOOR LEVEL	91 m ²
APT 107	FIRST FLOOR LEVEL	84 m ²
APT 108	FIRST FLOOR LEVEL	84 m ²
APT 109	FIRST FLOOR LEVEL	87 m ²
APT 201	SECOND FLOOR LEVEL	78 m ²
APT 202	SECOND FLOOR LEVEL	76 m ²
APT 203	SECOND FLOOR LEVEL	84 m ²
APT 204	SECOND FLOOR LEVEL	84 m ²
APT 205	SECOND FLOOR LEVEL	82 m ²
APT 206	SECOND FLOOR LEVEL	63 m ²
APT 207	SECOND FLOOR LEVEL	59 m ²
APT 208	SECOND FLOOR LEVEL	84 m ²
APT 209	SECOND FLOOR LEVEL	84 m ²
APT 210	SECOND FLOOR LEVEL	84 m ²
APT 301	THIRD FLOOR LEVEL	113 m ²
APT 302	THIRD FLOOR LEVEL	86 m ²
APT 303	THIRD FLOOR LEVEL	59 m ²
APT 304	THIRD FLOOR LEVEL	56 m ²
APT 305	THIRD FLOOR LEVEL	56 m ²
APT 306	THIRD FLOOR LEVEL	59 m ²
APT 307	THIRD FLOOR LEVEL	89 m ²
APT 308	THIRD FLOOR LEVEL	88 m ²
APT 303	FOURTH FLOOR LEVEL	52 m ²
APT 304	FOURTH FLOOR LEVEL	51 m ²
APT 305	FOURTH FLOOR LEVEL	51 m ²
APT 306	FOURTH FLOOR LEVEL	52 m ²
		2332 m ²



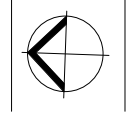
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

AREA ANALYSIS	
SITE AREA	1,536m ²
SITE COVERAGE	869m ² / 56.57%
GROUND FLOOR	
TOTAL FLOOR AREA:	1,066m ²
TOTAL CAR PARKING SPACES	32
FIRST FLOOR	
TOTAL FLOOR AREA:	869m ²
TOTAL NUMBER OF APARTMENTS	9 No.
SECOND FLOOR	
TOTAL FLOOR AREA:	906m ²
TOTAL NUMBER OF APARTMENTS	10 No.
THIRD FLOOR	
TOTAL FLOOR AREA:	679m ²
% OF FLOOR BELOW:	74.9%
TOTAL NUMBER OF APARTMENTS	8 No.
FOURTH FLOOR	
TOTAL FLOOR AREA:	203m ²
PART OF TOWNHOUSE APARTMENTS (4 No.)	
TOTAL APARTMENTS UNITS	27 No.
STORAGE	
13 X CAGE STORAGE UNITS	
19 X OVER BONNET STORAGE UNITS	
16 X INTERNAL STORAGE AREAS	

The ELLIS Group Architects
A.C.N. 123 449 838
92 Leveson Street,
North Melbourne, Victoria. 3051
Telephone (03) 9329 0806 Facsimile (03) 9329 8386
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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR TOWN PLANNING	6.6.16
B	ISSUED FOR TOWN PLANNING - RPI ITEMS	7.10.16

ISSUED FOR TOWN PLANNING PURPOSES ONLY



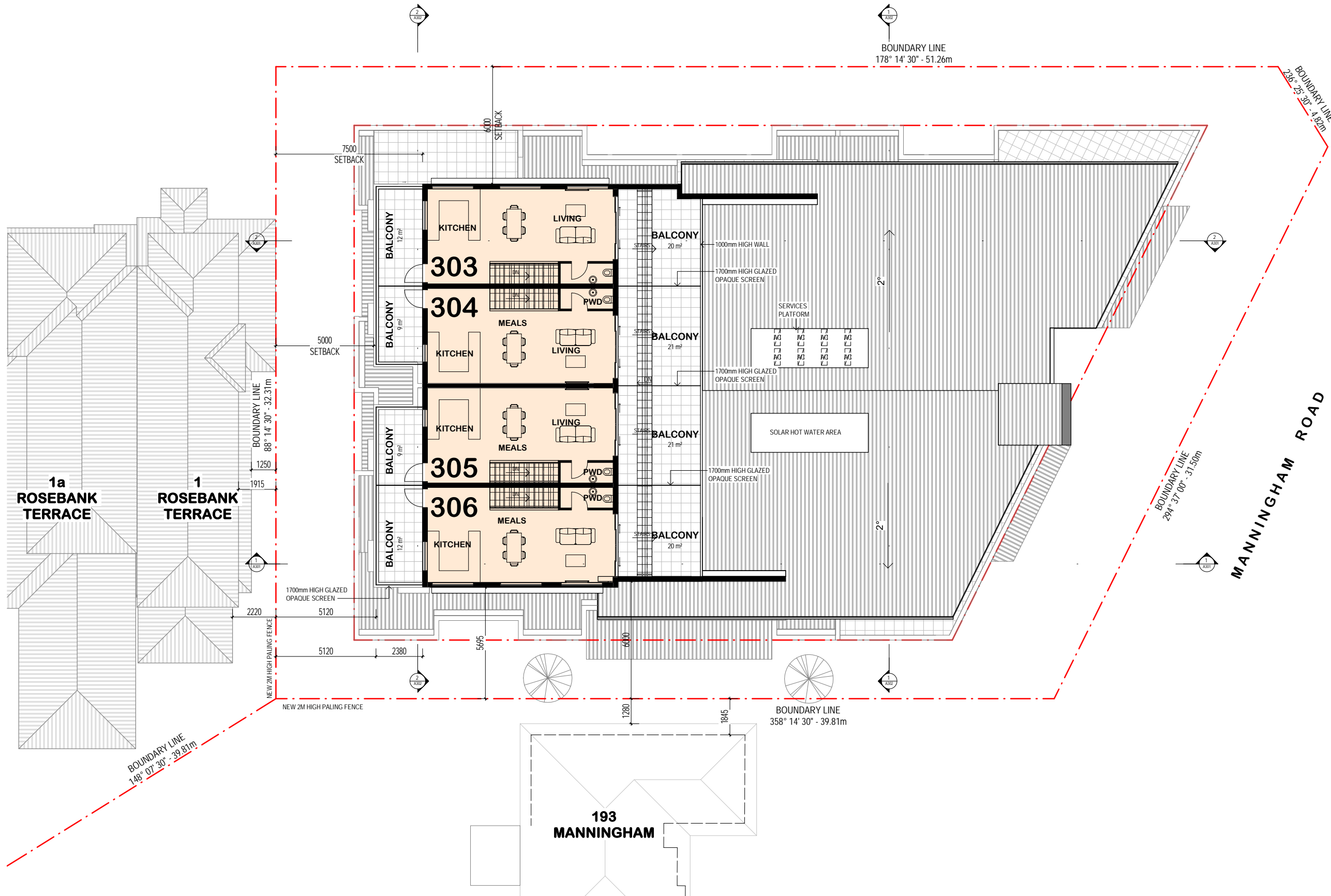
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

THIRD FLOOR PLAN
Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1 1 : 100

TP-A203 B

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ROSEBANK TERRACE



- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

AREA ANALYSIS	
SITE AREA	1,536m ²
SITE COVERAGE	869m ² / 56.57%
GROUND FLOOR	
TOTAL FLOOR AREA:	1,066m ²
TOTAL CAR PARKING SPACES	32
FIRST FLOOR	
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TOTAL FLOOR AREA:	906m ²
TOTAL NUMBER OF APARTMENTS	10 No.
THIRD FLOOR	
TOTAL FLOOR AREA:	679m ²
% OF FLOOR BELOW:	74.9%
TOTAL NUMBER OF APARTMENTS	8 No.
FOURTH FLOOR	
TOTAL FLOOR AREA:	203m ²
PART OF TOWNHOUSE APARTMENTS (4 No.)	
TOTAL APARTMENTS UNITS	27 No.
STORAGE	
13 X CAGE STORAGE UNITS	
19 X OVER BONNET STORAGE UNITS	
16 X INTERNAL STORAGE AREAS	

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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

FOURTH FLOOR PLAN

Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale@A1 1 : 100

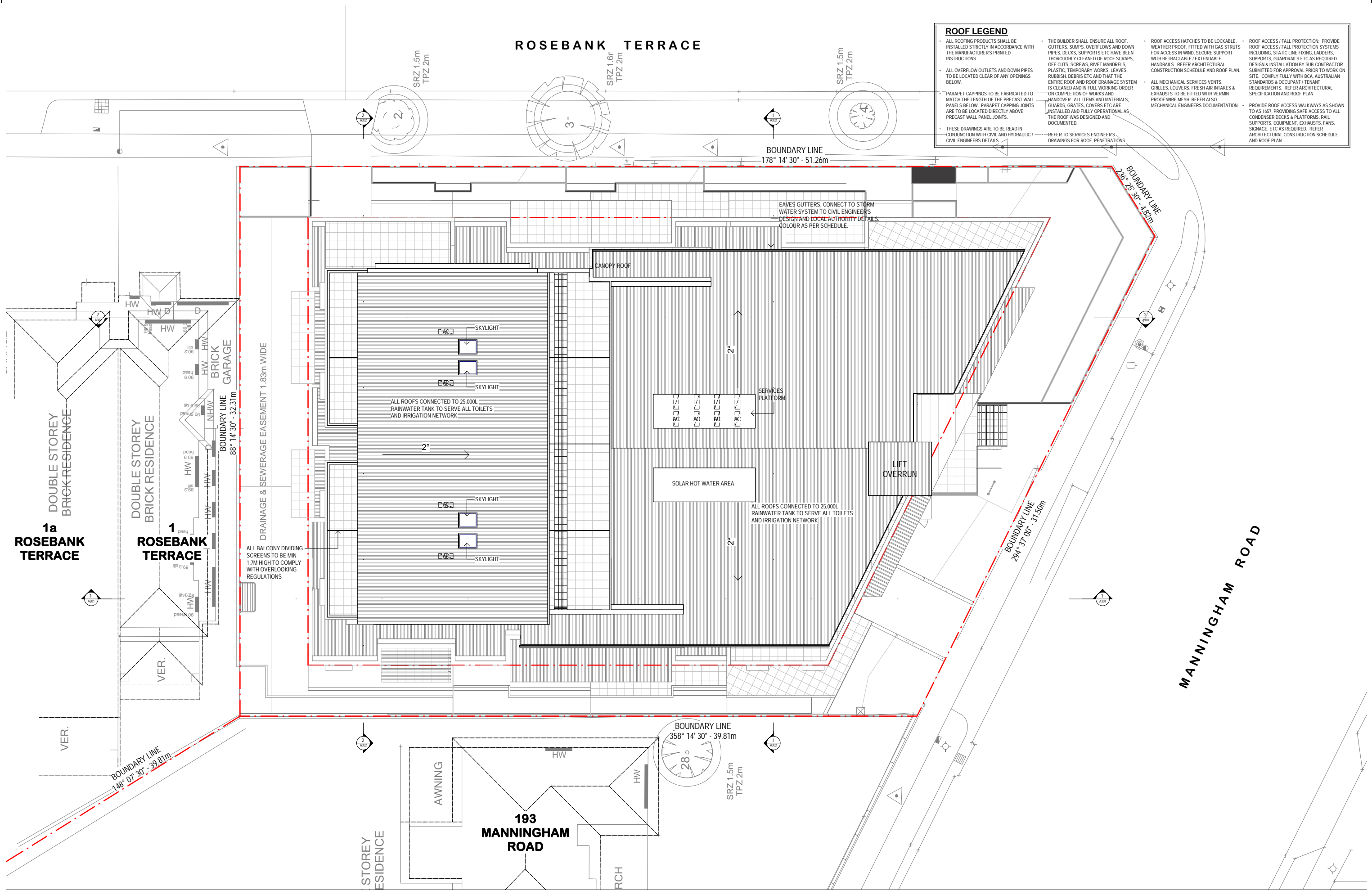
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ROSEBANK TERRACE

ROOF LEGEND

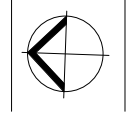
- ALL ROOFING PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS
- ALL OVERFLOW OUTLETS AND DOWN PIPES TO BE LOCATED CLEAR OF ANY OPENINGS BELOW
- PARAPET CAPPINGS TO BE FABRICATED TO MATCH THE LENGTH OF THE PRECAST WALL PANELS BELOW. PARAPET CAPPING JOINTS ARE TO BE LOCATED DIRECTLY ABOVE PRECAST WALL PANEL JOINTS
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL AND HYDRAULIC / CIVIL ENGINEERS DETAILS
- THE BUILDER SHALL ENSURE ALL ROOF, GUTTERS, SUMPS, OVERFLOWS AND DOWN PIPES, DECKS, SUPPORTS ETC HAVE BEEN THOROUGHLY CLEANED OF ROOF SCRAPS, OFF-CUTS, SCREWS, RIVET MANDRELS, PLASTIC, TEMPORARY WORKS, LEAVES, RUBBISH, DEBRIS ETC AND THAT THE ENTIRE ROOF AND ROOF DRAINAGE SYSTEM IS CLEANED AND IN FULL WORKING ORDER ON COMPLETION OF WORKS AND HANDOVER. ALL ITEMS AND MATERIALS, GUARDS, GRATES, COVERS ETC ARE TO BE INSTALLED AND FULLY OPERATIONAL AS THE ROOF WAS DESIGNED AND DOCUMENTED
- REFER TO SERVICES ENGINEERS' DRAWINGS FOR ROOF PENETRATIONS
- ROOF ACCESS HATCHES TO BE LOCKABLE, WEATHER PROOF, FITTED WITH GAS STRUTS FOR ACCESS IN WIND. SECURE SUPPORT WITH RETRACTABLE / EXTENDABLE HANDRAILS. REFER ARCHITECTURAL CONSTRUCTION SCHEDULE AND ROOF PLAN
- ALL MECHANICAL SERVICES VENTS, GRILLES, LOUVERS, FRESH AIR INTAKES & EXHAUSTS TO BE FITTED WITH VERMIN PROOF WIRE MESH. REFER ALSO MECHANICAL ENGINEERS DOCUMENTATION
- ROOF ACCESS / FALL PROTECTION: PROVIDE ROOF ACCESS / FALL PROTECTION SYSTEMS INCLUDING: STATIC LINE FIXING, LADDERS, SUPPORTS, GUARDRAILS ETC AS REQUIRED. DESIGN & INSTALLATION BY SUB-CONTRACTOR SUBMITTED FOR APPROVAL PRIOR TO WORK ON SITE. COMPLY FULLY WITH BCA, AUSTRALIAN STANDARDS & OCCUPANT / TENANT REQUIREMENTS. REFER ARCHITECTURAL SPECIFICATION AND ROOF PLAN
- PROVIDE ROOF ACCESS WALKWAYS AS SHOWN TO AS 1657, PROVIDING SAFE ACCESS TO ALL CONDENSER DECKS & PLATFORMS, RAIL SUPPORTS, EQUIPMENT, EXHAUSTS, FANS, SIGNAGE, ETC AS REQUIRED. REFER ARCHITECTURAL CONSTRUCTION SCHEDULE AND ROOF PLAN



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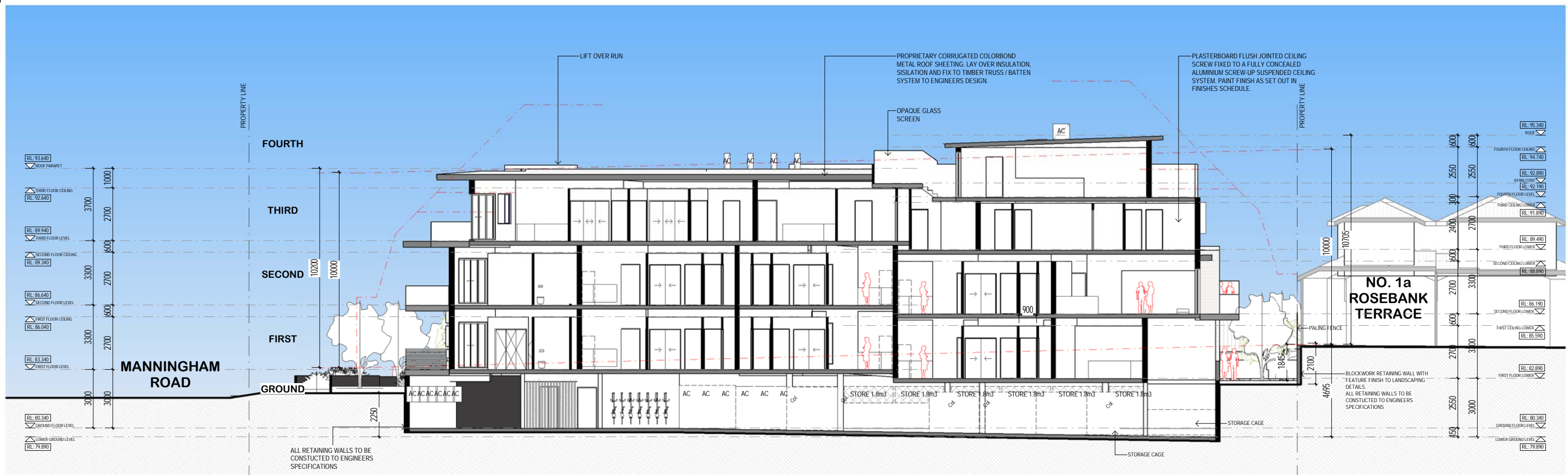


PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

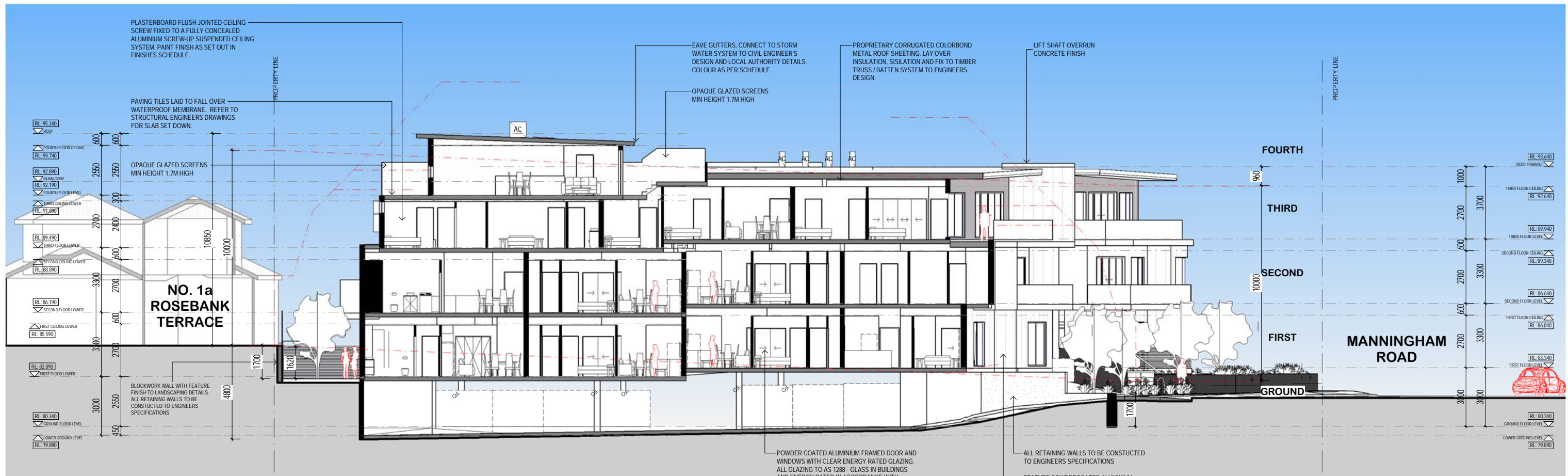
ROOF PLAN
 Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale: A1 : 100

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2 SECTION 2
1 : 100



1 SECTION 1
1 : 100

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North Melbourne, Victoria. 3051
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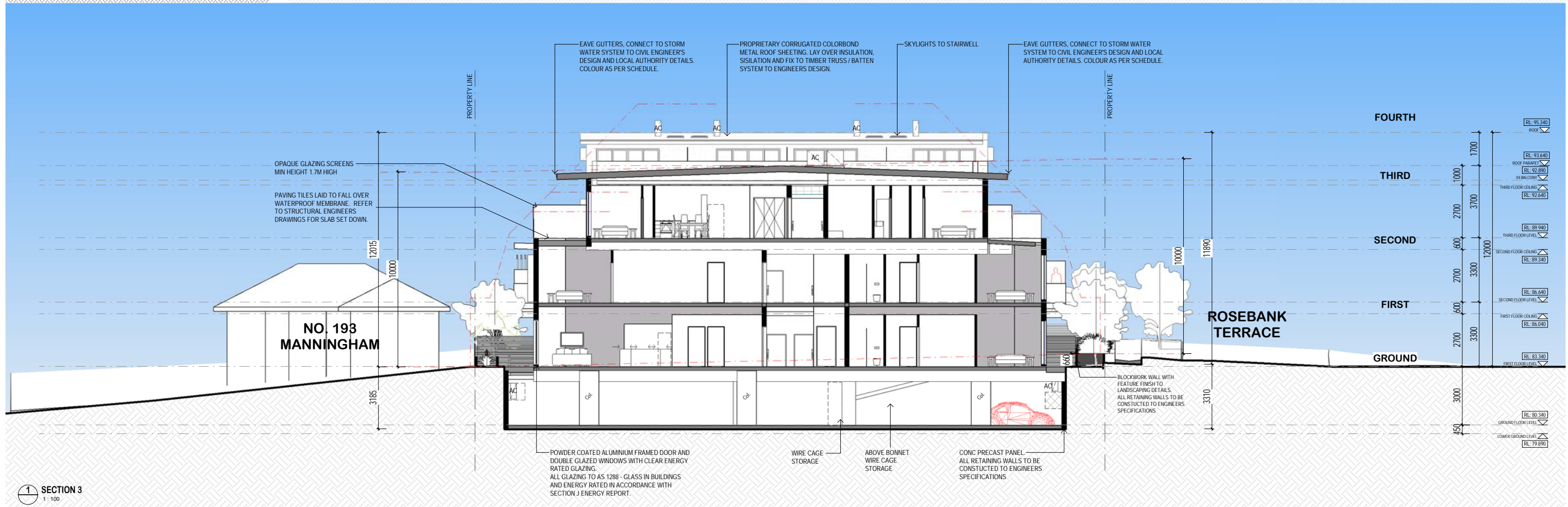
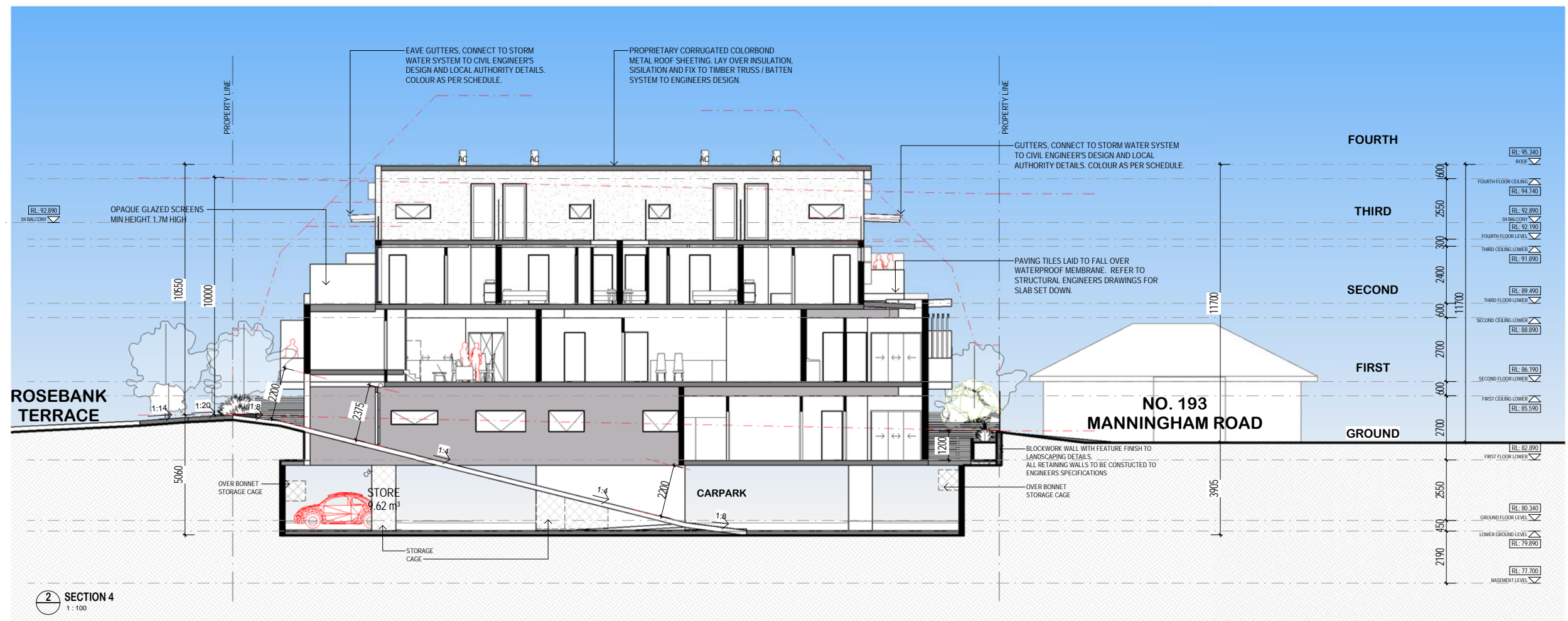
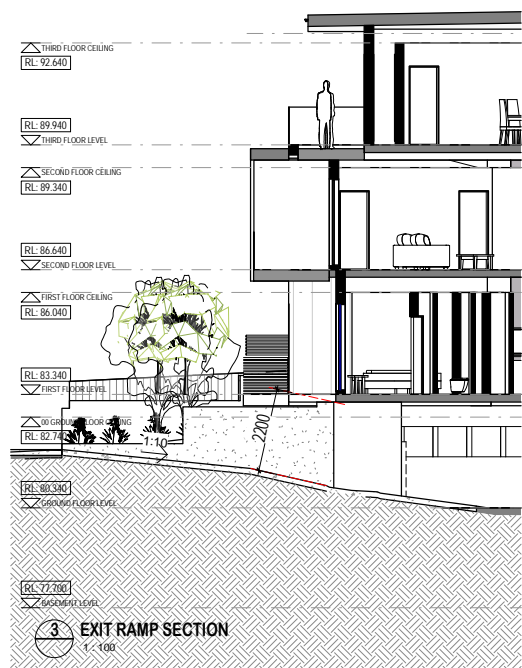
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

PROPOSED SECTIONS

Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1 : 100

TP-A301 C

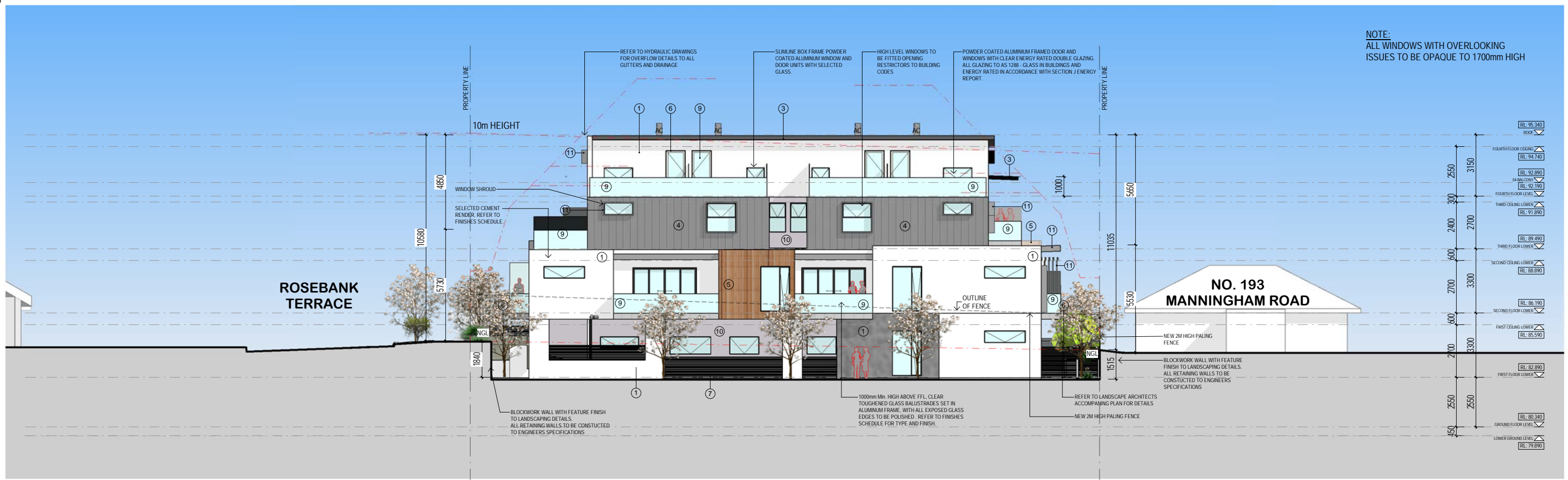
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ISSUED FOR TOWN PLANNING PURPOSES ONLY

NOTE:
ALL WINDOWS WITH OVERLOOKING
ISSUES TO BE OPAQUE TO 1700mm HIGH



1 NORTH ELEVATION
1:100

FINISHES SCHEDULE

1	RENDER FINISH DULUX 'WHITE'
3	POWDERCOATED MATT BLACK ALUMINIUM FASCIAS
4	STANDING SEAM ZINC CLADDING - MONUMENT
5	TIMBER FEATURE CLADDING
6	POWDERCOATED MATT BLACK DOOR AND WINDOW FRAMES
7	TIMBER SLAT SCREENING
8	WAYWARD GREY PG1G8
9	CLEAR GLAZING
10	RENDER FINISH DULUX 'FLAVOURED'
11	POWDERCOATED MATT BLACK ALUMINIUM TRIMS AND PROFILES
12	OPAQUE GLAZING
13	EXPOSED AGGREGATE PAVING



2 SOUTH ELEVATION
1:100

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PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

PROPOSED ELEVATIONS

Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1 1:100

TP-A310 C

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NOTE:
ALL WINDOWS WITH OVERLOOKING
ISSUES TO BE OPAQUE TO 1700mm HIGH



1 WEST ELEVATION
1 : 100

FINISHES SCHEDULE

1	RENDER FINISH DULUX 'WHITE'
3	POWDERCOATED MATT BLACK ALUMINIUM FASCIAS
4	STANDING SEAM ZINC CLADDING - MONUMENT
5	TIMBER FEATURE CLADDING
6	POWDERCOATED MATT BLACK DOOR AND WINDOW FRAMES
7	TIMBER SLAT SCREENING
8	WAYWARD GREY PG1G8
9	CLEAR GLAZING
10	RENDER FINISH DULUX 'FLAVOURED'
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2 EAST ELEVATION
1 : 100

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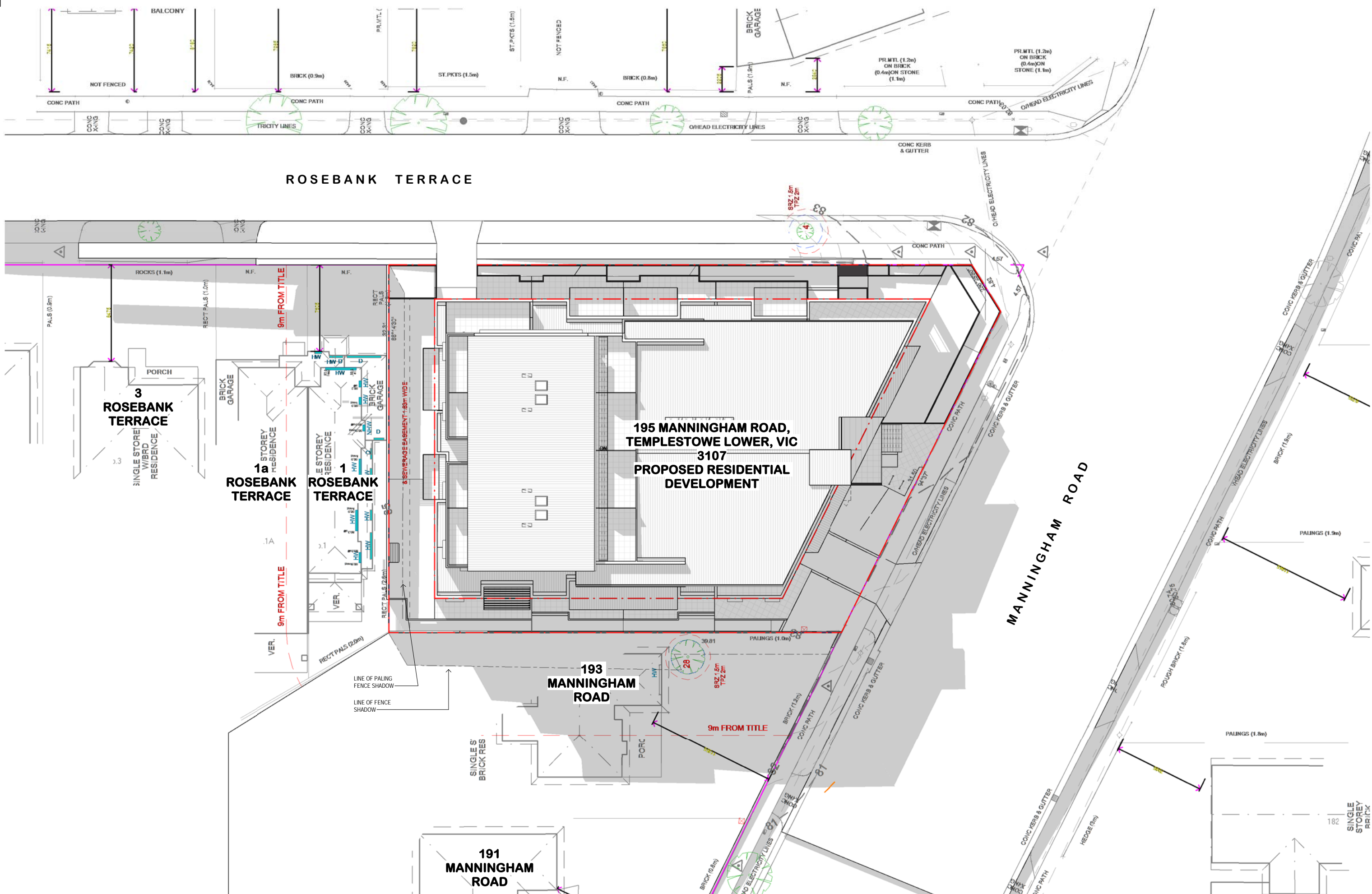
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

PROPOSED ELEVATIONS

Date: 8.10.16 Drawn: DL
Job No. 2286 Scale: A1 1 : 100

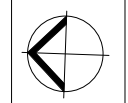
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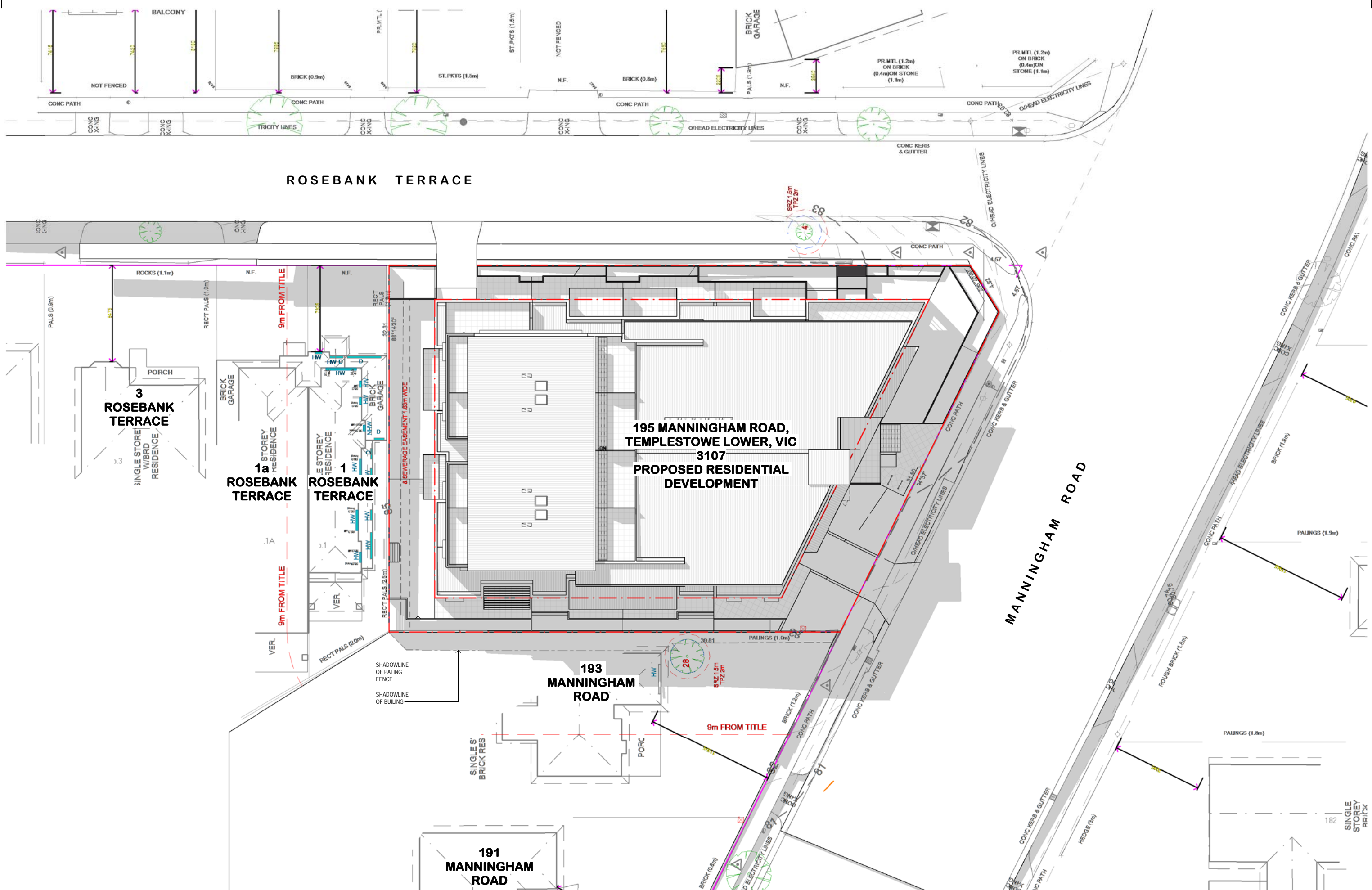
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ROSEBANK TERRACE

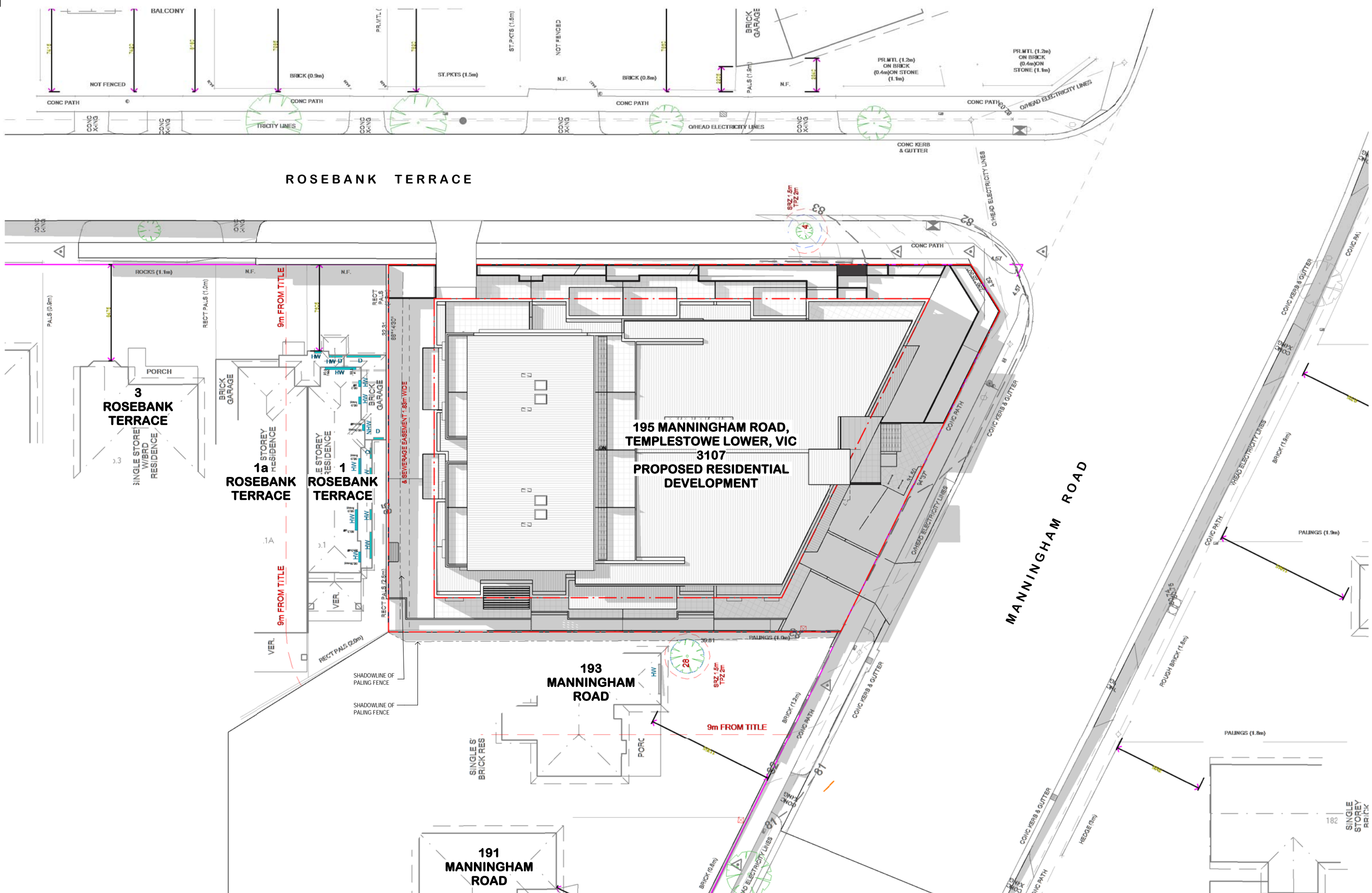
195 MANNINGHAM ROAD,
 TEMPLESTOWE LOWER, VIC
 3107
 PROPOSED RESIDENTIAL
 DEVELOPMENT

MANNINGHAM ROAD

ISSUE	DESCRIPTION	DATE
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ROSEBANK TERRACE

195 MANNINGHAM ROAD,
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PROPOSED RESIDENTIAL
DEVELOPMENT

MANNINGHAM ROAD

193 MANNINGHAM ROAD

191 MANNINGHAM ROAD



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A.C.N. 123 449 838
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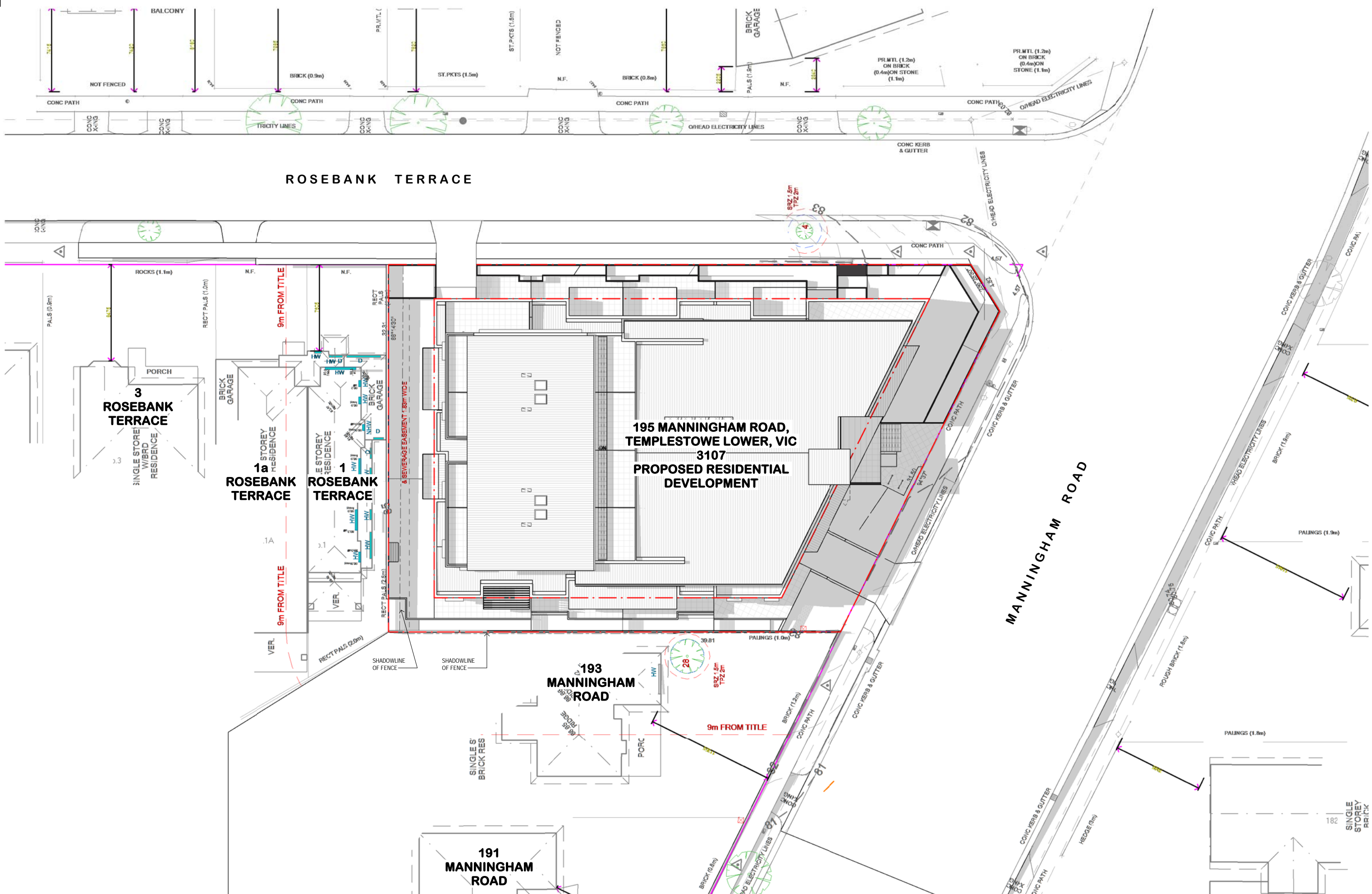
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

SPRING EQUINOX 11 AM

Date: 8.10.16 Drawn: DL
Job No. 2286 Scale @ A1: 1:150

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TP-A403 B



ROSEBANK TERRACE

195 MANNINGHAM ROAD,
TEMPLESTOWE LOWER, VIC
3107
PROPOSED RESIDENTIAL
DEVELOPMENT

MANNINGHAM ROAD

193
MANNINGHAM
ROAD

191
MANNINGHAM
ROAD



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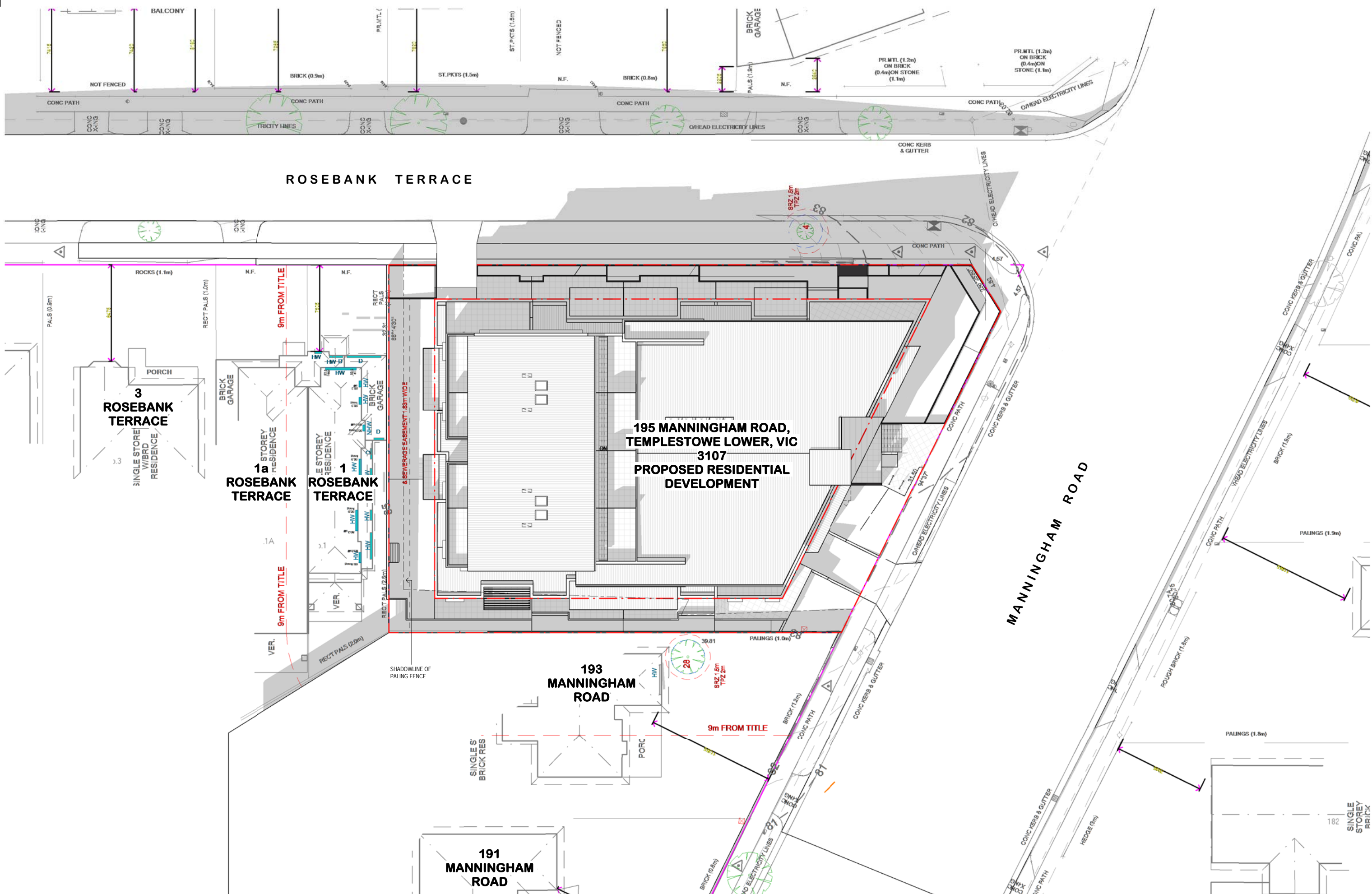
PROPOSED RESIDENTIAL DEVELOPMENT
195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

SPRING EQUINOX 12 PM

Date: 8.10.16 Drawn: DL
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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

SPRING EQUINOX 3 PM

Date: 8.10.16 Drawn: DL
 Job No. 2286 Scale: A1:150

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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

3D VIEW

Date: 8.10.16 Drawn: DL
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TP-A500 B



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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

3D VIEW

Date: 8.10.16 Drawn: DL
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TP-A501 B



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3D VIEW

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PROPOSED RESIDENTIAL DEVELOPMENT
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3D VIEW

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TP-A503 B



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PROPOSED RESIDENTIAL DEVELOPMENT
 195 MANNINGHAM ROAD, TEMPLESTOWE LOWER, VIC 3107

3D VIEW

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TP-A504 B



1 RENDER FINISH DULUX 'WHITE'



5 TIMBER FEATURE CLADDING



8 WAYWARD GREY PG1G8



11 POWDERCOATED MATT BLACK ALUMINIUM TRIMS AND PROFILES



3 POWDERCOATED MATT BLACK ALUMINIUM FASCIAS



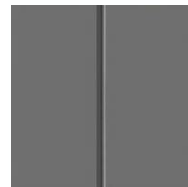
6 POWDERCOATED MATT BLACK DOOR AND WINDOW FRAMES



9 CLEAR GLAZING



12 OPAQUE GLAZING



4 STANDING SEAM ZINC CLADDING - MONUMENT



7 TIMBER SLAT SCREENING



10 RENDER FINISH DULUX 'FLAVOURED'



13 EXPOSED AGGREGATE PAVING



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PROPOSED RESIDENTIAL DEVELOPMENT
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EXTERNAL FINISHES

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Job No. 2286 Scale: A1
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TP-A600 A

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

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

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

Zone

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

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

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

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

Overlay(s)

Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

Permit Requirement

- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

Building Height & Setbacks

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

- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
 - The rebuilding of a lawful building or works which have been damaged or destroyed.
 - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-1 Main Road Sub-Precinct	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1800 square metres must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> • 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. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 55.03-1.

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

State Planning Policy Framework

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

Clause 15.01-1 Urban design

The objective of this policy is:

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

Clause 15.01-2 Urban design principles

The objective of this policy is:

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

Clause 15.01-4 Design for safety

The objective of this policy is:

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

Policy guidelines

Planning must consider as relevant:

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

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

Clause 16.01-1 Integrated housing

The objective of this policy is:

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

Clause 16.01-2 Location of residential development

The objective of this policy is:

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

Clause 16.01-5 Housing affordability

The objective of this policy is:

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

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

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

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs,

the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

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

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

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

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

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

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) ‘apartment style’ developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

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

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

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

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*

- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Clause 21.05-2 Housing

The relevant objectives of this policy are:

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

The strategies to achieve these objectives include:

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

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

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

The strategies to achieve this objective include:

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

Local Planning Policy

Clause 22.08 Safety through urban design

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

Clause 22.09 Access for disabled people

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

Particular Provisions

Clause 52.06 Car Parking

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

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings

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

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

The purpose of this clause is:

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

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

Clause 52.34 Bicycle Facilities

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

Clause 55 Two more dwellings on a lot and residential buildings

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

General Provisions

Clause 65 Decision Guidelines

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

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

5.3 OTHER RELEVANT LEGISLATION AND POLICY

The following are relevant documents referenced in the Scheme that are particularly applicable to this application:

- (a) Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004).