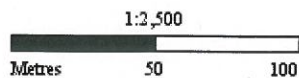
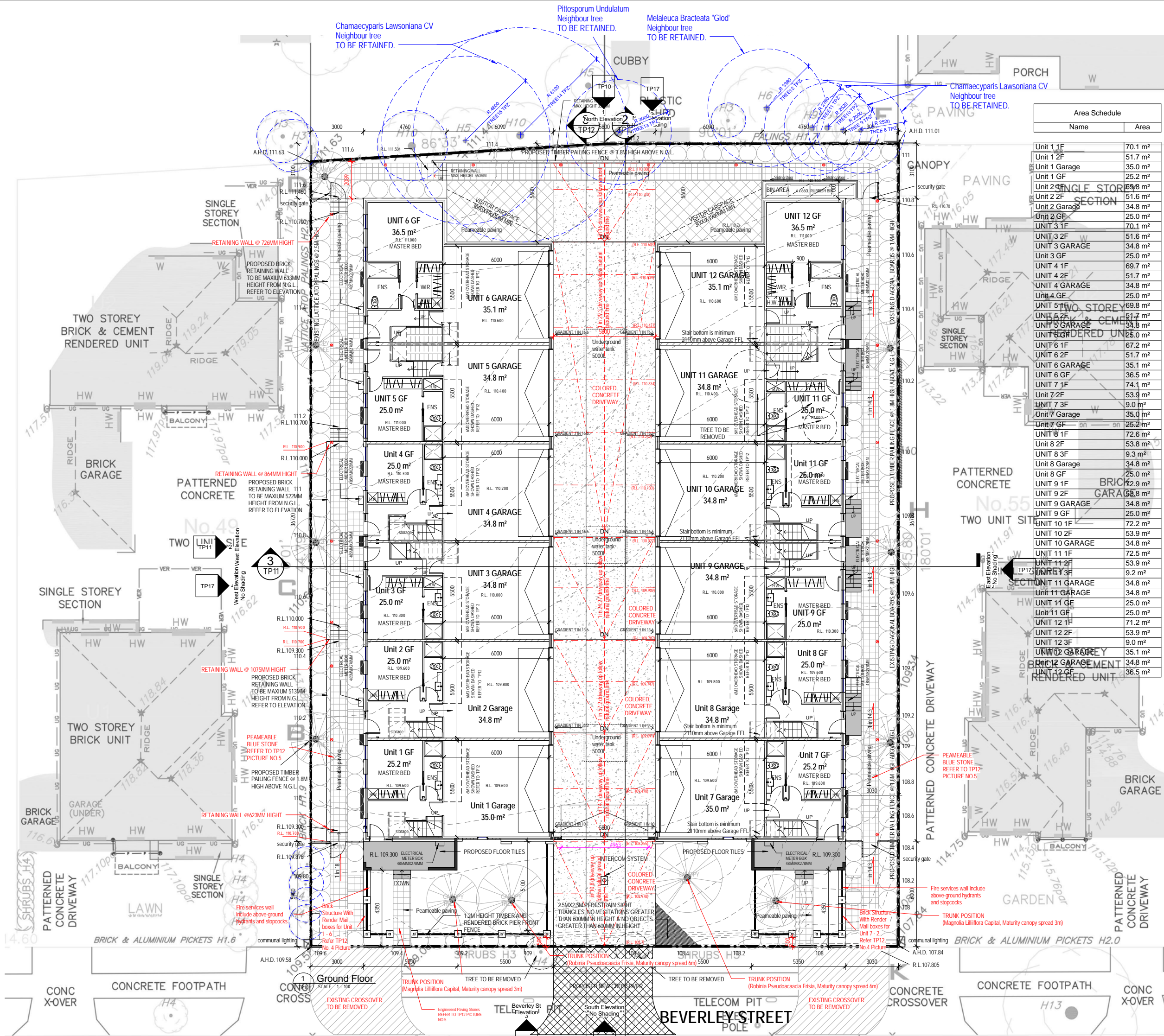
 **Subject Land** **Address:** 51-53 Beverley Street DONCASTER EAST VIC, 3109

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Area Schedule	
Name	Area
Unit 1 1F	70.1 m ²
Unit 1 2F	51.7 m ²
Unit 1 Garage	35.0 m ²
Unit 1 GF	25.2 m ²
Unit 2 1F	69.8 m ²
Unit 2 2F	51.6 m ²
Unit 2 Garage	34.8 m ²
Unit 2 GF	25.0 m ²
Unit 3 1F	70.1 m ²
Unit 3 2F	51.6 m ²
Unit 3 Garage	34.8 m ²
Unit 3 GF	25.0 m ²
Unit 4 1F	69.7 m ²
Unit 4 2F	51.7 m ²
Unit 4 Garage	34.8 m ²
Unit 4 GF	25.0 m ²
Unit 5 1F	69.8 m ²
Unit 5 2F	51.7 m ²
Unit 5 Garage	34.8 m ²
Unit 5 GF	25.0 m ²
Unit 6 1F	67.2 m ²
Unit 6 2F	51.7 m ²
Unit 6 Garage	35.1 m ²
Unit 6 GF	36.5 m ²
Unit 7 1F	74.1 m ²
Unit 7 2F	53.9 m ²
Unit 7 3F	9.0 m ²
Unit 7 Garage	35.0 m ²
Unit 7 GF	25.2 m ²
Unit 8 1F	72.6 m ²
Unit 8 2F	53.8 m ²
Unit 8 3F	9.3 m ²
Unit 8 Garage	34.8 m ²
Unit 8 GF	25.0 m ²
Unit 9 1F	72.9 m ²
Unit 9 2F	53.8 m ²
Unit 9 Garage	34.8 m ²
Unit 9 GF	25.0 m ²
Unit 10 1F	72.2 m ²
Unit 10 2F	53.9 m ²
Unit 10 Garage	34.8 m ²
Unit 10 GF	34.8 m ²
Unit 11 1F	72.5 m ²
Unit 11 2F	53.9 m ²
Unit 11 3F	9.2 m ²
Unit 11 Garage	34.8 m ²
Unit 11 GF	34.8 m ²
Unit 11 GF	25.0 m ²
Unit 11 GF	25.0 m ²
Unit 12 1F	71.2 m ²
Unit 12 2F	53.9 m ²
Unit 12 3F	9.0 m ²
Unit 12 Garage	35.1 m ²
Unit 12 GF	36.5 m ²

SECLUDED POS		
Name & Type	Area	
Unit 1 Front Yard	54m ²	
Unit 1 Balcony	8.0m ²	
Unit 1 Court Yard	2.72m ²	
Unit 2 Balcony	8.0m ²	
Unit 2 Court Yard	2.72m ²	
Unit 3 Balcony	8.0m ²	
Unit 3 Court Yard	2.55m ²	
Unit 4 Balcony	8.0m ²	
Unit 4 Court Yard	2.55m ²	
Unit 5 Balcony	8.0m ²	
Unit 5 Court Yard	2.67m ²	
Unit 6 Balcony	8.1m ²	
Unit 6 Court Yard	2.67m ²	
Unit 7 Front Yard	26m ²	
Unit 7 Roof Top Terris	20.7m ²	
Unit 7 Court Yard	2.72m ²	
Unit 8 Roof Top Terris	20.7m ²	
Unit 8 Court Yard	2.72m ²	
Unit 9 Roof Top Terris	20.7m ²	
Unit 9 Court Yard	2.55m ²	
Unit 10 Roof Top Terris	20.7m ²	
Unit 10 Court Yard	2.55m ²	
Unit 11 Roof Top Terris	20.7m ²	
Unit 11 Court Yard	2.67m ²	
Unit 12 Roof Top Terris	20.7m ²	
Unit 12 Court Yard	2.67m ²	
Unit 12 Balcony	8.0m ²	

Area Schedule (Building)		
Name	Area	%
SITE Area	1527 m ²	
Driveway Area	234.7 m ²	16%
Ground Floor Area 01	388.5 m ²	26%
Ground Floor Area 02	388.5 m ²	26%
Permeable area 01	485.3 m ²	32%
Site Coverage	1011.7 m ²	68%

(Permeable Area exclude driveway, letterboxes and proches/stairs)

GF Floor Area	777 m ²
1st Floor Area	934.6 m ²
2nd Floor Area	895.5 m ²
3rd Floor Area	122.8 m ²

Project
Apartment Development
51-53 Beverley Street,
Doncaster East

Title
Ground Floor Plan

Drawn
JK

Date
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Job No
S42

Scale
1 : 100

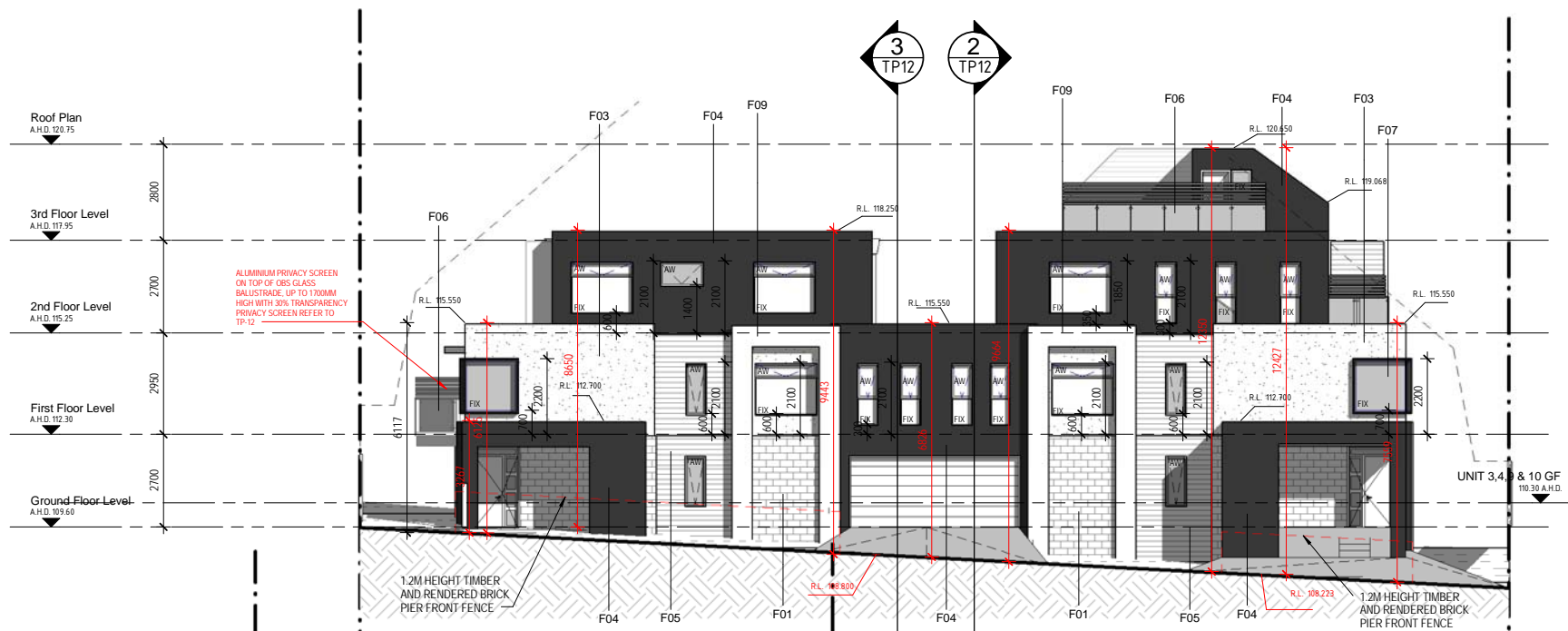
Drawing No
TP05

Revision No

AD DESIGN
SUIT 8, 30-32 Ellingworth Pde, Box Hill Vic 3128
Mobile: 0425138983
E-mail: awhwang10@hotmail.com



PLOT DATE:

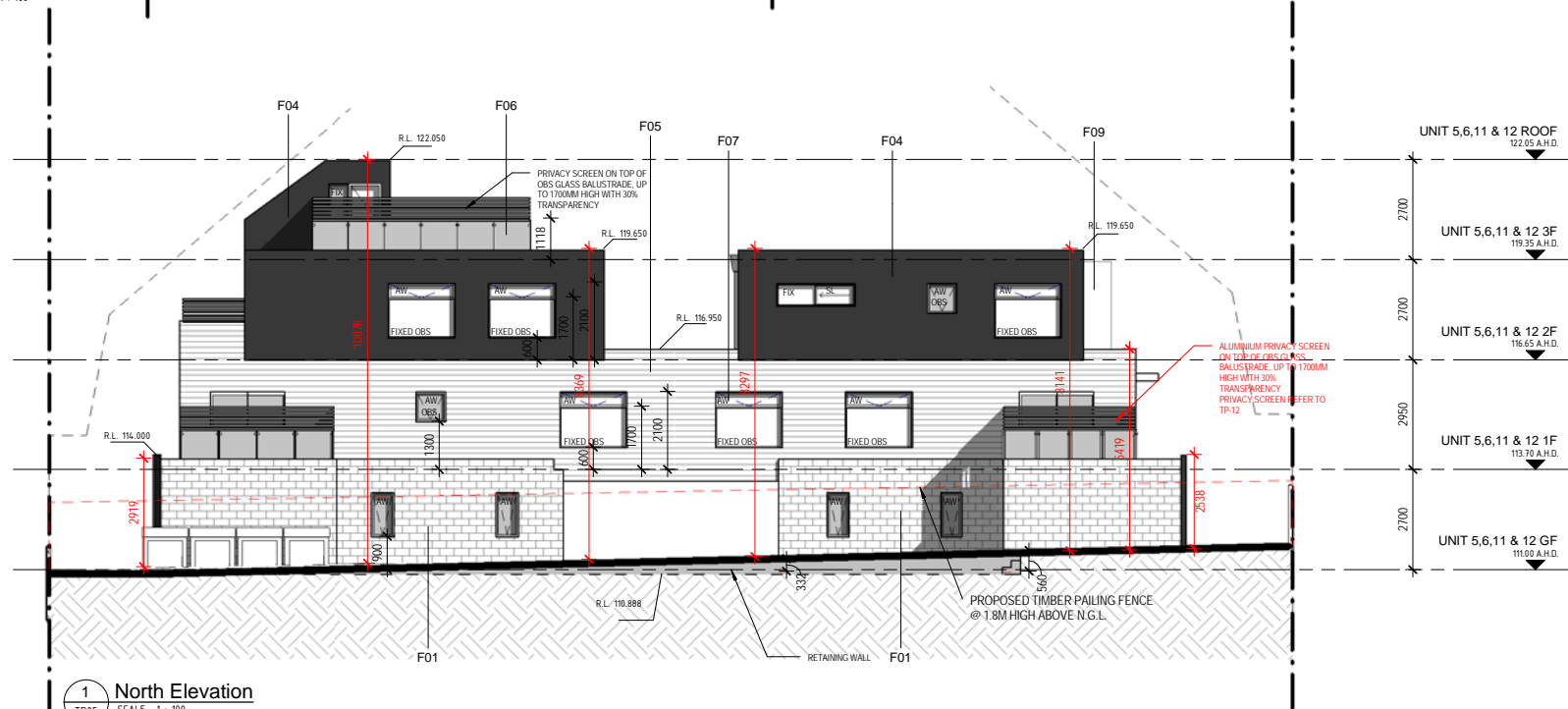


2 South Elevation
SCALE 1:100

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F03	RENDERED & PAINTED WALL - COLOR: LIGHT GREY
F04	RENDERED & PAINTED WALL - COLOR: DARK GREY
F05	FIBER CEMENT CLADDING: SCYON STRIA - COLOR: LIGHT GRAY
F06	GLASS BALUSTRADE
F07	CLEAR GLASS WINDOWS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F08	OBSQUE GLASS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F09	ALUMINIUM CLADDING - COLOR: SILVER
F10	COLORBOND ROOF - COLOR: DARK GREY



3 Beverley St Elevation
SCALE 1:100



1 North Elevation
SCALE 1:100

Project
**Apartment Development
51-53 Beverley Street,
Doncaster East**

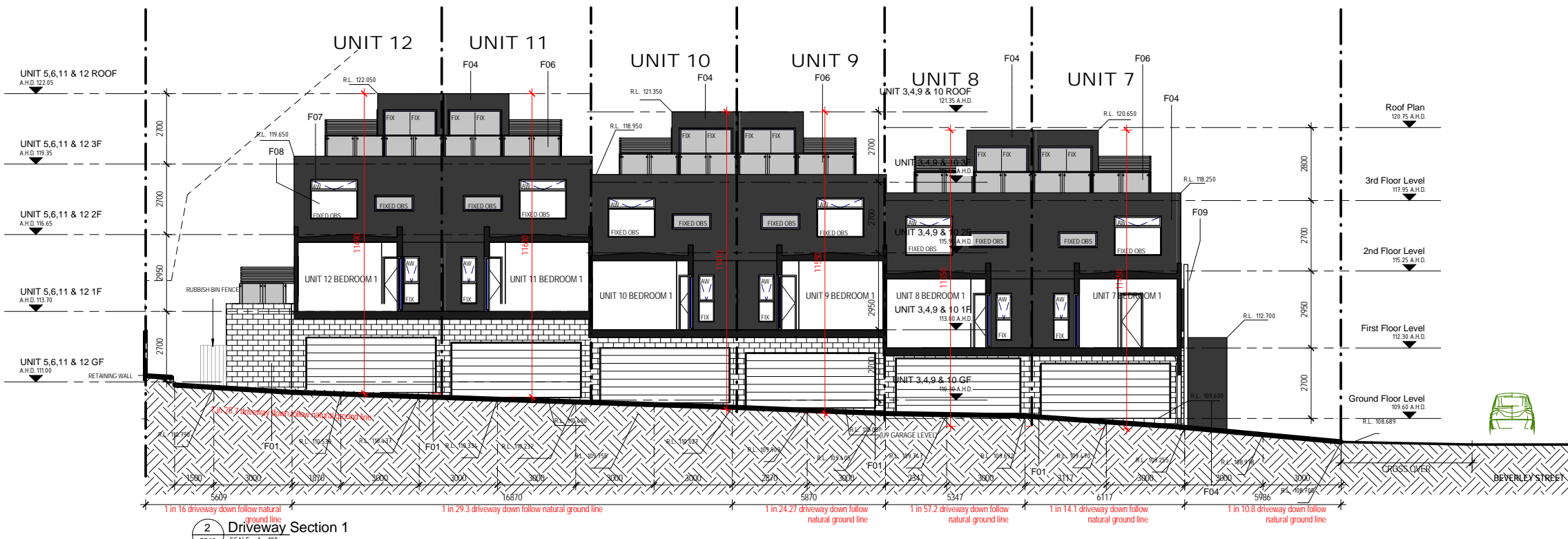
Title
Elevations Sheet 1

Drawn EY	Date 7/05/2015 3:44:49 PM
Job No S42	Scale 1:100
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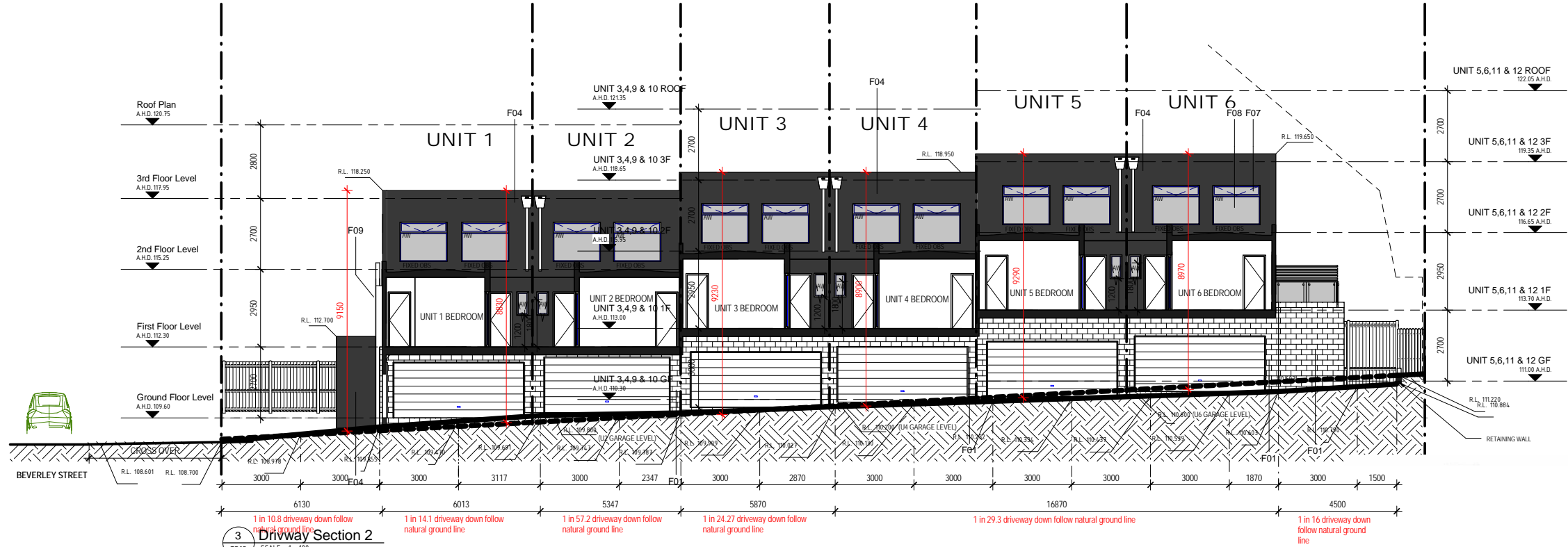
AD DESIGN
SUIT 8, 30-32 Ellingworth Pde, Box Hill Vic 3128
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E-mail: aahwang10@hotmail.com

AD

PLOT DATE:



2 Driveway Section 1
TP05 SCALE 1:100



3 Driveway Section 2
TP05 SCALE 1:100

MATERIAL	
Key Value	Keynote Text
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F02	RENDERED & PAINTED WALL - COLOR: WHITE
F03	RENDERED & PAINTED WALL - COLOR: LIGHT GREY
F04	RENDERED & PAINTED WALL - COLOR: DARK GREY
F05	FIBER CEMENT CLADDING: SCYON STRIA - COLOR: LIGHT GRAY
F06	GLASS BALUSTRADE
F07	CLEAR GLASS WINDOWS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F08	OBSCURE GLASS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F09	ALUMINIUM CLADDING - COLOR: SILVER
F10	COLORBOND ROOF - COLOR: DARK GREY



Color	White
Unit Weight Capacity	250 kgs
Max Volume Capacity	3.25 m3
Width	1220mm
Height	1000mm
Length	2440mm

No. 1 Overhead Storage



No. 2 Overhead Storage



No. 3 Timber Main Garage Door & Perflite Unit Garage Door



No. 4 Letter Box Brick Structure With Render



No. 5 Engineered Paving Stones Permeable Paving Pattern



No.6 Underground 5000L Water Tank



No.7 Balcony Privacy Screen



No.8 Color Concreted Driveway

Project
**Apartment Development
51-53 Beverley Street,
Doncaster East**

Title
Elevations Sheet 3

Drawn EY	Date 7/05/2015 3:44:50 PM
Job No S42	Scale 1:100
Drawing No TP12	Revision No

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AD

PLOT DATE:

Appendix "A"

Melbourne Planning Outcomes (Applicant's planning consultant) submission regarding "two-storey v's three-storey" built form under the Design and Development Overlay - Schedule 8 provisions

"With regard to Council's policy position regarding three storey development only being supported in Subprecinct A where a minimum 1,800 sqm lot size is met, the particular point to be made is that the support of two storey development in this case is not a mandatory control and that Council has the procedural freedom to determine that a development with a three-storey component can be approved on this site. Clause 21-05 (Residential) can be quoted as follows with reference to Subprecinct A (DDO8-2):

"In this sub-precinct, if a lot has an area less than 1,800m², 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."

The language, after careful consideration through and including the panel process, has been kept as "should" rather than "must" and does not therefore create a prohibition on three-storey components of a development in Subprecinct A. (Even if it did, the efficacy of using the Municipal Strategic Statement as a directly prescriptive device would be questioned.)

This is reiterated in the objectives of DDO-8, the most relevant of which, for this discussion, 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 subprecinct 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 subprecinct 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.

The development is certainly consistent with the majority of these objectives, in particular the headline objective of supporting increased densities around Activity Centres and along main roads.

With particular reference to objective 4 and the term "to support"- this does not mean to actively "not support" where a particular requirement is not met. It does not follow that when a two storey development is "supported" does not, and should not mean, that a proposal is then simply dismissed out of hand simply because a particular component is not two storeys.

The reason that the prescriptive component of the control (as found in the table at DDO8-2) is not expressed in storeys is to allow an independent assessment of the actual built form impacts of a development. This in turn, may lead to a determination that, while not actively supported, the actual built form outcome is acceptable relative to the expressed controls in DDO8 and in Rescode and above all to its site-specific context.

This is consistent with the findings of the independent panel report to the Minister for Amendment C96 which implements DDO8, which explained that height should, first and foremost, be expressed in metres (clause 7.2 at page 23) and that storeys should not in fact be used as part of any prescriptive control. Storeys should rather only be used as "commentary on proposed outcomes". To quote the Panel report (end of page 23):

"Height should generally be specified in metres, with an additional commentary on the number of storeys permitted to help communicate the intent or outcomes of controls"

Council's own submission to the Panel is quoted here reiterating this position. This thankfully informed the final gazetted DDO8 table which does not use storeys as a prescriptive device. It is therefore respectfully submitted that it is inappropriate to raise to the level of prescription a policy tool (storeys) that has only ever intended to provide commentary toward communicating a desired outcome.

It is worthy of note that this determination was reached in Council's assessment of 5-7 Curlew Court (PL11/021877) and 97 Whittens Lane (PL10/020852) - both developments in DDO8-2 (Subprecinct A) where the 1,800 sqm lot size was not met and yet three storey developments were approved – Curlew Court being an apartment development no less. Each is a prime example of a detailed, site-specific assessment showing that an acceptable built form outcome could be achieved with three-storey components involved."