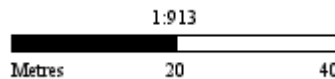


 **Subject Land** **Address:** 268 Manningham Road TEMPLESTOWE LOWER VIC, 3107

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Jan 20, 2017 9:06 AM

No.	Description	By	Date
P00	COORDINATION ISSUE	GS	23/02/16
P01	FOR COORDINATION	GS	30/03/16
P02	TP ISSUE	GS	08/04/16
P04	REVISED TP ISSUE	GS	19/08/16

KEY PLAN:



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Project: 268-272 MANNINGHAM ROAD MEDICAL CENTRE 315106

Drawing Title: FLOOR PLAN FIRST FLOOR

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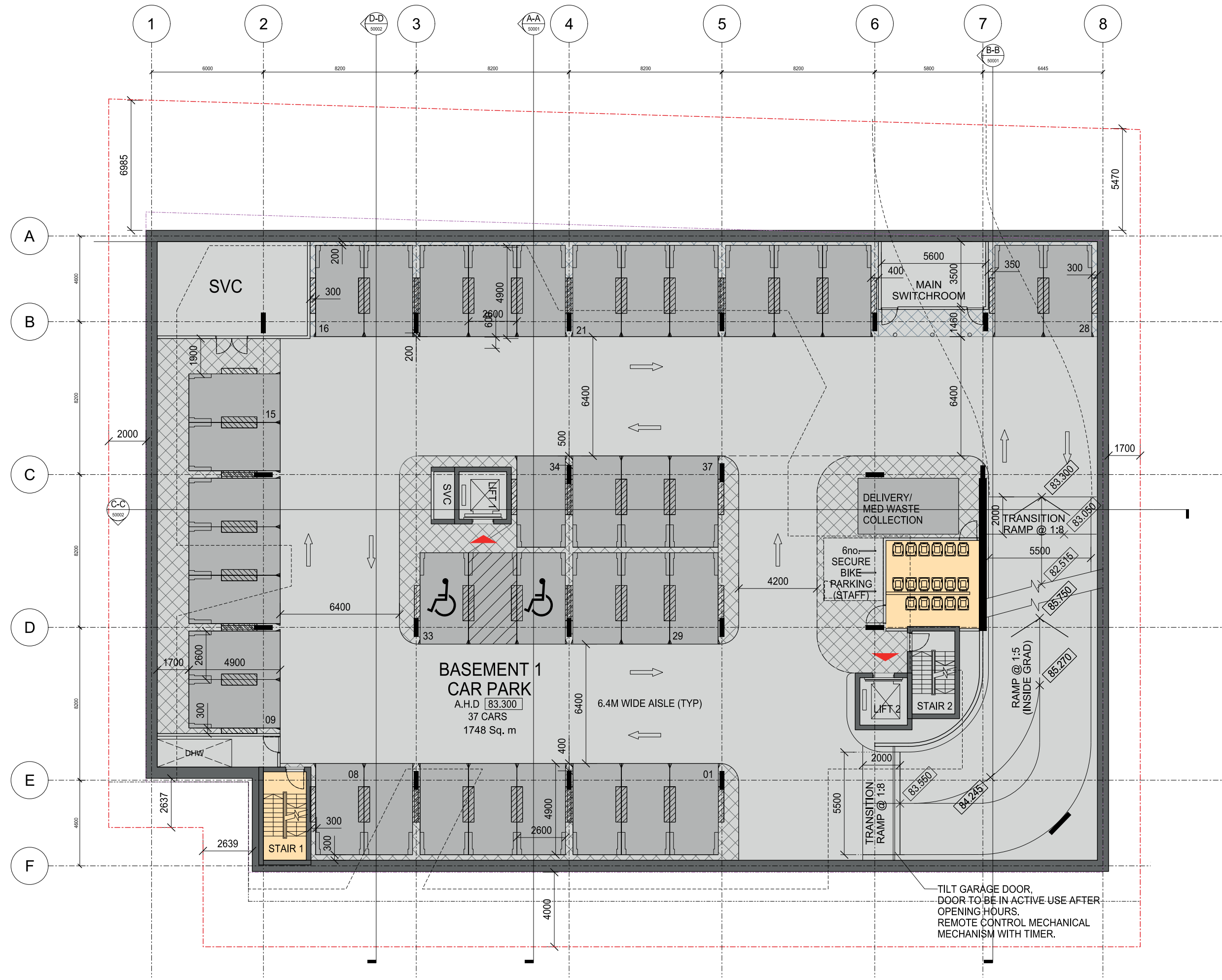
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Purpose Of Issue: FOR INFORMATION

No.	Description	By	Date
P00	COORDINATION ISSUE	GS	23/02/16
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P04	REVISED TP ISSUE	GS	19/08/16

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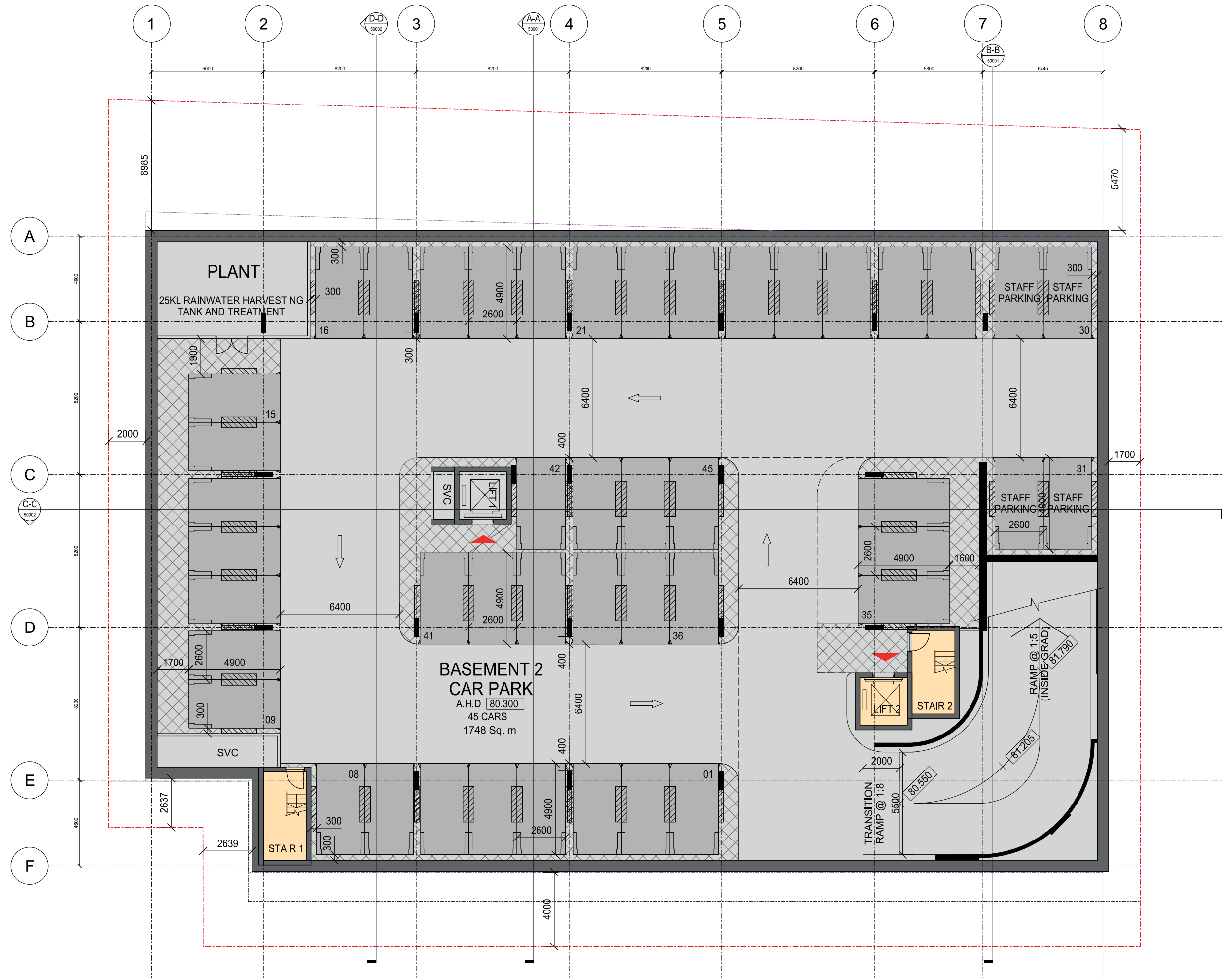
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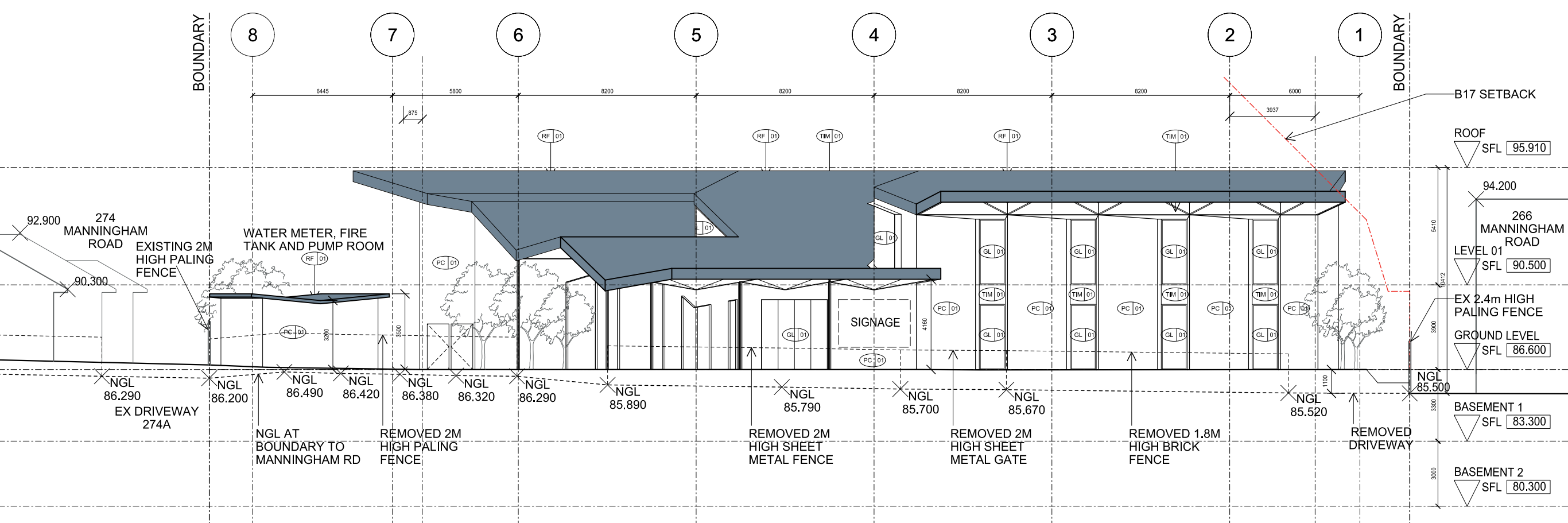
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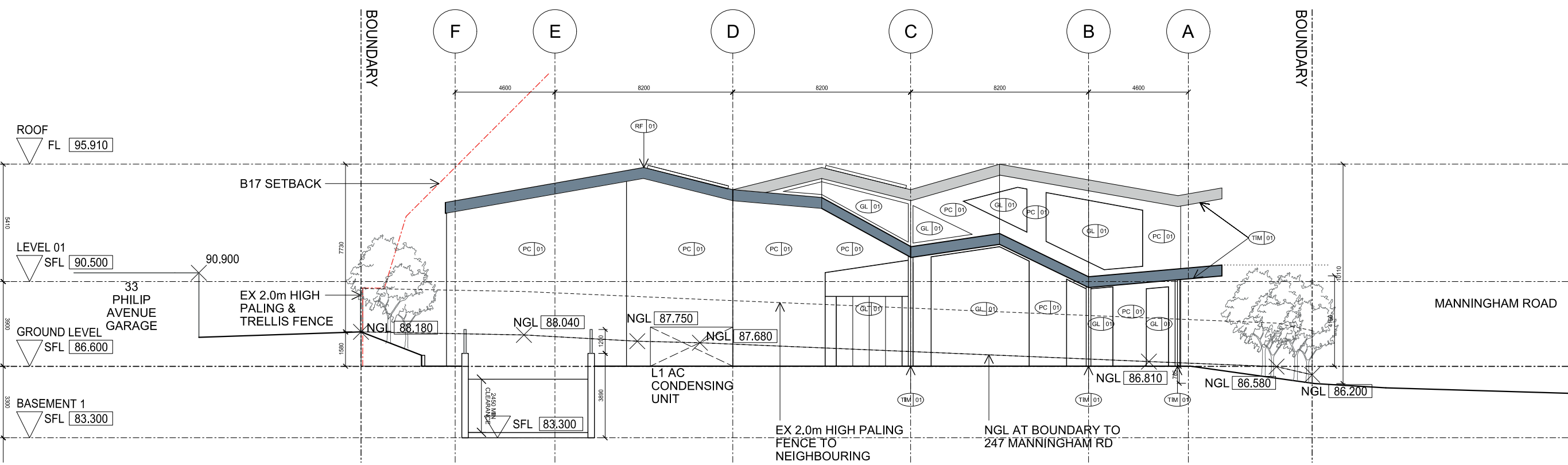
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P01	FOR COORDINATION	GS	30/03/16
P04	REVISED TP ISSUE	GS	26/11/16

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**NORTH ELEVATION
(MANNINGHAM ROAD)**



EAST ELEVATION

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Drawing Title: ELEVATIONS NORTH AND EAST

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Drawing Number: ATP-40001 Revison: P04

File Name: MR-TBG-ZA-00-DR-ATP-40001

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P04	REVISED TP ISSUE	GS	26/11/16

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Drawing Title: ELEVATIONS SOUTH AND WEST

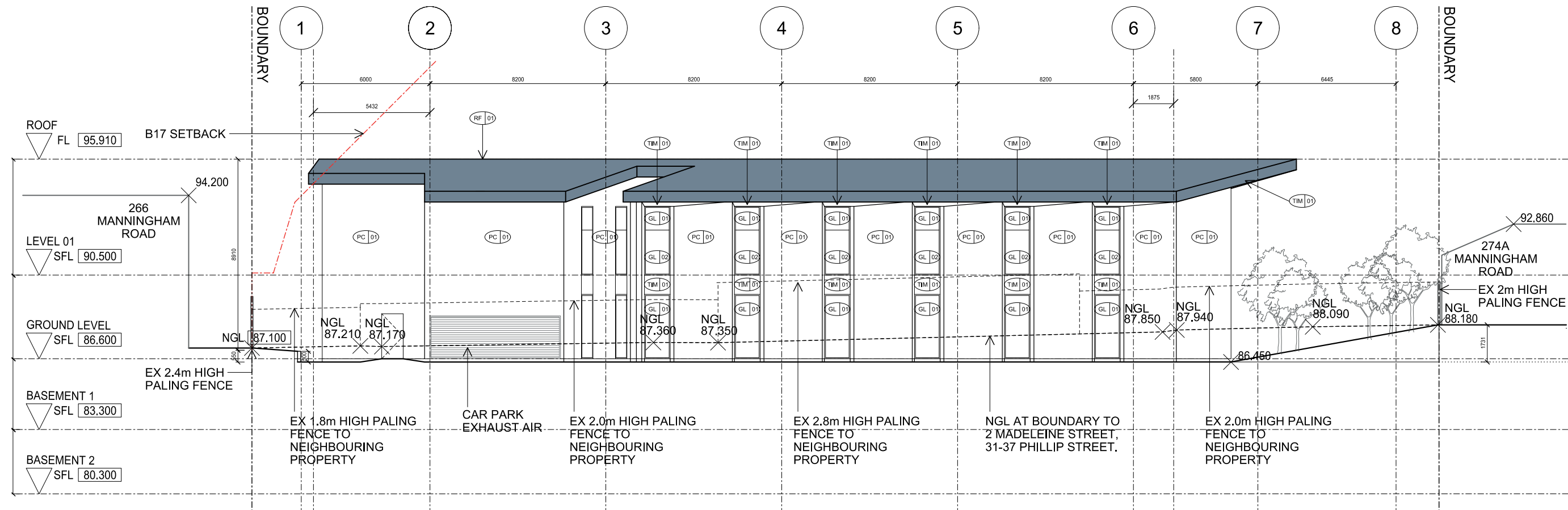
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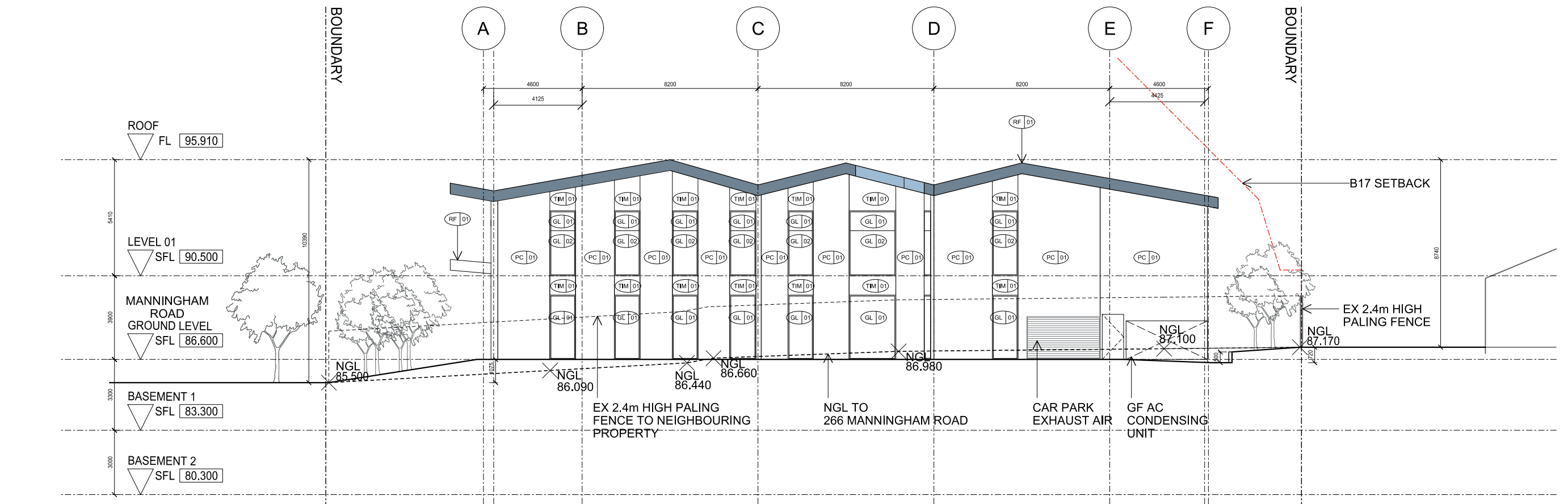
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Drawing Number: ATP-40002 Revision P04

File Name: MR-TBG-ZA-00-DR-ATP-40002 Purpose Of Issue: FOR INFORMATION



SOUTH ELEVATION



WEST ELEVATION

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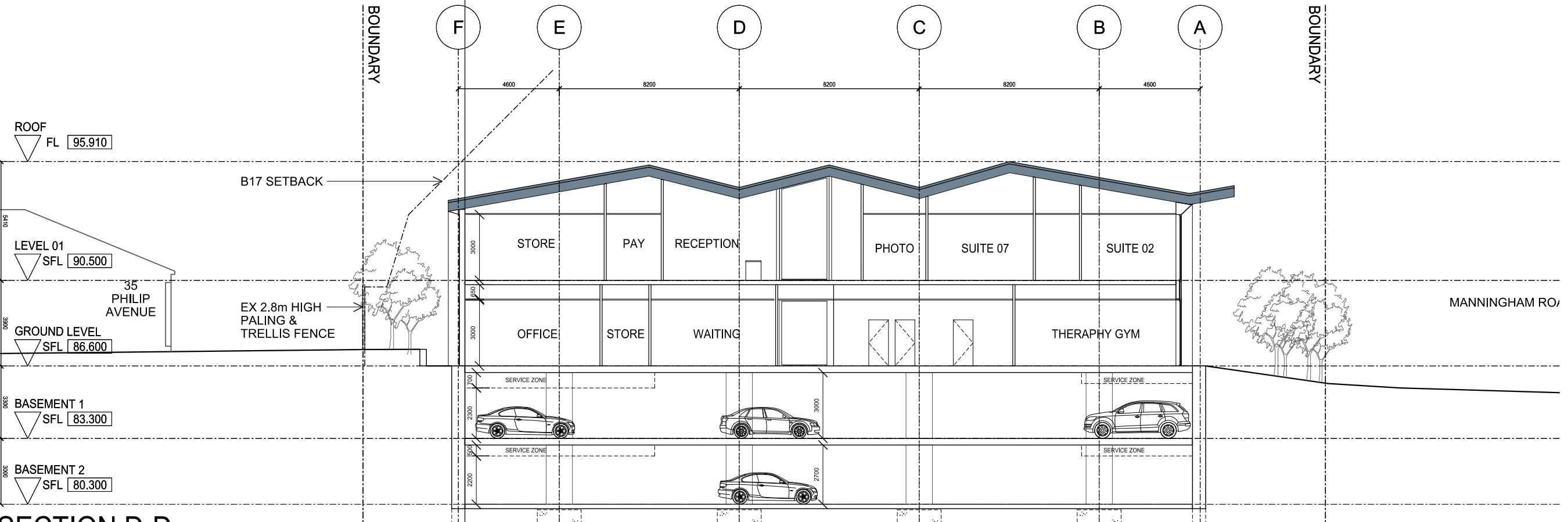
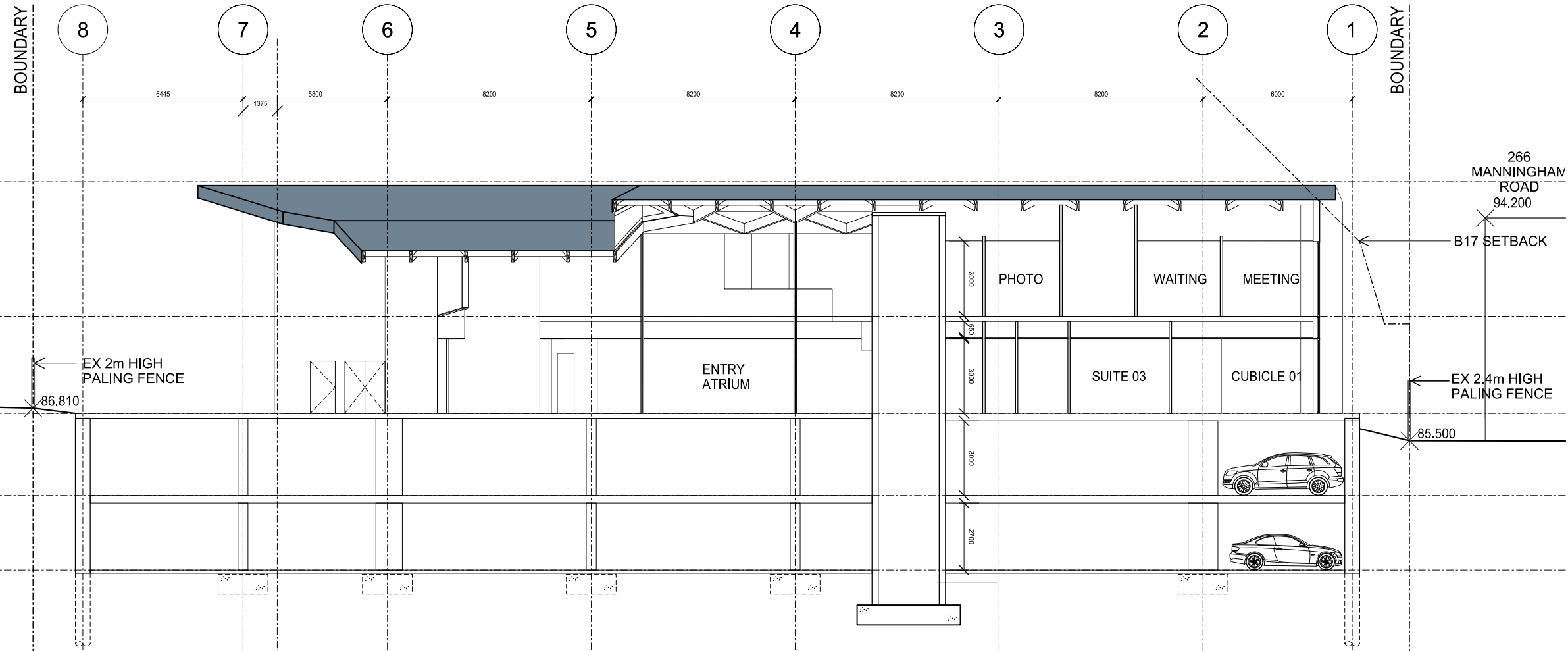
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Drawing Title: SECTIONS C-C & D-D

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File Name: MR-TBG-ZA-00-DR-ATP-50002
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SECTION C-C

SECTION D-D

Materials Schedule



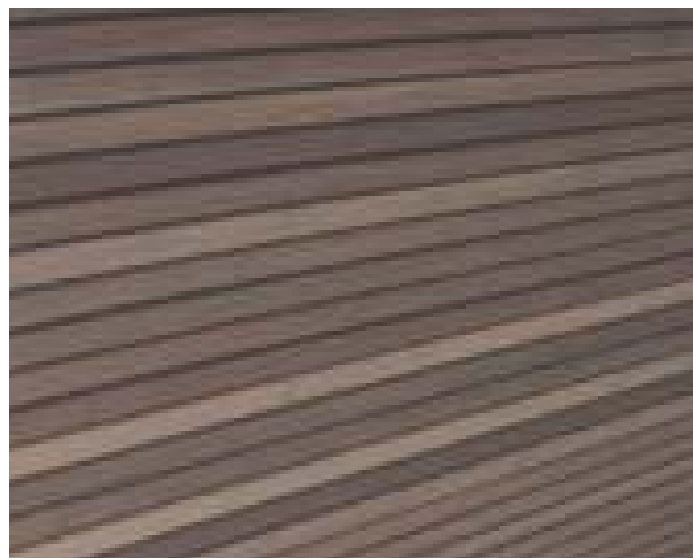
PC-01 _ Exterior walls

Precast Concrete
Cut and Polished
White Colour



RF-01 _ Metal Roof

Metal sheet roofing
Upstand Seam
Selected Light Grey



TIM-01 _ External walls Spandrel Panels Window reveals Feature Soffits

Timber Cladding
Butt Jointed with Shadow Gap



GL-01 _ Glazing

Double Glazed Units
Selected Grey Window Frames
Clear Glazing

GL-02 _ Glazing (Level 1, South/West)

Double Glazed Units
Selected Grey Window Frames
Opaque Privacy Glazing

Photographic Representation

Photomontage



Proposed view from east along Manningham Rd



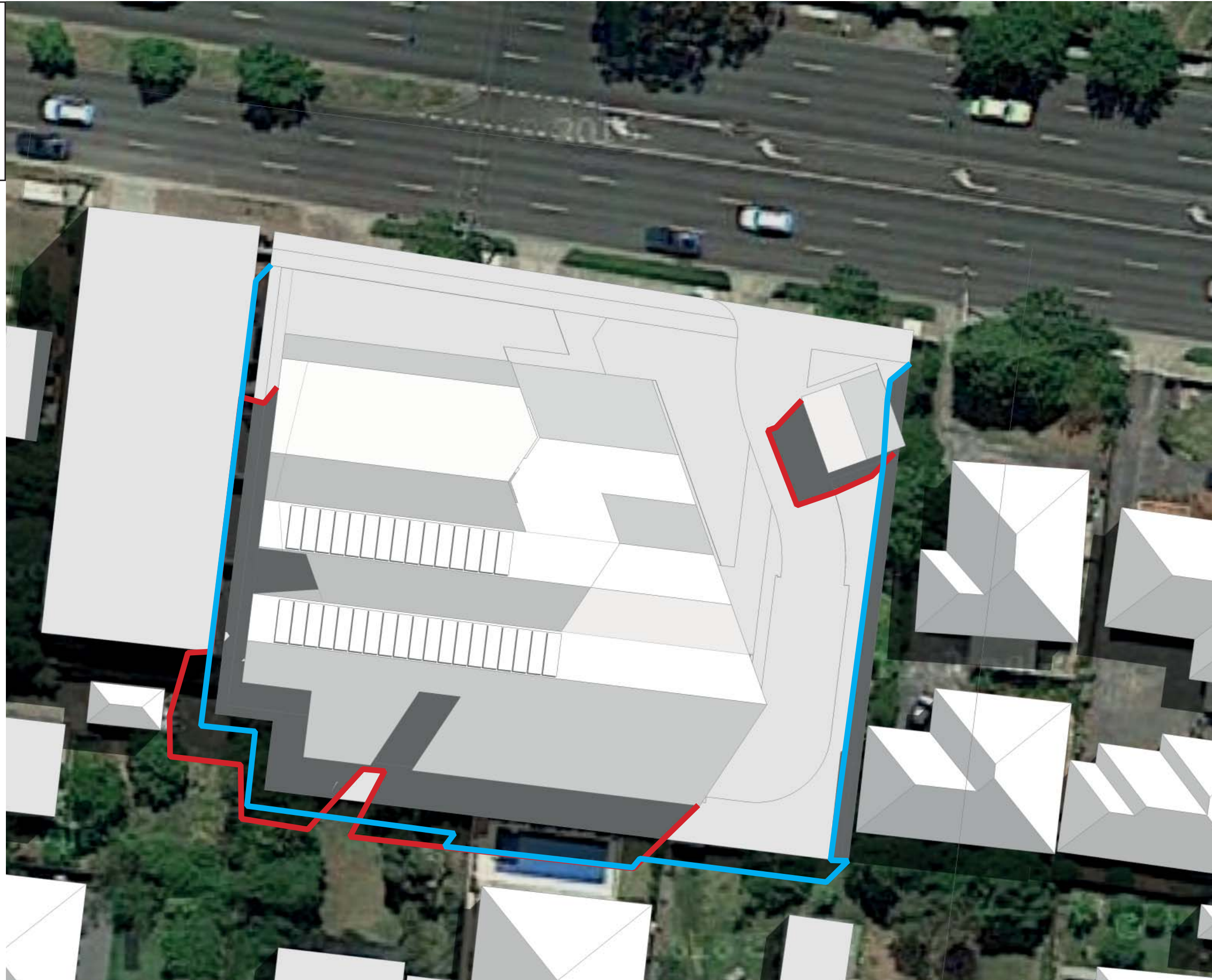
Proposed streetscape along Manningham Road

SHADOW DIAGRAMS

Key

Proposed Building Shadow —

Retained Existing Fence shadow —



22nd September - 9am

0 1 3 5 10m

**268-272
MANNINGHAM**

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TOWN PLANNING PACKAGE
MANNINGHAM ROAD MEDICAL CENTRE
268-272 Manningham Road, Templestowe Lower, VIC 3107

DATE: November 2016
REVISION:
SCALE:
PROJ. NO.: 315 106

SHADOW DIAGRAMS

ATP-00900

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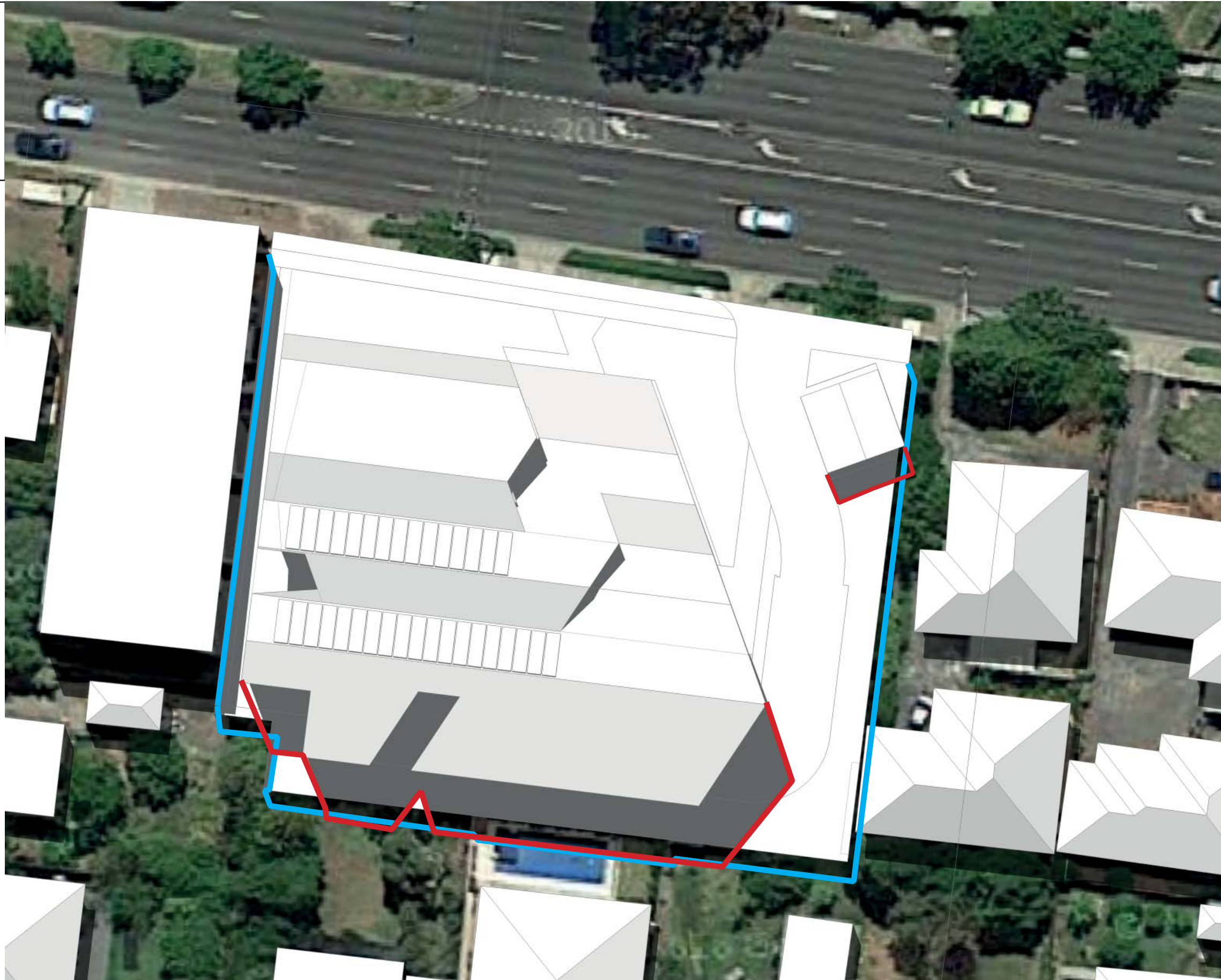
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SHADOW DIAGRAMS

Key

Proposed Building Shadow —

Retained Existing Fence shadow —



22nd September -12pm

0 1 3 5 10m

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SHADOW DIAGRAMS

ATP-00901

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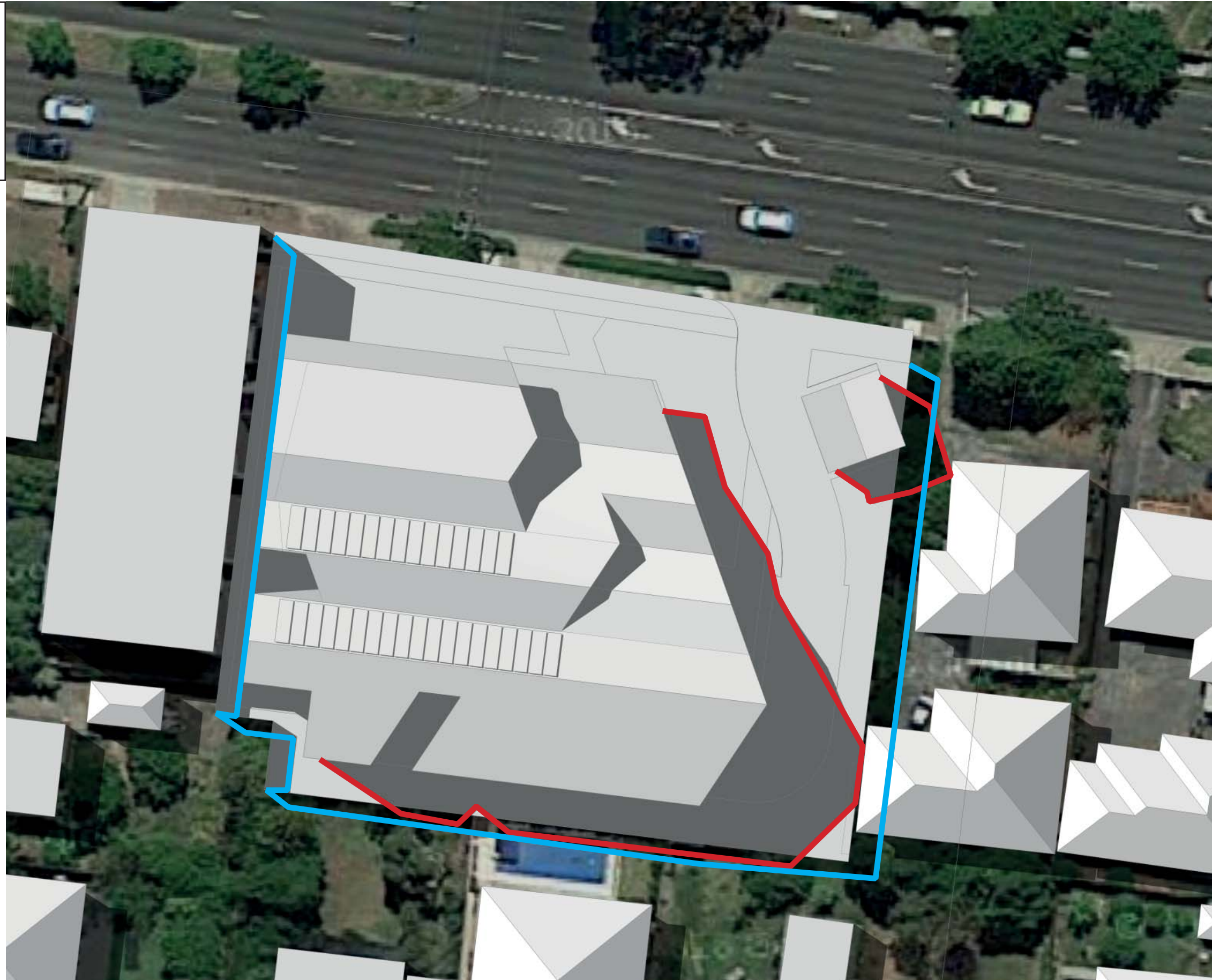
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SHADOW DIAGRAMS

Key

Proposed Building Shadow —

Retained Existing Fence shadow —



22nd September - 2pm

0 1 3 5 10m

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SHADOW DIAGRAMS

ATP-00902

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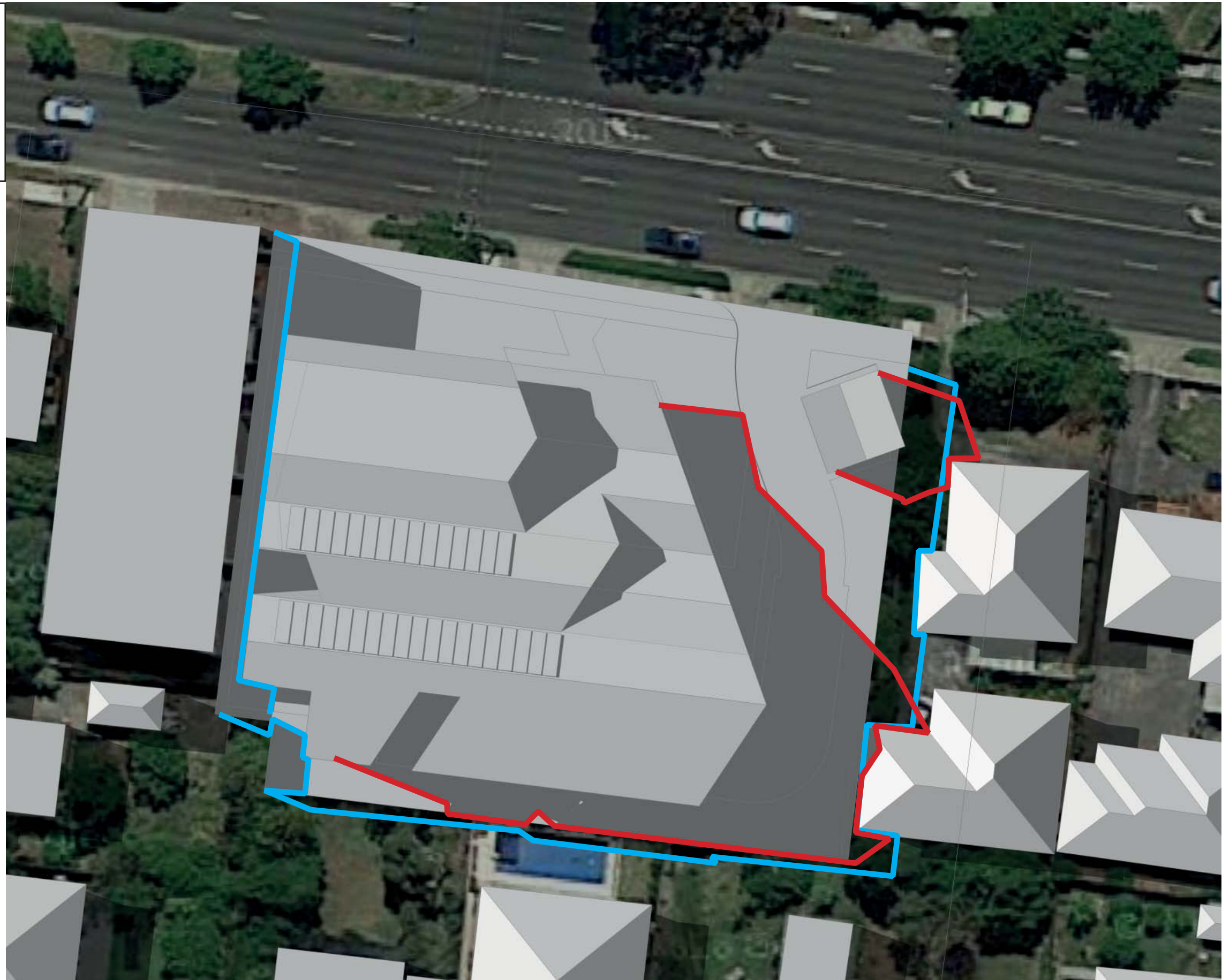
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SHADOW DIAGRAMS

Key

Proposed Building Shadow —

Retained Existing Fence shadow —



22nd September - 3pm

0 1 3 5 10m

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SHADOW DIAGRAMS

ATP-00903

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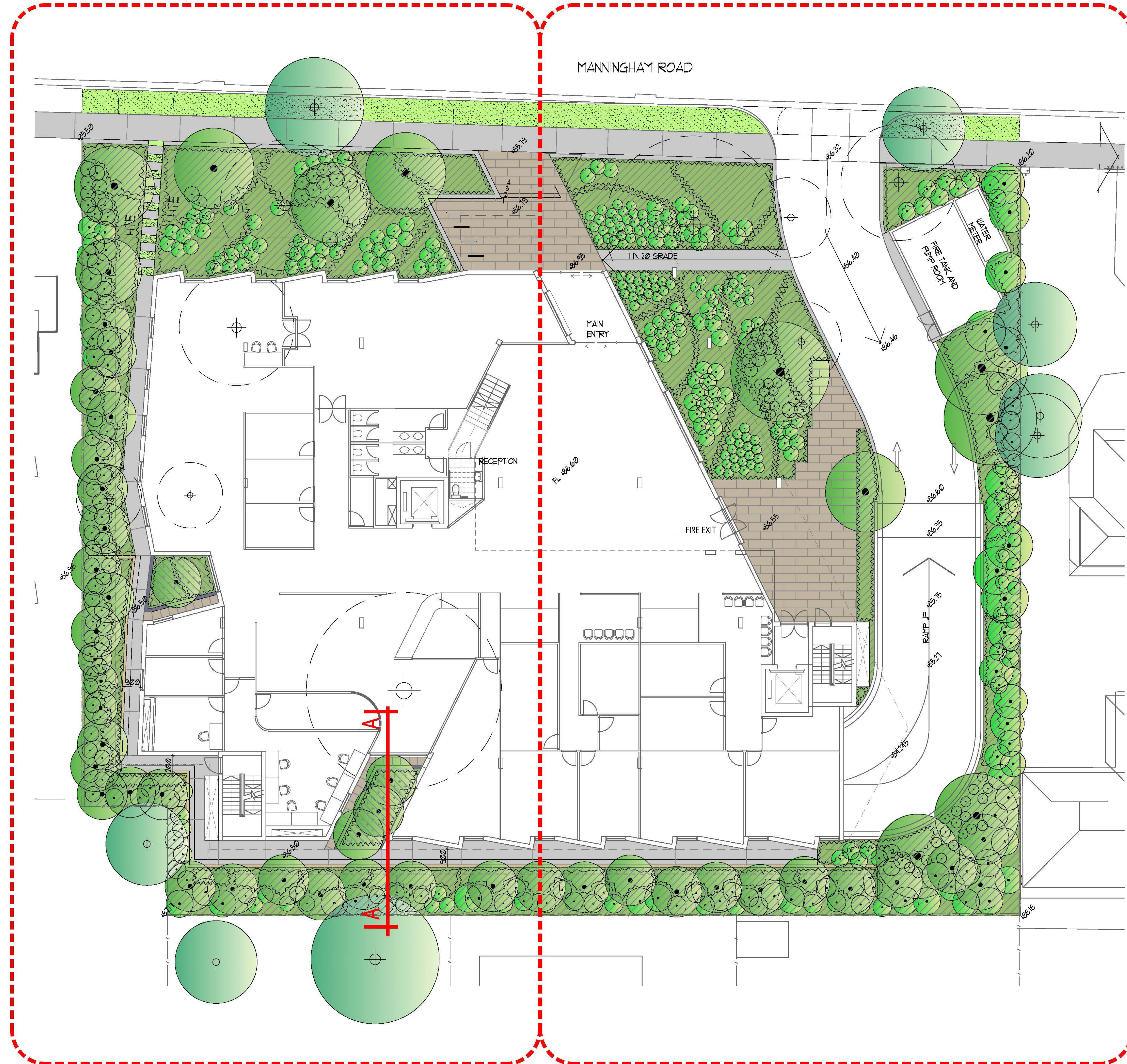
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REV NO.	ISSUE	DATE
A	FOR REVIEW	SEP 2016
B	FOR REVIEW	OCT 2016

LC3

LC4



KEY

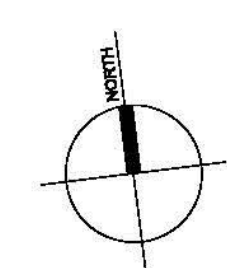
- EXISTING TREE
To Be Retained + Protected
- REMOVED TREE
To Be Removed
- PROPOSED TREE
See Detail 1/LC5
- GARDEN BED
• Remove Weeds
• 75mm Cultivation
• 200mm Imported Topsoil
• 75mm Pinebark Mulch
- LOW RETAINING WALL
See Detail 4/LC5
- HEAVY TIMBER EDGE
100x38 Cypress Pine
- PLANTER
See Detail 3/LC5
- SAWN BLUESTONE PAVING
On Concrete Base Slab
To Engineers Detail
- TIMBER DESK
See Architecture Details
- BICYCLE HOOP
55 Bicycle Hoop
See Detail 5/LC5

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FORMium
LANDSCAPE URBAN ARCHITECTS DESIGNERS

Project
MEDICAL CENTRE
268-272 MANNINGHAM RD
TEMPLESTOUE LOWER
Title
LANDSCAPE PLAN

Scale Date
1:100 @ B1 OCT 2016
Project Number File/Drawing Number Revision
1942 LC 02 B



LANDSCAPE PLAN 1:100

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 use the land for a medical centre with a gross floor area that exceed 250 square metres. A Planning Permit is required for buildings and works associated with the medical centre (Section 2 use).

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 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.*
- *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.

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 17.01-1 Business

The objective of this policy is:

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

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 area around The Pines Activity Centre (shown on Manningham Planning Scheme maps as DDO9) is an area where development ranging in height from 11 metres to 16 metres is encouraged in designated areas, as identified in The Pines Activity Centre Structure Plan (2011).

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 21.05-4 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.*

Clause 21.05-6 Economic development issues

The objective of this policy is:

- *To encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities.*
- *To ensure that business activities do not compromise the residential amenity and character of the neighbourhood.*
- *To ensure that the range of uses within mixed use developments are compatible.*
- *To locate commercial uses such as restaurants within activity centres.*
- *To discourage the rezoning of land for commercial uses outside activity centres*

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.*

Local Planning Policy

Clause 22.05 Non-residential uses in residential areas

The objectives of this policy are:

- *To encourage uses with a community service role to be located within or in close proximity to activity centres, avoiding linear commercial development outside this area.*
- *To ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential and streetscape character.*
- *To retain existing vegetation where possible when sites are developed for nonresidential purposes and ensure that a high standard of landscaping is achieved.*
- *To ensure the layout of buildings and outdoor areas meets the highest standards of accessibility. To provide for a high level of privacy and protection from unreasonable overlooking.*
- *To ensure that residential amenity is not detrimentally affected by the operation of nonresidential uses including the effects of noise, car parking and traffic, light, odour and waste.*
- *To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site car parking.*
- *To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction.*
- *To ensure that non-residential use and development within low density residential areas are subordinate to the bulk and scale of surrounding residential development and is sensitive to the landscape character and environmental values of the site and area.*
- *To ensure the design and siting of buildings are appropriate to the environment and low density housing character of the area.*
- *To encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites.*
- *To encourage non-residential uses within the Residential Growth Zone to be integrated at ground level within developments, with residential above.*

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

For a medical centre, one bicycle space for employees is required to each 8 practitioners and one bicycle space for students is required to each 4 practitioners.

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

None applicable.