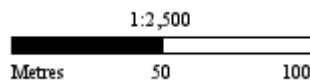
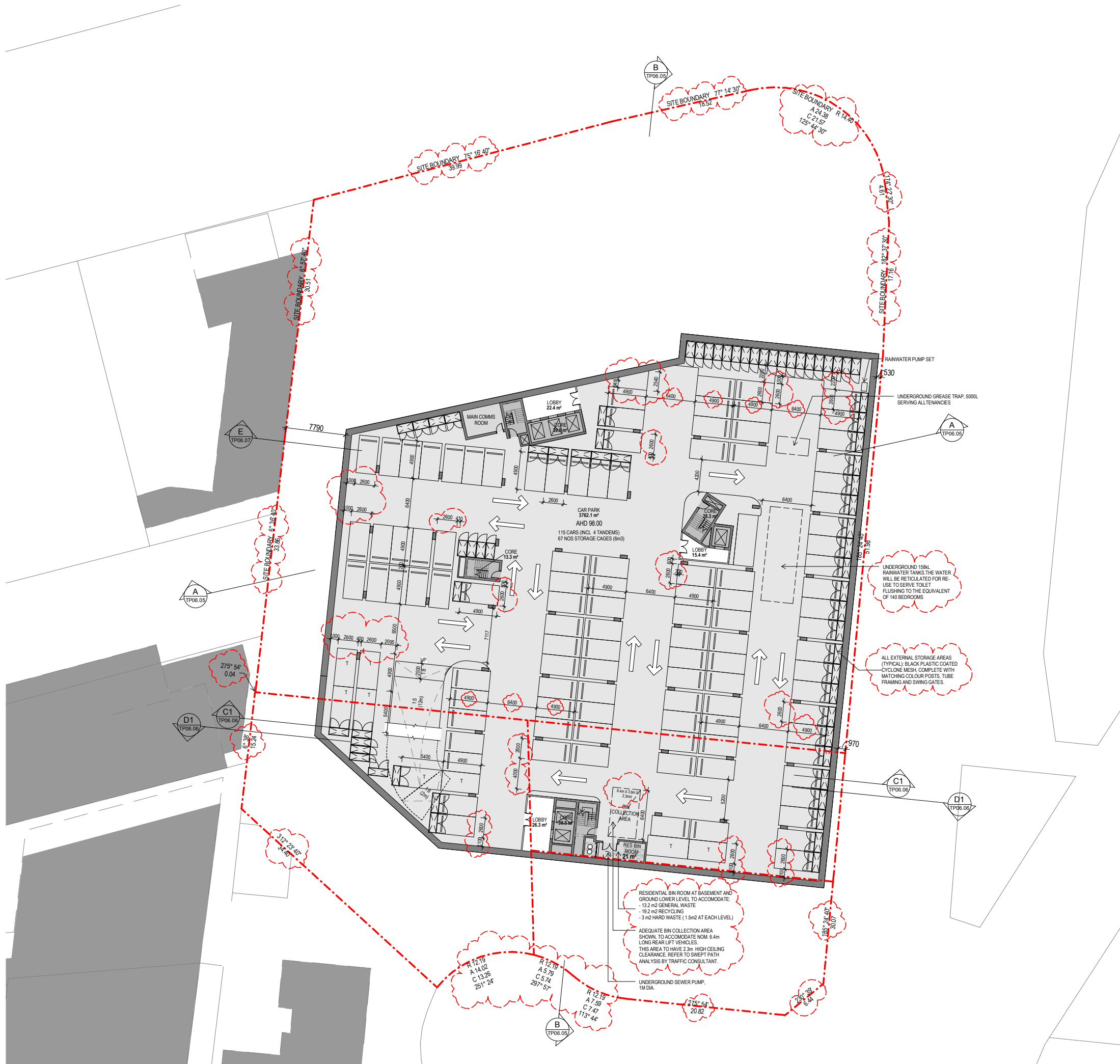


 **Subject Land** **Address:** 3 Briar Court DONCASTER VIC, 3108

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.



29/11/2018 3:47 pm



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588 DONCASTER ROAD, DONCASTER

DRAWING TITLE
BASEMENT 1

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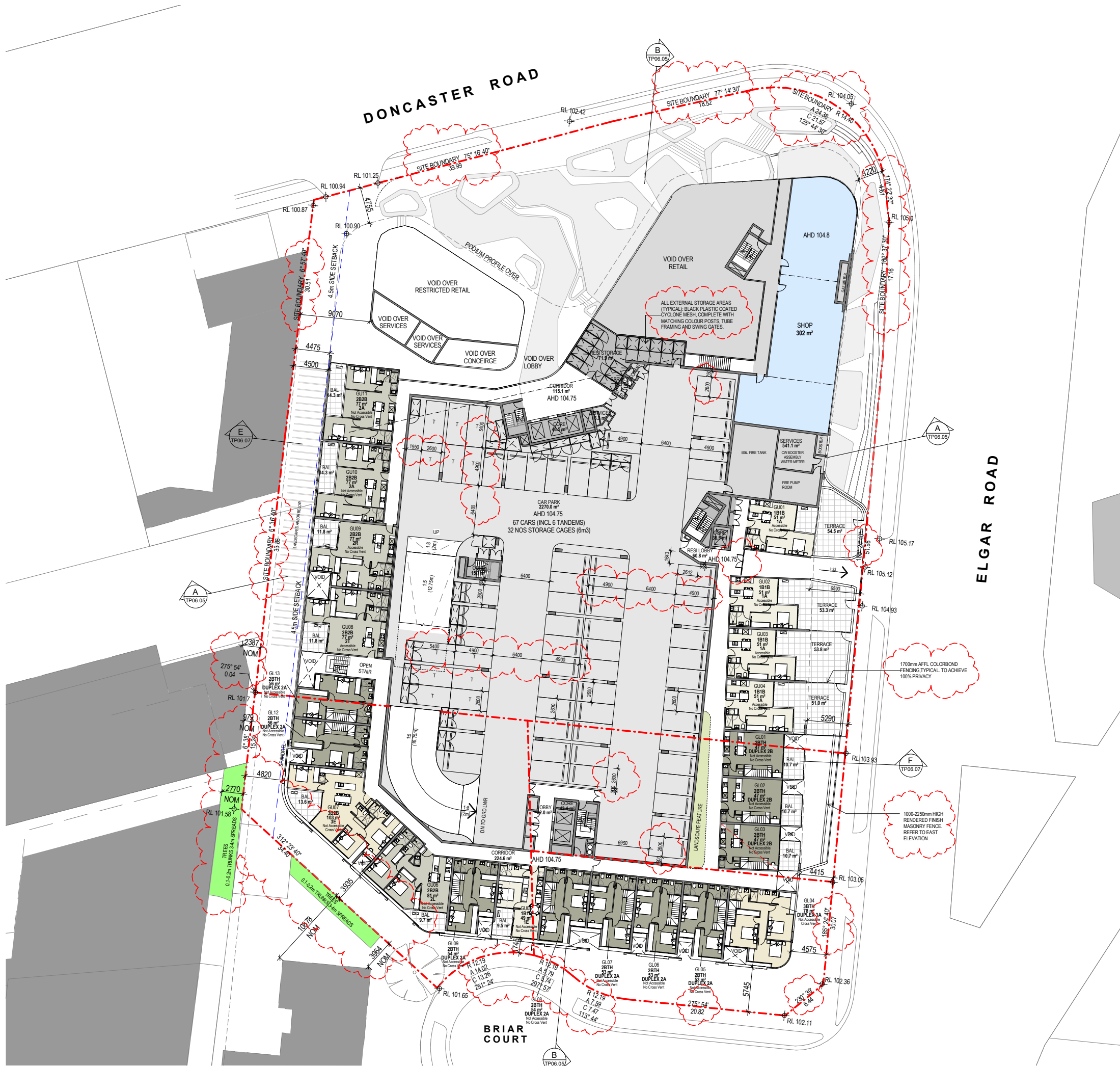
588 DONCASTER ROAD, DONCASTER

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 GROUND LOWER

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GROUND UPPER

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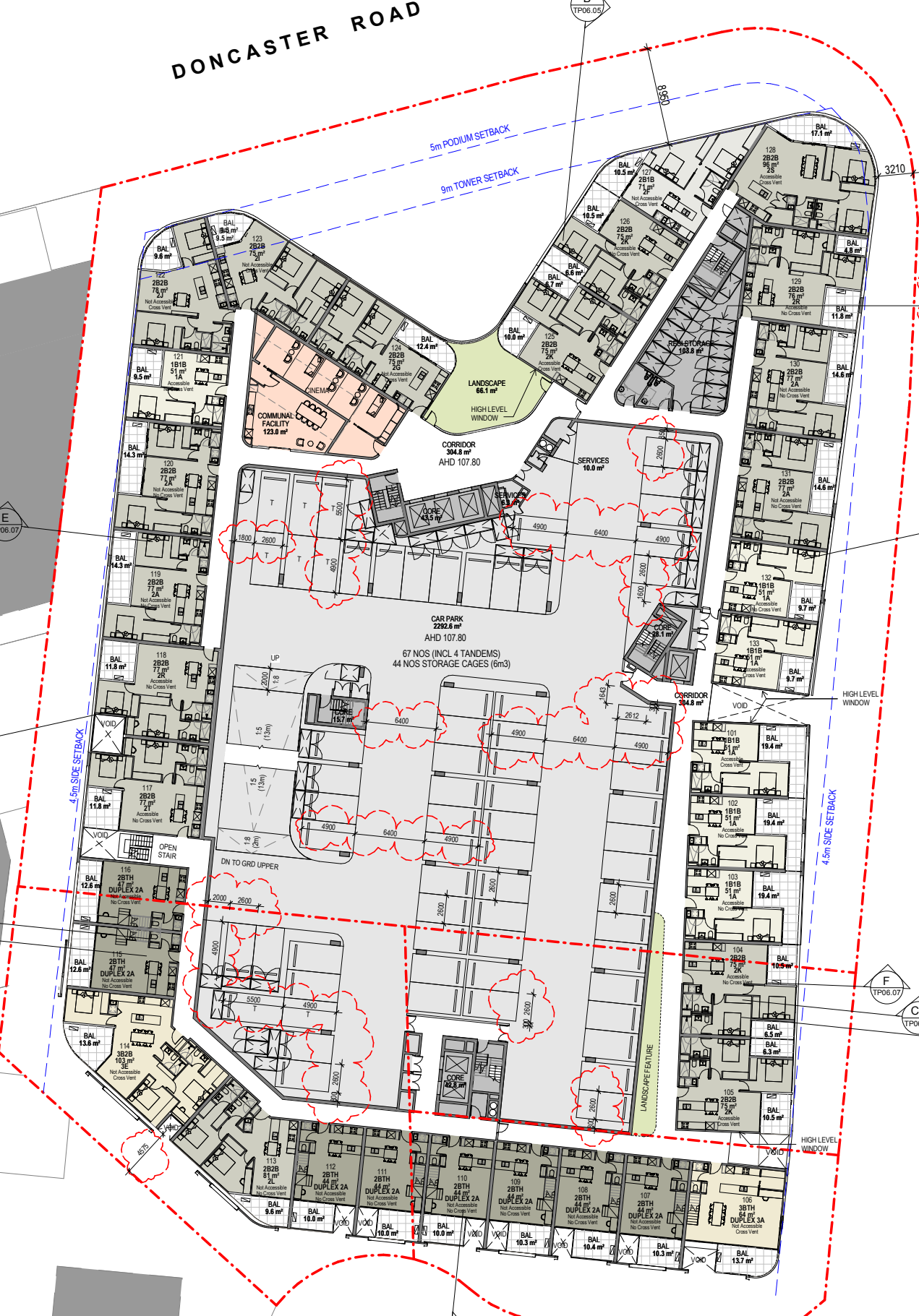
DONCASTER ROAD

ELGAR ROAD

ELGAR COURT

BRIAR COURT

600 DONCASTER RD
DONCASTER

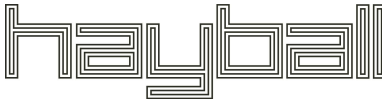


ALL EXTERNAL STORAGE AREAS
(TYPICAL) BLACK PLASTIC COATED
CYCLONE MESH, COMPLETE WITH
MATCHING COLOUR POSTS, TUBE
FRAMING AND SWING GATES.

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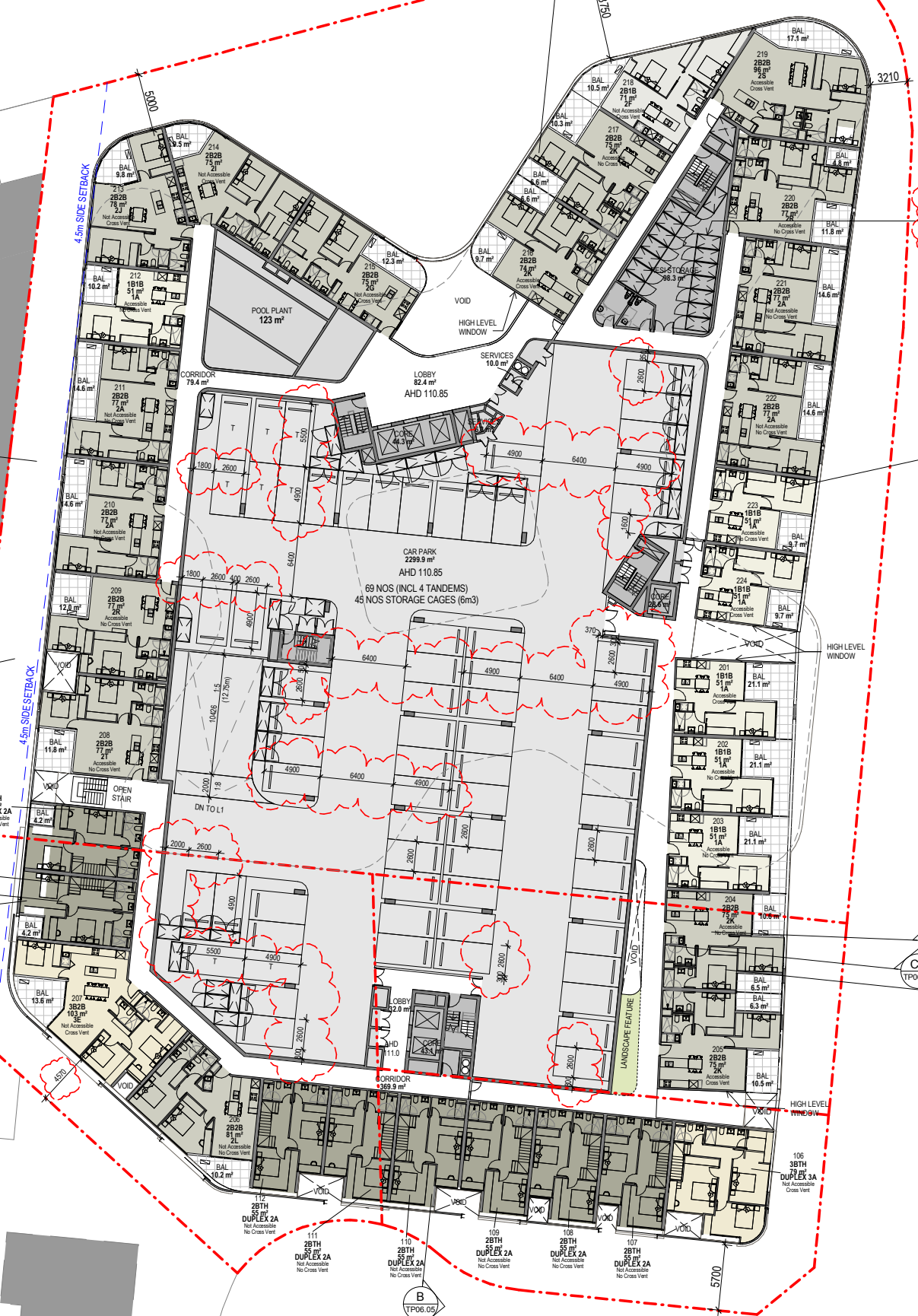
PROJECT NUMBER DWG NO REVISION
2074 TP01.04 2



DONCASTER ROAD

ELGAR ROAD

BRIAR COURT



ALL EXTERNAL STORAGE AREAS (TYPICAL) BLACK PLASTIC COATED CYCLONE MESH COMPLETE WITH MATCHING COLOUR POSTS, TUBE FRAMING AND SWING GATES.

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DONCASTER ROAD

ELGAR ROAD

ELGAR COURT

BRIAR COURT

600 DONCASTER RD
DONCASTER



A
TP06.05

B
TP06.05

A
TP06.05

D1
TP06.06

C1
TP06.06

C1
TP06.06

D1
TP06.06

B
TP06.05

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DONCASTER ROAD

ELGAR ROAD

BRIAR COURT

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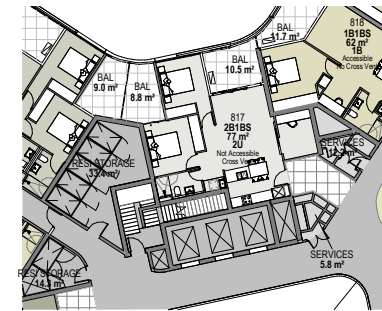
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PART L8 PLAN DIFFERENT APARTMENT LAYOUT TO L8 ONLY



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LEVEL 9

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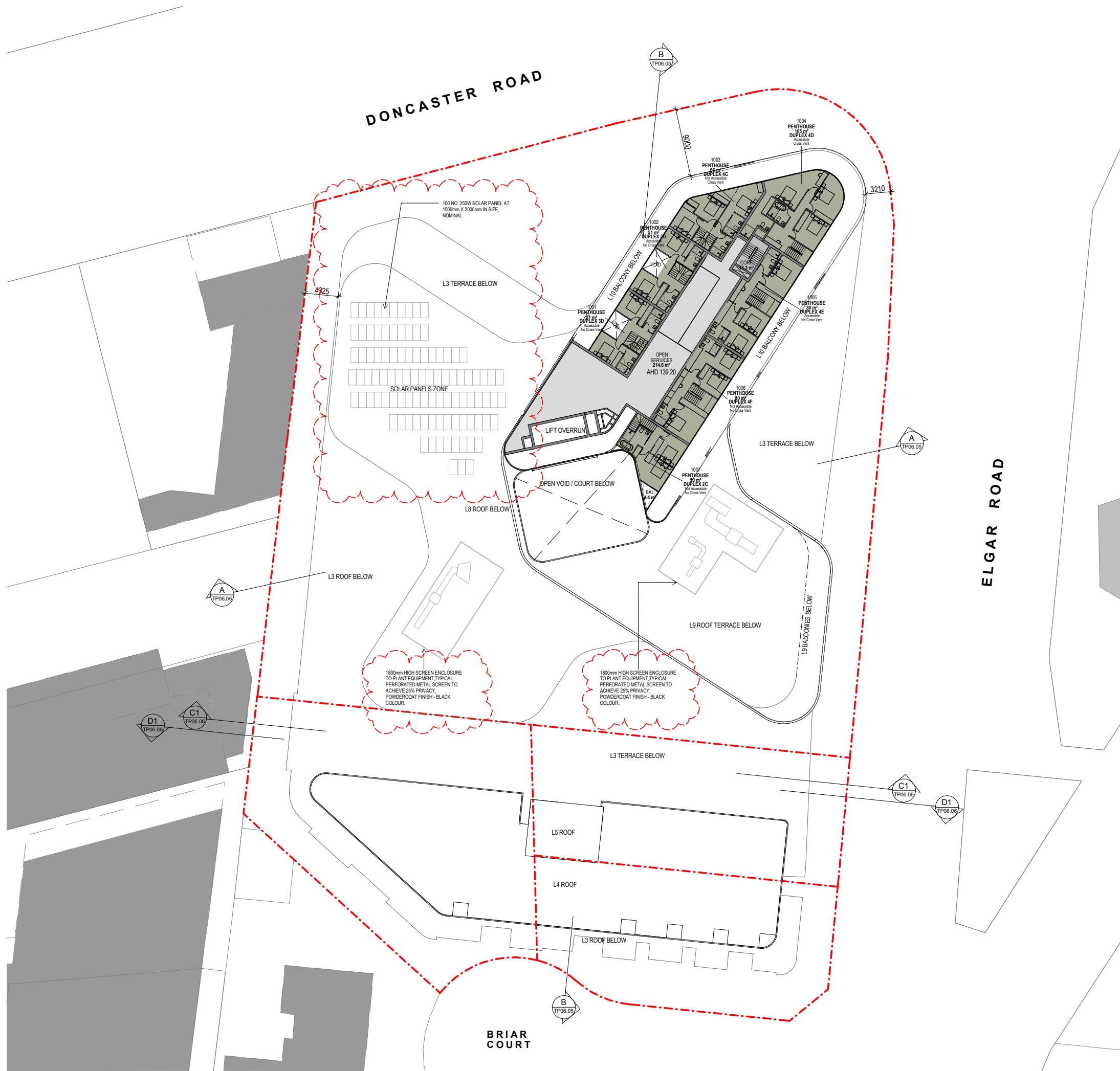
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LEVEL 10

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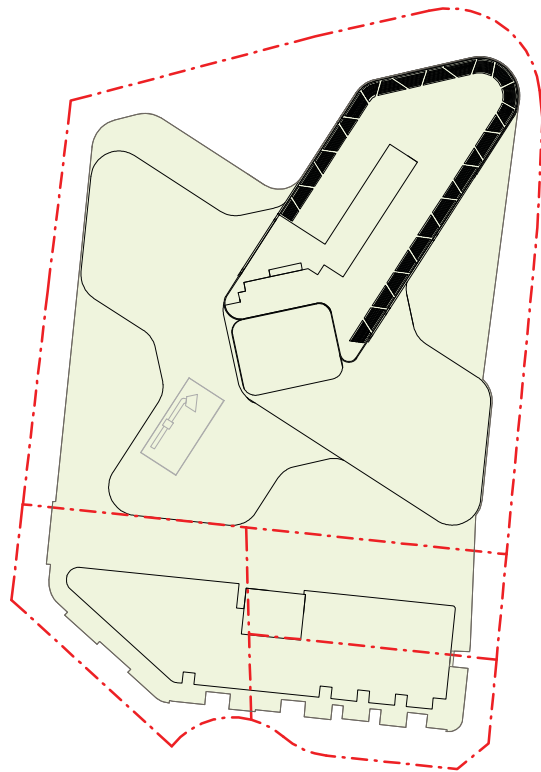
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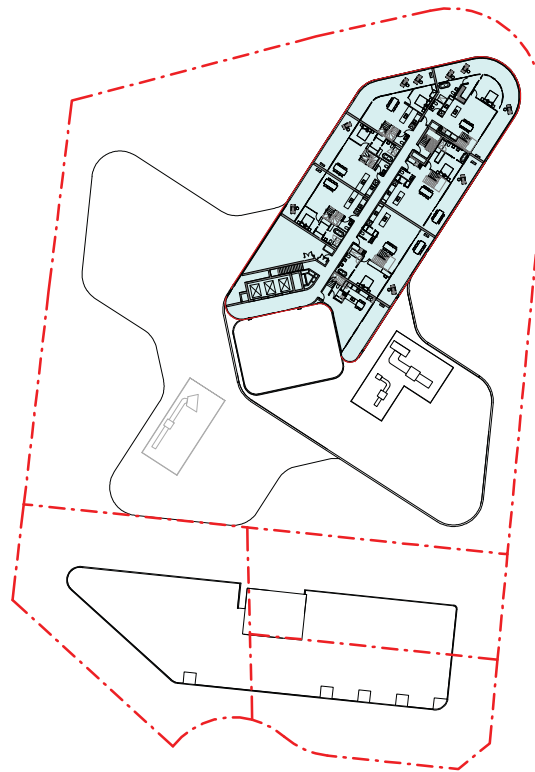


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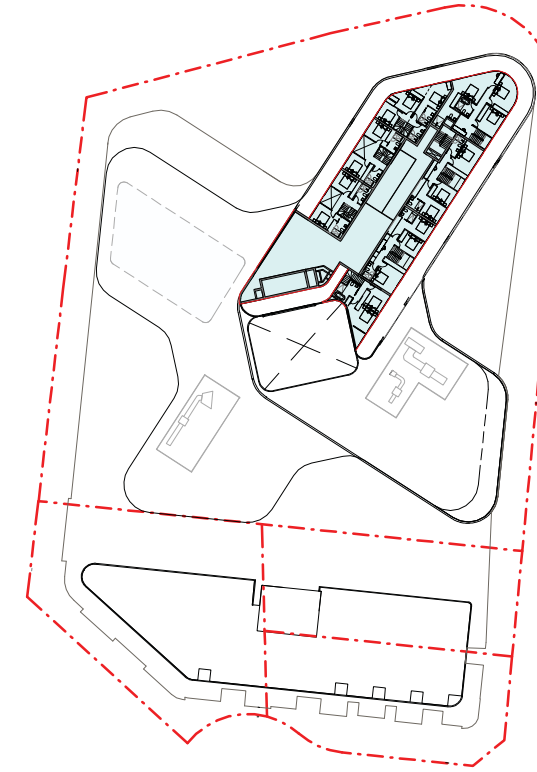
2074 TP01.11 2



TOTAL ROOF AREA: 6120.5 m²

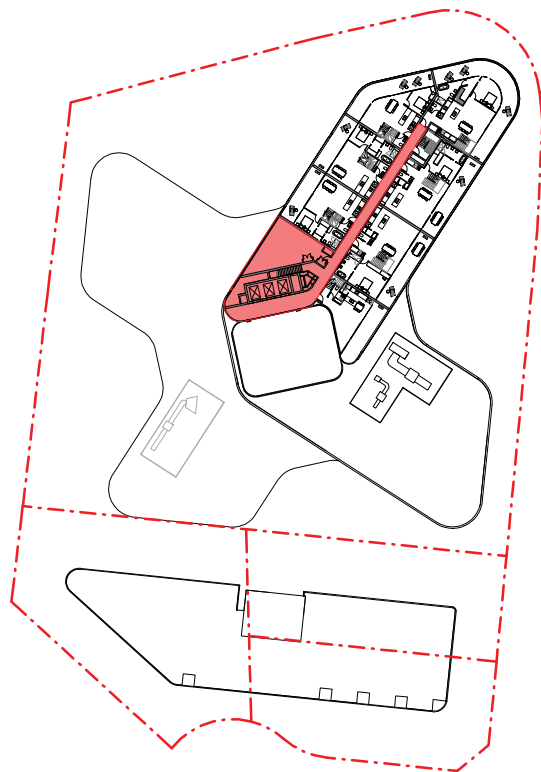


LEVEL 10 AREA: 1089.5 m²

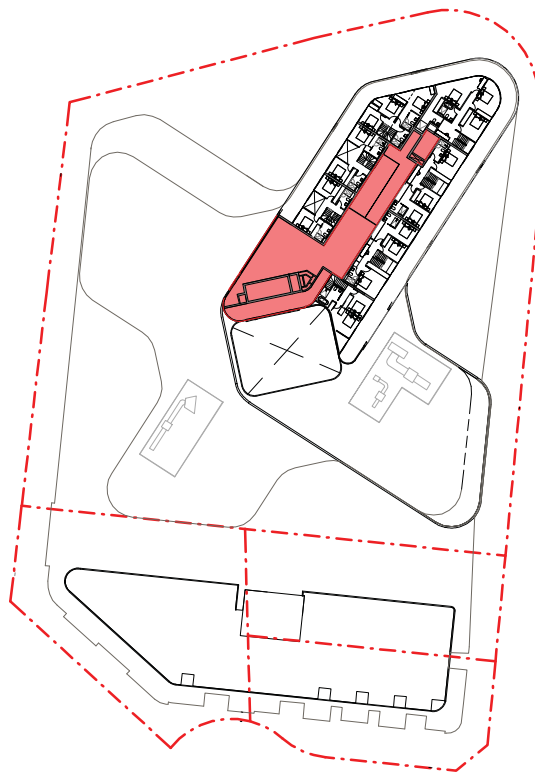


LEVEL 11 AREA: 778.5 m²

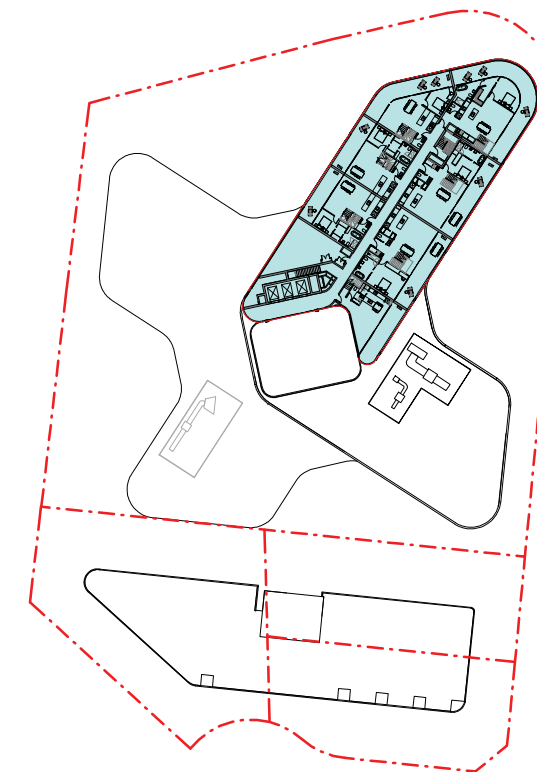
TOTAL FLOOR AREA OF LEVELS 10 & 11: 1868 m²



AREAS OF LEVEL 10 NOT INCLUDED WITHIN THE DESIGN ELEMENT: 217.5 m²

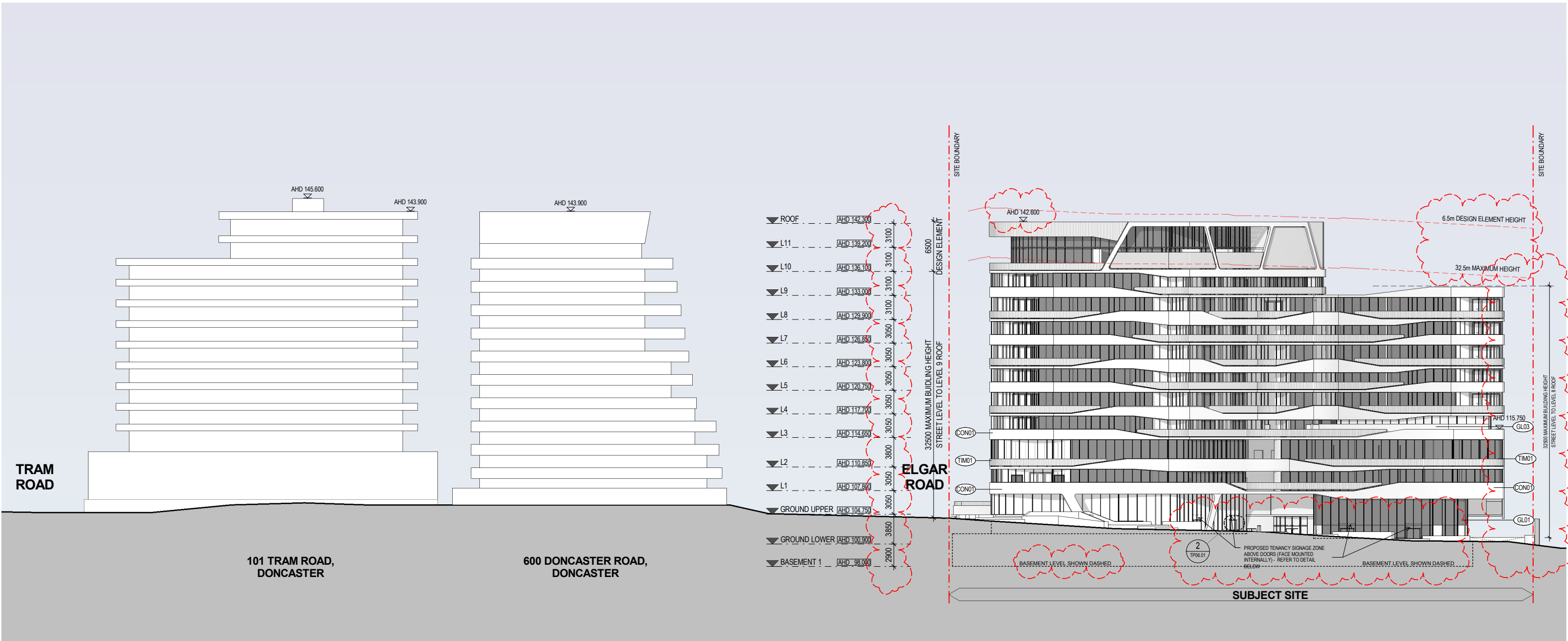


AREAS OF LEVEL 11 NOT INCLUDED WITHIN THE DESIGN ELEMENT: 303.2 m²



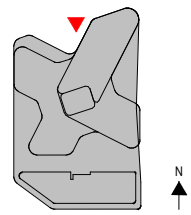
DESIGN ELEMENT LEVEL 10 FLOOR AREA: 1089.5 m²

PERCENTAGE OF DESIGN ELEMENT OVER THE ROOF AREA:
1089.5 m² OVER 6120.5 m² = 17.8%



1 NORTH ELEVATION
1:250

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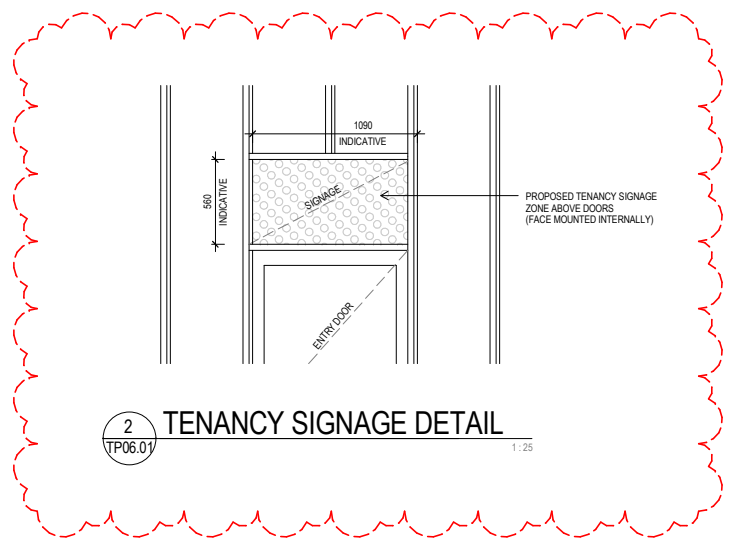
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NORTH ELEVATION

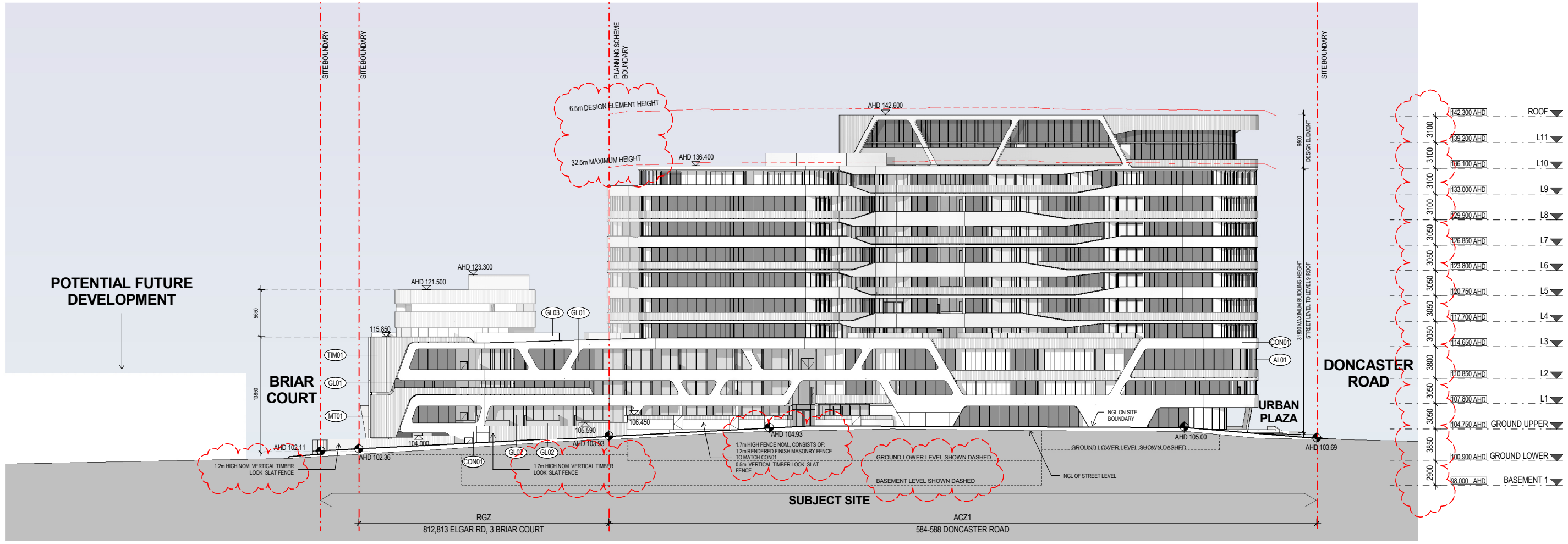
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PROJECT NUMBER	DWG NO	REVISION
2074	TP06.01	2



MATERIAL SCHEDULE

CODE	DESCRIPTION
COND1	PRECAST CONCRETE PANELS - 80% BRIGHTON LITE
AL01	OPLESS ALUMINIUM GLAZING FRAMES - CHARCOAL COLOR
TM01	ALUMINIUM SCREENING BATTENS SYSTEM WITH WOODGRAIN FINISH - KNOTWOOD SPOTTED GUM OR SIMILAR
GL01	GLAZING - MID GREY BODY TINT GLASS
GL02	GLAZING - CLEAR GLASS
GL03	GLAZING - FROSTED
MT01	METAL AWNING/ EDGING - CHARCOAL COLOR



1 EAST ELEVATION 1:250

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MATERIAL SCHEDULE

CODE	DESCRIPTION
CON1	PRECAST CONCRETE PANELS - 8% BRIGHTON BLUE
AL01	CLIPLESS ALUMINUM GLAZING FRAMES - CHARCOAL COLOR
TIM01	ALUMINUM SCREENING BATTENS SYSTEM WITH WOODGRAIN FINISH - KNOTWOOD SPOTTED GUM OR SIMILAR
GL01	GLAZING - MILD GREY BODY TINT GLASS
GL02	GLAZING - CLEAR GLASS
GL03	GLAZING - FROSTED
MT01	METAL AWNING/EDGING - CHARCOAL COLOR

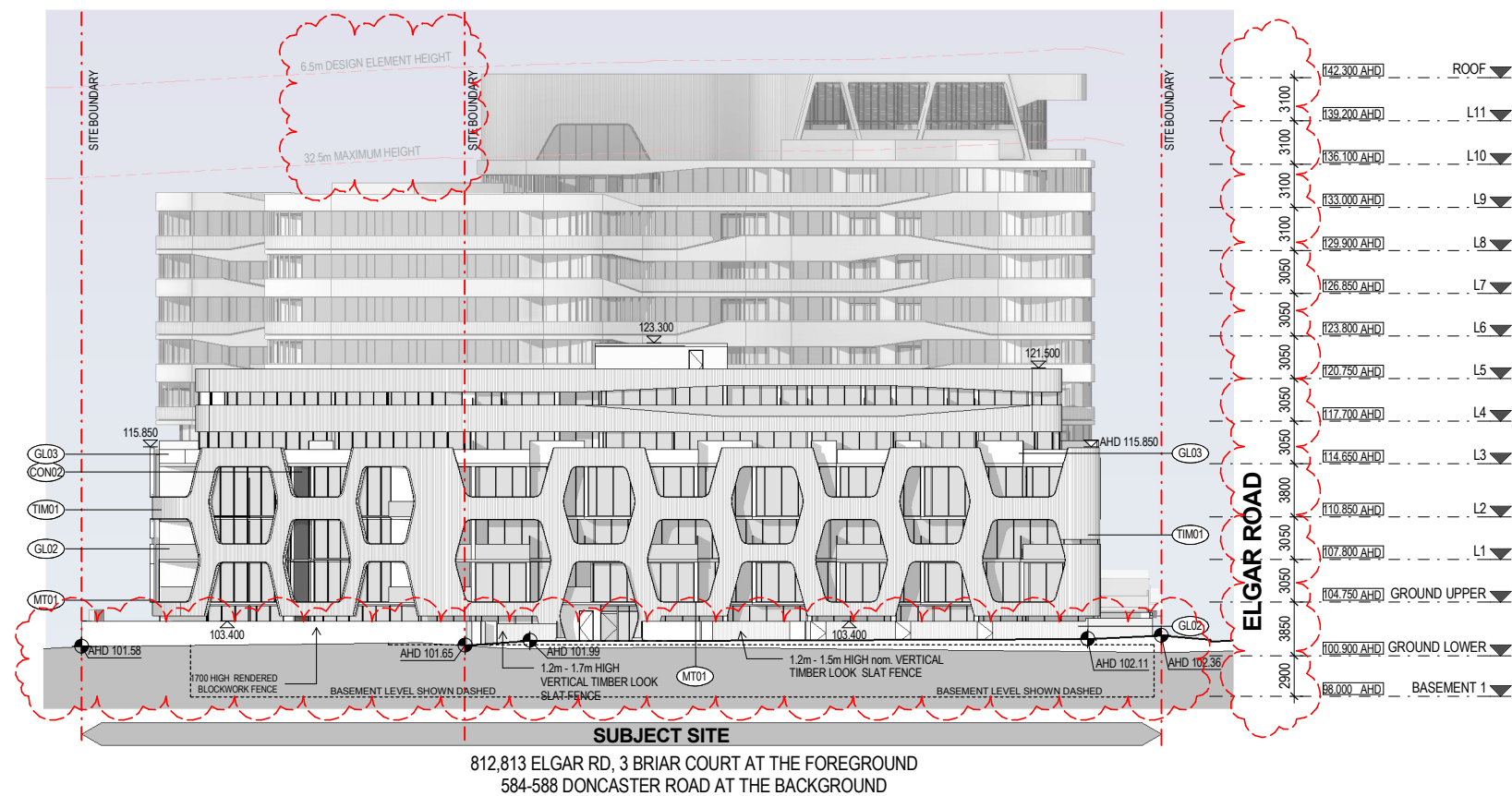
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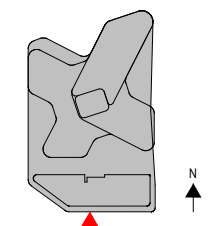
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EAST ELEVATION

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2074	TP06.02	2



1 SOUTH WING ELEVATION
1:250



MATERIAL SCHEDULE

CODE	DESCRIPTION
CON01	PRECAST CONCRETE PANEL - 80% BRIGHTON LITE
AL01	CLIPLESS ALUMINUM GLAZING FRAMES - CHARCOAL COLOR
TIM01	ALUMINUM SCREENING BATTENS SYSTEM WITH WOODGRAIN FINISH - KNOTWOOD SPOTTED GUM OR SIMILAR
GL01	GLAZING - MILD GREY BODY TINT GLASS
GL02	GLAZING - CLEAR GLASS
GL03	GLAZING - FROSTED
MT01	METAL AWNING/EDGING - CHARCOAL COLOR

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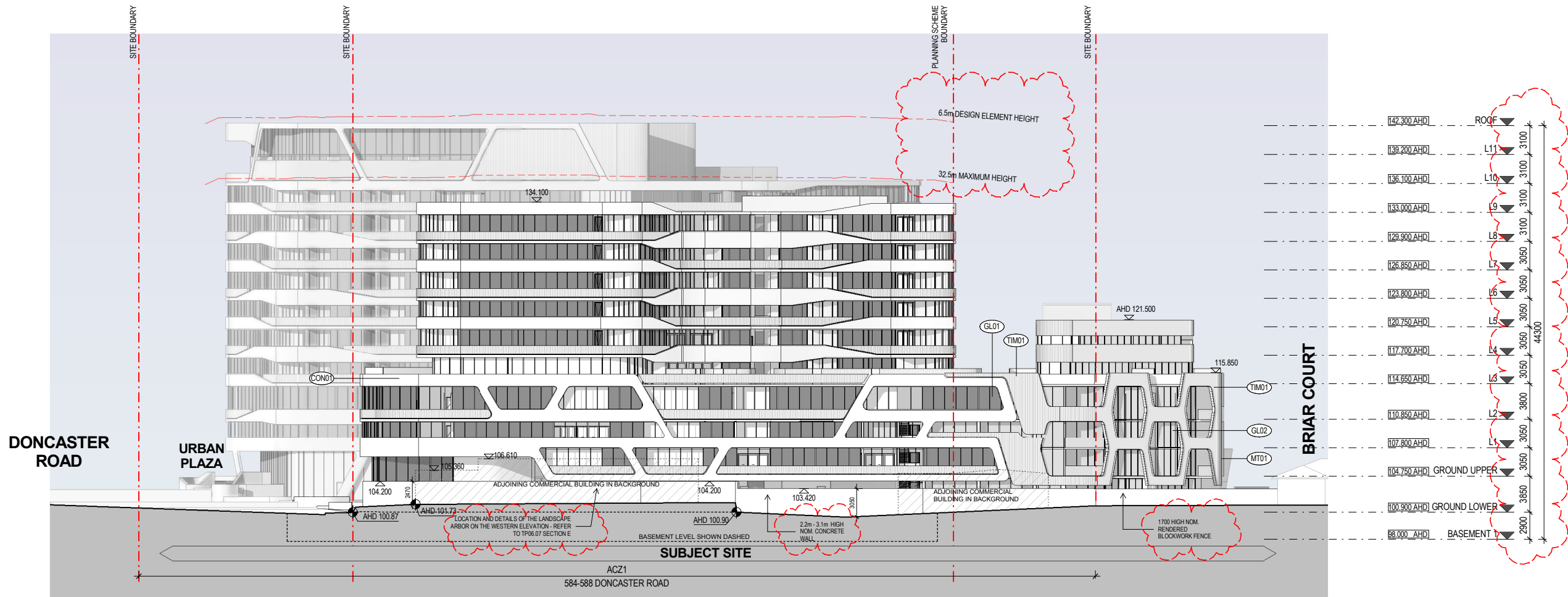
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SOUTH ELEVATION

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2 WEST ELEVATION
1:250

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WEST ELEVATION

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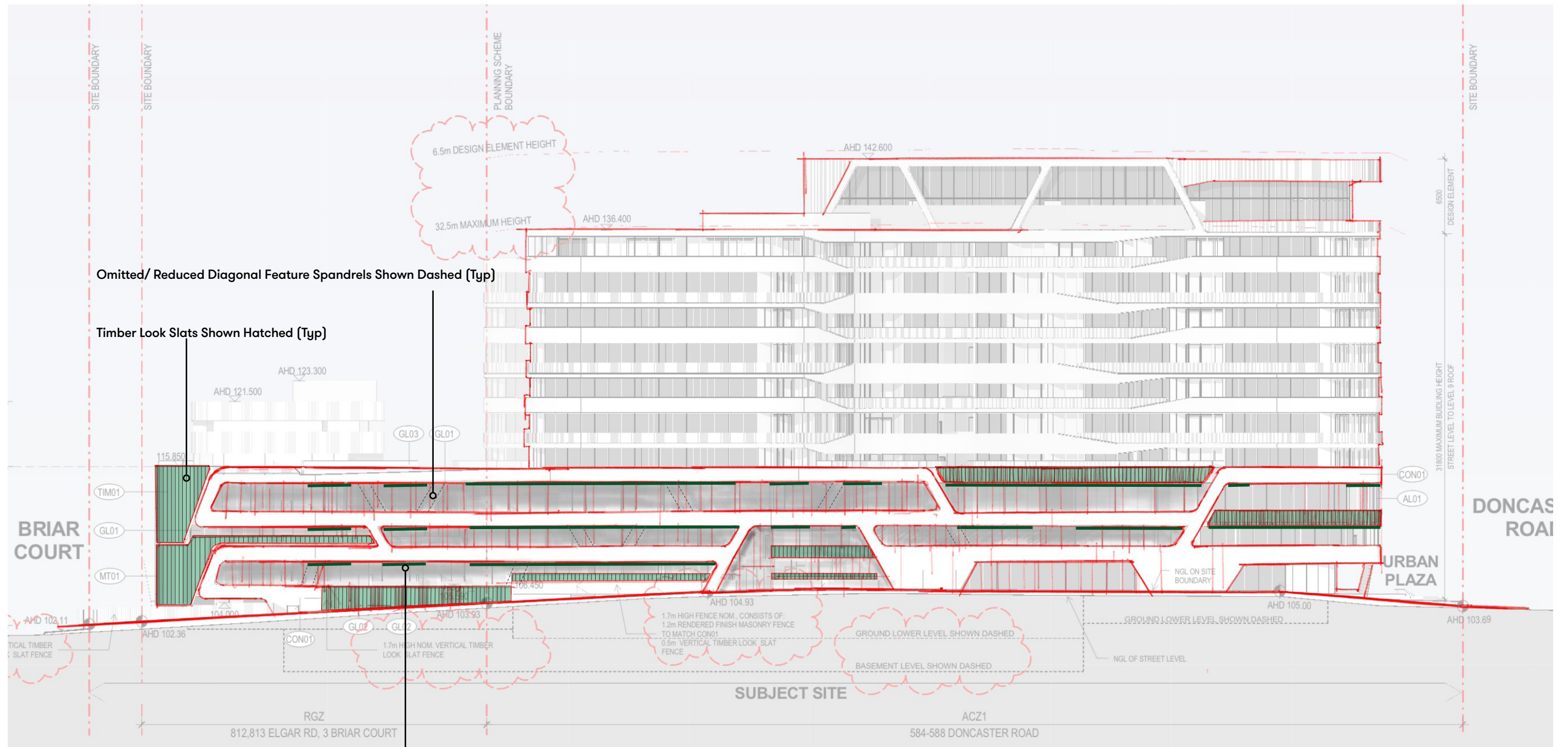
PROJECT NUMBER	DWG NO	REVISION
2074	TP06.04	2

MATERIAL SCHEDULE

CODE	DESCRIPTION
CON1	PRECAST CONCRETE PANELS - 8% BRIGHT WHITE
AL01	GLASS ALUMINUM GLAZING FRAMES - CHARCOAL COLOR
TIM01	ALUMINUM SCREENING BATTENS SYSTEM WITH WOODGRAIN FINISH - KNOTWOOD SPOTTED OIL OR SIMILAR
GL01	GLAZING - 100% BODY TINT GLASS
GL02	GLAZING - CLEAR GLASS
GL03	GLAZING - FROSTED
MT01	METAL AWNING EDGING - CHARCOAL COLOR

588 Doncaster

Elgar Road Facade Refinement Study



Omitted/ Reduced Diagonal Feature Spandrels Shown Dashed (Typ)

Timber Look Slats Shown Hatched (Typ)

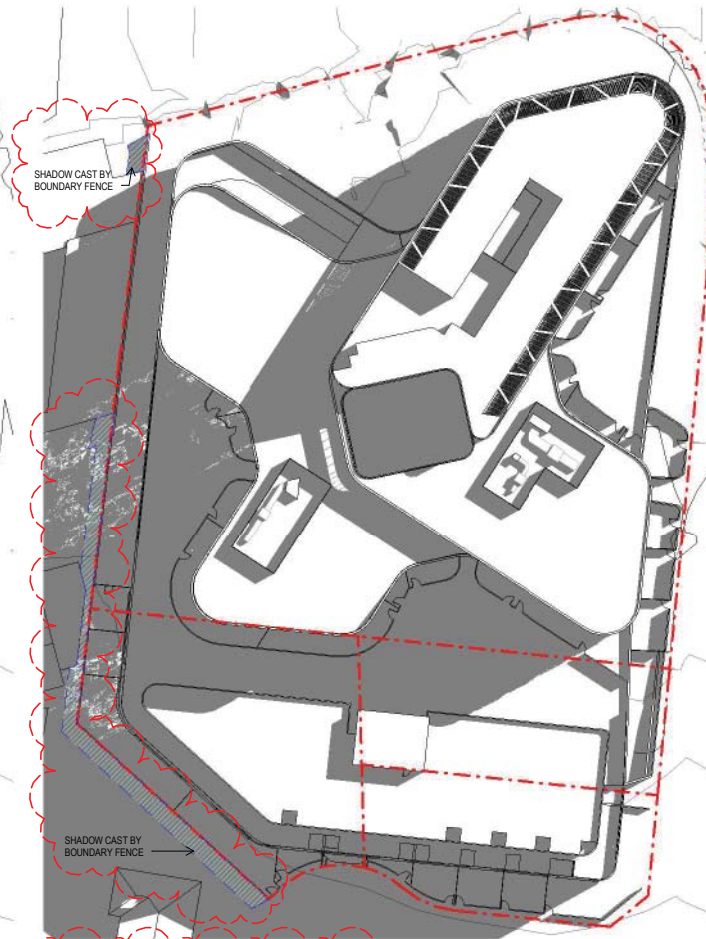
Nom. extent of Timber look soffits to balconies on Podium Level (Typ)

- NOTE:**
Elgar Road Podium Levels Facade Refinement through:
- Simplification of feature spandrels
 - Introduction of Timber look soffits to Balconies
 - No change in Materiality



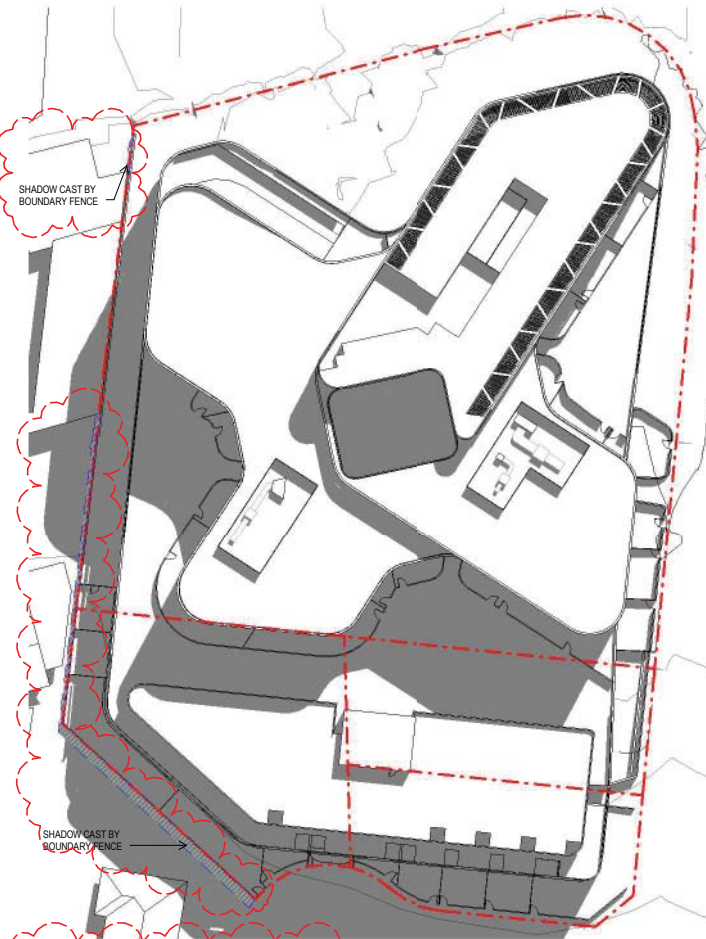
SUN STUDY 8AM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



SUN STUDY 9AM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



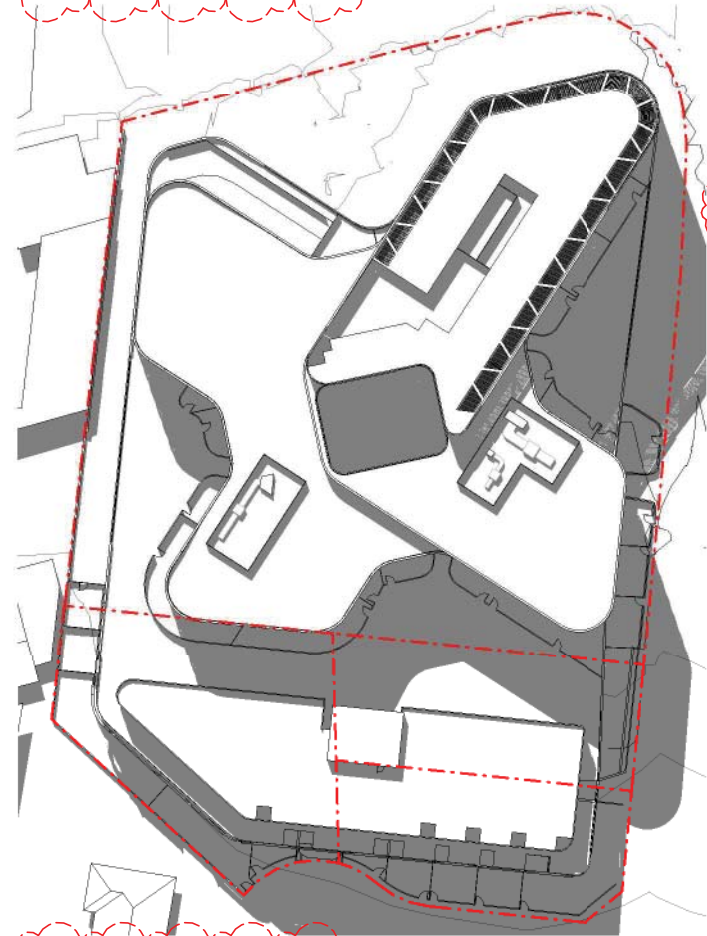
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NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



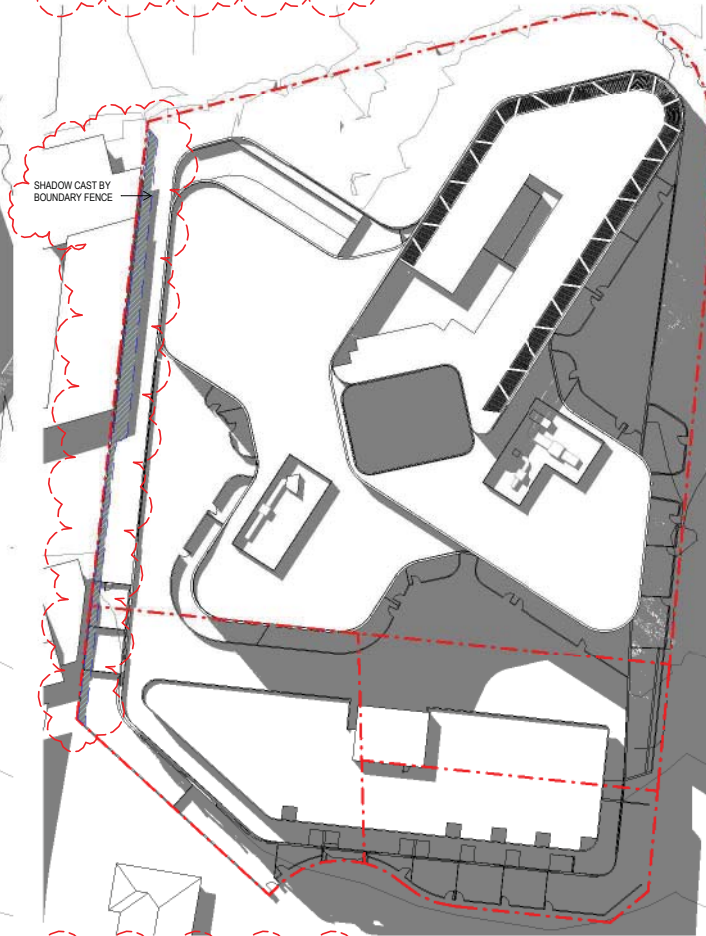
SUN STUDY 12PM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



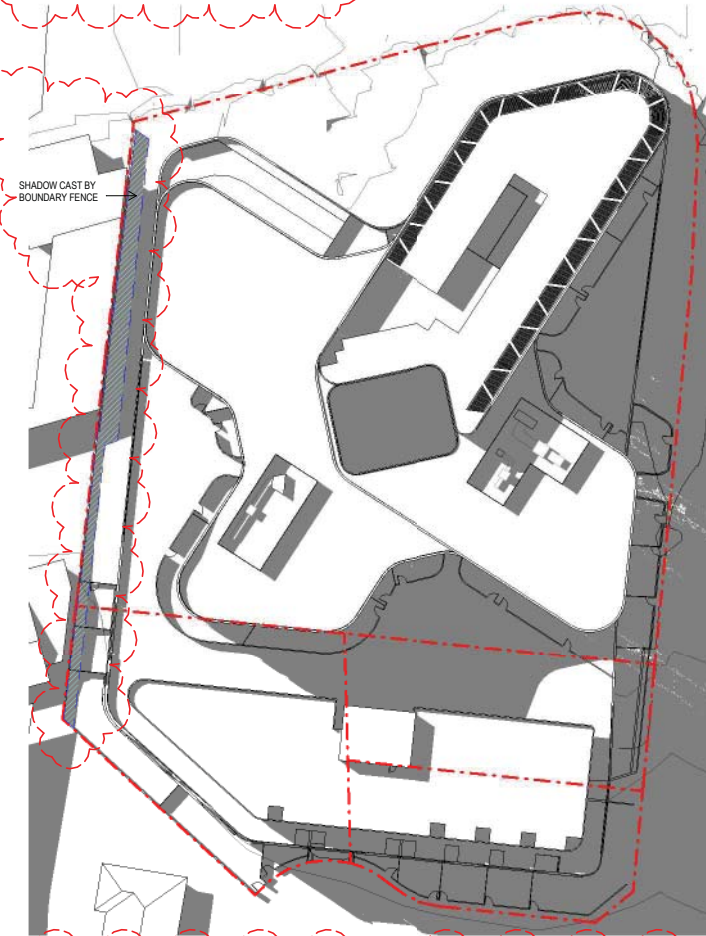
SUN STUDY 1PM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



SUN STUDY 2PM

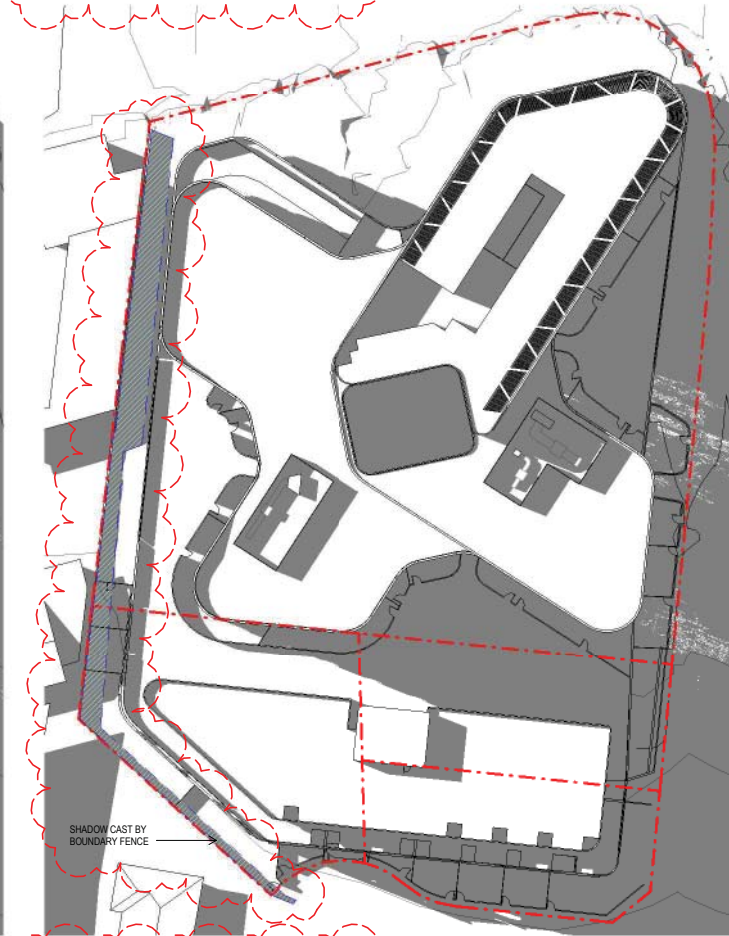
NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX



SUN STUDY 3PM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX

NOTE: CONFIRMATION THAT SHADOW DETAILS ARE TO THE EQUINOX (SEPTEMBER 22)



SUN STUDY 4PM

NOTE: SHADOW DETAILS ARE TAKEN ON THE SEPTEMBER 22 EQUINOX

16th August 2018

Town Planning RFIs

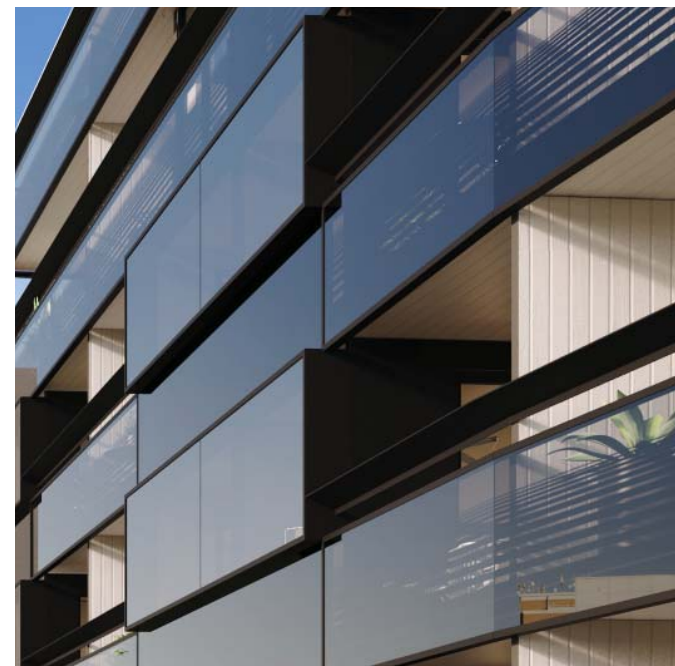
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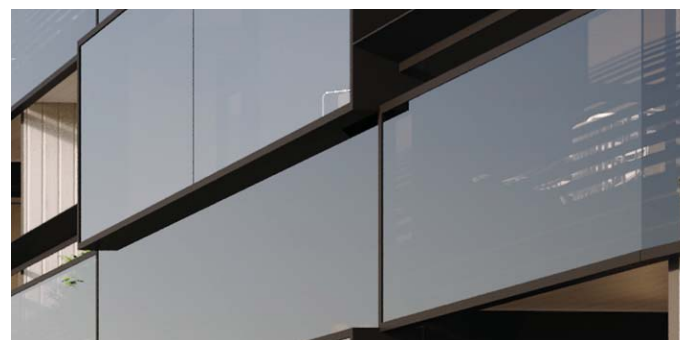
CON01 - PRECAST CONCRETE PANEL_BRIGHTONLITE



AL01 - CAPLESS ALUMINIUM GLAZING FRAMES



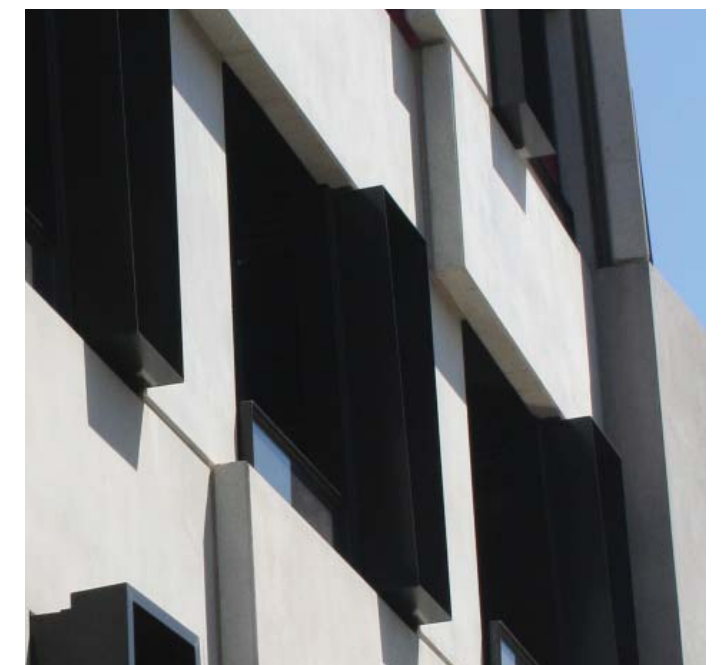
TIM01 - ALUMINIUM SCREENING BATTENS SYSTEM WITH WOOD GRAIN FINISH - KNOTWOOD SPOTTED GUM OR SIMILAR



GL01 - GLAZING_MID GREY BODY TINT GLASS



GL03 - FROSTED GLAZING



MT01 - METAL AWNING EDGING











MATERIAL SCHEDULE

CODE	DESCRIPTION
CON01	PRECAST CONCRETE PANEL - 80% BRIGHTON LITE
AL01	CAPLESS ALUMINIUM GLAZING FRAMES - CHARCOAL COLOR
TIM01	ALUMINIUM SCREENING BATTENS SYSTEM WITH WOODGRAIN FINISH - KNOTWOOD SPOTTED GUM OR SIMILAR
GL01	GLAZING - MID GREY BODY TINT GLASS
GL02	GLAZING - CLEAR GLASS
GL03	GLAZING - FROSTED
MT01	METAL AWNING/ EDGING - CHARCOAL COLOR



GL02 - GLAZING_CLEAR GLASS

LEGEND

- 
LARGE DECIDUOUS TREES TO DONCASTER ROAD
Eg. Platanus orientalis 'Autumn Glory'
Refer planting schedule
- 
EVERGREEN PIAZZA TREE
Eg. Tristaniopsis laurina 'Luscious'
Refer planting schedule.
- 
EXISTING TREES ALONG NATURE STRIP
- 
PROMENADE PAVING
To be determined in conjunction with Council
- 
FEATURE PIAZZA PAVING AND DRIVEWAY PAVING
Contrasting stone paver units and exposed aggregate concrete paving
- 
PRIVATE TERRACE PAVING
Concrete unit pavers
- 
CONCRETE SEATING WALLS/PLANTERS
In situ concrete light concrete
- 
SCREENING PLANTING ALONG WEST & SOUTH BOUNDARY
Eg. Waterhousea floribunda. Refer planting schedule
- 
PRIVATE TERRACE FRONTAGE PLANTING
Refer planting schedule for example species.
- 
BIKE RACKS

PROMENADE

Wide footpath with staggered avenue of trees on tree grilles

ART

SCREEN PLANTING

BUILDING OVER

LANEWAY ACCESS

access lane to carpark and drop off area. No kerbs – use bollards to define pedestrian only space

ARBOUR STRUCTURE WITH CLIMBERS

Eg. Trachelospermum jasminoides
Refer planting schedule

FORECOURT PIAZZA

Central gathering space with integrated seating, planting and shade trees

RETAIL FORECOURT AREA

PRIVATE COURTYARDS








Landscape Concept Plan_Ground Level

588 Doncaster Rd, Doncaster

SCALE: 1:250 (A1)
 0 2.5 5m 10m

LEGEND

-  **PODIUM TREES**
(Refer planting schedule of example species)
-  **FEATURE PAVING**
Patterned concrete/stone
-  **SECONDARY ACCESS WAYS**
Textural unit pavers
-  **PRIVATE TERRACE PAVING**
Concrete unit pavers
-  **CONCRETE SEATING WALLS**
In situ light concrete
-  **ATRIUM**
Shallow water body with featurng trees
-  **TIMBER DECKING**
-  **PERGOLA STRUCTURE**
-  **ARTIFICIAL LAWN**
-  **MOUNDED GARDEN BEDS**
Refer planting schedule
-  **RAINGARDEN**
Refer raingarden details

- GARDEN BEDS**
Shallow 'xeriscape' garden with mounding for tree planting
- SEATING WALLS**
Intimate seating spaces with feature planting

LANDSCAPE CONCEPT LEVEL 1 GARDEN
1:100@A1 / 1:200@A3



LANDSCAPE CONCEPT LEVEL 3 PODIUM
1:250@A1 / 1:500@A3

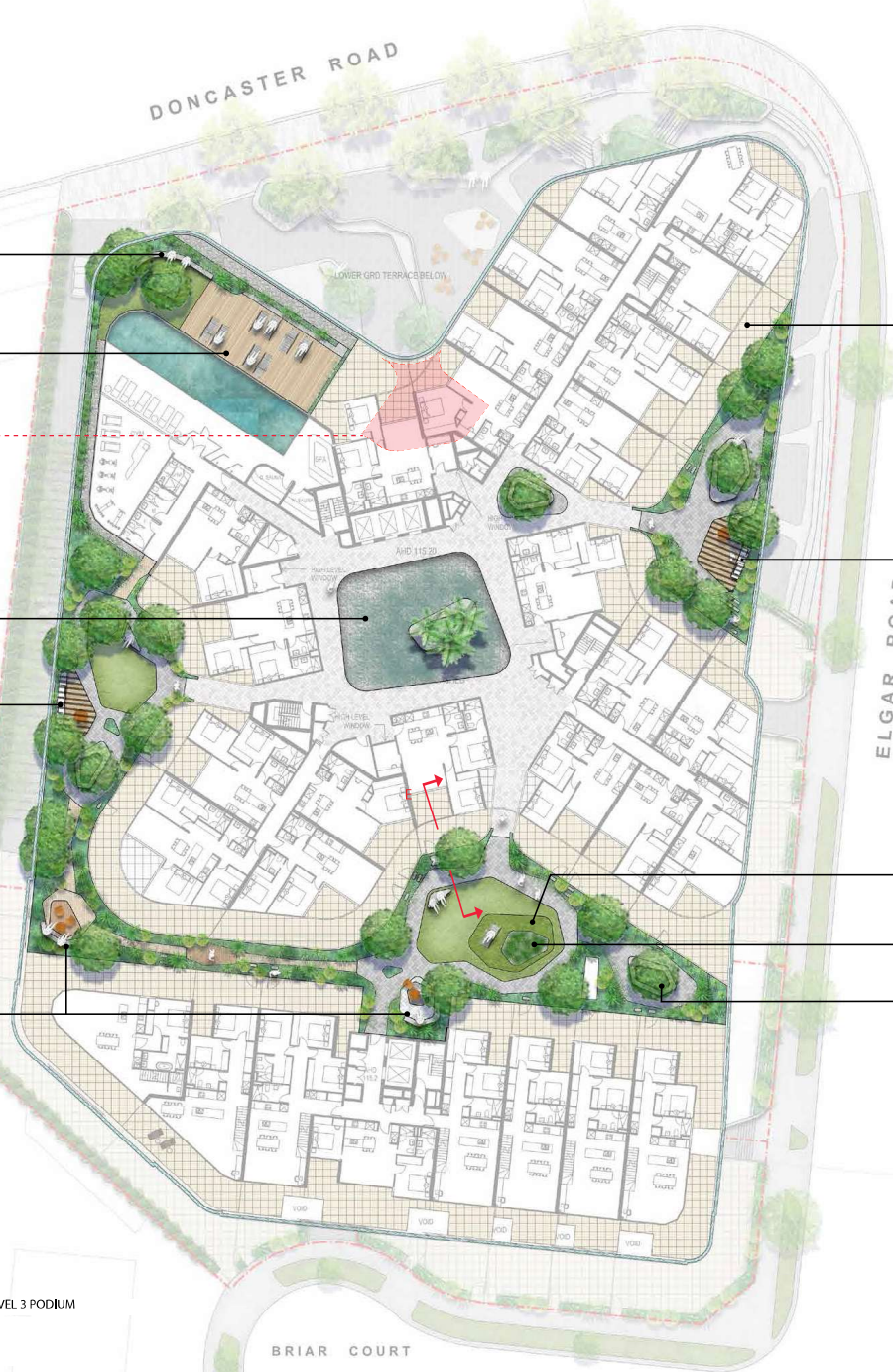
SEATING NODE
Intimate seating spaces with feature planting

POOL DECK
Timber deck, lawn area and integrated seating

ATRIUM
Shallow Water feature with feature gravel island and mounded garden bed with groundcovers and giant bamboo

BBQ SETTING
Barbecue and outdoor dining facilities underneath pergolas

SEATING NODE
Intimate seating spaces with feature planting



PRIVATE COURTYARDS

BBQ SETTING
Barbecue and outdoor dining facilities underneath pergolas

FLEXIBLE PLAY SPACE
Artificial lawn open space to allow for various activities: Fitness, Taichi, Yoga, children's play, outdoor cinema, etc

RAINGARDEN
To catch surface flows across terrace. 10m2. Refer raingarden details.

SEATING NODE
Intimate seating spaces with feature planting

DONCASTER ROAD

ELGAR ROAD

BRIAR COURT

Landscape Concept Plan_Level 1 & Level 3 Podium

588 Doncaster Rd, Doncaster

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:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 37.08 Activity Centre Zone, Schedule 1
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 45.06 Development Contributions Plan Overlay, Schedule 1
- Clause 45.09 Parking Overlay, Schedule 1
- Clause 52.02 Easements, Restrictions and Reserves
- 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 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

Zones

Clause 37.08 Activity Centre Zone, Schedule 1

The purpose of the Activity Centre 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 encourage a mixture of uses and the intensive development of the activity centre:*
 - *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
 - *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*

- *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*
- *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*
- *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

An apartment development must meet the requirements of Clause 58.

Schedule 1, relevant to Doncaster Hill Principal Activity Centre outlines the following objectives:

Land use and development objectives to be achieved

- *To advance Doncaster Hill as a sustainable and vibrant mixed-use activity centre with a strong sense of place and civic identity.*
- *To develop the centre as a focus for contemporary high density residential development incorporating a mix of complementary retail, social, commercial and entertainment uses.*
- *To ensure the activity centre enhances the social, environmental, economic and cultural elements of the municipality and region, advancing Doncaster Hill as a destination in Melbourne's East.*

Land use

- *To provide for a vibrant range of mixed uses that support the strategic role of the Doncaster Hill Principal Activity Centre.*
- *To provide for a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.*
- *To ensure mixed use development comprises flexible floor spaces for a range of uses.*
- *To substantially increase the provision, intensity and diversity of housing (especially affordable housing), that allows for all sectors of the community to live in the centre.*
- *To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.*
- *To encourage commercial and small-scale retail uses at the lower level of buildings, with high-density style residential development on upper levels.*

Built form

- *To create treed boulevards framed by podiums, consistent front setbacks and a high quality landscape along Doncaster, Williamsons and Tram Roads.*
- *To encourage innovative, contemporary architecture that provides a distinctive sense of identity for the Doncaster Hill Principal Activity Centre.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods.*
- *To encourage built form that capitalises on key views and vistas including to the middle-ground and distant features including Dandenongs, the Kinglake Ranges and the central Melbourne skyline.*
- *To encourage the provision of urban art within built form or in adjacent public areas.*
- *To encourage the built form at gateway locations identified in the Framework Plan to be designed to act as markers with distinguishing architectural or urban design treatments*

Environmental sustainability

- *To ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.*

Public realm

- *To encourage active street frontages and pedestrian generating activities to be located along main roads.*
- *To ensure public spaces are minimally impacted by overshadowing, including preserving solar access in mid-winter to the key boulevards of Doncaster Road and Williamsons Road.*
- *To facilitate the enjoyment of public urban spaces/plazas, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling.*
- *To encourage artwork in suitable locations to contribute to creating a distinctive sense of identity.*

Open space and landscaping

- *To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities, which are well connected and integrated within a permeable urban environment.*
- *To create a healthy and consistently landscaped environment that is dominated by native and indigenous planting.*
- *To maximise opportunities for landscaping in the public and private realm.*
- *To ensure each precinct has ready access to well designed public open space.*

Transport and access

- *To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Principal Activity Centre, and enhance public transport, pedestrian and bicycle users' amenity.*
- *To provide for well-defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established between the north and south sides of Doncaster Road.*
- *To encourage the integration of car parking areas into buildings and the unique sloping landform, including providing under-croft and basement as opposed to open-lot parking.*

Under the ACZ1, the subject site is located in **Precinct 7A**. The objectives for Precinct 7A (clause 5.7-2) are as follows:

- *To encourage an appropriate mix of residential and commercial uses in the precinct.*
- *To create a vibrant and commercially viable mix of uses, generally on smaller allotments than is proposed for precincts located further east in Doncaster Hill.*
- *To ensure that the precinct has ready access to well designed public open space.*
- *To improve pedestrian access through this precinct to Doncaster Road from the residential land to the south.*
- *To create a landmark gateway building at the eastern and western ends of the precinct.*

Table 5.7-3 of the Scheme sets out the following precinct requirements:

Maximum height (excluding basement)	Design Element Height:	Setbacks

32.5m	6.5m above maximum height	5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 4.5m from rear boundary
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Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the General Residential 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 activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

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 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.*
- *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 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.
- 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 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 two or more dwellings on a lot or a residential building: <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

Clause 45.06 Development Contributions Plan Overlay

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- *Be consistent with the provisions of the relevant development contributions plan.*
- *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.*

Clause 45.09 Parking Overlay

This overlay operates in conjunction with Clause 52.06. A schedule to this overlay may:

- *Vary the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify additional requirements to the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify requirements for the provision of a financial contribution as a way of meeting the car parking requirements of Clause 52.06 or this overlay.*

Planning Policy Framework

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

Clause 11.01-1 (Activity Centres) includes the objective to build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

Clause 11.01-2 (Activity Centre Planning) includes the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

Clause 15.01-2 (Urban Design Principle) policy objective 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.*

The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.

Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

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

The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:

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

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
- *The underlying natural landscape character.*
- *The heritage values and built form that reflect community identity.*
- *The values, needs and aspirations of the community.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

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

The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective 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.*

The clause includes several strategies to achieve this objective, they include:

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Strategic redevelopment sites

The policy objective is:

- *To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.*

Specific reference is made at clause 16.01-3 to “strategic redevelopment sites” which are described as:

- *in and around Central Activity Centres;*
- *in or within easy walking distance of Principal or Major Activity Centres;*
- *in or beside Neighbourhood Activity Centres that are well served by public transport;*
- *on or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres;*
- *in or near major modal public transport interchanges that are not in Principal or Major Activity Centres;*
- *able to provide ten or more dwellings, close to activity centres and well served by public transport.*

Clause 16.01-4 Housing diversity

The policy objective is:

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

Clause 18.01-1 integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

Clause 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including to:

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

Clause 18.02-5 Car parking

The policy objective is:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

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 site is located within the **Main Road Sub-Precinct**.

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 21.09 Activity Centre and Commercial Areas

This policy outlines that *principal, major and identified neighbourhood activity centres will be the focus of increased residential growth and development.* In particular, Doncaster Hill Principal Activity Centre will:

- *Challenges mainstream community planning and building design to achieve desired environmental outcomes.*
- *Provides more local jobs to reduce journey to work trips.*
- *Provides housing where residents may walk to facilities and services.*
- *Encourages reduced levels of car ownership and increased public transport usage.*

The vision for Doncaster Hill Principal Activity Centre is outlined in Council's *Doncaster Hill Strategy (2002)* and includes:

- *To implement the objectives of Melbourne 2030 in respect of Principal Activity Centres as a focus for retail, social, commercial, entertainment, civic and residential uses.*
- *To integrate ecologically sustainable development principles and techniques into every facet of the design, construction and operation/occupancy stages of new development to raise the aspirations of all users, appropriate for a city looking towards a long-term, responsible and sustainable future.*
- *To ensure that built form outcomes demonstrate the use of contemporary architecture combined with innovative urban design and building techniques that incorporate ecologically sustainable design principles.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To encourage high density, high rise residential development.*
- *To provide a greater diversity of dwelling types.*
- *To alleviate pressure for more intense residential development in established urban areas.*
- *To reduce travel demand and change travel behaviour.*
- *To promote the development of sustainable transport options.*
- *To meet the future infrastructure requirements of Doncaster Hill in a comprehensive, timely and equitable way.*
- *To develop an integrated mixed-use precinct for Doncaster Hill Activity Centre which provides for an appropriate mix of uses and functions on a location specific level, including the provision of:*
 - *mixed uses within buildings, particularly along boulevard locations*
 - *small scale retail opportunities at ground floor level in conjunction with other mixed use developments*
 - *additional commercial/office floor space*
 - *flexible floor spaces within buildings to ensure life cycle adaptability.*

Within Doncaster Hill Principal Activity Centre there are various precincts delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses.

Clause 21.10 Ecologically Sustainable Development

This policy highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm and transport.

In relation to sustainability, the ACZ1 requires applicants to submit a Sustainability Management Plan that *demonstrates the application of Australian best practice rating tools and design principles, use of emerging technology, and a commitment to 'beyond compliance' throughout the construction period and subsequent operation of the development.*

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.

Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Particular Provisions

Clause 52.02 Easements, Restrictions and Reserves

A permit is required before a person proceeds:

- *Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.*

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

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.*
- *1 visitor space to every 10 dwellings (within the Parking Overlay, Schedule 1).*
- *1.5 spaces to each 100m² of leasable floor area to a restricted retail premises (within the Parking Overlay, Schedule 1).*
- *4 spaces to each 100m² of leasable floor area to a food and drink premises.*

- *4 spaces to each 100m² of leasable floor area to a shop.*

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 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.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- *1 space for every 5 dwellings for residents.*
- *1 space for every 10 dwellings for visitors.*

The following number of bicycle spaces are required for other uses:

- *1 space to each 300m² of leasable floor area to a retail premises for employees.*
- *1 space to each 500m² of leasable floor area to a retail premises for customers.*
- *1 space to each 600m² of leasable floor area to a shop for employees, if the leasable floor area exceeds 1000m².*
- *1 space to each 500m² of leasable floor area to a shop for customers, if the leasable floor area exceeds 1000m².*

If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter is required.

1 change room or direct access to a communal change room is required to each shower. The change room may be a combined shower and change room.

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.*