



454 - 456 DONCASTER ROAD DONCASTER CHILDCARE CENTRE

TOTAL SITE AREA	1598.00
ROOFED AREA	219.00
SECOND FLOOR	633.00
FIRST FLOOR	944.00
GROUND FLOOR	1160.00
UPPER BASEMENT	974.00
LOWER BASEMENT	974.00
Total	4904.00
Site Coverage (approximately) m ²	928.00
Site Coverage (approximately) %	58.1%
permeable area (approximately) m ²	453.00
permeable area %	28.3%

Area	Square Meters (m ²)	Kids	Staff
INTERNAL			
GROUND FLOOR			
Play Room 1	52	16	2
Play Room 2 U3,S	52	16	4
Play Room 3 U3'S	52	13	4
Play Room 4	52	16	2
Play Room 5	72	22	2
Total:	280	83	14
FIRST FLOOR			
Play Room 6	73	22	2
Play Room 7	72	22	2
Play Room 8	73	22	2
Play Room 9	72	22	2
2ND FLOOR Play Room 10	86	22	2
Total:	656	193	24
Grand Total:	936	276	38
Area	Square Meters (m ²)	Kids	Staff
EXTERNAL			
Play Ground 1 (GF)	97	13.8	
Play Ground 2 (GF)	391	55.8	
Play Ground 3 (FF)	463	66.14	
Play Ground 4 (SF)	408	58.2	
Total:	1359	193.94	
		Parking spaces	Disable Parking
External Parking		0	
upper Basement visitors		22	
lower Basement parking		27	0
Total:		49	0

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Layout ID	Layout Name	Revision	Issued	Published	Remark
A000	COVER SHEET	02	☒	☒	
A200	SITE ANALYSIS - EXISTING CONDITIONS	02	☒	☒	
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A221	SITE PLAN - BUILDING SET BACKS	02	☒	☒	
A237	PROPOSED SHADOW DIAGRAM 9AM 22 S...	2	☒	☒	
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A2002	Floor Plan - Ground Floor	02	☒	☒	
A2003	Floor Plan - First Floor	02	☒	☒	
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A2005	Roof Plans/SET BACKS	02	☒	☒	
A2006	TP ENDORSED GROUND FLOOR PLAN	4	☒	☒	
A2007	TP ENDORSED FIRST FLOOR PLAN	4	☒	☒	
A2008	TP ENDORSED SECOND FLOOR	4	☒	☒	
A2009	TP ENDORSED ROOF PLAN	4	☒	☒	
A2100	STRUCTURAL RETAINING WALL PLAN	2	☒	☒	
A3000	ELEVATION	02	☒	☒	
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A3003	ELEVATION	02	☒	☒	
A3004	ELEVATIONS STREETScape	2	☒	☒	

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Layout ID	Layout Name	Revision	Issued	Published	Remark
A3100	SECTIONS	02	☒	☒	
A9000	FENCES DETAIL	2	☒	☒	
A9001	SIGNAGE DETAIL	2	☒	☒	
A9002	SCHEDULES	3	☒	☒	
COVER SH...	Rendered view	3	☒	☒	

CLIENT

KANE BARNETT

RevID	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

1:1 @A1

Modified by
DE

Date
28/06/2019

Project Status

TOWN PLANNING

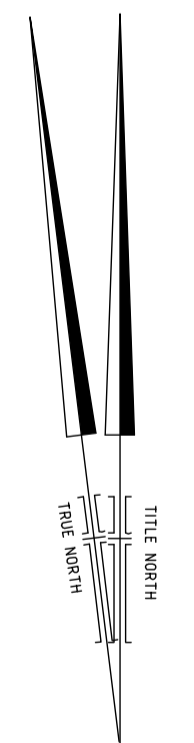
Drawing Name:
COVER SHEET

{Co-lab}
ARCHITECTURE

2/21 Waterloo Road,
Collingwood
PH: 0425756708
EMAIL: admin@colabarchitects.com.au
ABN: 97 150 968 497

SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A000 A 4





SITE ANALYSIS		NOTATIONS		LEGEND	
454-456 DONCASTER ROAD DONCASTER		ALL LEVELS SHOWN THUS $+0.00$ AND CONTOURS ARE CONNECTED TO THE AUSTRALIAN HEIGHT DATUM USING PERMANENT MARK BULLEN PM 139 (R.L. 38.343) ALL FENCING SHOWN ON THIS PLAN HAS BEEN EXAGGERATED FOR THE PURPOSE OF CLARITY CONTOUR INTERVAL : 0.25m ALL FENCE AND TREE HEIGHTS SHOWN ARE APPROXIMATE ONLY W WINDOW U/W UPPER STOREY WINDOW D DOOR G GARAGE NW NON-HABITABLE WINDOW ALL WINDOWS SHOWN ARE HABITABLE UNLESS OTHERWISE NOTED NOTE: THIS PLAN HAS BEEN PROVIDED AS A HARD COPY PLAN AND ALSO IN DIGITAL FORMAT. THE HARD COPY TAKES PRECEDENCE OVER THE DIGITAL DATA & NO GUARANTEE CAN BE GIVEN TO TRANSFER OF DATA TO ANOTHER SYSTEM		<ul style="list-style-type: none"> □ HOT WATER UNIT □ AIR COND UNIT □ FIRE HYDRANT □ SIGN □ GAS METER □ TELSTRA PIT ● ELEC. POLE □ WATER VALVE □ GRATED PIT □ WATER METER □ TAP □ SEWER VENT ■ SEWER PIT (SQUARE) □ SEWER INSPECTION PIT □ FENCE POST □ SEWER PIT (ROUND) □ DRAINAGE PIT 	
SCALE 0 1 2 3 4 5 6 7 8 9 10 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:150 SHEET SIZE A0		DATE OF SURVEY: 21/06/17 & 30/10/18 SURVEYOR: BT, CP, JT & DM DRAWN: GC CHECKED: BT	
BT SURVEYS PTY. LTD. 1/23 HOSKING ROAD, BALWYN VIC 3103 PHONE/FAX 987 8293 MOBILE 0412 567 778 EMAIL bt-surveys@optusnet.com.au		SURVEYORS REF: 17611SA COMPUTER REF: 17611SA.DWG		<ul style="list-style-type: none"> □ NAIL IN FENCE PLACED □ RIVET IN CONCRETE PLACED ■ TITLE PEG PLACED 	

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Revision History			
RevID	CHD	Change Name	Date
01			14/03/2018
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1			31/12/2018
02			28/06/2019

Modified by		Date	
DE		28/06/2019	
Checked by		Date	
DE		28/06/2019	

Project Status

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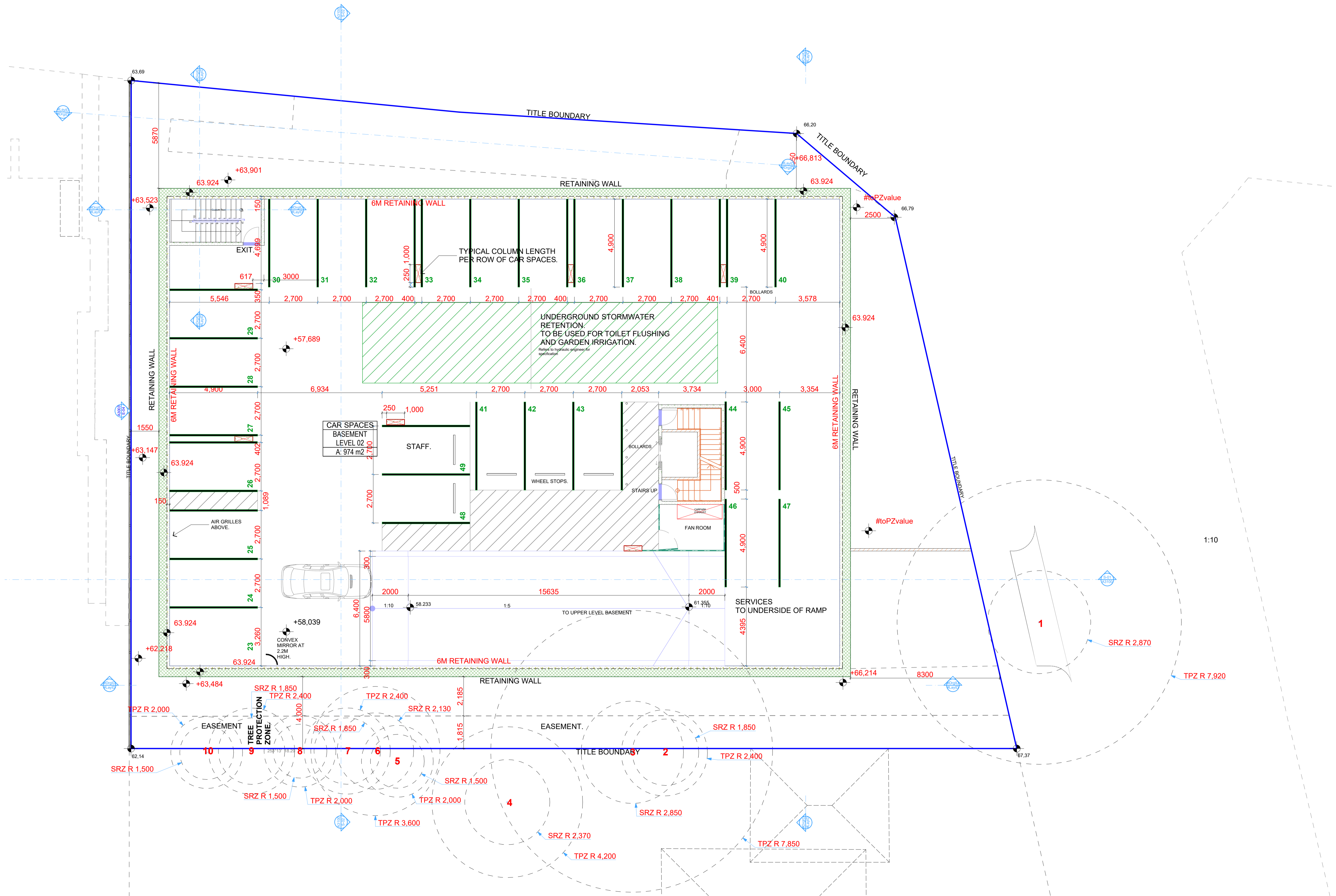
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**SITE ANALYSIS - EXISTING
CONDITIONS**

{Co-lab}
ARCHITECTURE

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A200 A 4

1:207 @A1



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01			14/03/2018
0			22/11/2018
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Date
28/06/2019
Checked by
DE
Date
28/06/2019

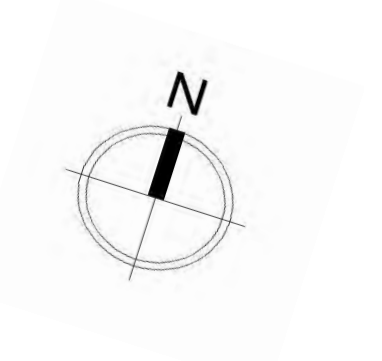
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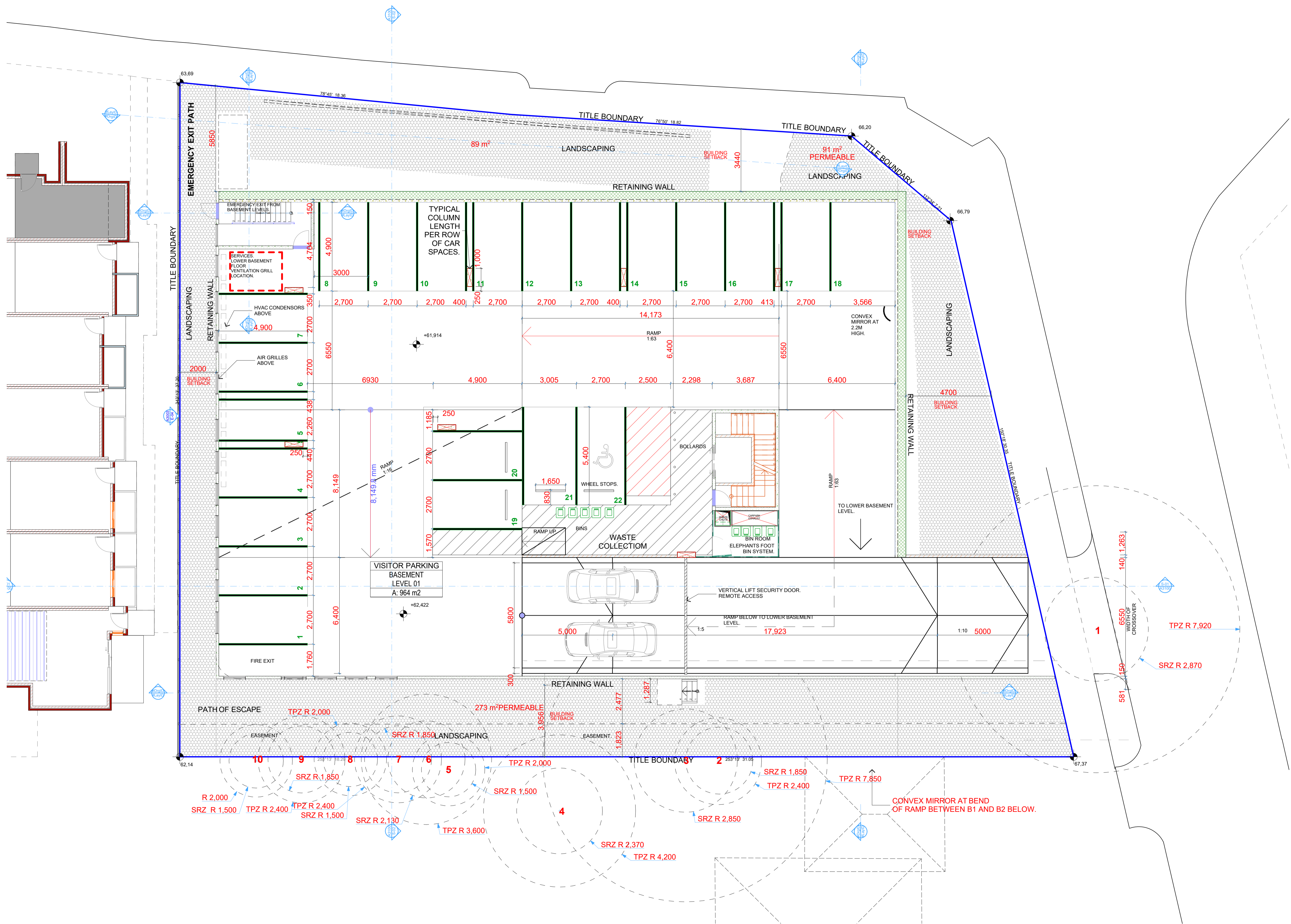
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FLOOR PLAN LOWER BASEMENT

{Co-lab}
ARCHITECTURE

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Revision History			
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0			22/11/2018
1			31/12/2018
02			28/06/2019 Drawing Scale

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Modified by DE	Date 28/06/2019
Checked by DE	Date 28/06/2019

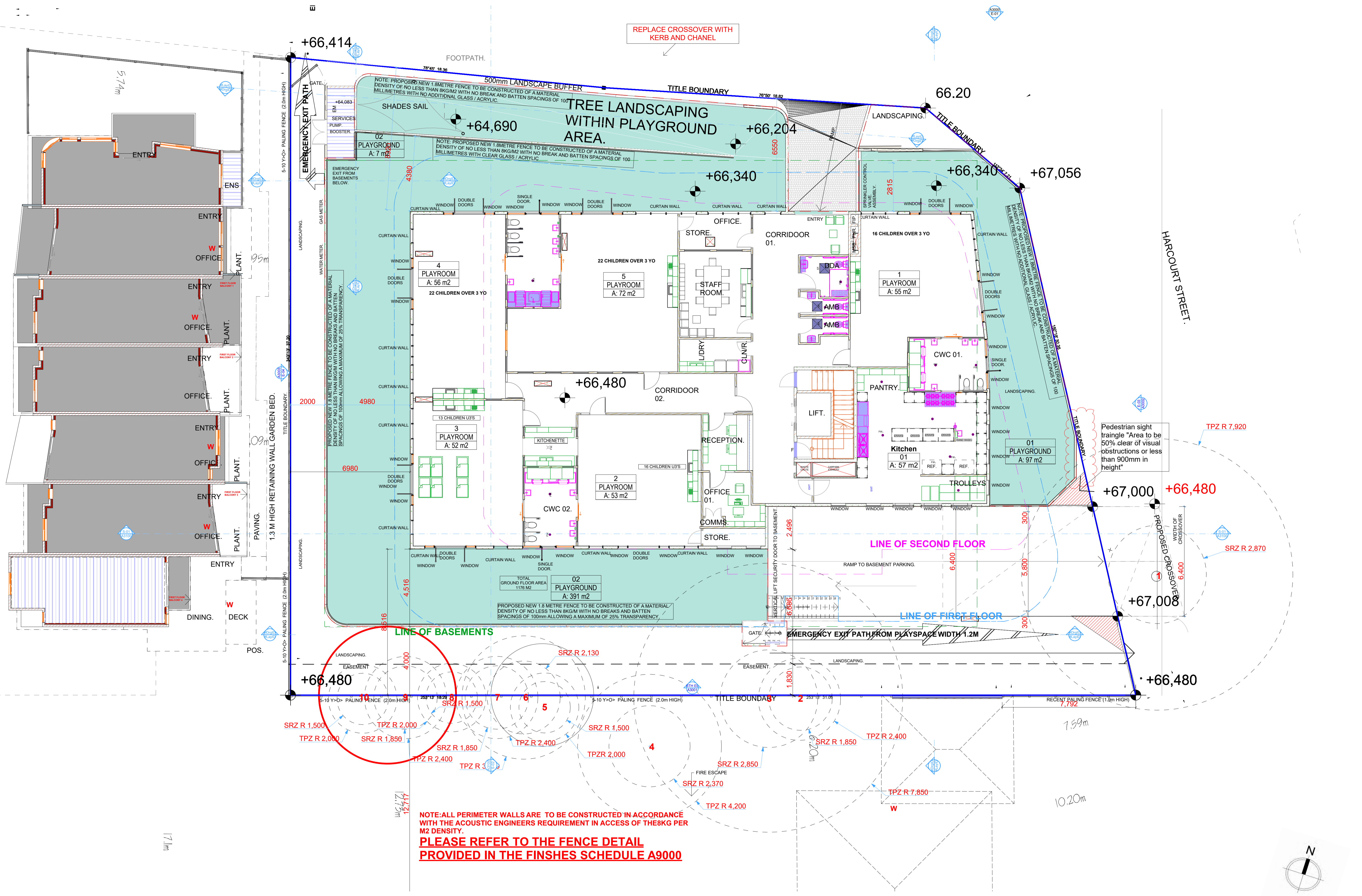
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Drawing Name:
**FLOOR PLAN - UPPER
BASEMENT (VISITOR
CARPARK)**



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REPLACE CROSSOVER WITH KERB AND CHANEL

+66,414

FOOTPATH.

500mm LANDSCAPE BUFFER
 TREE LANDSCAPING WITHIN PLAYGROUND AREA.

66.20

+64,690

+66,204

+66,340

+67,056

+66,480

Pedestrian sight triangle "Area to be 50% clear of visual obstructions or less than 900mm in height"

TPZ R 7,920

+67,000

+66,480

+67,008

+66,480

+66,480

LINE OF BASEMENTS

LINE OF SECOND FLOOR

LINE OF FIRST FLOOR

NOTE: ALL PERIMETER WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACOUSTIC ENGINEERS REQUIREMENT IN ACCESS OF THE 8KG PER M2 DENSITY.
 PLEASE REFER TO THE FENCE DETAIL PROVIDED IN THE FINISHES SCHEDULE A9000

CLIENT
 KANE BARNETT

Revised	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

1:100 @A1

Modified by
 DE
 Date
 28/06/2019
 Checked by
 DE
 Date
 28/06/2019

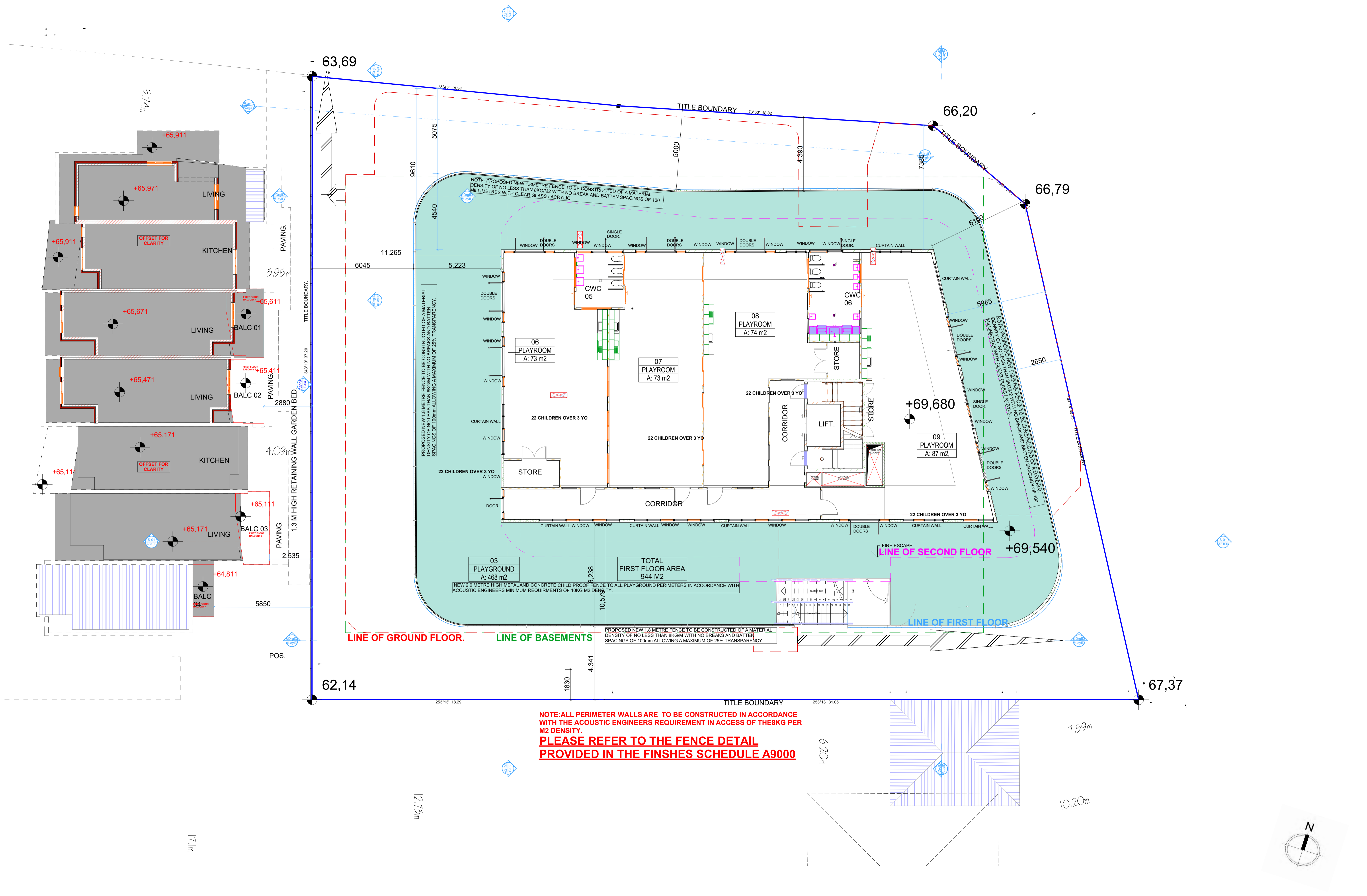
Project Status
 TOWN PLANNING

Drawing Name:
 Floor Plan - Ground Floor

{Co-lab} ARCHITECTURE

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NOTE: ALL PERIMETER WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACOUSTIC ENGINEERS REQUIREMENT IN ACCESS OF THE 8KG PER M2 DENSITY.
PLEASE REFER TO THE FENCE DETAIL PROVIDED IN THE FINISHES SCHEDULE A9000

CLIENT	
KANE BARNETT	

RevID	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

Drawing Scale: 1:100 @A1

Modified by	DE	Date	28/06/2019
Checked by	DE	Date	28/06/2019

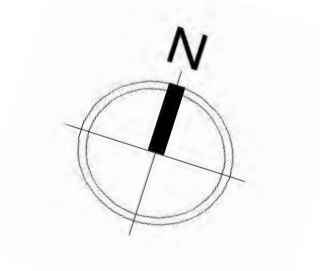
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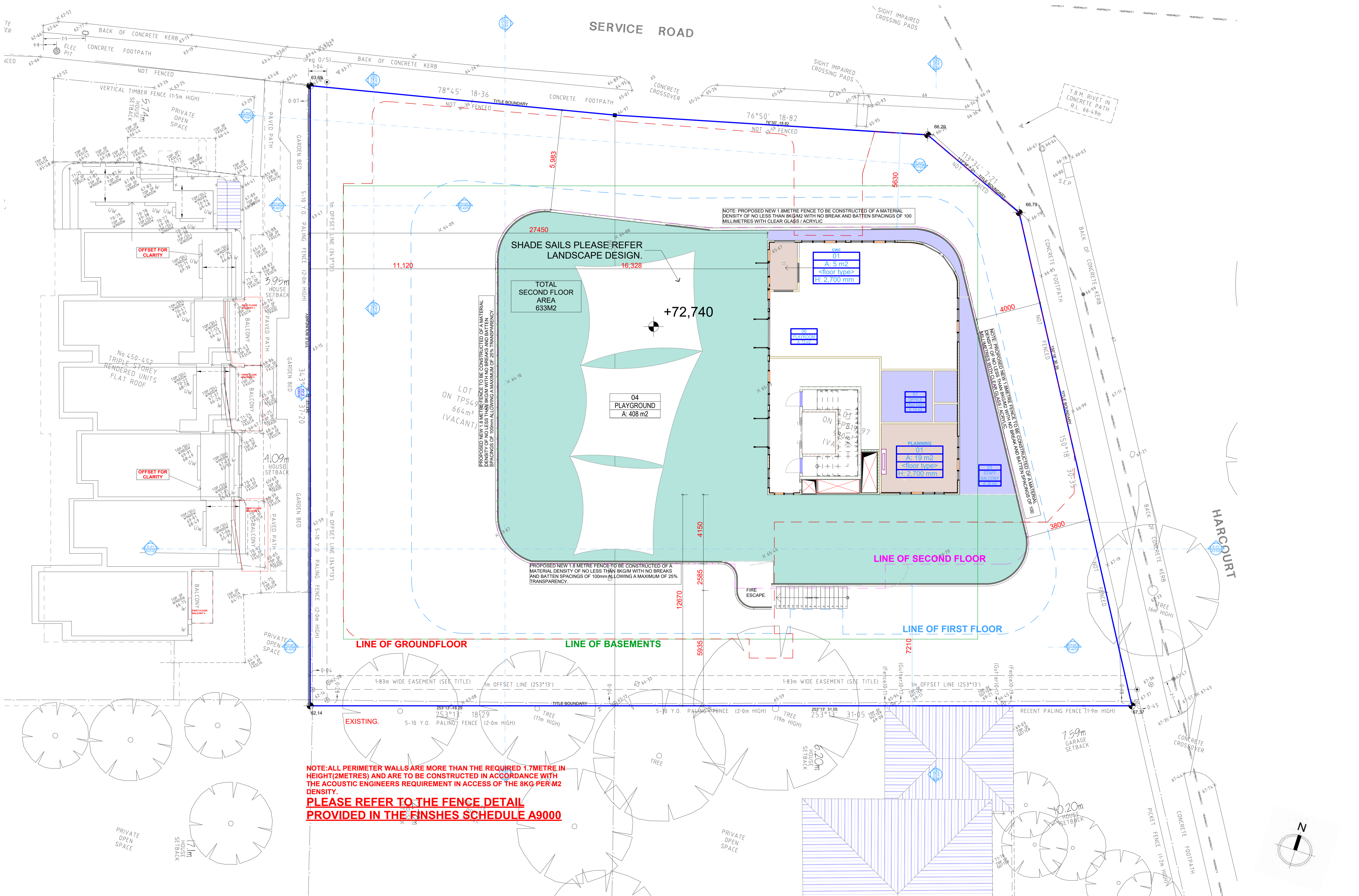
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NOTE: ALL PERIMETER WALLS ARE MORE THAN THE REQUIRED 1.7 METRE IN HEIGHT (2 METRES) AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACOUSTIC ENGINEERS REQUIREMENT IN ACCESS OF THE 8KG PER M2 DENSITY. PLEASE REFER TO THE FENCE DETAIL PROVIDED IN THE FINISHES SCHEDULE A9000

CLIENT	KANE BARNETT
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Revision History		Date
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1		31/12/2018
02		28/06/2019 Drawing Issue

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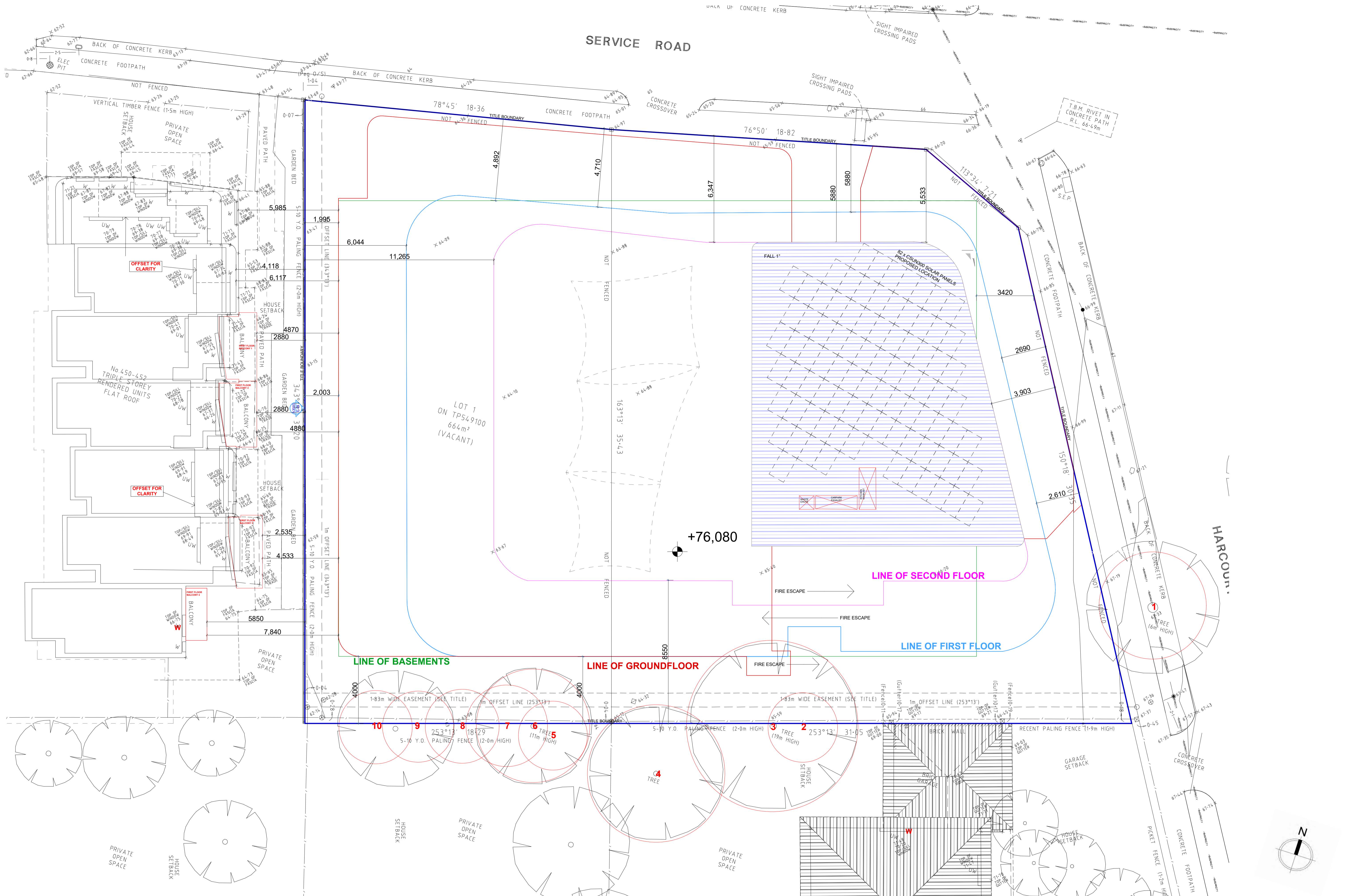
Modified by	DE	Date	28/06/2019
Checked by	DE	Date	28/06/2019

Project Status: TOWN PLANNING
Drawing Name: Floor Plan - Second Floor

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ARCHITECTURE

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Revised	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

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Modified by	Date
DE	28/06/2019
Checked by	Date
DE	28/06/2019

Project Status	TOWN PLANNING
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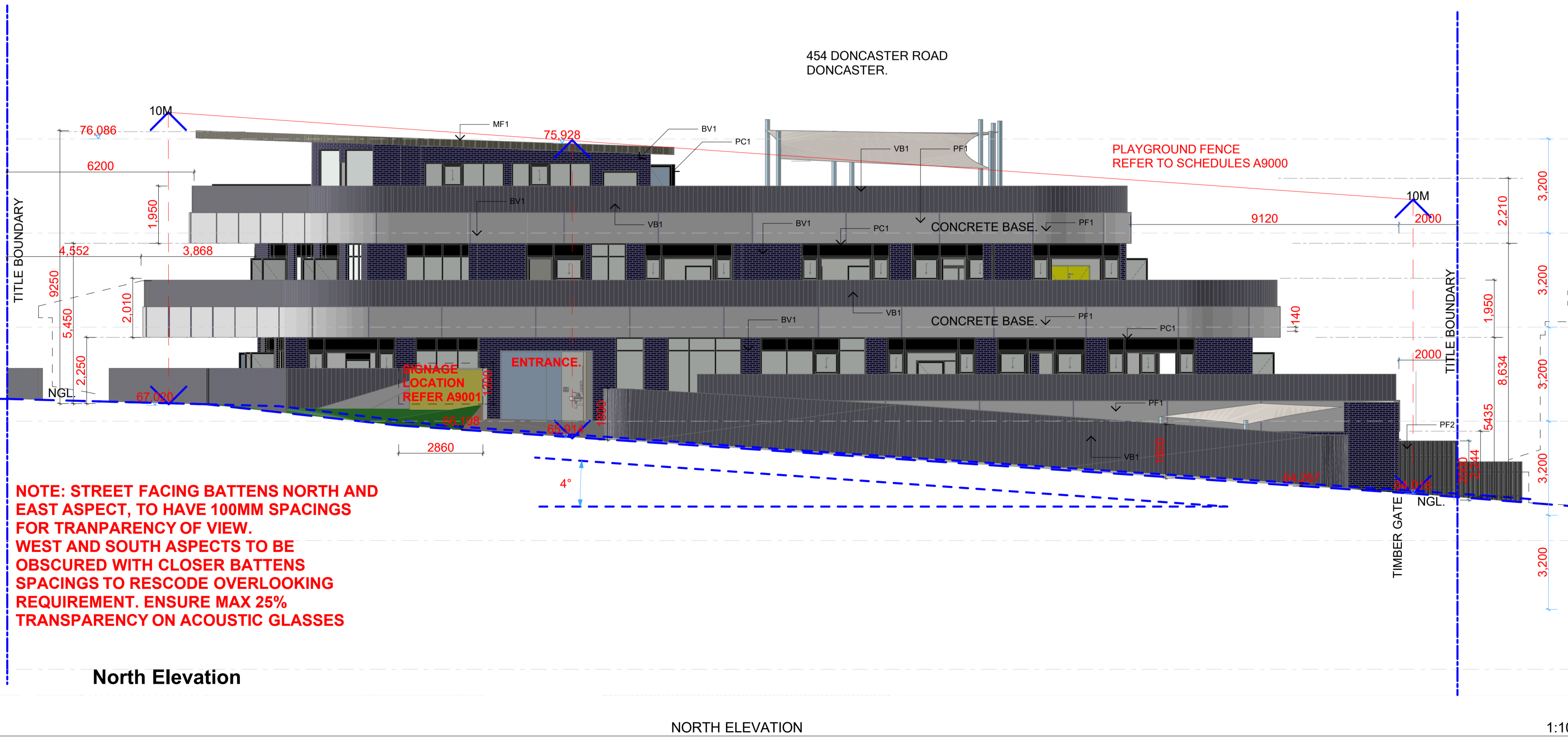
Drawing Name:
Roof Plans/SET BACKS



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CLIENT
KANE BARNETT



BV1
BRICKS
BLUE METALLIC

PC 1
POWDERCOAT BLACK

PF 1
CCS FINISH
RAFIA BEIGE

PF 2
PAINT FINISH
IRONSTONE

VB1
VERTICAL
BATTEN & ACOUSTIC
GLASS / ACRYLIC

MF1
METAL FINISH
CLOURBOND IRONSTONE

CLIENT

KANE BARNETT

Revision History			
RevID	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

Drawing Scale
1:100 @A1

Modified by
DE

Date
28/06/2019

Checked by
DE

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
ELEVATION

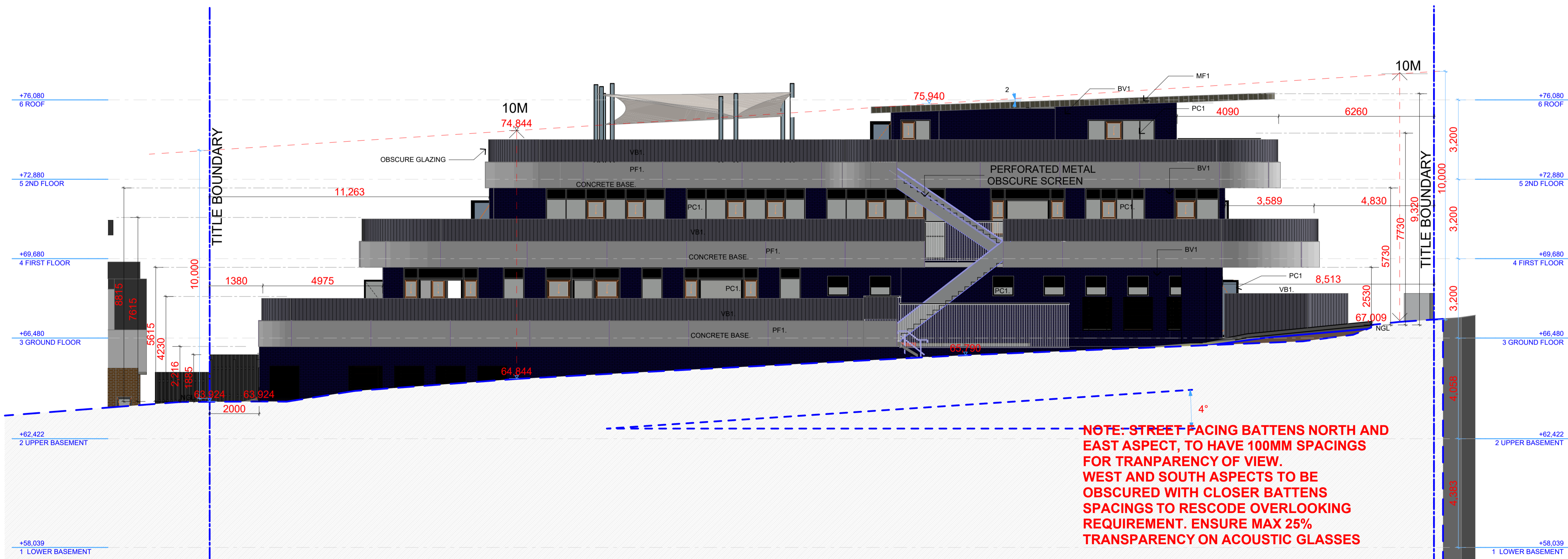


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South Elevation



E-02

SOUTH ELEVATION

1:100



BV1
BRICKS
BLUE METALLIC

PC 1
POWDERCOAT BLACK

PF 1
CCS FINISH
RAFIA BEIGE

PF 2
PAINT FINISH
IRONSTONE

VB1
VERTICAL
BATTEN & ACOUSTIC
GLASS / ACRYLIC

MF1
METAL FINISH
CLOURBOND IRONSTONE

CLIENT

KANE BARNETT

RevID	CHD	Change Name	Date
6			23/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:100 @A1

Modified by
DE

Checked by
DE

Date
28/06/2019

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
ELEVATION

{Co-lab}
ARCHITECTURE

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A3001 A 4



East Elevation



**BV1
BRICKS
BLUE METALLIC**

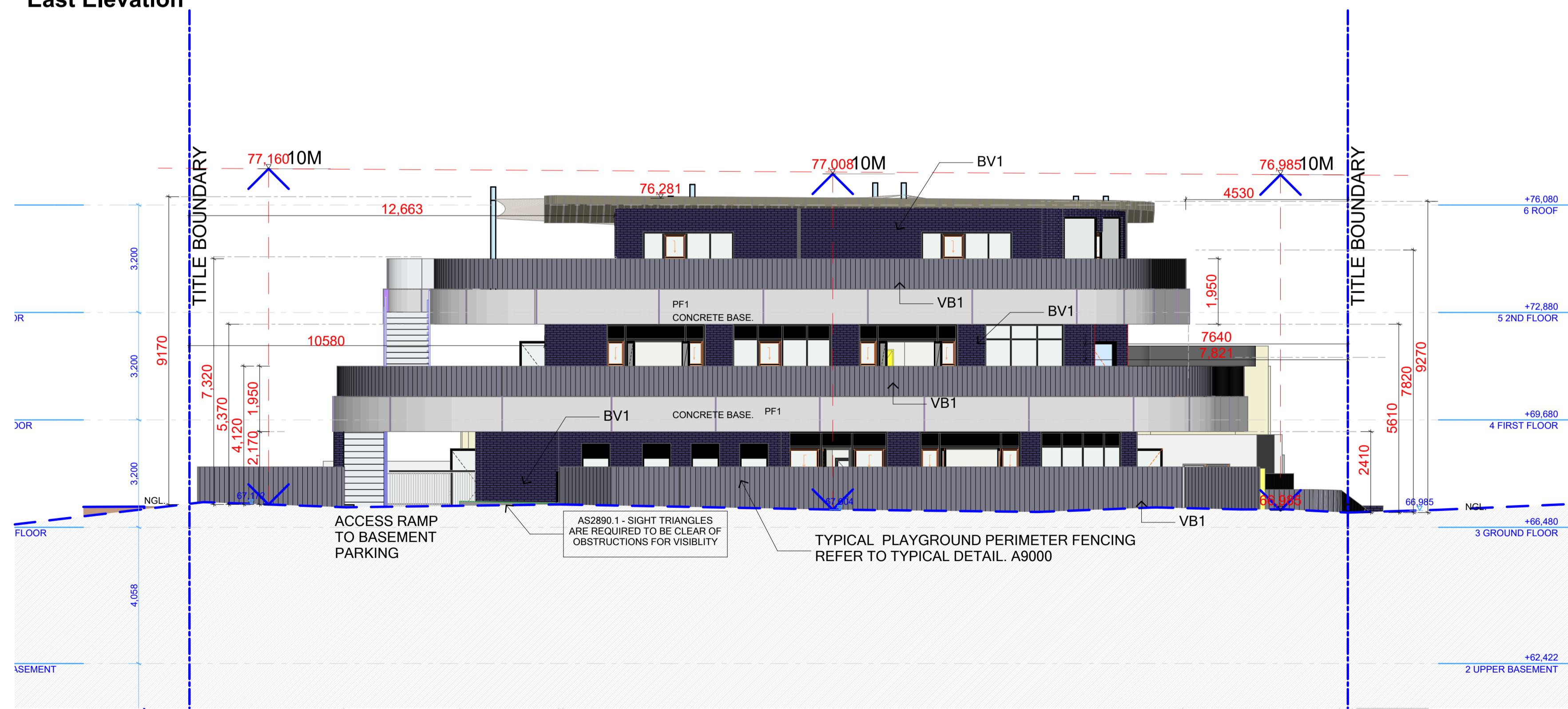
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POWDERCOAT BLACK**

**PF 1
CCS FINISH
RAFIA BEIGE**

**PF 2
PAINT FINISH
IRONSTONE**

**VB1
VERTICAL
BATTEN & ACOUSTIC
GLASS / ACRYLIC**

**MF1
METAL FINISH
CLOURBOND IRONSTONE**



NOTE: STREET FACING BATTENS NORTH AND EAST ASPECT, TO HAVE 100MM SPACINGS FOR TRANSPARENCY OF VIEW. WEST AND SOUTH ASPECTS TO BE OBSCURED WITH CLOSER BATTENS SPACINGS TO RESCODE OVERLOOKING REQUIREMENT. ENSURE MAX 25% TRANSPARENCY ON ACOUSTIC GLASSES

NOTE: OVER LOOKING AND ANTICLIMBING OBSCURED PERFORATED SCREEN TO INSIDE OF PERIMETER WALLS. PLEASE REFER TO TYPICAL DETAIL DRAWING AND FINISHES IN SCHEDULES SHEET NO.A9000

E-03 EAST ELEVATION 1:100

CLIENT

KANE BARNETT

RevID	CHD	Change Name	Date
6			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:100 @A1

Modified by
DE

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
ELEVATION

{Co-lab}
ARCHITECTURE

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ABN: 97 150 968 497

SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A3002 A 4



West Elevation



**BV1
BRICKS
BLUE METALLIC**

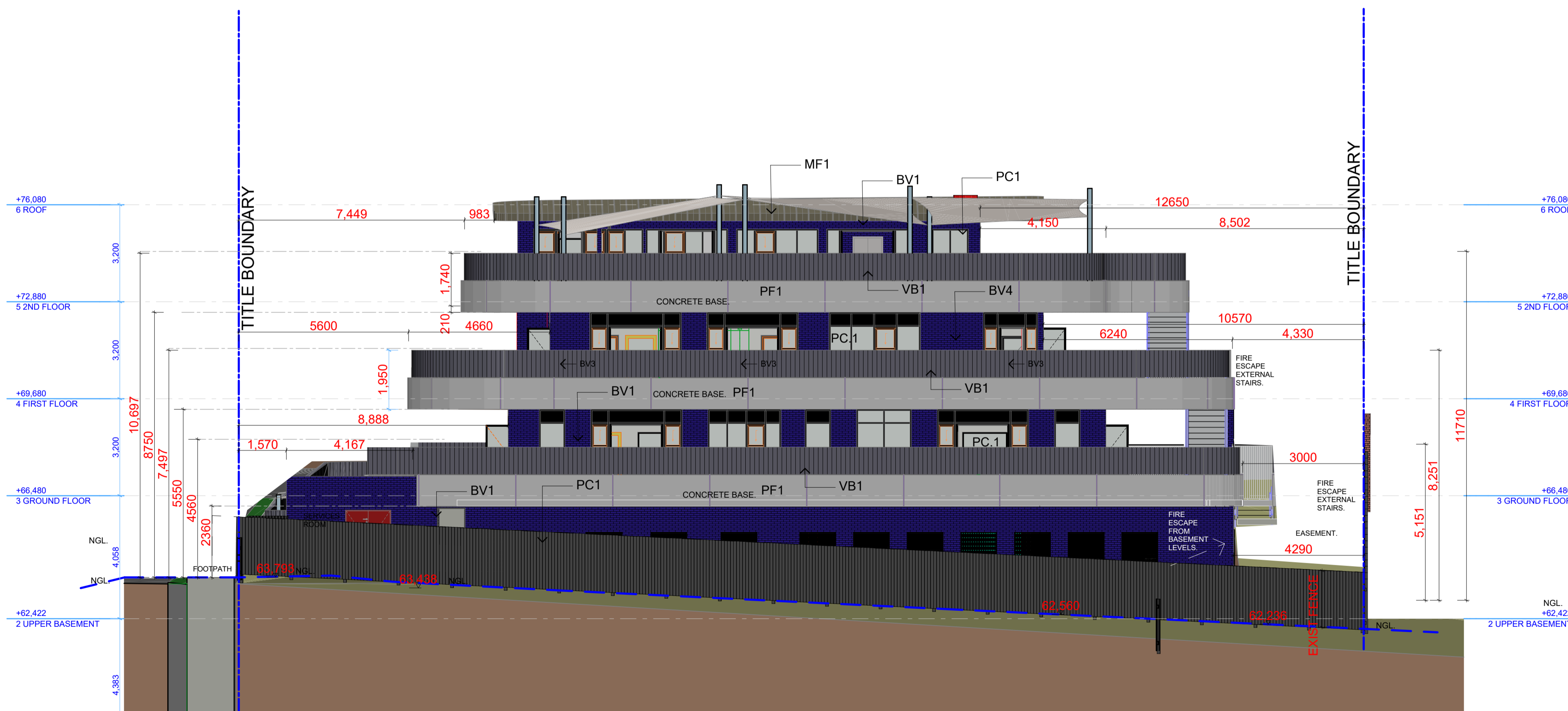
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POWDERCOAT BLACK**

**PF 1
CCS FINISH
RAFIA BEIGE**

**PF 2
PAINT FINISH
IRONSTONE**

**VB1
VERTICAL
BATTEN & ACOUSTIC
GLASS / ACRYLIC**

**MF1
METAL FINISH
CLOURBOND IRONSTONE**



NOTE: STREET FACING BATTENS NORTH AND EAST ASPECT, TO HAVE 100MM SPACINGS FOR TRANSPARENCY OF VIEW. WEST AND SOUTH ASPECTS TO BE OBSCURED WITH CLOSER BATTENS SPACINGS TO RESCODE OVERLOOKING REQUIREMENT. ENSURE MAX 25% TRANSPARENCY ON ACOUSTIC GLASSES

NOTE: OVER LOOKING AND ANTICLIMBING OBSCURED PERFORATED SCREEN TO INSIDE OF PERIMETER WALLS. PLEASE REFER TO TYPICAL DETAIL DRAWING AND FINISHES IN SCHEDULES SHEET NO.A9000

E-04

WEST ELEVATION

1:100

CLIENT

KANE BARNETT

RevID	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
1			31/12/2018
02			28/06/2019

1:100 @A1

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Date
28/06/2019

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DE

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
ELEVATION

{Co-lab}
ARCHITECTURE

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SITE ADDRESS
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A3003 A 4



North Elevation



**BV1
BRICKS
BLUE METALLIC**

**PC 1
POWDERCOAT BLACK**

**PF 1
CCS FINISH
RAFIA BEIGE**

**PF 2
PAINT FINISH
IRONSTONE**

**VB1
VERTICAL
BATTEN & ACOUSTIC
GLASS / ACRYLIC**

**MF1
METAL FINISH
CLOURBOND IRONSTONE**



E-01

STREETSCAPE ELEVATION

1:200

NOTE: STREET FACING BATTENS NORTH AND EAST ASPECT, TO HAVE 100MM SPACINGS FOR TRANSPARENCY OF VIEW. WEST AND SOUTH ASPECTS TO BE OBSCURED WITH CLOSER BATTENS SPACINGS TO RESCODE OVERLOOKING REQUIREMENT. ENSURE MAX 25% TRANSPARENCY ON ACOUSTIC GLASSES

CLIENT

KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
0			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:200 @A1

Modified by
DE

Checked by
DE

Date
28/06/2019

Date
28/06/2019

Project Status

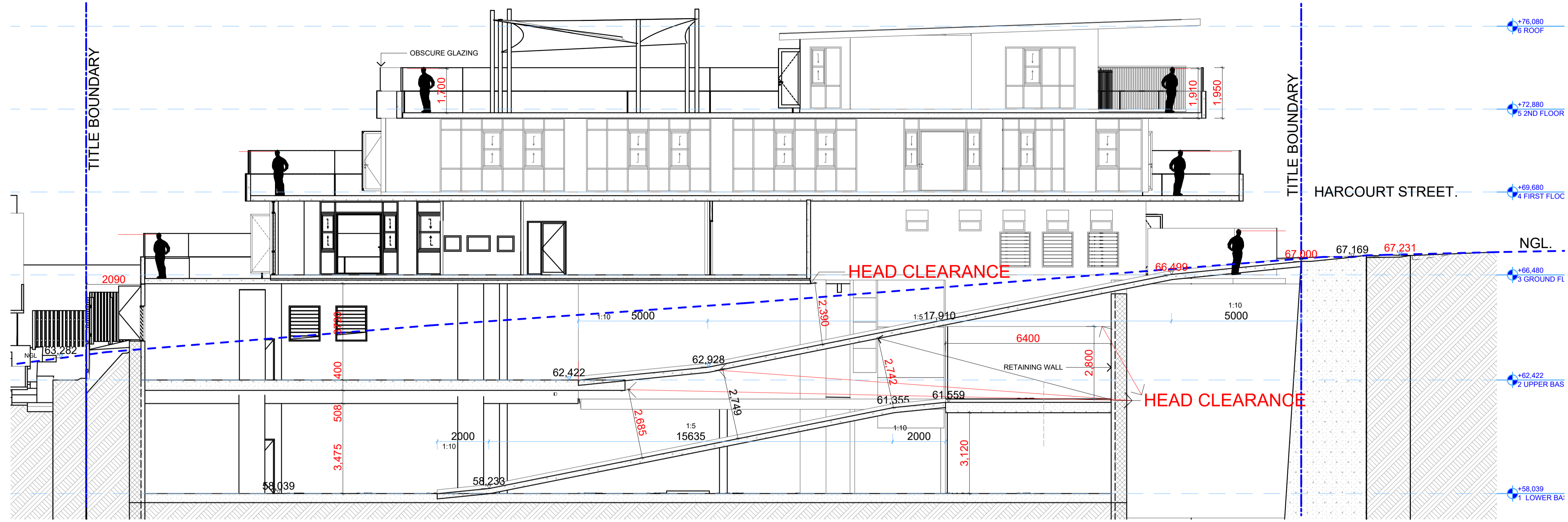
TOWN PLANNING

Drawing Name:
ELEVATIONS STREETSCAPE

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ARCHITECTURE

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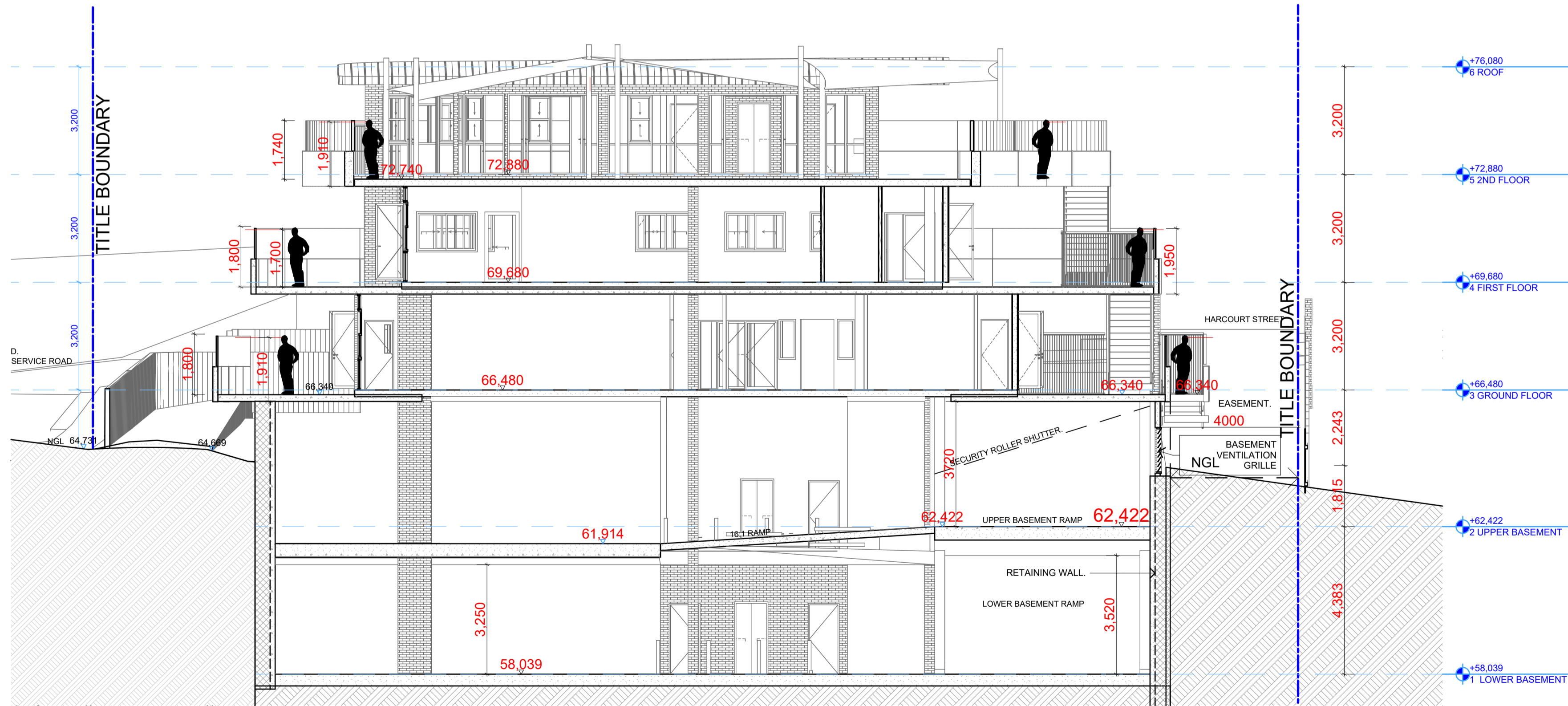
SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A3004 A 4



S-01

Building Section

1:100



S-02

Building Section

1:100

CLIENT

KANE BARNETT

Revision History			
RevID	CHD	Change Name	Date
01			14/03/2018
0			22/11/2018
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02			28/06/2019

1:100 @A1

Modified by
DE

Date
28/06/2019

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DE

Date
28/06/2019

Project Status

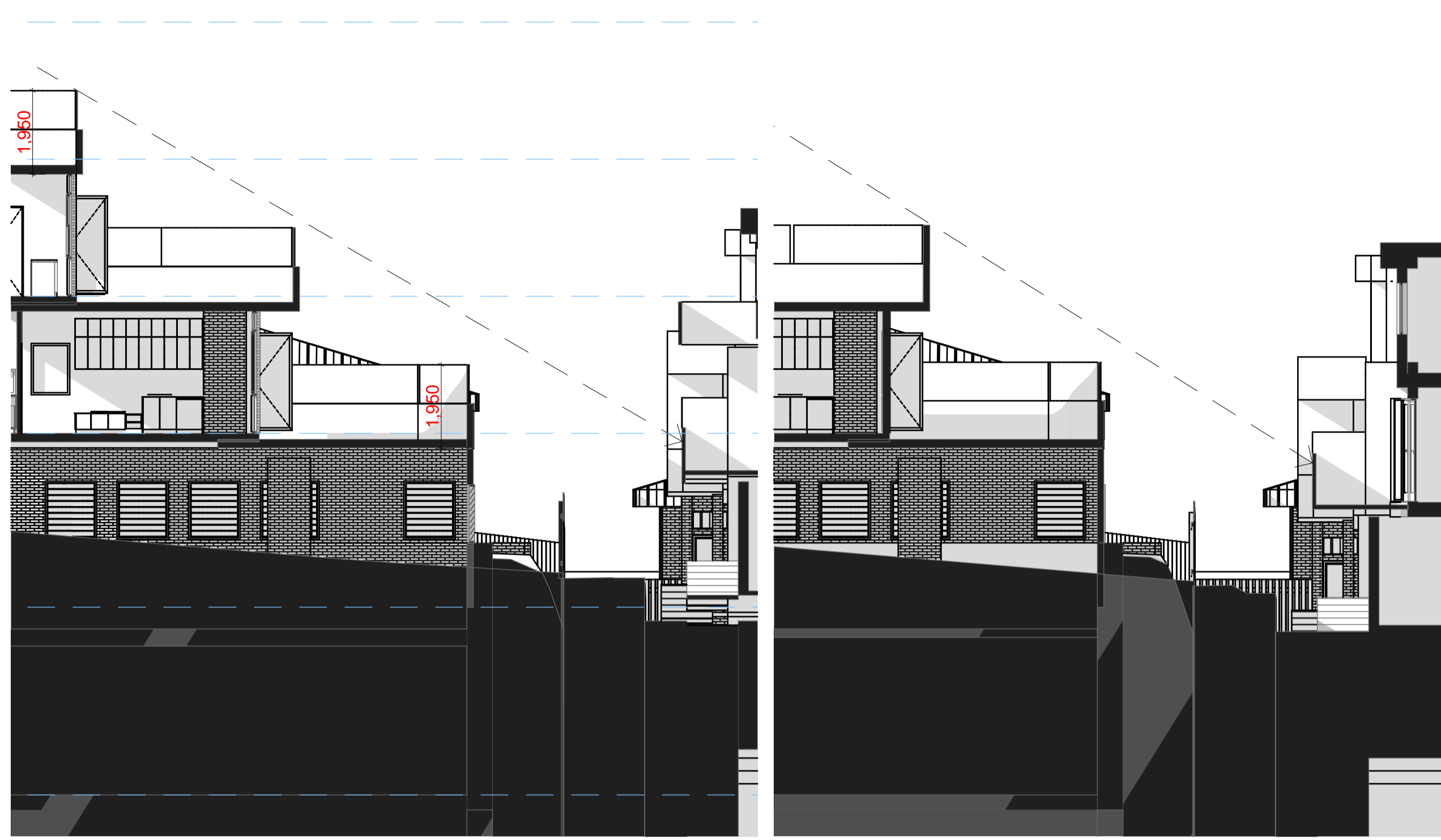
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Drawing Name:
SECTIONS

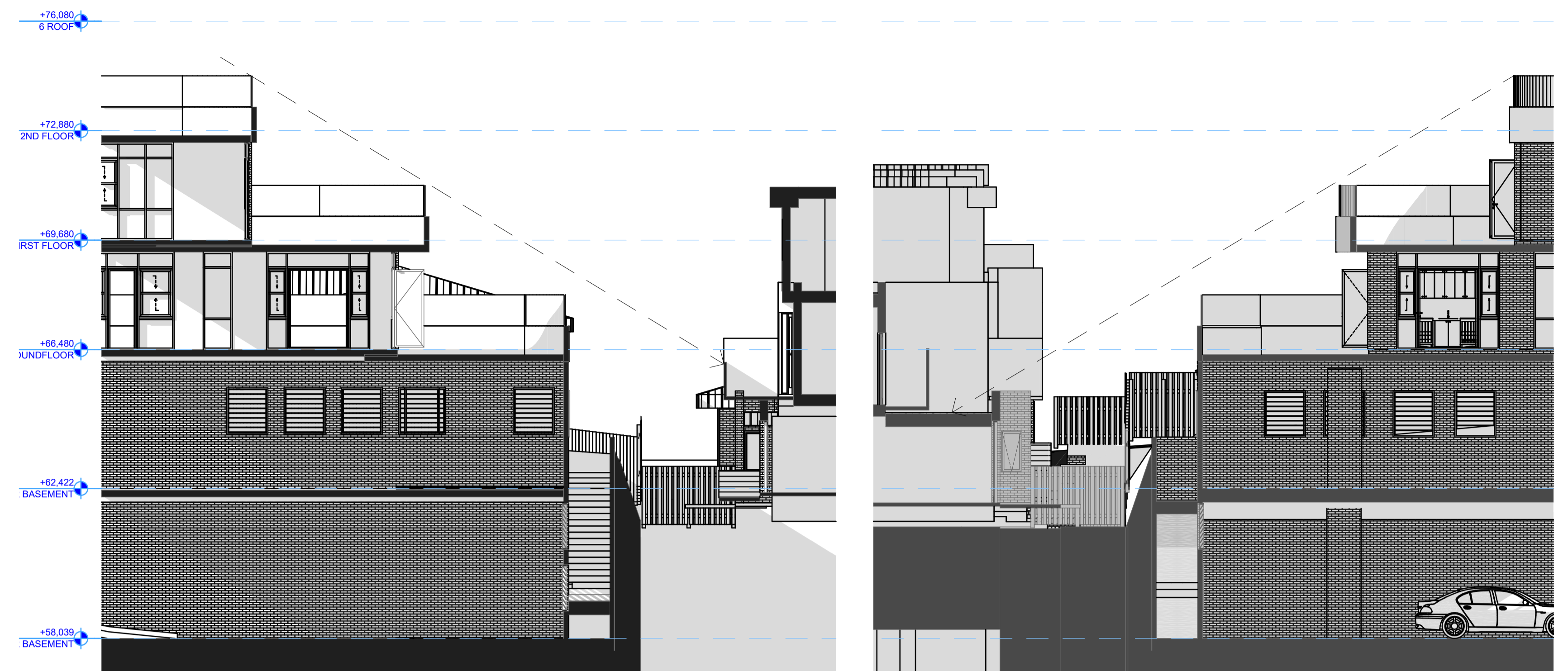
{Co-lab}
ARCHITECTURE

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EMAIL: admin@colabarchitects.com.au
ABN: 97 150 968 497

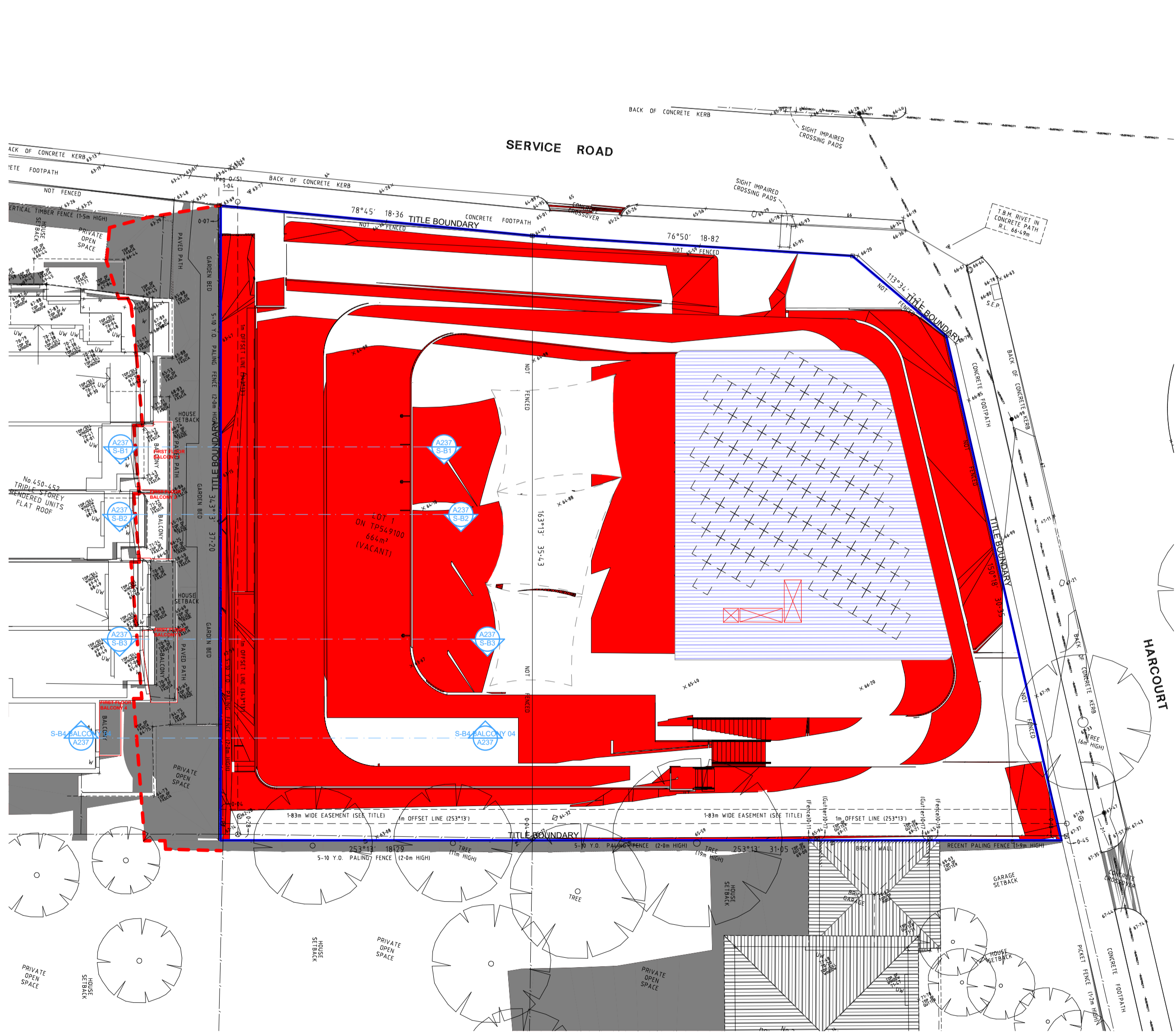
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454 Doncaster Road Doncaster Victoria Australia
A3100 A 4



S-B1 BALCONY 01 9AM SHADOW 1:100 S-B2 BALCONY 02 9AM SHADOW 1:100



S-B3 BALCONY 03 9AM SHADOW 1:100 S-B4 BALCONY 04 9AM SHADOW 1:100



9AM SHADOW DIAGRAM 22 SEP PROPOSED 1:200



9AM SHADOW 22 SEP WEST BOUNDARY 1:100

CLIENT

KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
1			31/12/2018
2			28/06/2019

Modified by	DE	Date	28/06/2019
Checked by	DE	Date	28/06/2019

Drawing Scale: 1:200, 1:100 @A1

Project Status

TOWN PLANNING

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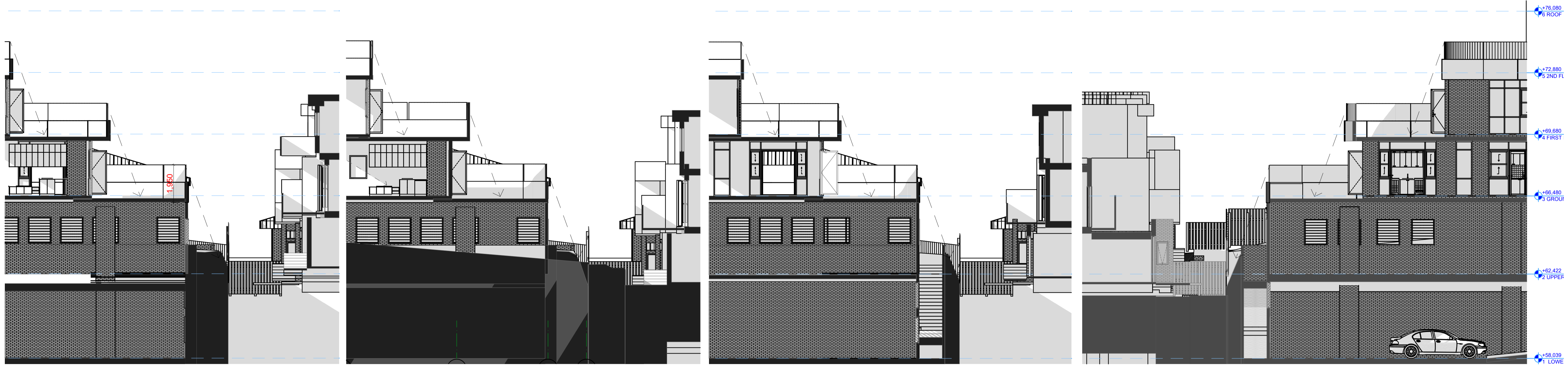
PROPOSED SHADOW DIAGRAM 9AM 22 SEPTEMBER

{Co-lab}
ARCHITECTURE

2/21 Waterloo Road,
Collingwood
PH: 0425756708
EMAIL: admin@colabarchitects.com.au
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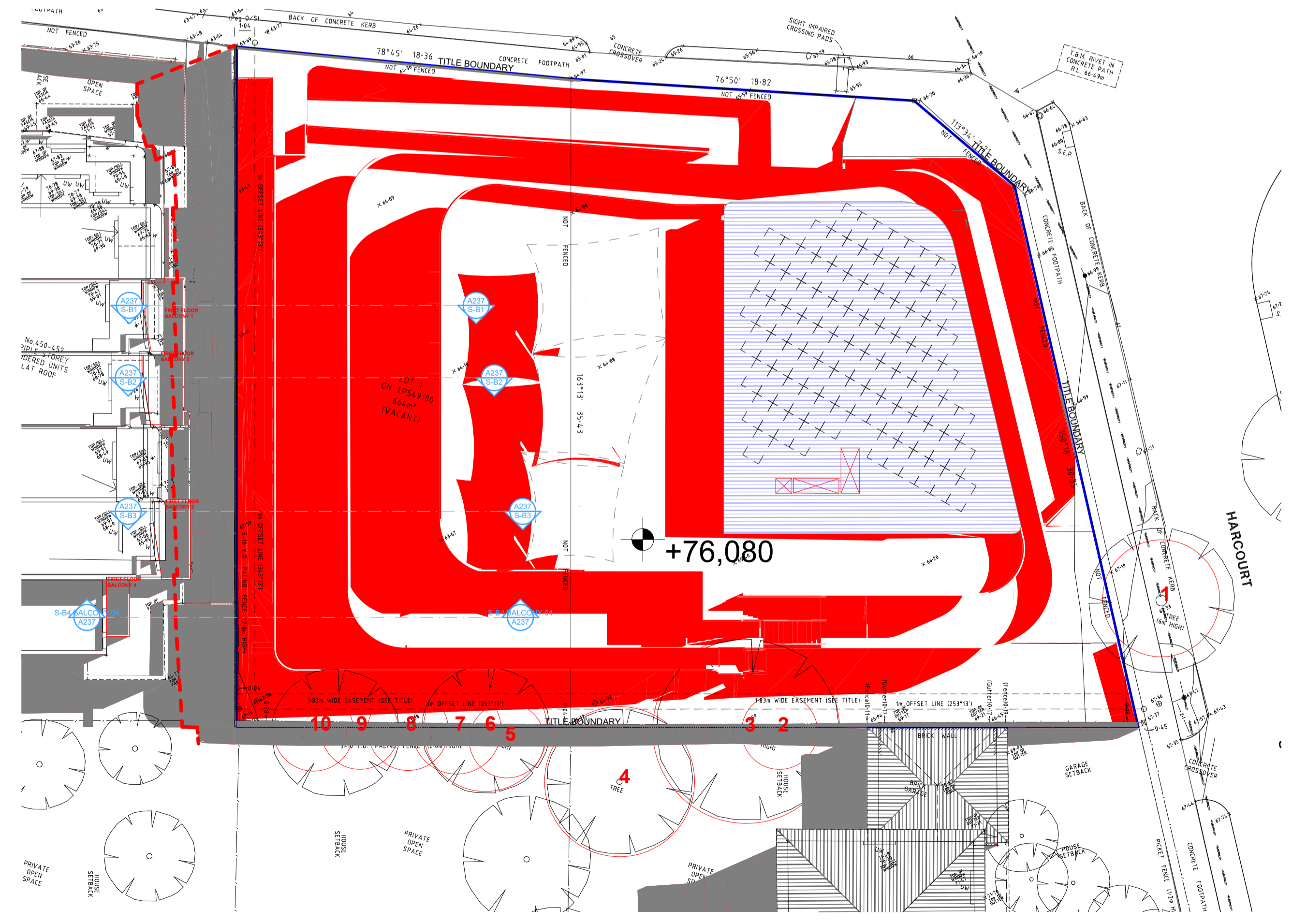
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454 Doncaster Road Doncaster Victoria Australia

A237 A 4

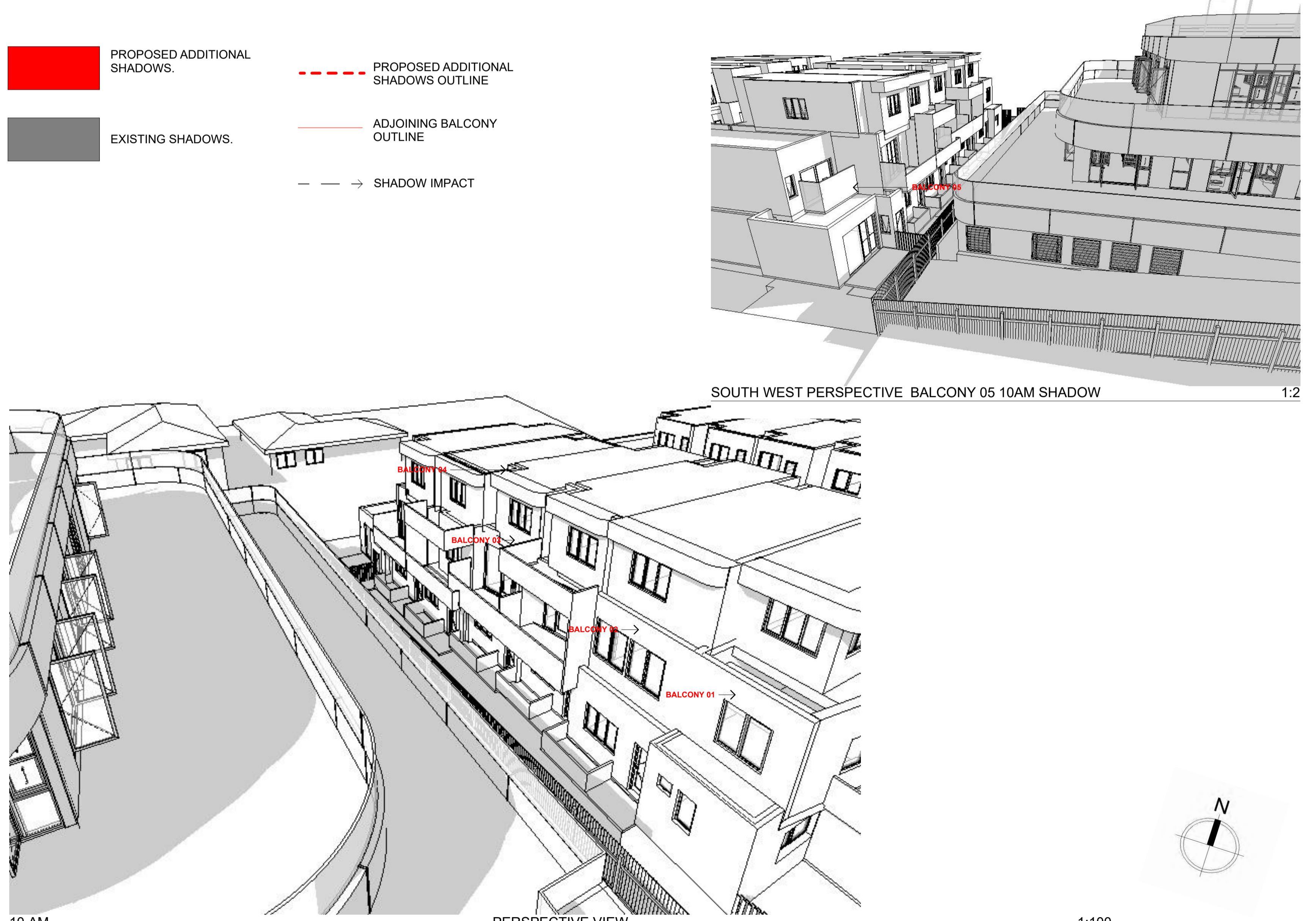


S-23 BALCONY 01 10 AM SHADOW 1:100 S-24 BALCONY 02 10AM SHADOW 1:100 S-25 BALCONY 03 10 AM SHADOW 1:100 S-27 BALCONY 04 10AM SHADOW 1:100

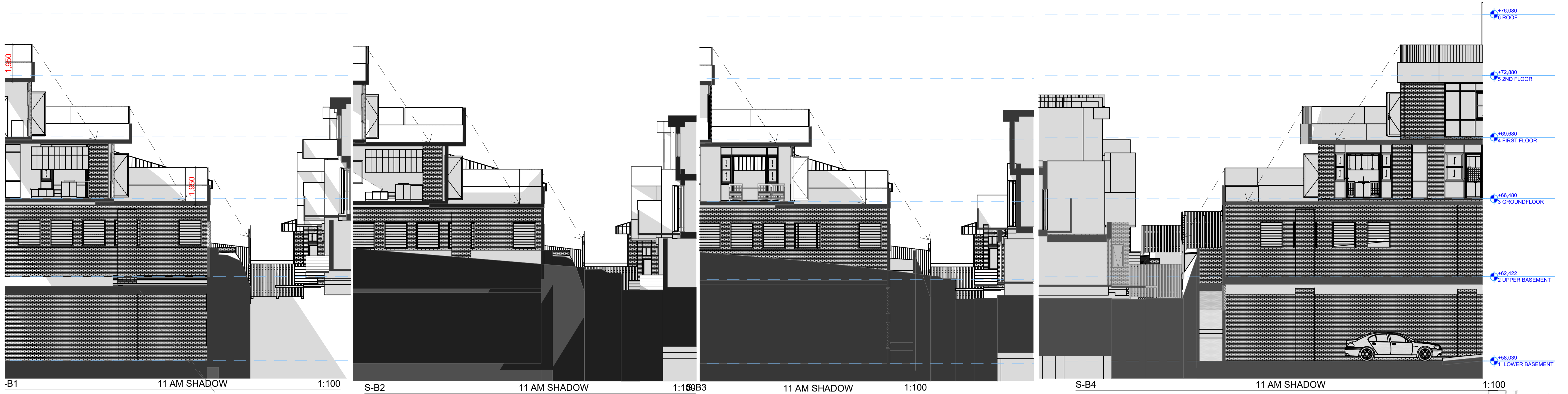
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- PROPOSED ADDITIONAL SHADOWS OUTLINE
- ADJOINING BALCONY OUTLINE
- SHADOW IMPACT



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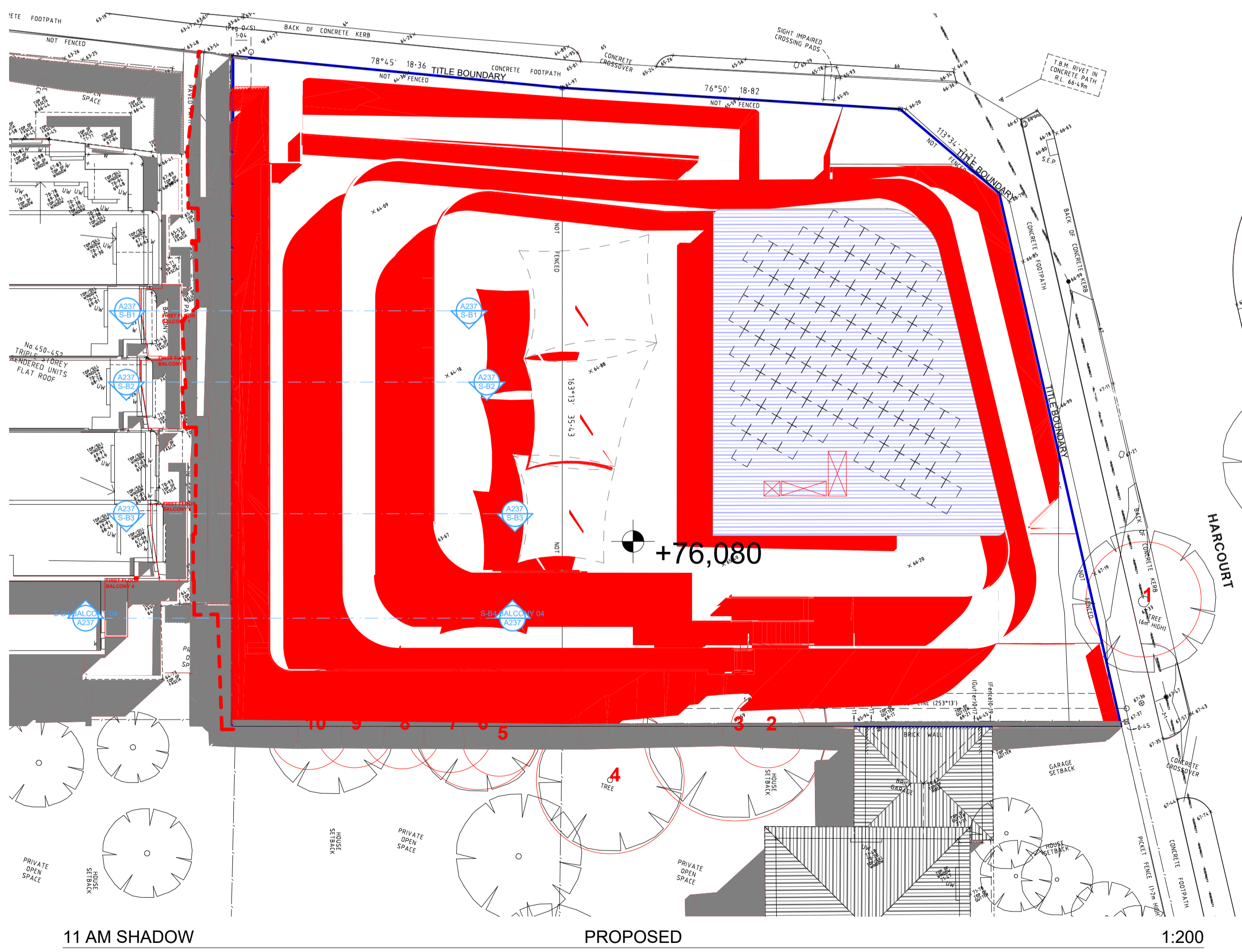


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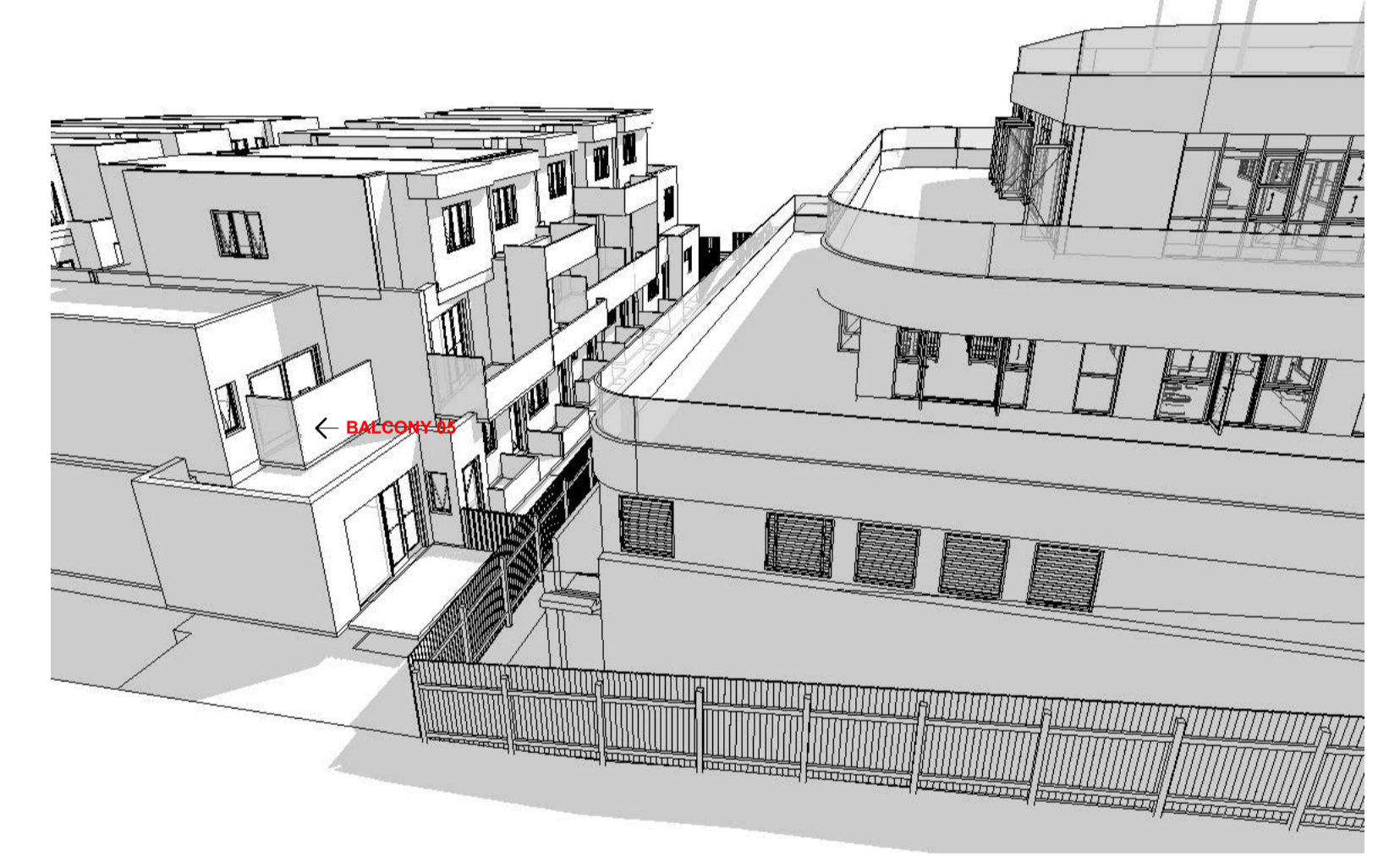


B1 11 AM SHADOW 1:100 S-B2 11 AM SHADOW 1:100 B3 11 AM SHADOW 1:100 S-B4 11 AM SHADOW 1:100

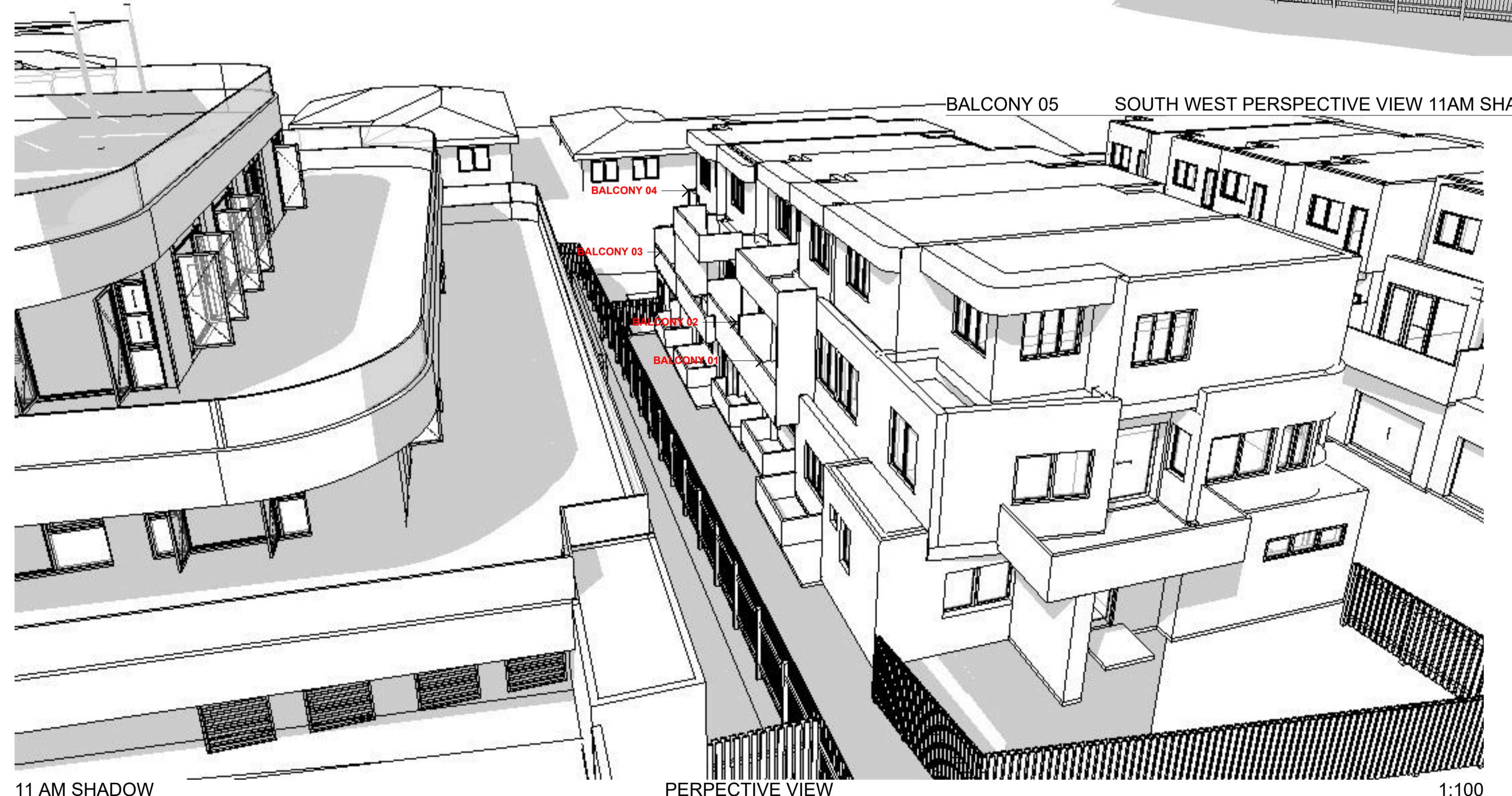
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- SHADOW IMPACT



11 AM SHADOW PROPOSED 1:200



BALCONY 05 SOUTH WEST PERSPECTIVE VIEW 11AM SHADOW 1:2



11 AM SHADOW BALCONY 01 BALCONY 02 BALCONY 03 BALCONY 04 BALCONY 05 PERSPECTIVE VIEW 1:100

CLIENT
KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
1			31/12/2018
2			28/06/2019

Drawing Scale
1:200, 1:100, 1:2 @A1

Modified by
DE
Date
28/06/2019

Checked by
DE
Date
28/06/2019

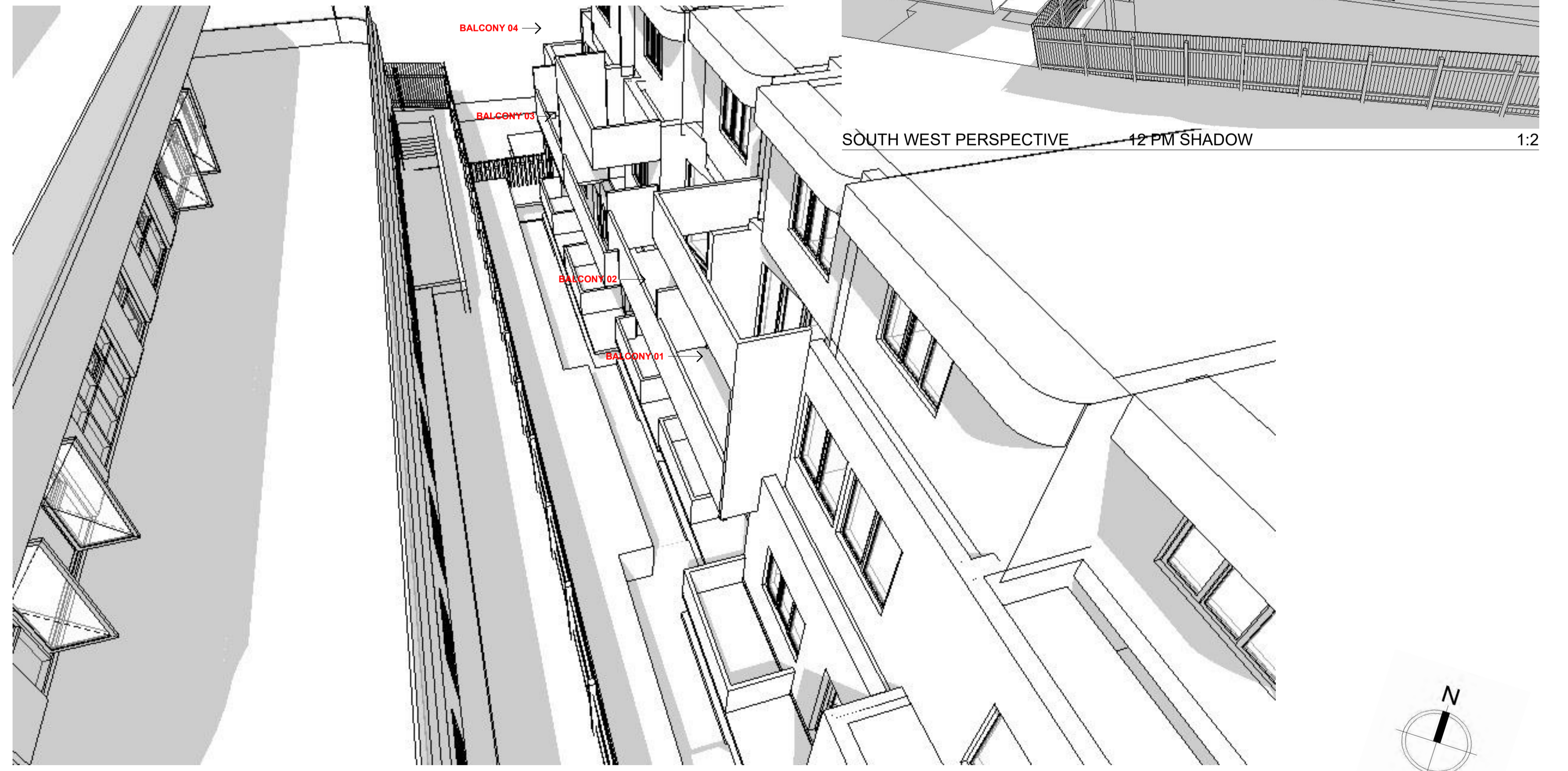
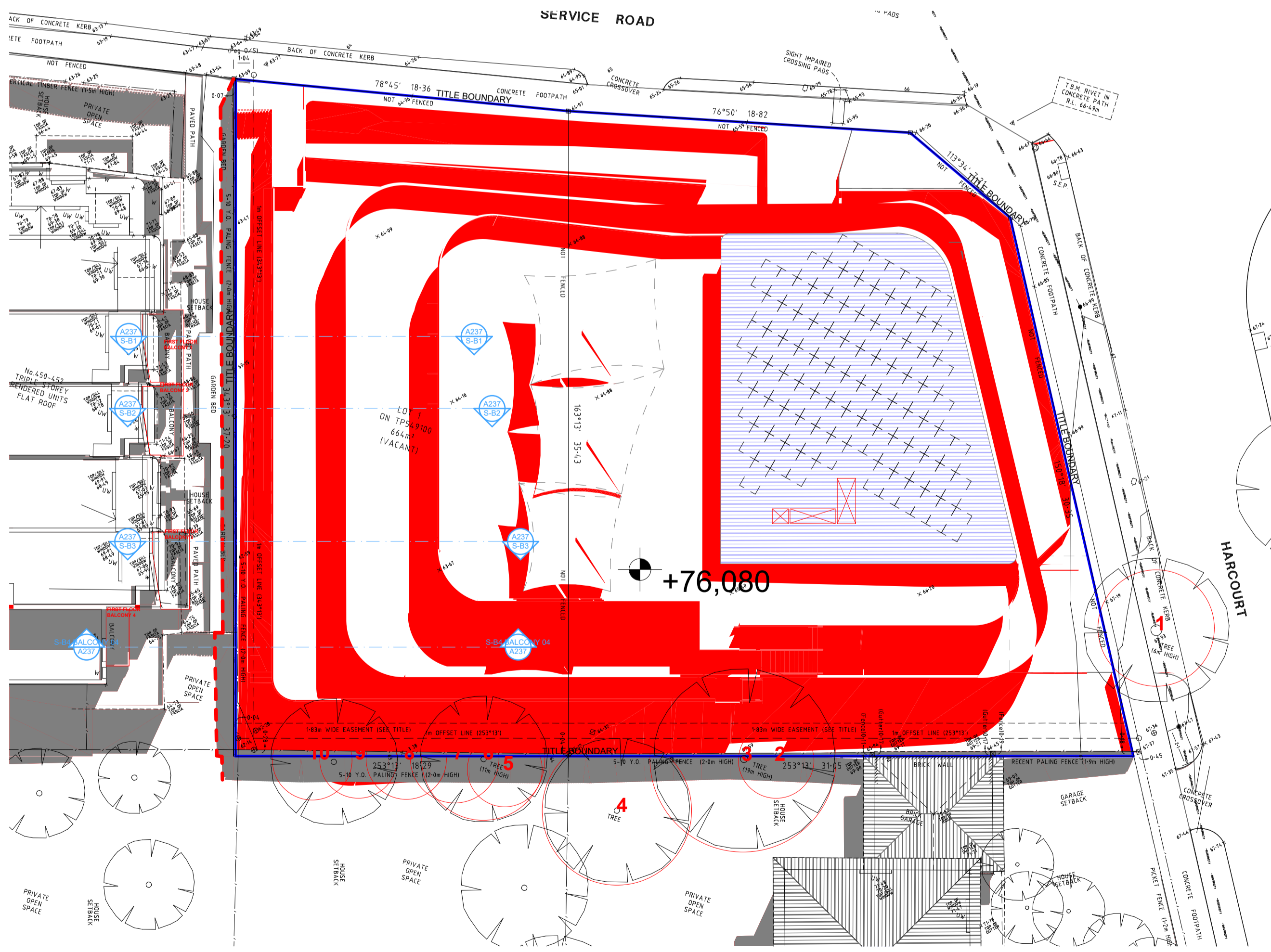
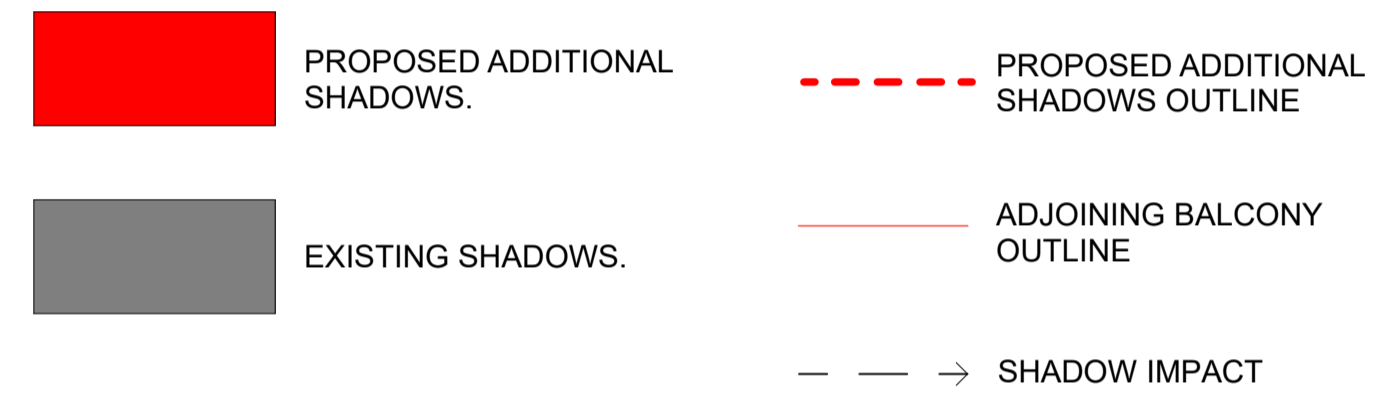
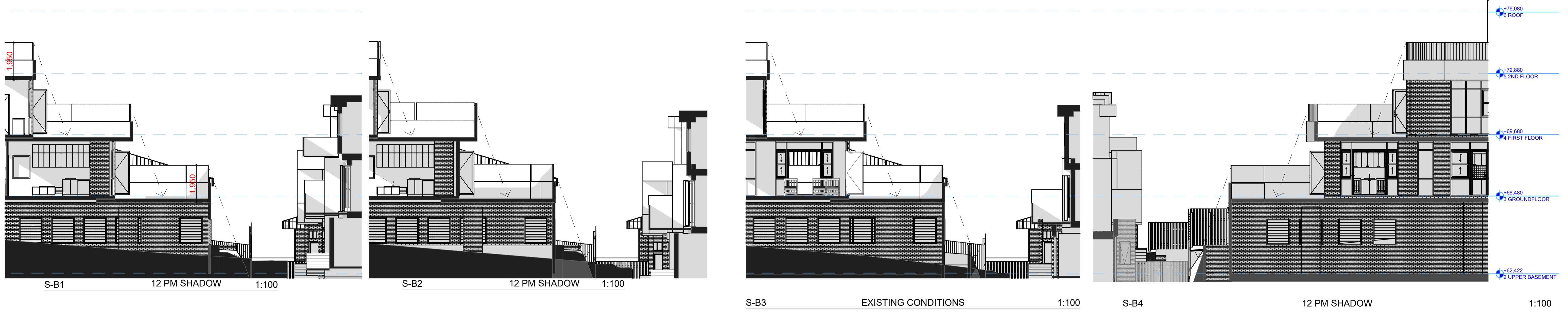
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TOWN PLANNING

Drawing Name:
PROPOSED SHADOW
DIAGRAM 11 AM 22
SEPTEMBER

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12 PM SHADOW PROPOSED 1:200 12 PM PERSPECTIVE VIEW 12PM 1:100

CLIENT
KANE BARNETT

Revision History		Date
RevID	CHD	Change Name
0		23/11/2018
1		31/12/2018
2		28/06/2019

Drawing Scale
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Modified by DE	Date 28/06/2019
Checked by DE	Date 28/06/2019

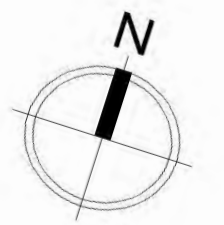
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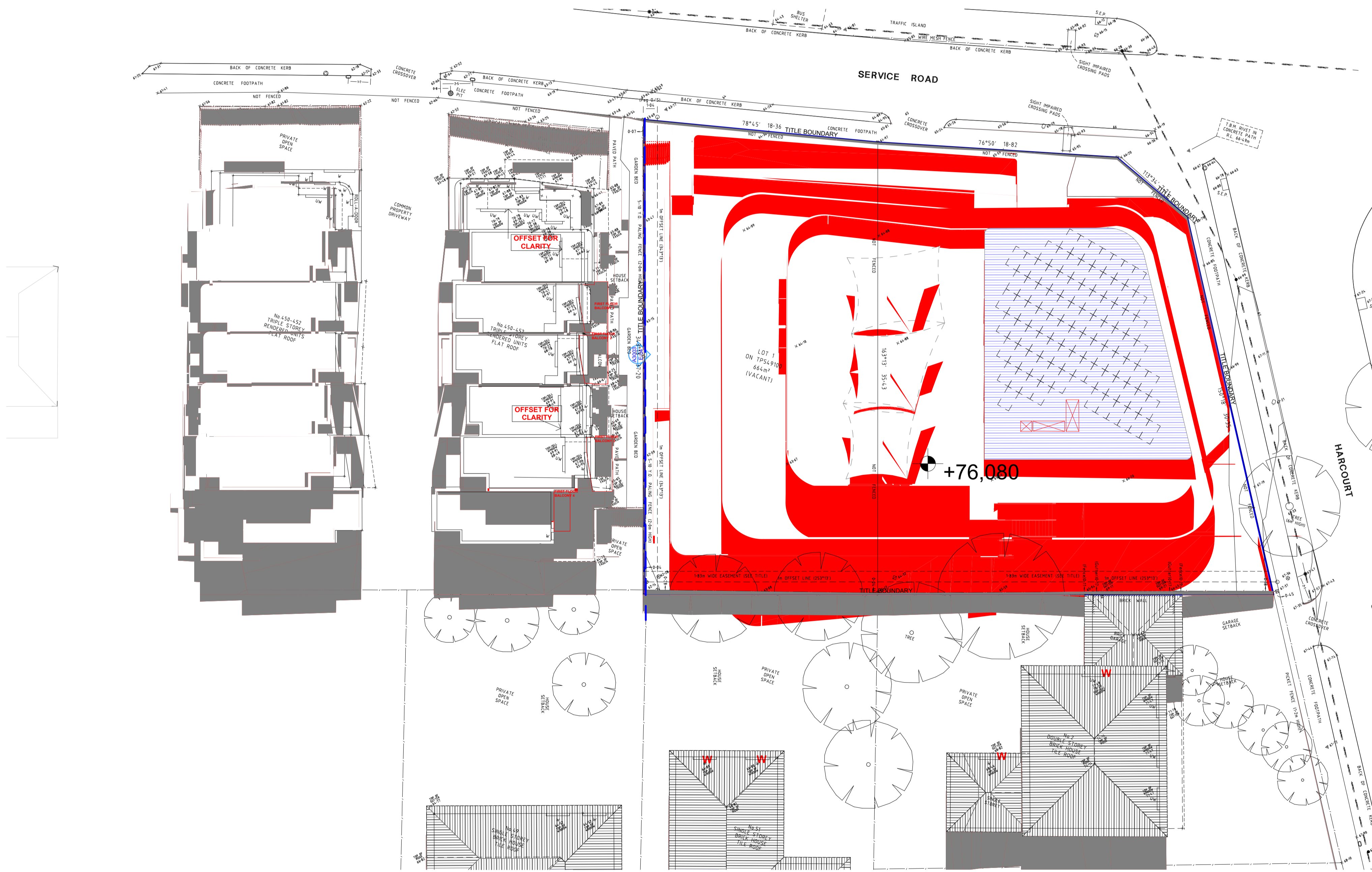
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PROPOSED SHADOW
DIAGRAM 12PM 22
SEPTEMBER

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Collingwood
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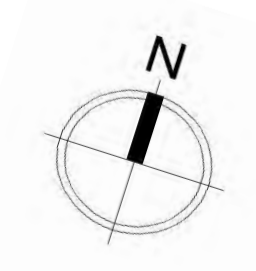


1 PM SHADOW

PROPOSED

1:200

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- ADJOINING BALCONY OUTLINE
- - - SHADOW IMPACT
- PROPOSED ADDITIONAL SHADOWS.
- EXISTING SHADOWS.



CLIENT

KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
0			23/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
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Modified by
DE

Date
28/06/2019

Checked by
DE

Date
28/06/2019

Project Status

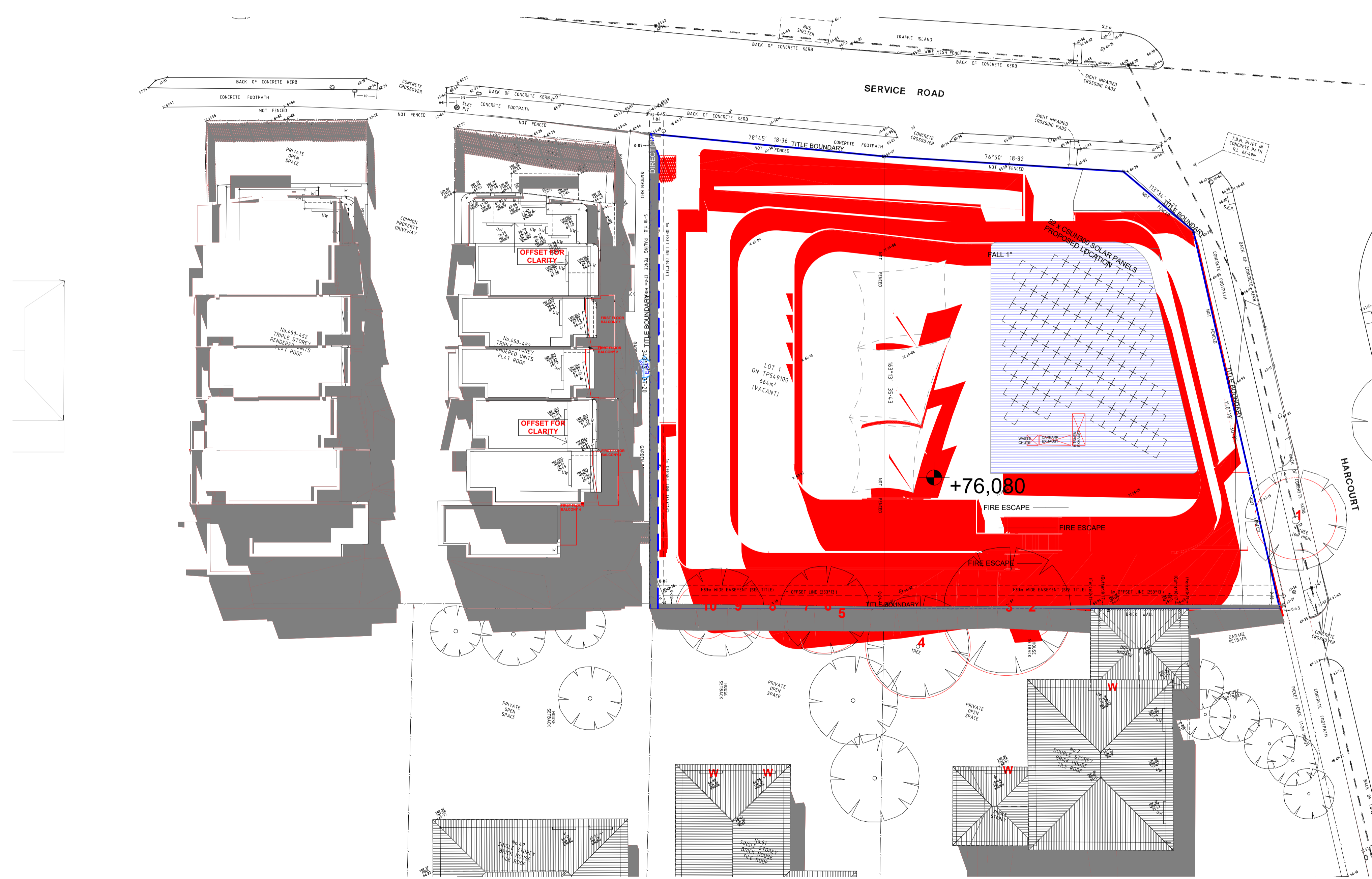
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Drawing Name:
**PROPOSED SHADOW
DIAGRAM 1PM 22
SEPTEMBER**

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2/21 Waterloo Road,
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454 Doncaster Road Doncaster Victoria Australia
A241 A 4

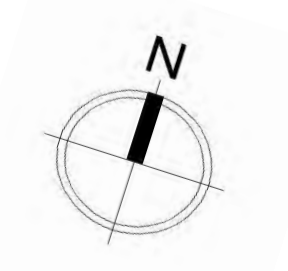


2 PM SHADOW

PROPOSED

1:200

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- ADJOINING BALCONY OUTLINE
- SHADOW IMPACT
- PROPOSED ADDITIONAL SHADOWS.
- EXISTING SHADOWS.



CLIENT

KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
0			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:200 @A1

Modified by
DE

Date
28/06/2019

Checked by
DE

Date
28/06/2019

Project Status

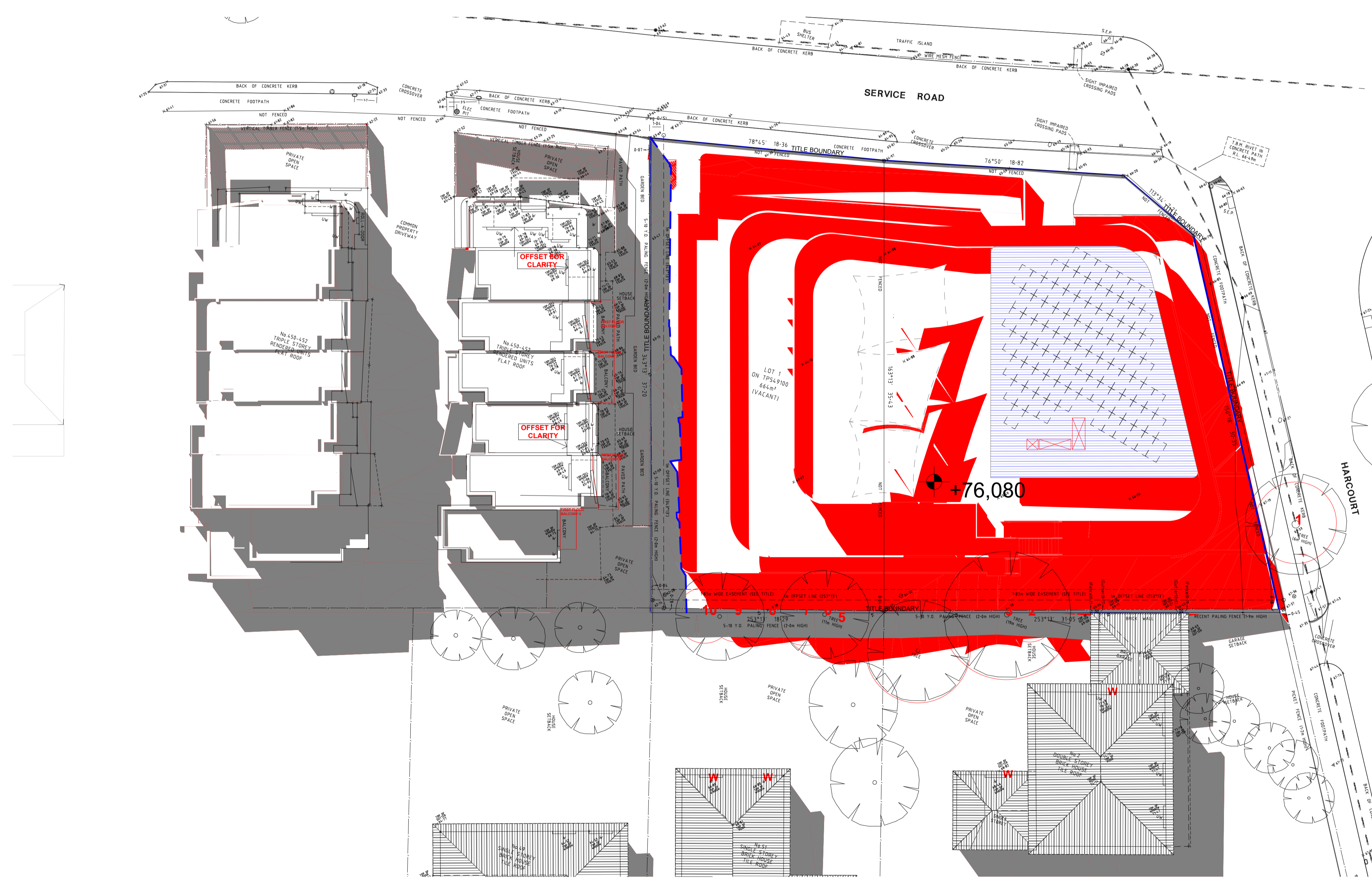
TOWN PLANNING

Drawing Name:
**PROPOSED SHADOW
DIAGRAM 2PM 22
SEPTEMBER**

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ARCHITECTURE

2/21 Waterloo Road,
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PH: 0425756708
EMAIL: admin@colabarchitects.com.au
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SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A242 A 4

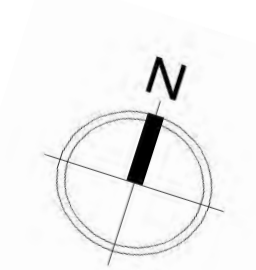


3 PM SHADOW

PROPOSED

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- ADJOINING BALCONY OUTLINE
- SHADOW IMPACT
- PROPOSED ADDITIONAL SHADOWS.
- EXISTING SHADOWS.



CLIENT

KANE BARNETT

Revision History			
RevID	CHD	Change Name	Date
0			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:200 @A1

Modified by
DE

Date
28/06/2019

Checked by
DE

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
**PROPOSED SHADOW
DIAGRAM 3PM 22
SEPTEMBER**

{Co-lab}
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SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A243 A 4

**VERTICAL TIMBER
BATTEN SCREEN TO
PLAYGROUND
PERIMETER WALLS.**

**MESH SCREENING TO
INSIDE OF
PLAYGROUND
PERIMETER WALL**

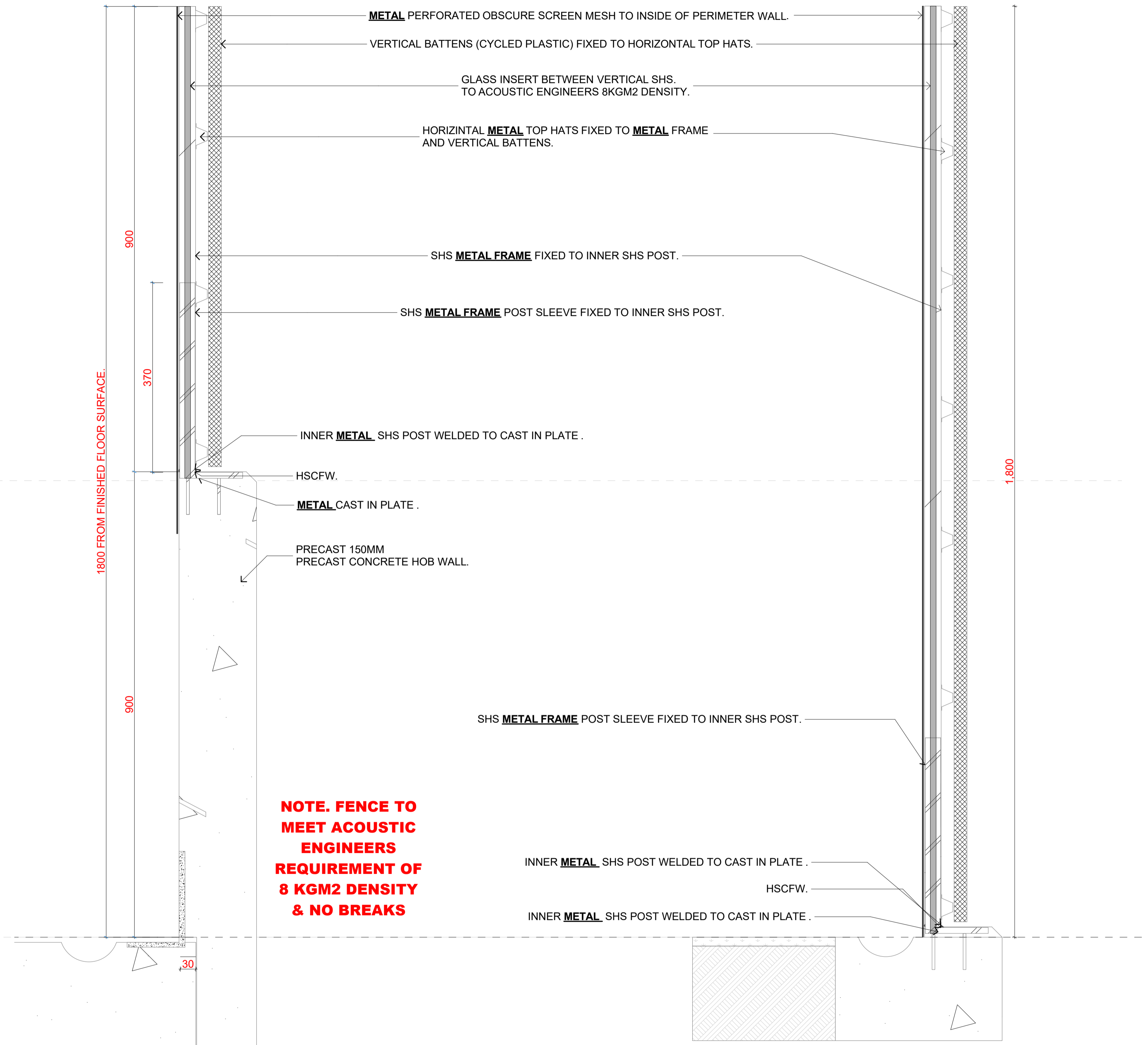
**NOTE:
(GROUND FLOOR ONLY)
Immediate fences facing Doncaster
Road and Harcourt Street - 1.8m
fence to be constructed of a
material density of no less than
8kg/m2 with no breaks and batten
spacings of 100mm only.**

**Fences facing Doncaster Road and
Harcourt Street - 1.8m fence to be
constructed of a material density
of no less than 8kg/m2 with no
breaks and batten spacings of
100mm with clear acrylic or glass**

**Fences facing the adjoining
properties - 1.8 metre fence to be
constructed of a material density
of no less than 8kg/m2 with no
breaks and batten spacings of
100mm allowing a maximum 25%
transparency.**

**FINE WHITE STUCCO
FINISH TO PLAY
GROUND PERIMETER
HOB WALL.**

**NOTE ALL PLAYGROUND
SURFACE FINISHES
PLEASE REFER TO
LANDSCAPE ARCHITECTS
DESIGN LAYOUT AND
SPECIFICATION.**



CLIENT

KANE BARNETT

Revision History			
RevID	CHD	Change Name	Date
0			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
1:5 @A1

Modified by
DE

Date
28/06/2019

Checked by
DE

Date
28/06/2019

Project Status

TOWN PLANNING

Drawing Name:
FENCES DETAIL

{Co-lab}
ARCHITECTURE

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ABN: 97 150 968 497

SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A9000 A 4

2860 WIDE



NOTE: LASER CUT ACRYLIC & NON ILLUMINATED LETTERING OR LOGO APPLIED GRAPHIC ONLY, UP LED BY 150 WATT FLOOD LIGHT.

1390 HIGH

510 FROM NGL

LANDSCAPED AREA/RISE

NGL

LINE OF FOOTPATH/TITLE BOUNDARY

START OF PAVED ENTRY

ENTRY SIGNAGE TO LANDSCAPED BUFFER ZONE

CLIENT

KANE BARNETT

Revision History			Date
RevID	CHD	Change Name	
0			22/11/2018
1			31/12/2018
2			28/06/2019

Drawing Scale
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Modified by
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Date
28/06/2019

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Date
28/06/2019

Project Status





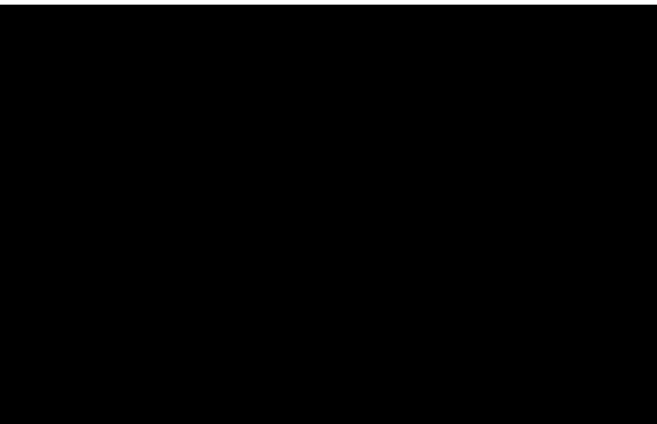

TOWN PLANNING



Drawing Name:
SIGNAGE DETAIL

{Co-lab}
ARCHITECTURE

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ABN: 97 150 968 497

SITE ADDRESS
454 Doncaster Road Doncaster Victoria Australia
A9001 A 4

<p>BV1 BRICKS BLUE METALLIC</p>	
<p>BLUSTONE PAVERS TO ENTRY</p>	
<p>CONCRETE FINISH TO BASEMENT RAMPS.</p>	
<p>MF1 IRONSTONE FINISH TO ROOF.</p>	
<p>PC1 MATT BLACK POWDER COATED FINISH TO EXTERNAL DOORS AND WINDOW FACADE.</p>	
<p>PF 1 CCS FINISH RAFIA BEIGE CCS) COLOURED CONCRETE SURFACES</p>	

<p>PC1 MATT BLACK POWDER COATED FINISH TO EXTERNAL DOORS AND WINDOW FACADE.</p>	
<p>VB1 VERTICAL BATTEN & ACOUSTIC GLASS / ACRYLIC</p>	

RevID	ChID	Change Name	Date
2			29/03/2019
3			28/06/2019

{Co-lab}
ARCHITECTURE

2/21 Waterloo Road,
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454 Doncaster Road Doncaster

Drawing Name
SCHEDULES

Drawing Status

Modified by **DE** Date 28/06/2019

Checked by **DE** Date 28/06/2019

Drawing Scale

Layout ID
A9002 **A** **4**

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 43.02 Development 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

Zones

Clause 32.08 General Residential Zone, Schedule 2

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 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.*

Permit Requirement:

- *A permit is required for the use of a childcare centre (Section 2 use)*
- *A permit is required to construct or carry out works associated with a Section 2 use.*

There is no height restrictions applicable to non-residential buildings (though a 14.5 metre discretionary height is permitted for residential buildings).

Clause 55 is not applicable, however any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

Overlays

Clause 43.02 Schedule 8 to 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.*

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 maximum building height in Table 2
- 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 (discretionary height requirements)

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-1 (Sub-Precinct Main Roads)	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

Policy requirements also relate to form, car parking, landscaping and front fencing.

Planning Policy Framework

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

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies towards achieving this are identified as follows:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-2 (Building Design) policy objective is:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The strategies to achieve this requires a comprehensive site analysis prior to the design process, requires developments to respond to strategic and cultural context of its locations, minimise detrimental impact on neighbouring properties and encourages landscaping that enhances the built form and create safe attractive spaces.

Clause 15.01-4 (Healthy Neighbourhoods) policy objective is:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Strategies to achieve the objective include designing neighbourhoods that foster community interaction and making it easy for people of all ages to live healthy lifestyles by providing connected, safe and attractive walking and cycling networks, conveniently locating public spaces for active recreation, providing accessibly located public transport stops and streets with direct, safe and convenient access to destinations.

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

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

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

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - *Pattern of local urban structure and subdivision*
 - *Underlying natural landscape character and significant vegetation.*
 - *Heritage values and built form that reflect community identity.*

Clause 15.02-1 Sustainable Development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resources efficient, supports a cooler environment and minimises greenhouse gas emissions.*

The clause has the following strategies:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
- *Support low energy forms of transport such as walking and cycling.*
- *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

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 18.02-2R Principal Public Transport Network

The policy objective is:

- *To maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.*

Clause 19.02-2 Community Infrastructure: Education Facilities

The policy objective is:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

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

- *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
- *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
- *Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*
- *Locate tertiary education facilities within or adjacent to activity centres.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Develop libraries as community based learning centres.*

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.02 Municipal Profile

Manningham is close to a number of tertiary institutions in city and suburban locations, which provide employment and further education opportunities. The municipality offers social and cultural opportunities and community services which attract people from the broader regional context.

It is projected that by 2031, Manningham will have an estimated resident population of 136,300 people. It is anticipated that an additional 20,600 people will take residence in Manningham between 2006 and 2031 (forecast.id).

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. A substantial level of change is anticipated in Precinct 2 with these areas being a focus for higher density developments. Economic development issues include objectives to encourage uses with a community service role in close proximity to activity centres or other community based facilities.

Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network.

The site is located within Sub-Precinct: **Main Roads**.

The Main Roads Sub-Precinct is an area where three storey (11m), contemporary 'apartment style' developments are supported on land with a minimum area of 1,800sqm. All development in sub-precinct should have a maximum site coverage of 60 percent. Higher developments on the perimeter of another zone should be designed so that the height and form are sufficiently stepped down to compliment the scale and form of adjoining residential areas.

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 21.10 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.

Local Planning Policy

Clause 22.05 Non-Residential Uses in Residential Areas

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

The residential Growth Zone is encouraged to accommodate a range of non-residential uses that service local community needs. The key aim is to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected by way of high levels of on-site activity, traffic generation, noise emission, odour, light and visual disorder. Key preferences for locating these facilities are

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 52.06 Car Parking

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

- *0.22 space to each child.*

The **49** spaces provided on site exceeds the statutory requirement for **43** spaces, and therefore a permit is not required to reduce the standard car parking requirements.

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 55 Two or more dwellings on a lot and Residential Buildings

A development:

- Must meet all of the objectives of this clause
- Should meet all of the standards of this clause.

This provision is not applicable to non-residential buildings, however select requirements as specified in the RGZ are to be met.

General Provisions

Clause 65 Decision Guidelines

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

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*