



## Ordinary Meeting of the Council

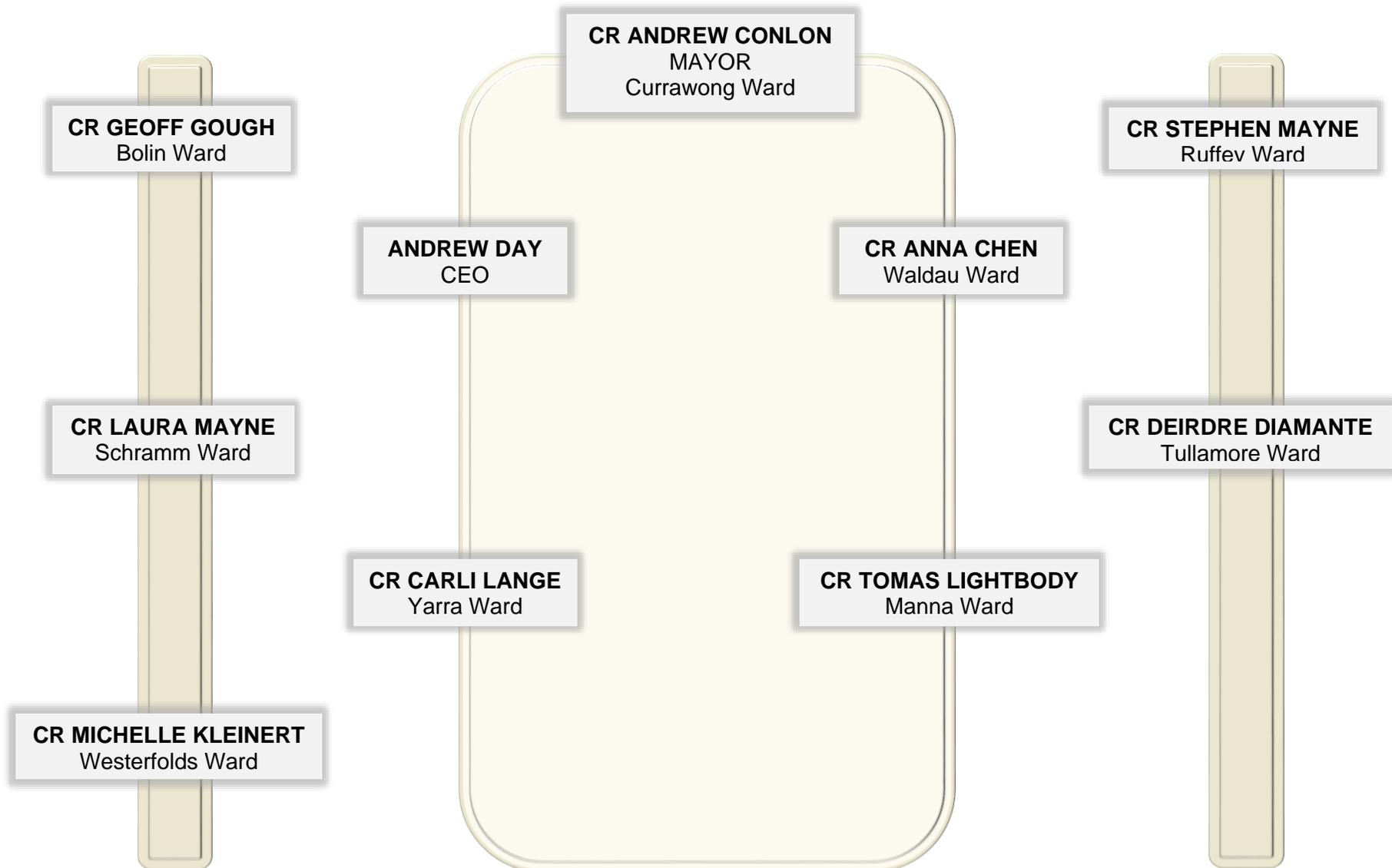
# AGENDA

<b>Date:</b>	<b>Tuesday, 24 November 2020</b>
<b>Time:</b>	<b>7:00pm</b>
<b>Location:</b>	<b>Council Chamber, Civic Centre 699 Doncaster Road, Doncaster</b>

**This meeting is convened to transact the business listed below.**

**Andrew Day**  
**Chief Executive Officer**

# COUNCIL MEETING SEATING PLAN



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**1 OPENING PRAYER AND STATEMENTS OF  
ACKNOWLEDGEMENT**

**2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

**3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST**

**4 CONFIRMATION OF MINUTES**

Confirmation of the Minutes of the Council Meeting held on 13 October 2020 and the Annual Meeting of Council held on 10 November 2020.

**5 PRESENTATIONS**

**6 PETITIONS**

**7 PUBLIC QUESTION TIME**

**8 ADMISSION OF URGENT BUSINESS**

## 9 PLANNING PERMIT APPLICATIONS

### 9.1 Planning Application PLN20/0030 at 9-11 Clay Drive, Doncaster, for the construction of a five-storey apartment building comprising 36 dwellings, associated basement car parking and a visitor car parking waiver of two spaces.

File Number:	IN20/546
Responsible Director:	Director City Planning and Community
Applicant:	Australia Ocean Property Pty Ltd
Planning Controls:	Activity Centre Zone - Schedule 1 (ACZ1), Parking Overlay – Schedule 1 (PO1), Development Contributions Plan Overlay – Schedule 1 (DCPO1), Principal Public Transport Network (PPTN area)
Ward:	Schramm
Attachments:	<ol style="list-style-type: none"><li>1 Legislative Requirements <a href="#">↓</a></li><li>2 Decision Plans <a href="#">↓</a></li><li>3 Locality Map <a href="#">↓</a></li><li>4 Objector Map <a href="#">↓</a></li></ol>

#### EXECUTIVE SUMMARY

##### Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 9 & 11 Clay Drive, Doncaster and recommends approval of the submitted proposal, subject to conditions.
2. The application is being reported to Council given that it is a Major Application (with more than 25 dwellings in the Activity Centre Zone).

##### Proposal

3. This application is for the construction of a five storey residential apartment building comprising 36 dwellings, and two levels of basement car parking.
4. The building is sited over two lots known as 9 & 11 Clay Drive, Doncaster with an area totalling 1885 square metres.
5. A total of fifty-four car parking spaces are provided within the basement car park area. Fifty-three of those spaces are allocated for residents, which complies with the requirements of Clause 52.06 (Car Parking) of the Manningham Planning Scheme. Only one visitor car space is provided within the basement, which does not comply with the visitor car parking requirements of the Parking Overlay Schedule 1. A total of three visitor car parking spaces are required to be provided to meet the Planning Scheme requirements. The application seeks to waive two visitor car parking spaces.
6. The proposed maximum height of the building is 14.45m, site coverage is 60% and site permeability 26%, complying with requirements of the Activity Centre Zone.

**Notification**

7. The application was advertised from the 23<sup>rd</sup> July 2020 to the 12<sup>th</sup> August 2020. Two objections have been received to the proposal. The objectors concerns relate to insufficient provision of car parking – particularly visitor parking, loss of views and impact on property values.

**Key issues in considering the application**

8. The key issues for Council in considering the proposal relate to:
  - Compliance with the Activity Centre Zone including mandatory and recommended requirements
  - Planning Policy Frameworks
  - Building Layout and Design
  - On-site amenity and Off-site amenity (Clause 58 Assessment)
  - Car parking, access and bicycle facilities
  - Objector concerns.

**Assessment**

9. The development of the land for a higher density residential apartment building is consistent with the relevant objectives of State and Local planning policies of the Manningham Planning Scheme (the Scheme), including the requirements of the Activity Centre Zone, Schedule 1 (ACZ1).
10. The proposal presents a scale and form that complements the changing character of the area and is setback in accordance with the front, side and rear setbacks requirements of the Activity Centre Zone Schedule 1. The proposal incorporates spacing for a generous landscape treatment around the building assisting to suitably soften and filter views of the built form to the residential interfaces to the south, east and west of the site. Landscaping will also be provided along the northern side boundary setback which abuts an existing commercial building.
11. The design detail and architectural expression of the building makes a positive contribution to the area and streetscape by providing a building with high level of visual interest, architectural features, varied materials and detailing.
12. The proposed setbacks to sensitive interfaces west and south of the site, in combination with recessed balconies, niches and architectural features and finishes, assist to minimise building bulk, overshadowing and general amenity impacts to adjoining properties. A range of screening devices on the southern and western elevations limit direct views into adjoining properties.
13. The proposal provides suitable on-site amenity, private open space in the form of terraces and balcony designs, and suitable daylight, solar access and energy efficiency.

14. The development provides a total of 54 car parking spaces, 53 resident spaces and one visitor space. This results in a shortfall of two visitor spaces. Permit conditions will be required to increase visitor parking within the basement to ensure that a total of three visitor car spaces are provided to comply with the visitor parking requirements of the Parking Overlay Schedule 1 (PO1). The provision of these spaces will assist to minimise demand for on street parking along Clay Drive. The permit applicant has indicated that they are prepared to accept a condition requiring the provision of an additional two visitor car spaces in the basement garage and that this can be easily accommodated.

### **Conclusion**

15. The relevant planning controls seek a high density residential development for sites within the Activity Centre Zone Schedule 1 (ACZ1). The proposed development generally complies with the various requirements of the ACZ1, and the relevant provisions of Clause 58, as they relate to siting, internal amenity, building presentation, access, resident car parking and landscaping. Permit conditions have been included to increase the number of visitor spaces within the basement to comply with the visitor parking requirements of the Parking Overlay Schedule 1 (PO1).
16. It is recommended that the application be supported, subject to conditions.

## **1. RECOMMENDATION**

### **That Council:**

- A. Having considered the objections received, issues a Notice Of Decision To Grant A Permit in relation to Planning Application PLN20/0030 at 9-11 Clay Drive, Doncaster, for the construction of a five-storey apartment building, and associated basement car parking, subject to the following conditions:-**

#### **Amended Plans**

- 1. Before the use and development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by DKO Architecture (Vic) Pty Ltd, project no. 12269, dated 2 July 2020), but modified to show the following:**
  - 1.1 Privacy concerns from the communal corridor/windows into the south facing balcony areas at level 4 addressed accordingly;**
  - 1.2 Additional setbacks clearly shown on all site plans.**
  - 1.3 At least three visitor car parking spaces within Basement Level 1;**
  - 1.4 The layout of Basement Level 1 modified to provide all visitor car parking spaces at grade and located away from the basement driveway ramp and waste vehicle reversing bay. This may require the reduction in the number and/or size of service rooms, or provision of car stackers to one of the three bedroom dwellings;**

- 1.5 A notation to show allocation of car parking spaces (resident and visitor parking);
- 1.6 A notation to show the volume and allocation of storage cages/cabinets within the basement garage to each dwelling;
- 1.7 A bicycle hoop within the frontage of the site, located within close proximity to the building entrance at ground floor level;
- 1.8 A notation indicating the type of bicycle parking rail used on the Basement 1 floor plan;
- 1.9 Relocation or reorientation of the gas and water meters and the associated path to provide for landscaping beds at least 1 metre wide to the southern side of the driveway at ground floor level;
- 1.10 A plan showing the Tree Protection Zone and Structural Root Zone for all trees to be retained, and the location of protective fencing and/or areas where ground protection systems will be used.
- 1.11 A plan drawn to scale clearly showing the details, height and materials of all external and internal screening devices proposed.
- 1.12 Modifications to the sill height of the bedroom window to Apartment 3.05 to minimise downward views.

#### **Endorsed Plans**

2. The development as shown on the approved plans must not be altered without the written consent of the Responsible Authority.

#### **Construction Management Plan**

3. Not less than three months before the development starts, a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:

- 3.1 Element A1: Public Safety, Amenity and Site Security;
- 3.2 Element A2: Operating Hours, Noise and Vibration Controls;
- 3.3 Element A3: Air Quality and Dust Management;
- 3.4 Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- 3.5 Element A5: Waste Minimisation and Litter Prevention; and
- 3.6 Element A6: Traffic and Parking Management.

Council's CMP Template forms part of the Guidelines. When approved the plan will form part of the permit.

**Waste Management Plan**

4. Not less than three months before the development starts, an amended Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the submitted Waste Management Plans (WMP) prepared by Leigh Design (dated 19 September 2019) updated to include provisions for waste collection of four waste streams (general waste, recycling, food/organic waste and glass waste), including bin storage, frequency of pickup and access requirements.

The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.

**Sustainability Management Plan**

5. Prior to the endorsement of plans under Condition 1 of this Permit, of an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The Plan must include the initiatives in the BESS assessment submitted with the application (prepared by Ark Resources, dated 23 January 2020), and account for any design changes required by Condition 1 of this permit, and address the following:
  - 5.1 Recycled Water/Third Pipe: Project needs to address third pipe requirement as it is in the Doncaster Hill Precinct. Neither plans nor report address this in. For further information:  
<https://www.doncasterhill.com/donhilloverview/sustainability/water-initiatives>
  - 5.2 Energy 4.2: Renewable energy systems –Solar: Notations and drawings to show the size and location of the 13kWp photo-voltaic system on the roof plans consistent with the submitted report;
  - 5.3 IEQ: Plans and reports amended to show a commitment to the use of E1 or E0 grade engineered wood products (e.g. MDF, plywood, engineered-wood flooring);
  - 5.4 Urban Ecology 2.4: Plans and reports to show provision of an external tap and floor waste to each balcony throughout the building;
  - 5.5 Urban Cooling: Light-coloured or reflective metal decking to roof areas not visible from the communal balcony;
  - 5.6 Demonstration that the development approved under Condition 1 of this permit, meets minimum 50% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS to demonstrate best practice. In areas falling short of the aforementioned targets adjustments will need to be made to demonstrate that the project meets the BESS minimums.

**Vegetation and Tree Protection**

6. No vegetation, apart from that shown on the approved plans as vegetation to be removed, may be removed, destroyed or lopped without the written consent of the Responsible Authority.
7. For the duration of the development, tree protection must be undertaken in accordance with the recommendations of Appendix 4 of the Arborist Report (prepared by Tree Logic, dated 23 September 2019) and to the satisfaction of the Responsible Authority.
8. All Tree Protection Fencing must be maintained in good condition until the completion of the construction works on the site to the satisfaction of the Responsible Authority.
9. The owner must ensure all contractors/tradespersons (including demolition workers) who install services or work near trees to be retained are made aware of the need to preserve the trees and to minimize impacts on the trees through appropriate work practices.

**Removal of Council owned trees**

10. Prior to the construction commencing on site, the owner must arranged with Council's City Amenity Unit (9846 0515) for the removal of the street tree located in front of the subject land and its replacement. All costs associated with this must be paid to the satisfaction of the Responsible Authority. The removal, pruning or replacement of a street tree can only be undertaken by Council approved contractors.

**Management Plan Compliance**

11. The Management Plans approved under conditions of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.

**Developer Contribution Requirement**

12. Before the completion of the development, a Development Contribution in accordance with Clause 45.06 Development Contributions Plan Overlay Schedule 1 – Doncaster Hill Development Contributions Plan must be paid to the Responsible Authority.

**Landscape Plan**

13. Before the development starts, an amended landscaping plan must be submitted to the Responsible Authority for approval. The plan must be generally in accordance with the approved site layout plan and the landscape concept plan prepared by John Patrick Landscape Architects Pty Ltd (Job No. 19-561-L-TP01 and dated 13 December 2019), but modified to show:
  - 13.1 Any changes to the development layout required under Condition 1 of this permit as relevant;

- 13.2 Water efficient and indigenous plant species to be used throughout landscaping in the site, including deletion of Indian Hawthorn and bamboo plantings;
- 13.3 Provision of a more diverse variety of canopy trees to replace the Norway Maple species, including Eucalyptus species native to Victoria in the frontage and along the northern boundary of the land;
- 13.4 Species, locations, approximate height and spread of proposed planting and the retention of existing trees and shrubs, where appropriate or as directed by any other condition of this Permit;
- 13.5 Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;
- 13.6 A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
- 13.7 Canopy trees along the northern, western and southern garden beds at least 1.5 m high at time of planting, capable of growing to at least 7m at maturity, and have non-invasive root zones within the Drainage and Sewerage Easement;
- 13.8 Species of screen plantings along the northern, western and southern boundaries which will be a minimum of 3 m high and create a visual screen at maturity, have non-invasive root zones and will be a minimum height of 1.5m at the time of planting;
- 13.9 A minimum of 3 canopy trees within the front setback, which will be a minimum of 8m at maturity and will be a minimum height of 1.5m at the time of planting;
- 13.10 Details of soil preparation and mulch depth for garden beds;

The use of synthetic grass as a substitute for open lawn area within secluded private open space or a front setback will not be supported. Synthetic turf may be used in place of approved paving decking and/or other hardstand surfaces.

#### **Landscape Bond**

14. Before the release of the approved Condition 1 plan for the development, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

#### **Completion and Maintenance**

15. Before the occupation of any approved dwelling the following works must be completed generally in accordance with the approved plans and to the satisfaction of the Responsible Authority:

- 15.1 All privacy screens and obscured glazing must be installed, noting that the use of obscure film fixed to transparent windows is not considered to be 'obscured glazing';
  - 15.2 All driveways, bicycle and car parking areas fully constructed, with appropriate grades and transitions, line marked and/or signed and available for use; and
  - 15.3 All landscape areas must be fully planted and mulched or grassed.
16. Once the permitted development has commenced it must be continued and completed to the satisfaction of the Responsible Authority.
  17. Buildings, including screening, engineering works, drainage, fences, external lighting and landscaped areas must be maintained to the satisfaction of the Responsible Authority.
  18. The landscaping as shown on the approved landscaping plan must be maintained by replacing any dead, diseased, dying or damaged plants as soon as practicable and not using the areas set aside for landscaping for any other purpose, to the satisfaction of the Responsible Authority.
  19. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.

#### **Stormwater – On-site detention (OSD)**

20. The owner must provide onsite storm water detention system to the satisfaction of Council's Infrastructure Services Department, which limits the Site Discharge to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The OSD system must meet the following requirements:

- 20.1 Discharge must be designed for a 20 % AEP (1 in 5 year storm); and
- 20.2 Storage must be designed for 10% AEP (1 in 10 year storm).

#### **Stormwater run-off**

21. Stormwater run-off must meet the Urban Storm – Best Practice Guidelines (Victorian Stormwater Committee 1999). The water quality objectives are:
  - 80 percent retention of typical urban annual suspended solids load;
  - 45 percent retention of typical annual total phosphorus load;
  - 45 percent retention of typical annual total nitrogen load; and
  - 70 percent reduction of typical annual litter load

**Construction Plan (OSD)**

- 22. Before the development starts, (after the approval of the endorsed plans) a certified construction plan for the system required by a condition of this permit must be submitted to and approved by Council's Infrastructure Services Department. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of Council's Infrastructure Services Unit.**

**Drainage**

- 23. Stormwater must not be discharged from the site other than by means of drainage to the point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Connection to Council Drain Permit is first obtained from the Responsible Authority.**
- 24. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the responsible authority, to prevent ponding and to minimise overland flows onto adjoining properties.**

**Car parking and Bicycle parking**

- 25. Before the occupation of any of the approved dwellings, all associated basement parking spaces must be line-marked, numbered and marked to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.**
- 26. Automatic basement door opening systems must be installed and maintained, so as to facilitate secure access to the allocated parking areas by residents, visitors and a rubbish collection contractor, to the satisfaction of the Responsible Authority.**
- 27. Visitor car parking spaces must be made available for the parking of vehicles of visitors free of charge at all times and must not be used for any other purpose to the satisfaction of the Responsible Authority.**
- 28. All bicycle parking must be maintained and not be used for any other purpose, to the satisfaction of the Responsible Authority.**
- 29. Prior to occupation of the approved dwellings, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.**
- 30. Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.**

**Lighting**

31. External lighting must be designed so as to minimise loss of amenity to residents of adjoining properties to the satisfaction of the Responsible Authority.
32. The development must be provided with external lighting capable of illuminating the accessway to the basement, pedestrian walkway, building entry and bicycle spaces. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority.
33. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.

**General Services**

34. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
35. All service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
36. A centralised TV antenna must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
37. No individual dish antennae may be installed on the overall building to the satisfaction of the Responsible Authority.
38. Any external site services visible from the street must be enclosed or screened to complement the overall development to the satisfaction of the Responsible Authority. In the event that the services cannot be enclosed, they must be located, finished and landscaped to minimise visual impacts to the frontage to the satisfaction of the Responsible Authority.
39. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.

**Screening**

40. All privacy screens must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority.

**Brickwork / Retaining Walls**

41. All brickwork/masonry walls on or immediately adjacent to the boundaries of the site which is visible from the adjoining property must be cleaned and finished to the satisfaction of the Responsible Authority.
42. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.

**Site Management**

43. The owner must use appropriate site management practices during demolition/construction to limit neighbourhood amenity detriment and protect community and Council assets in accordance with Council's Works Code of Practice, including measures to prevent the transfer of mud, dust, sand, slurry, litter, concrete, construction waste or overland flow from the site into drains, onto nearby roads or properties. In the event that a road, drain or property is affected, the owner must upon direction of the responsible authority take the necessary steps to clean the affected portion of road, drain or property to the satisfaction of the Responsible Authority.

**Easement**

44. No filling or excavation works are to occur within the easements except without the written consent of the relevant authority.

**Permit Expiry**

45. This permit will expire if one of the following circumstances applies:
  - 45.1 The development is not started within two years of the date of this permit; and
  - 45.2 The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning & Environment Act 1987.

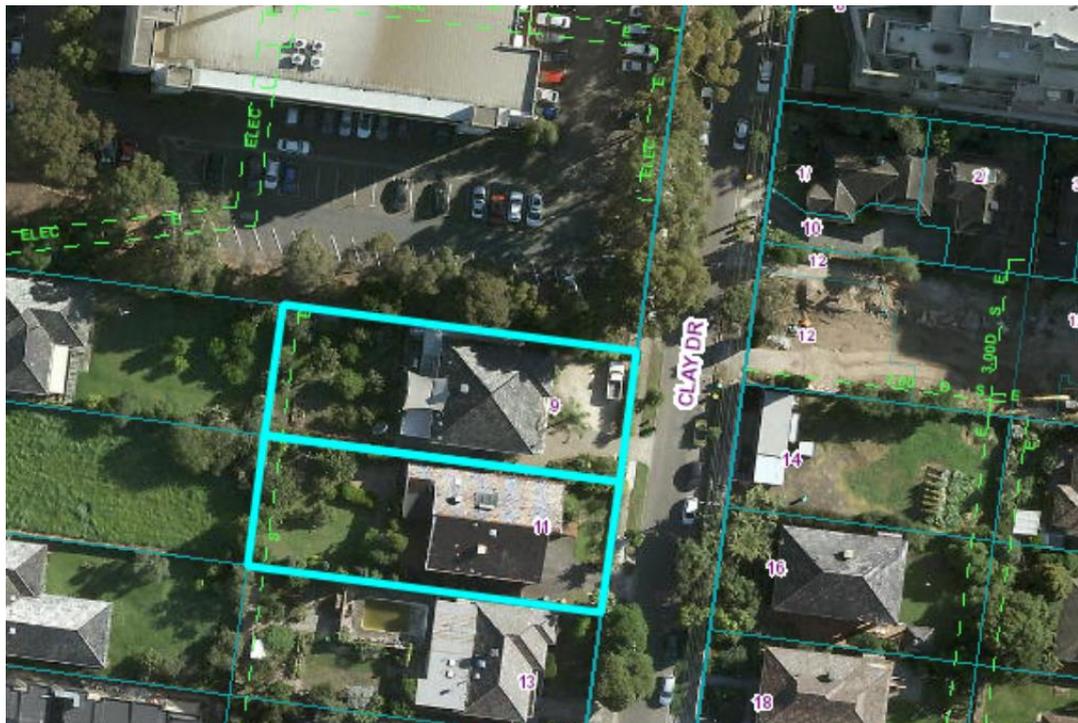
**2. BACKGROUND**

- 2.1 This application was submitted to Council on 6 February 2020, following changes made in response to feedback received at the meeting of the Sustainable Design Taskforce on 25 July 2019.
- 2.2 A request for further information was sent on 21 February 2020 raising some concerns with the application, including built form issues and the lack of visitor parking provided for the development. On 13 July 2020, plans were resubmitted addressing the built form issues.
- 2.3 The application was advertised from the 23<sup>rd</sup> July 2020 to the 12<sup>th</sup> August 2020.

- 2.4 The 60 day statutory time period which enables a permit applicant to apply to the Victorian Civil and Administrative Tribunal (VCAT) to lodge a 'failure to determine application' concluded on the 10<sup>th</sup> September 2020.
- 2.5 The land titles are not affected by any covenants or Section 173 Agreements.

### 3. THE SITE AND SURROUNDS

- 3.1 The site is located on the western side of Clay Drive, approximately 120 metres south of Doncaster Road, within the Doncaster Hill Major Activity Centre. The site is comprised of two properties, 9 Clay Drive & 11 Clay Drive, Doncaster (Refer to Figure 1).



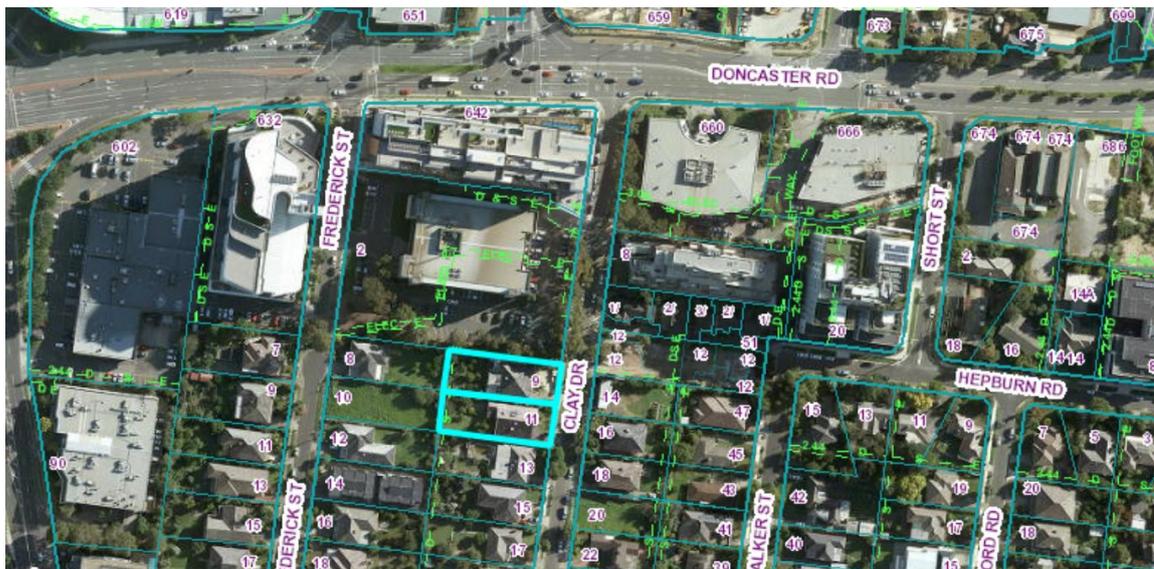
**Figure 1 – Site Aerial Photo (16 March 2020)**

- 3.2 The site has an overall frontage (eastern boundary) to Clay Drive of 37.18 metres, 50.72 metres along the northern and southern boundaries, and 37.18 metres along the rear western boundary. The total site area is 1885 square metres.
- 3.3 The site currently contains two double storey brick veneer dwellings.
- 3.4 The site has an approximate fall varying between 3 metres to 3.6 metres from northern boundary to the southern boundary of the site.
- 3.5 A 2.44 metre wide drainage and sewerage easement burdens the site. This is located along the western (rear) boundary. The easement contains a Yarra Valley Water sewer pipe.
- 3.6 The site has abutments with five properties. Surrounding development is described as follows:-

Direction	Address	Description
North	2 Frederick Street	<ul style="list-style-type: none"> <li>2 Frederick Street contains a three storey office building and car park with an approximate land area of 7428 square metres. The building is oriented to face Frederick Street and is setback approximately 28 metres north of the common boundary. A car park and large trees is located adjacent to the subject land.</li> <li>The site is within the Activity Centre Zone Schedule 1, within Precinct 2C. The maximum building height of this precinct is 40 metres.</li> </ul>
South	13 Clay Drive	<ul style="list-style-type: none"> <li>13 Clay Drive contains a split level single storey dwelling constructed of brick veneer, with a pitched roof. An above ground pool is located to the rear of the dwelling. The building is setback approximately 1.73 metres from the common boundary.</li> <li>A low front fence of rock is located on the street boundary.</li> <li>This site is within the General Residential Zone Schedule 2, and is subject to the Design and Development Overlay Schedule 8-2. The maximum building height of this zone is 11 metres.</li> </ul>
West	12 Frederick Street	<ul style="list-style-type: none"> <li>12 Frederick Street contains a split level single storey dwelling constructed of brick veneer, with a pitched roof. The building is setback at least 20 metres south west of the common boundary.</li> <li>This site is within the General Residential Zone Schedule 2, and is subject to the Design and Development Overlay Schedule 8-2. The maximum building height of this zone is 11 metres.</li> </ul>
West	8 Frederick Street 10 Frederick Street	<p>Two properties directly adjoin the site to the west:</p> <ul style="list-style-type: none"> <li>8 Frederick Street contains a split level single storey dwelling constructed of brick veneer, with a pitched roof. The building is setback at least 26 metres west of the common boundary.</li> <li>10 Frederick Street is a vacant site cleared of all buildings.</li> <li>These sites are within the Activity Centre Zone Schedule 1, within Precinct 2F. The maximum building height of this precinct is 14.5 metres.</li> </ul>

- 3.7 The character of the neighbourhood is mixed, given the site's proximity to a Major Activity Centre (Doncaster Hill) along Doncaster Road to the north, containing high rise apartment developments and commercial buildings transitioning to low rise detached dwellings.

- 3.8 It is noted that Clay Drive is subject to parking restrictions, including 2 hour parking 8 am to 6 pm Saturday and Sunday (including public holidays), and is in an area where Resident Parking Permits are required. Permits are required in front of the subject land between Monday to Sunday from 8 am to 6 pm (including public holidays).
- 3.9 A number of new multi-unit developments are situated in close proximity to the site (632 Doncaster Road, 642 Doncaster Road, 20 Hepburn Road, and 8 Clay Drive). Planning Permit PL17/027801 was recently approved (4 March 2019) for a five-storey apartment building containing twenty-two dwellings over basement car parking at 14-16 Clay Drive (directly opposite the site). Construction had not commenced for this site at the time of preparing this report.



**Figure 2 – Site and Surrounds Aerial Photo (16 March 2020)**

- 3.10 The site benefits from its location within the Doncaster Hill Major Activity Centre, being located approximately 160 metres south of Westfield Shopping Centre, approximately 245 metres south west of Doncaster Primary School, and at least 370 metres south west of MC Square and Council’s Civic Offices. Public open space (Schramm’s Reserve) is located 700 metres north west of the site.
- 3.11 The site has easy access to a range of bus routes, available along both sides of Doncaster Road. Among other locations, the bus services provide access to Melbourne’s Central Business District (CBD), and the bus interchange at Westfield Shopping Centre.

#### **4. THE PROPOSAL**

- 4.1 The proposal is outlined on the plans prepared by DKO Architecture (Vic) Pty Ltd, Revision B, dated 2 July 2020 inclusive of perspectives, Apartment floor plans, elevations, sections and details. Refer to Attachment 1.
- 4.2 The following plans are also provided in support of the application:
- Feature survey Plan prepared by Veris dated 17 April 2019; and
  - Landscape Concept Plans prepared by John Patrick Landscape Architects Pty Ltd, Job No. 19-561-L-TP01 and dated 13 December 2019.

4.3 The following reports are provided in support of the application:

- Town Planning report prepared by Urbis Pty Ltd, dated 24 January 2020;
- Waste Management Plan prepared by Leigh Design and dated 19 September 2019;
- Traffic Engineering Assessment prepared by Traffix Group Solutions and dated 28 April 2020;
- Sustainable Management Plan and Water Sensitive Urban Design Response prepared by Ark Resources and dated 23 January 2020;
- Arborist Report prepared by Treelogic, Job No. 010234 and dated 23 September 2019;
- RFI Cover Letter and response to issues, prepared by Urbis Pty Ltd, dated 9 July 2020; and
- MPL Certificate, prepared 18 December 2019.

4.4 A summary of the proposal is as follows:

Element	Details
Building Details	<ul style="list-style-type: none"> <li>• Total Site Area (2 Lots) – 1885 metres square</li> <li>• Site coverage 60%</li> <li>• Hard surface area 74%</li> <li>• Site Permeability 26%</li> </ul>
Dwellings	<ul style="list-style-type: none"> <li>• A total of 36 dwellings are proposed with mix of apartment sizes including:                             <ul style="list-style-type: none"> <li>○ 8 one bedroom apartments;</li> <li>○ 11 two bedroom apartments;</li> <li>○ 16 three bedroom apartments;</li> <li>○ 1 four bedroom apartment;</li> </ul> </li> </ul>
Building Height	<ul style="list-style-type: none"> <li>• 14.45m (excluding protruding lift overrun and rooftop services and screens)</li> </ul>
Basements	<ul style="list-style-type: none"> <li>• Two Basement levels are proposed containing:                             <ul style="list-style-type: none"> <li>○ Total of 54 car parking spaces, inclusive of :                                     <ul style="list-style-type: none"> <li>- 53 resident car parking spaces; and</li> <li>- 1 visitor car parking space</li> </ul> </li> <li>○ 16 bicycle parking spaces;</li> <li>○ 38 storage cage areas;</li> <li>○ Waste storage room;</li> <li>○ Rainwater tank room;</li> <li>○ Internal stair access;</li> <li>○ Internal lift access; and</li> <li>○ Services room.</li> </ul> </li> </ul>
Car parking	<ul style="list-style-type: none"> <li>• Residential requirement:                             <ul style="list-style-type: none"> <li>○ 8 one bedroom apartments – 8 car spaces required</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ 11 two bedroom apartments – 11 car spaces required</li> <li>○ 16 three bedroom apartments – 32 car spaces required</li> <li>○ 1: 4 bedroom apartments – 2 car spaces required</li> <li>○ Total required – 53 car spaces</li> <li>● Total provided – 53 residential car spaces (within the basement)</li> </ul>
Visitor Spaces	<ul style="list-style-type: none"> <li>● 1 allocated visitor car space</li> <li>● The site is located within the Parking Overlay Schedule 1 (PO1) and therefore is required to provide 3 visitor car spaces.</li> <li>● There is a shortfall of two visitor car spaces.</li> </ul>
Setbacks (minimum-maximum)	<ul style="list-style-type: none"> <li>● <u>Clay Drive (eastern boundary):</u> <ul style="list-style-type: none"> <li>○ Basement levels – 5.0m</li> <li>○ Ground floor – 5.0m – 8.5m</li> <li>○ Level 1 – 5.0m – 9.0m (balconies 5.0m)</li> <li>○ Level 2 – 5.0m-9.0m (balconies 5.0m)</li> <li>○ Level 3 – 5.0m-9.0m (balconies 5.0m)</li> <li>○ Level 4 - 9.0m-18.49m (balconies 5.0m)</li> </ul> </li> <li>● <u>Northern boundary:</u> <ul style="list-style-type: none"> <li>○ Basement levels – 3.0 m</li> <li>○ Ground floor – 4.5m- 6.8m</li> <li>○ Level 1 – 4.5m-6.8m (balconies 4.5m)</li> <li>○ Level 2 – 4.5m-6.8m (balconies 4.5m)</li> <li>○ Level 3 – 4.5m-6.8m (balconies 4.5m)</li> <li>○ Level 4 - 6.95m (balconies 4.5m)</li> </ul> </li> <li>● <u>Southern boundary:</u> <ul style="list-style-type: none"> <li>○ Basement levels – 3.0m</li> <li>○ Ground floor – 4.5m-7.3m</li> <li>○ Level 1 – 4.5m-7.3m (balconies 4.5m)</li> <li>○ Level 2– 4.5m-7.3m (balconies 4.5m)</li> <li>○ Level 3 – 4.5m-7.3m (balconies 4.5m)</li> <li>○ Level 4 – 15.5m-19.6m (balconies 7.35m)</li> </ul> </li> <li>● <u>Western boundary (rear):</u> <ul style="list-style-type: none"> <li>○ Basement levels – 2.45m</li> <li>○ Ground floor – 4.5m-8.1m</li> <li>○ Level 1 – 4.5m-8.5m (balconies 4.5m)</li> <li>○ Level 2– 4.5m-8.5m (balconies 4.5m)</li> <li>○ Level 3 – 4.5m-8.5m (balconies 4.5m)</li> <li>○ Level 4 - 8.5m (balconies 4.5m)</li> </ul> </li> </ul>



Figure 3 – Streetscape Perspective Drawing of the proposed development.

**5. LEGISLATIVE REQUIREMENTS**

5.1 Refer to Legislative Requirements Attachment (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy)

**6. REFERRALS**

**External**

6.1 There are no relevant external referral authorities.

**Internal**

6.2 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Infrastructure Services Unit – Drainage	<ul style="list-style-type: none"> <li>No objection subject to conditions for the provision of onsite storm water detention.</li> </ul>
Infrastructure Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> <li>No objection subject to conditions requiring the removal of redundant crossovers, crossover construction to encompass the stormwater pits within the crossover.</li> </ul>
Infrastructure Services Unit – Access and Driveway	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Infrastructure Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> <li>Objection to the shortfall of two visitor car parking spaces.</li> </ul> <p>It is noted that there are parking restrictions on both sides of the street and with the current parking policy, the apartments in this area are not be eligible for parking permits.</p> <ul style="list-style-type: none"> <li>It is recommended that three visitor spaces be provided.</li> </ul>

Service Unit	Comments
Infrastructure Services Unit – Car Parking Layout	<ul style="list-style-type: none"> <li>No objection, provided the parking bays are allocated to each individual residence and the visitor parking be nominated on the parking bay, with an additional two bays for visitors; and to line mark each basement for the proposed stop and go system.</li> </ul>
Infrastructure Services Unit – Construction Management	<ul style="list-style-type: none"> <li>No objection subject to a requirement for the provision of a construction management plan.</li> </ul>
Infrastructure Services Unit – Waste	<ul style="list-style-type: none"> <li>No objection subject to a requirement for the modification of the waste management plan prepared by Leigh Design dated 19 September 2019 to include provision for FOGO (food organics and garden organics) stream or the 4th bin for glass.</li> <li>The bin storage area should be modified to be large enough to accommodate four waste streams, also detail the overall proposed waste collection systems (including these additional services), frequency of pickup, as well as access requirements.</li> </ul>
Infrastructure Services Unit – Easements	<ul style="list-style-type: none"> <li>No objection subject to condition to ensure that no filling or excavation works occur within the easements except without the written consent of the Responsible Authority.</li> </ul>
Infrastructure Services Unit – Flooding	<ul style="list-style-type: none"> <li>N/A - no flooding / overland flow affects the subject site.</li> </ul>
Planning Arborist	<ul style="list-style-type: none"> <li>Council's Planning Arborist does not have any significant concerns with the proposal, subject to standard conditions, including a Tree Protection and Management Plan (TPMP).</li> <li>Alternative species to promote tree diversity is recommended on the concept landscape plan.</li> </ul>
Integrated Planning Unit – Sustainability (Environmental Sustainable Design)	<ul style="list-style-type: none"> <li>No objection subject to amendment to the Sustainability Management Plan to ensure a minimum 50% BESS overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories, to demonstrate best practice in sustainable design. Conditions will require this is achieved.</li> </ul>

**7. CONSULTATION / NOTIFICATION**

7.1 The application was advertised by placing signs on the frontage of the lots and sending letters to nearby properties.

7.2 Two objections were received to the proposal as shown in the map below.



**Figure 4 – Objector Map**

7.3 The main grounds of objection can be summarised as follows:

- The development requires three visitor car spaces, however only one visitor car space is provided. This is concerning as it is already difficult to find parking on Clay Drive as it stands now.
- Two bedroom dwellings should be provided with two car spaces instead of one car space;
- Car stackers could be used but this is not provided;
- Loss of views; and
- Property values would decrease as a result of the development.

**8. ASSESSMENT**

**Planning Policy Frameworks**

8.1 Key objectives of the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) seek to intensify activity centres as a focus for high-quality development and encourage increased activity and density as a way to achieve broader urban consolidation objectives.

- 8.2 At the SPPF level, policy encourages higher density development in established activity centres particularly for housing. The subject site is located within Precinct 2F of the Activity Centre Zone Schedule 1 in the Doncaster Hill Major Activity Centre. The proposed development substantially meets key objectives of State Planning Policy at Clause 16 – Housing of the Manningham Planning Scheme.
- 8.3 The construction of a five storey apartment building comprising of 36 dwellings on a site of 1885 square metres (over two lots) is generally consistent with these objectives given its location within a Major Activity Centre with good and easy access to shops along Doncaster Road and Westfield Shopping Centre, a bus stop interchange west of the shopping centre, access to public transport along Doncaster Road and the location of existing services such as Doncaster Primary School, MC Square and proximity to public open space (Schramm's Reserve).
- 8.4 At the LPPF level, the Municipal Strategic Statement (MSS) at Clause 21.05 (Residential) and Clause 21.09 (Activity Centres and Commercial Areas) of the Manningham Planning Scheme specifically identifies the Doncaster Hill Major Activity Centre as a prime location for redevelopment where high density, high rise residential is encouraged. The policy objectives also encourage a contemporary architectural design response within the activity centre. The proposed development generally meets these expectations for contemporary architecture and higher density but also transitions down to properties within the General Residential Zone Schedule 2. The proposal provides for properties to the south of the site generous top floor setbacks which range from 15.5 metres to 19.6 metres from the southern boundary. The location of a high density residential development within the Major Activity Centre, 120 metres off Doncaster Road also assists in easing development pressure away from incremental change areas.
- 8.5 The development also complies with the policy objectives of Clause 21.10 (Environmentally Sustainable Design). The overall BESS score for the development is 50% (Best Practice), and achieves a pass score to the four mandatory categories (Water, Energy, Stormwater and Indoor Environment Quality). The submitted Sustainability Management Plan indicates that the development would have a NatHERS energy rating of 6.5 stars, a 45 000 litre rainwater tank connected to toilets and provided for irrigation, double glazing, and energy efficient building services, appliances and fixtures. A total of forty-four 13kWp solar photovoltaic panels would be installed at roof top level, and water efficient landscaping would be provided at ground level. Permit conditions will require minor amendments to ensure that the development meets Council's expectations including provision for recycled water (third pipe) which is required in the Doncaster Hill area, provision of details on the plans and reports regarding the 13kWp photo-voltaic system, light coloured or reflective roofing materials on non-visible flat roof areas to reduce urban heat island effect, provision of tap and floor wastes to each balcony to provide residents options to grow plants, and exclusion of formaldehyde emitting products in the internal fit out such as E1 or E0 grade engineered wood products.

### **Building Layout and Design**

- 8.6 The subject site is located within sub-precinct 2F, which is a transitional area between the high-density and higher scale encouraged along Doncaster Road, and land to the south which is within the General Residential Zone Schedule 2 and the Design and Development Overlay Schedule 8. This is reflected in the required heights and setbacks which are as follows:

Precinct	Maximum building height (excluding basement)	Design Element Height:	Setbacks
2F	14.5 metres	Not applicable	5m from front boundary 4.5m from side boundaries 4.5m from rear boundary

- 8.7 The maximum building height of the development is 14.45 metres, excluding the lift overrun, roof top equipment and associated screens, which are not subject to the maximum building height as indicated in Schedule 1 of the Activity Centre Zone. Compliance with the mandatory building height is achieved by providing appropriate building setbacks and designing the proposal with the slope of the land in mind.
- 8.8 The proposed front setback is at least 5 metres and the side and rear setbacks are at least 4.5 metres. This complies with the requirements of Precinct 2F and is consistent with the objectives of the Activity Centre Zone Schedule 1, as landscaping and canopy trees would be provided within each setback.
- 8.9 The proposed development is consistent with the relevant built form objectives of the Activity Centre Zone Schedule 1. The objectives seek to ensure an appropriate transition in height is provided from the activity centre zone to surrounding residential neighbouring properties. Furthermore it also seeks to encourage innovative, contemporary architecture within the Doncaster Hill Major Activity Centre.
- 8.10 The stepped built form has incorporated a contemporary architectural expression using varied materials such as white face brick, textured concrete and metal cladding. The design of the building incorporates a flat roof form and includes niches at each floor level, recessed balconies and a well recessed fourth floor level.
- 8.11 The white face brick along each elevation of the building is used as a framing element contrasting with the textured concrete walls and glazing, which visually is suspended above the ground floor level. The niches and the fourth floor (top) level are finished in dark corrugated metal cladding further emphasising depth, resulting in a recessive appearance from the street and adjoining properties.
- 8.12 The use of materials and finishes to differentiate the framing feature from the walls and niches, work in combination with the recessed balconies to provide visual interest to the building, and reduce building bulk. This assists to break up any potential building mass. The modern contemporary architectural design of this building is considered to be well conceived and of a high standard.

#### **On site amenity and Off-site amenity impacts (Clause 58)**

- 8.13 Pursuant to Clause 58 (Apartment Developments), a development must meet all of the objectives of this clause and should meet all of the standards.

- 8.14 The following assessment under the provisions of Clause 58 (Apartment Developments) is provided and the analysis indicates that the proposal responds appropriately to the applicable clauses, as follows:-

Objective	Compliance
<b>URBAN CONTEXT</b>	
<p><b>58.02-1 – Urban Context</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	<p><b>Met</b></p> <p>It is considered that the proposed development responds positively to the existing and preferred urban context, and provides an appropriate transition in scale and form to the lower order growth areas within the Design and Development Overlay Schedule 8, south of the site.</p> <p>The development also complies with the required building height, street setback and side and rear setbacks of the Activity Centre Zone Schedule 1.</p>
<p><b>58.02-2 – Residential Policy</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul>	<p><b>Met</b></p> <p>The application was accompanied by a written statement that demonstrated how the applicant considers the development to be consistent with State and Local policy.</p> <p>As discussed in the report, it is considered that the proposal complies with State and Local policy objectives.</p>
<p><b>58.02-3 – Dwelling Diversity</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	<p><b>Met</b></p> <p>The development would comprise of 36 dwellings with mix of apartment typologies including:</p> <ul style="list-style-type: none"> <li>8 one-bedroom apartments;</li> <li>11 two-bedroom apartments;</li> <li>16 three-bedroom apartments;</li> <li>1 four-bedroom apartment.</li> </ul>
<p><b>58.02-4 – Infrastructure</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<p><b>Considered Met subject to conditions</b></p> <p>The development would be connected to existing reticulated gas, electricity, sewerage and water supply and drainage infrastructure.</p> <p>Permit conditions are required to provide for an on-site storm water detention system (drainage), and to provide third pipe/recycled water infrastructure as required by Yarra Valley Water in Doncaster Hill.</p>

Objective	Compliance
<p><b>58.02-5 – Integration With Street</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p><b>Met</b></p> <p>The development integrates and responds positively to the streetscape and preferred urban context, that provides a high quality design response and a clear and definable building entrance oriented to Clay Drive.</p> <p>The development provides for excellent passive surveillance opportunities with the lobby and balconies addressing the street and low level landscaping punctuated by canopy tree planting in accordance with the objectives of the Activity Centre Zone Schedule 1.</p> <p>High front fencing is not proposed, and the site does not adjoin any existing public open space.</p>
<b>SITE LAYOUT</b>	
<p><b>58.03-1 – Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency.</li> </ul>	<p><b>Met</b></p> <p>The development maximises opportunities for north facing glazing wherever possible, with at least seven apartments with secluded private open space and living areas directly oriented to the north, and 25 apartments with secluded private open space and living areas with access to northern light from the north east and north west.</p> <p>Only nine of the apartments would have south facing orientation, however this is unavoidable given the lot orientation and the building typology.</p> <p>The development would be constructed to achieve an average NatHERS star rating of 6.5 stars, and all apartments would have a NatHERS maximum cooling load of no more than 21.</p> <p>Outdoor clotheslines are provided at ground floor level.</p>
<ul style="list-style-type: none"> <li><b>58.03-2 – Communal open space</b></li> <li>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul>	<p><b>N/A</b></p> <p>The development comprises less than 40 dwellings, and no communal open space is required to be provided for the development.</p>
<ul style="list-style-type: none"> <li><b>58.03-3 – Solar Access to Communal Outdoor Open Space</b></li> <li>To allow solar access into communal outdoor open space.</li> </ul>	<p><b>N/A</b></p>

Objective	Compliance
<p><b>58.03-4 – Safety</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p><b>Met</b></p> <p>The entrance to the building and to the basement car park would be clearly visible from Clay Drive, and external LED floor lighting would be provided to the pedestrian paths leading to the entrance.</p> <p>Private spaces would be fenced and would not be used as public thoroughfares.</p>
<p><b>58.03-5 – Landscaping</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the area.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> <li>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul>	<p><b>Considered Met subject to conditions</b></p> <p>The subject site is 1885 square metres. The site provides 28.48% of deep soil planting area of which the majority has a minimum dimension of 3 metres, however this is less than 6 metres wide as required in Standard D10 for a development on a lot of this size. Table D2 of this standard requires 10% of the site area comprised of deep soil planting at least 6 metres wide for lots over 1501-2500 square metres in size.</p> <p>Where the requirements of Table D2 of Standard D10 are not met, an equivalent canopy cover should be achieved by providing either:</p> <p>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</p> <p>Vegetated planters, green roofs or green facades.</p> <p>The development proposes a landscaping concept with garden beds generally within retaining walls and planters to each elevation. The garden beds south, west and north of the building would be at least 3 metres wide. Garden beds along the street frontage would range between 1-3 metres in width. Screen planting would be provided along the side and rear boundaries to soften the hard edge of development and to integrate the site into the existing streetscape.</p> <p>Planter beds approximately 0.8 m wide are also provided to the edge of the balconies at fourth floor level along the southern, eastern and western edges of the balconies, and part of the north facing balconies to the north east and north western edges of the building.</p> <p>Planter beds would contain a mix of shrubs and canopy trees, with screen plants provided along the side and rear boundaries of the site.</p>

Objective	Compliance
	<p>Permit conditions will require replacement of some proposed species such as bamboo and Indian Hawthorn with native species as they have been identified as environmental weed species in Australia.</p> <p>A total of 21 canopy trees (Chinese Pistachio and Norway Maple trees) are proposed throughout the development, located within each setback, which is considered to meet the objectives of Clause 58.05-3 of the Manningham Planning Scheme.</p> <p>However, the species of the canopy trees are at odds with the objective of Clause 58.03-5 and the Activity Centre Zone Schedule 1 which seeks to create a healthy and consistently landscaped environment that is dominated by native and indigenous planting, and landscaping treatments that respond to site context. The proposed exotic plant species do not respond to the established landscape character of native trees at 2 Frederick Street north of the subject site, and the proposed Sustainability Management Plan which proposes water efficient planting. Council's Statutory Planning Arborist has also expressed concerns with the lack of tree diversity.</p> <p>Permit conditions will require water efficient species, and a diverse range of canopy trees and screen plants indigenous to Manningham to help integrate the landscape response with the streetscape and to meet objectives for sustainable design.</p>
<ul style="list-style-type: none"> <li>• <b>58.03-6 – Access</b></li> <li>• To ensure the number and design of vehicle crossovers respects the urban context.</li> </ul>	<p><b>Met</b></p> <p>One crossover to the street is proposed.</p> <p>The width of the accessway does not exceed 12.27m (33% of 37.18 m) at a width of 6.55 metres.</p>
<ul style="list-style-type: none"> <li>• <b>58.03-7 – Parking Location</b></li> <li>• To provide convenient parking for resident and visitor vehicles.</li> <li>• To protect residents from vehicular noise within developments.</li> </ul>	<p><b>Met</b></p> <p>Car parking would be provided over two basement levels accessed from Clay Drive.</p> <p>The car park would be secured by a gate at least 50% transparent. An intercom will be provided at the entrance.</p> <p>Two lifts and access stairs provide access to each floor level from the car park.</p> <p>A ventilation shaft is provided to each car park level.</p>

Objective	Compliance
<ul style="list-style-type: none"> <li>• <b>58.03-8 – Integrated water and stormwater management</b></li> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>• To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul>	<p><b>Considered Met subject to conditions.</b></p> <p>The development would include a 45 000 litre rainwater tank connected to toilets, and provided for irrigation.</p> <p>Permit conditions will require an on-site stormwater detention system to be constructed as required by Council’s Infrastructure Unit.</p> <p>Permit conditions are also required to provide for third pipe / recycled water infrastructure as required by Yarra Valley Water in the Doncaster Hill Precinct.</p>
<p><b>AMENITY IMPACTS</b></p>	
<p><b>58.04-1 – Building Setback</b></p> <ul style="list-style-type: none"> <li>• To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>• To allow adequate daylight into new dwellings.</li> <li>• To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>• To provide a reasonable outlook from new dwellings.</li> <li>• To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p>For Clause 58.04-1 (Building setback): If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.</p>	<p><b>Met</b></p> <p>The building would be constructed at least 5 metres from the street boundary and at least 4.5 metres from the side and rear boundaries of the land in accordance with the required setbacks of the Activity Centre Zone Schedule 1.</p> <p>The setbacks would provide space for landscaping and canopy tree planting which would improve outlook to and from the building with views filtered by landscaping. The setbacks also result in allowing adequate daylight into the proposed new dwellings and assist with limiting views both internal and external to the development.</p>
<p><b>58.04-2 – Internal Views</b></p> <ul style="list-style-type: none"> <li>• To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul>	<p><b>Met</b></p> <p>Each secluded private open space area would be screened by internal fencing and screens at least 1.7 m high above finished floor level.</p> <p>Ground level private open space is provided sufficient privacy and seclusion by building rebates and overhanging first floor elements.</p>

Objective	Compliance
	Permit conditions are required to address privacy concerns to the two large south facing balconies on level 4 from the windows of the communal corridor.
<ul style="list-style-type: none"> <li>• <b>58.04-3 – Noise Impacts</b></li> <li>• To contain noise sources in developments that may affect existing dwellings.</li> <li>• To protect residents from external and internal noise sources.</li> </ul>	<p><b>Met</b></p> <p>The building has been designed to locate bedrooms so that they are not located adjacent to lift shafts, ventilation shafts, bin chutes and communal corridors.</p> <p>Bathrooms and to a lesser extent kitchens are located adjacent to the central communal corridor on each floor level.</p>
<ul style="list-style-type: none"> <li>• <b>58.05-1 – Accessibility</b></li> <li>• To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul>	<p><b>Met</b></p> <p>At least 50% of the thirty six dwellings would comply with the accessibility requirements of Clause 58.05-1.</p> <p>Apartments G.01, G.03, G.06, G.07, 1.01, 1.04, 1.05, 1.08, 1.09, 2.01, 2.04, 2.05, 2.08, 2.09, 3.01, 3.06, 3.08, 4.03 comply with the accessibility requirements of Standard D17.</p>
<ul style="list-style-type: none"> <li>• <b>58.05-2 – Building entry and circulation</b></li> <li>• To provide each dwelling and building with its own sense of identity.</li> <li>• To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>• To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul>	<p><b>Met</b></p> <p>A porch will be provided to the building's entrance providing shelter and a sense of address.</p> <p>The lobby and the corridors at each floor level would be provided with glazing to provide access to daylight/natural light.</p> <p>Building services do not obstruct access and visibility of corridors.</p> <p>The main entrance to the dwelling would be visible from the street, and provides opportunities for passive surveillance of the street.</p>
<p><b>58.05-3 – Private Open Space</b></p> <ul style="list-style-type: none"> <li>• To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<p><b>Considered Met</b></p> <p>Each of the dwellings at ground floor level would receive well over 25m<sup>2</sup> of secluded private open space (at least 3 metres wide) accessed via a living room area. The dwellings are provided with terraces in line with the finished floor level of the dwelling, and planted garden bed areas.</p> <p>Balconies are provided to dwellings above ground floor level, and rooftop balconies to dwellings at the fourth floor level.</p>

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<ul style="list-style-type: none"> <li>• <b>58.05-4 – Storage</b></li> <li>• To provide adequate storage facilities for each dwelling.</li> </ul>	<p><b>Considered Met subject to conditions</b></p> <p>Each dwelling would be provided with storage both inside the dwelling and in a storage cage in the basement car park.</p>																																																																																																																																																																										

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The larger storage cages should be provided to the three and four bedroom dwellings.</p>	Apartment	No. of Beds	Total storage	Storage within the dwelling	Met?	<b>Ground Level</b>					G.01	4	26 m <sup>3</sup>	26 m <sup>3</sup>	Yes	G.02	3	26 m <sup>3</sup>	26 m <sup>3</sup>	Yes	G.03	2	15m <sup>3</sup>	15m <sup>3</sup>	Yes	G.04	3	18m <sup>3</sup>	12m <sup>3</sup>	Yes	G.05	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	G.06	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	G.07	2	14m <sup>3</sup>	14m <sup>3</sup>	Yes	<b>Level 1</b>					1.01	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	1.02	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	1.03	3	18m <sup>3</sup>	12m <sup>3</sup>	Yes	1.04	2	15m <sup>3</sup>	15m <sup>3</sup>	Yes	1.05	2	15m <sup>3</sup>	15m <sup>3</sup>	Yes	1.06	3	18m <sup>3</sup>	12m <sup>3</sup>	Yes	1.07	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	1.08	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	1.09	2	14m <sup>3</sup>	14m <sup>3</sup>	Yes	<b>Level 2</b>					2.01	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	2.02	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	2.03	3	14m <sup>3</sup>	12m <sup>3</sup>	Yes	2.04	2	15m <sup>3</sup>	15m <sup>3</sup>	Yes	2.05	2	15m <sup>3</sup>	15m <sup>3</sup>	Yes	2.06	3	18m <sup>3</sup>	12m <sup>3</sup>	Yes	2.07	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	2.08	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	2.09	2	14m <sup>3</sup>	14m <sup>3</sup>	Yes	<b>Level 3</b>					3.01	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	3.02	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	3.03	3	18m <sup>3</sup>	15m <sup>3</sup>	Yes	3.04	3	22m <sup>3</sup>	22m <sup>3</sup>	Yes	3.05	3	18m <sup>3</sup>	15m <sup>3</sup>	Yes	3.06	1	10m <sup>3</sup>	8m <sup>3</sup>	Yes	3.07	3	24m <sup>3</sup>	24m <sup>3</sup>	Yes	3.08	2	14m <sup>3</sup>	14m <sup>3</sup>	Yes	<b>Level 4</b>					4.01	2	28m <sup>3</sup>	28m <sup>3</sup>	Yes	4.02	2	14m <sup>3</sup>	11m <sup>3</sup>	Yes	4.03	2	14m <sup>3</sup>	13m <sup>3</sup>	Yes
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<ul style="list-style-type: none"> <li>• <b>58.06-1 – Common Property</b></li> <li>• To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>• To avoid future management difficulties in areas of common ownership.</li> </ul>	<p><b>Met</b></p> <p>Common Property would be provided within the basement car park, the frontage of the site, the lobby and communal corridors. This is clearly delineated from the private dwellings.</p>																																																																																																																																																																																																																		

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<ul style="list-style-type: none"> <li>• <b>58.06-2 – Site Services</b></li> <li>• To ensure that site services can be installed and easily maintained.</li> <li>• To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<p><b>Met</b></p> <p>Mailboxes and meters are provided within the frontage of the site. They would be finished in a dark face brick and dark steel finish which is considered to be consistent with the materials and finishes of the building.</p>									
<p><b>58.06-3 – Waste and recycling</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings are designed to encourage waste recycling.</li> <li>• To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>• To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul>	<p><b>Considered Met subject to conditions.</b></p> <p>A waste area is provided within the basement, and a dual waste recycle chute is provided to each floor level.</p> <p>A Waste Management Plan has been prepared by Leigh Design (dated 19 September 2019). A private waste contractor will be providing waste collection within the basement car park (B1) from the dedicated bin room.</p> <p>Council’s Waste Management Unit has indicated general support, subject to conditions to amend the waste management plan to include provision for separate food waste, and glass waste disposal (as per requirements of the State Government), and to provide additional details regarding overall proposed waste collection systems to include the food/organic waste stream and glass waste stream collection, frequency of pickup, and access requirements.</p> <p>The plans will also need to demonstrate that the bin storage area is capable of providing space for bins for all four waste streams.</p>									
<p><b>INTERNAL AMENITY</b></p>										
<p><b>58.07-1 Functional Layout</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul>	<p><b>Met</b></p> <p>Each dwelling complies with the minimum dimensions for main bedrooms and other bedrooms in accordance with Table D7.</p> <p><b>Table D7 Bedroom dimensions</b></p> <table border="1" data-bbox="774 1724 1468 1982"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres
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Objective	Compliance									
	<p>The living areas of each dwelling comply with the minimum dimensions outlined in Table D8.</p> <p><b>Table D8 Living area dimensions</b></p> <table border="1" data-bbox="774 470 1452 750"> <thead> <tr> <th data-bbox="774 470 981 526">Dwelling type</th> <th data-bbox="981 470 1212 526">Minimum width</th> <th data-bbox="1212 470 1452 526">Minimum depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="774 526 981 616">Studio or 1 bedroom dwelling</td> <td data-bbox="981 526 1212 616">3.3 metres</td> <td data-bbox="1212 526 1452 616">10 square metres</td> </tr> <tr> <td data-bbox="774 616 981 750">2 or more bedroom dwelling</td> <td data-bbox="981 616 1212 750">3.6 metres</td> <td data-bbox="1212 616 1452 750">12 square metres</td> </tr> </tbody> </table>	Dwelling type	Minimum width	Minimum depth	Studio or 1 bedroom dwelling	3.3 metres	10 square metres	2 or more bedroom dwelling	3.6 metres	12 square metres
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<p><b>58.07-2 – Room depth</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul>	<p><b>Met</b></p> <p>Each dwelling would have a floor to ceiling height of at least 2.7 metres.</p> <p>The open plan kitchen, living and dining areas of Apartments G.01, G.06, 1.01, 1.08, 2.01, 2.08, 3.01, 3.07 and 4.01 are provided with windows on two elevations, and therefore Standard D25 does not apply to these dwellings.</p>									

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	<table border="1"> <thead> <tr> <th style="background-color: black; color: white;">Apartment</th> <th style="background-color: black; color: white;">Single Aspect?</th> <th style="background-color: black; color: white;">Room depth</th> <th style="background-color: black; color: white;">Met?</th> </tr> </thead> <tbody> <tr><td>G.01</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>G.02</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>G.03</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>G.04</td><td>Yes</td><td>6.8m</td><td>Yes</td></tr> <tr><td>G.05</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>G.06</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>G.07</td><td>Yes</td><td>9m</td><td>Yes</td></tr> <tr><td>1.01</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>1.02</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>1.03</td><td>Yes</td><td>6.8m</td><td>Yes</td></tr> <tr><td>1.04</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>1.05</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>1.06</td><td>Yes</td><td>6.8m</td><td>Yes</td></tr> <tr><td>1.07</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>1.08</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>1.09</td><td>Yes</td><td>9m</td><td>Yes</td></tr> <tr><td>2.01</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>2.02</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>2.03</td><td>Yes</td><td>6.8m</td><td>Yes</td></tr> <tr><td>2.04</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>2.05</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>2.06</td><td>Yes</td><td>6.8m</td><td>Yes</td></tr> <tr><td>2.07</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>2.08</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>2.09</td><td>Yes</td><td>9m</td><td>Yes</td></tr> <tr><td>3.01</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>3.02</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>3.03</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>3.04</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>3.05</td><td>Yes</td><td>8.3m</td><td>Yes</td></tr> <tr><td>3.06</td><td>Yes</td><td>6.4m</td><td>Yes</td></tr> <tr><td>3.07</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>3.08</td><td>Yes</td><td>9m</td><td>Yes</td></tr> <tr><td>4.01</td><td>No</td><td>-</td><td>-</td></tr> <tr><td>4.02</td><td>Yes</td><td>6.2m</td><td>Yes</td></tr> <tr><td>4.03</td><td>Yes</td><td>9m</td><td>Yes</td></tr> </tbody> </table>	Apartment	Single Aspect?	Room depth	Met?	G.01	No	-	-	G.02	Yes	8.3m	Yes	G.03	Yes	8.3m	Yes	G.04	Yes	6.8m	Yes	G.05	Yes	6.4m	Yes	G.06	No	-	-	G.07	Yes	9m	Yes	1.01	No	-	-	1.02	Yes	6.4m	Yes	1.03	Yes	6.8m	Yes	1.04	Yes	8.3m	Yes	1.05	Yes	8.3m	Yes	1.06	Yes	6.8m	Yes	1.07	Yes	6.4m	Yes	1.08	No	-	-	1.09	Yes	9m	Yes	2.01	No	-	-	2.02	Yes	6.4m	Yes	2.03	Yes	6.8m	Yes	2.04	Yes	8.3m	Yes	2.05	Yes	8.3m	Yes	2.06	Yes	6.8m	Yes	2.07	Yes	6.4m	Yes	2.08	No	-	-	2.09	Yes	9m	Yes	3.01	No	-	-	3.02	Yes	6.4m	Yes	3.03	Yes	8.3m	Yes	3.04	Yes	8.3m	Yes	3.05	Yes	8.3m	Yes	3.06	Yes	6.4m	Yes	3.07	No	-	-	3.08	Yes	9m	Yes	4.01	No	-	-	4.02	Yes	6.2m	Yes	4.03	Yes	9m	Yes
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<p><b>58.07-3 – Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>All habitable rooms to each dwelling would be provided with a window in an external wall of the building.</p>																																																																																																																																																				
<p><b>58.07-4 – Natural ventilation</b></p> <ul style="list-style-type: none"> <li>To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul>	<p><b>Met</b></p> <p>At least 17 dwellings would have effective cross ventilation in accordance with Standard D27.</p>																																																																																																																																																				

- 8.15 Aspects of off-site amenity impacts not assessed in Clause 58 include overlooking to adjoining dwellings and overshadowing impacts.
- 8.16 The development provides screening of direct views to existing habitable room windows and secluded private open space areas of adjoining dwellings west and south of the site through boundary fencing at least 1.8 m high, 1.7 m high screens to balconies at first and second floor level, with obscure glazing fixed to 1.7 m above finished floor level at these level. Screening is not required to the north, which faces a commercial building, and the street.
- 8.17 Habitable room windows and balconies on the southern and western elevations at the third and fourth floor level would not be screened, however direct downward views are limited. There are no direct downward views to the ground surface level of the secluded private open space areas of 13 Clay Drive (south of the site) and 8 Frederick Street (west of the site) within 9 metres of the balconies at third floor level. At fourth floor level, 800 mm wide planters would be provided within the balconies further limiting downward views to the south and west of the site (see Figures 5 & 6 below).

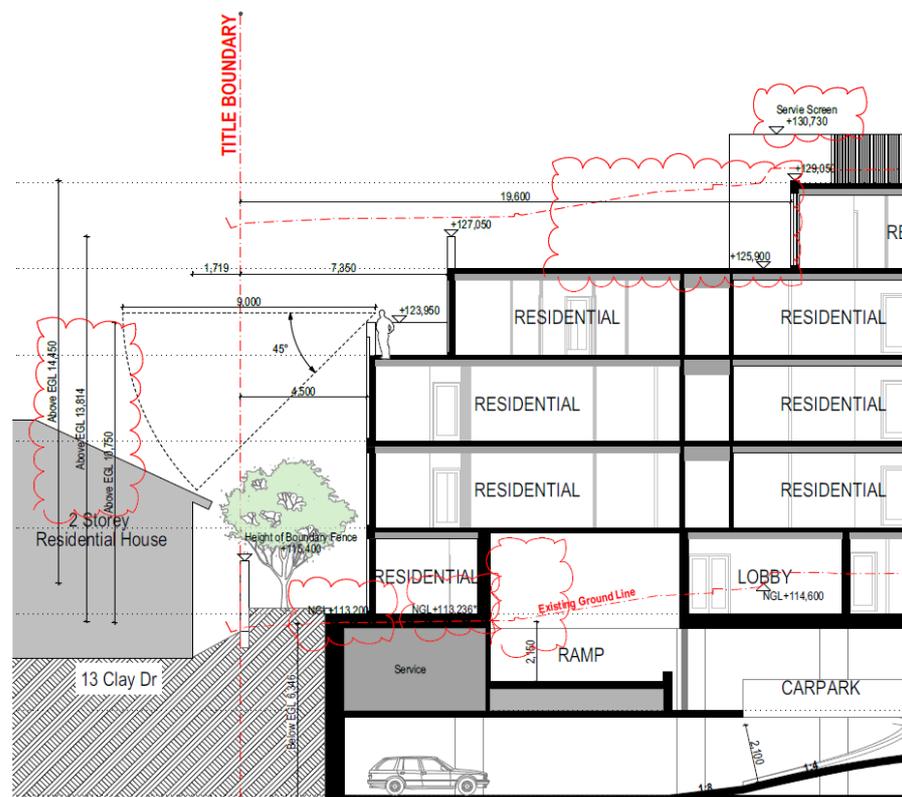
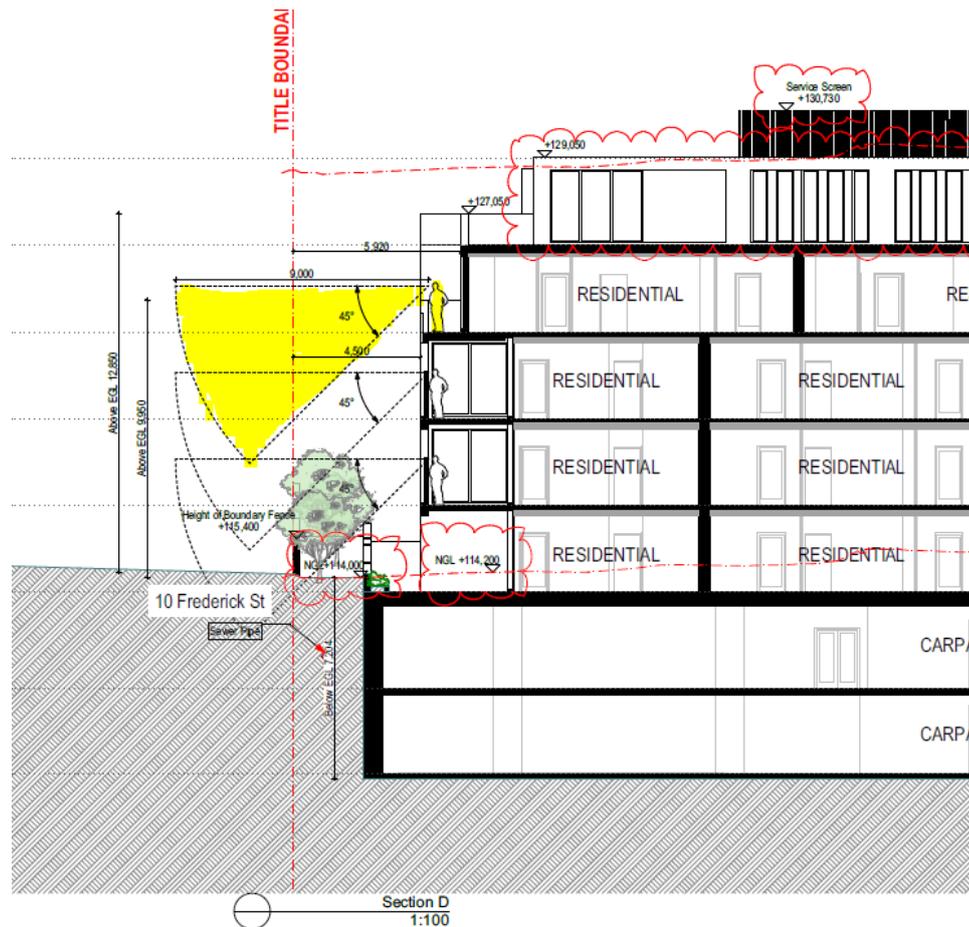


Figure 5 – Downward views to the south from the balcony at third floor level.



**Figure 6 – Downward views to the west from the balcony at third floor level do not have direct views to secluded private open space (note ground, first and second floor levels have been screened on the western elevation).**

- 8.18 The development therefore provides the appropriate level of screening, striking a balance between privacy and outlook, thereby reducing the need for visually bulky screens at the third and fourth floor levels.
- 8.19 Overshadowing impacts to secluded private open space areas of existing dwellings are limited to three properties (8 Frederick Street, 12 Frederick Street and 13 Clay Drive). For the reasons discussed below, this meets the required objectives.
- 8.20 The development would cast shadows to the west of the site, beyond existing boundary fence shadows at 9 am on 22 September, largely over a vacant block at 10 Frederick Street, and additional shadows would also be cast over part of 8 and 12 Frederick Street. At 10 am, part of the shadows would be located just beyond boundary fence shadows to 8 and 12 Frederick Street, and by 11 am no shadows are cast over 8, 10 and 12 Frederick Street. The secluded private open space area of 8 Frederick Street is approximately 505m<sup>2</sup>, and the secluded private open space of 12 Frederick Street is approximately 409.3m<sup>2</sup>.
- 8.21 The development would also cast shadows south of the site over 13 Clay Drive, beyond existing boundary fence shadows at 9 am. From 10 am to 2 pm the majority of additional shadows would be cast within the subject site and just beyond existing boundary fence shadows at 13 Clay Drive. The secluded private open space area of 13 Clay Drive is approximately 489.8m<sup>2</sup>.

8.22 The extent of additional shadows has been largely limited due to the 4.5 metre (minimum) side and rear setbacks of the development. The impact of the additional shadows is also limited given the large size of the secluded private open space areas of adjoining dwellings which ensure that at least 40m<sup>2</sup> of each space would receive sunlight for five hours on 22 September.

### Car parking, Access and Bicycle Facilities

#### Car Parking

8.23 The car parking requirement of Clause 52.06 (Car Parking) and Clause 45.09 (Parking Overlay Schedule 1) in relation to the number of spaces provided, is summarised in the table below:-

Purpose	Scheme requirement	Car parking provided
8 One-Bedroom Dwellings 11 Two-Bedroom Dwellings 16 Three-Bedroom Dwellings 1 Four-bedroom Dwelling Total - 36 Dwellings	53 spaces	53 residential spaces
Required visitor spaces	3 visitor spaces (Parking Overlay Schedule 1 area)	1 visitor space
Total	56 spaces	54 spaces

8.24 The Scheme requires a total of 53 residential car parking spaces for the proposed residential development and 3 visitor spaces, as the site is located within the Parking Overlay Schedule 1 (1 visitor car space for every 10 dwellings).

8.25 The development complies with the car parking requirements providing for resident car parking, however, there is a shortfall of two visitor car parking spaces.

8.26 Council's Infrastructure Services Unit has raised concerns in relation to the shortfall of two visitor car parking spaces in the proposed development, and has indicated that the development will generate additional visitor on street parking requirements which is likely to create congestion within the surrounding road network. The existing high demand for on-street parking in Clay Drive, particularly at the northern end of the street, is due to its proximity to Doncaster Road, Westfield Shopping Centre and existing apartments in this location. Parking restrictions are in place in Clay Drive for this very reason.

8.27 Both sides of Clay Drive are subject to parking restrictions including 2 hour parking (8 am to 6 pm Saturday and Sunday including public holidays), and is in an area where Resident Parking Permits are required. However these apartments if constructed will not be eligible for parking permits.

- 8.28 It is also noted that constructed (and permit approved) apartment buildings located to the north and east of the subject land comply with the visitor parking requirements of the Parking Overlay Schedule 1.
- 8.29 Permit conditions are recommended to provide a total of three visitor car parking spaces within the basement garage (Basement 1) to ensure that the existing issues with the availability of on-street parking are not exacerbated. The permit applicant has indicated in writing that they would be willing to accept a permit condition requiring them to provide all visitor car parking spaces.
- 8.30 A sketch plan was provided by the applicant on 26 August 2020 indicating the possible locations of visitor car parking, adjacent to the basement ramp and occupying the waste vehicle reversing bay.
- 8.31 There is a concern with the location of the visitor car space adjacent to the lifts and basement driveway ramp may remove bicycle spaces, and impact on visibility, safety, clearance from lifts/support structures including the practicality of movements in and out of that space. Concern is also raised in relation to the use of the waste vehicle reversing bay should this area be used for visitor car parking and as to how this will be managed.
- 8.32 Permit conditions will require provision of visitor car spaces, however there is scope to relocate or reduce the size of some service and/or waste rooms to provide for safe and convenient access to visitor car spaces and therefore the location of the visitor car spaces should be reconsidered. A redesign and reassignment of space allocated for service and waste could ensure these extra spaces can be accommodated within the existing basement, and should this become problematic, a car stacker could be introduced to one of the 17 dwellings with three or more bedrooms which are currently provided at grade and independently accessible spaces.

### Access

- 8.33 An assessment against the car parking design standards at Clause 52.06-9 is provided in the table below:

Design Standard	Assessment
1 – Accessways	<ul style="list-style-type: none"> <li>• Visibility splay areas are provided on both sides of the accessway at the frontage.</li> <li>• The driveway is 6.5m in width for a length of 7.0m from the site frontage to provide a passing area.</li> <li>• A minimum 2.1m of headroom clearance beneath overhead obstructions appear to be provided (2.3 m is proposed).</li> <li>• All vehicles are able to exit the site in a forward direction.</li> <li>• Permit conditions will be required to line mark at the Basement 1 and 2 for the proposed stop and go system as recommended by Council's Infrastructure Services Unit.</li> </ul>
2 – Car Parking Spaces	<ul style="list-style-type: none"> <li>• Resident car parking spaces are provided in accordance with the required dimensions and clearance area requirements.</li> <li>• 3 visitor car parking spaces have not been provided (shortfall of 2 spaces).</li> </ul>

Design Standard	Assessment
3 – Gradients	<ul style="list-style-type: none"> <li>The driveway gradients and transitions comply the standard.</li> </ul>
4 – Mechanical Parking	<ul style="list-style-type: none"> <li>No mechanical parking is proposed.</li> </ul>
5 – Urban Design	<ul style="list-style-type: none"> <li>The entrance to the basement is suitably designed and will not be a dominant element given it is recessed from the front façade of the building, and the gate would be at least 50% transparent.</li> </ul>
6 – Safety	<ul style="list-style-type: none"> <li>Access to the basement residential car parking is secured by an automatic gate and an intercom is provided.</li> <li>There is separate pedestrian access to the building from the frontage.</li> </ul>
7 – Landscaping	<ul style="list-style-type: none"> <li>There is landscaping on one side of the accessway. Permit conditions will require landscaping on the southern side of the driveway, which will require relocation/reorientation of the water and gas meters.</li> </ul>

### Bicycle Facilities

- 8.34 Clause 52.34 (Bicycle Facilities) applies to dwellings within developments of four or more storeys. For this proposal (36 dwellings) a total of 11 bicycle spaces are required, 7 resident bicycle spaces and 4 bicycle visitor spaces.
- 8.35 The proposal provides 16 bicycle spaces (rails) within the basement bicycle parking area with no provision for visitor bicycle spaces to the front of the building. Permit conditions will require at least one bicycle hoop to the frontage of the site for visitors.
- 8.36 The Traffic Report (prepared by Traffix Group) indicates that the bicycle parking would comprise of 'Flat Top' horizontal rails in accordance AS2890.3-2015. Permit conditions will require a notation indicating the type of bicycle parking to be provided on the endorsed plans.

### **Objector issues / concerns**

- 8.37 The objections relate to concerns regarding car parking provision, loss of views and decreased property values. A response to the grounds of objection is provided in the paragraphs below:-

### Car Parking

- 8.38 The proposed development complies with the resident parking provisions of Clause 52.06 (Car Parking) of the Manningham Planning Scheme, which requires one car space for every 1-2 bedroom dwelling, and two car spaces for every dwelling that contains more than 2 bedrooms.
- 8.39 With regard to the shortfall of visitor car parking spaces, permit conditions will require a total of three visitor car parking spaces to be provided within the basement garage of the development so as to not exacerbate existing availability of on-street parking spaces in Clay Drive. This would then bring the development into compliance with Schedule 1 of the Parking Overlay which requires one visitor car space for every ten dwellings.

Loss of views

8.40 Whilst it is recognised that views may form part of residential amenity, there is no specific controls within the Manningham Planning Scheme that protects residents' rights to a view. The objectors reside in an apartment building located at least 48 metres north-east of the proposed development, uphill from the subject site. The proposed apartment building would comprise of a fraction of their outlook, with the main long distance view south unencumbered.

8.41 Subject to this, there is no planning justification to require a change to the plans or to refuse the application to protect views.

Property Values

8.42 The impact of development on property values is not a concern that can be considered in the assessment of a planning application.

**9. DECLARATION OF CONFLICT OF INTEREST**

9.1 No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

□

## 5. LEGISLATIVE REQUIREMENTS

### 5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

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

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

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

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

### 5.2 MANNINGHAM PLANNING SCHEME

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

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 37.08 Activity Centre Zone, Schedule 1
- Clause 45.06 Development Contributions Plan Overlay, Schedule 1
- Clause 45.09 Parking Overlay, Schedule 1
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

#### Zones

The purpose of the Activity Centre Zone Schedule 1 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 2**. The objectives for Precinct 2 (clause 5.2-2) are as follows:

- *To encourage an appropriate mix of residential and commercial uses in the precinct.*
- *To encourage the greatest area of high-density development to locate along the Doncaster Road ridgeline.*
- *To encourage the provision of cafes, restaurants and outdoor eating within the precinct.*
- *To retain and enhance the historic elements within the precinct and develop a link with the historic and arts enclave in Precinct 1.*
- *To support and connect with the pedestrian link proposed for the Doncaster Road, Williamsons and Tram Roads intersection at the western end of the precinct.*
- *To create a landmark gateway building at the eastern and western ends of the precinct.*
- *To create a public urban space/plaza with good solar access abutting the south side of Doncaster Road, with convenient access to the north side.*
- *To develop an area of open space as a passive green park, with urban play opportunities, and located in an area convenient to the precinct with well defined pedestrian links.*

Table 5.2-3 of the Scheme sets out the following precinct requirements:

	Maximum height (excluding basement)	Design Element Height:	Setbacks
Precinct 2F	14.5	Not applicable	5m from front boundary 4.5m from side boundaries 4.5m from rear boundary

### Overlays

#### 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 11.01-1S (Settlement) includes the objective to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements, including a strategy to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.03-1S (Activity Centres) 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 11.03-1R (Activity Centres – Metropolitan Melbourne) includes strategies to support the development and growth of Metropolitan Activity Centres by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*
- *Are hubs for public transport services.*

- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity.*

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

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 *Urban Design Guidelines for Victoria*, which is referenced at Clause 15.01-1S of the Scheme.

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

Clause 15.01-2S (Building Design) policy objective is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Responsible Authorities are also required to have regard to the State's *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017), and *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017).

Clause 15.02-1S Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resource 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 16.01-1S Residential development: Housing supply

The policy objective is:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

The clause has the following strategies:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported*

*accommodation for people with disability, rooming houses, student accommodation and social housing.*

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport. Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity.*
  - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres*

Responsible Authorities are also required to have regard to the State's *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017) and *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017).

Clause 16.01-1R Housing supply – Metropolitan Melbourne

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

- *Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:*
  - *In and around the Central City.*
  - *Urban-renewal precincts and sites.*
  - *Areas for residential growth.*
  - *Areas for greyfield renewal, particularly through opportunities for land consolidation.*
  - *Areas designated as National Employment and Innovation Clusters.*
  - *Metropolitan activity centres and major activity centres.*
  - *Neighbourhood activity centres - especially those with good public transport connections.*
  - *Areas near existing and proposed railway stations that can support transit-oriented development.*
- *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
- *Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*
- *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.*
- *Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

Clause 18.01-1S Land use and transport planning

The policy objective is:

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

Clause 18.02-1S Sustainable personal transport

The policy objective is:

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

Clause 18.02-1R Sustainable personal transport – Metropolitan Melbourne

The strategies include:

- *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.*
- *Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.*

Clause 18.02-4S 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.

Areas within activity centres will be developed as centres for business, shopping, working and leisure. They will also be important locations for the development of different types of housing, including forms of higher density development. It is vital to consolidate development of commercial activities within existing activity centres to reinforce the existing retail hierarchy and ensure that each centre remains viable, vibrant and sustainable into the future.

###### 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.* The Doncaster Hill Activity

Centre is regarded as a prime location for redevelopment based on topographic features and existing physical and community infrastructure assets. 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 Environmentally 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 52.06 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).
- 2.5 spaces to each 100m<sup>2</sup> of net floor area to an office.
- 0.22 spaces to each child to a child care centre.
- 3.5 spaces to each 100m<sup>2</sup> of net floor area to a food and drink premises.
- 0.3 spaces to each patron to a place of assembly.

The land is 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 52.34 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:

- *Food and drink premises: 1 space to each 300m<sup>2</sup> of leasable floor area for employees.*
- *Food and drink premises: 1 space to each 500m<sup>2</sup> of leasable floor area for customers.*
- *Office: 1 space to each 300m<sup>2</sup> of net floor area for staff, if the net floor area exceeds 1000m<sup>2</sup>.*
- *Office: 1 space to each 1000m<sup>2</sup> of net floor area for staff, if the net floor area exceeds 1000m<sup>2</sup>.*
- *Place of assembly: 1 space to each 1500m<sup>2</sup> of leasable floor area for employees*
- *Place of assembly: 2 spaces plus 1 space for patrons, if the net floor area exceeds 1500m<sup>2</sup>.*
- *No bicycle spaces are required for the use of a child care centre.*

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.

#### Clause 58 Apartment Developments

A development:

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

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

#### **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.*

# 9-11 Clay Drive, Doncaster

## Townplanning RFI

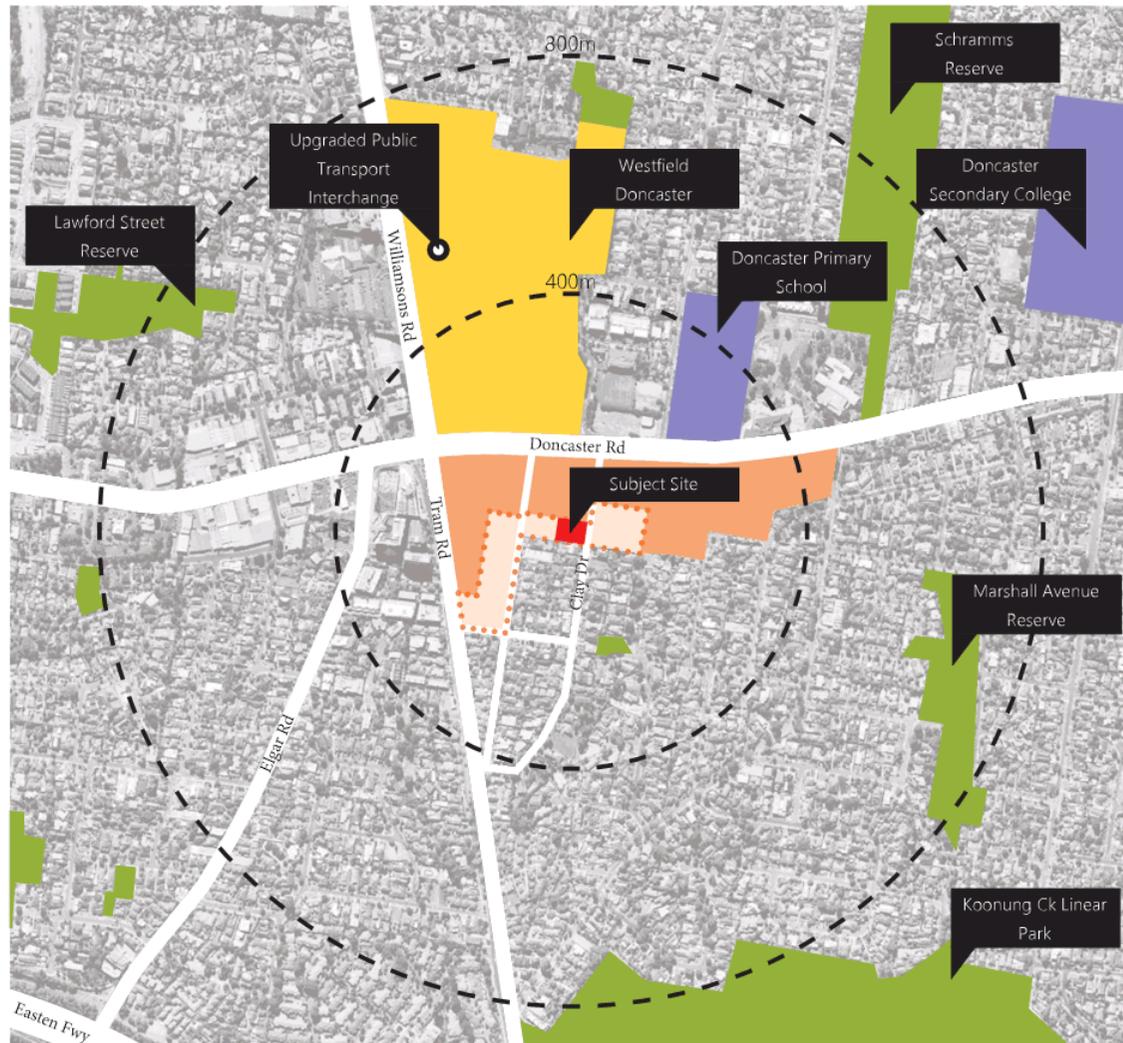
TP Sheet Index		
Layout ID	Layout Name	Revision
TP000	Title Page	B
TP001	Development Summary	B
TP100	Site Context	B
TP101	Site Photos	B
TP102	Land Survey	B
TP103	Existing Conditions	B
TP104	Design Response	B
TP105	Design Response	B
TP106	Demolition Plan	B
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TP203	Level 1	B
TP204	Level 2	B
TP205	Level 3	B
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TP208	Height Limit - Plan	B
TP209	Height Limit - Plan	B
TP300	Elevations - North	B
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TP302	Elevations - South	B
TP303	Elevations - West	B
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TP406	Shadows - 23rd Sep/11am	B
TP407	Shadows - 23rd Sep/12pm	B
TP408	Shadows - 23rd Sep/1pm	B
TP409	Shadows - 23rd Sep/2pm	B
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TP412	Apartment Layout	B
TP413	Apartment Layout	B
TP414	Apartment Layout	B
TP415	Apartment Layout	B
TP416	Apartment Layout	B
TP417	Apartment Layout	B
TP418	Apartment Layout	B
TP419	Clause 58 - Checklist	B
TP420	Clause 58 - Cross Ventilation	B
TP421	Artists Impression	B
TP422	Artists Impression	B
TP423	Height Limit	B
TP424	Schedule of Material	B
TP425	Privacy Screen Detail	B
TP426	Service Cupboard Elevation	B



PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN20/0030  
 Date: 20 July 2020  
 Sheet 1 of 54  
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<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>By</th> <th>CD</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/07/20</td> <td>MS</td> <td>MS</td> <td>Initial Issue</td> </tr> <tr> <td>2</td> <td>10/07/20</td> <td>MS</td> <td>MS</td> <td>Revised</td> </tr> <tr> <td>3</td> <td>17/07/20</td> <td>MS</td> <td>MS</td> <td>Revised</td> </tr> </tbody> </table>	Rev.	Date	By	CD	Description	1	08/07/20	MS	MS	Initial Issue	2	10/07/20	MS	MS	Revised	3	17/07/20	MS	MS	Revised	DKO Architecture Pty Ltd Level 2/110 More Street, Melbourne Docklands, VIC 3008 T: +61 3 9493 0000 F: +61 3 9493 0001 www.dko.com.au 0300 460 123 (toll free)	<b>DKO</b>	Project Name: Project Address: City/State: 9-11 Clay Drive, Doncaster, Victoria 3108	Project Practise: Drawing Name: Date: 23/06/2020	Client: #BestCarepty	Drawing Number: Revision: <b>TP000</b> <b>B</b>
Rev.	Date	By	CD	Description																						
1	08/07/20	MS	MS	Initial Issue																						
2	10/07/20	MS	MS	Revised																						
3	17/07/20	MS	MS	Revised																						

Location Plan



Key

- Subject Site
- Doncaster Hill Framework Plan Precinct 2
- ⋯ Precinct 2F
- Green Space
- Retail & Commercial
- Educational Institution

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
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Rev.	Date	By	Clk	Description
1	18/07/20	DL	DL	Preparation
2	20/07/20	DL	DL	Final

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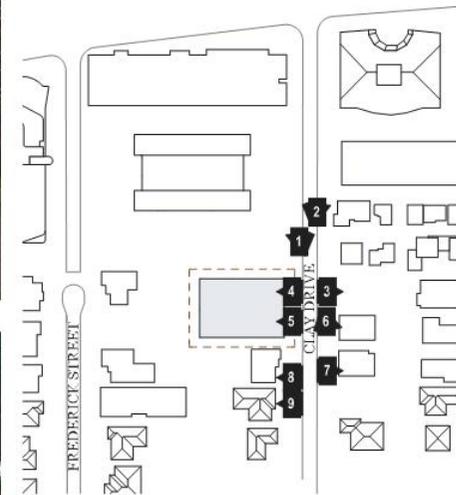


Project Name	Client Name	Project Number	Date
Doncaster Hill Framework Plan	City of Doncaster, Doncaster, Victoria	15184	12/06/2019

Author	Client Contact	Drawing Number	Revision
DL	DL	TP100	B

Site Photos



PLANNING AND ENVIRONMENT ACT 1987  
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 Planning Application Number: PLN20/0030  
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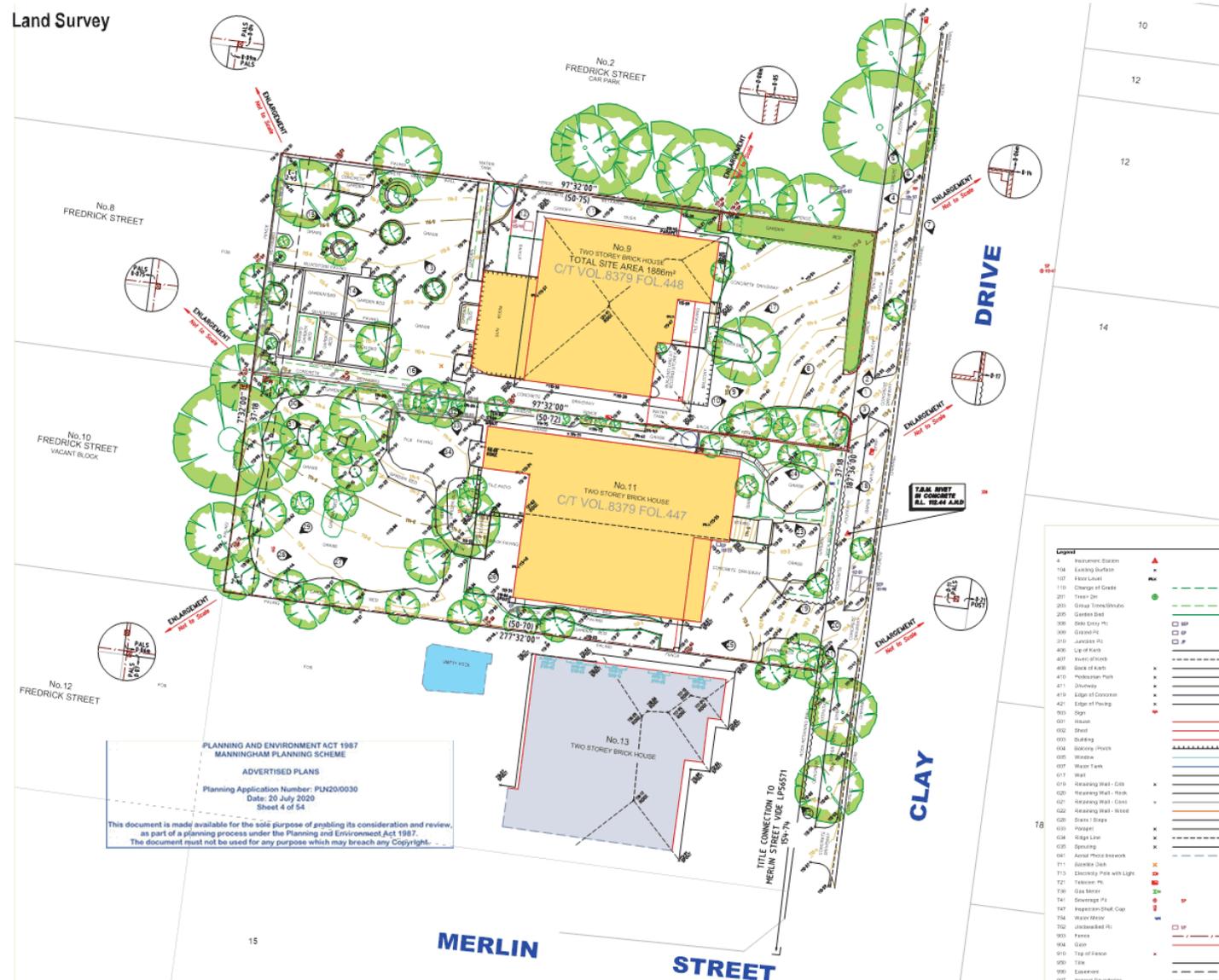
Rev.	Date	By	Chk.	Description
1	20/07/20	DL	DL	Final Design
2	20/07/20	DL	DL	Final Design
3	20/07/20	DL	DL	Final Design

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Project Name: [Blank]  
 Project Address: [Blank]  
 Client: [Blank]  
 Project Phase: [Blank]  
 Drawing Title: [Blank]  
 Drawing Number: **TP101**  
 Revision: **B**

Land Survey



PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
ADVERTISED PLANS  
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Code	Description
100	Asbestos Churn
101	Asbestos Burden
102	Floor Level
110	Change of Grade
201	Tree Top
202	Group Topographical
203	Grass Bed
300	Bank Edge RL
301	Gas Pipe
310	Window RL
400	Top of Kerb
401	Level of Kerb
402	Bank of Kerb
410	Proprietary Mark
411	Utility
412	Edge of Concrete
421	Edge of Paving
500	Sign
601	Water
602	Shed
603	Building
604	Building Footprint
605	Window
606	Water Tank
610	Water
620	Seawater - Cold
621	Seawater - Hot
622	Seawater - Cold
623	Seawater - Hot
630	Sheds / Steps
631	Shower
632	Shower
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**Notes**  
Devices that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.  
In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and auditing sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

**References**  
Date of Survey: April 2019  
Land Subject to Easement  
E-1: Easement  
This Plan is to be read in conjunction with the attached Surveyors Report.  
The location of buildings beyond the boundaries are indicative only.  
Contract 732 for Title Bearings  
Information relating to adjoining properties has only been shown where visible or accessible.  
Aerial photograph (Inverock Layer 641) is approximate only (derived from an aerial photograph).  
Internal Title boundaries (Layer 997) are for reference only and not for design purposes.  
The Digital Cadastral Map Base (Inverock Layer 998) is indicative only and should not be used for design purposes.  
Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.  
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Site Analysis



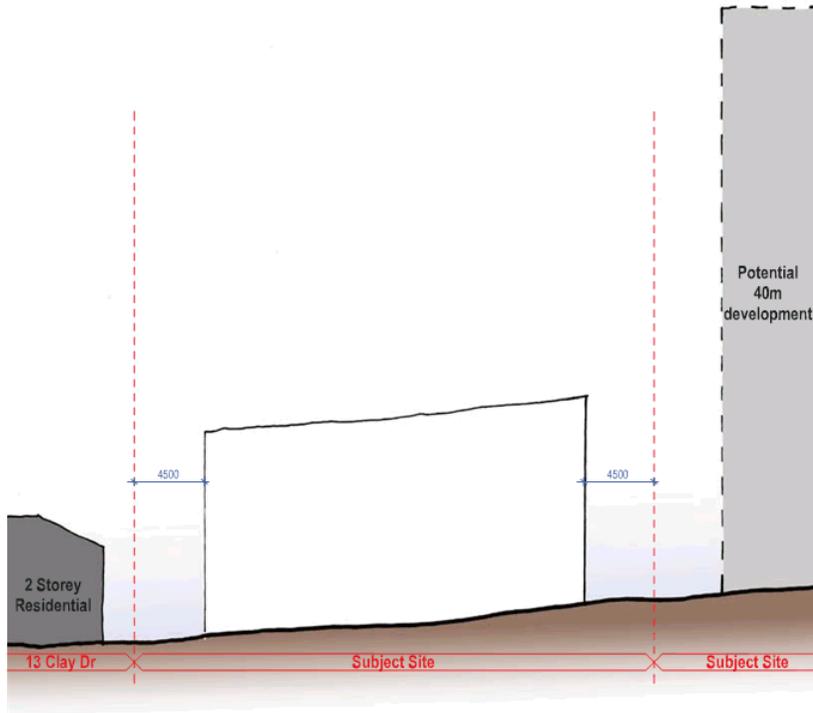
Rev.	Date	By	Descr	Update
1	10/07/20	DKO	Issue for public comment	10/07/20
2	10/07/20	DKO	Issue for public comment	10/07/20
3	10/07/20	DKO	Issue for public comment	10/07/20

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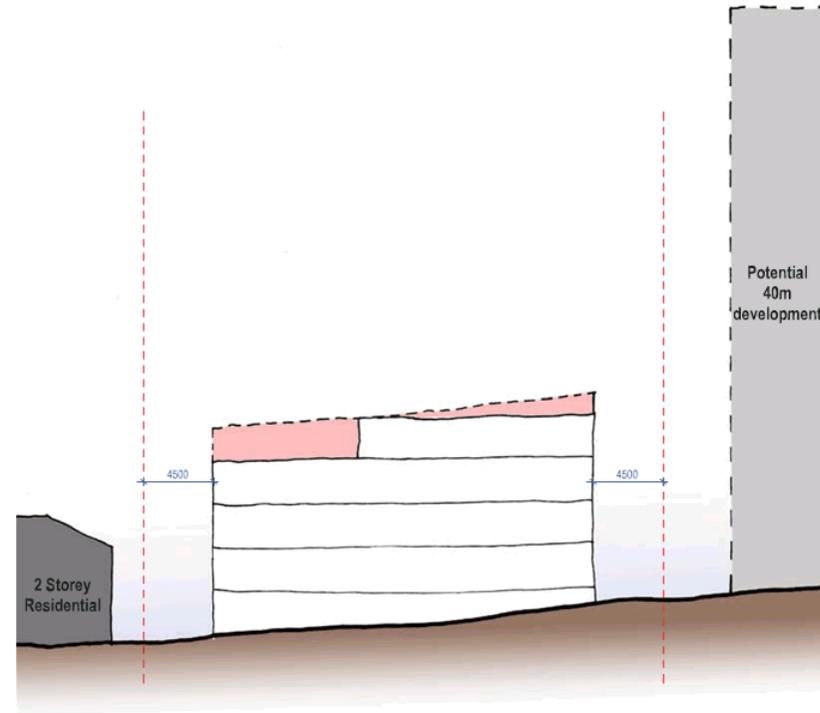
Project Name Project Address	City/State 211 The Esplanade, North Melbourne, Victoria 3049	Project Phase Design Phase	City/City Council Melbourne
Client	Client Contact Name	Project Manager Design Phase	City/City Council Melbourne
Drawing Number Revision		TP103 B	

Design Response



Subject Site is situated in Zone 2 F of Activity Centre Zone which allows for 14.5m Maximum Height & 4.5m side setback .  
 North of the site is in Zone 2C which allows a potential 40m maximum height development  
 South of the site is in General Residential Zone which allows a potential 11m maximum height dwelling

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN20/0030  
 Date: 20 July 2020  
 Sheet 6 of 54  
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DDO envelope rationalized into 4 full floor & a half floor on top

Rev.	Date	By	Clk	Description
1	20/07/20	ML	ML	DDO envelope
2	20/07/20	ML	ML	DDO envelope
3	20/07/20	ML	ML	DDO envelope

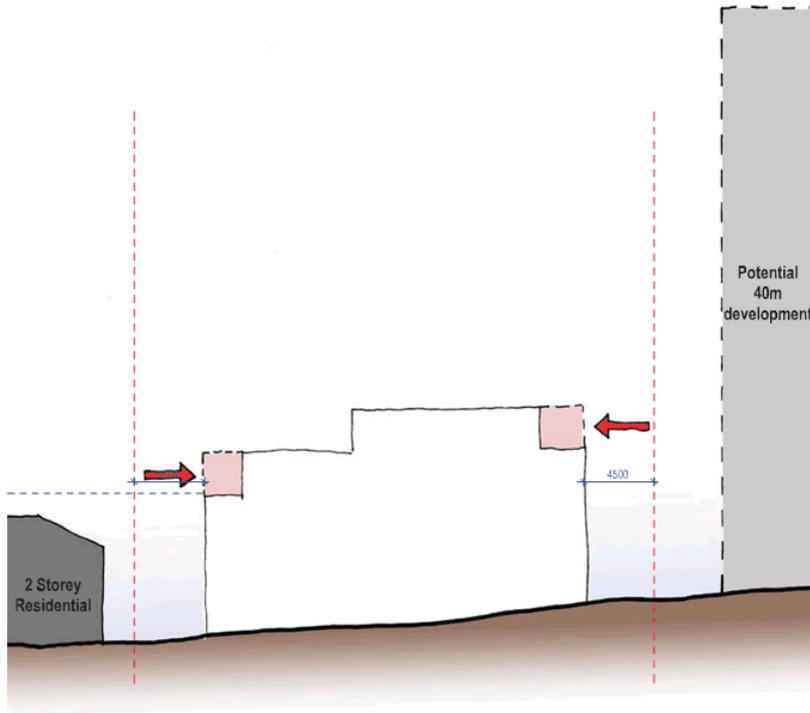
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 Level 1/110 New Street Melbourne  
 Docklands, VIC 3008  
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 www.dko.com.au  
 ABN: 66 123 456 789



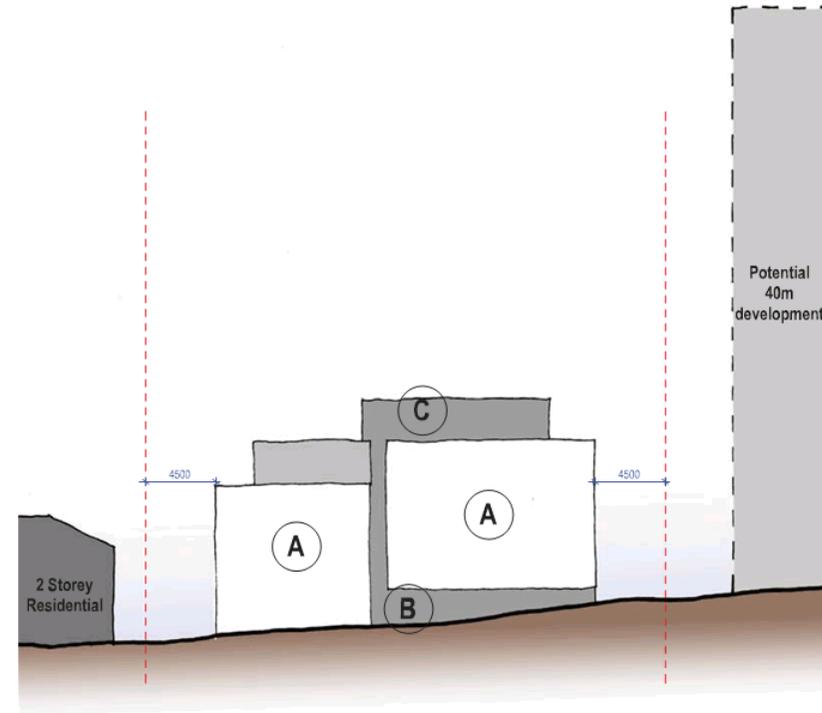
Project Name	City Drive	Project Name	City Drive
Project Address	110 New Street, Docklands, Victoria 3008	Project Name	City Drive
Client	110 New Street	Drawing Number	TP104
Project Manager	110 New Street	Revision	B

Design Response

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PLN20/0030  
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 Sheet 7 of 54  
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Further Setback on the top floor in response to neighboring scale



- A - Introduction of a break on the Clay drive facade, respecting existing residential lot division
- B - Entrance at the centre of the site
- C - Further setback from Clay Drive boundary to make the top floor less visible from street

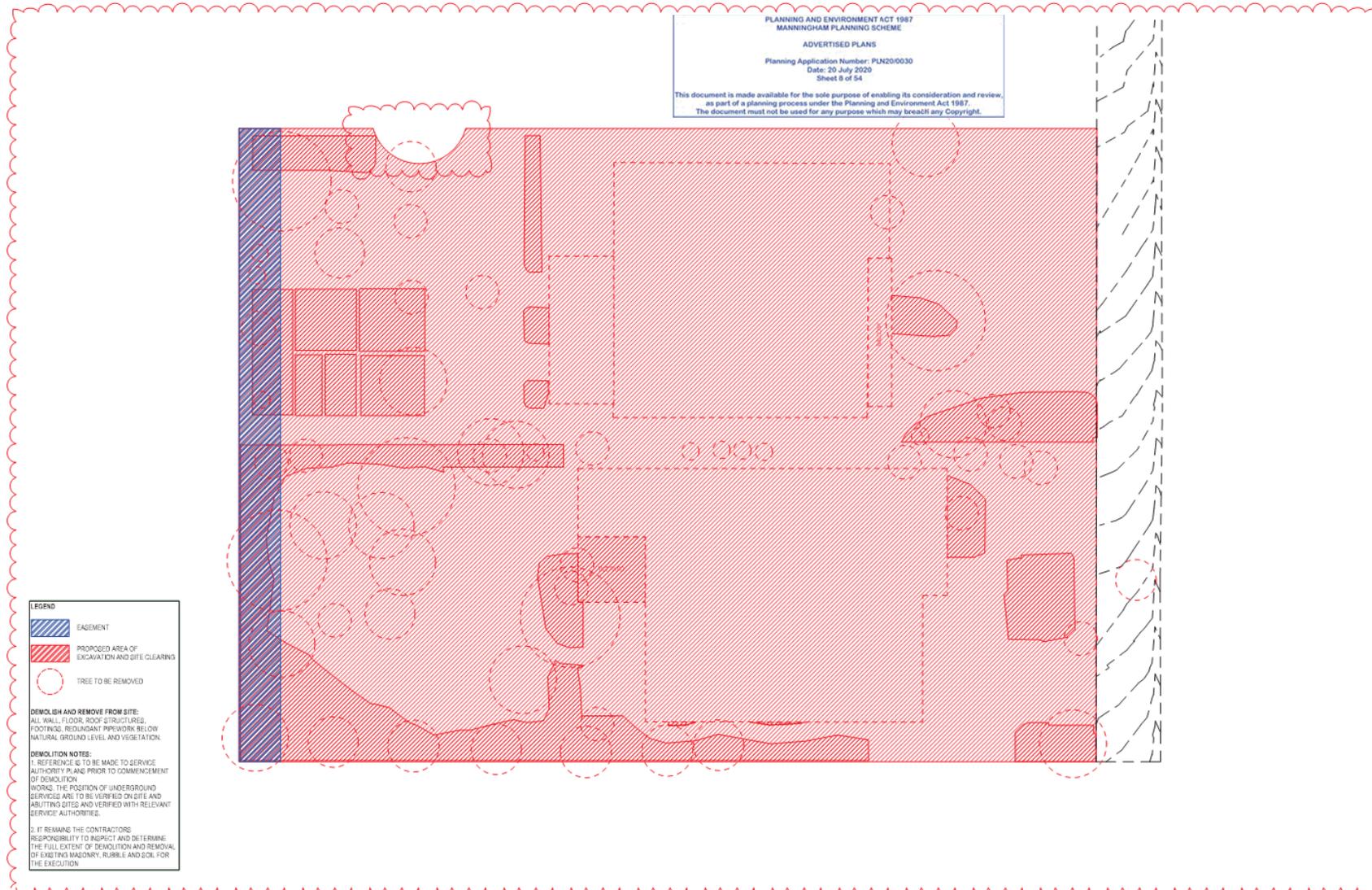
Rev.	Date	By	Clk	Description
1	20/07/20	ML	ML	Finalisation
2	20/07/20	ML	ML	Finalisation
3	20/07/20	ML	ML	Finalisation

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Project Name Project Address	Clay Drive 2/110 Clay Drive, Werribee, Victoria 3039	Project Phase Drawing Phase Date	Client Design Engineer Date
Client Project Manager	Project Name Project Address	Project Phase Drawing Phase Date	Client Design Engineer Date
Drawing Number Revision		TP103 B	

Demolition plan



Rev.	Date	By	Chk	Description
1	18/07/20	DL	DL	Issue for Review
2	18/07/20	DL	DL	Issue for Approval
3	18/07/20	DL	DL	Issue for Construction

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Project Name: 11/110 Street, Perth, WA 6000  
Client: 11/110 Street, Perth, WA 6000  
Project Manager: DL  
Drawing Date: 18/07/2020  
Drawing Number: TP106  
Revision: B

Development Summary



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9-11 Clay Drive  
 Doncaster YIELD STUDY  
 17 Apr 2020

Site Area (Sqm) 1885  
 Permeable Area (sqm) 498  
 Permeability 26%  
 Site Coverage 60%  
 Deep Soil Area (Sqm) 447

LEVEL	Residential					Carpark		Bicycle
	Type					Cars	Visitor	Bike
	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	#		#
Basement 2	0	0	0	0	0	32		0
Basement 1						21	1	16
Ground	1	2	3	1	7			
Level 1	2	3	4	0	9			
Level 2	2	3	4	0	9			
Level 3	2	1	5	0	8			
Level 4	0	3	0	0	3			
Roof								
	36							
Proposed Mix	7	12	16	1	36	53	1	16
	19%	33%	44%	3%	100%			

Note:  
 Parking Requirement  
 1Bed - 1 Parking Lot / 2Beds - 1Parking Lot / 3-4Beds - 2 Parking Lots / Visitor Parking - 1:10

Rev.	Date	By	Clk	Description
1	18/04/20	DL	DL	Finalisation
2	18/04/20	DL	DL	17 Apr
3	18/04/20	DL	DL	17 Apr

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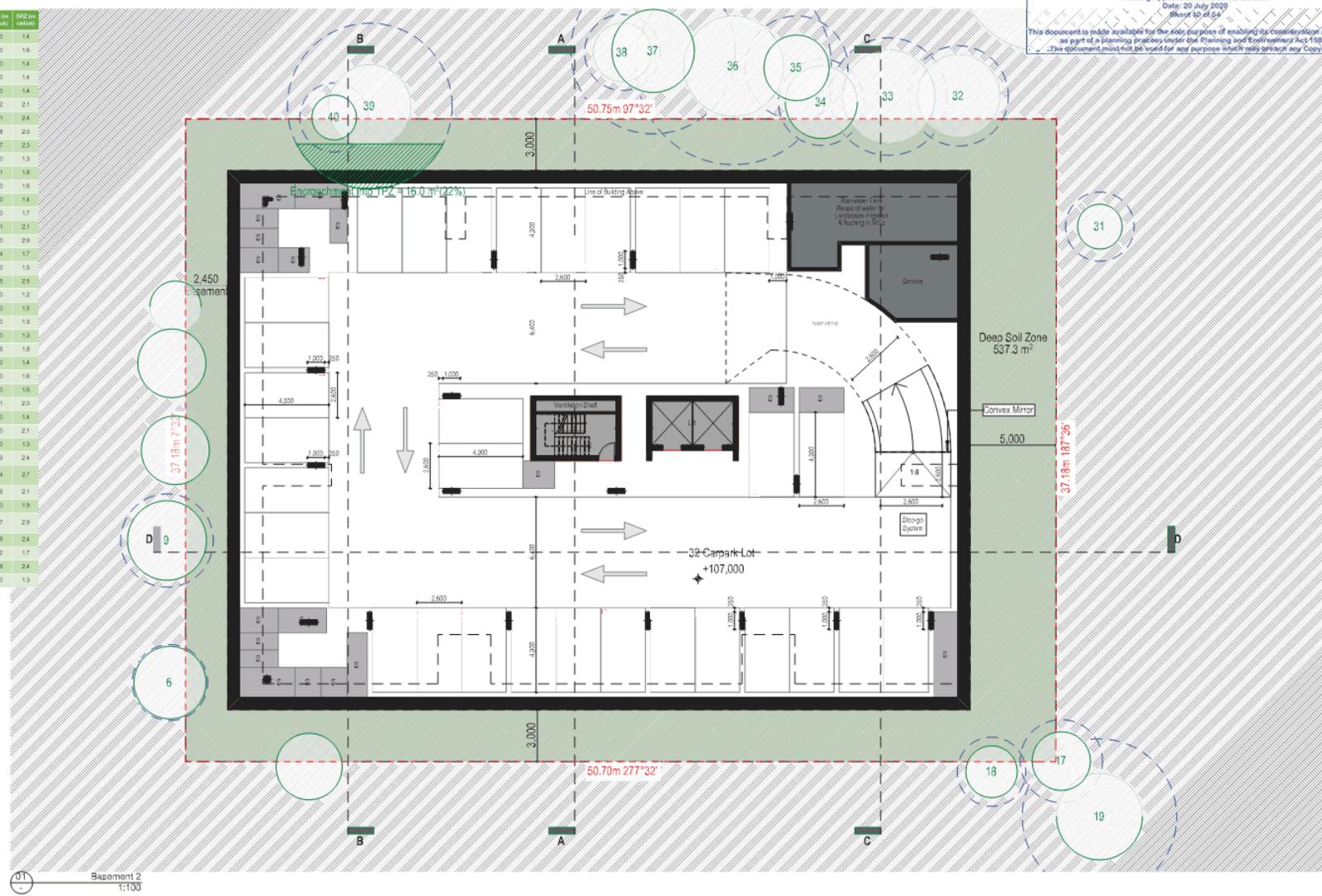


Project Name	Client Name	Project Manager	DKO Development Summary
9-11 Clay Drive	9-11 Clay Drive, Doncaster, Victoria 3108	DL	18/04/2020
Project Address	Client Name	Drawing Issue	Development Summary
		Date	18/04/2020
Client	Project Manager	Drawing Number	TP001
		Revision	B

Basement 2 Plan

No.	TPZ (m radius)	SRZ (m radius)
1	2.0	1.4
2	2.0	1.8
3	2.0	1.4
4	2.0	1.4
5	2.0	1.4
6	2.2	2.1
7	2.1	2.4
8	2.8	2.0
9	2.7	2.3
10	2.0	1.3
11	3.1	1.8
12	2.0	1.8
13	2.0	1.4
14	2.0	1.7
15	3.1	2.1
16	3.0	2.9
17	2.4	1.7
18	2.0	1.5
19	4.5	2.5
20	2.0	1.2
21	2.0	1.5
22	2.0	1.3
23	2.0	1.3
24	2.6	1.8
25	2.0	1.4
26	2.0	1.6
27	2.0	1.8
28	3.1	2.0
29	2.0	1.4
30	4.0	2.1
31	2.0	1.3
32	2.9	2.4
33	3.4	2.7
34	2.5	2.1
35	3.0	1.9
36	5.7	2.9
37	4.8	2.4
38	2.2	1.7
39	4.8	2.4
40	2.0	1.3

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Basement 2  
 1:100



Rev.	Date	By	Chk	Description
1	18/07/20	DKO	DKO	Issue for Construction
2	17/07/20	DKO	DKO	Issue for Construction
3	17/07/20	DKO	DKO	Issue for Construction

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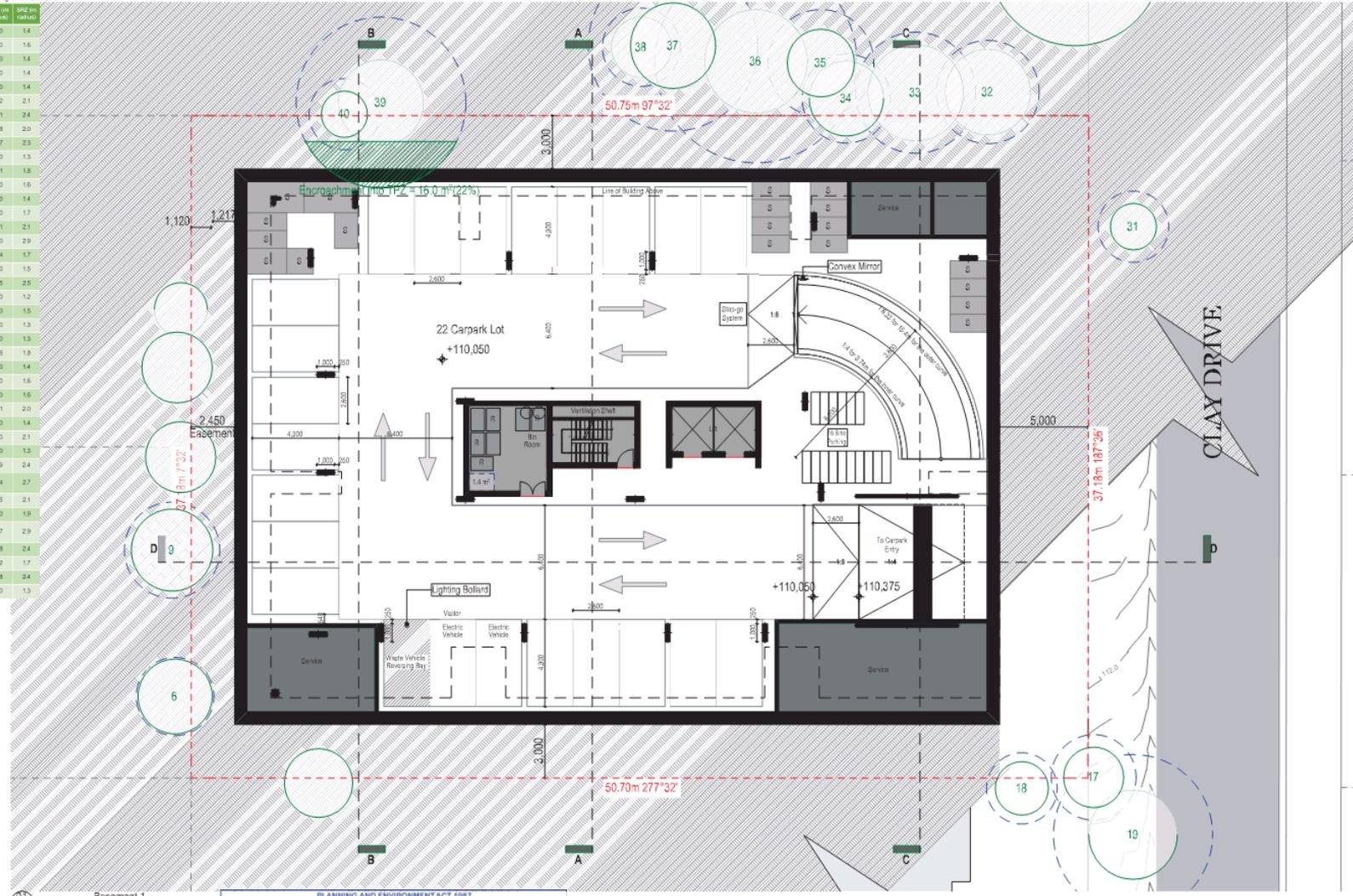
Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale

Drawing Number: TP200  
 Revision: B

Basement 1 Plan

Reference Traffic Approval Report

No.	TPZ (m radius)	SRZ (m radius)
1	2.0	1.4
2	2.0	1.6
3	2.0	1.4
4	2.0	1.4
5	2.0	1.4
6	2.2	2.1
7	2.1	2.4
8	2.8	2.0
9	2.7	2.3
10	2.0	1.3
11	3.1	1.8
12	2.0	1.6
13	2.0	1.4
14	2.0	1.7
15	3.1	2.1
16	3.0	2.9
17	2.4	1.7
18	2.0	1.5
19	4.5	2.5
20	2.0	1.2
21	2.0	1.5
22	2.0	1.3
23	2.0	1.3
24	2.6	1.8
25	2.0	1.4
26	2.0	1.6
27	2.0	1.6
28	3.1	2.0
29	2.0	1.4
30	4.0	2.1
31	2.0	1.3
32	2.9	2.4
33	3.4	2.7
34	2.5	2.1
35	3.0	1.9
36	5.7	2.9
37	4.8	2.4
38	2.2	1.7
39	4.8	2.4
40	2.0	1.3



Basement 1  
1:100

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2	20/07/20	DL	DL	Issue for public comment
3	20/07/20	DL	DL	Issue for public comment

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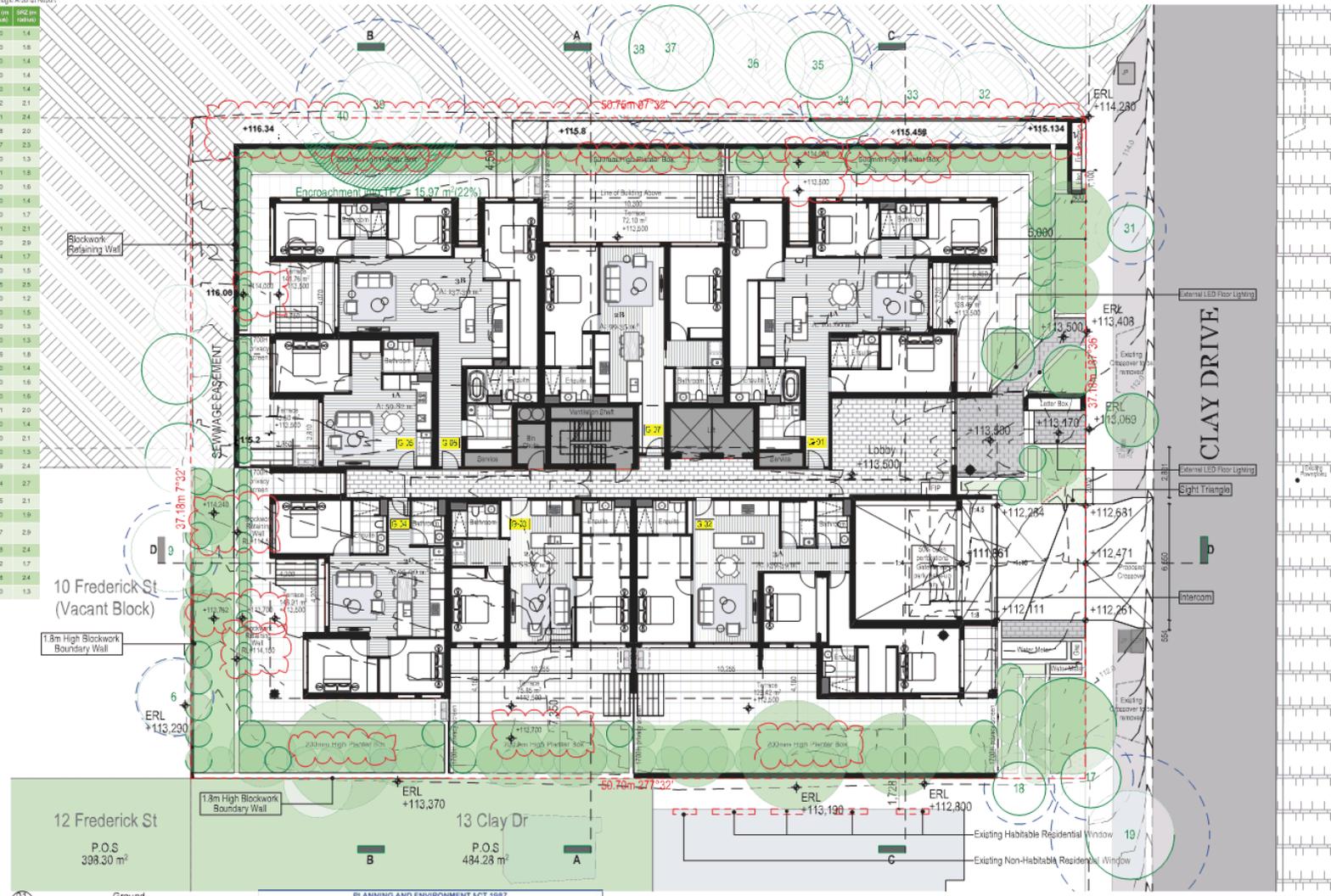


Project Name: [Redacted]  
Project Address: [Redacted]  
Client Name: [Redacted]  
Project Manager: [Redacted]  
Drawing Number: TP201  
Revision: B

Ground Floor Plan

Reference: Strategic Arborial Report

No.	TPZ (m radius)	SRZ (m radius)
1	2.0	1.4
2	2.0	1.6
3	2.0	1.4
4	2.0	1.4
5	2.0	1.4
6	2.2	2.1
7	2.1	2.4
8	2.8	2.0
9	2.7	2.3
10	2.0	1.3
11	3.1	1.8
12	2.0	1.6
13	2.0	1.4
14	2.0	1.7
15	3.1	2.1
16	3.0	2.9
17	2.4	1.7
18	2.0	1.5
19	4.3	2.5
20	2.0	1.2
21	2.0	1.3
22	2.0	1.3
23	2.0	1.3
24	2.6	1.9
25	2.0	1.6
26	2.0	1.6
27	2.0	1.6
28	3.1	2.0
29	2.0	1.4
30	4.0	2.1
31	2.0	1.3
32	2.9	2.4
33	3.4	2.7
34	2.5	2.1
35	3.0	1.9
36	5.7	2.9
37	4.8	2.4
38	2.2	1.7
39	4.8	2.4
40	2.0	1.3



Ground 1:100

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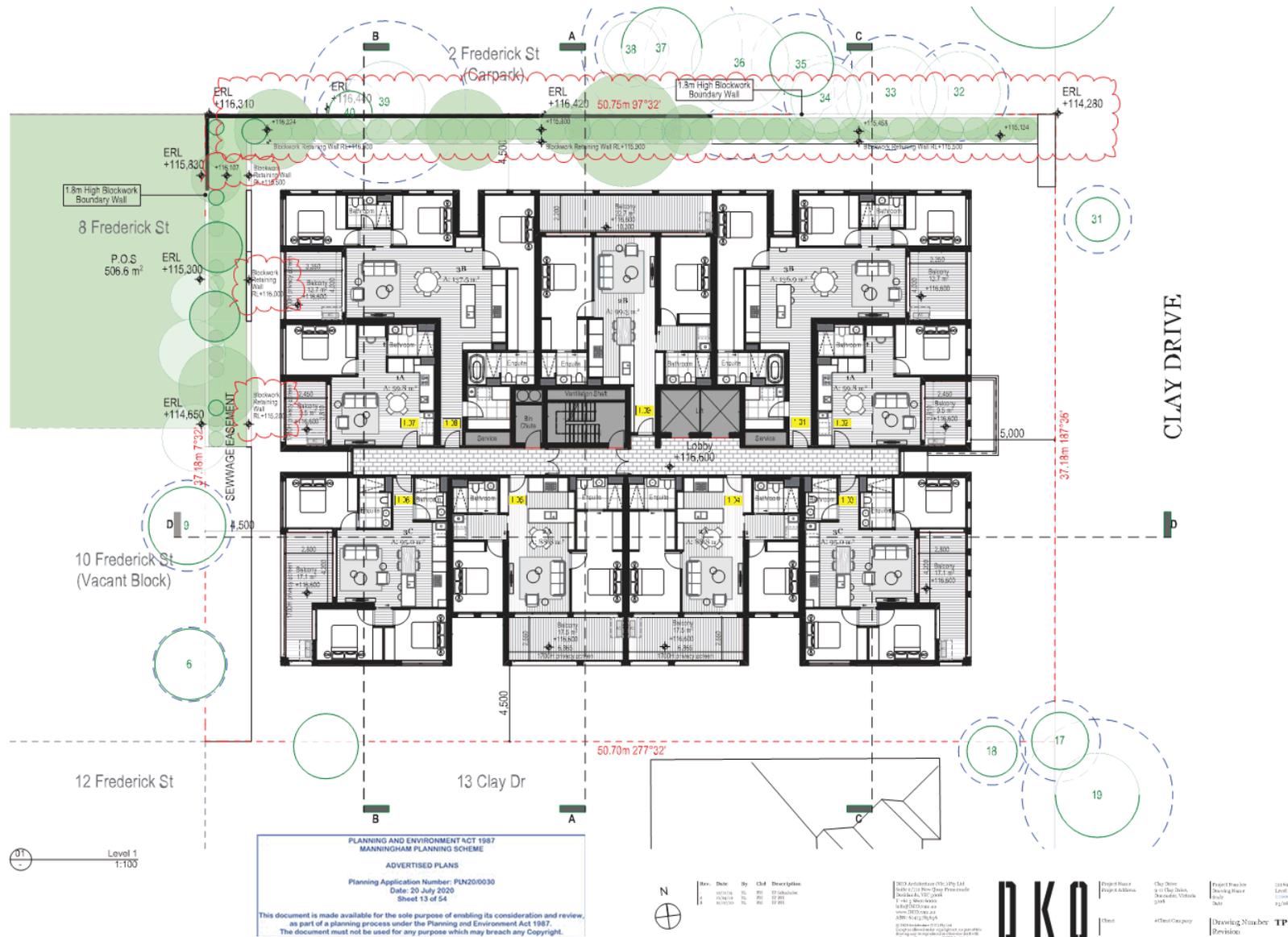


No.	Date	By	Client Description
1	10/10/19	DKO	Advertisement
2	10/10/19	DKO	Advertisement
3	10/10/19	DKO	Advertisement
4	10/10/19	DKO	Advertisement

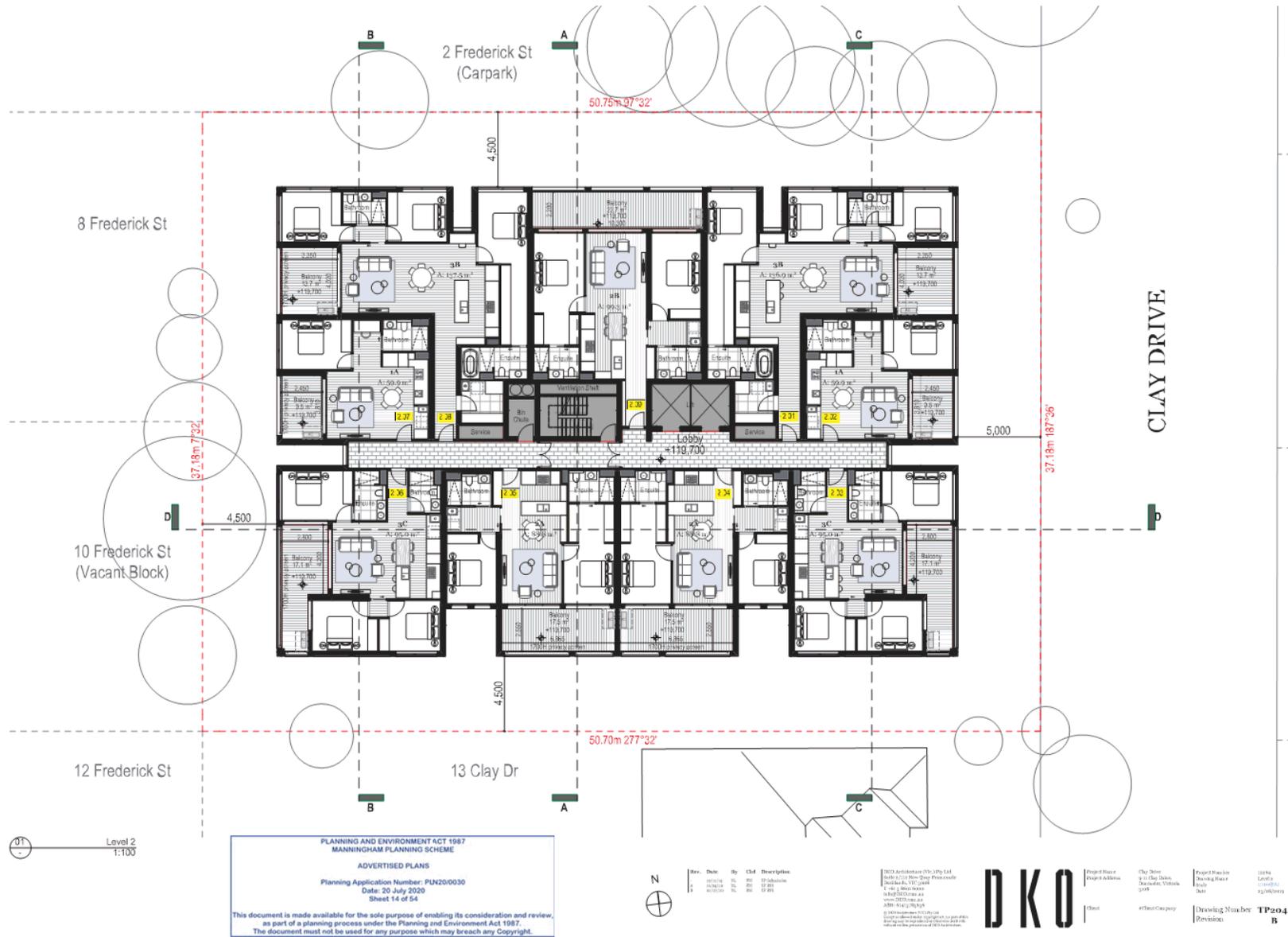
**DKO**

Project Name: Clay Drive  
 Project Address: 13 Clay Drive, Devonport, Tasmania 7310  
 Project Phase: Design Phase  
 Drawing Number: TP202  
 Revision: B

Level 1 Plan



Level 2 Plan

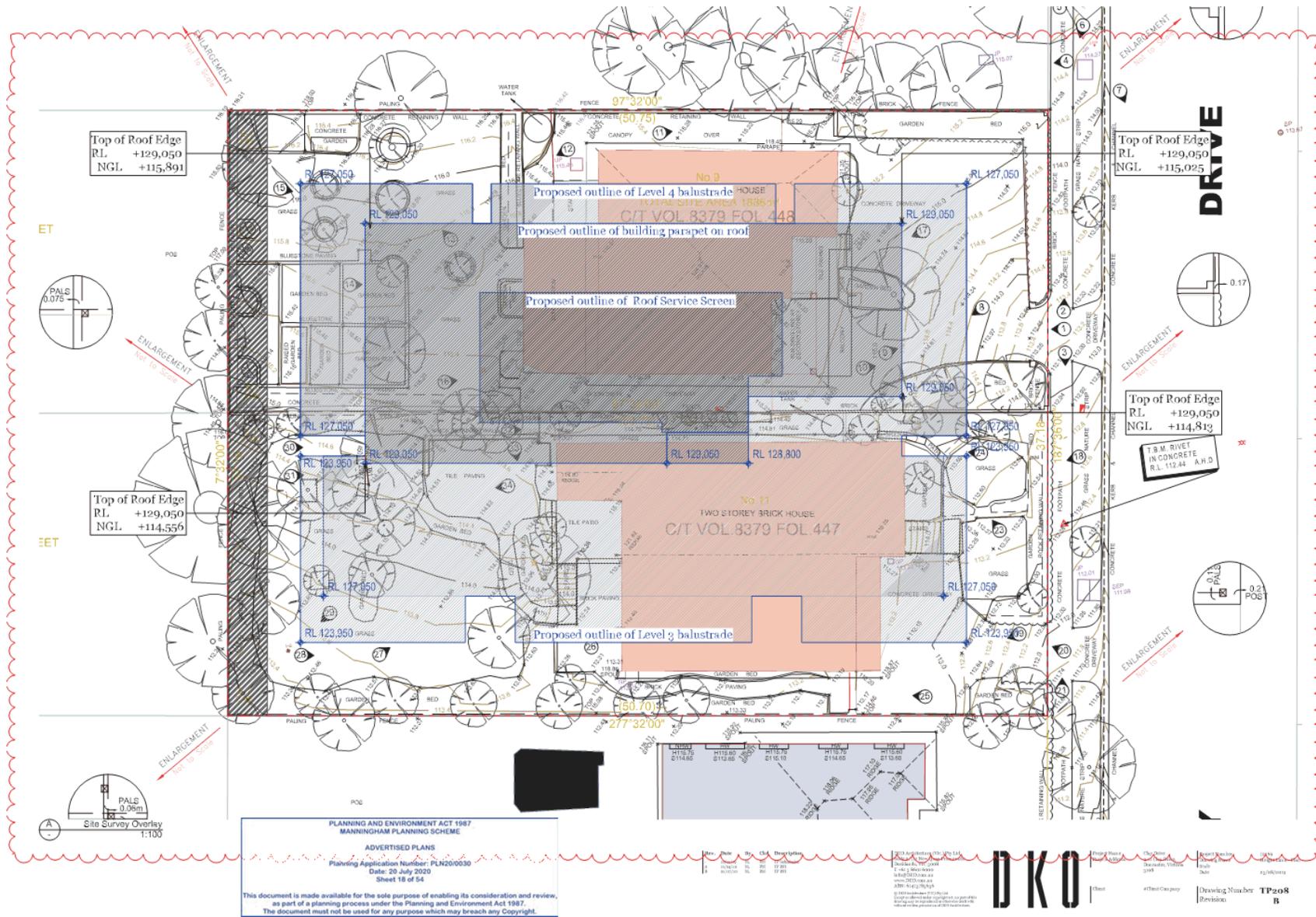








Height Limit - Roof Plan Overlay

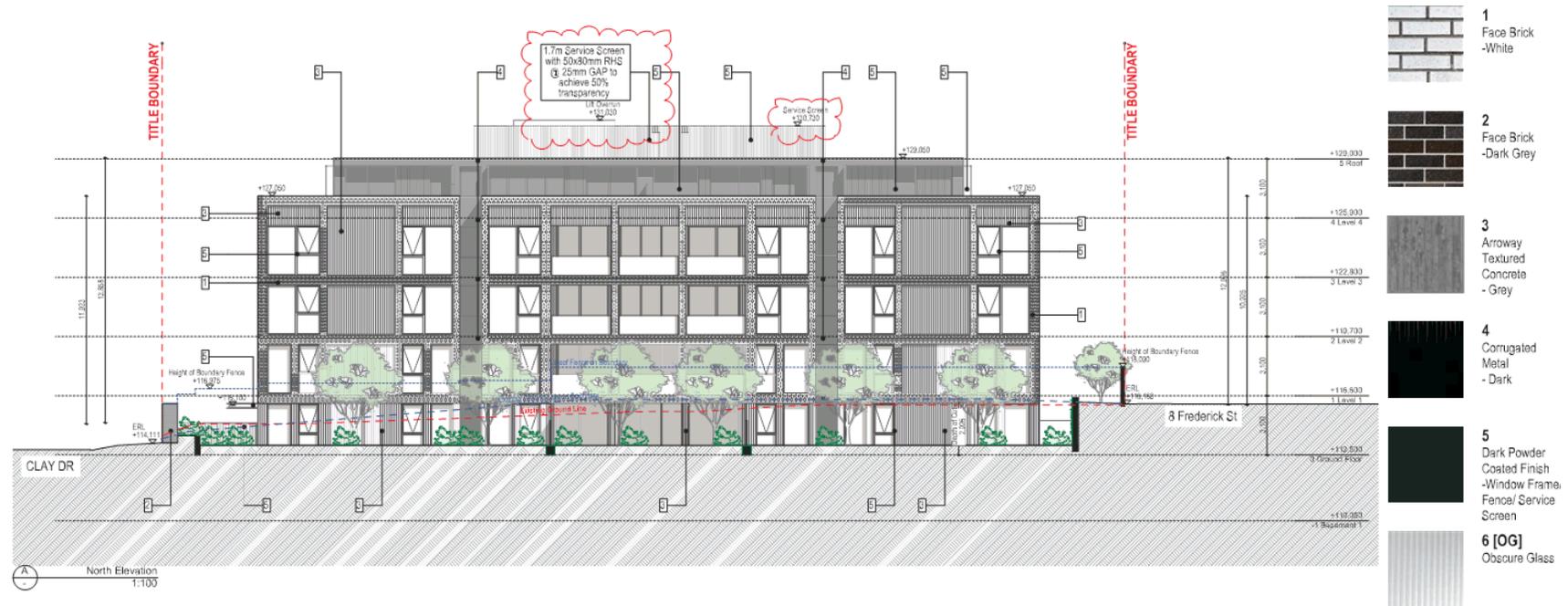




**Elevation - North**

Note: All windows are fixed, unless annotated with an awning line

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1	10/07/20	ML	ML	Final Elevation
2	10/07/20	ML	ML	Final Elevation
3	10/07/20	ML	ML	Final Elevation

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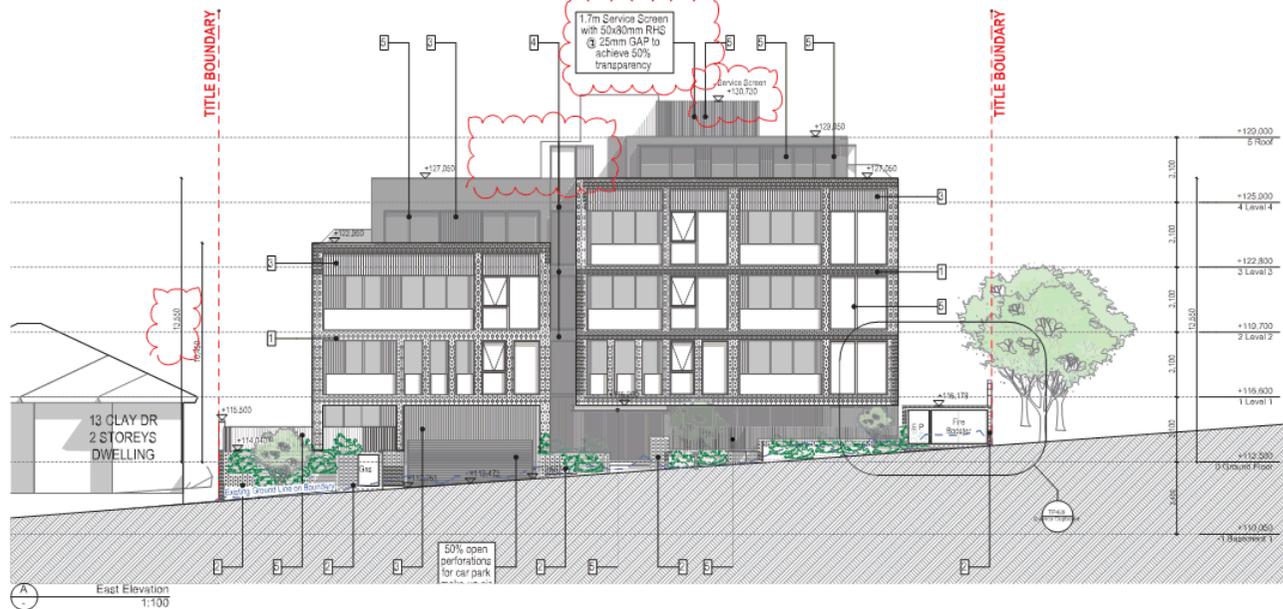


Project Name: 8 Frederick St  
 Project Address: 8 Frederick St, Melbourne, Victoria 3008  
 Client: 8 Frederick St Pty Ltd  
 Project Manager: [Name]  
 Designer: [Name]  
 Date: [Date]  
 Drawing Number: TP300  
 Revision: B

**Elevation - East**

Note: All windows are fixed, unless annotated with an awning line

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-  1 Face Brick - White
-  2 Face Brick - Dark Grey
-  3 Arroway Textured Concrete - Grey
-  4 Corrugated Metal - Dark
-  5 Dark Powder Coated Finish - Window Frame, Fence/ Service Screen
-  6 [OG] Obscure Glass

Rev.	Date	By	Clk	Description
1	10/07/20	ML	ML	Finalisation
2	10/07/20	ML	ML	Finalisation
3	10/07/20	ML	ML	Finalisation

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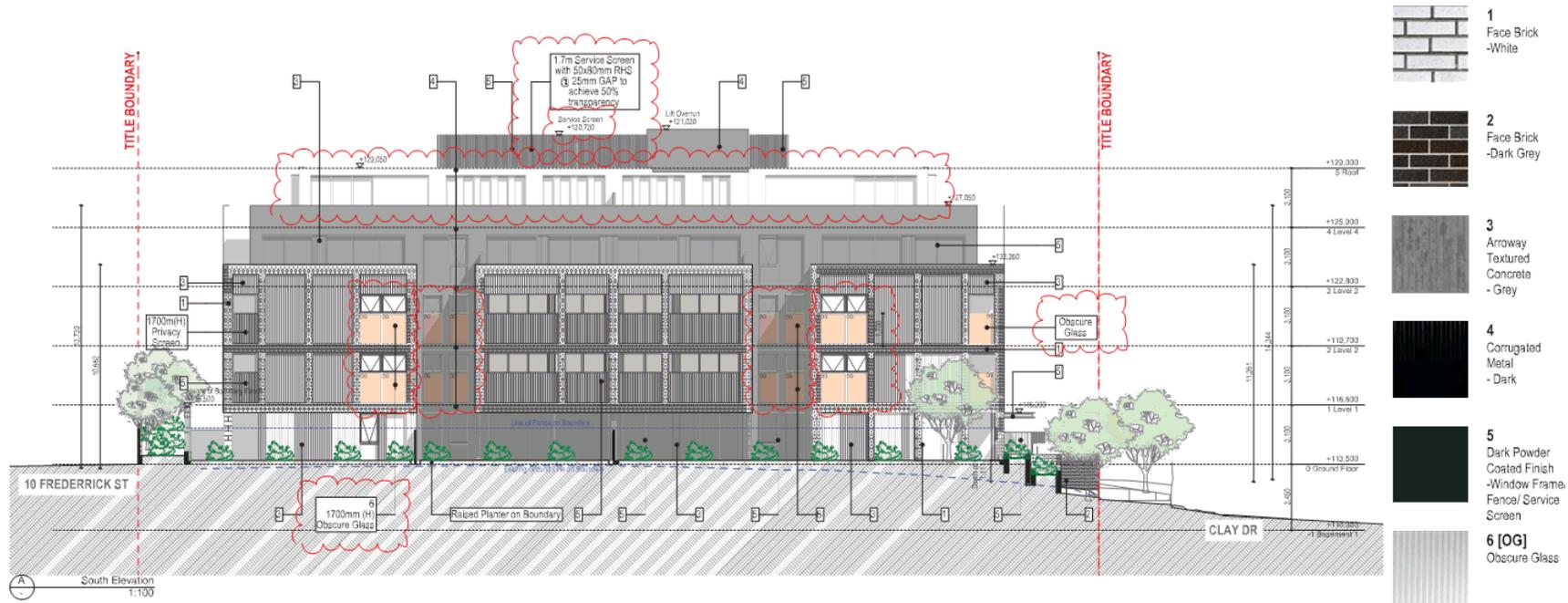


Project Name: [Redacted]  
 Client: [Redacted]  
 Project Manager: [Redacted]  
 Designer: [Redacted]  
 Date: [Redacted]  
 Drawing Number: TP301  
 Revision: B

Elevation - South

Note: All windows are fixed, unless annotated with an awning line

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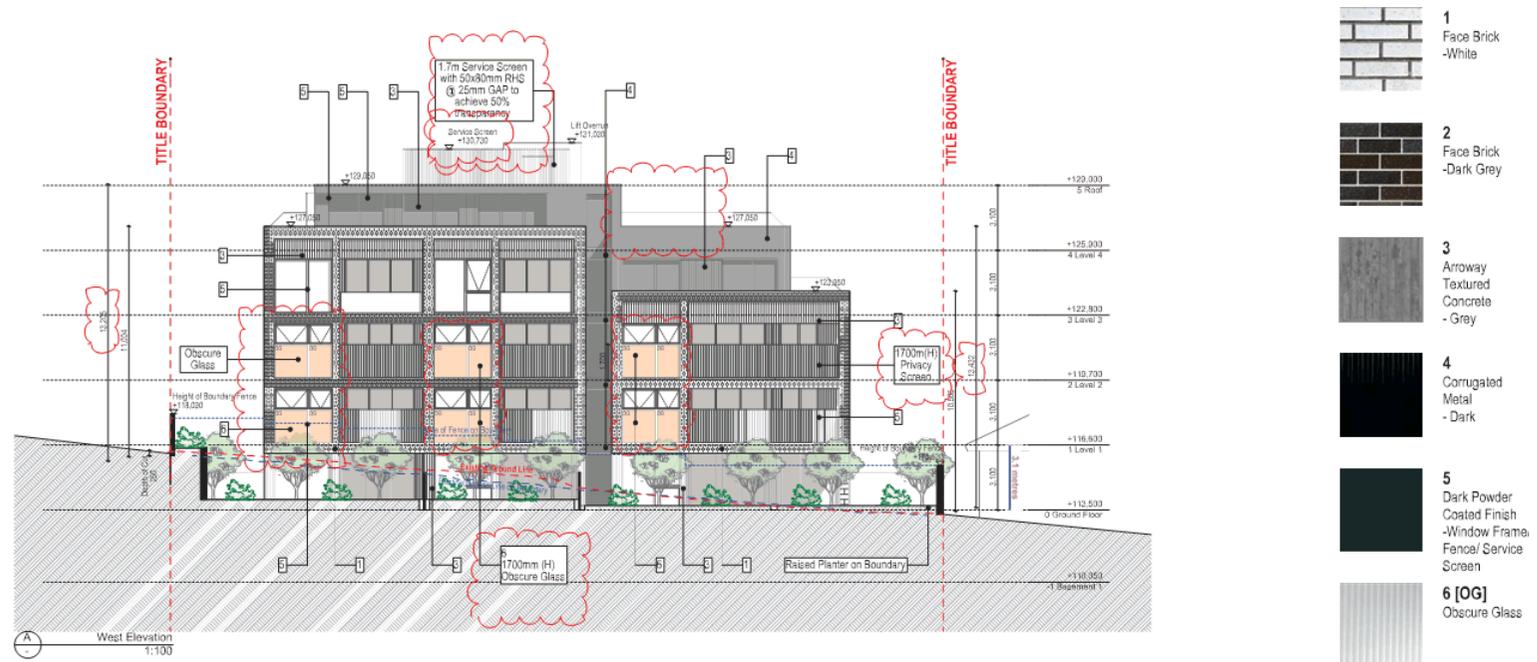


Project Name: [Redacted]  
 Project Address: [Redacted]  
 Project No: [Redacted]  
 Drawing No: [Redacted]  
 Drawing Date: [Redacted]  
 Drawing Scale: [Redacted]  
 Drawing Author: [Redacted]  
 Drawing Checker: [Redacted]  
 Drawing Number: TP302  
 Revision: B

Elevation - West

Note: All windows are fixed, unless annotated with an awning line

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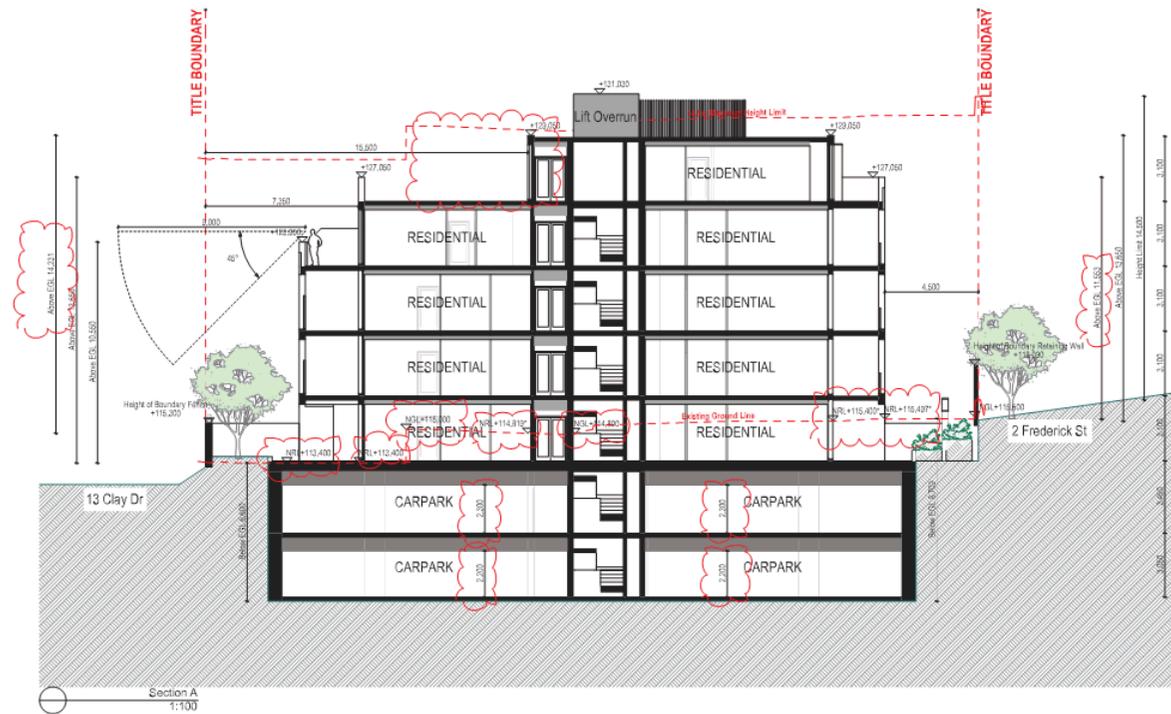
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 Project Address: [Redacted]  
 Client: [Redacted]  
 Architect: [Redacted]

Project Name: [Redacted]  
 Drawing Name: [Redacted]  
 Date: [Redacted]  
 Drawing Number: TP303  
 Revision: B

Section

\* - NGL extrapolated from RL & contour in proximity from land survey

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Rev.	Date	By	CLD	Description
1	10/07/20	RL	RL	Initial Issue
2	10/07/20	RL	RL	Revised
3	10/07/20	RL	RL	Final

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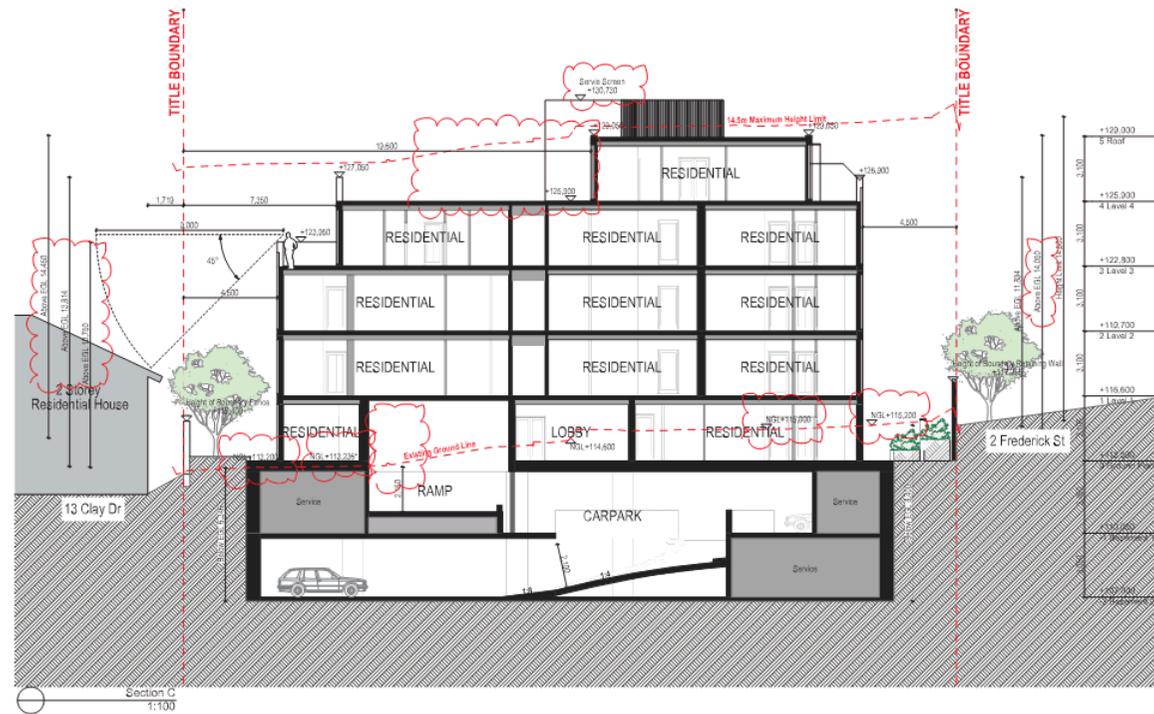
Project Name	City Drive	Project Phase	CDM
Project Address	2/110 More Street, Docklands, Victoria 3008	Drawing Phase	Final
Client	110 More Street	Drawing Number	TP304
Project Manager		Revision	B



Section

\* - NGL extrapolated from RL & contour in proximity from land survey

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2	10/07/20	DL	DL	Finalisation

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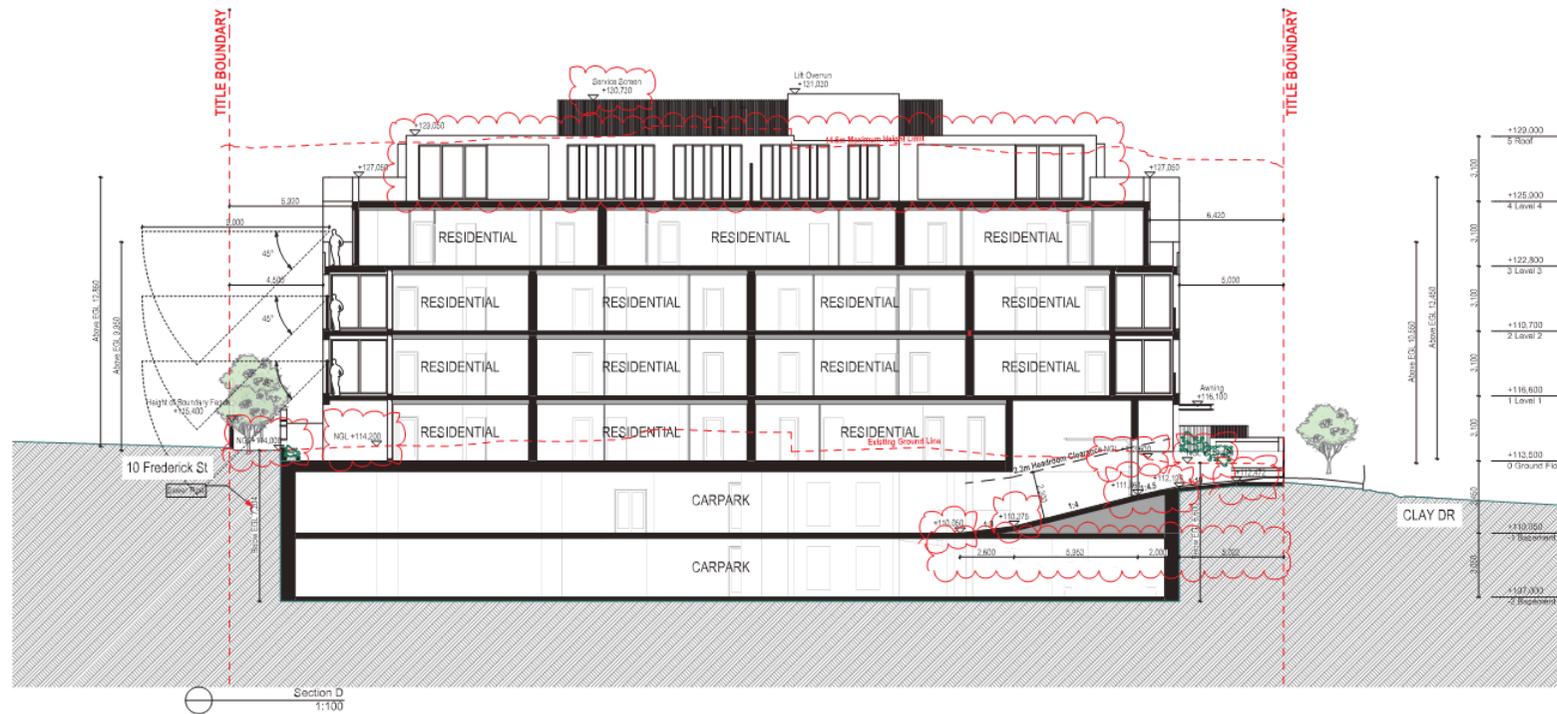


Project Name: [Redacted]  
Project Address: [Redacted]  
Client Name: [Redacted]  
Project Manager: [Redacted]  
Drawing Number: TP306  
Revision: B

Section

\* - NGL extrapolated from RL & contour in proximity from land survey

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2	10/07/20	ML	ML	Finalisation
3	10/07/20	ML	ML	Finalisation

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Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale
Project Name	Client Name	Project Phase	Scale

Drawing Number: TP307  
 Revision: B



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2	08/07/20	DKO	DKO	Final Plan
3	08/07/20	DKO	DKO	Final Plan

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Project Name	City Drive	Project Phase	2019
Project Address	2-11 City Drive, Docklands, Victoria 3008	Drawing Phase	Architectural
Client	#100000000	Date	12/06/2020
Drawing Number	TP400	Revision	B



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Rev.	Date	By	Descr	Description
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2	18/07/20	DL	DL	Final Submission
3	18/07/20	DL	DL	Final Submission

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Project Name: Project Address: City State: 2020 Architecture Pty Ltd Level 2/110 High Street, Melbourne, Victoria 3000	Project Name: Drawing Title: Drawing Number: Revision:	2020 Architecture Pty Ltd Level 2/110 High Street, Melbourne, Victoria 3000
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2	18/07/20	MS	MS	Finalisation
3	18/07/20	MS	MS	Finalisation

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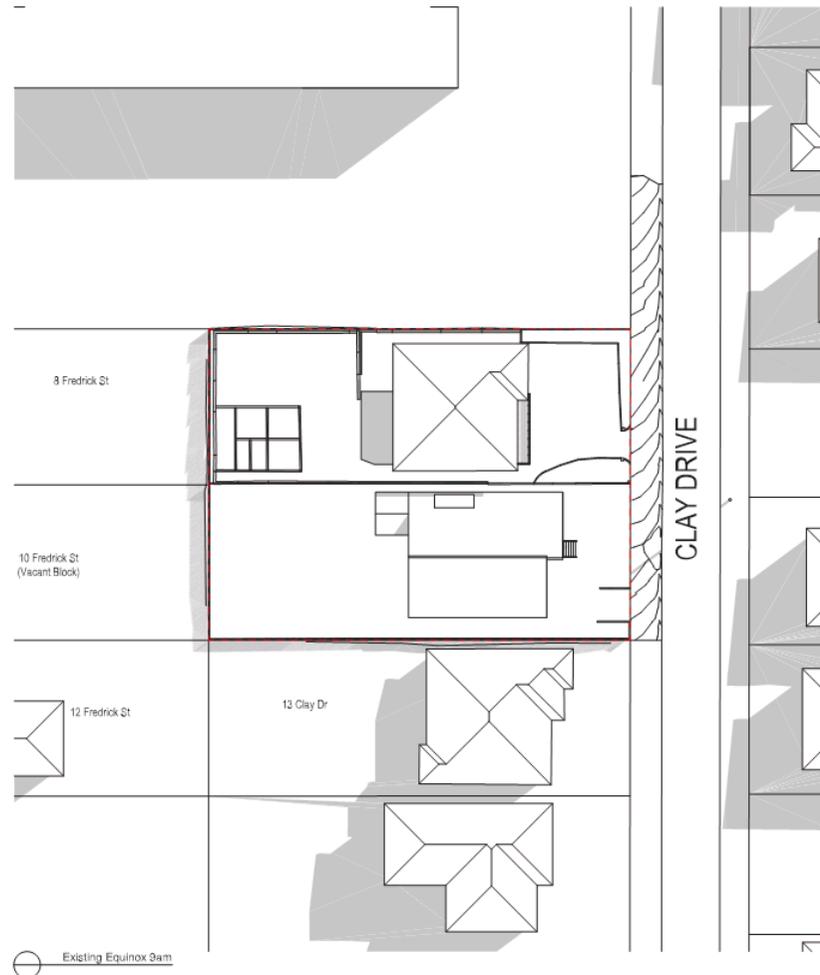
Rev.	Date	By	Clk	Description
1	08/07/20	NS	NS	Finalisation
2	08/07/20	NS	NS	Finalisation
3	08/07/20	NS	NS	Finalisation

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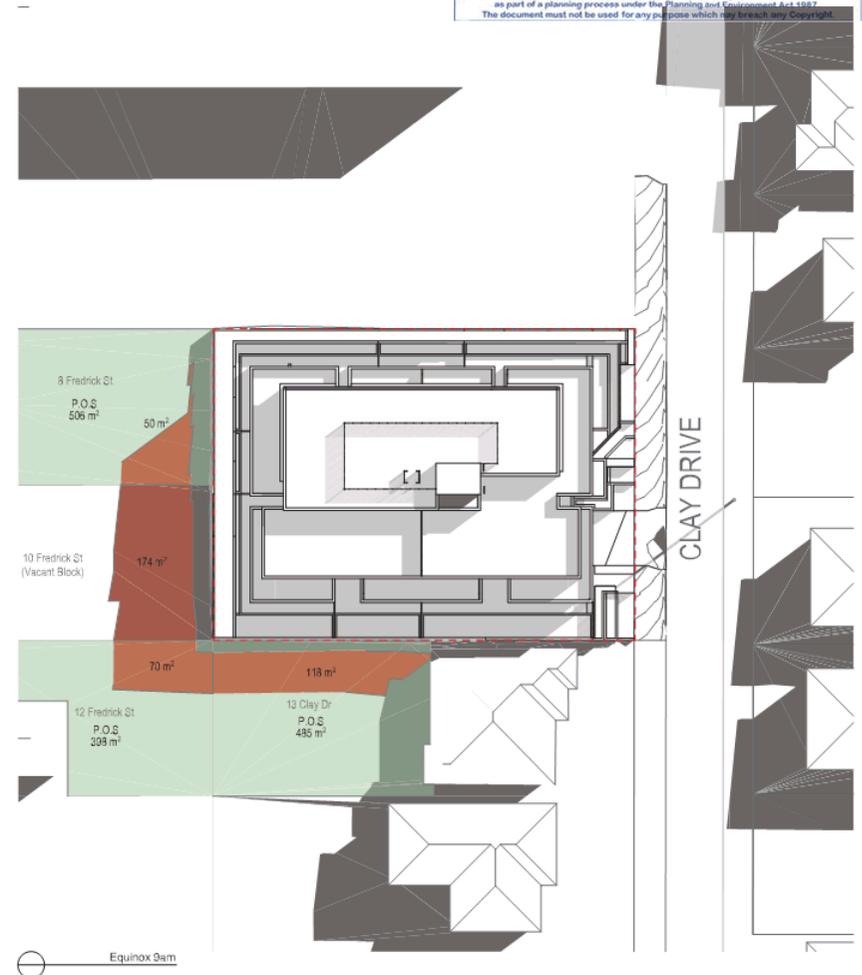


Project Name	City Drive	Project Name	2019
Project Address	201 City Drive, Melbourne, Victoria 3000	Drawing Name	Architectural
Client	Client	Date	21/06/2020
Sheet	#Sheet/Total	Drawing Number	<b>TP403</b>
		Revision	<b>B</b>

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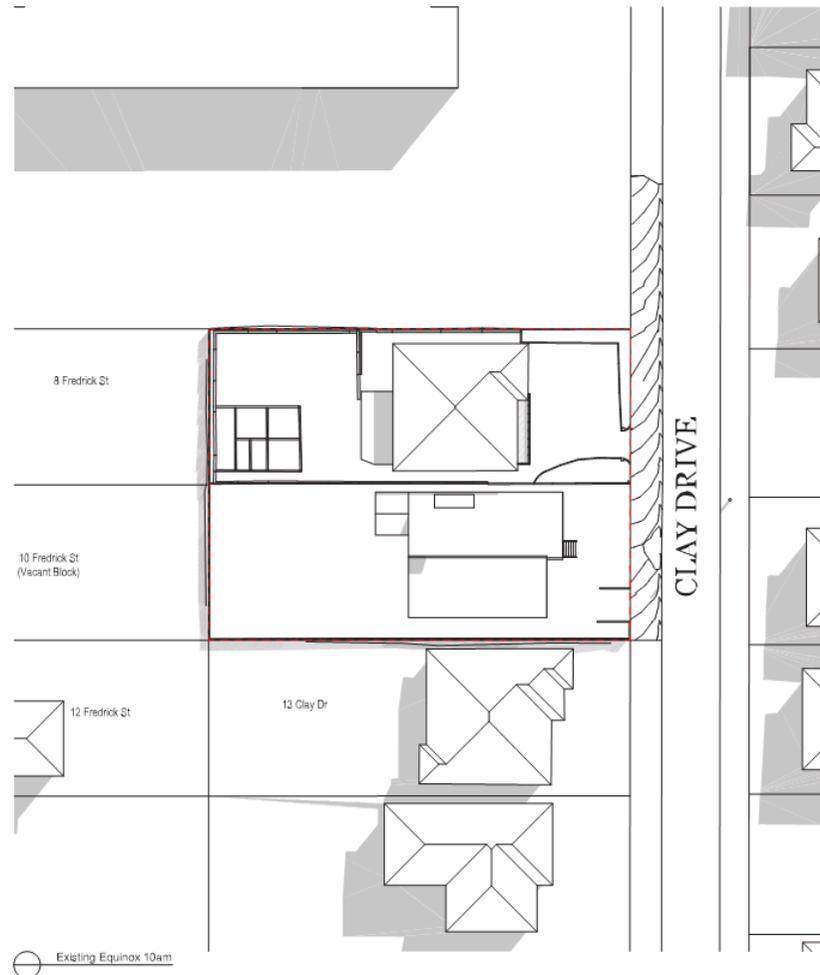
Rev.	Date	By	Clk	Description
1	18/07/20	ML	ML	Issue for public comment
2	18/07/20	ML	ML	Issue for public comment
3	18/07/20	ML	ML	Issue for public comment

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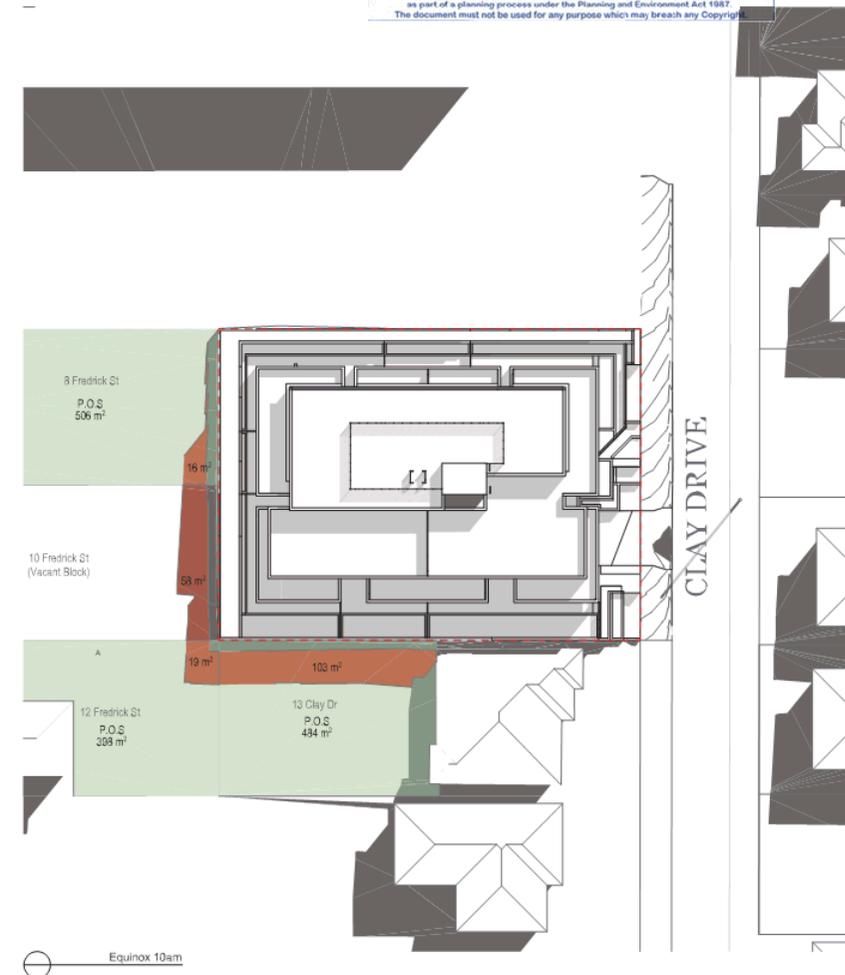
Project Name	City Drive	Project Phase	10/18
Project Address	12 Clay Drive, Werribee, Victoria, 3039	Drawing Phase	10/18 - 11/18/20
Client	12/18/20	Date	12/18/20
Sheet	#11001-001	Drawing Number	TP404
		Revision	B

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2	10/11/20	DL	DL	Issue for public comment
3	10/11/20	DL	DL	Issue for public comment

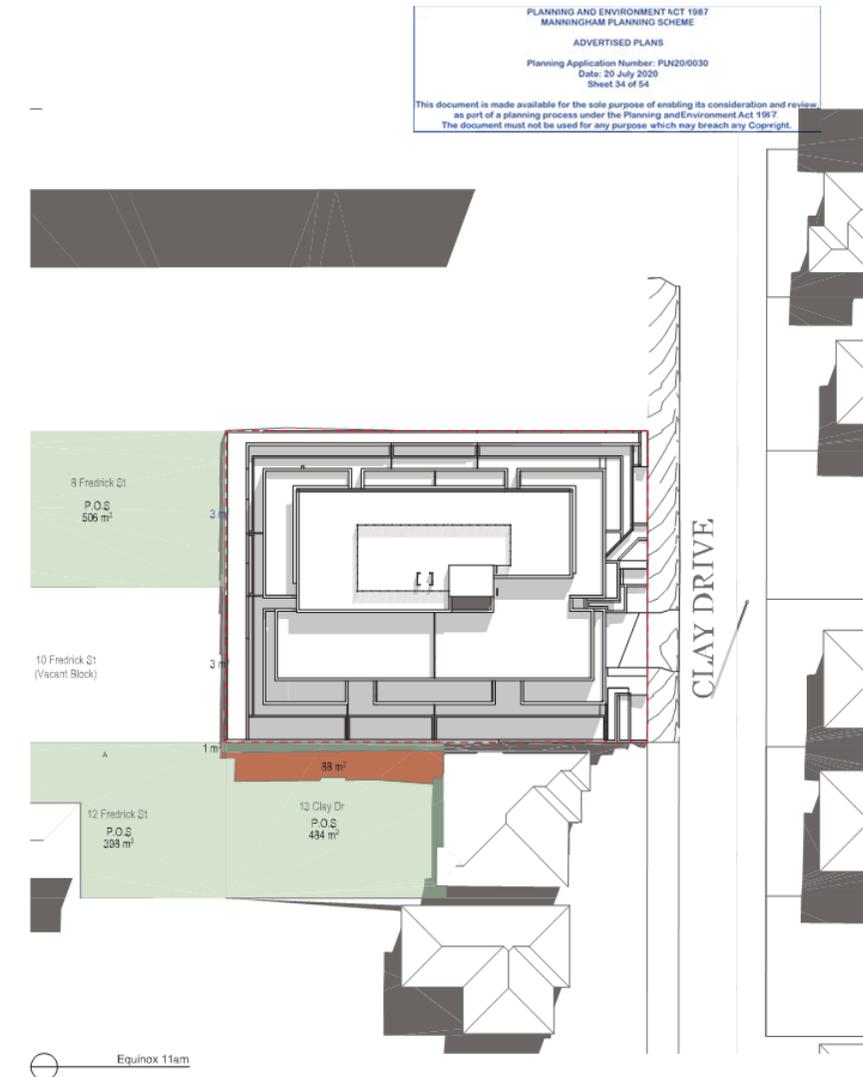
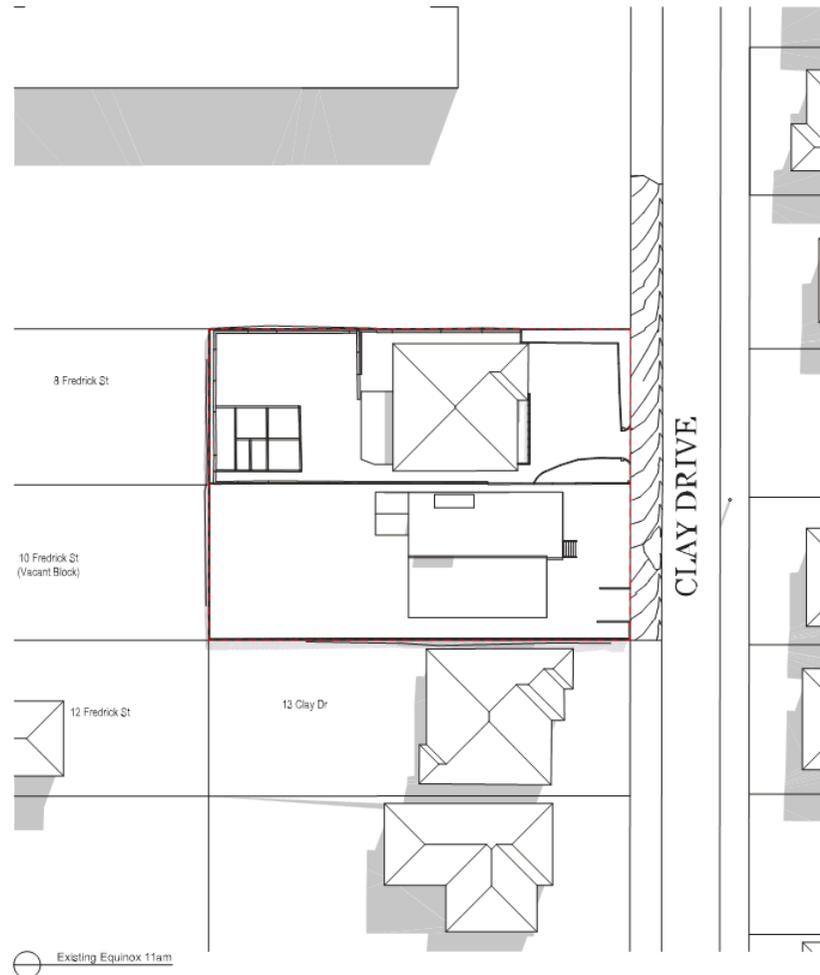
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Project Name	Client Name	Project Phase	Date
Project Name	Client Name	Project Phase	Date
Project Name	Client Name	Project Phase	Date
Project Name	Client Name	Project Phase	Date

Drawing Number: **TP405**  
 Revision: **B**

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2	10/11/20	DL	DL	Issue for public comment
3	10/11/20	DL	DL	Issue for public comment

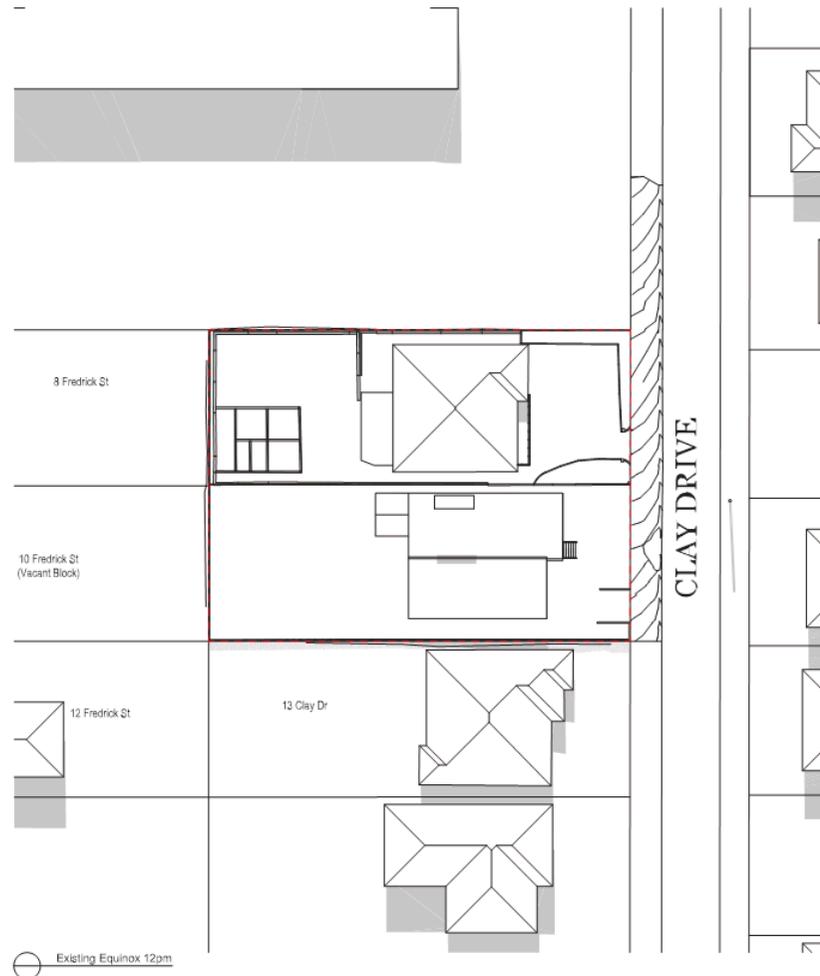
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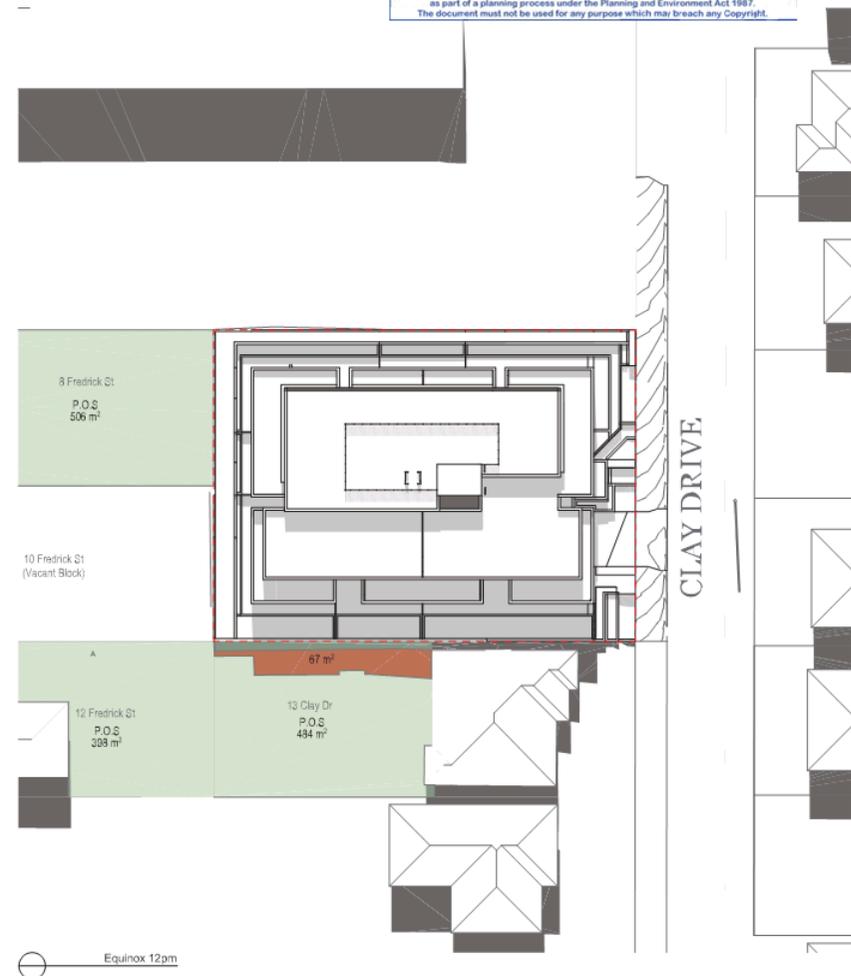


Project Name	City Drive	Project Number	11474
Project Address	12 Clay Drive, Werribee, Victoria 3039	Drawing Name	11474-11474-0030
Client	11474-11474-0030	Date	11/11/2020
Sheet	11474-11474-0030	Drawing Number	TP406
		Revision	B

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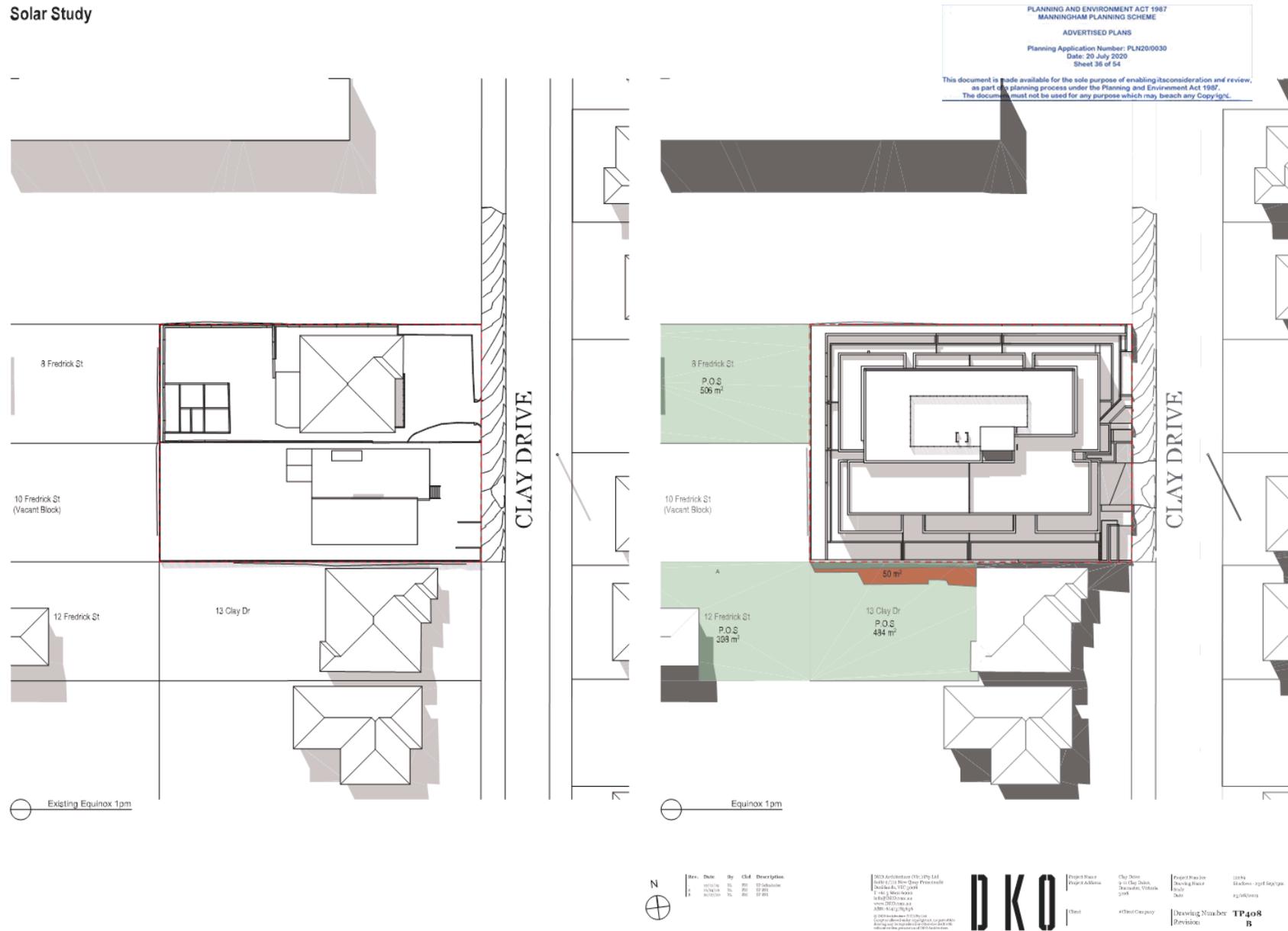
Rev.	Date	By	Desc	Description
1	18/07/20	DL	DL	Initial Issue
2	18/07/20	DL	DL	Final Issue

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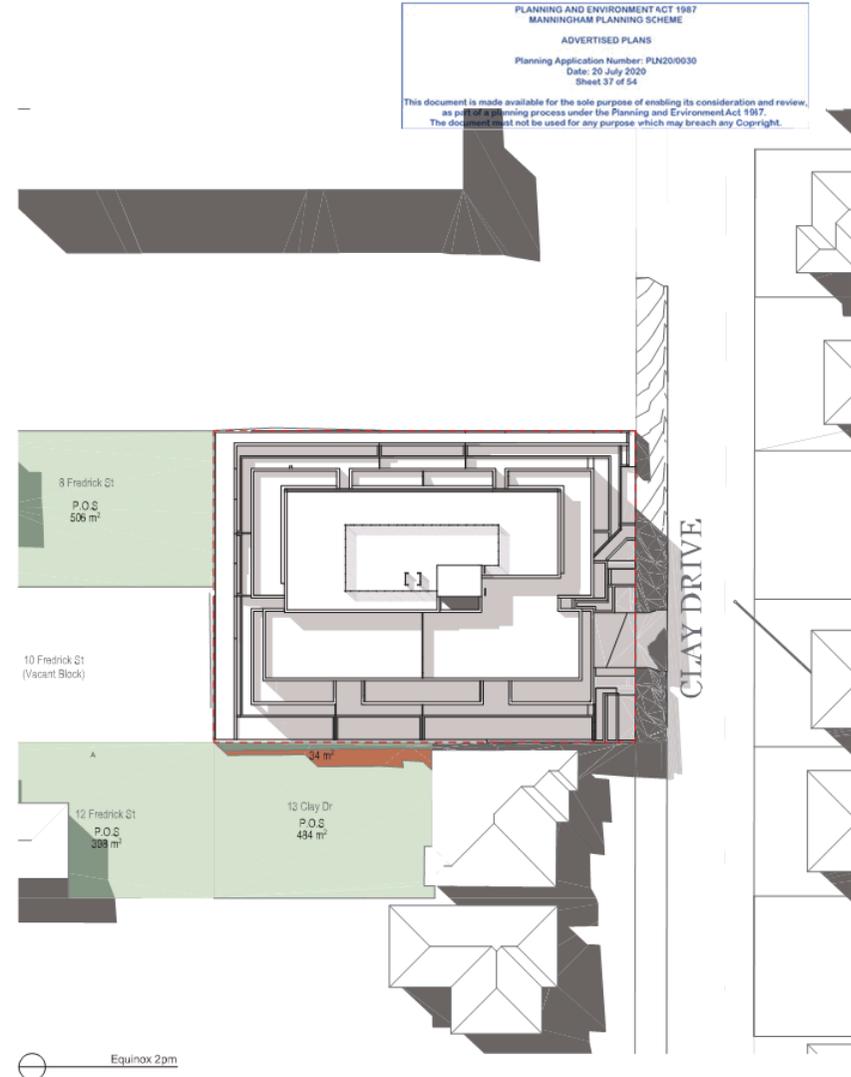
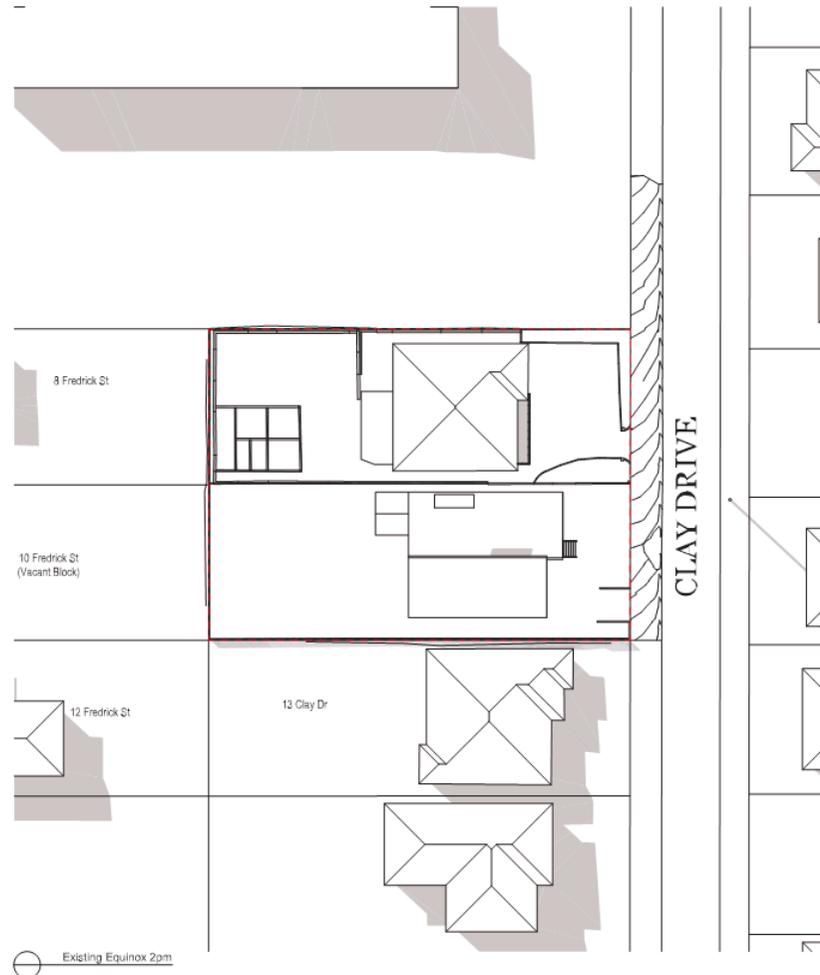


Project Name	City Drive	Project Number	1234
Project Address	123 City Drive, Melbourne, Victoria 3008	Drawing Name	1234-1234-1234
Client	ABC Corp	Date	12/08/2020
Author	DL	Drawing Number	TP407
Checked	DL	Revision	B

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Project Name	City Drive	Project Phase	03/19
Project Address	12 Clay Drive, Werribee, Victoria 3039	Drawing Phase	Final - 11 of 50/000
Client	12/19/2019	Date	12/19/2019
Sheet	#11001-0001	Drawing Number	TP409
		Revision	B

Apartment Layout - 1 Bed Apartment

 - Internal Storage



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Unit No.  
 G.05, 1.02, 1.07, 2.02, 2.07, 3.02, 3.06

Type 1A  
 1 Bed, 1 Bath

- D17 - Accessibility X
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X

Rev.	Date	By	Clk	Description
1	20/07/20	DL	DL	Final Design

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Project Name	Client Name	Project Phase	Client
Project Name	Client Name	Project Phase	Client
Project Name	Client Name	Project Phase	Client
Project Name	Client Name	Project Phase	Client

Sheet: #1 of 10  
 Drawing Number: TP410  
 Revision: B

Apartment Layout - 2 Beds Apartment

 - Internal Storage

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Unit No.  
G.03, 1.04, 1.05, 2.04, 2.05

Type 2.2A  
2 Beds, 2 Baths

- D17 - Accessibility ✓
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X



Unit No.  
G.07, 1.09, 2.09, 3.08

Type 2.2B  
2 Beds, 2 Baths

- D17 - Accessibility ✓
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X

Rev.	Date	By	Chk	Description
1	20/07/20	ML	ML	Finalisation
2	20/07/20	ML	ML	Final

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Project Name Project Address	City State e.g. The Shire, Perth, Western Australia	Project Phase Drawing Stage Date	Client Architect License No.
Sheet of Total Sheets	Drawing Number Revision	TP411 B	

Apartment Layout - 2 Beds Apartment

 - Internal Storage

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Unit No.  
 4.01  
 Type 2.2C  
 2 Beds, 2 Baths

- D17 - Accessibility
- D19 - Private open space
- D20 - Storage
- D24 - Room layout
- D25 - Room depth
- D27 - Cross Ventilation



Rev	Date	By	Chk	Description
1	10/07/20	DL	DL	Issue for comment
2	10/07/20	DL	DL	Issue for comment

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 Email: info@dl23.com.au  
 Website: www.dl23.com.au

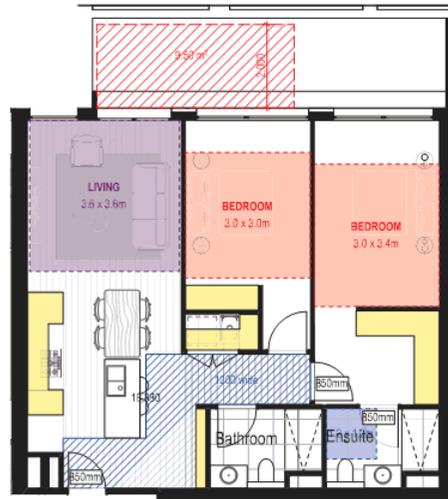
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 Springvale VIC 3171  
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 Email: info@dl23.com.au  
 Website: www.dl23.com.au

Project Name: 401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520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Apartment Layout - 2 Beds Apartment

 - Internal Storage



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 Planning Application Number: PLN20/0030  
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Unit No.  
 4.03

Type 2.2E  
 2 Beds, 2 Baths

- D17 - Accessibility ✓
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X

Rev.	Date	By	Clk	Description
1	18/07/20	ML	ML	Finalisation
2	18/07/20	ML	ML	Final
3	18/07/20	ML	ML	Final

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Project Name Project Address	City State 211 The Docks, Werribee, Victoria 3039	Project Phase Drawing Phase Date	2/18 Architectural Layout
Client	41 West Cheery	Drawing Number Revision	TP414 B

Apartment Layout - 3 Beds Apartment

 - Internal Storage

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Unit No.  
G.02

Type 3A  
3 Beds, 3 Baths

- D17 - Accessibility X
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X



Unit No.  
G.06, 1.01, 1.08, 2.01, 2.08, 3.01, 3.06

Type 3B  
3 Beds, 2 Baths

- D17 - Accessibility ✓
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation ✓

Rev.	Date	By	Chk	Description
1	20/07/20	MS	MS	Finalisation
2	20/07/20	MS	MS	Finalisation
3	20/07/20	MS	MS	Finalisation

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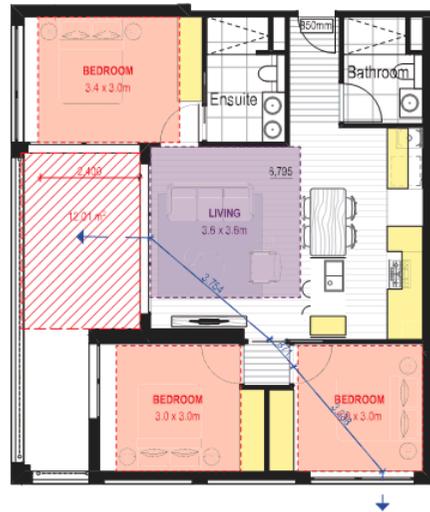


Project Name: [Redacted]  
Project Address: [Redacted]  
Client Name: [Redacted]  
Project Manager: [Redacted]  
Drawing Number: TP415  
Revision: B

Apartment Layout - 3 Beds Apartment

 - Internal Storage

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Unit No.  
G.04, 1.03, 1.06, 2.03, 2.06

Type 3C  
3 Beds, 2 Baths

- D17 - Accessibility
- D19 - Private open space
- D20 - Storage
- D24 - Room layout
- D25 - Room depth
- D27 - Cross Ventilation



Unit No.  
3.03, 3.05

Type 3D  
3 Beds, 2 Baths

- D17 - Accessibility
- D19 - Private open space
- D20 - Storage
- D24 - Room layout
- D25 - Room depth
- D27 - Cross Ventilation

Rev.	Date	By	Clk	Description
1	18/07/20	ML	ML	Final Submission
2	18/07/20	ML	ML	Final Submission
3	18/07/20	ML	ML	Final Submission

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Project Name	Client Name	Project Phase	Date
Project Name	Client Name	Project Phase	Date
Project Name	Client Name	Project Phase	Date

Sheet: #/Total Sheets  
Drawing Number: **TP416**  
Revision: **B**

Apartment Layout - 3 Beds Apartment

 - Internal Storage



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 ADVERTISED PLANS  
 Planning Application Number: PLN20/0030  
 Date: 20 July 2020  
 Sheet 45 of 54  
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Unit No.  
 3.04

Type 3E  
 3 Beds, 2 Baths

- D17 - Accessibility X
- D19 - Private open space ✓
- D20 - Storage ✓
- D24 - Room layout ✓
- D25 - Room depth ✓
- D27 - Cross Ventilation X

Rev.	Date	By	Chk	Description
1	18/07/20	ML	ML	Finalisation
2	18/07/20	ML	ML	Final
3	18/07/20	ML	ML	Final

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Project Name	City Drive	Project Phase	2/18
Project Address	2/110 River Street, Docklands, Victoria 3008	Drawing Phase	Architectural Layout
Client	atWest Group Pty	Drawing Number	TP417
		Revision	B



Clause 58 - Checklist

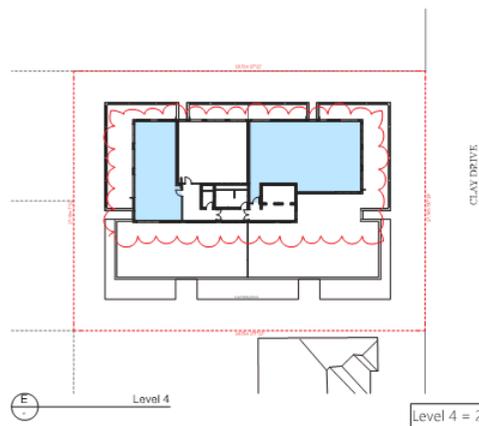
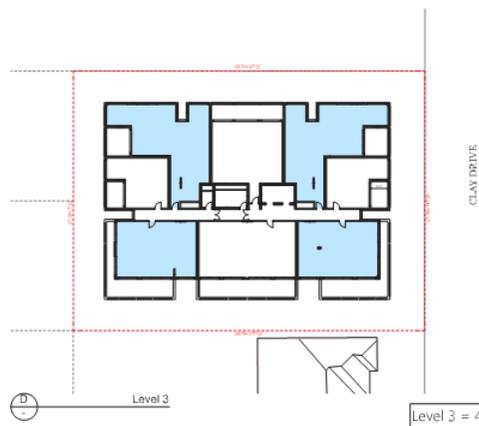
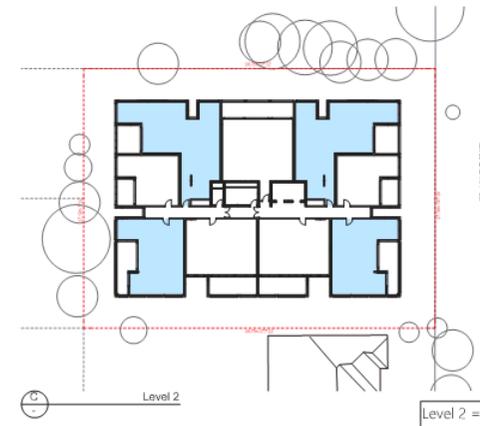
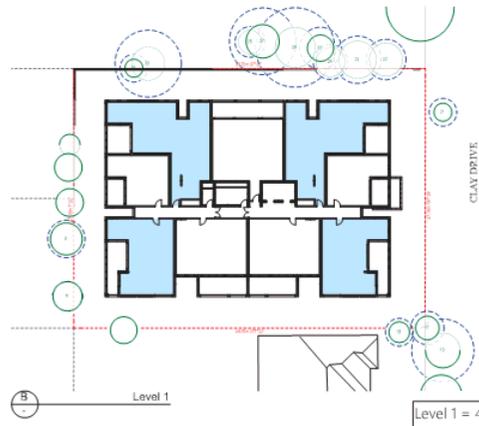
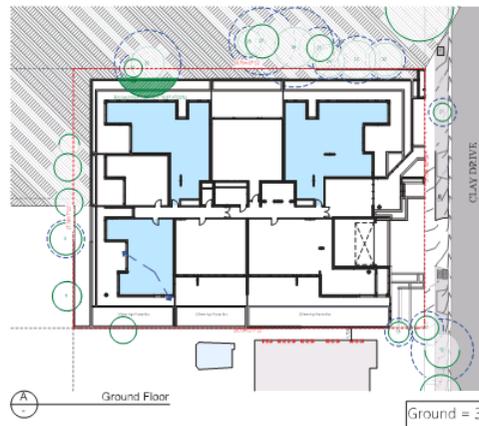
1088-141 CLAY DRIVE, DONCASTER  
CLAUSE 58 CHECKLIST

23/06/2020

LEVELS	Ref. No.	Type	D07 Access/Use	D09 (Private Open Space)		D03 (Storage)		D04 (Furniture Levels)					D05 Room Details	D07 Private Ventilation	D07 m2	Approved Area m2
				Area m2 (4.1.1.1) (19)	Area m2 (4.1.1.2) (20)	Area m2 (4.1.1.3) (21)	Total	Area m2 (4.1.1.4) (22)	Area m2 (4.1.1.5) (23)	Area m2 (4.1.1.6) (24)	Area m2 (4.1.1.7) (25)	Area m2 (4.1.1.8) (26)				
GROUND	6.01	9.A	✓	130.0	2.4	✓	20	✓	✓	✓	✓	✓	✓	✓	✓	102
	6.02	9.A	✓	120.4	2.4	✓	20	✓	✓	✓	✓	✓	✓	✓	✓	108
	6.03	2.2.A	✓	75.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	6.04	9.C	✓	140.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	105
	6.05	1.A	✓	40.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	6.06	9.B	✓	141.0	2.4	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	107
	6.07	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
	6.08	9.B	✓	137.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	107
	6.09	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	6.10	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
LEVEL 1	1.01	9.B.1	✓	127.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	107
	1.02	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	1.03	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
	1.04	2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	1.05	2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	1.06	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
	1.07	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	1.08	9.B	✓	137.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	108
	1.09	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
	LEVEL 2	2.01	9.B.1	✓	127.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓
2.02		1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
2.03		9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
2.04		2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
2.05		2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
2.06		9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
2.07		1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
2.08		2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
2.09		9.B.1	✓	127.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	107
2.10		1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
LEVEL 3	3.01	9.B	✓	130.0	2.4	✓	20	✓	✓	✓	✓	✓	✓	✓	✓	102
	3.02	9.B	✓	120.4	2.4	✓	20	✓	✓	✓	✓	✓	✓	✓	✓	108
	3.03	2.2.A	✓	75.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	3.04	9.C	✓	140.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	105
	3.05	1.A	✓	40.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	3.06	9.B	✓	141.0	2.4	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	107
	3.07	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
	3.08	9.B	✓	137.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	107
	3.09	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	3.10	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
LEVEL 4	4.01	9.B.1	✓	127.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	107
	4.02	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	4.03	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
	4.04	2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	4.05	2.2.A	✓	52.0	2	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	58
	4.06	9.C	✓	137.0	2.4	✓	12	✓	✓	✓	✓	✓	✓	✓	✓	108
	4.07	1.A	✓	45.0	1.0	✓	8	✓	✓	✓	✓	✓	✓	✓	✓	65
	4.08	9.B	✓	137.0	2.4	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	108
	4.09	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
	4.10	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58
4.11	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.12	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.13	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.14	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.15	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.16	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
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4.19	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
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4.21	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.22	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.23	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.24	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.25	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.26	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.27	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.28	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.29	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.30	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.31	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.32	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.33	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.34	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.35	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
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4.37	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
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4.40	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.41	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
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4.43	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.44	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.45	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.46	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.47	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.48	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.49	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.50	2.2.B	✓	52.0	2	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	58	
4.51	2.2.B	✓	52.0	2	✓	14	✓									

Clause 58.07-4

Standard D27 requirements - 40%  
 No. Apartments = 36  
 No. Apts with effective cross ventilation = 17  
 ACHIEVED = 47.2%



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1	18/07/20	MS	MS	Finalisation
2	18/07/20	MS	MS	Finalisation
3	18/07/20	MS	MS	Finalisation

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Project Name	City Drive	Project Phase	City
Project Address	110 New Street, Perth, Western Australia	Design Stage	Perth
Client	Client Name	Drawing Number	TP420
Project Manager	Project Manager	Revision	B



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1	08/07/20	RL	RL	Finalisation
2	08/07/20	RL	RL	Finalisation
3	08/07/20	RL	RL	Finalisation

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Project Name Project Address	City/State e.g. The Shire, Perth/Western Australia	Project Name for Drawing Issue	City/State for Submission
Client	Client Company	Drawing Number	Revision
		<b>TP421</b>	<b>B</b>



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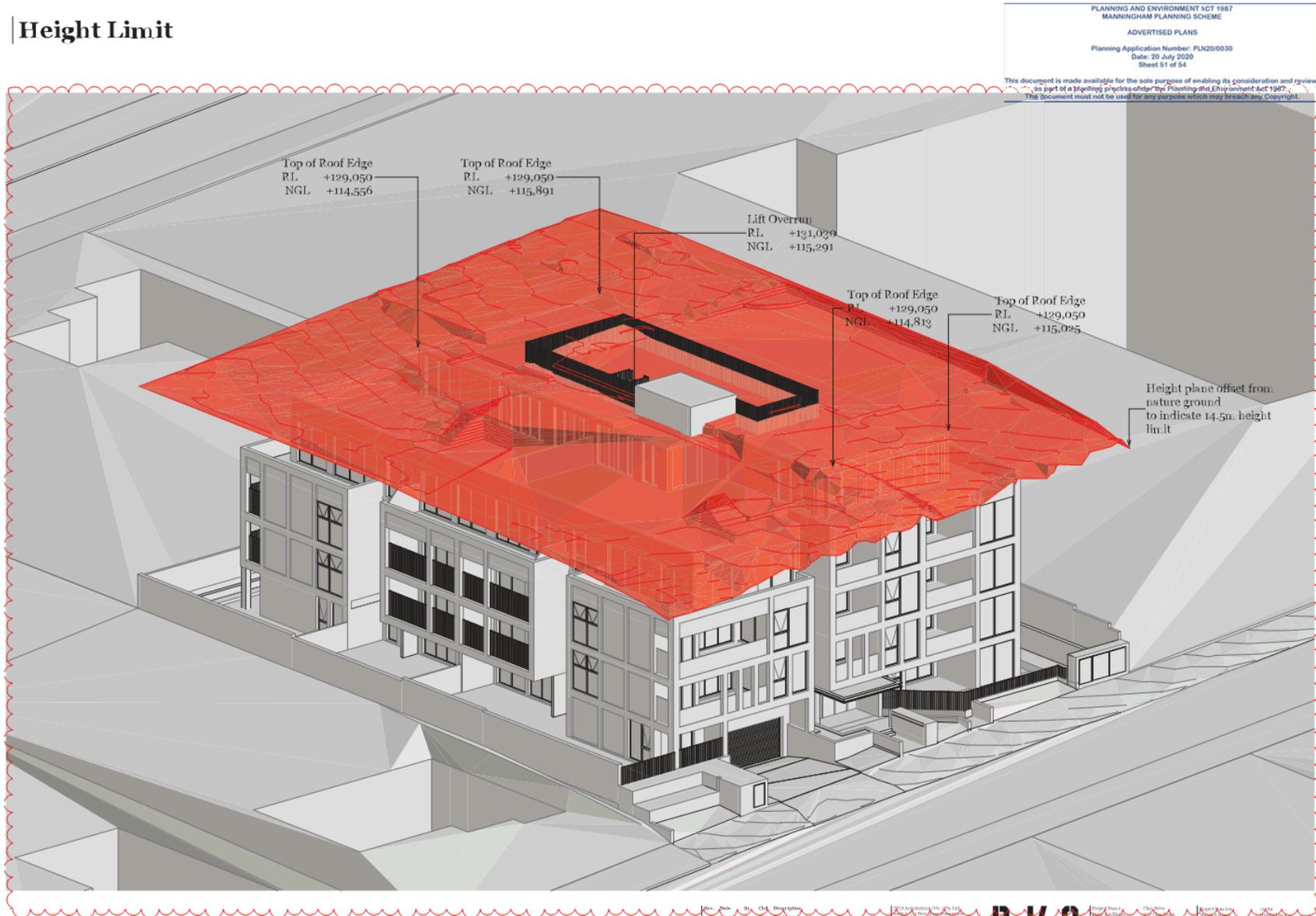
Rev.	Date	By	Clk	Description
1	16/07/20	DL	DL	Finalisation
2	16/07/20	DL	DL	Finalisation
3	16/07/20	DL	DL	Finalisation

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Project Name Project Address	Client Name 111 The Drive, Dorsetville, Victoria 3088	Project Phase Drawing Phase Date	20/07/2020 Architect Registration 123456789
Client	Project Location	Drawing Number Revision	TP422 B

Height Limit



No.	Date	By	Check	Description
1	12/06/2020	DL	DL	Issue for comment
2	17/07/2020	DL	DL	Final issue

DKO  
Drawing Number: TP423  
Revision: B

Schedule of Material



1 Face Brick - white



3 Arrowway Textured Concrete - Grey



5 Dark Powdercoated finish - Window Frame/ Fence/ Service Screen



7 Light Concrete - Driveway



2 Face Brick - Dark Grey



4 Corrugated Metal - Dark



6 [OG] Obscure Glass



8 Light Porcelain Paver - Terrace/Balcony

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MANNINGHAM PLANNING SCHEME  
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Rev.	Date	By	Clk	Description
1	18/07/20	ML	ML	Initial Release
2	18/07/20	ML	ML	Final
3	18/07/20	ML	ML	Final

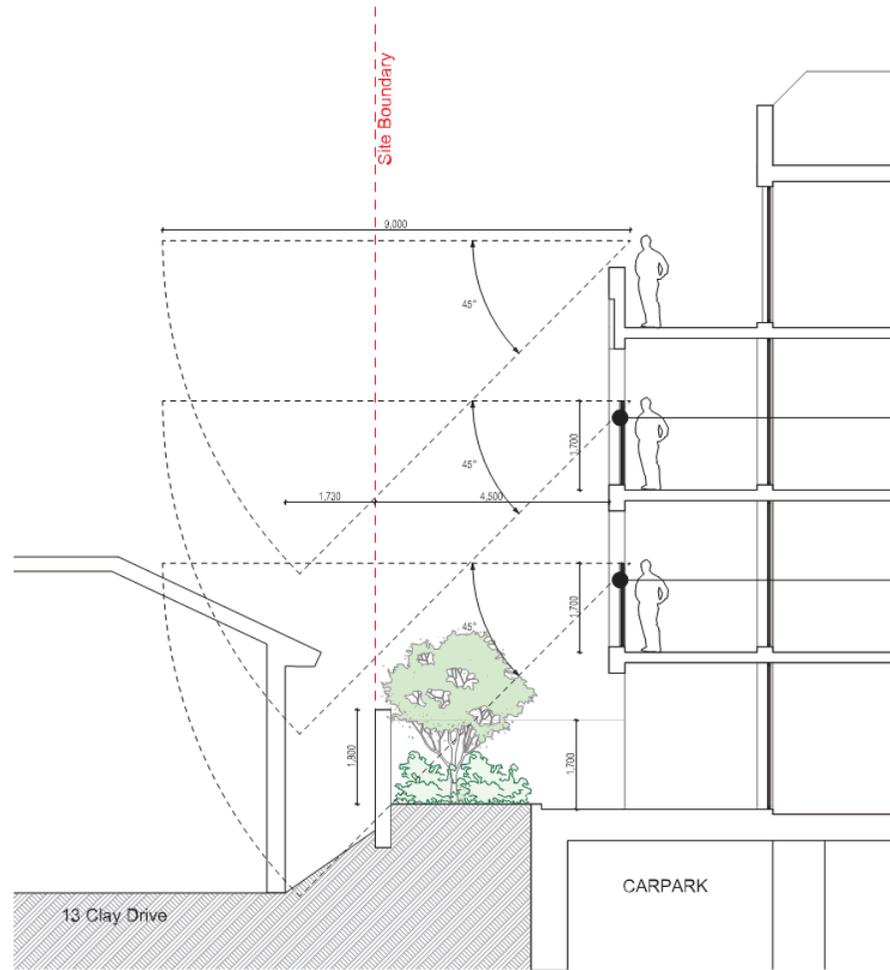
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Project Name Project Address	Client Name 111 The Drive, Perth, Western Australia 6000	Project Phase Drawing Phase Date	Client Ref 14/04/2019
Client 111 The Drive	Project Number TP424	Drawing Number Revision	TP424 B

**Privacy Screen Detail**

PLANNING AND ENVIRONMENT ACT 1987  
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Refer to Plan & Elevation for locations  
 Dark Powder-coated 1700mm High Privacy Screen fixed on  
 vertical position,  
 no more than 25% transparent in accordance with the standard

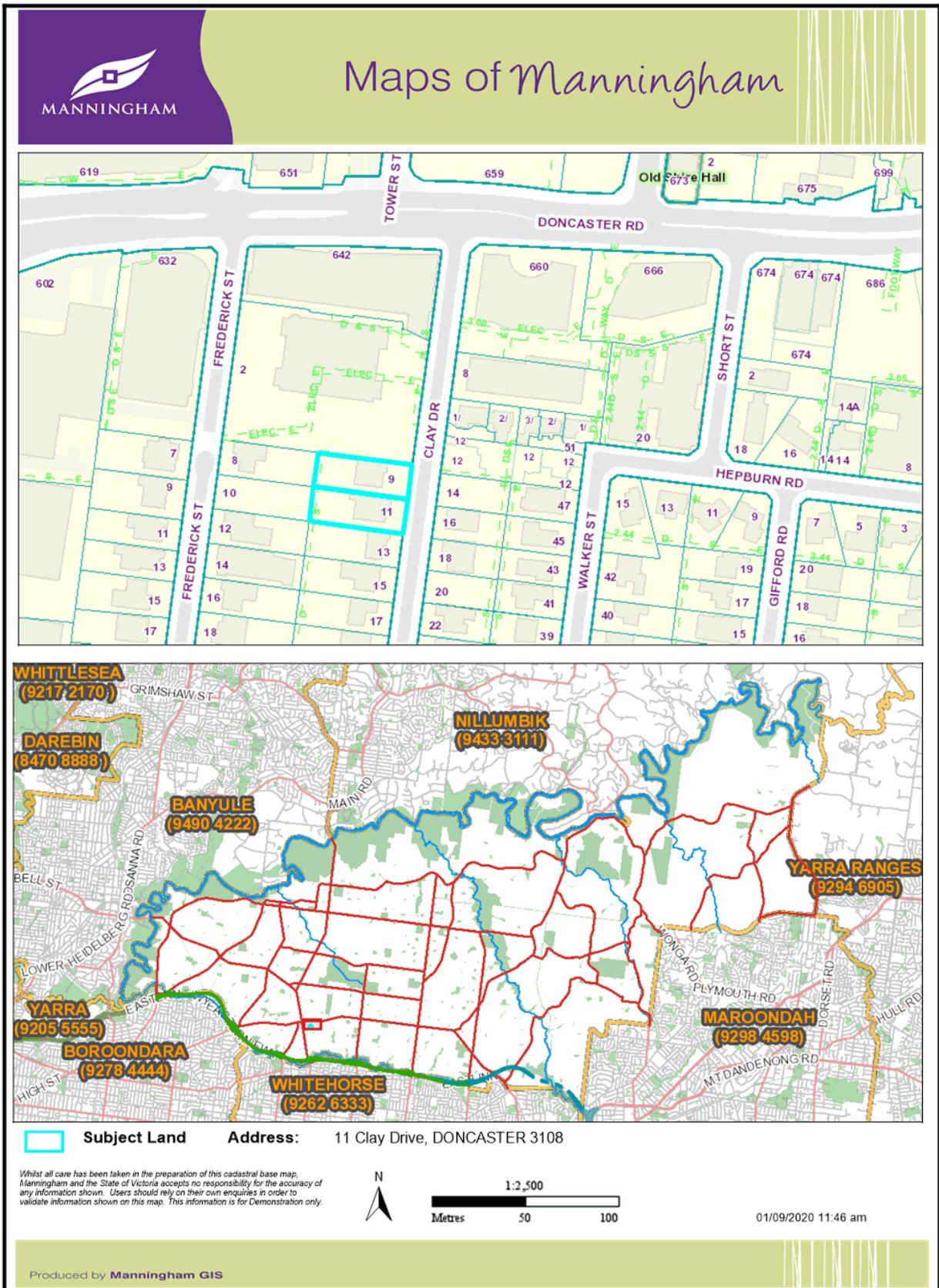
Rev.	Date	By	Clk	Description
1	18/07/20	DL	DL	Issue for Information
2	18/07/20	DL	DL	Issue for Information

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Project Name	Client Name	Project Phase	Drawing Title
13 Clay Drive	13 Clay Drive	2	Privacy Screen Detail
Project Address	Project Location	Project Phase	Drawing Date
13 Clay Drive	Docklands, Victoria	2	18/07/2020
Client	Client Contact	Drawing Number	Revision
		<b>TP425</b>	<b>B</b>





**PLN20/0030 9-11 CLAY DRIVE, DONCASTER**



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- 9 - 11 Clay Drive
- Suburb Boundaries
- Objectors
- Open Space

**9.2 Planning Application PLN20/0146 at 530-532 Doncaster Road Doncaster, for the use and development of the land for a five-storey mixed use building comprising 22 dwellings, a medical centre and the creation and alteration of access to a road in a Road Zone, Category 1.**

File Number:	IN20/597
Responsible Director:	Director City Planning and Community
Applicant:	532 Doncaster Road Unit Trust
Planning Controls:	Residential Growth Zone – Schedule 2 (RGZ2), Design & Development Overlay –Schedule 8 (DD08-1), Principal Public Transport Network (PPTN area)
Ward:	Tullamore
Attachments:	<ol style="list-style-type: none"><li>1 Legislative Requirements <a href="#">↓</a></li><li>2 Decision Plans <a href="#">↓</a></li><li>3 Locality Map <a href="#">↓</a></li><li>4 Objector Map <a href="#">↓</a></li></ol>

## EXECUTIVE SUMMARY

### Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 530 & 532 Doncaster Road, Doncaster and recommends approval of the submitted proposal, subject to conditions.
2. The application is being reported to Council given it is a Major Application (land outside the demarcated Activity Centre Zone with more than 20 dwellings).

### Proposal

3. This application is for the construction of a five-storey mixed use building comprising 22 dwellings, a medical centre, two basement car parking levels and the creation and alteration of access to a road in a Road Zone, Category 1.
4. The building is sited over two lots known as 530 & 532 Doncaster Road, Doncaster, with an area totalling 1533 square metres.
5. The medical centre component is located on the ground floor, comprising of three suites up to ten practitioners. The proposed hours of operation are 8:00am to 7:00pm Monday to Friday, and 8:00am to 1:00pm Saturday.
6. The dwellings are located across all five levels of the building, including three double-storey apartments at the rear of the building that are located on both the ground and first floors.
7. Car parking is provided over two basement levels and includes a total of 48 spaces, including 28 spaces for residents, 17 spaces for the medical centre and 3 visitor spaces. The medical centre spaces will also be available for residents and visitors outside the hours of operation.

8. The proposed maximum height of the building is 16.66 metres (18.99 metres when including rooftop structures), site coverage is 60% and site permeability 30%.

### **Notification**

9. The application was advertised from 18 August 2020 to 2 September 2020. Letters were sent to nearby properties within a 120 metre radius of the site. However, signs were not placed on the site due to Victoria's State of Disaster restrictions.
10. Three objections have been received to the proposal. The objections relate to overlooking, overshadowing, noise pollution, loss of amenity, visual bulk and the impact of the approved development on the adjoining property. Objectors also believe the proposal to be inconsistent with planning policy.

### **Key issues in considering the application**

The key issues for Council in considering the proposal relate to:

- Planning Policy Frameworks;
- Medical Centre Use;
- Built Form, Design and Landscaping;
- Clause 58 Apartment Developments;
- Car Parking, Access and Bicycle Facilities and
- Objector concerns.

### **Assessment**

11. The development of the land for a higher density mixed use building, is consistent with the relevant objectives of State and Local planning policies of the Manningham Planning Scheme (the Scheme), including the requirements of the Residential Growth Zone, Schedule 2 (RGZ2), Design and Development Overlay, Schedule 8 (DDO8) and policy at Clause 22.05 (Non-Residential Uses within Residential Areas).
12. The location of the medical centre is appropriate by virtue of the site's location on a main road and its immediate abuttal to the Doncaster Hill Activity Centre. Clause 22.05 also specifically encourages the integration of non-residential uses as part of higher density development within the Residential Growth Zone (RGZ).
13. The building has a height of 16.66 metres to the roof of the top level (18.99 metres when including rooftop structures). Although this exceeds the discretionary maximum heights of 10 metres under DDO8-1 and 14.5 metres under the RGZ, the proposal presents a responsive built form that is suitable to the site's abuttal to the Doncaster Hill Activity Centre. Its stepped built form and setbacks also provide appropriate presentations to adjoining interfaces, particularly the lower scale built form to the south and west.
14. Whilst being mixed use in nature, the built form retains a largely residential appearance. The design detail and architectural expression of the building provide suitable visual interest that will make a positive contribution to the emerging and future character of the area. Suitable spacing is also provided to all boundaries to allow for a generous landscape treatment that will assist in screening and softening the built form.

15. The provision of car parking for all aspects of the proposal complies with the statutory requirement of the Manningham Planning Scheme, exceeding the requirement by four spaces. Car parking is appropriately provided within the basement levels. Spaces provided for the medical centre will also be of benefit to the residents, as they can be made available for the residents and visitors outside of the operating hours of the medical centre.

### Conclusion

16. The relevant planning controls seek a high density development for consolidated sites within the Main Road Sub-Precinct of the DDO8. The proposed development generally complies with the various requirements under the RGZ2, DDO8 and the relevant provisions of Clause 58 (Apartment Developments). Furthermore, the non-residential component offers a high degree of compliance with Clause 22.05, meeting the essential locational criteria and offering a use that serves the community.
17. The proposal has been assessed against the merits of policy and planning scheme requirements and is supported for the reasons outlined in the detailed assessment, subject to conditions requiring modest design changes and the implementation of operational and management plans.
18. It is recommended that the application be supported, subject to conditions.

## 1. RECOMMENDATION

### That Council:

- A. **Having considered the objections received, issues a Notice Of Decision To Grant A Permit in relation to Planning Application PLN20/0146 at 530-532 Doncaster Road, Doncaster, for the use and development of the land for a five-storey mixed use building comprising of dwellings and medical centre and the creation and alteration of access to a road in a Road Zone, Category 1, subject to the following conditions –**

### Amended Plans

1. **Before the use and development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by Stoll Architecture, Project No. 191171, Revision 4, dated 7 August 2020), but modified to show the following:**
  - 1.1 **The height of the rooftop access staircase enclosure reduced in height to a maximum of 2.1 metres or as much as practicable to the satisfaction of the Responsible Authority;**
  - 1.2 **The northern section of the balcony for Apartment 204 increased to a width of 2.4 metres;**
  - 1.3 **The northern section of the balcony for Apartment 107 increased to a width of 2.4 metres to align with the northern edge of the balcony for Apartment 204;**

- 1.4 The west-facing bedroom windows of Apartments 104, 105 and 106 screened or fixed obscure glazed at least up to 1.7 metres above finished floor level;
- 1.5 The provision of a horizontal louvre screen to be provided to the west facing balcony at Level 3 to prevent downward views;
- 1.6 The location and type of all screens to prevent overlooking clearly marked on all site plans;
- 1.7 The boundary treatment (fencing) adjacent to the terrace to the west of the medical suite consistent between the ground floor plan and the western elevation;
- 1.8 An updated schedule of materials and finishes of the following to the satisfaction of the Responsible Authority:
  - 1.8.1 Details of retaining walls, driveway surfacing and all hard stand surfaces within the front setback;
  - 1.8.2 A lighter coloured render finish to the western wall of Level 3 and northern wall of Apartment 303 to the satisfaction of the Responsible Authority;
- 1.9 The layouts of Apartments 101, 109, 201, 206 and 305 fully compliant with Standard D17 of Clause 58.05-1 (Accessibility) of the Manningham Planning Scheme;

#### Access

- 1.10 A notation and sections to demonstrate headroom clearances within the basement and accessway are at least 2.1 metres (including service pipes and utility conduits) or as otherwise required for the safe and convenient passage of waste collection vehicles in accordance with the Waste Management Plan approved under this permit, to the satisfaction of the Responsible Authority;

#### Noise Attenuation

- 1.11 Details of noise attenuating glazing to the windows and doors of all north facing apartments along Doncaster Road and above the accessway, to the satisfaction of the Responsible Authority;

#### Sustainable Design

- 1.12 A schedule listing all sustainability features / commitments applicable to the approved development, in accordance with the Sustainability Management Plan approved under the relevant conditions of this permit;
- 1.13 A notation that the rooftop Solar Photovoltaic panels have a maximum 15° tilt, in accordance with the Sustainability Management Plan approved under the relevant condition of this permit;

- 1.14 A plan notation that any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site;
- 1.15 The electric vehicle charging points either removed or relocated to a more accessible location to the satisfaction of the Responsible Authority;
- 1.16 A notation to indicate that the development must be constructed in accordance with the Sustainable Design Assessment approved under the this permit;

#### General

- 1.17 A plan notation to indicate that the development must be carried out in accordance with the Tree Protection and Management Plan approved under this permit;
- 1.18 All requirements and design changes as required by a Management Plan or any other report approved under conditions of this permit;
- 1.19 All changes as required by the Department of Transport conditions of this permit.

#### Endorsed Plans

2. The use and development as shown on the approved plans must not be altered without the written consent of the Responsible Authority.

#### Construction Management Plan

3. Not less than three months before the development starts, a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:

- 3.1 Element A1: Public Safety, Amenity and Site Security;
- 3.2 Element A2: Operating Hours, Noise and Vibration Controls;
- 3.3 Element A3: Air Quality and Dust Management;
- 3.4 Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- 3.5 Element A5: Waste Minimisation and Litter Prevention; and
- 3.6 Element A6: Traffic and Parking Management.

Council's CMP Template forms part of the Guidelines. When approved the plan will form part of the permit.

**Sustainability Management Plan**

4. Before the review of plans required under Condition 1 of this permit, an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. When approved the Plan will form part of the permit. The recommendations of the Plan must be incorporated into the design and layout of the development and must be implemented, to the satisfaction of the Responsible Authority before the occupation of any dwelling.

The plan must be generally in accordance with the Sustainable Management Plan prepared by Ark Resources dated 5 August 2020, but be modified as follows:

- 4.1 Include a detailed statement of commitment in the report that reflects the Green Star Credit requirements with regard to:
  - 4.1.1 MAN 2.0 Environmental Performance Targets
  - 4.1.2 MAN 2.1 Service and Maintainability Review
  - 4.1.3 MAN 2.2 Building Commissioning
  - 4.1.4 MAN 2.3 Building Systems Tuning
  - 4.1.5 MAN 3.0 Implementation of a Climate Adaptation Plan
  - 4.1.6 TRA 17B.3 Low Emission Vehicle Infrastructure
  - 4.1.7 EMI 27.1 Light Pollution to Night Sky
- 4.2 IEQ 13.1 Paints, Adhesives, Sealants and Carpets, and 13.2 Engineered Wood Products – specific VOC levels or formaldehyde limits required for the credit referenced in report;
- 4.3 ENE 15.B1 Consistent star rating of heating between GHG Emissions calculator and report;
- 4.4 ENE 15 Non-residential energy modelling (JV3) undertaken to complete the calculator;
- 4.5 TRA 17B.3 Credit deleted unless facilities are appropriately located on Condition 1 plans.

**Green Travel Plan**

5. The development must be constructed in accordance with the Green Travel Plan prepared by Traffix Group and dated June 2020, and all of its requirements must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.

**Waste Management Plan**

6. Not less than three months before the development starts, a Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the endorsed development plans and the Waste Management Plan submitted with the application (prepared by Leigh Design and dated 28 May 2020) to the satisfaction of the Responsible Authority.

**Tree Protection Management Plan**

- 7. Before the review of plans required under Condition 1 of this permit, a Tree Protection and Management Plan (TPMP) prepared by a suitable qualified Arborist, setting out how the trees to be retained will be protected during construction, and which generally follows the layout of Section 5 of AS4970 'Protection of trees on development sites', must be submitted for approval by the Responsible Authority. When approved the TPMP will be endorsed and form part of the permit. The TPMP must include:**
- 7.1 A plan showing the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for all trees to be retained along with the location of protective fencing and/or areas where ground protection systems will be used;**
  - 7.2 Details of any proposed works within the TPZ and arborist supervision where this is proposed;**
  - 7.3 A statement that unless Trees 14, 16, 30, 31 and 32 are removed prior to development commencing, they must be considered as retained and protected accordingly;**
  - 7.4 A statement advising any removal or pruning of Council owned trees must be undertaken by Council approved contractors;**
  - 7.5 A statement that Council will be notified within 24 hours of any breach of the TPMP or where damage has occurred to a tree to be retained.**

**Car Parking and Practice Management Plan**

- 8. Before the completion of the development or commencement of the approved use, whichever comes first, a Car Parking and Practice Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will then form part of the permit and all measures must be implemented to the satisfaction of the Responsible Authority. The plan must detail the following:**
- 8.1 The details of the Practice Management Plan submitted with the application and dated as advertised 18 August 2020;**
  - 8.2 Restrictions to ensure that the two lifts from the basement (servicing the medical centre and residential levels) will be designated for separate use between the medical centre and residential users, during the operation hours of the medical centre;**
  - 8.3 The upper level basement to remain open and accessible during the medical centre operating hours free of charge, to the satisfaction of the Responsible Authority;**

- 8.4 The automatic basement door opening systems to facilitate secure access to the allocated parking areas for residents, visitors and rubbish collection contractors outside of the medical centre operating hours;
- 8.5 Restrictions to ensure that access to the lower basement level (Basement Level 2) is restricted to residents by way of security doors or signage, to the satisfaction of the Responsible Authority;
- 8.6 The details of the medical centre operators, including general staffing arrangements;
- 8.7 The allocation and management of medical centre car parking spaces for residential visitors outside of the operating hours of the medical centre;
- 8.8 Details of how basement access will be provided for the medical centre car parking spaces;
- 8.9 Signage to identify:
  - 8.9.1 Basement level identification;
  - 8.9.2 Medical centre staff and visitor car parking signage to each medical centre space on wall and floor;
  - 8.9.3 Visitor car parking signage to each visitor space on wall and floor;
  - 8.9.4 Direction signage at the driveway that is visible from the frontage, that directs visitors to basement car parking;
  - 8.9.5 Signage to the lower basement to restrict visitors from seeking access to the lower basement level;
  - 8.9.6 Bicycle parking signage at bicycle parking locations at basement and ground level;
  - 8.9.7 Directional signage for the bicycle spaces at ground level, at the entrance to the medical centre;
  - 8.9.8 Any required signposting to accord with the recommendations above.

#### **Management Plan Compliance**

9. The Management Plans approved under conditions of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.
10. Before the occupancy of the development, a report from the author of the Sustainability Management Plan approved pursuant to a condition of this permit, or similar qualified person or company, must be submitted to the Responsible Authority. The report must confirm that all measures / commitments in the Sustainability Management Plan approved under a condition of this permit have been implemented, to the satisfaction of the Responsible Authority.

**Landscape Plan**

11. Before the development starts, a landscaping plan must be submitted to the Responsible Authority for approval. The plan must be generally in accordance with the approved site layout plan and the landscape concept plan prepared by John Patrick Landscape Architects Pty Ltd (dated 7 August 2020), but modified to show:

11.1 Any changes as required by Condition 1 or any other condition;

11.2 Species, locations, quantities, approximate height and spread of proposed planting;

11.3 All three canopy trees within the front setback to be species capable of reaching a minimum of 8 metres at maturity.

**Landscape Bond**

12. Before the release of the approved Condition 1 plan for the development, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

**Medical centre use**

13. Except with the prior written consent of the Responsible Authority and except in the case of an emergency, the medical centre must only operate between the hours of 8.00am to 7.00pm from Mondays to Fridays and 8.00am to 1.00pm on Saturdays.

14. Except with the prior written consent of the Responsible Authority, not more than 10 persons providing health services may work at the medical centre at any one time, and in the event of a roster system being applied, such roster must ensure that no overlap of consultation periods occurs.

15. Any infectious or potentially infectious wastes (as defined by the EPA) must be disposed of in accordance with Environmental Protection Authority (EPA) requirements, to the satisfaction of the Responsible Authority.

**Completion and Maintenance**

16. Before the occupation of any approved dwellings the following works must be completed generally in accordance with the approved plans and to the satisfaction of the Responsible Authority:

16.1 All privacy screens and obscured glazing must be installed, noting that the use of obscure film fixed to transparent windows is not considered to be 'obscured glazing';

**16.2 All driveways, bicycle and car parking areas fully constructed, with appropriate grades and transitions, line marked and/or signed and available for use; and**

**16.3 All landscape areas must be fully planted and mulched or grassed.**

**17. Once the permitted development has commenced it must be continued and completed to the satisfaction of the Responsible Authority.**

**18. Buildings, including screening, engineering works, drainage, fences, external lighting and landscaped areas must be maintained to the satisfaction of the Responsible Authority.**

**19. The landscaping as shown on the approved landscaping plan must be maintained by replacing any dead, diseased, dying or damaged plants as soon as practicable and not using the areas set aside for landscaping for any other purpose, to the satisfaction of the Responsible Authority.**

**20. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.**

#### **Tree Protection**

**21. No vegetation, apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the written consent of the Responsible Authority.**

**22. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.**

**23. All Tree Protection Fencing must be maintained in good condition until the completion of the construction works on the site to the satisfaction of the Responsible Authority.**

#### **Stormwater – On-site detention (OSD)**

**24. The owner must provide onsite storm water detention system to the satisfaction of Council's Infrastructure Services Department, which limits the Site Discharge to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The OSD system must meet the following requirements:**

**24.1 Discharge must be designed for a 20 % AEP (1 in 5 year storm); and**

**24.2 Storage must be designed for 10% AEP (1 in 10 year storm).**

**Construction Plan (OSD)**

- 25. Before the development starts, (after the approval of the endorsed plans) a certified construction plan for the system required by the above condition of this permit must be submitted to and approved by Council's Infrastructure Services Unit. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of Council's Infrastructure Services Unit.**

**Drainage**

- 26. Stormwater must not be discharged from the site other than by means of drainage to the point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Connection to Council Drain Permit is first obtained from the Responsible Authority.**
- 27. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the responsible authority, to prevent ponding and to minimise overland flows onto adjoining properties.**

**Car parking and Bicycle parking**

- 28. Any shared or unallocated car parking spaces must be provided in common property to the satisfaction of the Responsible Authority.**
- 29. Visitor car parking spaces must be made available for the parking of vehicles of visitors free of charge at all times and must not be used for any other purpose to the satisfaction of the Responsible Authority.**
- 30. Before the approved use or occupation of the approved development commences, all basement parking spaces must be line-marked, numbered and marked to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.**
- 31. All bicycle parking must be maintained and not be used for any other purpose, to the satisfaction of the Responsible Authority.**
- 32. Prior to occupation of the approved dwellings, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.**
- 33. Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.**
- 34. The loading and unloading of goods from vehicles must only be carried out on the land to the satisfaction of the Responsible Authority.**

**Amenity**

35. All security alarms or similar devices installed on the land must be of a silent type to the satisfaction of the Responsible Authority.
36. The development must be provided with external lighting capable of illuminating the accessway to the basement, pedestrian walkway, building entry and bicycle spaces. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority.
37. All noise emanating from any mechanical plant (air conditioners, refrigeration plant, etc.) must comply with the State Environment Protection Policy N-1 and in the event of the Responsible Authority receiving justifiable complaints regarding noise from such sources, the onus will be on the owner of the development site to prove compliance with the relevant policy to the satisfaction of the responsible authority.

**General Services**

38. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
39. All service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
40. A centralised TV antenna must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
41. No individual dish antennae may be installed on the overall building to the satisfaction of the Responsible Authority.
42. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.
43. Any external site services visible from the street must be enclosed or screened to complement the overall development to the satisfaction of the Responsible Authority. In the event that the services cannot be enclosed, they must be located, finished and landscaped to minimise visual impacts to the frontage to the satisfaction of the Responsible Authority.
44. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.
45. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas (away from the outer edges of the roof section upon which they are installed) unless otherwise agreed in writing with the Responsible Authority.

46. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site to the satisfaction of the Responsible Authority.
47. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.

#### Retaining Walls

48. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.

#### Department of Transport

49. Prior to the commencement of use or occupation, a sealed access crossover as at least 6.3 metres wide at the property boundary with the edges of the crossover angled at 60 degrees to the edge of the road, at least for the first 3.0 metres with 3.0 metres radial turnouts must be constructed to the satisfaction the Responsible Authority (RA) and at no cost to Head, Transport for Victoria or the RA.
50. Prior to the commencement of the use or occupation of the development, all disused or redundant vehicle crossings must be removed, and the area reinstated to the satisfaction of the Responsible Authority (RA) and at no cost to Head, Transport for Victoria or the RA.
51. Prior to the commencement of the use or the occupation of the buildings or works hereby approved, the access crossover and associated works must be provided and available for use.
52. Vehicles must enter and exit the land in a forward direction at all times.
53. The level of the footpaths must not be lowered or altered in any way to facilitate access to the site.
54. Any security boom, barrier, gate or similar device controlling vehicular access to the premises must be located a minimum of 6.00 metres inside the property to allow vehicles to store clear of the (specify road) pavement and footpath.

#### Permit Expiry

55. This permit will expire if one of the following circumstances applies:

55.1 The development is not started within two years of the date of this permit; and

55.2 The development is not completed within four years of the date of this permit; and

**55.3 The use is not commenced within two years of the completion of the development.**

**The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning & Environment Act 1987.**

## **1. BACKGROUND**

- 1.1 The application was submitted to Council on 14 April 2020.
- 1.2 A request for further information was sent on 12 May 2020, raising a number of concerns with the application.
- 1.3 Further information was received by Council on 20 July 2020.
- 1.4 A second further information request was sent on 30 July 2020 as the information submitted did not provide all of the information originally requested by the assessing officer.
- 1.5 All outstanding information was received by Council on 13 August 2020, along with an amendment to the application as a result of the changes to the proposal. The changes were generally in response to recommendations and concerns raised by Planning Officers and included:
  - Modifications to the residential entry to ensure its suitable visibility to the streetscape;
  - Modifications to the eastern elevation and north-eastern corner of the building, to provide improved stepping and articulation;
  - Internal modifications to the building to provide solar access to corridors and improved internal amenity to apartments;
  - Surplus car spaces allocated as residential visitor spaces;
  - The inclusion of a detailed Practice Management Plan;
  - Amendments in response to the Sustainability Management Plan;
  - Reduction of the hardscape and increased landscaping within the front setback.
- 1.6 The application was advertised from 18 August 2020 to 2 September 2020.
- 1.7 Previously, restrictive covenants (private legal restrictions registered on title by previous owners of the land) restricted development on each property to no more than one private dwelling house of brick or brick veneer with roof of tiles with outhouses and garage. Planning Permits have been issued for their removal, as follows:
  - Planning Permit PLN18/0729 was issued on 28 March 2019, for the removal of the Restrictive Covenant on 530 Doncaster Road, Doncaster.
  - Planning Permit PLN20/0014 was issued on 13 March 2020, for the removal of the Restrictive Covenant on 532 Doncaster Road, Doncaster.

- 1.8 Titles were submitted on 10 September 2020, to confirm the restrictive covenants no longer apply to these properties. This enables Council to legally consider an application on the land for more than one dwelling.

## 2. THE SITE AND SURROUNDS

- 2.1 The site is located on the southern side of Doncaster Road, approximately 100 metres east of Carawatha Road.
- 2.2 The site is comprised of two properties, 530 & 532 Doncaster Road, Doncaster (Refer to Figure 1).

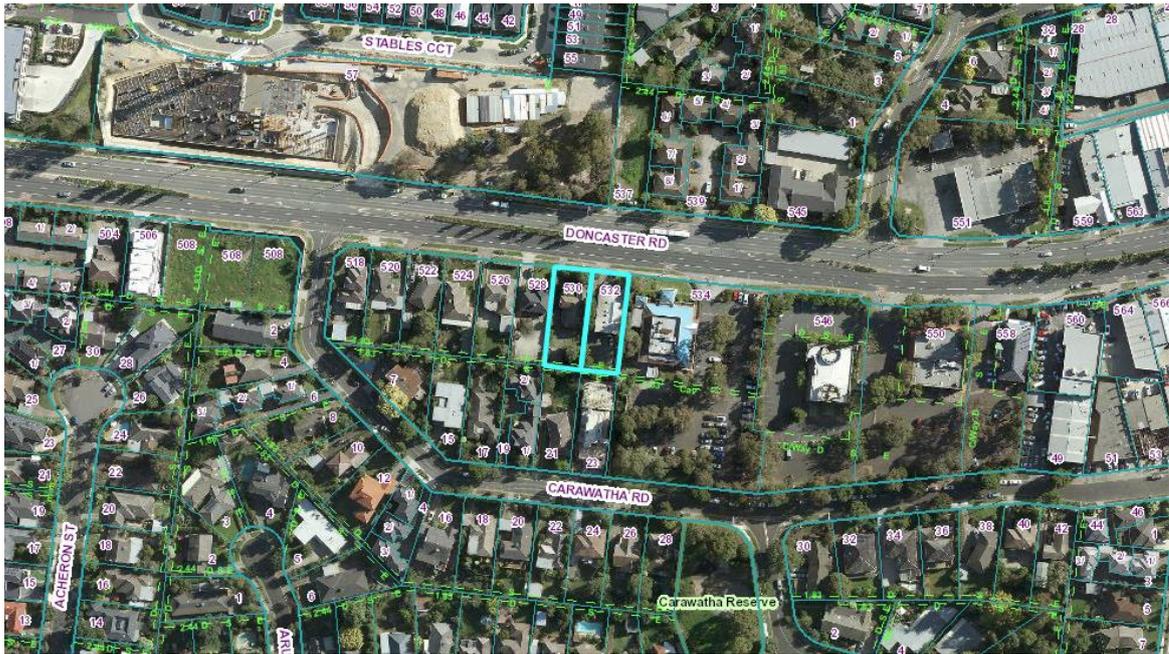


Figure 1 – Site and Surrounds Aerial Photo (16 March 2020)

- 2.3 The site has an overall frontage (northern boundary) of 33.53 metres to Doncaster Road, 45.72 metres along the eastern and western boundaries and 33.53 metres along the rear southern boundary. The total site area is 1533 square metres.
- 2.4 A 1.83 metre wide drainage and sewerage easement burdens the site, located along the southern boundary. The easement contains Council drainage infrastructure.



**Figure 2 – Site Aerial Photo (16 March 2020)**

- 2.5 No. 530 Doncaster Road (western lot) is developed with a single storey brick dwelling with a tiled hipped roof and a low brick front fence. Access is provided via a single-width crossover at the western edge of the frontage and a driveway that runs along the western boundary. The secluded private open space is located to the south (rear) of the dwelling, comprising of a shed in the south-western corner and some vegetation in the south-eastern corner. A line of trees behind the front fence also obscure views of the dwelling from the street.
- 2.6 No. 532 (eastern lot) is developed with a single storey rendered building that is presently used as a specialist medical centre. The rear of the property is concreted and used as a car park, accessed via a double-width crossover and driveway along the western boundary. Vegetation is present along the western and southern boundaries.
- 2.7 The land falls in a general south-west direction, with a 2.66 metre difference between levels in the north-eastern and south-western corners.
- 2.8 The site has abuttals with the following five properties:

Direction	Address	Description
East	534-540 Doncaster Road, Doncaster	<p>This property is located within Doncaster Hill, being covered by the Activity Centre Zone Schedule 1 (ACZ1) and the Development Contributions Plan Overlay Schedule 1.</p> <p>This property is developed with a single-storey commercial building located in the north-western corner of the site. The remainder of the property consists of car parking spaces interspersed with vegetation. Planning Permit PLN20/0216 granted approval to use the existing building as a supermarket and associated restaurant.</p>

		<p>Planning Permit PL17/027636 was also granted for the redevelopment of this property to a eight-storey building that comprises of a residential aged care facility, retirement village, retail premises and food and drink premises. The approved development includes the 6 metre wide, vehicle accessway ramp down to the basement, immediate adjoining the extent of the common boundary.</p> <p>The height restriction under the ACZ is 18 metres with an additional 3.6 metres above maximum height for a design element (therefore up to 21.6 metres overall).</p>
South	21 and 23 Carawatha Road, Doncaster	<p>These properties are located within the General Residential Zone, Schedule 2 (GRZ2) and the Design and Development Overlay, Schedule 8 (DDO8-2).</p> <p>21 Carawatha Road is occupied by a single-storey brick dwelling with a hipped tiled roof, sited towards the front of the property and approximately 17 metres from the rear boundary. It is separated from the subject site by its secluded private open space and vegetation along the boundary.</p> <p>23 Carawatha Road is currently being developed with a three-storey apartment building approved under Planning Permit PL12/023246. The building has a minimum setback of 4.025 metres to the rear boundary.</p> <p>The height restriction is defined by the DDO8-2 which allows for a maximum height of 9 metres or 10 metres (dependent on slope of land). This is a mandatory height that cannot be varied by a permit.</p>
South-west	2/19 Carawatha Road, Doncaster	<p>This property is located within the General Residential Zone, Schedule 2 (GRZ2) and the Design and Development Overlay, Schedule 8 (DDO8-2).</p> <p>The property is part of a two unit development, with unit 2 being located at the rear of the site. 2/19 Carawatha Road is developed with a double storey brick dwelling with a hipped tiled roof. Its secluded private open space is located in the north-west corner, away from the subject site.</p>

		The height restriction is defined by the DDO8-2 which allows for a maximum height of 9 metres or 10 metres (dependent on slope of land). This is a mandatory height that cannot be varied by a permit.
West	528 Doncaster Road, Doncaster	<p>This property is in the Residential Growth Zone Schedule 2 (RGZ2) and the Design and Development Overlay Schedule 8-1 (DDO8-1).</p> <p>It is developed with a single-storey brick building presently used as a medical centre (dental clinic). The rear part of the property is used as a car park, accessed via a double-width crossover and driveway along the western boundary.</p> <p>Planning Permit PL16/026314 granted approval for the construction of a three storey apartment building comprising 11 dwellings with basement car parking and alteration of access to a Road Zone 1.</p> <p>The height restrictions on this property are the same as the subject site, being within the same RGZ2 and DDO8-1, where the RGZ2 allows a height of up to 13.5 metres or 14.5 metres (dependent on slope of land), and where the DDO8-1 allows a height of up to 9 metres or 10 metres (dependent on slope of land). These maximum heights are able to be considered for variation to the height, by a permit.</p>

- 2.9 The character of the broader area is mixed, with commercial uses to the east and north-east along Doncaster Road (within Doncaster Hill), and residential to the west and south. The latter is a combination of single detached dwellings and newer multi-dwelling developments including the Tullamore Estate.
- 2.10 Diagonally opposite the site to the north-west is the Tullamore estate, with large scale apartment buildings facing onto Doncaster Road.
- 2.11 The subject site is located directly adjacent to the Doncaster Hill Activity Centre. It is approximately 650 metres west of the Westfield Doncaster Shopping Centre and the Doncaster Road, Williamsons Road, Tram Road intersection. In addition to having access to the numerous retail, restaurant and entertainment venues within the Shopping Centre, the site is well serviced by other community and local facilities including Carawatha Reserve, parkland within Tullamore Estate, MC Square, Doncaster Primary School and Doncaster Secondary College.
- 2.12 Doncaster Road is a major arterial road running in an east-west alignment with three lanes of traffic in each direction. Bus lanes extend along Doncaster Road in either direction, restricting car parking on weekdays from 7:00am to 9:00am and also 4:00pm to 7:00pm. A central median is provided, with right turn / U-turn openings to the east and west.

- 2.13 In terms of public transport several bus routes run along Doncaster Road, connecting to activity centres and residential areas within Manningham as well as Melbourne's Central Business District. Further bus routes are accessible from the bus interchange at Westfield. The Doncaster Park and Ride is also located approximately 1.2 kilometres to the west.

### 3. THE PROPOSAL

- 3.1 The proposal is outlined on the plans prepared by Stoll Architecture, Project No. 191171, Revision 4, dated 7 August 2020 and a landscape plan prepared by John Patrick Landscape Architects, Revision B, dated 7 August 2020. Refer to Attachment.
- 3.2 The following plans / reports are also provided in support of the application:
- Survey Plan prepared by Goodison Surveying, dated 9 April 2020;
  - Town Planning Report prepared by Ratio Consultants, dated August 2020;
  - Sustainable Management Plan & Water Sensitive Urban Design Response prepared by Ark Resources, dated 5 August 2020;
  - Traffic Engineering Assessment prepared by Traffix Group, dated 11 August 2020;
  - Waste Management Plan prepared by Leigh Design, dated 28 May 2020;
  - Green Travel Plan prepared by Traffix Group, dated 9 June 2020;
  - Arboricultural Report prepared by John Patrick Landscape Architects, dated April 2020.
  - Practice Management Plan, undated.

#### Development Summary

- 3.3 A summary of the development is provided as follows:

Element	Details
Building Details	<ul style="list-style-type: none"> <li>• Total Site Area (2 lots) – 1533sqm</li> <li>• Site coverage 60%</li> <li>• Hard surface area 70%</li> <li>• Site Permeability 30%</li> </ul>
Medical Centre	<ul style="list-style-type: none"> <li>• 492sqm across 3 separate areas</li> </ul>
Dwellings	<ul style="list-style-type: none"> <li>• A total of 22 dwellings are proposed with mix of apartment sizes including:               <ul style="list-style-type: none"> <li>○ 2 x one-bedroom apartments;</li> <li>○ 15 x two-bedroom apartments;</li> <li>○ 5 x three-bedroom apartments.</li> </ul> </li> </ul>
Building Height	<ul style="list-style-type: none"> <li>• 16.66m to top of fourth floor roof parapet (roof form)</li> </ul>

	<ul style="list-style-type: none"> <li>• 17.8m to the top of the rooftop services screen</li> <li>• 18.99m to top of rooftop access staircase</li> </ul>
Basements	<ul style="list-style-type: none"> <li>• Basement level 1: <ul style="list-style-type: none"> <li>○ Total of 20 car parking spaces, inclusive of : <ul style="list-style-type: none"> <li>- 17 medical centre car parking spaces, including one disable car space; and</li> <li>- 3 visitor car parking spaces.</li> </ul> </li> <li>○ 9 bicycle parking spaces;</li> <li>○ 2 electric vehicle charging points;</li> <li>○ Waste storage room</li> <li>○ Internal stair access;</li> <li>○ Internal lift access &amp; lift lobby (2 lifts);</li> </ul> </li> <li>• Basement level 2: <ul style="list-style-type: none"> <li>○ Total of 28 residential car parking spaces;</li> <li>○ 22 storage cages;</li> <li>○ 2 underground rainwater tanks, with a total volume 28,000L;</li> <li>○ Internal stair access;</li> <li>○ Internal lift access &amp; lift lobby (2 lifts)</li> </ul> </li> </ul>
Car Parking	<ul style="list-style-type: none"> <li>• Residential requirement: <ul style="list-style-type: none"> <li>○ 2 x one-bedroom apartments – 2 car spaces required</li> <li>○ 15 x two-bedroom apartments – 15 car spaces required</li> <li>○ 5 x three-bedroom apartments – 10 car spaces required</li> <li>○ Overall required – 27 car spaces</li> <li>○ Overall provided – 28 car spaces</li> </ul> </li> <li>• Medical centre – 3.5 spaces to each 100sqm of leasable floor area <ul style="list-style-type: none"> <li>○ Required for 492sqm leasable floor area – 17 car spaces</li> <li>○ Provided – 17 car spaces</li> </ul> </li> <li>• Total: <ul style="list-style-type: none"> <li>○ Required – 44 car spaces</li> <li>○ Provided – 48 car spaces</li> <li>○ Surplus of 4 car spaces</li> </ul> </li> </ul>

Visitor Spaces	<ul style="list-style-type: none"> <li>• 3 allocated visitor car spaces</li> <li>• As the site is located within the Principal Public Transport Network (PPTN) Area, it is not required to provide any visitor car spaces.</li> </ul>
Setbacks (minimum)	<ul style="list-style-type: none"> <li>• Doncaster Road (Northern boundary): <ul style="list-style-type: none"> <li>○ Basements– 6m</li> <li>○ Ground floor – 6.0m</li> <li>○ Level 1 – 6.0m (balcony 5.45m)</li> <li>○ Level 2 – 6.0m (balcony 5.45m)</li> <li>○ Level 3 – 6.0m (balcony 5.28m)</li> <li>○ Level 4 – 9.72m (balcony 6.43m)</li> </ul> </li> <li>• Southern boundary: <ul style="list-style-type: none"> <li>○ Basements – 4m</li> <li>○ Ground floor – 4m</li> <li>○ Level 1 – 3.915m</li> <li>○ Level 2– 7.29m (balcony 5.45m)</li> <li>○ Level 3– 9.47m+ (balcony 9.47m)</li> <li>○ Level 4 – 15.16m (balcony 11.54m)</li> </ul> </li> <li>• Eastern boundary: <ul style="list-style-type: none"> <li>○ Basements – 3.565m</li> <li>○ Ground floor – 3.565m</li> <li>○ Level 1 – 3.51m+ (balcony 3.51m)</li> <li>○ Level 2– 3.51m (balcony 3.98m)</li> <li>○ Level 3– 4.314m (balcony 3.715m)</li> <li>○ Level 4 – 6.38m</li> </ul> </li> <li>• Western boundary: <ul style="list-style-type: none"> <li>○ Basements – 0.405m for the front portion &amp; 3.565m</li> <li>○ Ground floor – 3.565m</li> <li>○ Level 1 – 3.56m</li> <li>○ Level 2– 5.595m (balcony 3.512m)</li> <li>○ Level 3– 8.92m (balcony 7.24m)</li> <li>○ Level 4 – 12.185m (balcony 9.63m)</li> </ul> </li> </ul>

**Use**

- 3.4 The medical centre comprises three suites on the ground level. It will operate from 8:00am to 7:00pm Monday to Friday and 8:00am to 1:00pm Saturday, with up to 10 practitioners.

**Height**

- 3.5 The maximum height of the building to the roof of is 16.66 metres, located towards the south-western corner of building.
- 3.6 Rooftop services are provided such as an access staircase enclosure, lift overrun and plant equipment. These features are centrally sited in the development and significantly setback from all boundaries. Plant equipment will be screened by a 1.8 metre high metal slat screen.

**Building Design Layout and Access**

- 3.7 The proposed building has a relatively rectangular footprint reflecting the alignment of the site. The northern and eastern walls maintain similar side setbacks across all levels, with a tiered approach adopted across the southern and western walls.
- 3.8 The medical centre suites cover the majority of the ground level and are located towards the front. The lower level of three double-storey apartments are located at the rear, but they are not accessible from ground level.
- 3.9 The eastern end of the ground level will be cut into the site by a maximum of 1.2 metres. Retaining walls are setback 2.6 metres from the frontage to facilitate tree planting on natural ground level and reduce impacts to the existing trees within the adjoining property to the east.
- 3.10 Two separate pedestrian building entries are provided. The entry to the medical centre is located centrally facing Doncaster Road whilst the residential entry is located along the eastern side of the building. Both entries are accessible to people with limited mobility via gently ramped walkways. The entries lead to separate foyers that both have access to the same lifts.
- 3.11 Freestanding signage with a height of 1.2 metres is proposed adjacent to both walkways at the frontage to identify the entries.
- 3.12 Two bicycle hoops providing four bicycle spaces are located to the eastern side of the building, at the end of the walkway that leads to the residential entry to the building.
- 3.13 Nine apartments are provided at the first floor, including the three aforementioned double-storey apartments. Besides a single one-bedroom apartment, all other apartments consist of two bedrooms.
- 3.14 Six apartments with a mix of one, two or three bedrooms are provided on the second level. Five, two-bedroom apartments are provided on the third level and two, three-bedroom apartments on the fourth level.
- 3.15 The existing single width crossover at the western end of the frontage at 530 Doncaster Road will be increased to a width of 8.23 metres. This provides access to a 6.6 metre wide ramped accessway leading down to the basement car park.

### Landscaping

- 3.16 All existing vegetation on site will be removed. The Concept Landscape Plan proposes planting including 21 canopy trees, screening vegetation and shrubs.
- 3.17 The front setback includes low level planting as well as three canopy trees with mature heights of between 7 and 12 metres. The retaining wall at the eastern section of the front setback is setback 2.6 metres from the frontage to facilitate planting on natural ground level.
- 3.18 A combination of canopy trees and screen planting are proposed along the side and rear boundaries, interspersed with smaller shrubs. Planter boxes are proposed to the western side of the driveway and between the terrace and the western boundary atop the basement.

### Design Detail

- 3.19 The building features a modern contemporary architectural design. The two uses are well integrated and present a cohesive overall form and appearance to the streetscape. Visual interest is achieved through the use of articulation, glazing, varied materials and finishes, and architectural elements including the blade feature to the north-eastern corner of the first, second and third levels.
- 3.20 Both the residential and non-residential entries are visible and identifiable from the street. The former is emphasised via a canopy that extends forward of the bottom of the blade feature. The latter employs a canopy with decorative green acrylic panels.
- 3.21 External walls incorporate a mixture of materials and finishes, including face brickwork, metal cladding and render in generally grey tones, charcoal, brown, beige and off-white.
- 3.22 Windows are generally aluminium with clear or obscure glazing. Balcony balustrades are either clear or opaque glass with vertical or horizontal louvered screens. The roof form is flat with parapets to the wall edge.

## 4. LEGISLATIVE REQUIREMENTS

- 4.1 Refer to Attachment.
- 4.2 A permit is required under the following Clauses of the Manningham Planning Scheme:
- Clause 32.07 Residential Growth Zone, Schedule 2 (RGZ2):*
- Clause 32.07-2 to use the land as a medical centre (where the leasable floor area (LFA) exceeds 250sqm);
  - Clause 32.07-5 to construct two or more dwellings on a lot;
  - Clause 32.07-8 to construct a building or construct or carry out works for a use in Section 2.
- Clause 43.02 Design and Development Overlay, Schedule 8 (DDO8):*
- To construct a building or construct or carry out works, including a front fence.

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

- To create or alter access to a road in a Road Zone, Category 1.

## 5. REFERRALS

### External

- 5.1 Given the proposal involves the alteration of access to Doncaster Road, it is a statutory requirement to refer the application to the Department of Transport (formally known as VicRoads) as a determining referral authority.
- 5.2 The Department of Transport have no objection to the proposal, subject to conditions being included on any permit issued.

### Internal

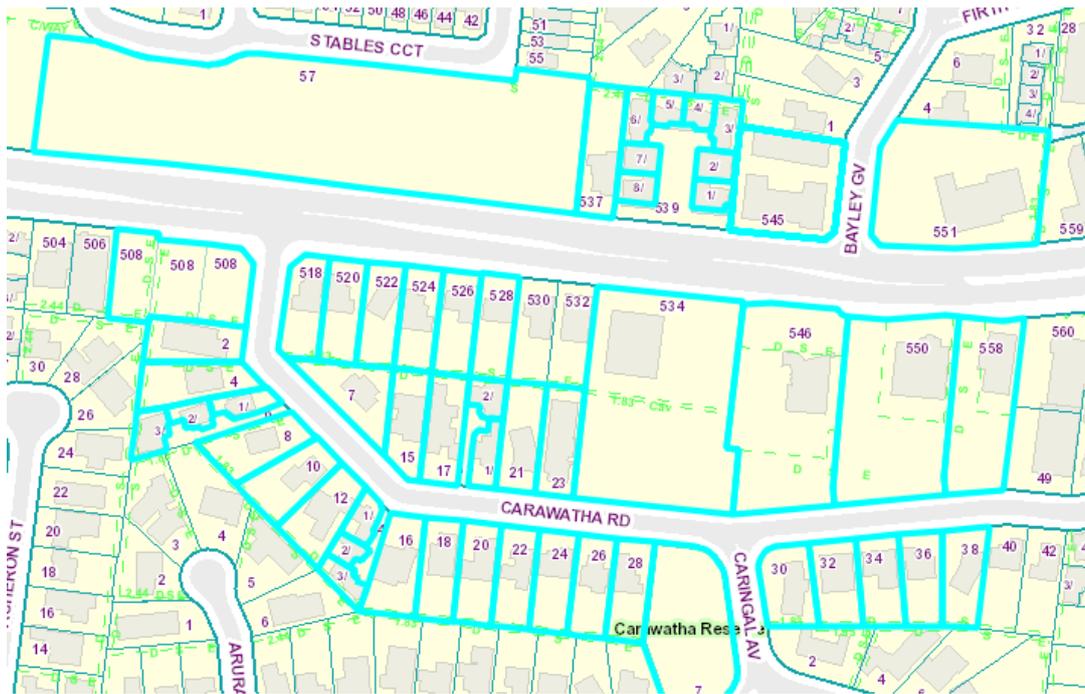
- 5.3 The application was referred to a number of service units within Council. The following table summarises the responses.

Service Unit	Comments
Infrastructure Services Unit – Drainage	<ul style="list-style-type: none"> <li>No objection subject to conditions for the provision of an on-site storm water detention system.</li> </ul>
Infrastructure Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> <li>No objection subject to conditions requiring the removal of the redundant crossover and the reinstatement of the footpath, nature strip and kerbing.</li> </ul>
Infrastructure Services Unit – Access	<ul style="list-style-type: none"> <li>No objection subject to the provision of appropriate signage to designate the uses of the basement car parking spaces, including the availability of the medical centre car parking spaces for visitors outside of the operating hours.</li> </ul>
Infrastructure Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Infrastructure Services Unit – Construction Management	<ul style="list-style-type: none"> <li>No objection subject to a requirement for the provision of a Construction Management Plan.</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li>No objection subject to the approval of the submitted Waste Management Plan.</li> </ul>
Infrastructure Services Unit – Easements	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Infrastructure Services Unit – Overland Flow	<ul style="list-style-type: none"> <li>No objection.</li> </ul>

Service Unit	Comments
Environmentally Sustainable Design	<ul style="list-style-type: none"> <li>No objection subject to an amendment to the Sustainability Management Plan to achieve the 4 star Green Star Design &amp; As Built rating.</li> </ul>
Planning Arborist	<ul style="list-style-type: none"> <li>No objection subject to the provision of a Tree Protection and Management Plan (TPMP) and standard conditions.</li> </ul>
Health	<ul style="list-style-type: none"> <li>No objection.</li> </ul>

**6. CONSULTATION / NOTIFICATIONS**

- 6.1 The application was advertised by mail to nearby properties.
- 6.2 Signs were not placed on the site due to Victoria’s State of Disaster restrictions. Instead, letters were sent to nearby properties within a 120 metre radius of the site, as per the map below.



**Figure 3: Properties notified by mail**

- 6.3 To date, objections have been received from 3 properties as follows:

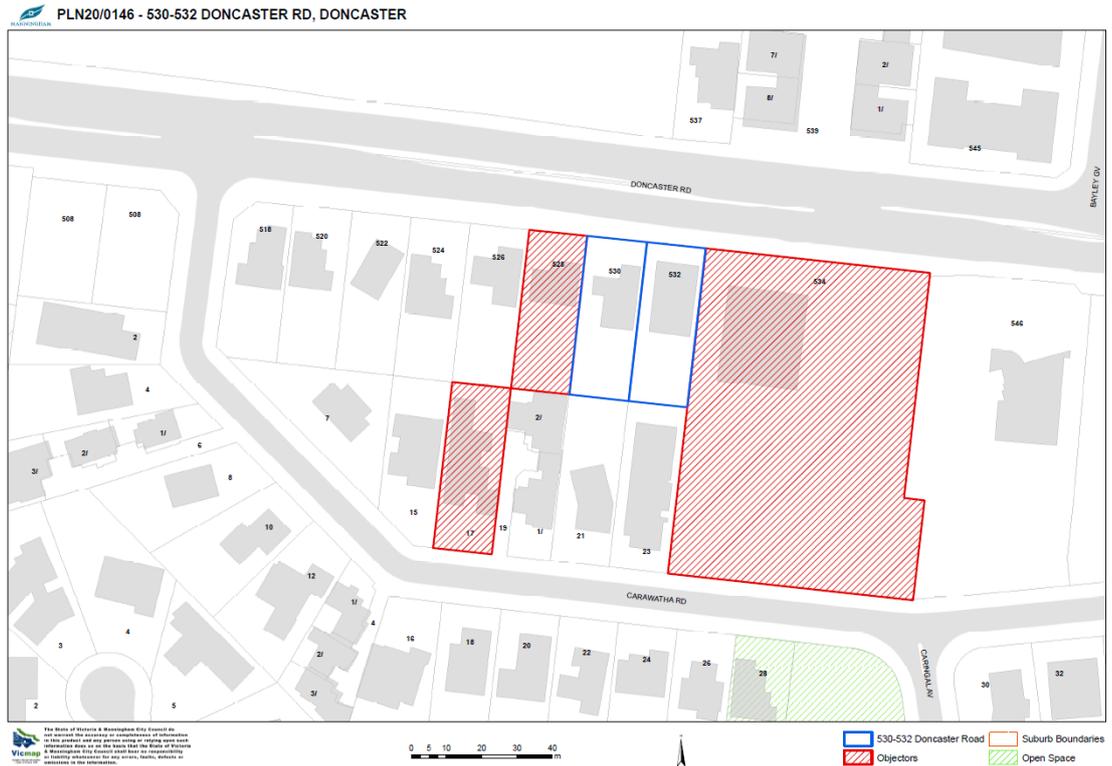


Figure 4: Objector Properties (red marker) and subject site (blue)

6.4 The main grounds of objections can be summarised as follows:-

- The building height exceeds the maximum building height requirements under the DDO8-1 and RGZ2;
- The building would diminish the entry into the activity centre, by virtue of obscuring views of the approved development at 534-540 Doncaster Road from the west;
- Overshadowing;
- Overlooking;
- Noise pollution;
- Loss of amenity;
- Visual bulk and architectural design;

**7. ASSESSMENT**

7.1 The proposal has been assessed against the relevant state and local planning policies, the zone and overlay and the relevant particular and general provisions of the Scheme.

7.2 The following assessment is made under the headings:

- Planning Policy Frameworks;
- Medical Centre Use;
- Built Form, Design and Landscaping;

- Clause 58 Apartment Developments;
- Car Parking, Access and Bicycle Facilities; and
- Objector concerns.

### Planning Policy Frameworks

7.3 At both State and Local levels, policy emphasises the need for a mix of developments that are well designed with higher densities particularly encouraged in and around activity centres and along main roads. There is therefore strategic support for the redevelopment of the site, given its location along a main road, its current zoning as a Residential Growth Zone and its proximity to the Doncaster Hill Activity Centre.



**Figure 5: Zoning Map of the site and surrounding properties**

- 7.4 Various policy statements recognise that the original neighbourhood character along Doncaster Road will undergo significant change. This preferred change is envisioned to be substantial, whereby a higher built form and density will replace the typically suburban single dwelling character.
- 7.5 Clause 21.05 (Residential) designates the site as Precinct 2, where higher density development is encouraged and a substantial level of change is anticipated. Apartment style developments are encouraged along main roads and near activity centres, which allow for proximity to services and public transport. The consolidation of two lots to provide a larger multi-storey building therefore provides an appropriate scale of built form that complies responds to policy.
- 7.6 In addition to providing for increased housing, the incorporated medical centre use also provides a facility to serve local community needs in accordance with one of the purposes of the Residential Growth Zone. Local policy at Clause 22.05 (Non-Residential Uses in Residential Areas) also encourages the integration of non-residential uses as part of higher density developments.

### Medical Centre Use

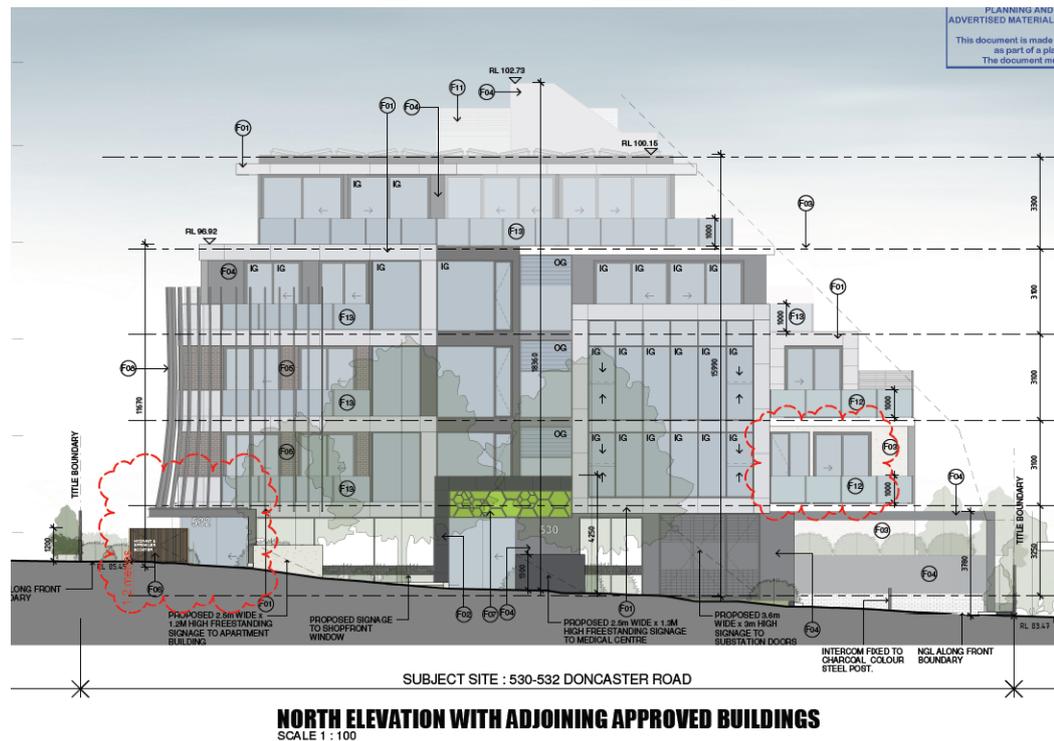
- 7.7 The location of the medical centre is consistent with the policies in Clause 22.05 (Non-Residential Uses in Residential Areas) as follows:
- The site is located immediately adjacent to the south-western edge of the Doncaster Hill Activity Centre;
  - The site has direct access to Doncaster Road, which is a main arterial road within the Road Zone, Category 1;
  - There are numerous bus routes servicing Doncaster Road which provide connections to other Major Activity Centres and the CBD;
  - Footpaths along Doncaster Road provide convenient access on foot.
- 7.8 The provision of non-residential uses at ground level with residential uses above is also encouraged by Clause 22.05. The dedicated medical centre entry is provided with direct access to the frontage to delineate this use from the residential component. The two lifts also provide direct access from the basement levels and whilst they are shared between the uses, access to the residential areas will be restricted.
- 7.9 The proposed operating hours for the medical centre are between the hours of 8:00am to 7:00pm Monday to Friday and 8:00am to 1:00pm Saturday. These are considered reasonable given the location on a main road and adjacent to existing commercial uses within Doncaster Hill.
- 7.10 Although there are other medical centres in the general vicinity, the proposal replaces and offers a potential opportunity to upgrade the existing specialist centre at 532 Doncaster Road. It is also anticipated that the type of health or medical service provided would complement other existing services within the immediate surrounds based on the demand of the community.
- 7.11 The intensity of the use will be managed to have regard to its residential setting. Permit conditions will require not more than 10 practitioners be permitted at any one time, and that they see patients on an “appointment based” basis to manage the number of patients present on site (to avoid a “walk-in” style bulk-billing clinic). This would also assist with the management of car parking.

### Built Form, Design and Landscaping

#### Height

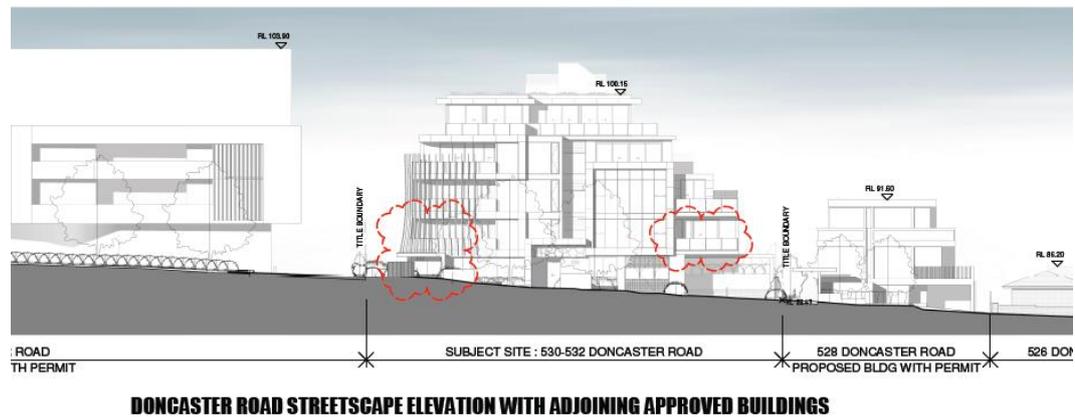
- 7.12 Under DDO8, a development with a land size of less than 1800 square metres can have a maximum building height of 9 metres, or 10 metres if the land is on a slope (of 2.5 degrees or more for more than 8 metres). This requirement excludes building services, lift over-runs and roof mounted equipment, including screening devices. This is not a mandatory height requirement given the site is within the Main Road Sub-Precinct (DDO8-1) allowing greater heights to be approved.
- 7.13 The DDO8 also seeks to support three-storey, apartment style developments within the Main Road Sub-Precinct.
- 7.14 The Residential Growth Zone (RGZ) requires that a building should not exceed 13.5 metres, or 14.5 metres if the land is on a slope (of 2.5 degrees or more for more than 8 metres). There is no maximum requirement on the number of storeys.

- 7.15 The maximum height of the building is 16.66 not including rooftop services (the height to the rooftop services is 18.99 metres).



**Figure 6: North elevation (Doncaster Road elevation)**

- 7.16 The proposal therefore seeks dispensation for its 16.66 metre height under the DDO8 (10 metre requirement) and the RGZ (14.5 metre requirement).
- 7.17 The maximum building height requirements are not mandatory and therefore can be varied with planning permission. This discretion provides flexibility to achieve design excellence to the built form and to appropriately respond to the site context within the Main Road Sub-Precinct, where additional height could be considered acceptable.
- 7.18 The site is located immediately outside the Doncaster Hill Activity Centre and the Activity Centre Zone, Schedule 1 (ACZ1). The adjoining property to the east at 534-540 Doncaster Road is identified as a gateway entry to Doncaster Hill with a maximum building height requirement of 18 metres (with a 3.6 metre high design element above).
- 7.19 The context of the built form of approved Planning Permits for apartment developments either side of the site, is also relevant:
- To the east, an eight-storey mixed use building has been approved for the adjoining property at 534-540 Doncaster Road under Planning Permit PL17/027636. The approved development has a maximum building height of 18 metres and a maximum overall height of 21.6 metres (to the design element and rooftop services).
  - To the west, the adjoining property within same planning controls as the subject site and has approval for a three-storey apartment building on a single lot under Planning Permit PL16/026314. The approved development has a maximum building height of 9.998 metres.



**Figure 7: Streetscape elevation of approved buildings adjacent to the proposal**

- 7.20 Within this context, the proposed five-storey built form will sit comfortably within this specific section of the streetscape, as it provides a transition between the more intensive eight-storey built form within the ACZ to the east and the medium density three-storey scale to the west.
- 7.21 Its additional height is also appropriate in a broader sense. The eastern part of the site sits directly opposite the ACZ (537 Doncaster Road) which allows a maximum height of 18 metres with a 3.6 metre high design element above. The western part of the site sits opposite the Tullamore Estate, where apartment buildings of up to six storeys have been constructed or are being proposed.
- 7.22 Furthermore, the top level (Level 4) has a generally recessed form from the more sensitive interfaces to the west and south where a lower scale of built form is permitted. Balconies and other design features also provide visual breaks to the built form and provide an attractive building presentation.

### Form

- 7.23 The preferred neighbourhood character for this site is specified by the policy requirements of the DDO8, which encourages contemporary design with an articulated built form and a range of visually interesting building materials and façade treatments.
- 7.24 Overall, the architectural presentation of the building is considered to be of a high quality. Articulation and visual interest is achieved through the placement of balconies, the use of glazing and the application of varying materials to all levels, while suitable stepping and increased articulation are provided to the second and third levels. The upper level is significantly reduced in size and provides generous setbacks to all elevations and greater setbacks to the more sensitive interfaces (to the west and south).



**Figure 8: perspective of north-east corner of proposed building**

- 7.25 The design detail to the front elevation includes a curved architectural blade feature at the north-east corner, stretching from the first floor to the balcony balustrade at Level 3. A framing feature is also provided to the western portion of the front façade on the first and second levels, which visually highlights the windows. These elements create architectural interest to the front façade.



**Figure 9: perspective of north-west corner of proposed building**

- 7.26 Greater articulation and recession between levels is provided on the southern and western elevations, where the site abuts properties in the Residential Growth Zone (west) and the General Residential Zone (south). On these elevations a tiered approach is adopted with setbacks increasing with height.
- 7.27 Given the site adjoins the Doncaster Hill Activity Centre to the east (Activity Centre Zone, Schedule 1), there is less recession on the eastern side of the building and the upper levels are situated closer to the eastern than the western boundary (Refer to Figures 2 and 5). The building still provides appropriate

setbacks to the eastern boundary and sufficient articulation in the form of balconies and a variation in the materials and finishes.



WEST ELEVATION

Figure 10: Western elevation (demonstrating stepping from the south)

- 7.28 Across the remaining elevations the design generally makes use of a variety of materials and finishes. However, most of the top two levels will have a dark grey rendered finish (Resene 'Ironsand') which will not provide sufficient visual interest on this elevation. A permit condition will therefore require a lighter coloured render finish on the western wall of Level 3 and the northern wall of Apartment 303, in order to provide a variation to finishes and visual interest on this prominent elevation visible from Doncaster Road.
- 7.29 Permit conditions will also require an updated materials schedule to include details of the retaining walls, driveway surfacing and all hardstand surfaces within the front setback.
- 7.30 The table below provides a detailed assessment of the policy requirements of DDO8:

Design Element	Compliance
<b>DDO8-1 (Main Road Sub-Precinct)</b>	
<ul style="list-style-type: none"> <li>• Height - 11 metres provided the condition regarding minimum land size is met.</li> </ul> <p>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.</p>	<p><b>Met</b></p> <p>The proposed building height is considered appropriate for reasons detailed in the above assessment section of this report.</p>

Design Element	Compliance
<ul style="list-style-type: none"> <li>Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> </ul>	<p><b>Met</b></p> <p>The ground and upper floor walls of the building all meet or exceed the minimum street setback of 6m.</p> <p>Balconies, terraces and verandahs are allowed to encroach within the street setback to Doncaster Road by a maximum of 2 metres, provided they don't extend along the entire length of the building. The balconies comply with this requirement.</p> <p>It is further noted that conditions in relation to minimum private open space requirements, will require the dimensions of balconies adjacent to the north-east corner to be increased by 300-400mm. The proposal will still comply with the front setback requirements.</p>
<b>Form</b>	
<ul style="list-style-type: none"> <li>Ensure that the site area covered by buildings does not exceed 60 percent.</li> </ul>	<p><b>Met</b></p> <p>The building has a site coverage of 60%.</p>
<ul style="list-style-type: none"> <li>Provide visual interest through articulation, glazing and variation in materials and textures.</li> </ul>	<p><b>Met</b></p> <p>The building design offers a high level of visual interest through architectural features, strategic balcony designs, glazing and variation in materials and colours.</p>
<ul style="list-style-type: none"> <li>Minimise buildings on boundaries to create spacing between developments.</li> </ul>	<p><b>Met</b></p> <p>Excluding a portion of the basement, the proposal is setback from all boundaries providing spacing between the common boundary and other buildings.</p> <p>The basement ramp and entry is constructed 400mm from the western boundary, protruding minimally above the natural ground level (maximum 700mm) with landscaping to be provided within planter boxes above.</p> <p>Given it is only a small section of the basement, with minimal protrusion above ground level, the boundary construction is considered acceptable.</p>

Design Element	Compliance
<ul style="list-style-type: none"> <li>Where appropriate ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.</li> </ul>	<p><b>Met</b></p> <p>The building progressively steps back from the rear boundary across the second, third and fourth levels. Level 3 &amp; 4 has been provided with significant setbacks provided from the western and southern boundaries of the site.</p>
<ul style="list-style-type: none"> <li>Where appropriate, ensure that buildings are designed to step with the slope of the land.</li> </ul>	<p><b>Met</b></p> <p>The building design appropriately responds to the slope of the land, as the eastern section of the site is partially excavated for the development to bench into the slope.</p>
<ul style="list-style-type: none"> <li>Avoid reliance on below ground light courts for any habitable rooms.</li> </ul>	<p><b>Met</b></p> <p>There are no below ground light courts for habitable room windows.</p> <p>At the ground floor (to the rear), Apartment 102 and part of Apartment 103 are located below natural ground level. Retaining walls between 450mm and 1.35m in height are provided within the secluded private open spaces. The retaining walls are suitably setback from windows to ensure sufficient light courts are provided and good internal amenity is provided for future residents.</p>
<ul style="list-style-type: none"> <li>Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.</li> </ul>	<p><b>Not applicable</b></p>
<ul style="list-style-type: none"> <li>Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.</li> </ul>	<p><b>Not applicable</b></p> <p>This requirement is not applicable given the building is five storeys. However, the building is stepped-in from the lower levels, particularly from the sensitive interfaces to the south and west. The upper level (Level 4) covers 55.3% of Level 3, and Level 3 covers 78.3% of Level 2.</p>
<ul style="list-style-type: none"> <li>Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.</li> </ul>	<p><b>Met</b></p> <p>There are no double storey porticos or unreasonable imposing design features.</p>

Design Element	Compliance
	<p>The architectural blade feature in the north-eastern corner and the framing feature to Levels 2 and 3 are suitable and proportionate design features to the building and are not considered to be visually imposing.</p>
<ul style="list-style-type: none"> <li>Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation.</li> </ul>	<p><b>Met</b></p> <p>The basement is suitably excavated into the slope of the land. Given the slope down towards the south-west, there is a minor projection of up to 700mm on the western side of the building.</p>
<ul style="list-style-type: none"> <li>Be designed to minimise overlooking and avoid the excessive application of screen devices.</li> </ul>	<p><b>Met</b></p> <p>Ground floor screening is limited to a 600mm high trellis along the southern section of the western boundary fence and the western section of the southern boundary fence.</p> <p>At the first and second floors, screening is limited to the south and west facing windows and balconies.</p> <p>Screening devices are suitably excluded from windows and balconies where adequate setbacks are provided, or generally do not result in overlooking of existing secluded private open space or habitable room windows.</p> <p>The application of screening devices is not considered excessive.</p> <p>Overlooking is further discussed in the assessment against Clause 58.04-1 in a later section of this report.</p>
<ul style="list-style-type: none"> <li>Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobility.</li> </ul>	<p><b>Met</b></p> <p>Both building entries can be accessed via ramps that have a maximum gradient of 1:20.</p> <p>Two lifts are provided with access to all levels.</p>

Design Element	Compliance
<ul style="list-style-type: none"> <li>Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.</li> </ul>	<p><b>Met</b></p> <p>The basement projects a maximum of 700mm above natural ground level on the western elevation. This basement projection is not considered to be unreasonable nor result in excessive building height as viewed from adjoining properties.</p>
<ul style="list-style-type: none"> <li>Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.</li> </ul>	<p><b>Met</b></p> <p>The entry to the basement car park is not visually obtrusive when viewed from the street, especially as it is set back further from the frontage than the building.</p>
<ul style="list-style-type: none"> <li>Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking.</li> </ul>	<p><b>Met</b></p> <p>All car parking spaces are provided within the basements.</p>
<ul style="list-style-type: none"> <li>Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established.</li> </ul>	<p><b>Met</b></p> <p>The basement is setback 6 metres from the front boundary, consistent with the ground floor setback.</p> <p>The basement is setback 4 metres from the rear boundary which will allow for effective landscaping to be established.</p>
<ul style="list-style-type: none"> <li>Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.</li> </ul>	<p><b>Met</b></p> <p>The development provides suitable opportunities for the planting of vegetation including canopy trees as a result of suitable setbacks from the common boundaries.</p>
<ul style="list-style-type: none"> <li>Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.</li> </ul>	<p><b>Met</b></p> <p>The lift overrun, access staircase, rooftop plant and associated screening are centrally located and setback considerably from boundaries so as not to unreasonably impact on the amenity of surrounding properties.</p>

Design Element	Compliance
<b>Car Parking and Access</b>	
<ul style="list-style-type: none"> <li>• Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.</li> </ul>	<p><b>Met</b></p> <p>One double width vehicle crossover is proposed to Doncaster Road and it has been located to avoid street trees.</p> <p>This component of this application was also referred to the Department of Transport who raised no concerns with the proposed access arrangements subject to standard conditions.</p>
<ul style="list-style-type: none"> <li>• Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.</li> </ul>	<p><b>Not applicable</b></p>
<ul style="list-style-type: none"> <li>• Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling.</li> </ul>	<p><b>Not applicable</b></p>
<ul style="list-style-type: none"> <li>• Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.</li> </ul>	<p><b>Met</b></p> <p>Gradients of the driveway have been assessed by Council's Infrastructure Services Unit and are considered to comply with Design Standard 3 in Clause 52.06-9 of the Manningham Planning Scheme.</p>
<b>Landscaping</b>	
<ul style="list-style-type: none"> <li>• On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.</li> </ul>	<p><b>Met subject to condition</b></p> <ul style="list-style-type: none"> <li>• Although the submitted concept landscape plan shows three canopy trees within the front setback, one of them is an <i>Eucalyptus leucoxylon</i> that is capable of reaching 7 metres at maturity.</li> <li>• A permit condition will therefore require all three trees within the front setback to have a minimum mature height of 8 metres.</li> </ul>

Design Element	Compliance
<ul style="list-style-type: none"> <li>Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.</li> </ul>	<p><b>Met</b></p> <p>As demonstrated by the concept landscape plan, plentiful opportunities are provided along the side and rear boundaries for plantings that will assist in softening the appearance of the built form.</p>
<b>Fencing</b>	
<ul style="list-style-type: none"> <li>A front fence must be at least 50 per cent transparent.</li> <li>On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:                             <ul style="list-style-type: none"> <li>not exceed a maximum height of 1.8m</li> <li>be setback a minimum of 1.0m from the front title boundary</li> </ul> </li> </ul> <p>and a continuous landscaping treatment within the 1.0m setback must be provided.</p>	<p><b>Not applicable</b></p>

• **Clause 58 Apartment Developments**

7.31 Pursuant to Clause 58 (Apartment Developments), the development must meet all of the objectives of this clause and should meet all of the standards.

7.32 An detailed assessment against the objectives of Clause 58 is provided in the table below, demonstrating that the development generally satisfies all objectives of relevance to the application:

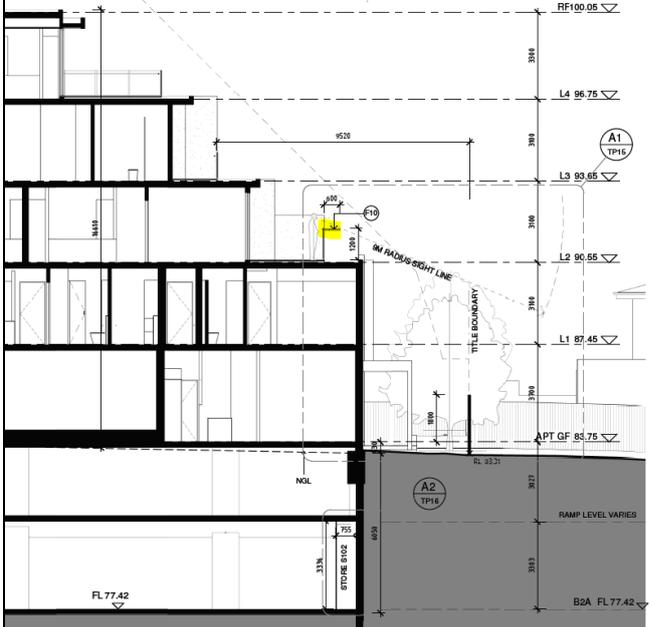
Objective	Objective Met/Not Met
<p><b>58.02-1 – Urban context</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	<p><b>Met</b></p> <p>The proposed development responds positively to the existing urban context and the preferred future development of the area. In particular, it is appropriately designed to respond to its location being adjacent to the Doncaster Hill Activity Centre.</p>
<p><b>58.02-2 – Residential policy</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> </ul>	<p><b>Met</b></p> <p>The application was accompanied by a written statement demonstrating how the development is in accordance with Municipal Planning Strategy and the Planning Policy Framework.</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul>	<p>As discussed in the report, it is considered that the proposal is in accordance with the relevant State and Local planning policies.</p> <p>The site can support higher density residential development which takes advantage of public and community infrastructure and services.</p>
<p><b>58.02-3 – Dwelling diversity</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	<p><b>Met</b></p> <p>The proposal includes a mix of apartment sizes including:</p> <ul style="list-style-type: none"> <li>2 one-bedroom apartments;</li> <li>15 two-bedroom apartments;</li> <li>5 three-bedroom apartments.</li> </ul>
<p><b>58.02-4 – Infrastructure</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<p><b>Met subject to condition</b></p> <p>The site has access to all services and the proposal is not anticipated to unreasonably overload the capability of utility services or infrastructure. A permit condition will require the provision of an on-site storm water detention system.</p>
<p><b>58.02-5 – Integration with the street</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p><b>Met</b></p> <p>The building entries to the medical centre use and apartments are both located at the front and are considered to be clearly identifiable from the street.</p> <p>Vehicle access is appropriately provided at the western end of the street frontage.</p>
<ul style="list-style-type: none"> <li><b>58.03-1 – Energy efficiency</b></li> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency.</li> </ul>	<p><b>Met</b></p> <p>Given the orientation of the site, the proposal provides a reasonable response to maximise the energy efficiency of the dwellings, noting that there is only one single aspect south-facing apartment (Apartment 103).</p> <p>The location of balconies has been strategically considered locating balconies with consideration to apartments below to maximise solar/light access to habitable rooms.</p>

Objective	Objective Met/Not Met
	The development would be constructed to achieve an average NatHERS star rating of 6.5 stars, and all apartments would have a NatHERS maximum cooling load of no more than 21.
<ul style="list-style-type: none"> <li>• <b>58.03-2 – Communal open space</b></li> <li>• To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development comprises less than 40 dwellings, and no communal open space is required to be provided for the development.</p>
<ul style="list-style-type: none"> <li>• <b>58.03-3 – Solar access to communal outdoor open space</b></li> <li>• To allow solar access into communal outdoor open space.</li> </ul>	<p><b>Not Applicable</b></p>
<ul style="list-style-type: none"> <li>• <b>58.03-4 – Safety</b></li> <li>• To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p><b>Met subject to condition</b></p> <ul style="list-style-type: none"> <li>• Separate entries are provided between the residents and visitors of the apartments and the users of the medical centre.</li> <li>• Access to the residential foyer and to the residential levels from the lifts and stairs will be controlled via the use of access fobs as per the Practice Management Plan so that only residents are able to access these spaces.</li> <li>• A condition will require the two lifts to be separated between the residential and medical centre uses during the operating hours of the medical centre.</li> <li>• The basement car park has a security roller door at its entry. Access to the car park during the medical centre operating hours will be required for practitioners and customers. Outside of these times the car park will facilitate secure access only for residents, visitors, and rubbish collection contractors, as necessary. This will be required by way of a permit condition.</li> <li>• A second roller door is also provided on the ramp between the two basement levels, to further restrict access to the car parking spaces for residents at Basement Level 2.</li> </ul>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> <li>• <b>58.03-5 – Landscaping</b></li> <li>• To encourage development that respects the landscape character of the neighbourhood.</li> <li>• To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>• To provide appropriate landscaping.</li> <li>• To encourage the retention of mature vegetation on the site.</li> <li>• To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul>	<p><b>Considered Met subject to conditions</b></p> <ul style="list-style-type: none"> <li>• The proposed layout does not provide 10% of the site with a minimum dimension of 6 metres for deep soil plantings, as required under the standard.</li> <li>• However, the building is generally setback 3.6 metres from the side boundaries and 4 metres from the rear boundary, which is considered suitable for the provision of landscaping, including the planting of screen landscaping and suitably sized canopy trees along the boundaries.</li> <li>• The concept landscape plan also demonstrates the ability to provide 21 canopy trees on the site, consisting of 8 different species, ranging in mature height from 7 metres to 12 metres.</li> <li>• Overall, the landscaping across the site is considered acceptable and responsive to the landscaping outcome sought.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>58.03-6 – Access</b></li> <li>• To ensure the number and design of vehicle crossovers respects the urban context.</li> </ul>	<p><b>Met</b></p> <p>One 8.23 metre wide vehicle crossover is proposed for the development to Doncaster Road. It does not exceed 33% of the site frontage and its design and location is considered satisfactory. The crossover was also referred to the Department of Transport who have no objection to the proposal.</p>
<p><b>58.03-7 – Parking location</b></p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles.</li> <li>• To protect residents from vehicle noise within developments.</li> </ul>	<p><b>Met</b></p> <p>Parking is provided within the basement car park, with internal lifts and stairs providing access to the dwellings.</p> <p>The driveway is limited to the north-west section of the site and will not result in unreasonable vehicle noise impacts to residents.</p>
<ul style="list-style-type: none"> <li>• <b>58.03-8 – Integrated water and stormwater management</b></li> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> </ul>	<p><b>Met subject to condition</b></p> <p>2 rainwater tanks totalling 28,000 litres are located under the basement.</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> <li>To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul>	<p>The submitted Sustainability Management Plan demonstrates a STORM rating of 100%.</p> <p>The applicant is required to provide an on-site stormwater detention system to alleviate pressure on the drainage system.</p>
<ul style="list-style-type: none"> <li><b>58.04-1 – Building setback</b></li> <li>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To allow adequate daylight into new dwellings.</li> <li>To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>To provide a reasonable outlook from new dwellings.</li> <li>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul>	<p><b>Met – Subject to conditions</b></p> <ul style="list-style-type: none"> <li>Minimum building setbacks of 3.6 metres and 4 metres are provided to the side and rear boundaries, respectively. Increased setbacks from the southern and western boundaries are adopted on the upper levels, producing a tiered built form outcome to the south and west.</li> <li>To the east, the setbacks are more consistent across the ground through second levels, with increased setbacks at the third and fourth levels.</li> <li>This approach reflects the policy context of the surrounding properties, recognising the more intense outcome sought (and approved) for the adjoining property to the east and the lower intensity of built form for adjoining properties to the west and south.</li> <li><u>Overlooking</u></li> <li>No overlooking measures have been applied to east-facing windows and balconies given the adjoining property to the east currently operates as a supermarket and restaurant. Furthermore, they will be set back more than 9 metres from the windows and balconies of the west-facing aged care suites approved under Planning Permit PL17/027636. There will also be space for suitable screen planting within the side setback areas between both developments.</li> <li>Measures to limit overlooking have been applied to the south and west.</li> </ul>

Objective	Objective Met/Not Met
	<ul style="list-style-type: none"> <li>To the south, overlooking from the ground level is limited by boundary fencing and by the addition of a 0.6 metre high trellis along the western section of the boundary. First level windows are provided with fixed obscure glazing up to 1.7 metres above finished floor level. Overlooking from the second level balconies is limited by a 1.2 metre high obscured glass balustrade and a horizontal louvered screen that projects 0.6 metres outwards from the balustrade.</li> </ul>  <p><b>Figure 11: Section A-A Plan</b></p> <ul style="list-style-type: none"> <li>To the west, boundary fencing and a trellis will similarly limit overlooking from the ground floor. Several first and second level windows are also provided with fixed obscure glazing up to 1.7 metres above finished floor level. Balconies on these levels are screened by one metre high obscured glass balustrades with 0.7 metre high louvre screen atop.</li> <li>Although balconies and windows on Levels 3 and 4 are not screened, it is not considered that they will result in unreasonable overlooking given their height above ground, length of the sightlines and views that will be partially obscured by screens and roof form of</li> </ul>

Objective	Objective Met/Not Met
	<p>the lower levels. However a horizontal louvre screen can be conditioned to the west facing balcony at Level 3 to prevent downward views as the balcony is setback 7.24 metres from the common boundary.</p> <ul style="list-style-type: none"> <li>It is noted that several west-facing windows on the first level are within 5 metres from the boundary but are not screened. These include: Apartment 104 Bed 1 and Bed 2; Apartment 105 Bed 1; and Apartment 106 southern Bed 2.</li> <li>Although the adjoining property to the west at 528 Doncaster Road is currently used as a medical centre, it is considered that overlooking to this property still needs to be limited given the property can be used for residential purposes. DDO8 also requires consideration of future development opportunities and amenity on adjoining properties, and to minimise overlooking into adjoining properties.</li> <li>A permit condition will therefore require these windows to be screened or fixed obscure glazed at least up to 1.7 metres above finished floor level.</li> </ul>
<p><b>58.04-2 – Internal views</b></p> <ul style="list-style-type: none"> <li>To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul>	<p><b>Met</b></p> <p>The balconies are designed to limit internal views either by being located away from other balconies or through the use of screening devices between adjacent balconies.</p>
<p><b>58.04-3 – Noise impacts</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul>	<p><b>Met</b></p> <p>There are no unusual noise sources within the development that may affect existing dwellings. However, given the site fronts Doncaster Road, a permit condition will require noise attenuating glazing to the windows and doors of north facing apartments and apartments over the accessway.</p> <p>Plant services are located on the roof and will meet EPA Guidelines.</p>

Objective	Objective Met/Not Met
<p><b>58.05-1 – Accessibility</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul>	<p><b>Met subject to condition</b></p> <ul style="list-style-type: none"> <li>As required under the standard, 50 per cent (11) of the apartments have been nominated as meeting the accessibility requirements for door opening widths, entrance paths and access to an adaptable bathroom.</li> <li>Some apartments will require modification to the toilet location as required by the standard. Apartment 401 also does not provide a bathroom circulation area with dimensions of 1.2 metres by 1.2 metres that is clear of the door swing as required by the standard.</li> <li>A permit condition will require modifications to achieve full compliance with the standard.</li> </ul>
<p><b>58.05-2 – Building entry and circulation</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul>	<p><b>Met</b></p> <p>The residential entry into the building is easily identifiable and visible from the street. Signage adjacent to the street frontage will assist in clearly distinguishing the between the residential and medical centre entries.</p> <p>The ground floor residential foyer will receive natural light via the entry door and via windows along the eastern wall.</p> <p>A window is located at the northern end of the corridor on the first, second and third levels to provide natural daylight to these communal spaces.</p>
<p><b>58.05-3 – Private open space</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<p><b>Met subject to condition</b></p> <p>The three double-storey apartments (Apartments 102, 103 and 104) are provided with more than 25 square metres of ground level secluded private open space. These apartments comply with the standard.</p> <p>All remaining apartments are provided with balconies that meet the minimum area and dimension requirements of the standard, except for Apartment 204.</p>

Objective	Objective Met/Not Met
	<p>Apartment 204 does not meet the minimum dimension requirement of 2.4 metres for a 3 bedroom dwelling. Instead it proposes a L-shaped balcony on the north-west corner with a minimum dimension of 2.1 metres on the northern section and 2 metres on the western section.</p> <p>It is considered that the northern section of this balcony can be increased in width by 300mm to achieve a minimum dimension of 2.4 metres, without detrimentally impacting the presentation of the façade or encroach beyond the front setback allowed under DDO8. This will therefore be required by a permit condition. The balcony on Level 1 below for Apartment 107 will also be required to be increased accordingly to align with this balcony.</p>
<p><b>58.05-4 – Storage</b></p> <ul style="list-style-type: none"> <li>• To provide adequate storage facilities for each dwelling.</li> </ul>	<p><b>Met</b></p> <p>Each apartment is provided with a minimum 6 cubic metres of storage within the basement generally in immediate proximity to their allocated car parking space.</p> <p>Additional storage is provided within each dwelling, satisfying the requirements of the standard.</p>
<p><b>58.06-1 – Common property</b></p> <ul style="list-style-type: none"> <li>• To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>• To avoid future management difficulties in areas of common ownership.</li> </ul>	<p><b>Met</b></p> <p>The communal areas including the car parking areas, paths, landscape areas, internal lobby and corridors are practically designed and can be suitably managed by a future Owners' Corporation.</p> <p>There is an appropriate distinction between the residential and non-residential foyers and car parking spaces.</p>
<p><b>58.06-2 – Site Services</b></p> <ul style="list-style-type: none"> <li>• To ensure that site services can be installed and easily maintained.</li> <li>• To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<p><b>Met</b></p> <p>Appropriate site services are provided:</p> <ul style="list-style-type: none"> <li>• A mail room is provided at the southern end of the residential foyer.</li> <li>• A substation is located within the western side of the front elevation, accessible to the street.</li> </ul>

Objective	Objective Met/Not Met
	<ul style="list-style-type: none"> <li>• Fire booster, gas and water services are located in close proximity to the frontage and suitable details of their height, design and appearance have been provided on the elevation plans.</li> </ul>
<p><b>58.06-3 – Waste and recycling</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings are designed to encourage waste recycling.</li> <li>• To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>• To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul>	<p><b>Met</b></p> <p>The submitted Waste Management Plan details that waste will be appropriately managed and collected on site.</p> <p>A permit condition will require this plan to be endorsed and form part of the permit.</p>
<p><b>58.07-1 – Functional layout</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul>	<p><b>Met</b></p> <p>All bedrooms and living areas meet the minimum dimensions and areas requirements.</p>
<p><b>58.07-2 – Room depth</b></p> <ul style="list-style-type: none"> <li>• To allow adequate daylight into single aspect habitable rooms.</li> </ul>	<p><b>Met</b></p> <p>All apartments provide adequate daylight into single aspect habitable rooms, including meeting the requirements for single aspect rooms with a maximum depth of 9 metres.</p>
<p><b>58.07-3 – Windows</b></p> <ul style="list-style-type: none"> <li>• To allow adequate daylight into new habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>All habitable room windows are provided with at least one window in an external wall of the building.</p> <p>Three apartments (105, 106 and 204) have windows with daylight provided to a bedroom via a secondary area. These apartments exceed the minimum width of 1.2 metres and a maximum depth of no more than 1.5 times the width, complying with the requirements of the standard.</p>
<p><b>58.07-4 – Natural ventilation</b></p> <ul style="list-style-type: none"> <li>• To encourage natural ventilation of dwellings.</li> <li>• To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul>	<p><b>Met</b></p> <p>64% of dwellings provide effective cross ventilation, exceeding the requirement of 40%.</p>

### Car Parking, Access and Bicycle Facilities

7.33 The below table compares the statutory car parking requirements in Clause 52.06 of the Manningham Planning Scheme (based on the site being within the Principal Public Transport Network area) and the car parking spaces proposed.

Use	Scheme Requirement	Proposed
Residents	27 spaces	28 spaces
Visitors (Residential)	0 spaces	3 spaces
Medical Centre	17 spaces	17 spaces
Total	44 spaces	48 spaces

7.34 The provision of 48 spaces exceeds the statutory requirement by 4 spaces. This includes an additional space within Basement Level 2 that has been allocated as a second, additional space to Apartment 302 (a two bedroom dwelling). This is considered appropriate given the space is located on the basement level that is solely used by residents.

7.35 The remaining 3 surplus spaces are located on Basement Level 1 and will be designated as visitor spaces. This is considered a positive outcome given there is no requirement for any visitor car parking spaces to be provided within the development under the Manningham Planning Scheme.

7.36 Furthermore, the 17 spaces allocated to the medical centre will be available for visitors to the dwellings outside the operating hours of the medical centre. This results in a total of 20 spaces for visitors after 7pm on weekdays, after 1pm on Saturdays, and all day Sundays. A permit condition will require a Car Parking Management Plan that will detail how the spaces will be managed, so as to maximise their usage, including how the timing of the various uses is communicated such as by displaying signage within the car park.

7.37 An assessment against Clause 52.06-9 (Design Standards for Car Parking) of the Manningham Planning Scheme is provided in the table below:

Design Standard	Assessment
1 – Accessways	<ul style="list-style-type: none"> <li>• Visibility splay areas are provided on both sides of the accessway at the frontage. The Department of Transport has no objection to the proposal subject to standard conditions.</li> <li>• The driveway provides a passing area that is at least 6.1m in width, for a length of at least 7.0m from the site frontage.</li> <li>• A minimum 2.1m of headroom clearance beneath overhead obstructions is provided. However, a condition will require a notation to ensure this minimum headroom is provided, including service pipes and utility conduits etc., are to be a minimum height to allow for the safe and convenient passage of vehicles and garbage trucks.</li> </ul>

Design Standard	Assessment
	<ul style="list-style-type: none"> <li>The car park is designed to allow vehicles to both enter and exit the site in a forward direction.</li> </ul>
2 – Car Parking Spaces	<ul style="list-style-type: none"> <li>Car parking spaces are provided in accordance with the required dimensions and clearance area requirements.</li> </ul>
3 – Gradients	<ul style="list-style-type: none"> <li>The driveway gradients and transitions comply the standard.</li> </ul>
4 – Mechanical Parking	<ul style="list-style-type: none"> <li>No mechanical parking is proposed.</li> </ul>
5 – Urban Design	<ul style="list-style-type: none"> <li>The entrance to the basement is suitably designed and will not be a dominant element given it is recessed significantly from the frontage.</li> </ul>
6 – Safety	<ul style="list-style-type: none"> <li>Access to the basement residential car parking is secured by an automatic gate and an intercom will be required by condition.</li> <li>There is separate pedestrian access to the building from the frontage, at a considerable distance from the accessway.</li> </ul>
7 – Landscaping	<ul style="list-style-type: none"> <li>There is landscaping along both sides of the accessway.</li> </ul>

7.38 Council's Engineering and Technical Services Unit have assessed the proposal and have raised no concerns in relation to the expected volume of traffic generated by the proposed development.

#### Access

7.39 A permit is required under Clause 52.29 (Land Adjacent to a Road Zone, Category 1) of the Manningham Planning Scheme, as the proposal involves the widening of an existing crossover and the removal of one existing redundant crossover on Doncaster Road, which is zoned Road Zone, Category 1.

7.40 The Department of Transport (VicRoads) has provided conditional consent to the proposal, therefore the proposed access arrangement is considered appropriate.

#### Bicycle Facilities

7.41 Clause 52.34 (Bicycle Facilities) of the Manningham Planning Scheme applies to dwellings within developments of four or more storeys and to medical centres with at least four practitioners. A total of 9 bicycle spaces are required for this proposal, as follows:

- 4 resident bicycle spaces (residential);
- 2 visitor bicycle spaces (residential);
- 1 employee space (medical centre);
- 2 customer spaces (medical centre).

- 7.42 The proposal provides a total of 13 bicycle spaces on site, exceeding the requirement for 9 spaces. 9 spaces are provided within a secure bicycle storage area in Basement Level 1 for residents and employees and an additional 4 spaces are provided on the ground level for visitors and customers.
- 7.43 Given the ground level bicycle spaces are to the east of the residential entry, a permit condition will require a sign at the medical centre entry to direct users to the bicycle parking spaces.

### **Objector Issues / Concerns**

#### Overlooking / Loss of Privacy

- 7.44 Overlooking from the ground, first and second levels to the south and west have been appropriately addressed, as outlined in the Assessment section of this report and subject to conditions requiring the further screening of first level west-facing windows.
- 7.45 There will not be unreasonable overlooking from the third and fourth levels as views are suitably limited by setbacks to the side and rear boundaries. In particular, it is not considered that there will be unreasonable overlooking from the balconies on Level 3, given their height above ground, distance of the sightlines and views that will be partially obscured by screening and roof form of the lower levels.
- 7.46 Given overlooking to the adjoining properties to the south and west have been addressed, it is not considered that the proposal will result in unreasonable overlooking to properties located further in these directions.

#### Excessive Building Height Contrary to Policy

- 7.47 It is acknowledged that the proposed building exceeds the maximum building height requirements of both DDO8 and RGZ. However, as discussed in the Assessment section of this report, these are discretionary requirements and a permit can be granted for development that exceeds the nominated height or number of storeys. This differs from the height controls of the ACZ, which have mandatory building heights and for which a permit cannot be granted to exceed any height specified.
- 7.48 Given the location of the site adjacent to the Doncaster Hill activity centre, it is considered appropriate to allow discretion for an increased height which can provide an appropriate in transition in built form. The design of the building has appropriately responded to the varying policy contexts of adjoining properties, by providing more building bulk to the eastern side and thereby allowing the built form to appropriately transition down to the west and the south.

#### Diminishing the entry into the Doncaster Hill Activity Centre

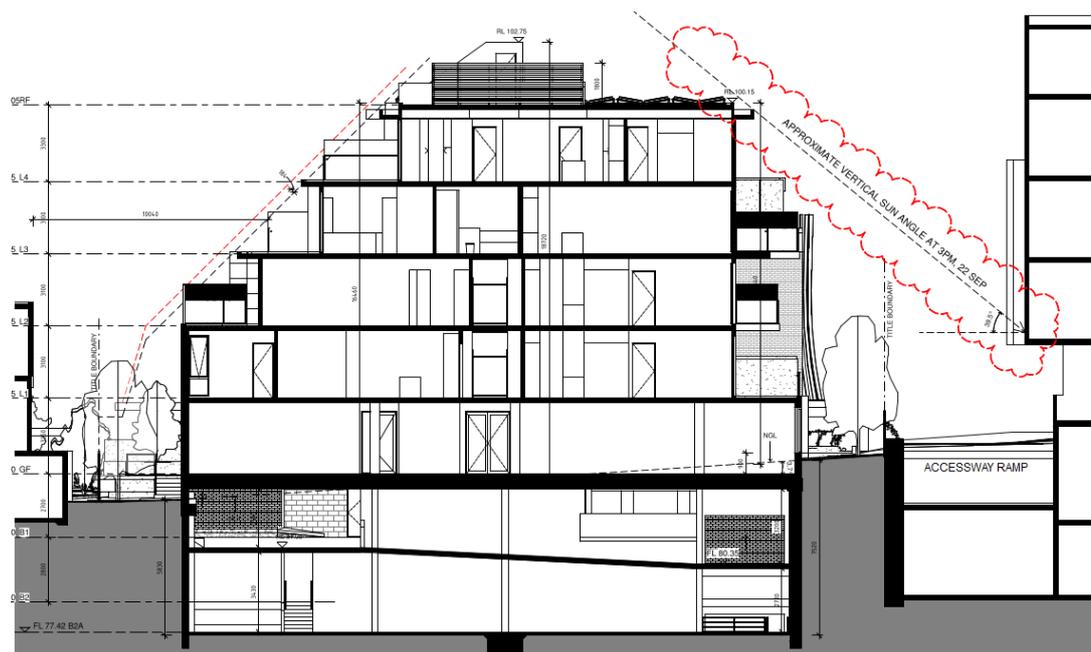
- 7.49 The front setback of the proposed development accords with the requirement under DDO8. Although this will sit forward of the building approved at 534-540 Doncaster Road, this is the result of different planning controls between the subject site and the adjoining property to the east.

7.50 The proposal is not considered to diminish the 'gateway' status of the adjoining property. Both the land size of the site and the scale of the proposed building will be markedly smaller than the adjoining property to the east. Furthermore, the land slopes up eastwards towards Doncaster Hill, which will further emphasis the prominence of development on the adjoining property to the east and further developments up Doncaster Hill.

#### Overshadowing and loss of daylight

7.51 The proposal will inevitably cast shadows into the adjoining properties at different times during the day, including to the approved aged care facility within the adjoining property to the east.

7.52 To the south and west, the stepped built form and increased setbacks of the development will minimise the extent of overshadowing to the adjoining properties.



**Figure 12: Vertical shadow diagram (Section C-C)**

7.53 To the east, the existing building is set back between 3.5 and 6.3 metres to the boundary. The approved development at 534-530 Doncaster Road has minimum setbacks of 6 metres to the western boundary, where the main vehicle accessway ramp to the basement, is proposed adjacent to extent of the common boundary to the subject site. This provides a separation of 9.5 to 12.3 metres between the developments, which is considered acceptable having regard to the amenity and equitable development opportunities of both properties. The Vertical shadow diagram above (Figure 12), the shadow at 3pm will only impact the vehicle accessway ramp to the basement and the ground level retail area/component of the building.

7.54 There is no specific objective or Standard within Clause 58 (Apartment Developments) relating to overshadowing or shadows cast.

Noise Pollution

- 7.55 It is unclear whether this concern relates to the construction or the use. Noise during the construction phase is inevitable but the developer will be required to meet relevant Local Law and EPA regulations. A permit condition will also require the submission of a Construction Management Plan that will be approved and be required to be complied with at all times.
- 7.56 With regards to the use of the building it is noted that the residential use does not require a permit and therefore any noise arising from the use of the apartments is not a planning matter.
- 7.57 In terms of noise associated with the medical centre use, permit conditions will control the hours of operation which are considered reasonable, particularly given the location of the site along a main road.

Loss of Amenity

- 7.58 No further details have been provided by the objections as to how in particular amenity will be compromised. As discussed in the Assessment section of this report, it is considered that the proposal will provide an appropriate response to off-site amenity including overlooking, overshadowing and visual impacts.

Building Bulk to Street and Architectural Design

- 7.59 As discussed in the Assessment section of this report, the proposal presents a high quality, contemporary architectural form. The overall design and in particular its streetscape presentation is consistent with the preferred character as outlined under DDO8 and will appropriately contribute to the emerging streetscape along Doncaster Road.

**8. DECLARATION OF CONFLICT OF INTEREST**

- 8.1 No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

## 5. LEGISLATIVE REQUIREMENTS

### 5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

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

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

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

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

### 5.2 MANNINGHAM PLANNING SCHEME

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

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2 (RGZ2)
- Clause 43.02 Design and Development Overlay, Schedule 8 (DDO8)
- Clause 45.09 Parking Overlay, Schedule 1
- 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 32.07 Residential Growth Zone, Schedule 2

The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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 permit is required for this application, under the RGZ2 as follows:

- Clause 32.07-2 to use the land as a medical centre (where the leasable floor area (LFA) exceeds 250sqm);
- Clause 32.07-5 to construct two or more dwellings on a lot;
- Clause 32.07-8 to construct a building or construct or carry out works for a use in Section 2.

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

Schedule 2 pertains to Residential Areas along Main Roads and does not have a maximum building height specified which differs from the Residential Growth Zone. The Residential Growth Zone specifies that:

- *If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres; and*
- *A building may exceed the maximum building height by up to 1 metre (up to 14.5 metres) if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.*

## **Overlay**

Clause 43.02 Design and Development Overlay, Schedule 8-1 (Main Road Sub-Precinct)

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"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in Clause 55.03-1</li> </ul>

Planning Policy Framework

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

Clause 11.01-1S (Settlement) includes the objective to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements, including a strategy to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.03-1S (Activity Centres) 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 11.03-1R (Activity Centres – Metropolitan Melbourne) includes strategies to support the development and growth of Metropolitan Activity Centres by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*
- *Are hubs for public transport services.*
- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity.*

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

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 *Urban Design Guidelines for Victoria*, which is referenced at Clause 15.01-1S of the Scheme.

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

Clause 15.01-2S (Building Design) policy objective is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Responsible Authorities are also required to have regard to the State's *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017), and *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017).

Clause 15.02-1S Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resource 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 16.01-1S Residential development: Housing supply

The policy objective is:

- To facilitate well-located, integrated and diverse housing that meets community needs.

The clause has the following strategies:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport. Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity.*
  - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres*

Responsible Authorities are also required to have regard to the State's *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017) and *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning 2017).

Clause 16.01-1R Housing supply – Metropolitan Melbourne

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

- *Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:*
  - *In and around the Central City.*
  - *Urban-renewal precincts and sites.*
  - *Areas for residential growth.*
  - *Areas for greyfield renewal, particularly through opportunities for land consolidation.*
  - *Areas designated as National Employment and Innovation Clusters.*
  - *Metropolitan activity centres and major activity centres.*
  - *Neighbourhood activity centres - especially those with good public transport connections.*
  - *Areas near existing and proposed railway stations that can support transit-oriented development.*
- *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

- *Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*
- *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.*
- *Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

Clause 18.01-1S Land use and transport planning

The policy objective is:

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

Clause 18.02-1S Sustainable personal transport

The policy objective is:

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

Clause 18.02-1R Sustainable personal transport – Metropolitan Melbourne

The strategies include:

- *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.*
- *Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.*

Clause 18.02-4S 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.

Areas within activity centres will be developed as centres for business, shopping, working and leisure. They will also be important locations for the development of different types of housing, including forms of higher density development. It is vital to consolidate development of commercial activities within existing activity centres to reinforce the existing retail hierarchy and ensure that each centre remains viable, vibrant and sustainable into the future.

#### Clause 21.05 Residential

This policy applies to development in the Residential Growth Zone, Schedule 1. It outlines that infill residential development and redevelopment of key strategic sites that consolidates the role of established urban areas and reduces developmental pressure in the areas with environmental values will be encouraged.

It recognises that whilst single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes.

#### **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 DDO8-1 – the **Main Road Sub-Precinct**.

**Sub-precinct – Main Road** is an area where three storey (11 metres) 'apartment style' developments are encouraged on land with a minimum area of 1,800m<sup>2</sup> (where the land comprises more than one consecutive lots, which are side by side and have a shared frontage). The area of 1,800m<sup>2</sup> must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

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

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*
- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*

- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

#### Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that areas removed from activity centres and main roads as well as areas with predominant landscape features are protected from higher density development.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*

The strategies to achieve these objectives include:

- *Encourage the provision of housing stock which responds to the needs of the municipality's population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

#### Clause 21.10 Environmentally 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 22.08 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:

- 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).
- 2.5 spaces to each 100m<sup>2</sup> of net floor area to an office.
- 0.22 spaces to each child to a child care centre.
- 3.5 spaces to each 100m<sup>2</sup> of net floor area to a food and drink premises.
- 0.3 spaces to each patron to a place of assembly.

The land is 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 52.34 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:

- Food and drink premises: 1 space to each 300m<sup>2</sup> of leasable floor area for employees.
- Food and drink premises: 1 space to each 500m<sup>2</sup> of leasable floor area for customers.
- Office: 1 space to each 300m<sup>2</sup> of net floor area for staff, if the net floor area exceeds 1000m<sup>2</sup>.
- Office: 1 space to each 1000m<sup>2</sup> of net floor area for staff, if the net floor area exceeds 1000m<sup>2</sup>.
- Place of assembly: 1 space to each 1500m<sup>2</sup> of leasable floor area for employees
- Place of assembly: 2 spaces plus 1 space for patrons, if the net floor area exceeds 1500m<sup>2</sup>.
- No bicycle spaces are required for the use of a child care centre.

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.

Clause 58 Apartment Developments

A development:

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

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

### **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.*

PLANNING AND ENVIRONMENT ACT 1977 - MANDATORY PLANNING SCHEME  
 ADMINISTRATIVE, Planning Applications, Planning, Date: 19 August 2020, Page 1 of 25  
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DRAWING SCHEDULE

- TP01 COVER PAGE
- TP02 SITE CONTEXT PLAN
- TP03 FEATURE SURVEY PLAN & DEMOLITION PLAN
- TP04 BASEMENT 2 FLOOR PLAN
- TP05 BASEMENT 1 FLOOR PLAN
- TP06 SITE & GROUND FLOOR PLAN
- TP07 LEVEL 1 FLOOR PLAN
- TP08 LEVEL 2 FLOOR PLAN
- TP09 LEVEL 3 FLOOR PLAN
- TP10 LEVEL 4 FLOOR PLAN
- TP11 ROOF PLAN
- TP12 STREETScape ELEVATIONS
- TP13 ELEVATIONS
- TP14 ELEVATIONS
- TP15 SECTIONS
- TP16 SECTIONS
- TP17 ARTIST'S IMPRESSION
- TP18 SHADOW DIAGRAM 1 9AM, 22 SEP
- TP19 SHADOW DIAGRAM 2 10AM, 22 SEP
- TP20 SHADOW DIAGRAM 3 11AM, 22 SEP
- TP21 SHADOW DIAGRAM 4 12NOON, 22 SEP
- TP22 SHADOW DIAGRAM 5 1PM, 22 SEP
- TP23 SHADOW DIAGRAM 6 2PM, 22 SEP
- TP24 SHADOW DIAGRAM 7 3PM, 22 SEP
- TP25 MATERIALS BOARD

NO.	DATE	DESCRIPTION
1	20.09.20	ISSUED FOR PLANNING APPLICATION
2	22.09.20	ISSUED FOR DISCUSSION
3	26.09.20	AMENDMENTS IN RESPONSE TO COMMENTS BY
4	28.09.20	AMENDMENTS IN RESPONSE TO COMMENTS BY



PROJECT NAME  
 PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER

CLIENT  
 532 DONCASTER ROAD UNIT TRUST

DRAWING TITLE  
 COVER PAGE

PROJECT NO. 191171  
 FILE  
 SCALE Q/A4  
 DRAWN DL

DRAWING NO. REVISION  
 TP01 3  
 TOWN PLANNING ISSUE

PLANNING AND ENVIRONMENT ACT 1987 - RURAL/INDUSTRIAL PLANNING 500 SERIES  
 ADVISORY MATERIAL - Planning Application #L/200040 Date: 18 August 2020, Page 2 of 25  
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**SITE CONTEXT NOTES**

- 1 SUBJECT SITE 530 - 532 DONCASTER ROAD. DONCASTER SITE AREA 1550M<sup>2</sup>. THERE IS A SINGLE STOREY BRICK BUILDING ON EACH LOT. THE SITE IS LOCATED WITHIN A RESIDENTIAL GROWTH ZONE - SCHEDULE 2.
- 2 SITE PALL 1/4 15/4.
- 3 PUBLIC TRANSPORT IS AVAILABLE ALONG DONCASTER ROAD, WHICH IS A MAJOR BUSY ARTERIAL ROAD.
- 4 APPROXIMATELY 500M TO WESTFIELD DONCASTER SHOPPING TOWN.
- 5 1.2KM TO EASTERN FREEWAY, DONCASTER ROAD EXIT.
- 6 LOCATION FROM CBD - 14KM.
- 7 APPROXIMATELY 700M TO BRAPRALEE PRIMARY SCHOOL.
- 8 2KM TO DONCASTER SECONDARY COLLEGE.
- 9 2.2KM TO DOONONGS SECONDARY COLLEGE.
- 10 APPROXIMATELY 300M TO LAXFORD STREET RESERVE.
- 11 2.4KM TO AGUIRENA AQUATIC AND LEISURE CENTRE.
- 12 ADJOINING SITE WITH AN EXISTING SINGLE STOREY RESTAURANT. A PLANNING PERMIT IS GRANTED TO CONSTRUCT A FIVE STOREY HIGH Aged CARE CENTRE AND A EIGHT STOREY HIGH APARTMENT BUILDING.
- 13 ADJOINING SITE WITH AN EXISTING SINGLE STOREY HOUSE. A PLANNING PERMIT IS GRANTED TO CONSTRUCT A THREE STOREY HIGH APARTMENT BUILDING.
- 14 EXISTING ABANDONED CONSTRUCTION SITE WITH THE PERMIT TO BUILD A THREE STOREY APARTMENT BUILDING.
- 15 ADJOINING PROPERTIES WITH NO FRONT FENCE. FRONT GARDEN IS TYPICALLY PLANTED WITH LOW SHRUBS.
- 16 MOST PROPERTIES HAVE LOW FRONT FENCE WITH VARIOUS HEIGHT AND MATERIAL. FRONT GARDEN IS TYPICALLY PLANTED WITH LOW SHRUBS.
- 17 ADJACENT PRIVATE OPEN SPACE TO BE PROTECTED FROM OVERVIEWING.

REVISIONS

NO.	DATE	DESCRIPTION
1	20/08/20	ISSUED FOR PLANNING APPLICATION

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PROJECT NAME  
**PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD  
 DONCASTER**

CLIENT  
 532 DONCASTER ROAD UNIT TRUST

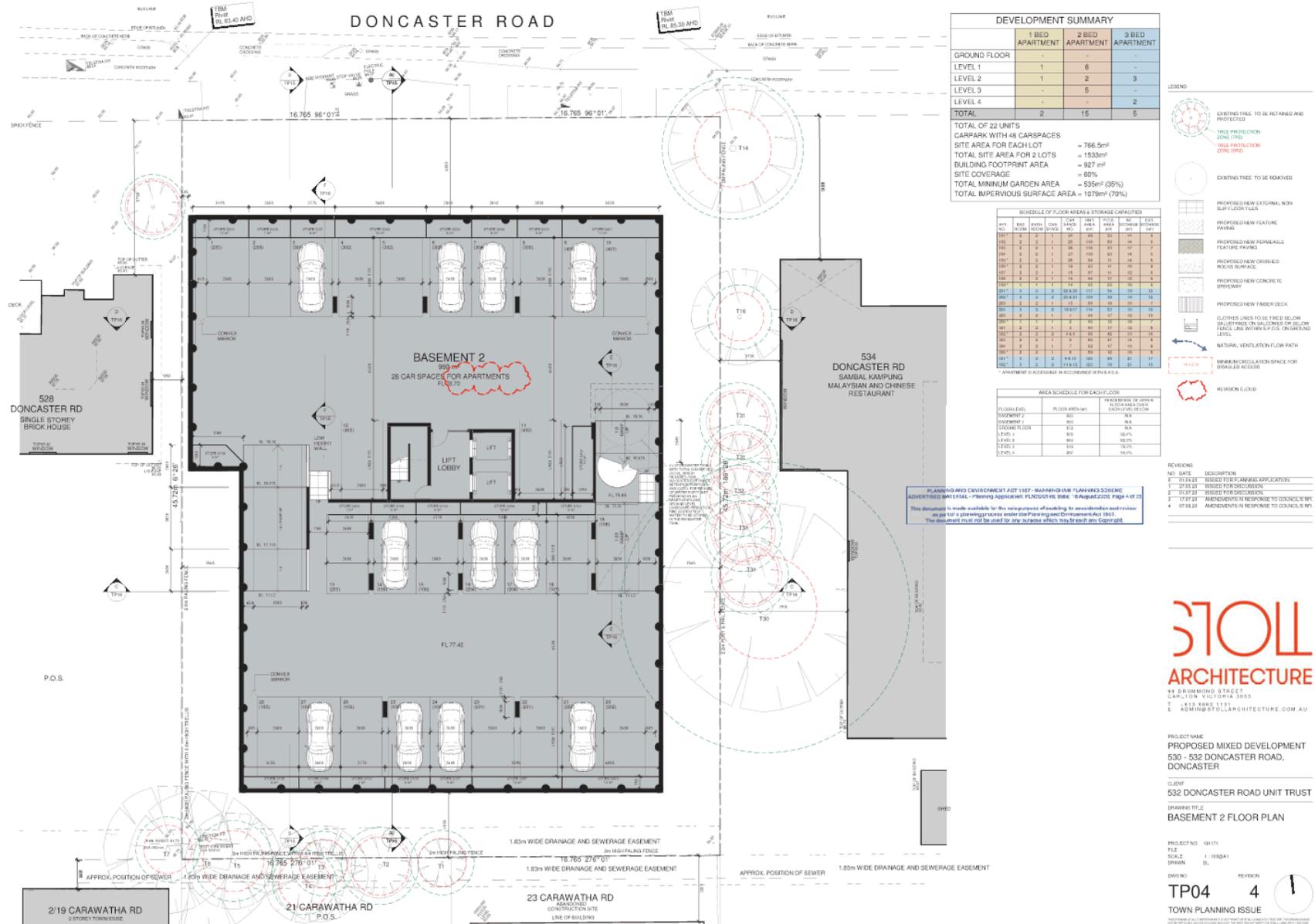
DRAWING TITLE  
 SITE CONTEXT PLAN

PROJECT NO: TP02  
 FILE: 101-PR2-0202  
 SCALE: NTS  
 DRAWN: DL

DWG NO: TP02  
 REVISION: 0

TOWN PLANNING ISSUE





**DEVELOPMENT SUMMARY**

	1 BED APARTMENT	2 BED APARTMENT	3 BED APARTMENT
GROUND FLOOR	-	-	-
LEVEL 1	1	6	-
LEVEL 2	1	2	3
LEVEL 3	-	5	-
LEVEL 4	-	-	2
<b>TOTAL</b>	<b>2</b>	<b>15</b>	<b>5</b>

TOTAL OF 22 UNITS  
 CARPARK WITH 48 CARSPACES  
 SITE AREA FOR EACH LOT = 766.5m<sup>2</sup>  
 TOTAL SITE AREA FOR 2 LOTS = 1533m<sup>2</sup>  
 BUILDING FOOTPRINT AREA = 927 m<sup>2</sup>  
 SITE COVERAGE = 60%  
 TOTAL MINIMUM GARDEN AREA = 535m<sup>2</sup> (35%)  
 TOTAL IMPERVIOUS SURFACE AREA = 1079m<sup>2</sup> (70%)

**SCHEDULE OF FLOOR AREAS & STORAGE CAPACITIES**

FLOOR	NO. OF UNITS	BEDS	BATHS	CARS	STAIR	POOL	AREA	PROPOSED SYSTEM
FL 01	2	2	1	2	1	1	100	100
FL 02	2	2	1	2	1	1	100	100
FL 03	2	2	1	2	1	1	100	100
FL 04	2	2	1	2	1	1	100	100
FL 05	2	2	1	2	1	1	100	100
FL 06	2	2	1	2	1	1	100	100
FL 07	2	2	1	2	1	1	100	100
FL 08	2	2	1	2	1	1	100	100
FL 09	2	2	1	2	1	1	100	100
FL 10	2	2	1	2	1	1	100	100
FL 11	2	2	1	2	1	1	100	100
FL 12	2	2	1	2	1	1	100	100
FL 13	2	2	1	2	1	1	100	100
FL 14	2	2	1	2	1	1	100	100
FL 15	2	2	1	2	1	1	100	100
FL 16	2	2	1	2	1	1	100	100
FL 17	2	2	1	2	1	1	100	100
FL 18	2	2	1	2	1	1	100	100
FL 19	2	2	1	2	1	1	100	100
FL 20	2	2	1	2	1	1	100	100
FL 21	2	2	1	2	1	1	100	100
FL 22	2	2	1	2	1	1	100	100
FL 23	2	2	1	2	1	1	100	100
FL 24	2	2	1	2	1	1	100	100
FL 25	2	2	1	2	1	1	100	100
FL 26	2	2	1	2	1	1	100	100
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FL 28	2	2	1	2	1	1	100	100
FL 29	2	2	1	2	1	1	100	100
FL 30	2	2	1	2	1	1	100	100
FL 31	2	2	1	2	1	1	100	100
FL 32	2	2	1	2	1	1	100	100
FL 33	2	2	1	2	1	1	100	100
FL 34	2	2	1	2	1	1	100	100
FL 35	2	2	1	2	1	1	100	100
FL 36	2	2	1	2	1	1	100	100
FL 37	2	2	1	2	1	1	100	100
FL 38	2	2	1	2	1	1	100	100
FL 39	2	2	1	2	1	1	100	100
FL 40	2	2	1	2	1	1	100	100
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FL 45	2	2	1	2	1	1	100	100
FL 46	2	2	1	2	1	1	100	100
FL 47	2	2	1	2	1	1	100	100
FL 48	2	2	1	2	1	1	100	100
FL 49	2	2	1	2	1	1	100	100
FL 50	2	2	1	2	1	1	100	100

**AREA SCHEDULE FOR EACH FLOOR**

FLOOR LEVEL	FLOOR AREA (M <sup>2</sup> )	PERCENTAGE TO TOTAL FLOOR AREA (M <sup>2</sup> )
GROUND FLOOR	927	60%
LEVEL 1	927	60%
LEVEL 2	927	60%
LEVEL 3	927	60%
LEVEL 4	927	60%

PLANNING AND ENVIRONMENT ACT 1987 - BARRINGHAM PLANNING SCHEME  
 ADVERTISED BY STATE PLANNING DEPARTMENT - FLOOR PLAN - 30 AUGUST 2020 - PAGE 4 OF 23  
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**LEGEND**

- EXISTING TREE TO BE RETAINED AND PROTECTED
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW EXTERNAL WITH SLIP FLOOR TILES
- PROPOSED NEW FEATURE PARKING
- PROPOSED NEW PERMEABLE FEATURE PARKING
- PROPOSED NEW CURBED MOOD SURFACE
- PROPOSED NEW CONCRETE DRIVEWAY
- PROPOSED NEW TIMBER DECK
- CLOTHES LINES TO BE FREE BELOW BALCONY OR BALCONIES OR BELOW TERRACE WITH SLIP DECK ON GROUND LEVEL
- NATURAL VENTILATION FLOW PATH
- MINIMUM CIRCULATION SPACE FOR DISABLED ACCESS
- REVISION CLOUD

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/01/20	ISSUED FOR PLANNING APPLICATION
2	07/01/20	ISSUED FOR OBSERVATION
3	07/01/20	ISSUED FOR OBSERVATION
4	07/01/20	AMENDMENTS IN RESPONSE TO CONSULTATION
5	07/01/20	AMENDMENTS IN RESPONSE TO COUNCIL'S PTI

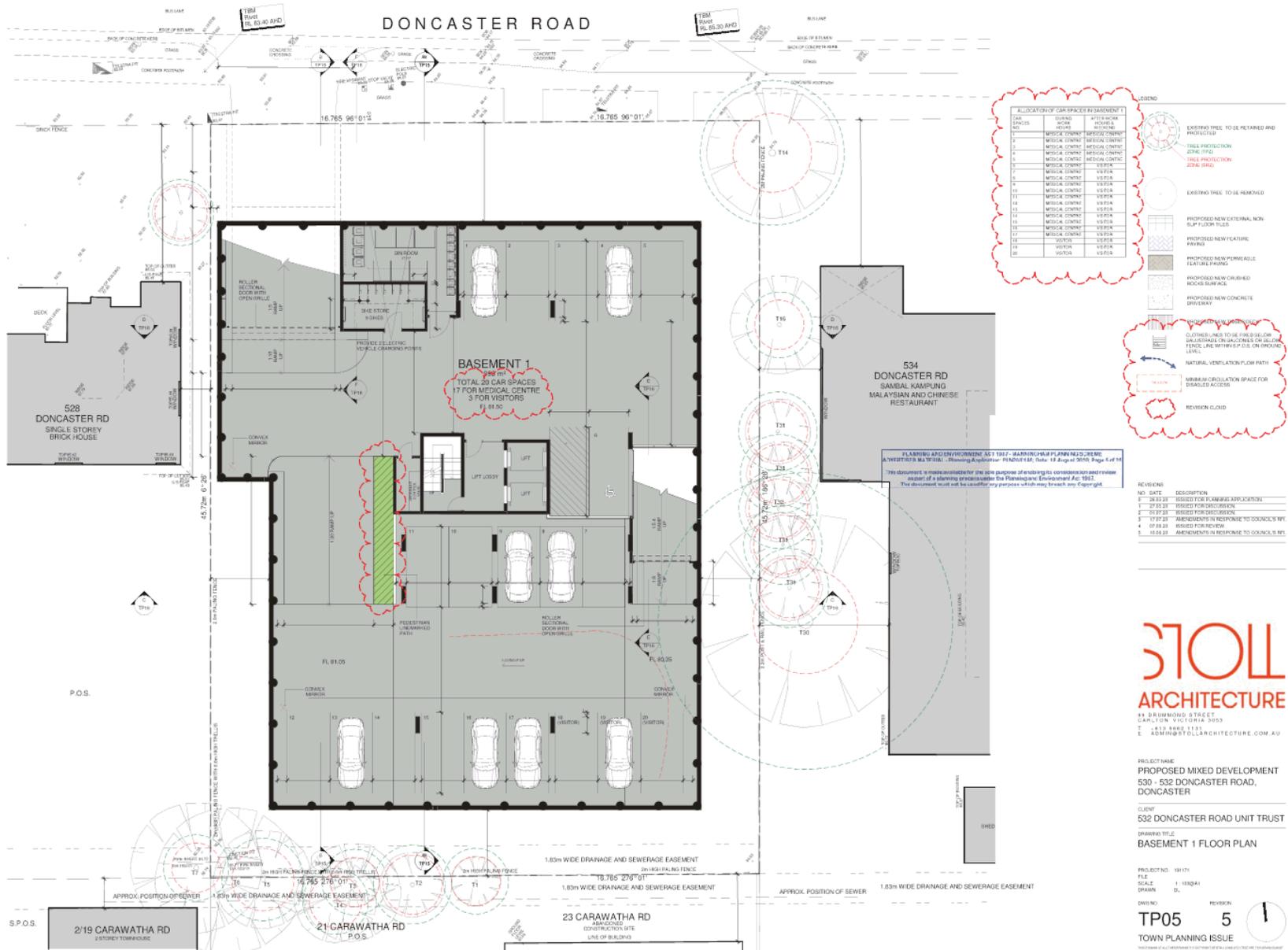
**STOLL ARCHITECTURE**  
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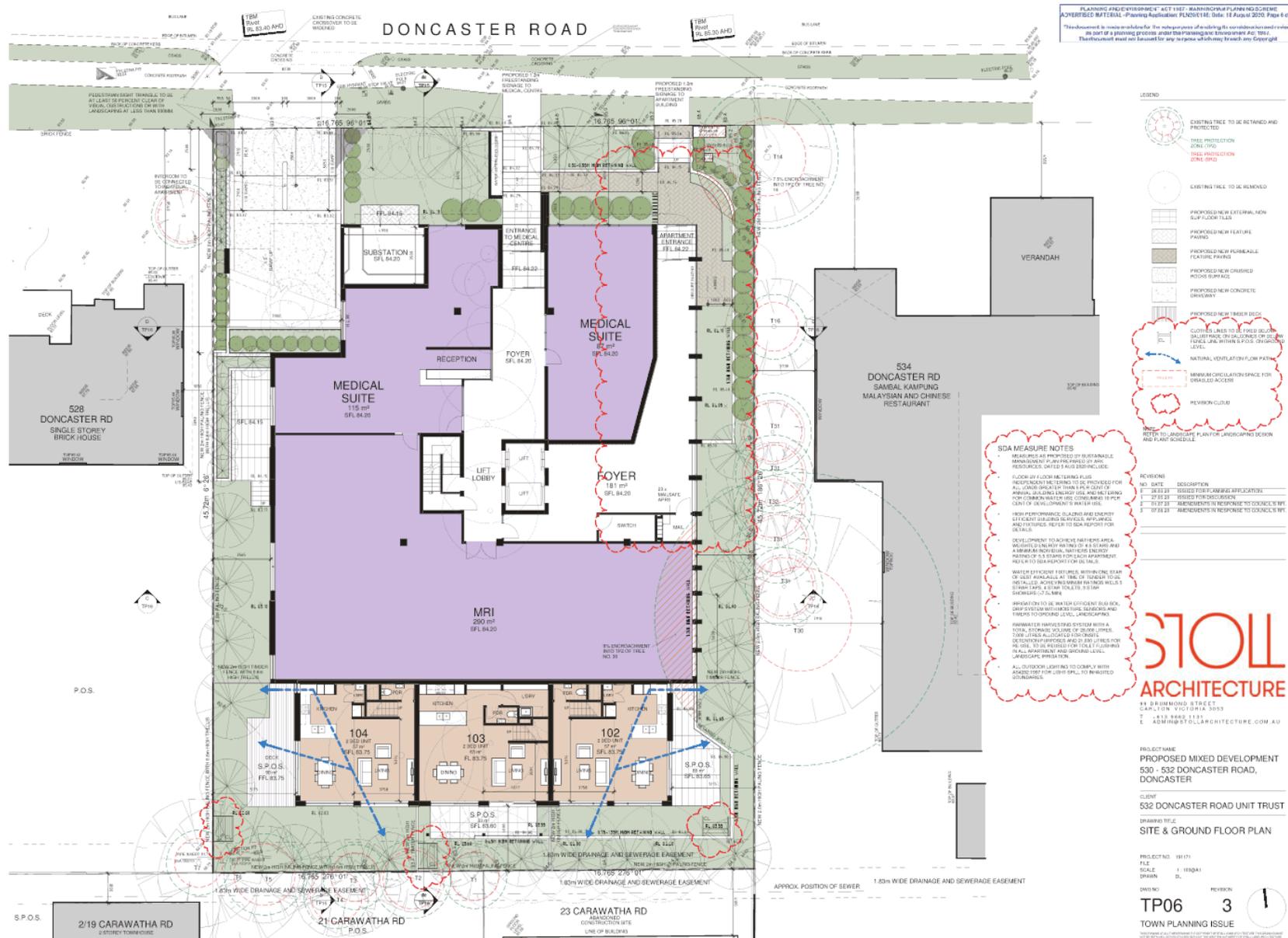
PROJECT NAME  
 PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER

CLIENT  
 532 DONCASTER ROAD UNIT TRUST

DRAWN TITLE  
 BASEMENT 2 FLOOR PLAN

PROJECT NO: 191171  
 FILE: 1109261  
 SCALE: DL  
 DRAWN: TP04  
 REVISION: 4  
 TOWN PLANNING ISSUE







PLANNING AND ENVIRONMENT ACT 1987 - SUB-ORDINATE PLANNING SCHEME  
 SUBORDINATE PLANNING SCHEME (PLANNING AND ENVIRONMENT ACT 1987) - 18 NOVEMBER 2020 - PAGE 7 OF 20  
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**SDA MEASURE NOTES**

- MEASURES ARE PROVIDED BY SUSTAINABLE MANAGEMENT PLAN PREPARED BY ANP RESOURCES, 14/11/20 AND 20/11/20.
- FLOOD ZONE WATERING PLUS INTERFACED MEASURES TO BE PROVIDED FOR ALL LOTS ON LOT 106 PER CENT OF AREA. SEE COMBINED USE AND MEASURES FOR COMMON WATER USE. CONSULTING TO PERMIT OF DEVELOPMENT'S WATER USE.
- HIGH PERFORMANCE GLAZING AND SHY ROOF DESIGN INCLUDING SERVICES, AIRFLOW, AND FEATURES. REFER TO SDA REPORT FOR DETAILS.
- DEVELOPMENT TO ACHIEVE NATHERS AREA WATER USE REDUCTION PATTERNS OF 15% TO 20% AND A MINIMUM INDIVIDUAL NATHERS CREDIT RATING OF 5.0 STAR FOR EACH APARTMENT. REFER TO SDA REPORT FOR DETAILS.
- WATER EFFICIENT FITTINGS WITH THE STOP OR SHUT AVAILABLE AT END OF TENDRIS TO BE PROVIDED. SEE SUSTAINABLE MEASURES PLUS STRAP TAPS, 5 STAR TOILETS, 5 STAR BOWSER (3.0 STAR).
- PROVISION TO USE WATER EFFICIENT SHOWER HEADS WITH MAX. USE, SHOWER AND TUBS TO GROUND LEVEL LANDSCAPER.
- RAINWATER HARVESTING SYSTEM WITH A TOTAL STORAGE VOLUME OF 20,000 LITRES. 7,000 LITRES ALLOCATED FOR DOME DETENTION PURPOSES AND 13,000 LITRES FOR RE-USE. TO BE PROVIDED FOR EACH FLOORED PLANNING UNIT AND GROUND LEVEL LANDSCAPE REVEALERS.
- ALL OUTDOOR LIGHTING TO COMPLY WITH AS/NZS 1617 FOR LIGHT POLLUTION MITIGATION.

NO.	DATE	DESCRIPTION
1	28/03/20	ISSUED FOR PLANNING APPLICATION
2	27/07/20	ISSUED FOR DESCRIPTION
3	27/07/20	ISSUED FOR DESCRIPTION
4	28/07/20	AMENDMENTS IN RESPONSE TO CONSULTATION
5	07/08/20	AMENDMENTS IN RESPONSE TO COUNCIL'S PT

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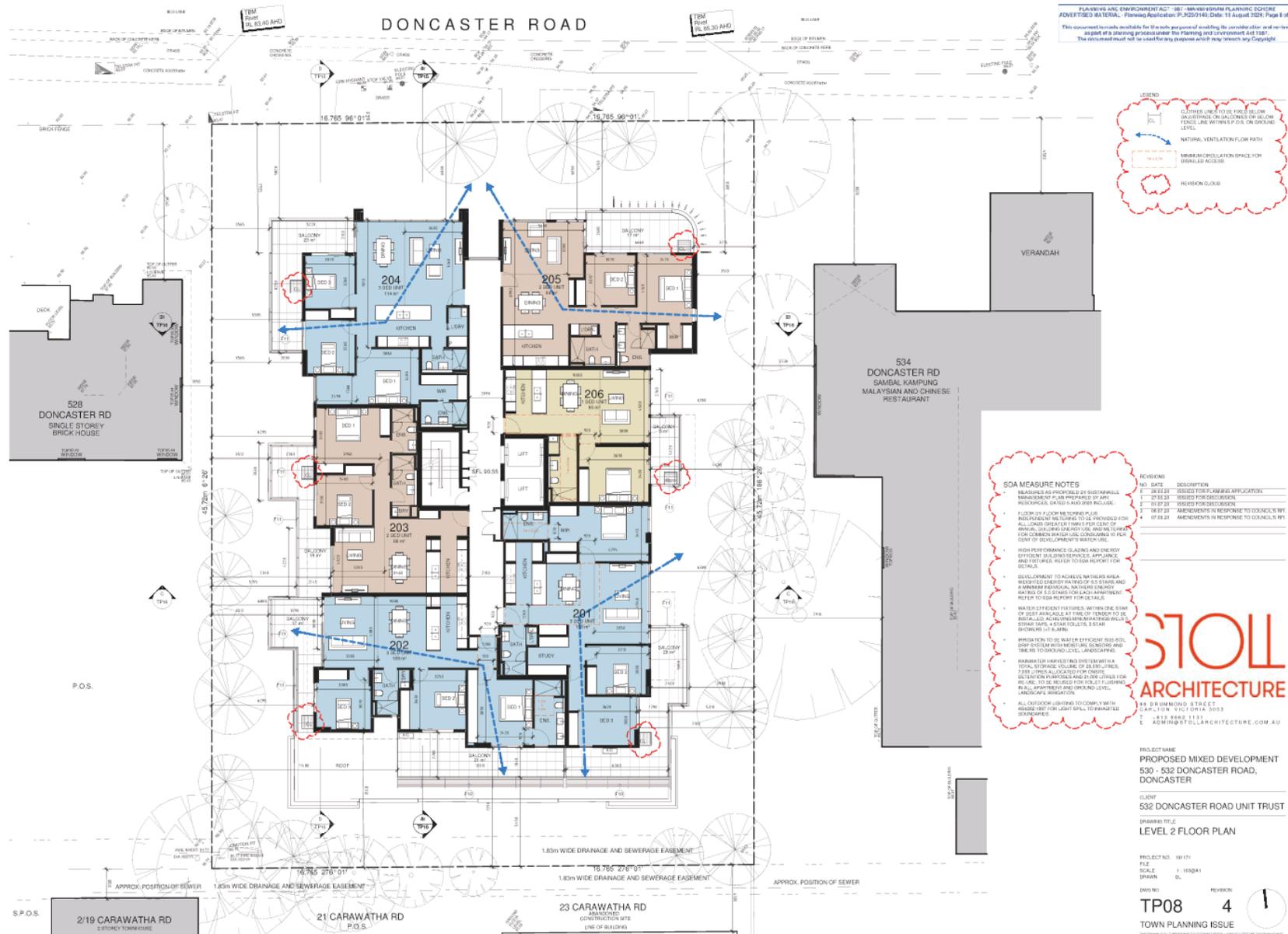
PROJECT NAME  
**PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER**

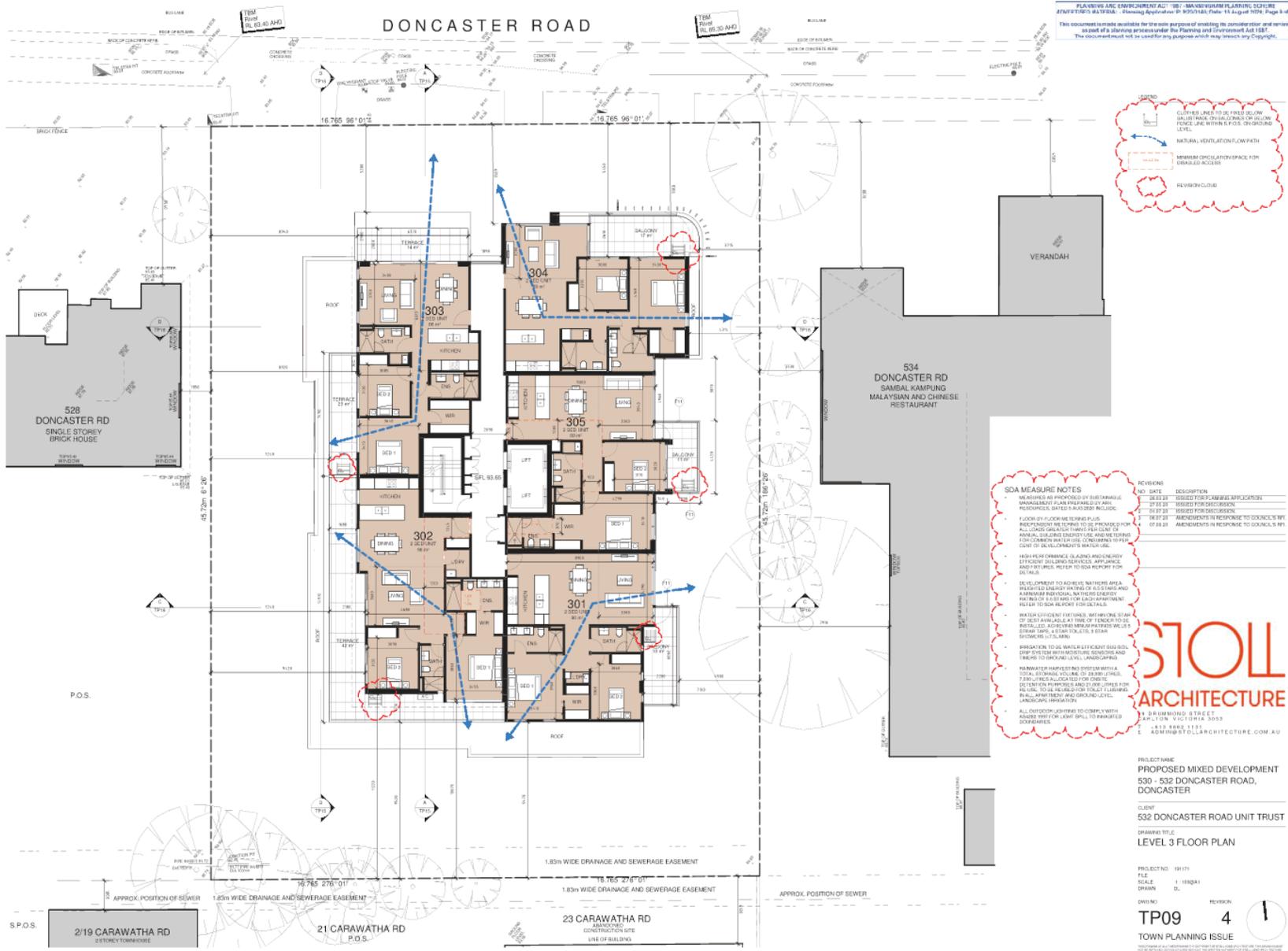
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**532 DONCASTER ROAD UNIT TRUST**

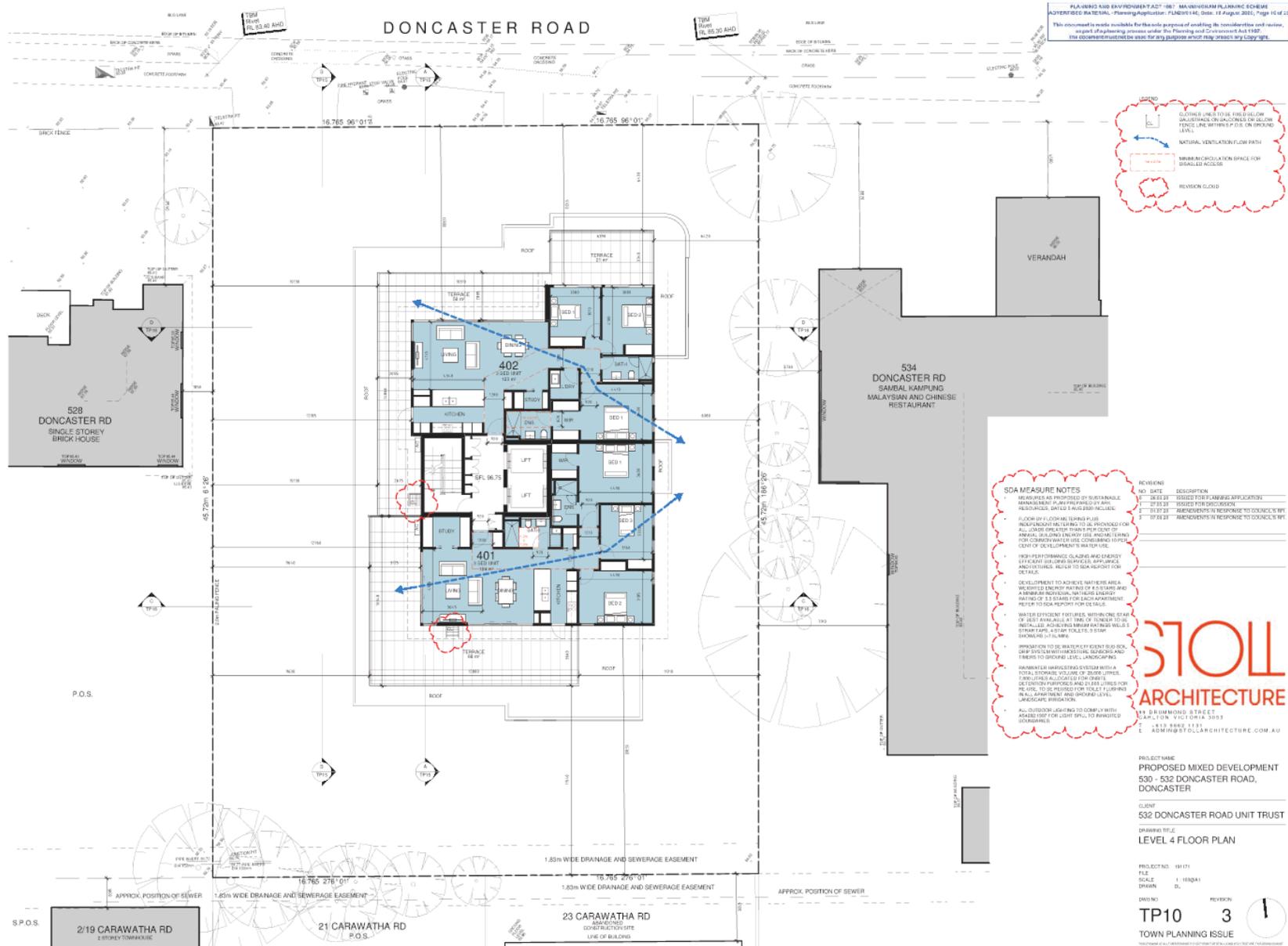
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**LEVEL 1 FLOOR PLAN**

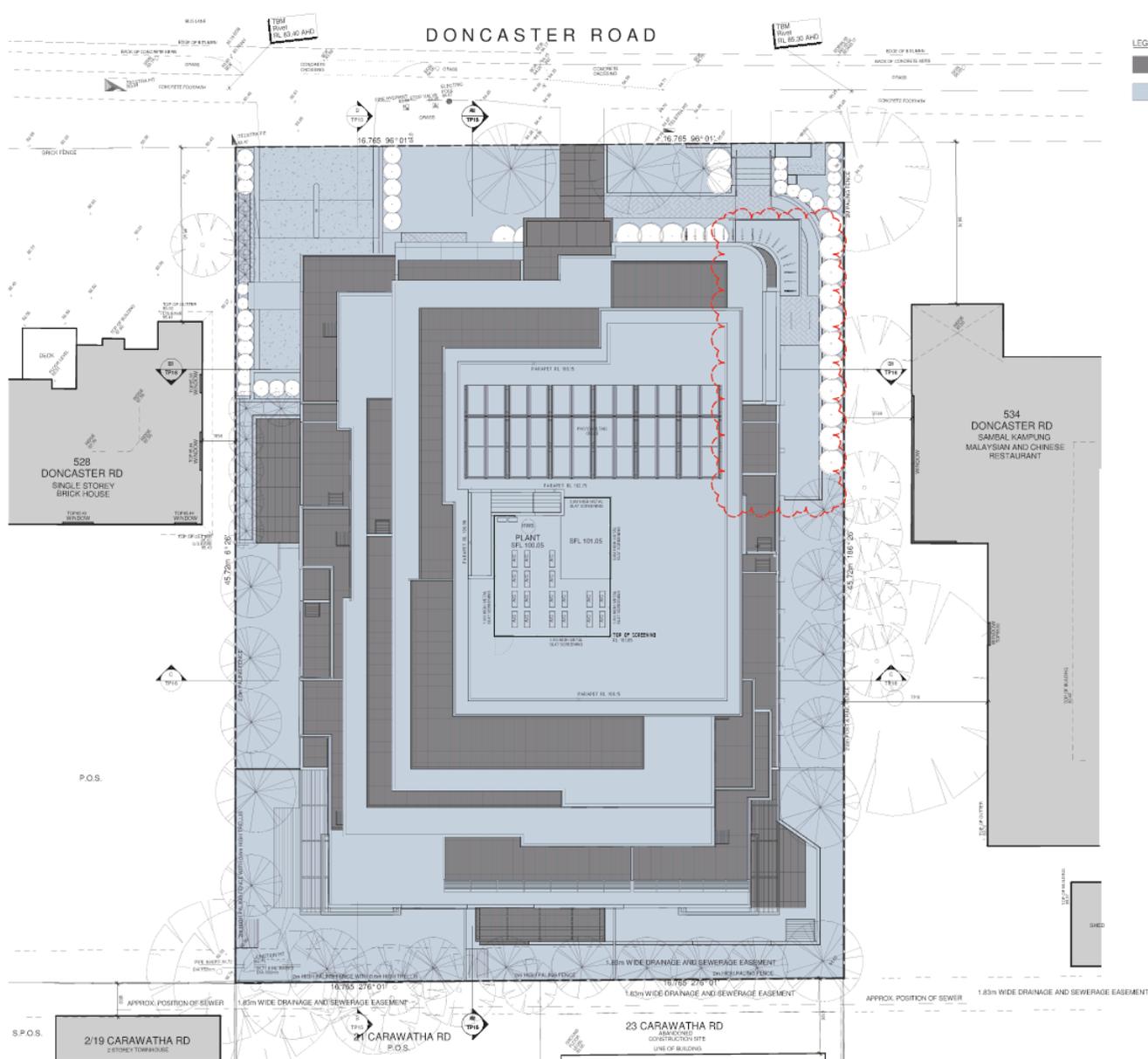
PROJECT NO: 191171  
 FILE: 1\_H09A1  
 DRAWN: DL  
 TOWN PLANNING ISSUE

DRAWN: TP07  
 REVISION: 4









**LEGEND**

PROPOSED DARK COLOUR SURFACE TOTAL SURFACE AREA NOT MORE THAN 25% OF TOTAL SITE AREA

AT LEAST 75% OF THE WHOLE SITE AREA COMPOSED OF ONE OR A COMBINATION OF THE FOLLOWING:

- Vegetation;
- Green roofs;
- Roofing materials, including shading structures, having the following:
  - For roof pitched <math>+15^\circ</math> - a three year SRI of minimum 64; or
  - For roof pitched <math>+15^\circ</math> - a three year SRI of minimum 34;
- Only where the three year Solar Reflectance Index (SRI) for products is not available, use the following:
  - For roof pitched <math>+15^\circ</math> - an initial SRI of minimum 82; or
  - For roof pitched <math>+15^\circ</math> - an initial SRI of minimum 35;
- Unshaded hard-scaping elements with a three year SRI of minimum 34 or an initial SRI of minimum 35;
- Hardscaping elements shaded by overhanging vegetation or roof structures, including solar hot water panels and photovoltaic panels;
- Water bodies and/or water courses; or
- Areas directly to the south of vertical building elements, including green walls and areas shaded by these elements at the summer solstice.

REVISES

NO.	DATE	DESCRIPTION
1	26.03.20	ISSUED FOR PLANNING APPLICATION
2	27.05.20	ISSUED FOR DISCUSSION
3	01.07.20	ISSUED FOR DISCUSSION
4	07.08.20	AMENDMENTS IN RESPONSE TO COUNCIL'S REPLY
5	07.08.20	AMENDMENTS IN RESPONSE TO COUNCIL'S REPLY

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PROJECT NAME  
PROPOSED MIXED DEVELOPMENT  
530 - 532 DONCASTER ROAD,  
DONCASTER

CLIENT  
532 DONCASTER ROAD UNIT TRUST

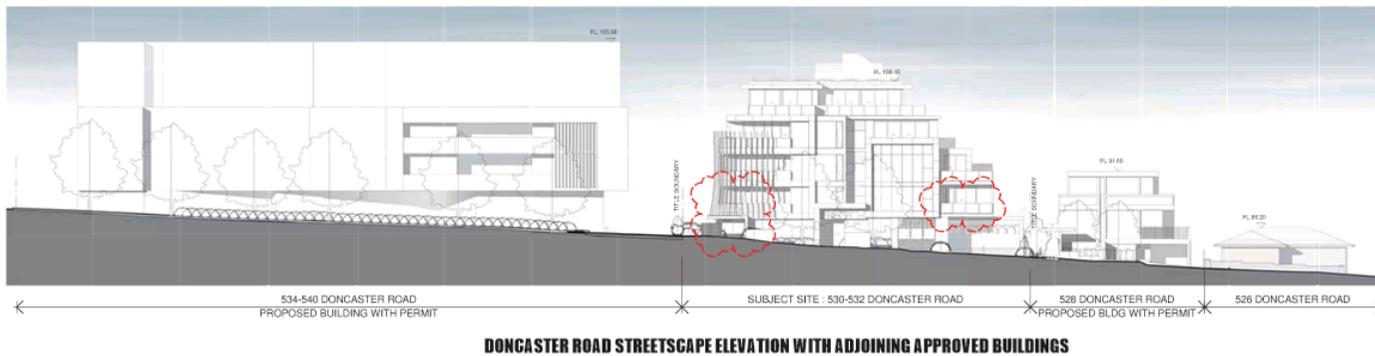
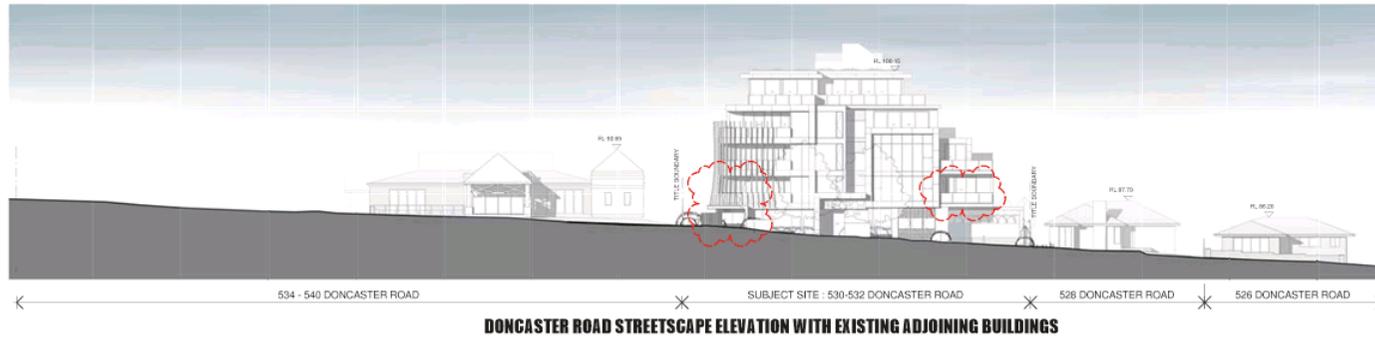
DRAWING TITLE  
ROOF PLAN

PROJECT NO. 191171  
FILE NO. 110261  
SCALE D.

DRAWN BY  
TP11

REVISION  
4

TOWN PLANNING ISSUE



PLANNING AND ENVIRONMENT ACT 1987 - MARRIBONGH PLANNING SCHEME  
 APPROVED MATERIAL - Planning Application P19220/195 Date: 18 August 2019, Page 12 of 26  
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NO.	DATE	DESCRIPTION
1	28.03.20	ISSUED FOR PLANNING APPLICATION
2	29.05.20	ISSUED FOR DISCUSSION
3	01.07.20	AMENDMENTS IN RESPONSE TO DONCASTER TPT
4	07.08.20	AMENDMENTS IN RESPONSE TO DONCASTER TPT

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PROJECT NAME  
 PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER  
 CLIENT  
 532 DONCASTER ROAD UNIT TRUST  
 DRAWING TITLE  
 STREETSCAPE ELEVATIONS

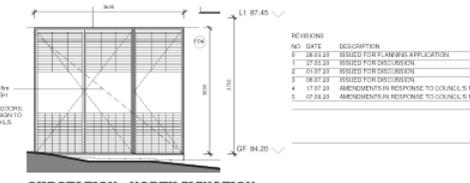
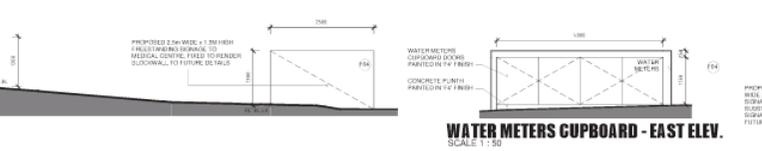
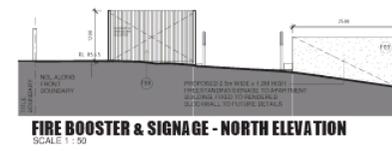
PROJECT NO. 191171  
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 SCALE 1:200(A1)  
 DRAWN DL  
 DATE NO. REVISION  
 TP12 3  
 TOWN PLANNING ISSUE



**SDA MEASURE NOTES**

- 1. FLOOR OF FLOOR TERSAS PLUS
- 2. REQUIRE AS PROVIDED BY SUSTAINABLE MANAGEMENT PLAN PREPARED BY ARCHITECTURE STOLL ARCHITECTURE INCLUDE:
- 3. HIGH PERFORMANCE GLASS AND ENERGY EFFICIENT DESIGN TEMPERATURES AND FEATURES. REFER TO SDA REPORT FOR DETAILS.
- 4. DEVELOPMENT TO ADDRESS NORTHERN AREA PROPOSED ENERGY TARGET OF 6.5 STARS AND AIR MASS PER SQUARE METRE PER YEAR. REFER TO SDA REPORT FOR DETAILS.
- 5. WATER EFFICIENT FEATURES. WITH ONE STAR OF BEST AVAILABLE TIER OF TENDRY TO BE PROVIDED. ADDRESS WITH WATER WISE 5 STAR TAP, 4 STAR TOILETS 3 STAR SHOWER 11.5 L/M.
- 6. PROVISION TO USE WATER EFFICIENT SUBSISTANCE SYSTEM WITH MOISTURE SENSORS AND TRIGGERS TO SHOWER LEVEL - LANDSCAPING.
- 7. RAINWATER HARVESTING SYSTEM WITH A TOTAL STORAGE VOLUME OF 28000 LITRES. PUMP LINES ALLOWED FOR DRIVE TO TANK. HARVESTING AND USE OF LINES FOR REUSE. TO BE HELD FOR TROUBLE SHOOTING. RAINWATER HARVESTING AND USE OF LINES - LANDSCAPING - 10/10/20.
- 8. ALL OUTDOOR LIGHTING TO COMPLY WITH RATED 100 FOR LIGHT SPILL TO MINIMIZED FOOTCANDLES.

534 - 540 DONCASTER ROAD PROPOSED BUILDING WITH APPROVED PERMIT SUBJECT SITE : 530-532 DONCASTER ROAD NORTH ELEVATION WITH ADJOINING APPROVED BUILDINGS SCALE 1 : 100 528 DONCASTER ROAD PROPOSED BUILDING WITH APPROVED PERMIT



NO.	DATE	DESCRIPTION
1	28.03.20	ISSUED FOR PLANNING APPLICATION
2	07.07.20	ISSUED FOR DISCUSSION
3	07.07.20	ISSUED FOR DISCUSSION
4	17.07.20	AMENDMENTS IN RESPONSE TO COUNCIL'S RFI
5	07.08.20	AMENDMENTS IN RESPONSE TO COUNCIL'S RFI



**EXTERNAL FINISHES SCHEDULE**

- F01 SELECT METAL CLADDING WITH EXPRESSED JOINTS TO EXTERIOR WALL. COLOUR TO BE OFF WHITE.
- F02 SELECT METAL CLADDING WITH EXPRESSED JOINTS TO LATERAL WALL. COLOUR TO BE OFF WHITE.
- F03 RENDER AND PAINT A FINISH TO EXTERIOR WALL. COLOUR TO BE OFF WHITE. QUANTITIES AS SHOWN.
- F04 RENDER AND PAINT A FINISH TO EXTERIOR WALL. COLOUR TO BE OFF WHITE. QUANTITIES AS SHOWN.
- F05 SELECT DARK BROWN FACE BRICKWORK FINISH. QUANTITIES AS SHOWN.
- F06 SELECT BROWN LUMBER METAL CLADDING. QUANTITIES AS SHOWN.
- F07 DECORATIVE GREEN POLYURETHANE AND BLACK POLYURETHANE ALUMINIUM FRAMES. QUANTITIES AS SHOWN.
- F08 DECORATIVE GREEN POLYURETHANE AND BLACK POLYURETHANE ALUMINIUM FRAMES. QUANTITIES AS SHOWN.
- F09 DECORATIVE GREEN POLYURETHANE AND BLACK POLYURETHANE ALUMINIUM FRAMES. QUANTITIES AS SHOWN.
- F10 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F11 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F12 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F13 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F14 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F15 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
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- F99 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.
- F100 1.0M HIGH OPGRADE GLASS BALUSTRADE WITH 50MM CLEAR HANDRAIL. QUANTITIES AS SHOWN.

**GENERAL NOTES**

- A) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- B) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- C) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- D) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- E) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- F) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- G) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- H) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- I) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- J) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- K) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- L) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- M) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- N) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- O) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- P) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- Q) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- R) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- S) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- T) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- U) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- V) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- W) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- X) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- Y) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.
- Z) ALL TYPICAL EXTERNAL DOORS AND WINDOWS TO BE MADE OF GLASS. QUANTITIES AS SHOWN.

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CARLTON VICTORIA 3053  
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E ADMIN@STOLLARCHITECTURE.COM.AU

**PROJECT NAME**  
PROPOSED MIXED DEVELOPMENT  
530 - 532 DONCASTER ROAD,  
DONCASTER

**CLIENT**  
532 DONCASTER ROAD UNIT TRUST

**DRAWING TITLE**  
ELEVATIONS

**PROJECT NO.** 191171  
**FILE NO.** As above/191171  
**SCALE**  
**DRAWN BY** ARCHITECTURE  
**DATE**  
**REVISION**

**TP13 5**  
TOWN PLANNING ISSUE



NO.	DATE	DESCRIPTION
1	06/23/20	ISSUED FOR DISCUSSION
2	07/02/20	ISSUED FOR DISCUSSION
3	07/27/20	ISSUED FOR DISCUSSION
4	07/27/20	AMENDMENTS IN RESPONSE TO COUNCIL'S REVISIONS
5	07/28/20	AMENDMENTS IN RESPONSE TO COUNCIL'S REVISIONS

**STOLL**  
 ARCHITECTURE

88 B HURMWOOD STREET  
 CARLTON VICTORIA 3053  
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 E ADMIN@STOLLARCHITECTURE.COM.AU

PROJECTNAME  
 PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER

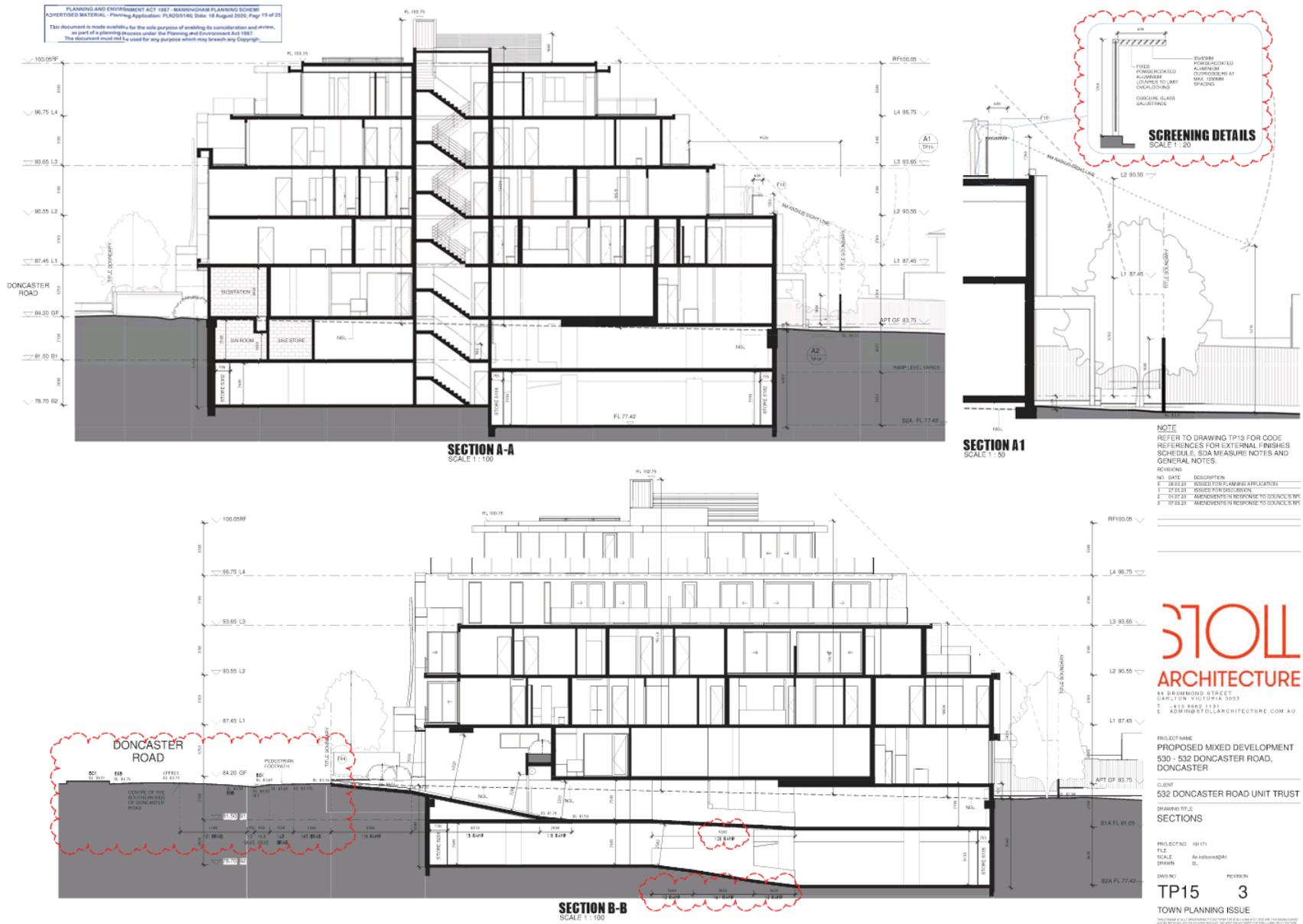
CLIENT  
 532 DONCASTER ROAD UNIT TRUST

DRAWING TITLE  
 ELEVATIONS

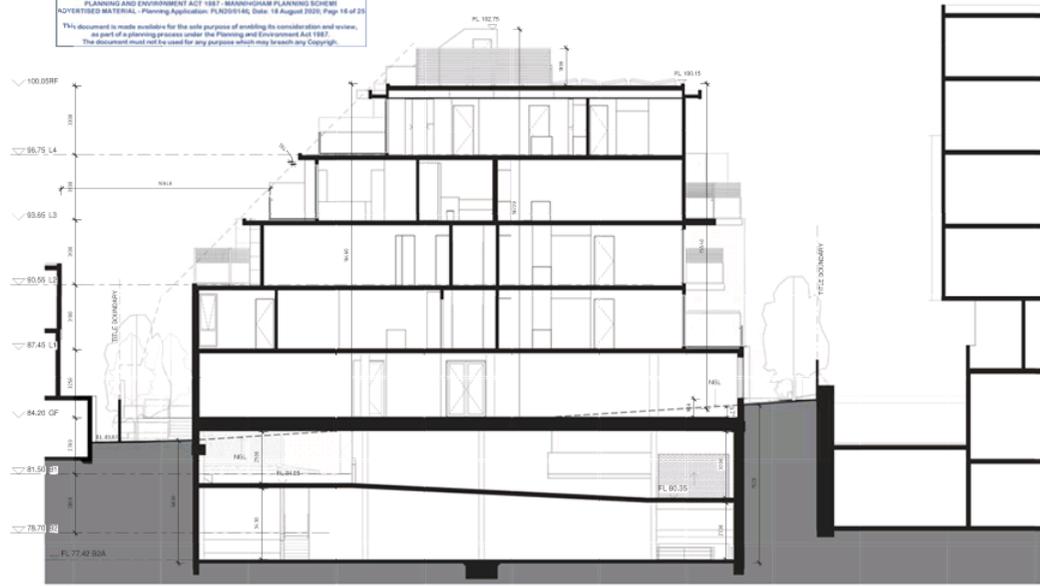
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 FILE 1182841  
 SCALE DL  
 DRAWN DL

DRAWING NO TP14  
 REVISION 4

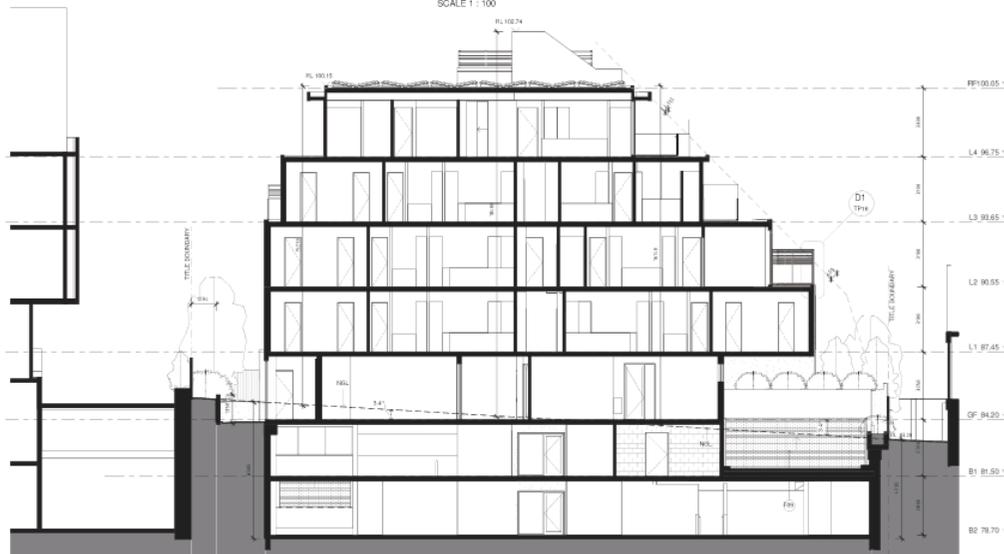
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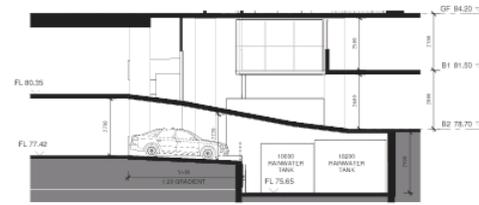
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 ADVERTISED MATERIAL - Planning Application: PLN200146, Date: 18 August 2020, Page 16 of 25  
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**SECTION G-G**  
SCALE 1:100



**SECTION D-D**  
SCALE 1:100

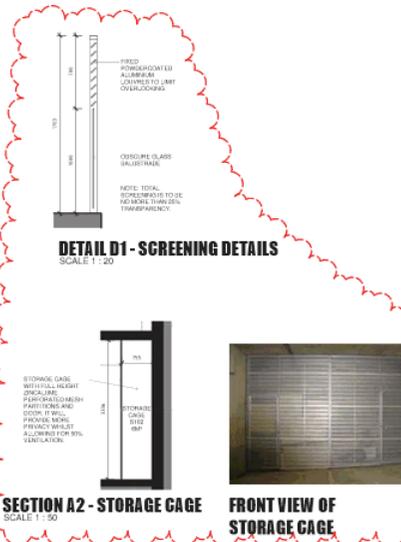


**SECTION E-E**  
SCALE 1:100



**SECTION F-F**  
SCALE 1:100

NO.	DATE	DESCRIPTION
1	28.03.20	ISSUED FOR PLANNING APPLICATION
2	17.05.20	ISSUED FOR DISCUSSION
3	01.07.20	AMENDMENTS IN RESPONSE TO DONCASTER CITY
4	07.08.20	AMENDMENTS IN RESPONSE TO DONCASTER CITY



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PROJECT NAME  
 PROPOSED MIXED DEVELOPMENT  
 530 - 532 DONCASTER ROAD,  
 DONCASTER

CLIENT  
 532 DONCASTER ROAD UNIT TRUST

DRAWING TITLE  
 SECTIONS

PROJECT NO. 191171  
 FILE As Issued/SPH  
 SCALE DL

DRAW NO. TP16  
 REVISION 3  
 TOWN PLANNING ISSUE



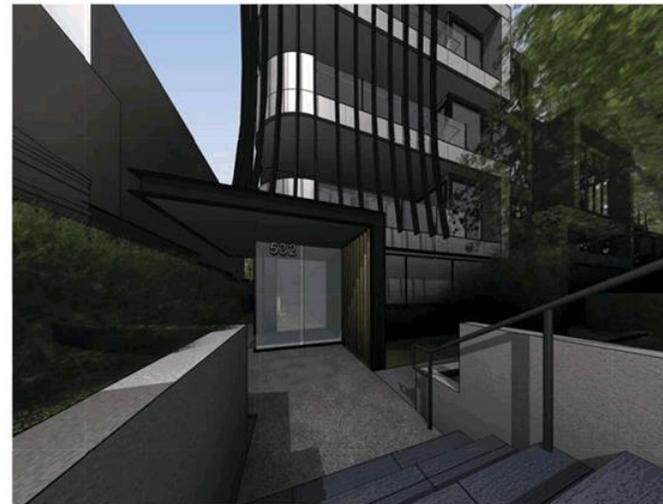
ARTIST'S IMPRESSION - VIEW FROM NORTH WEST CORNER



ARTIST'S IMPRESSION - VIEW FROM REAR SOUTH WEST CORNER



ARTIST'S IMPRESSION - ENTRANCE TO MEDICAL CENTRE



ARTIST'S IMPRESSION - ENTRANCE TO APARTMENT BUILDING

REVISION	DATE	DESCRIPTION

**STOLL**  
ARCHITECTURE

59 HUNTER STREET  
CARLTON VICTORIA 3053  
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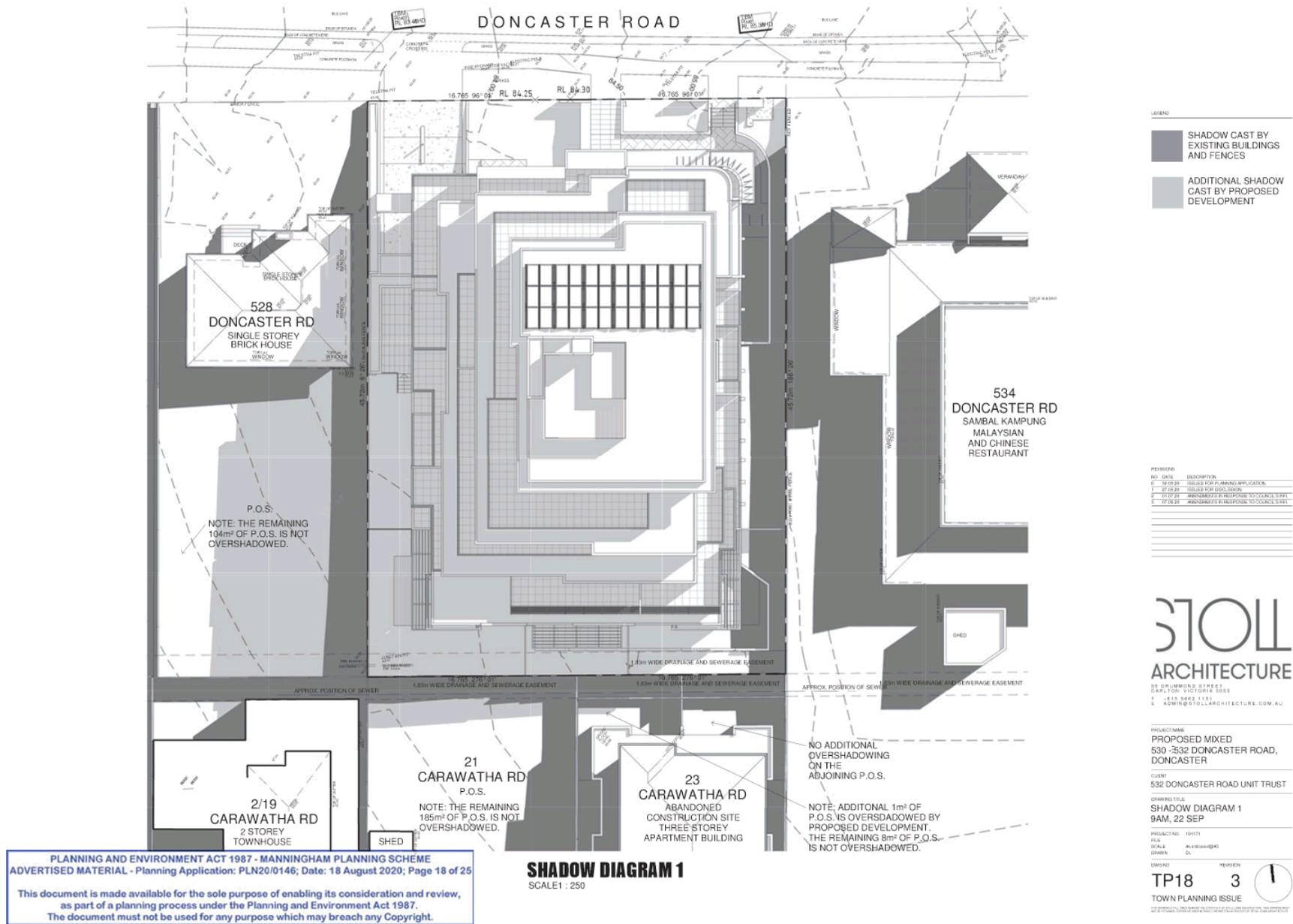
PROJECT NAME  
**PROPOSED MIXED  
530 -532 DONCASTER ROAD,  
DONCASTER**

CLIENT  
532 DONCASTER ROAD UNIT TRUST

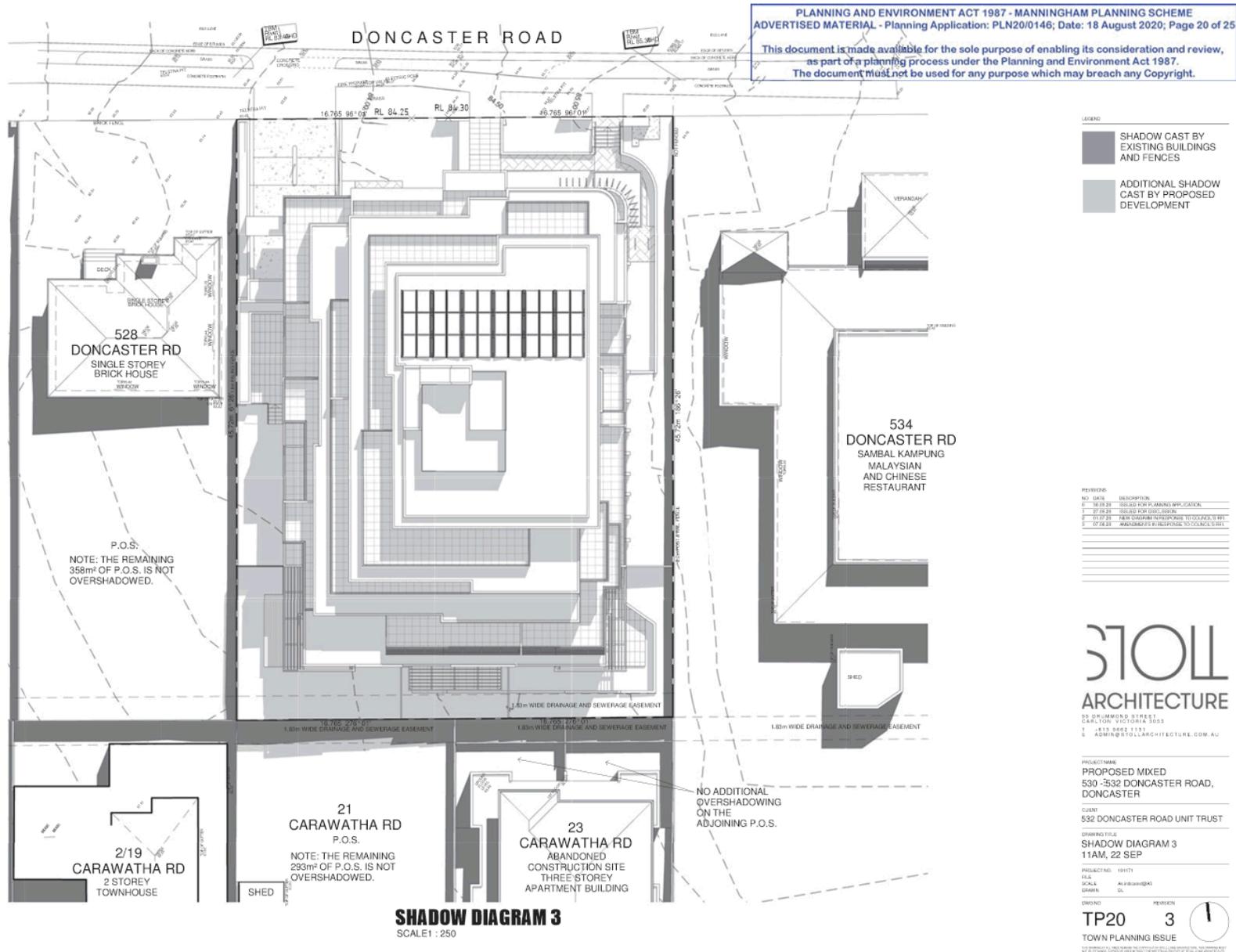
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**ARTIST'S IMPRESSION**

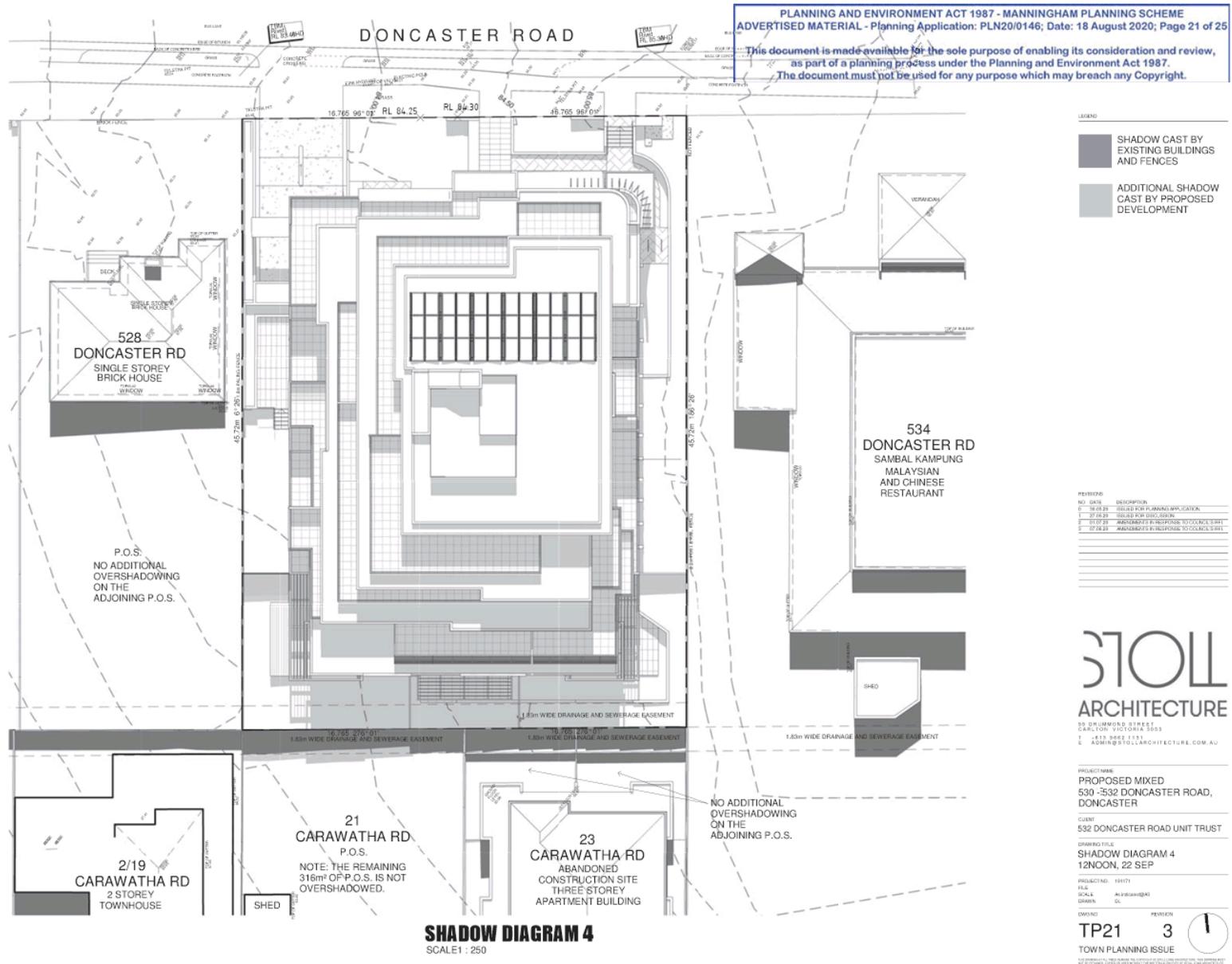
REVISION	DATE	DESCRIPTION

TP17 4  
TOWN PLANNING ISSUE

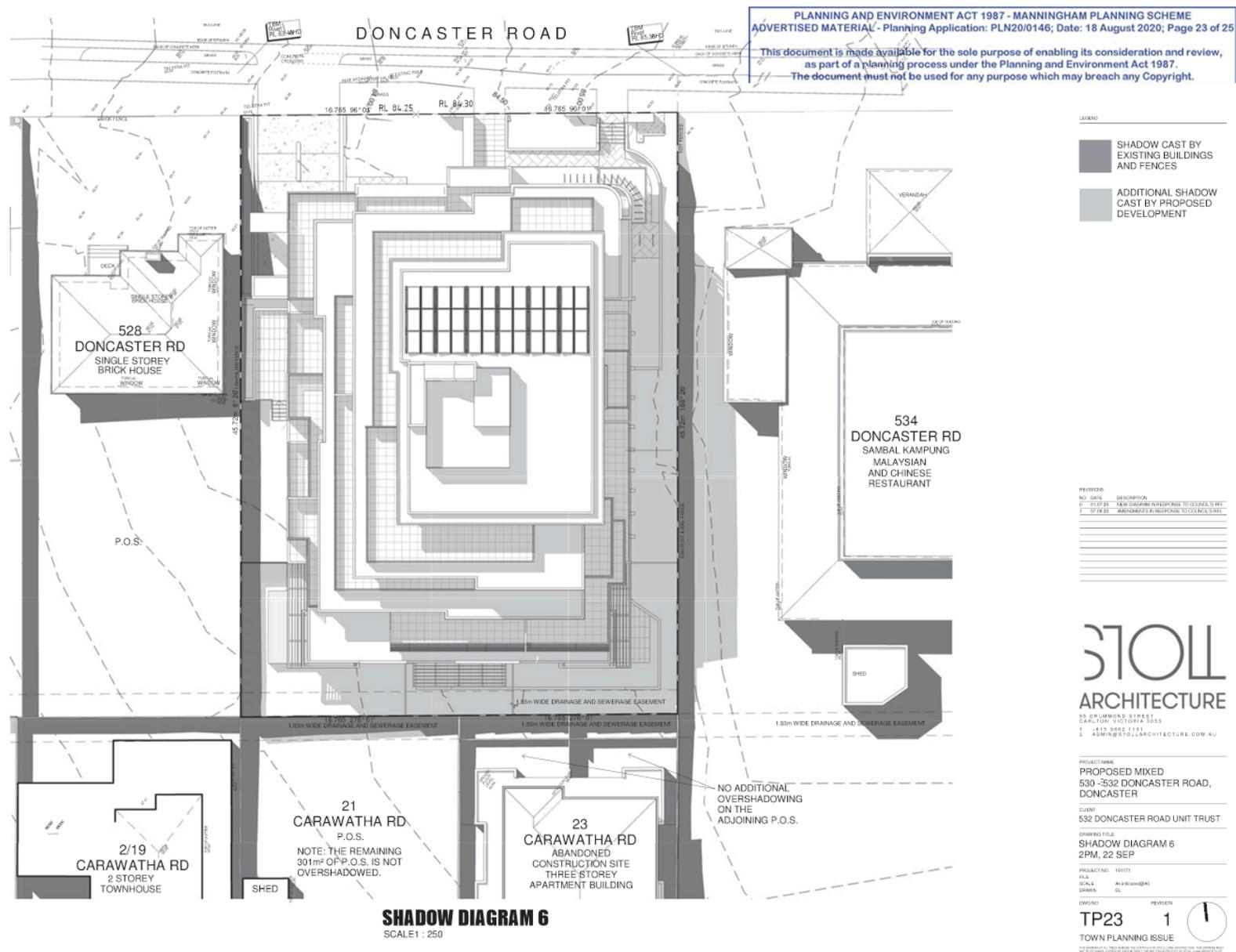


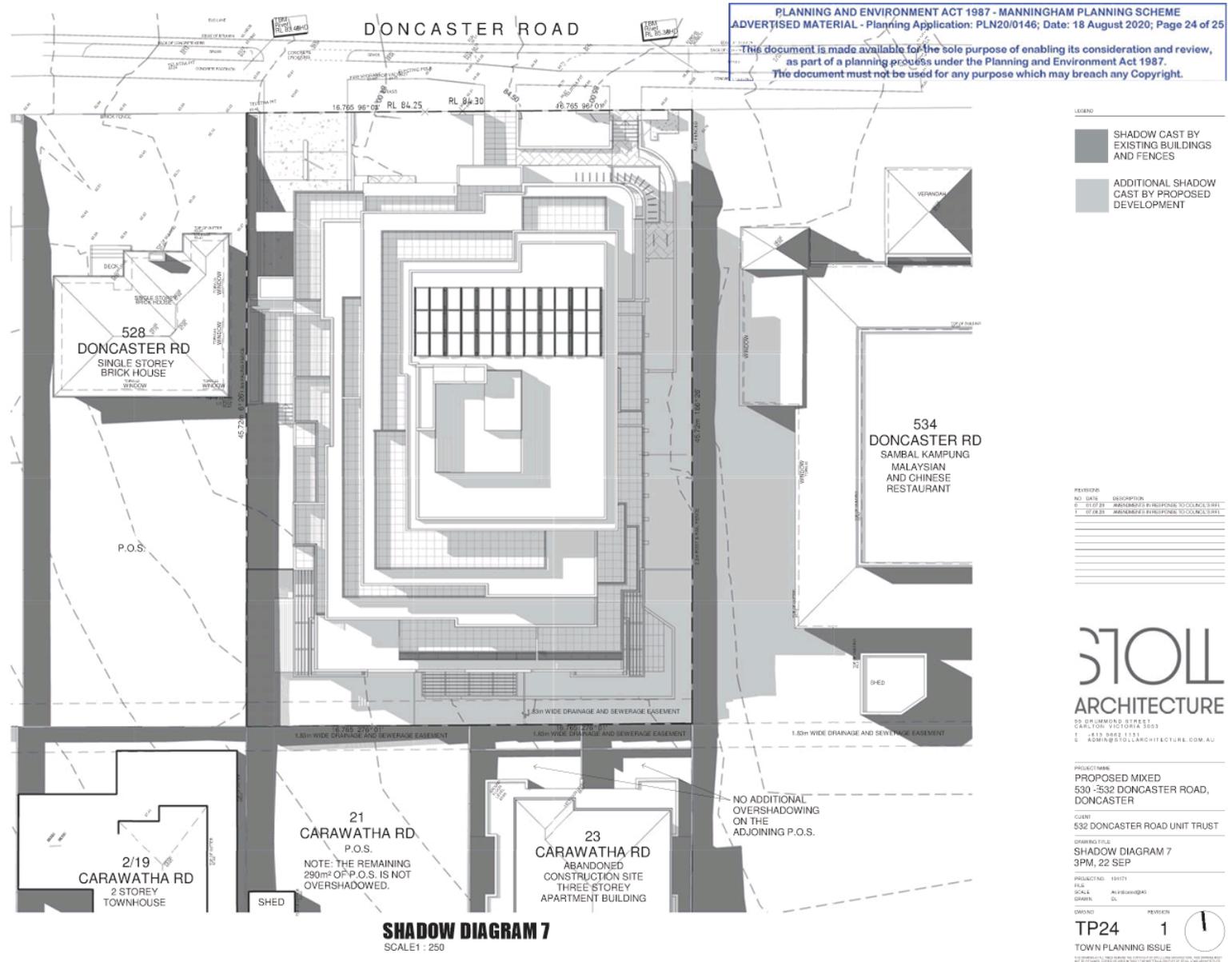




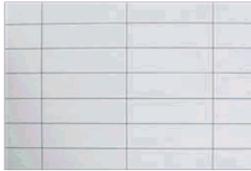








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 ADVERTISED MATERIAL - Planning Application: PLN20/0146; Date: 18 August 2020; Page 25 of 25  
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F01 SELECT METAL CLADDING WITH EXPRESSED JOINTS TO EXTERNAL WALL. COLOUR TO BE 'OFF WHITE'.



F05 SELECT DARK BROWN FACE BRICKWORK FINISH.



F09 SECTIONAL ROLLER DOOR WITH OPEN GRILLE PAINTED IN RESENE 'IRONSAND' N36-003-056.



F13 1M HIGH CLEAR GLASS BALUSTRADE WITH BLACK POWDERCOATED BALUSTERS.



F02 SELECT METAL CLADDING WITH EXPRESSED JOINTS TO EXTERNAL WALL. COLOUR TO BE 'CHARCOAL'.



F06 SELECT TIMBER LOOK METAL SLATS SCREENING.



F10 1.2M HIGH OBSCURE GLASS BALUSTRADE WITH 0.6M DEEP HORIZONTAL LOUVRE SCREENING.



F03 RENDER AND PAINT FINISH TO EXTERNAL WALL. COLOUR TO BE RESENE 'QUARTER NAPA' Y81-013-083.



F07 DECORATIVE GREEN ACRYLIC PANELS AND BLACK POWDERCOATED ALUMINIUM FRAMES.



F11 1M HIGH OBSCURE GLASS BALUSTRADE WITH 0.7M HIGH BLACK LOUVRE SCREENING ABOVE. LOUVRE SCREENING TO HAVE NO MORE THAN 25% TRANSPARENCY.



F04 RENDER AND PAINT FINISH TO EXTERNAL WALL. COLOUR TO BE RESENE 'IRONSAND' N36-003-056.



F08 BLACK POWDERCOATED ALUMINIUM FINIS.



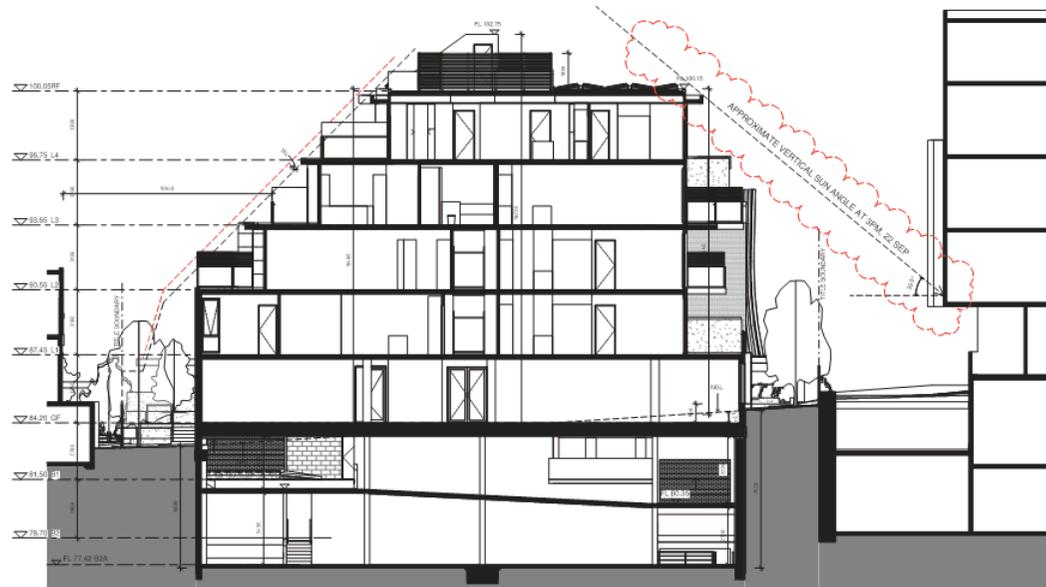
F12 1M HIGH OBSCURE GLASS BALUSTRADE WITH BLACK POWDERCOATED BALUSTERS.

NO	DATE	DESCRIPTION
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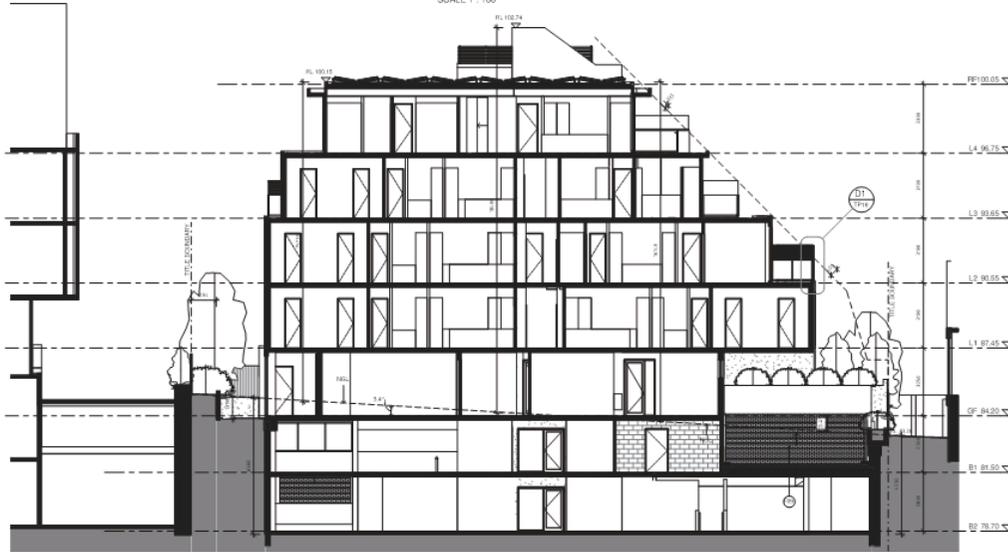
**STOLL**  
 ARCHITECTURE  
 55 HUNTER STREET  
 CARLOW, VICTORIA 3003  
 T 03 9555 1111  
 E ADMIN@STOLLARCHITECTURE.COM.AU

PROJECT NAME:  
 PROPOSED MIXED  
 530 -532 DONCASTER ROAD,  
 DONCASTER  
 CLIENT:  
 532 DONCASTER ROAD UNIT  
 TRUST  
 MATERIALS BOARD

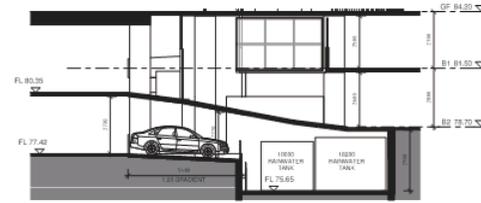
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 REVISION: 0  
 TOWN PLANNING ISSUE



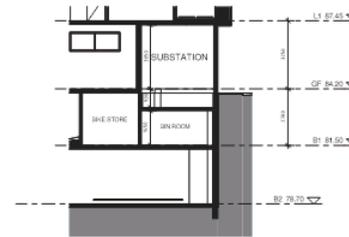
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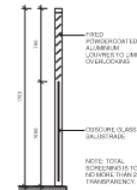
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SECTION E-E  
SCALE 1:100



SECTION F-F  
SCALE 1:100



DETAIL D1 - SCREENING DETAILS  
SCALE 1:20



SECTION A2 - STORAGE CAGE  
SCALE 1:20



FRONT VIEW OF STORAGE CAGE

NO.	DATE	DESCRIPTION
01	22.11.20	ISSUED FOR PLANNING APPLICATION
02	22.11.20	ISSUED FOR PERMIT APPLICATION
03	22.11.20	AMENDMENTS IN RESPONSE TO COMMENTS BY
04	22.11.20	AMENDMENTS IN RESPONSE TO COMMENTS BY
05	22.11.20	VEHICLE SURFACE FINISHES

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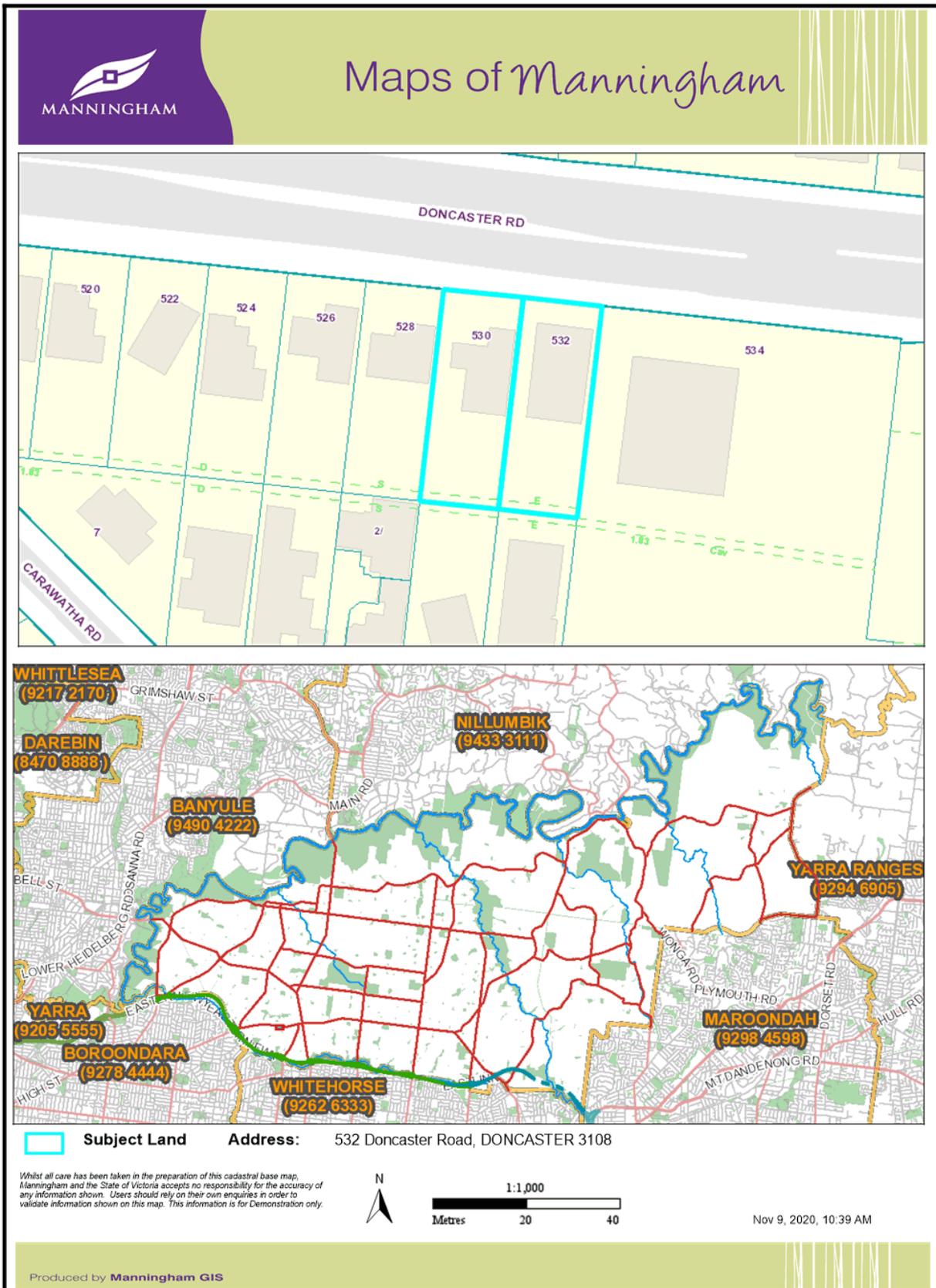
PROJECT NAME  
PROPOSED MIXED DEVELOPMENT  
530 - 532 DONCASTER ROAD,  
DONCASTER

CLIENT  
532 DONCASTER ROAD UNIT TRUST

DRAWING TITLE  
SECTIONS

PROJECT NO. 191171  
FILE: As indicated  
DRAWN: DL

DRAWING NO. TP16  
REVISION 4  
TOWN PLANNING ISSUE





**10 CITY PLANNING & COMMUNITY**

There are no City Planning and Community reports.

**11 CITY SERVICES**

There are no City Services reports.

**12 SHARED SERVICES**

There are no Shared Services reports.

## 13 CHIEF EXECUTIVE OFFICER

### 13.1 Audit and Risk Committee Chair's Report

File Number: IN20/642  
Responsible Director: Chief Executive Officer  
Attachments: Nil

#### EXECUTIVE SUMMARY

*This is the Chair of the Audit and Risk Committee's report to the Council on the work and outcomes of the Committee since April 2020.*

#### 1. RECOMMENDATION

**That Council note the information contained in this report.**

#### 2. BACKGROUND

2.1 The Audit and Risk Committee is an advisory committee of Council established in accordance with Section 53 of the Local Government Act 2020 that requires that the committee:

2.1.1 monitor the compliance of Council policies and procedures with —

- the overarching governance principles; and
- the Act and the regulations and any Ministerial directions;

2.1.2 monitor Council financial and performance reporting;

2.1.3 monitor and provide advice on risk management and fraud prevention systems and controls; and

2.1.4 oversee the internal and external audit function

2.2 This report provides a summary on the work of the Committee from its meetings in May 2020, July 2020 and September 2020. In accordance with the Chair's statutory reporting requirements to Council, this report will document the Committee's review of the 2019/2020 annual financial report and annual performance statement. It is noted that this report is in respect to the activities of the Committee prior to the introduction of the new Act's requirements. The next meeting of the Committee is scheduled for 27 November 2020.

#### 3. DISCUSSION / ISSUE

3.1 The Chair of the Committee has provided a report to the Council during the Strategic Briefing Session on the work and outcomes of the Committee. The last briefing of Council was in April 2020.

- 3.2 In summary, the work of the Council's Audit Committee involves:
- 3.2.1 Review of reports from Management which provide information and positive assurance in respect to the Council's risk management, internal control and fraud prevention frameworks. The information in these reports is communicated to Councillors through regular Council reporting.
  - 3.2.2 Review the work of the outsourced internal audit function which is delivered by contractors, currently Pitchers Partners, who are appointed by the Council. The internal audit function provides the Council with assurance of the Council's business operations risk management and internal control frameworks.
  - 3.2.3 Review the work of the external audit function which is delivered by contractors, who are appointed by the Victorian Auditor's General Office (VAGO) but paid for by Council.
  - 3.2.4 Review of the Committee charter and development of a work plan. The Committee endorsed the proposed changes to the charter required by the new Local Government Act which has been subsequently approved by the Council.
  - 3.2.5 In addition, the Committee has received briefings on the Council's work in responding to the COVID-19 response.

#### **Internal Audit function**

- 3.3 The internal audit function involves:
- 3.3.1 Development of a strategic internal audit plan that details the projects to be completed in the current year and identifies projects that could be undertaken in the next two years which is approved by the Audit Committee.
  - 3.3.2 Development of an internal audit scope that outlines the planned approach to the internal audit that is approved by the Committee.
  - 3.3.3 The internal audit contractors complete the field work and prepare a report that details the findings and recommendations and an action plan is negotiated with management. The reports are presented to the Committee by the internal audit contractors and Management provide an overview of the value add from the work and their planned actions. Annually, the Committee reviews and endorses the strategic Internal audit plan that sets out the proposed internal audit projects.
  - 3.3.4 The agreed actions are recorded in the Councils follow up register and completion of actions is reported each meeting.
- 3.4 The Internal audit projects included:
- 3.4.1 Work Health & Safety Internal Audit Report April 2020
  - 3.4.2 Business Continuity and IT Disaster Recovery Planning audit presented May 2020

- 3.4.3 Procurement (Annual Cycle) audit presented July 2020
- 3.4.4 Budgeting and Forecasting audit presented July 2020
- 3.4.5 PCI – DSS Adherence audit presented September 2020. Note: This was an additional audit requested by Management.
- 3.5 The strategic internal audit plan for 2020/21 was completed in July 2020. The proposed strategic internal audit plan for the three year period of 2020-23 was reviewed and endorsed by the Committee in July 2020. The internal projects for 2020/2021 will include:
  - 3.5.1 Child Safety Standards Management
  - 3.5.2 Contract Management – Aquatic Leisure Centre
  - 3.5.3 Payroll & Time Capture
  - 3.5.4 Identifying & Managing Conflict of Interests
  - 3.5.5 Cyber Security
  - 3.5.6 Procurement compliance
- 3.6 The Committee also received reports on the Follow up of prior period recommendations from the internal auditors. Due to the prolonged impact of the COVID19 restrictions on the Council's operations, resources have been redirected and Management has reported delays in completion of the actions. The Committee at its meeting in September 2020, supported Management's proposed action to review the actions that are due to be completed by December 2020 (including those noted in this report) and where necessary provide some revised timelines.

#### **4. FINANCIAL AND PERFORMANCE REPORTING**

- 4.1 At its dedicated end of financial year meeting on 4 September 2020, Audit and Risk Committee examined with the external auditor and management, the results of the end of year financial and performance audit. This resulted in the committee recommending to Council that we were satisfied with external audit being appropriately conducted and that the financial report and performance statement did not identify any issues preventing Council from adopting these reports.
- 4.2 The process by which the Committee make this determination commences at the beginning of the year with preliminary examination of the shell accounts and any changes to the accounting standards, ensuring management have an understanding of the changes and their systems are in place to enable the correct and timely extraction of data assessed by external auditors at the internal and annual audits. Ongoing conversations, queries and reports are monitored during the external auditor's attendance at three of the five committee meetings.

- 4.3 In regard to the draft annual accounts, detailed accounting interrogation is undertaken by the independent members of the Committee, with the practice of circulating a comprehensive list of queries to management upon receipt of the agenda. A record of these questions and management's written replies are retained in Trim, together with the meeting minutes to demonstrate a rigorous process consistent with the Audit and Risk Committee Charter.
- 4.4 The challenge this year presented by COVID and the remote working environment for Council officers and the external auditors was carefully and well navigated with no compromise to the issuing of the final audit result by VAGO.

## **5. INTERNAL CONTROL – REGULATORY AGENCY FINDINGS**

- 5.1 The Victorian Auditor General's Officer is a critical regulatory agency for local government. In addition to its role as external auditor, VAGO provides training and broader performance audit findings which are regularly discussed at the Committee meetings and referenced in relevant internal audit scopes.
- 5.2 The Auditor General conducts an annual briefing session for all local government Audit and Risk Committee Chairs, which was virtual in 2020 and a monthly briefing email on key issues. These provide specific and valuable information, which I then pass across to management for their consideration and application. For example, management used the VAGO key audit themes in reviewing the strategic risk register.
- 5.3 More recently a value add service provided by Council's internal auditor, Pitcher Partners is the production of an issues paper, which is considered by management and a response to each relevant issue is collated by management as a continuous improvement tool.

## 13.2 Appointment of Independent Member to the Audit and Risk Committee November 2020

File Number: IN20/641  
Responsible Director: Chief Executive Officer  
Attachments: 1 Audit and Risk Committee Charter September 2020 [↓](#)

### EXECUTIVE SUMMARY

*The Audit and Risk Committee is an independent advisory committee of Council re-established in accordance with Section 53 of the Local Government Act 2020. It comprises three independent members and two Councillors. The independent members are recruited based on their professional expertise, experience and value they bring to this advisory committee. Appointment of independent members is for periods of three year terms, which is staggered to maintain knowledge and consistency of the Committee. Recruitment for the vacant third independent member has been completed following an Expression of Interest process and interviews held independently by an appointed panel and the CEO. The panel recommends Council appoint Ms Evlampia Papadopoulos to the committee for a three year term.*

### 1. RECOMMENDATION

**That Council appoint Ms Evlampia (Evy) Papadopoulos as an independent member of the Audit and Risk Committee for the period 24 November 2020 to 30 November 2023.**

### 2. BACKGROUND

- 2.1 The Audit and Risk Committee (the Committee) is an independent advisory committee of Council established in accordance with Sections 53 and 54 of the Local Government Act 2020. The purpose of the committee is to support Council in discharging its oversight responsibilities related to financial and performance reporting, governance, risk management and fraud control, monitoring internal control systems and assurance activities including external and internal audit.
- 2.2 The Committee acts in this capacity by monitoring, reviewing, endorsing and advising management and Council as set out in the appended Audit and Risk Committee Charter (Appendix) and meets five times a year.
- 2.3 As an independent committee, it comprises three independent members and two Councillor members and is led by an independent chairperson, elected annually. The independent members are appointed by Council for a three year term with provision for extension.
- 2.4 In recruiting for this vacancy, an assessment of a balanced skill set was evaluated to ensure that the full committee achieved a compliment of expertise and experience being integral to a high performing committee. The range of professional attributes included; public sector governance, legal, risk management and assurance, internal audit and financial literacy.

- 2.5 An expression of interest (EOI) was advertised for two weeks in October on recruitment platforms Seek, Australian Institute of Company Directors and Council's website. At the conclusion of the period, 37 applications were received. Matching against a selection criteria, a short list of 6 applicants were nominated and of these, the top three were selected for an initial interview.
- 2.6 The interview panel included Corporate Counsel and Group Manager Governance and Risk, the Chief Financial Officer and the Strategic Risk and Assurance Advisor. The preferred applicant proceeded to a second interview with the CEO.

### **3. DISCUSSION / ISSUE**

- 3.1 Following an initial interview on 30 October 2020 and scoring evaluation by the panel, Ms Evy Papadopoulos, was recommended to the CEO for a second interview.
- 3.2 On 5 November 2020, the CEO conducted an interview with Ms Papadopoulos. The CEO has endorsed the panel's selection and also recommends to Council the appointment of Ms Papadopoulos to a three year term commencing 24 November 2020.
- 3.3 Of note, Ms Papadopoulos' extensive experience and qualifications in law, corporate governance and membership of government bodies including the Metropolitan Waste and Resource Recovery Group, will enhance the role of the Audit and Risk Committee by providing distinct skills which complement the existing strong skills in financial accounting that are provided by the two existing independent members.

### **4. COUNCIL PLAN / STRATEGY**

- 4.1 The transparent recruitment process and selection of the preferred applicant to the Audit and Risk Committee demonstrates due process in accordance with the Council Plan theme of a Well Governed Council.

### **5. IMPLEMENTATION**

- 5.1 Finance / Resource Implications

An appointed general independent member of the Audit and Risk Committee is paid an annual fee of \$7,250 for their services. (The Chairperson is paid \$10,500.) These fees are allocated to the Risk and Assurance budget.

### **6. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

**Manningham City Council  
AUDIT AND RISK COMMITTEE CHARTER**

1 September 2020

**1. Purpose**

The Audit and Risk Committee is an advisory committee of Council established pursuant to Section 53 of the Local Government Act 2020. The purpose of the Audit and Risk Committee (the Committee) is to assist Council to discharge its oversight and corporate governance responsibilities. Assistance may include the following areas:

- Business operations and services and financial management and reporting;
- Systems and internal controls;
- Compliance with standards and regulatory requirements; and
- Identification, prioritisation and management of financial and other risks.

**2. Authority**

- 2.1 Manningham City Council's Audit and Risk Committee does not have delegated powers to make binding decisions but provides advice to Council. The Audit Committee is authorised to:
- 2.1.1 Perform activities within its role and responsibilities in this charter;
  - 2.1.2 Invite the attendance of council officers at meetings as appropriate;
  - 2.1.3 Request additional information in order to fulfil its responsibilities;
  - 2.1.4 Monitor and assess the performance of the internal and external auditors;
  - 2.1.5 Seek resolution on significant disagreement(s) between management and internal and external auditors on audit recommendations;
  - 2.1.6 Formally meet with council officers, internal and external auditors as necessary;
  - 2.1.7 Request necessary financial resources to enable the Committee to receive any necessary legal, accounting or other professional advice; and
  - 2.1.8 The Chief Executive Officer will invite the Chair of the Audit Committee (or nominee in the result of unavailability) to sit on the interview panel in the appointment of the internal audit contractor.

**3. Composition**

- 3.1 The Committee will comprise five members, three of whom must be independent members and two Councillor members.
- 3.2 A quorum for the committee will be three members comprising at least two independent members and one Councillor Member.
- 3.3 The Chair of the Committee will be an independent member appointed by the Audit and Risk Committee. The Chair will be appointed at the first meeting of the Committee in the Audit Year or at the last meeting of the Committee in the previous Audit Year. A Deputy Chair should also be elected at this time to ensure coverage in the event that the Chair is granted leave of absence.
- 3.4 The Councillor members of the Committee will be appointed annually by Council at the statutory meeting (Annual Meeting). The independent members will be appointed for a three year term to coincide with the commencement of the Audit Year where possible, whilst staggering term expiry dates to maintain committee continuity. Where the term of an independent member is due to expire, Council shall at its discretion, appoint for an additional term or advertise the vacancy in the media.
- 3.5 In the event of a vacancy of an independent member prior to the expiration of the term, Council shall advertise the position to be filled for the remainder of the current term.
- 3.6 The independent members will have a compliment of contemporary business management expertise and experience. At least one member will have accounting and finance qualifications.
- 3.7 Independent members are eligible to serve three consecutive terms.

- 3.8 If Council proposes to remove an independent member of the Committee, Council must give written notice to the member and provide that member the opportunity to be heard at a Council meeting.
- 3.9 In the event that an independent member is not present for any three meetings in any 12 month period, unless Council at an open meeting resolves otherwise, vacancy occurs and the position shall be filled following public advertising.
- 3.10 Independent members are to be remunerated in accordance with a Council resolution.

#### **4. Meetings**

- 4.1 The Audit and Risk Committee will meet at least five times a year and convene additional meetings as required.
- 4.2 All Committee members are expected to attend most meetings in person, unless there are significant intervening circumstances in which the Chief Executive Officer provides approval for alternative arrangements.
- 4.3 The Audit and Risk Committee will invite members of management, auditors or others to attend meetings and provide pertinent information.
- 4.4 Meeting agendas will be prepared and provided in advance to members, along with appropriate briefing materials.
- 4.5 Any Committee member may place an item for discussion on the agenda.
- 4.6 Minutes will be prepared and forwarded to members and all councillors.

#### **5. Responsibilities**

- 5.1 The Audit and Risk Committee is responsible for the following:

##### **Financial Report (FR)**

- FR1 Review with management and the external auditors the results of the audit including any difficulties encountered.
- FR2 Review significant accounting and reporting issues, including complex or unusual transactions and highly judgemental areas, recent accounting, professional and regulatory pronouncements and legislative changes and understand their effect on the financial report.
- FR3 Review on a regular basis the financial report(s), including the annual financial report and consider whether they are complete, consistent with information known to Committee members, reflect appropriate accounting principles and make appropriate recommendations where remedial action is needed.
- FR4 Review with management and the external auditors all matters required to be communicated to the Audit and Risk Committee under the Australian Auditing standards.
- FR5 Review the external auditor's proposed audit scope and approach including any reliance on internal audit activity.
- FR6 Provide an opportunity for the Audit and Risk Committee to meet with the external auditors to discuss any matters that the Committee or the external auditors believe should be discussed privately.
- FR7 Review the performance of the external auditors.

##### **Internal control (IC)**

- IC1 Monitor the implementation of any auditor's internal control recommendations.
- IC2 Review the Business Continuity Plan and Disaster Recovery Plan annually.
- IC3 Understand the scope of internal and external auditors' review of internal controls over financial and non-financial reporting, and obtain reports on significant findings and recommendations, together with management's responses.

- IC4 Review the Council's insurance coverage for adequacy and breadth annually.
- IC5 Consider management's controls for unusual or high risk transactions.
- IC6 Monitor the compliance of Council policies and procedures with the overarching governance principles namely; (a) community engagement; (b) public transparency; (c) strategic planning; (d) financial management; (e) service performance and the Local Government Act 2020 and the regulations and any Ministerial directions.
- IC7 Monitor and review on a rotational basis the policies prescribed in the Local Government Act 2020; community engagement, public transparency, financial, procurement and election period and receive reports from management on tendering and procurement non-compliance.

#### **Risk management and compliance (RMC)**

- RMC1 Monitor the systems and process via the Council's risk management policy, framework and register to ensure strategic risks to Council are dealt with appropriately.
- RMC2 Monitor the process of review of the Council's risk profile every six months.
- RMC3 Consider the adequacy of actions taken to ensure that material business risks have been dealt with in a timely manner to mitigate exposures to Council.
- RMC4 Keep informed of the findings of any examinations by regulatory agencies, and any auditor (internal or external) observations and monitor management's response to these findings.

#### **Fraud Prevention Systems and Controls**

- FP1 Monitor the effectiveness of the integrity framework, including policies to prevent and detect fraud and corruption at least every two years.
- FP2 Receive reports from management about actual or suspected instances of fraud or corruption including analysis of the underlying control failures and action taken to address each event.
- FP3 Review reports by management about the actions taken by Council to report such matters to the appropriate integrity bodies.

#### **Internal audit (IA)**

- IA1 Review with management and the internal auditor, activities, staffing, resourcing and organisational structure of the internal audit function for Council.
- IA2 Review the three year Strategic Internal Audit Plan and Annual Plan on an annual rolling basis, to ensure alignment with Council's risk profile.
- IA3 Review and recommend the annual audit plan for approval and any changes to the plan.
- IA4 Receive the full report of the Internal Auditor together with management's responses.
- IA5 Monitor completion of the Annual Audit Plan including any major variances from the Internal Audit work program.
- IA6 Monitor processes and practices to ensure that the independence of the audit function is maintained.
- IA7 Review the effectiveness of the internal audit function every 3-5 years, including compliance with The Institute of Internal Auditors' *International Standards for the Professional Practice of Internal Auditing*.
- IA8 Meet with the internal auditor to discuss any matters that the Committee or internal auditor believes should be discussed privately.
- IA9 Management to advise the Audit and Risk Committee when the Internal Auditor undertakes any specific projects or investigations deemed necessary by the Chief Executive Officer, Executive Officers and/or the Council. The Committee is to

receive reports of any such projects or investigations undertaken by the internal auditor.

**6. Reporting responsibilities**

- 6.1 The Committee Chairperson will prepare a report to Council through the Chief Executive Officer on the Committee's activities twice per annum. One of these reports will be prepared after the meeting at which the annual financial report and annual performance statement have been considered and recommended to Council for adoption.
- 6.2 Monitor that open communication between the internal auditor, the external auditor, and the Council occurs.
- 6.3 Report annually to stakeholders, describing the Committee's composition, responsibilities and how they were discharged, and any other information required by regulation, including approval of non-audit services.
- 6.4 Consider the findings and recommendations of relevant audits undertaken by the Victorian Auditor-General and reports of other agencies and monitor the Council's implementation of relevant recommendations.

**7. Other responsibilities**

- 7.1 Perform other activities related to this charter as requested by Council.
- 7.2 Recommend that investigations be undertaken where considered required by the Committee. Reports on the progress and results of such investigations are to be received by the Committee.
- 7.3 Review the Audit and Risk Committee Charter every two years, requesting Council's approval for proposed changes and ensuring appropriate disclosure as required by legislation.
- 7.4 Undertake an annual assessment of the Committee's performance against the Audit and Risk Committee Charter and provide a copy of the assessment and any improvement opportunities to the Chief Executive Officer for tabling at Council. The evaluation will consider feedback from both Committee members and senior officers who have regular interactions with the Committee.

**Definitions:**

*Audit year – The period from 1 September to 31 August the following year.*

**13.3 Councillor Resrepresentation on Committees and External Bodies 2020-21**

File Number: IN20/645  
Responsible Director: Chief Executive Officer  
Attachments: 1 Councillor and Chairperson Appointments to Committees and External Bodies 2020-21 [↓](#)

**EXECUTIVE SUMMARY**

*This report proposes Councillor and Chairperson appointments to various committees and external bodies for the 2020/21 period.*

**1. RECOMMENDATION**

**That Council endorse the Councillor and Chairperson committee appointments for 2020/21 in accordance with the schedules contained in Attachment 1.**

**2. BACKGROUND**

- 2.1 Council has established and operates a variety of committees many of which provide for Councillor membership. In addition, Council is a member of or associated with a variety of external bodies which also provide for Councillor membership.
- 2.2 Council formally considers on an annual basis Councillor representation on these various committees and external bodies. Following the recent swearing in of the new Council it is timely for Council to consider these appointments.

**3. DISCUSSION / ISSUE**

- 3.1 Following consultation with Councillors, the proposed Councillor and Chairperson appointments for 2020/21 are shown in Attachment 1.

**4. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

## Manningham City Council Councillor Committee Appointments 2020-2021

Committee	Description	Meeting Commitments	Composition	Appointee(s) for 2020/21	Chairperson Appointee for 2020/21
Access and Equity Advisory Committee	The Access and Equity Advisory Committee provides advice to Council to support decision making that considers the interests, values and needs of Manningham's diverse communities as they relate to human rights, access, equity and inclusion.	Meetings will be held bi-monthly, with six meetings held each year	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr Lightbody</i>	<i>Appointed Councillor</i>
Audit & Risk Committee	The Audit and Risk Committee is established pursuant to Section 53 of the <i>Local Government Act 2020</i> . The purpose of the Committee is to assist Council to discharge its oversight and corporate governance responsibilities.	At least five times a year and convene additional meetings as required	Two Councillors to be appointed.	<i>Cr Chen</i> <i>Cr Gough</i>	<i>Independent Chairperson</i>
CEO Performance Review Committee	The CEO Performance Review Committee meets at least annually to undertake a review of the CEO's performance.	Annually and as required	Comprised of all nine Councillors.	<i>All 9 Councillors</i>	<i>Mayor</i>
Disability Advisory Committee	The Manningham Disability Advisory Committee will provide advice to Council on how to understand and respond to the needs of people with disability. The Committee will strengthen the voice of people with disability, build their capacity, and support the community to be accessible and inclusive for all Manningham residents.	Meetings will be held four times each year.	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr Kleinert</i>	<i>Appointed Councillor</i>
Healthy City Advisory Committee	The Manningham Healthy City Advisory Committee will provide advice on the development, implementation and evaluation of the Manningham Healthy City Strategy and Action Plan. The Committee will advise on matters relating to compliance requirements under the Health and Wellbeing Act (Vic) s26.	Quarterly – Wednesdays	Mayor to be appointed. Mayor is Chairperson.	<i>Mayor</i>	<i>Mayor</i>

TRIM Ref. D20/125537

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## Manningham City Council Councillor Committee Appointments 2020-2021

Committee	Description	Meeting Commitments	Composition	Appointee(s) for 2020/21	Chairperson Appointee for 2020/21
Heritage Advisory Committee	Provides advice to Council on the conservation, promotion of, and education about heritage and heritage places within the municipality.	Quarterly – Wednesdays	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr Diamante</i>	<i>Appointed Councillor</i>
Liveability Innovation and Technology Committee	Improving liveability and public value in Manningham by connecting people, place and assets through innovation and technology.	Minimum Quarterly	Three Councillors A Councillor is appointed annually as Chairperson.	<i>Cr Diamante</i> <i>Cr Kleinert</i> <i>Cr Lightbody</i>	<i>Cr Kleinert</i>
Manningham Arts Advisory Committee	The Manningham Arts Advisory Committee is established as a community advisory committee to provide strategic advice on arts and cultural development in the City of Manningham. It also assists in promoting greater awareness and understanding of arts and culture in Manningham.	Quarterly – Tuesday	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr L Mayne</i>	<i>Appointed Councillor</i>
Manningham Community Fund Grants Panel	The Manningham Community Fund was formally established on 25 July 2008 by the exchange of a Fund Deed between Manningham City Council and the Lord Mayor's Charitable Foundation.  The Manningham Community Fund has been established by Council and the Lord Mayor's Charitable Foundation, under the custodianship of the Lord Mayor's Charitable Foundation, for the benefit of eligible community organisations in Manningham.	As necessary on dates and times as determined by the Council.	Mayor and one Councillor to be appointed. Mayor is Chairperson.	<i>Mayor</i> <i>Cr L Mayne</i>	<i>Mayor</i>

## Manningham City Council Councillor Committee Appointments 2020-2021

Committee	Description	Meeting Commitments	Composition	Appointee(s) for 2020/21	Chairperson Appointee for 2020/21
Municipal Emergency Management Planning Committee	To provide a statutory consultative forum to collaboratively assess and plan for emergency management issues and risks pertaining to the Manningham municipality with particular reference to the before, during and after components of emergencies. The formation of the MEMPC satisfies the legislative requirements of the <i>Emergency Management Act (1986)</i> and Emergency Management Manual Victoria (EMMV).	Quarterly on the 1 <sup>st</sup> Friday of the month	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr Lange</i>	<i>Appointed Councillor</i>
Municipal Fire Management Planning Committee	The purpose of the Municipal Fire Management Planning Committee is to coordinate, develop and implement through its membership plans to reduce the likelihood and impact of fire, establish plans and actions to respond and recover from fire and assist planning for the usage of fire for environmental and public safety benefits across the municipality.	Quarterly on the 1 <sup>st</sup> Friday of the month	One Councillor to be appointed. Councillor is Chairperson.	<i>Cr Lange</i>	<i>Appointed Councillor</i>
Open Space and Streetscape Design Advisory Committee	To capitalise on the knowledge, experience and skill available in the community to provide Council with advice in relation to Manningham's public open spaces and streetscapes.	Quarterly last Monday of the month	Three Councillors A Councillor is appointed annually as Chairperson.	<i>Cr Chen</i> <i>Cr Gough</i> <i>Cr Lange</i>	<i>Cr Gough</i>

## Manningham City Council

## Councillor Committee Appointments 2020-2021

Body / Organisation	Description	Meeting Commitments	Composition	Appointee(s) For 2020/21
Australian Local Government Women's Association (ALGWA)	ALGWA seeks to strengthen networking, mentoring and innovative opportunities that encourage and support women in local government.	Annual General Meeting and Special General Meetings as required	One Councillor to be appointed.	<i>Cr Chen</i>
Eastern Affordable Housing Alliance (EAHA)	EAHA was established in 2010 to ensure the most disadvantaged people in the Eastern Metropolitan Region (EMR) can access safe, secure, affordable housing to enable better health outcomes and higher quality of life for all. It aims to contribute to increasing the numbers of social and affordable housing dwellings in the EMR.	4 meetings per year Thursdays @ 6pm Rotated around Knox, Manningham & Whitehorse	One Councillor to be appointed.	<i>Cr L Mayne</i>
Eastern Region Group of Councils (ERG)	ERG is a representative regional body whose membership comprises five local government authorities in eastern metropolitan Melbourne; Knox, Maroondah, Monash, Whitehorse and Yarra Ranges.  The ERG works collaboratively on issues of common significance, importance and priority through advocacy, protection, research and integrated planning on behalf of the communities of the eastern metropolitan region.	6 meetings per year Thursdays @ 6pm Rotated around Knox, Manningham, Maroondah, Monash & Whitehorse	Mayor and one Councillor	<i>Mayor Cr Chen</i>
Eastern Transport Coalition (ETC)	ETC will advocate for accessible and integrated transport in the eastern region of Melbourne to improve liveability and reduce car dependency.	Monthly, 2nd Thursday of the month @ 6.30pm Rotates around the Eastern Region	One Councillor to be appointed.	<i>Cr Chen</i>

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## Manningham City Council

## Councillor Committee Appointments 2020-2021

Body / Organisation	Description	Meeting Commitments	Composition	Appointee(s) For 2020/21
Metropolitan Transport Forum (MTF)	MTF aims to promote and work for sustainable, equitable and efficient transport options across metropolitan Melbourne.	First Wednesday of every month @ 6pm Melbourne Town Hall	One Councillor and one Officer to be appointed.	<i>Cr Chen</i>
Metropolitan Waste and Resource Recovery Group (MWRRG) – Local Government Waste Forum	MWRRG is a Victorian Government statutory body responsible for coordinating and facilitating the delivery of waste management and resource recovery across metropolitan Melbourne.	Every 2 months on the 2nd Thursday @ 5.30pm Melbourne Convention & Exhibition Centre	One Councillor and one Officer to be appointed.	<i>Cr Kleinert</i>
Municipal Association of Victoria (MAV)	The MAV is a Victoria wide group, constituted by an Act of Parliament and is the peak association representing Victorian Councils.  Councillor representatives have an opportunity to be elected on to the Board which coordinates the activities of the MAV through its Chief Executive Officer. Various committees and special interest groups meet on an irregular basis depending on the issues of the day.	Attendance at MAV State Council May & October  Attendance at Quarterly Metro East Region meeting	One Councillor to be appointed as Council representative and one Councillor to be appointed as substitute Council representative.	<i>Cr S Mayne</i> <i>Substitute</i> <i>Cr Diamante</i>
Northern Alliance for Greenhouse Action (NAGA) Executive Committee	NAGA's members are the Cities of Banyule, Darebin, Hume, Manningham, Melbourne, Moreland, Whittlesea, Yarra and Nillumbik Shire Council.  NAGA's goal is to substantially contribute to the transition to a low-carbon future by sharing information, delivering effective programs and leveraging local government, community and business action.	Quarterly, with at least three meetings held each year.	One Councillor to be appointed.	<i>Cr Lightbody</i>

## Manningham City Council

**Councillor Committee Appointments 2020-2021**

Body / Organisation	Description	Meeting Commitments	Composition	Appointee(s) For 2020/21
Victorian Local Governance Association (VLGA)	The VLGA is an independent organisation supporting councils and councillors in good governance. They provide opportunities for councillor networking, professional development and information exchange. The VLGA also actively engages with key policymakers and broader stakeholders to inform, influence and lead the conversations that determine the priorities for the local government sector in Victoria.	As determined by the VLGA	All Councillors of a member Council	<i>All 9 Councillors</i>
Whitehorse Manningham Regional Library Corporation (WMRLC)	The WMRLC provides resources and programs aimed at meeting the information, recreational, educational and cultural needs of the diverse communities of Manningham and Whitehorse in an equitable, effective, efficient, responsive and forward looking manner.	Fourth Wednesday of every 3rd month @ 5pm Whitehorse	Two Councillors to be appointed. Manningham to Chair in 2019/20.	<i>Cr Kleinert Cr S Mayne</i>

### 13.4 Council Meeting Schedule for 2021

File Number: IN20/634  
Responsible Director: Chief Executive Officer  
Attachments: Nil

#### EXECUTIVE SUMMARY

*Manningham's Governance Rules (the Rules) were adopted by Council on 25 August 2020. The Rules require Council to fix its meeting schedule for the forthcoming year. In response to the ongoing COVID-19 pandemic and pursuant to the Local Government Act 2020, Council meetings may be held virtually until 26 April 2021.*

*At present, Council meetings are held monthly, generally on the fourth Tuesday at 7:00pm. The recommended meeting schedule for 2021 is consistent with this timing except where circumstances suggest another arrangement would be more appropriate.*

#### 1. RECOMMENDATION

**That Council:**

**A. adopt the following meeting schedule for 2021:**

**Ordinary meetings of the Council will be held on the fourth Tuesday of the month (except as otherwise provided in this recommendation) at 7:00pm on the following dates:**

- 28 January 2021
- 23 February 2021
- 23 March 2021
- 27 April 2021
- 25 May 2021
- 29 June 2021
- 27 July 2021
- 24 August 2021
- 28 September 2021
- 26 October 2021
- 23 November 2021
- 14 December 2021

**B. set the meeting date for the Annual Meeting of Council for Thursday, 4 November 2021, at 7:00pm in the Council Chamber at the Civic Centre.**

**C. authorise the Chief Executive Officer to undertake all necessary actions to call the scheduled Council meetings.**

#### 2. BACKGROUND

2.1 Council's Governance Rules provide that the date, time and place for all Council meetings must be fixed by Council from time to time.

- 2.2 The *COVID-19 Omnibus (Emergency Measures) Act 2020*, passed by Victorian Parliament on 23 April 2020, and extended on 15 September 2020 includes changes to the *Local Government Act 2020* to enable Councils to hold virtual meetings until 26 April 2021.
- 2.3 The proposed meeting arrangements for 2021 provide for Council meetings to be held on the fourth Tuesday of each month at 7:00pm unless otherwise provided in the recommendation. Meetings may be held in person or virtually until April 2021 and will then proceed to be held in person in the Council Chamber at the Civic Centre.
- 2.4 Additional meetings may be scheduled throughout the year as required and the proposed dates may be amended if necessary.
- 2.5 In preparing the meeting schedule, consideration has been given to scheduled public holidays and confirmed local government conferences for 2021.

### 3. DISCUSSION / ISSUE

- 3.1 This is an administrative report to enable Council to set the meeting dates for the 2021 calendar year.
- 3.2 Three meetings are proposed to be held on a day other than the fourth Tuesday of the month. These are the:
  - January Council meeting which is proposed for the fourth Thursday due to Australia Day falling on the fourth Tuesday;
  - June Council which is proposed for the fifth Tuesday to allow Mayor and any Councillors to attend the annual National General Assembly (NGA) conference convened by Australian Local Government Association (ALGA) to be held on 20-23 June 2021; and
  - December Council meeting which is traditionally held earlier in the month prior to the holiday season and is proposed for the second Tuesday.
- 3.3 In response to the ongoing impacts of the COVID-19 pandemic, the Victorian Government may further extend the *COVID-19 Omnibus (Emergency Measures) and Other Acts Amendment Bill 2020* to allow for Council meetings to be held virtually beyond 26 April 2021. Any changes to Council meeting locations will be placed on Council's website and social media platforms.

### 4. COUNCIL PLAN / STRATEGY

The fixing of meeting times, dates and places is a requirement of the Rules and forms part of Council's governance obligations.

### 5. IMPACTS AND IMPLICATIONS

Council meetings provide interested people within the community an opportunity to participate in local democracy. Participation provides for greater understanding of Council decision making processes and promotes open, transparent and accountable government.

**6. IMPLEMENTATION****6.1 Finance / Resource Implications**

There are no finance/resource issues associated with this report.

**6.2 Communication and Engagement**

The meeting schedule will be published in a newspaper circulating in Manningham, placed on Council's website and social media channels.

**6.3 Timelines**

The meeting schedule takes effect at the commencement of 2021.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

**13.5 Appointment of Authorised Officer - Planning and Environment Act 1987**

File Number:	IN20/640
Responsible Director:	Chief Executive Officer
Attachments:	1 S11A Instrument of Appointment and Authorisation - Sarah Nagle <a href="#">↓</a>
	2 S11A Instrument of Appointment and Authorisation - Carolyn Van Steenis <a href="#">↓</a>

**EXECUTIVE SUMMARY**

*In accordance with the Planning and Environment Act 1987(the Act), Council is required to authorise officers for the purpose of enforcing the provisions of the Act. It is proposed to appoint the Council officers detailed below as Authorised Officers pursuant to Section 147(4) of the Act.*

*The Local Government Act 1989 also empowers Council to appoint a person, other than a Councillor, to be an authorised officer for the purposes of the administration and enforcement of any Act, regulations or local laws which relate to the functions and powers of the Council.*

*A person who is appointed to a position has the powers of that position under the legislation which they have been appointed. Authorisations are necessary to facilitate the efficient and effective function of councils as they enable authorised officers to carry out compliance or enforcement under legislation related to their functions and powers of the Council.*

*Authorised officers will continue to be appointed under s224 of the Local Government Act 1989, as there are no provisions for appointing authorised officers under the new Local Government Act 2020.*

**1. RECOMMENDATION**

**In the exercise of the powers conferred by section 224 of the *Local Government Act 1989* and the other legislation referred to in the attached instrument of appointment and authorisation, Council resolves that:**

- A. the following Council Officers be appointed as authorised officers:**
- **Sarah Nagle**
  - **Carolyn Van Steenis**
- B. the instruments will come into force immediately upon execution and will remain in force until Council determines to vary or revoke the Instrument or the officer ceases their employment with Council; and**
- C. the Instrument be signed and sealed.**

**2. BACKGROUND**

- 2.1 The *Planning and Environment Act 1987* (the Act) regulates enforcement of the Act and is reliant on authorised officers acting on behalf of the Responsible Authority which is Council.
- 2.2 The Act, unlike the *Local Government Act 1989*, does not permit appointments to be made by the Chief Executive Officer and therefore in order for the officer to legally undertake the duties of their position under the Act, it is necessary for Council to make appointments by formal resolution.
- 2.3 The Instrument of Appointment and Authorisation has been prepared based on advice from Maddocks Lawyers and empowers the relevant officer to exercise those powers granted in the Instrument.
- 2.4 The appointment will come into force immediately upon its execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.
- 2.5 In addition to the appointment under the Act, Council pursuant to Section 224 of the *Local Government Act 1989*, may appoint any person other than a Councillor to be an authorised officer for the purposes of the administration and enforcement of most other Acts, Regulations or Local Laws which relate to the functions and powers of Council. This broader Instrument of Appointment and Authorisation has already been carried out, in respect to the designated officers, under the delegated authority of the Chief Executive Officer as the first part of a dual appointment process.
- 2.6 The appointment will be recorded in the Authorised Officers Register that is required to be kept by Council and is available for public inspection.

**3. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

**Instrument of Appointment and Authorisation  
(Planning and Environment Act 1987)**

In this instrument "officer" means -

**Sarah Nagle**

**By this instrument of appointment and authorisation Manningham City Council -**

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

**It is declared that** this instrument comes into force immediately upon its execution and remains in force until varied or revoked.

This instrument is authorised by a resolution of the Manningham City Council on 24 November 2020.

The Common Seal of            )  
Manningham City Council        )  
was hereunto affixed            )  
in the presence of:             )

Mayor .....

Chief Executive Officer .....

Date: .....

**Instrument of Appointment and Authorisation  
(Planning and Environment Act 1987)**

In this instrument "officer" means -

**Carolyn Van Steenis**

**By this instrument of appointment and authorisation Manningham City Council -**

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

**It is declared that** this instrument comes into force immediately upon its execution and remains in force until varied or revoked.

This instrument is authorised by a resolution of the Manningham City Council on 24 November 2020.

The Common Seal of            )  
Manningham City Council        )  
was hereunto affixed            )  
in the presence of:             )

Mayor .....

Chief Executive Officer .....

Date: .....

### 13.6 Documents for Sealing

File Number: IN20/574  
Responsible Director: Chief Executive Officer  
Attachments: Nil

#### EXECUTIVE SUMMARY

*The following document is submitted for signing and sealing by Council.*

#### 1. RECOMMENDATION

That the following document be signed and sealed:

**Consent to Build Over an Easement  
Agreement under Section 173 of the Planning and Environment Act 1987  
Council and F Muller  
17 Roseland Grove Doncaster**

#### 2. BACKGROUND

The Council's common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the documents listed in the recommendation section of this report.

#### 3. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

**14 URGENT BUSINESS**

**15 COUNCILLORS' QUESTION TIME**

**16 CONFIDENTIAL REPORTS**

There are no Confidential reports.