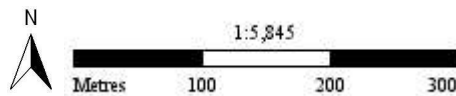
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Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



12/06/2019 9:53 am

SHEET LIST

TP-000	Cover Sheet	F
TP-001	Plan - Location & Site	D
TP-002	Plan - Site Analysis	F
TP-003	Plan - Site	O
TP-004	Plan - Basement 01	O
TP-005	Plan - Ground Floor	P
TP-006	Plan - Level 01	P
TP-007	Plan - Level 02	P
TP-008	Plan - Level 03	O
TP-009	Plan - Level 04	O
TP-010	Plan - Level 05	P
TP-011	Plan - Level 06	P
TP-012	Plan - Roof	D
TP-013	Ground Floor - Site Plan	A
TP-015	Elevation - North (Stables Circuit)	M
TP-016	Elevation - South (Doncaster Road)	M
TP-017	Elevation - East	O
TP-018	Elevation - West	M
TP-019	Section - AA	M
TP-020	Section - BB	M
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TP-022	Site Elevation - South (Doncaster Road)	C
TP-023	Artist Impression Stables Circuit	E
TP-024	Artist Impression Doncaster Road	D
TP-026	Finishes Board Sheet 1	D
TP-027	Finishes Board Sheet 2	D
TP-028	Shadow Studies Sheet 1	D
TP-029	Shadow Studies Sheet 2	D
TP-030	Yield Schedule	C

Rev	Description	Date
1	Issue for information	04.02.2018
2	Issue for information	12.09.2018
3	Issue for information	12.09.2018
4	Issue for information	12.09.2018
5	Issue for information	03.12.2018

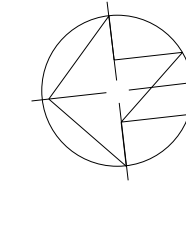
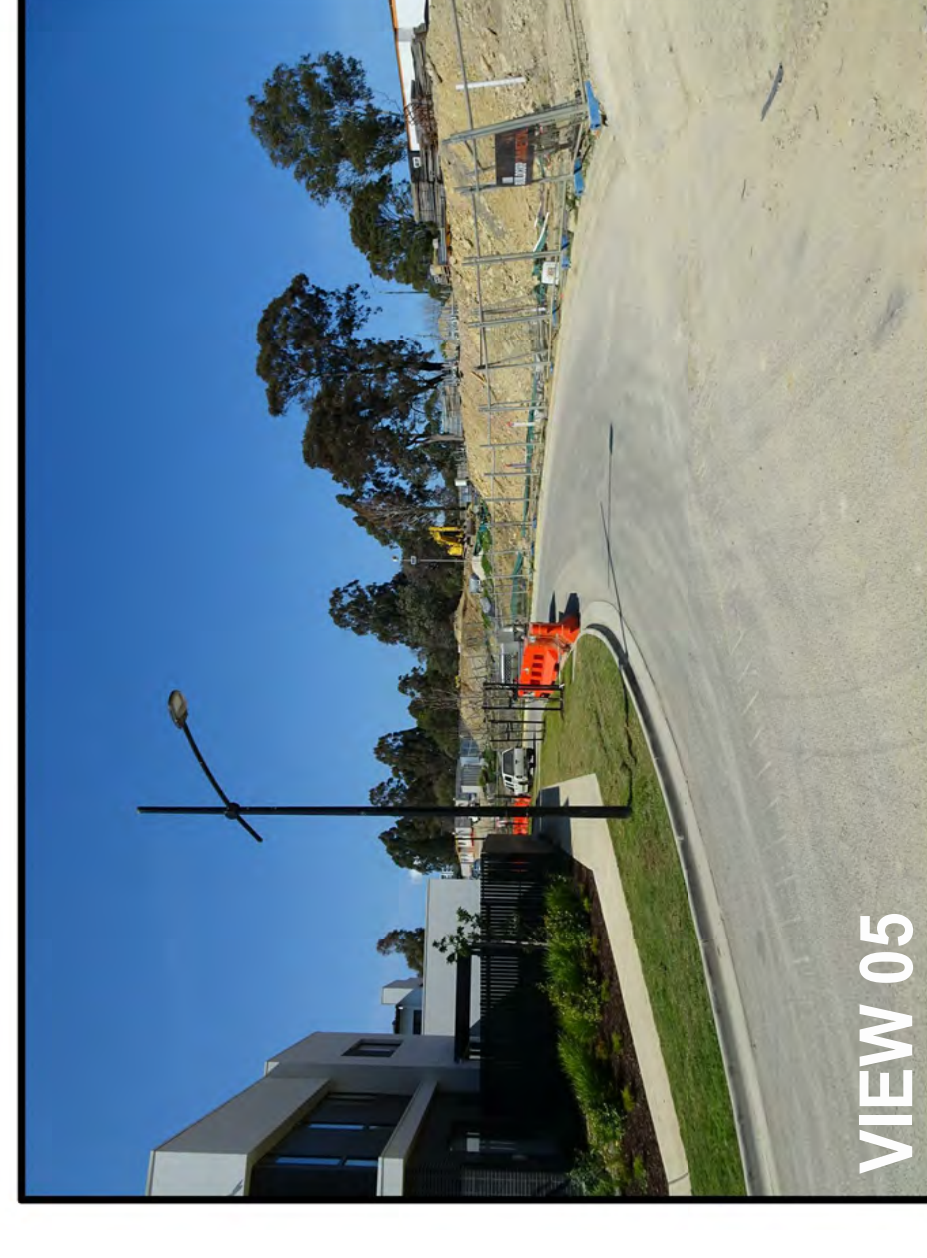
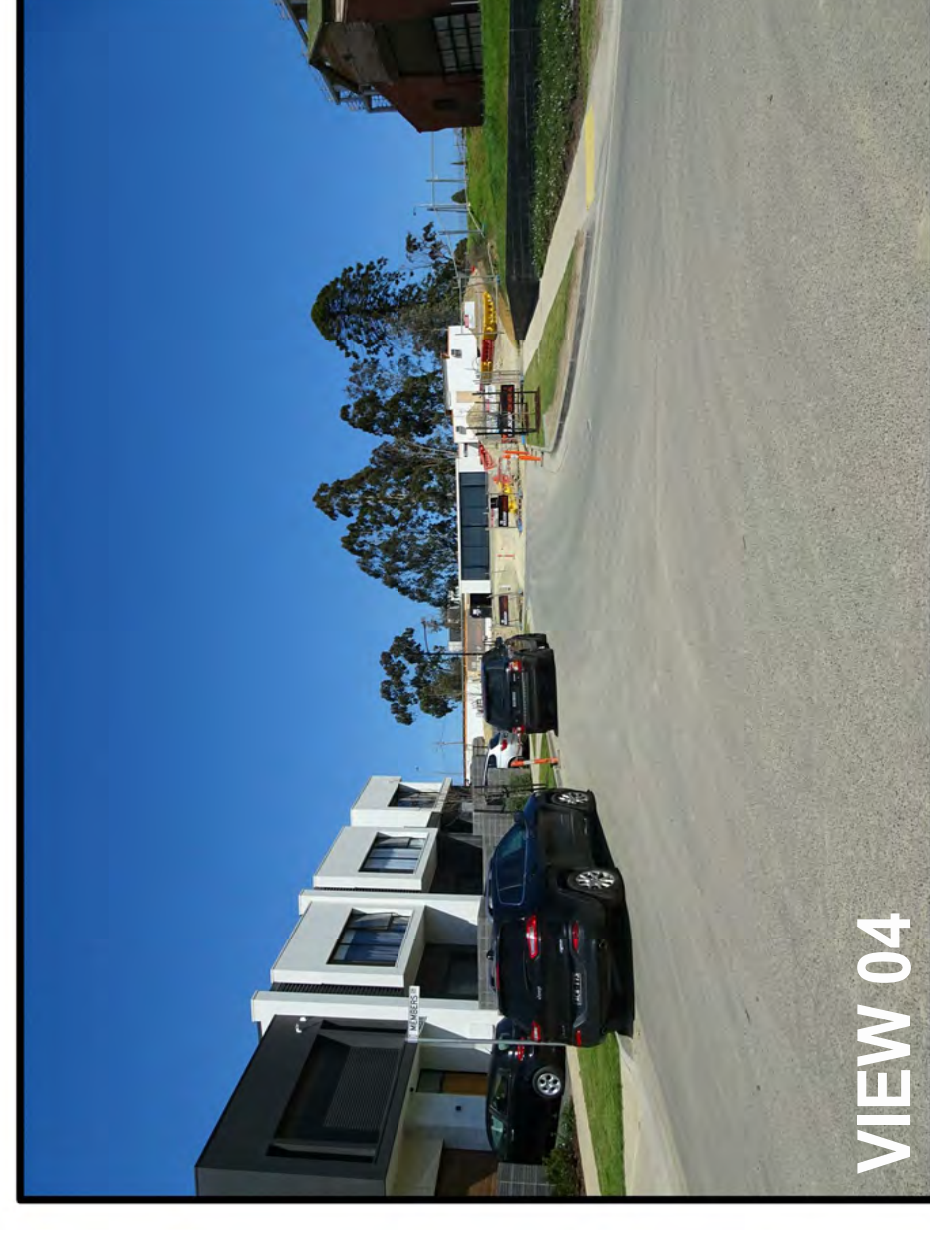
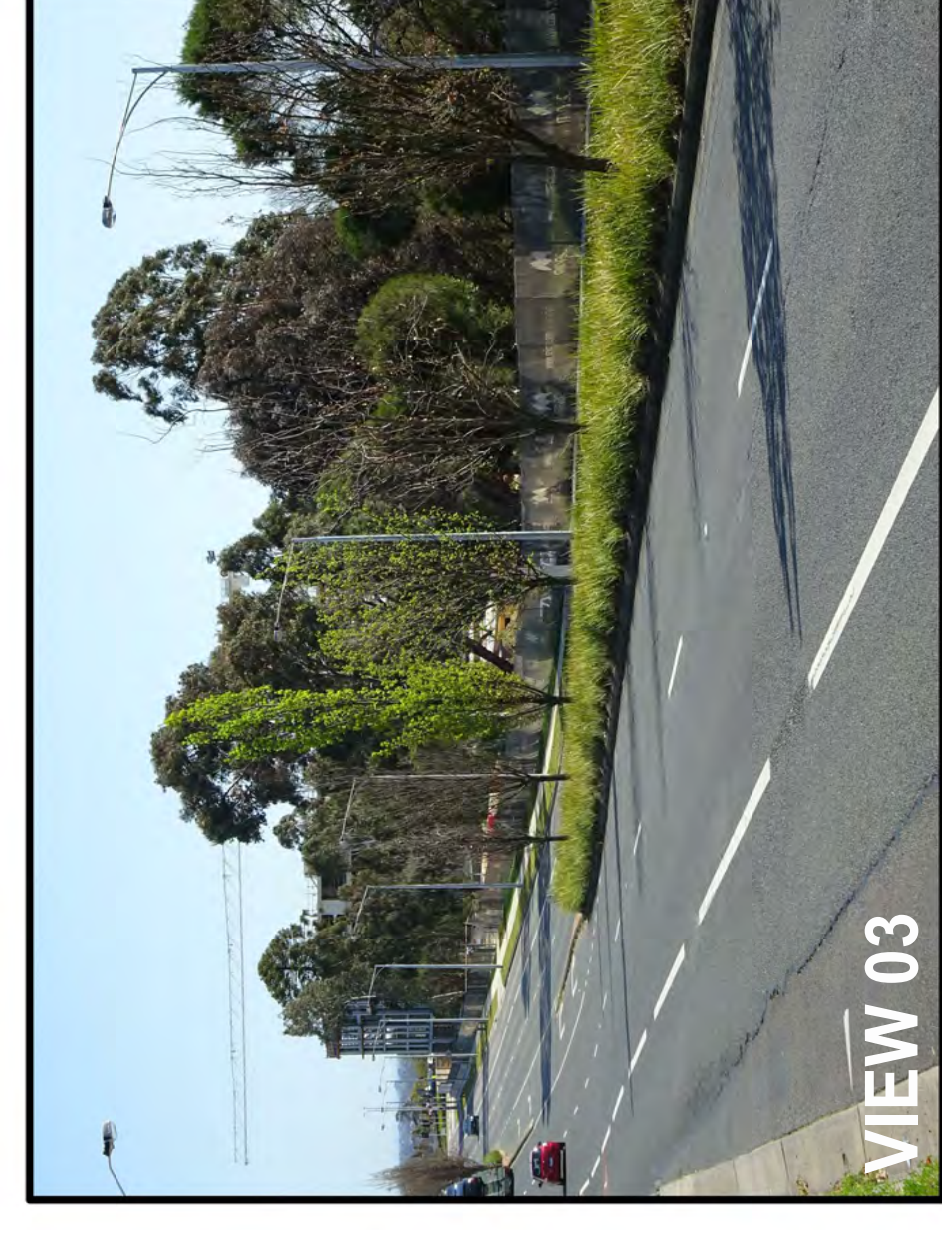
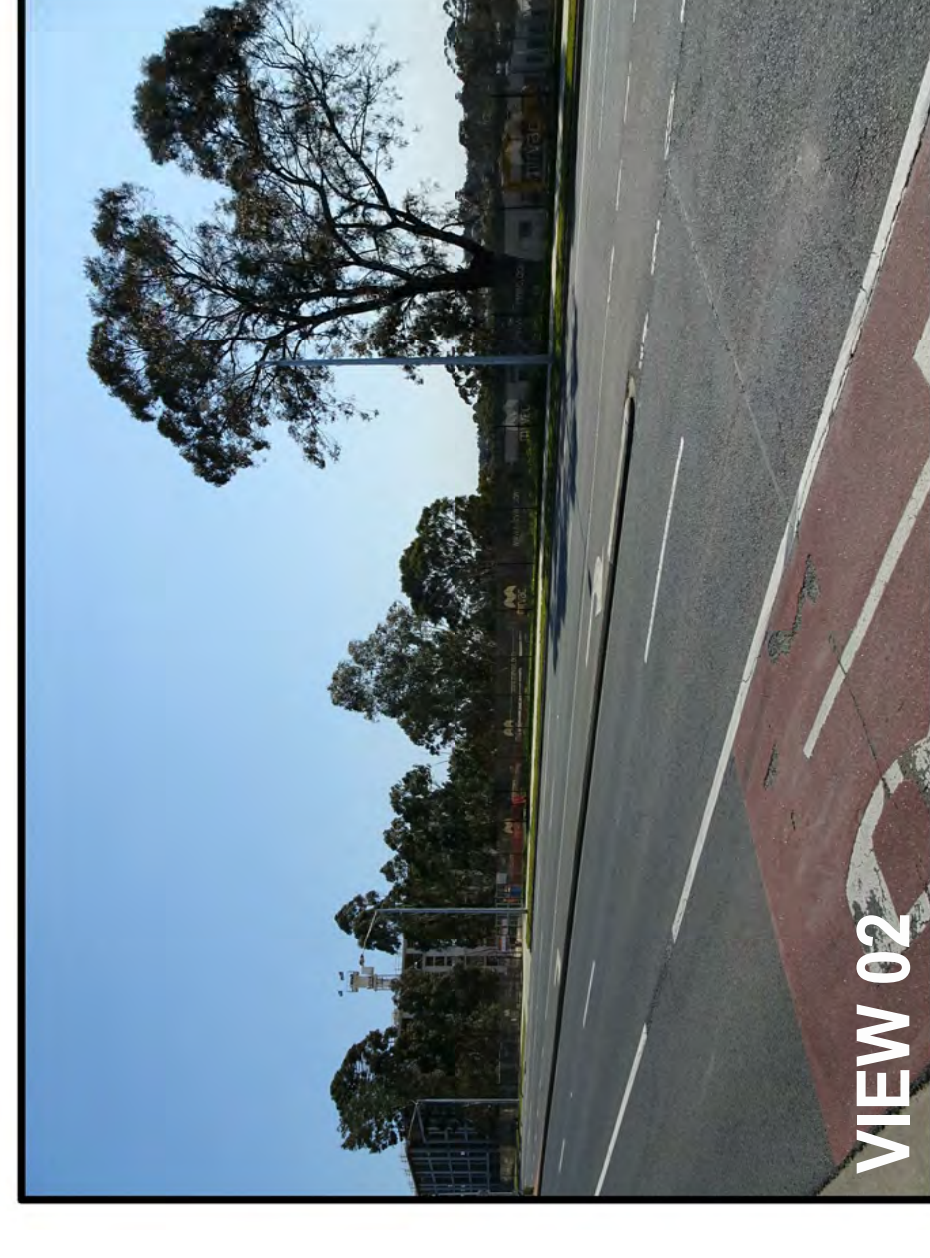
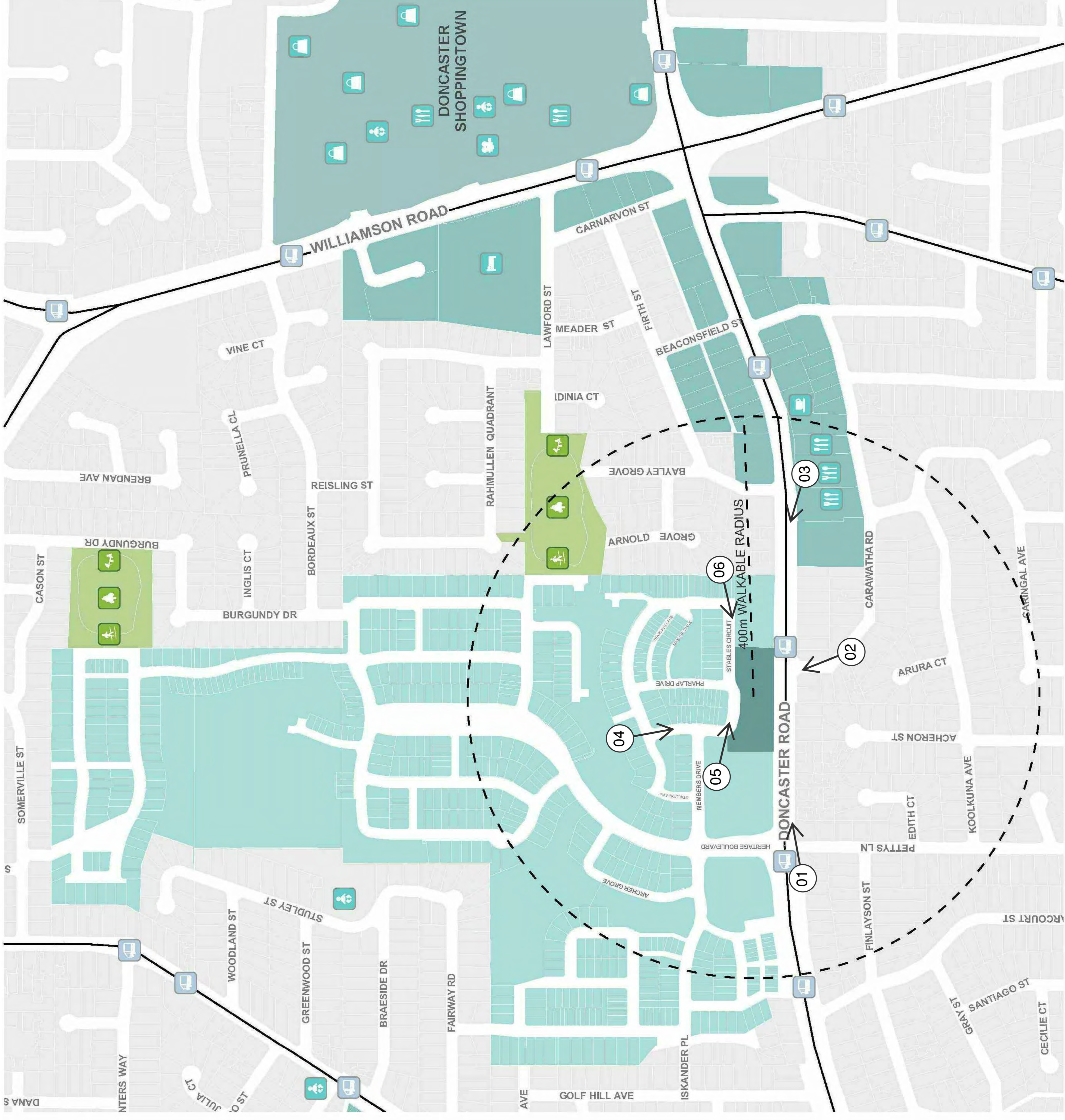
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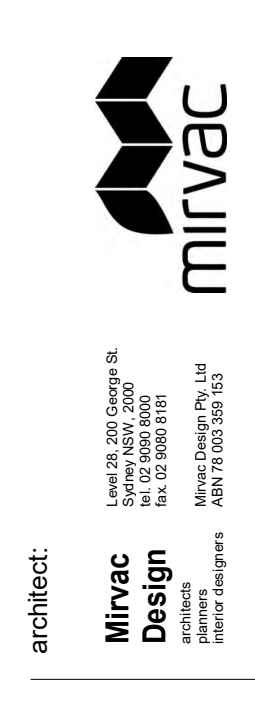
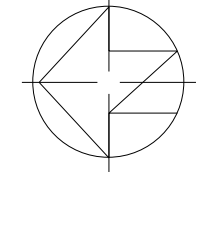
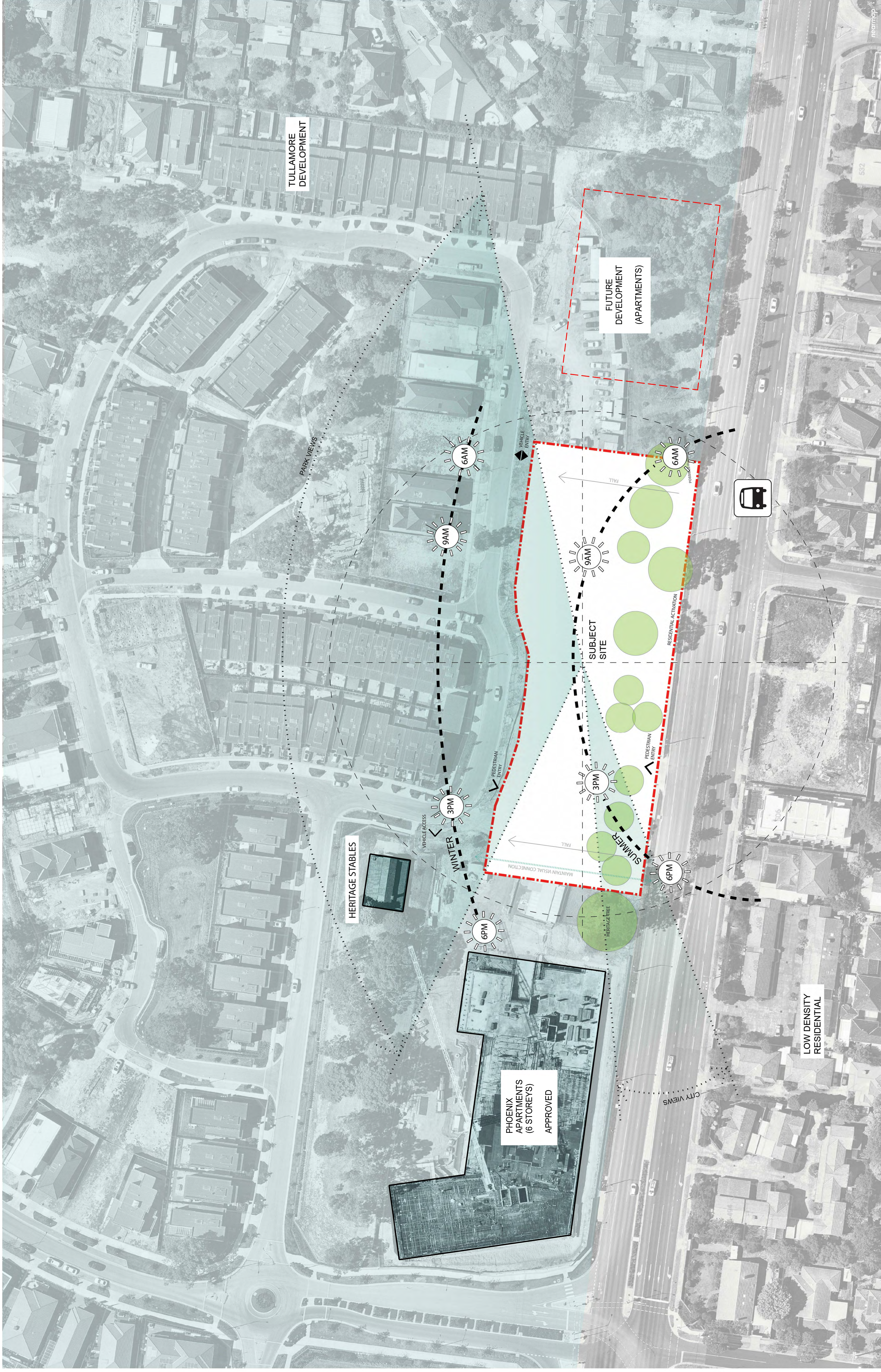
architect:
Mirvac Design
 100/102 Sturt Street
 Melbourne VIC 3000
 Australia
 Tel: +61 (0)3 9493 9000
 Fax: +61 (0)3 9493 9001
 Email: info@mirvac.com.au
 www.mirvac.com.au

LEB:
Cover Sheet

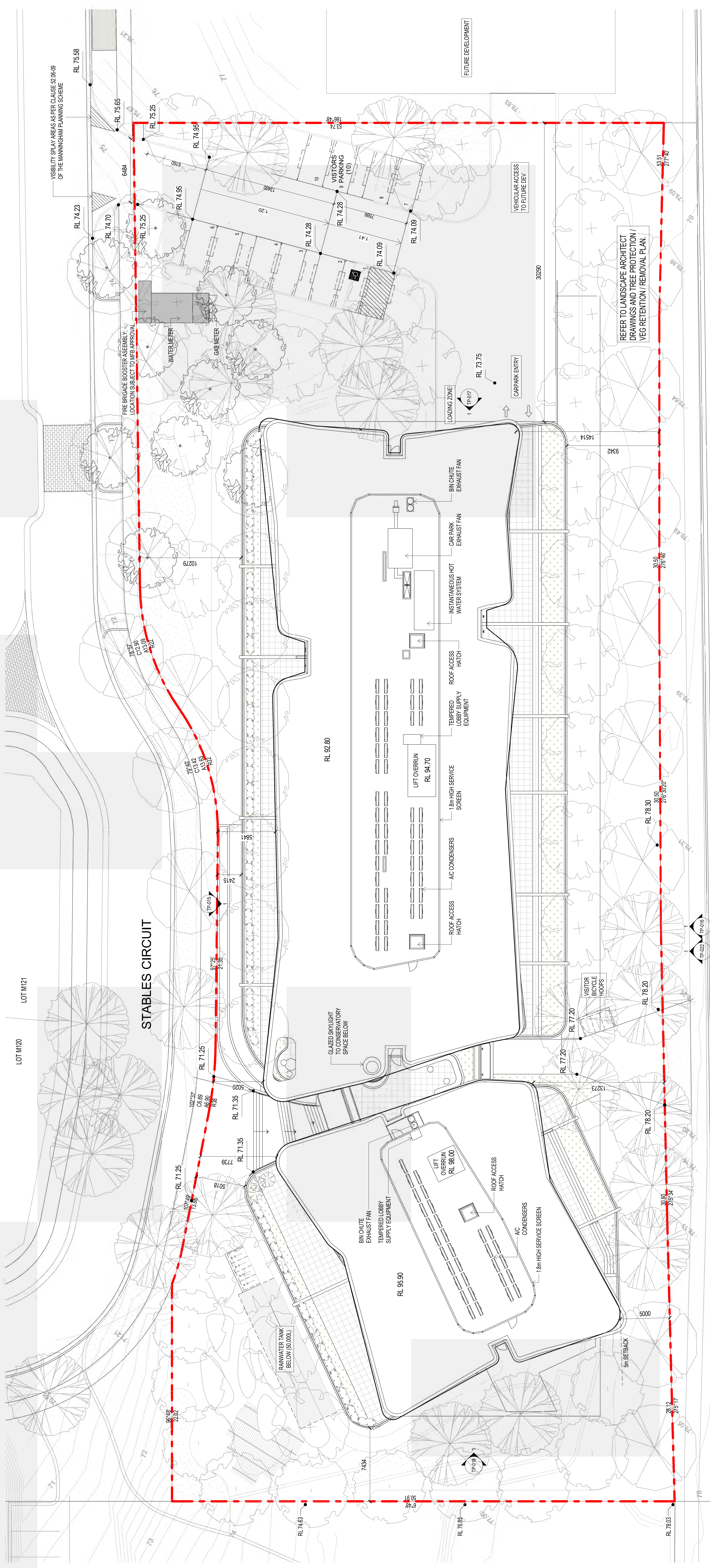
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 approved: jeh
 date: 07/09/2018
 drawing no: **TP-000** rev: **F**
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 - LANDSCAPE
 - BUS STATION
 - RETAIL
 - SHOPPINGTOWN
 - CAFE
 - DINING
 - FAST FOOD
 - ACCOMMODATION
 - RETAIL
 - CINEMA
 - CHILD CARE
 - WALKING TRAIL
 - PARK
 - PLAYGROUND
 - BUS STOP





Rev	Description	Date
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2	Issue for information	12/02/2018
3	Issue for information	21/02/2018
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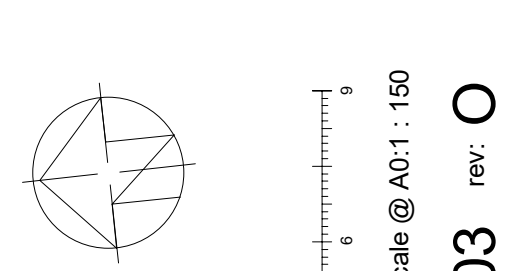
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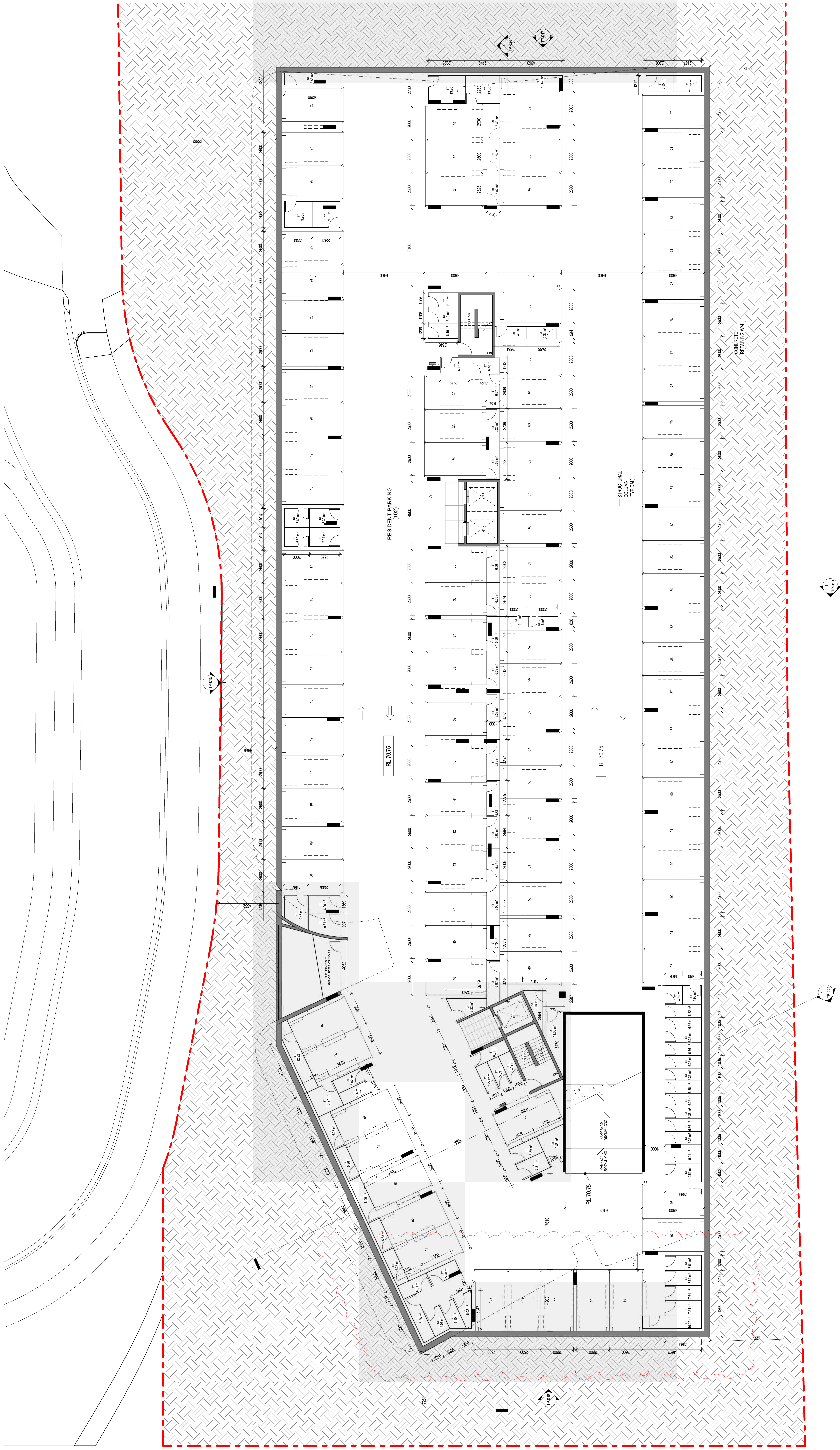
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PROJECT:
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ARCHITECT:
Mirvac Design
Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9600 8000
 Fax: +61 3 9600 8001
 Email: info@mirvac.com.au

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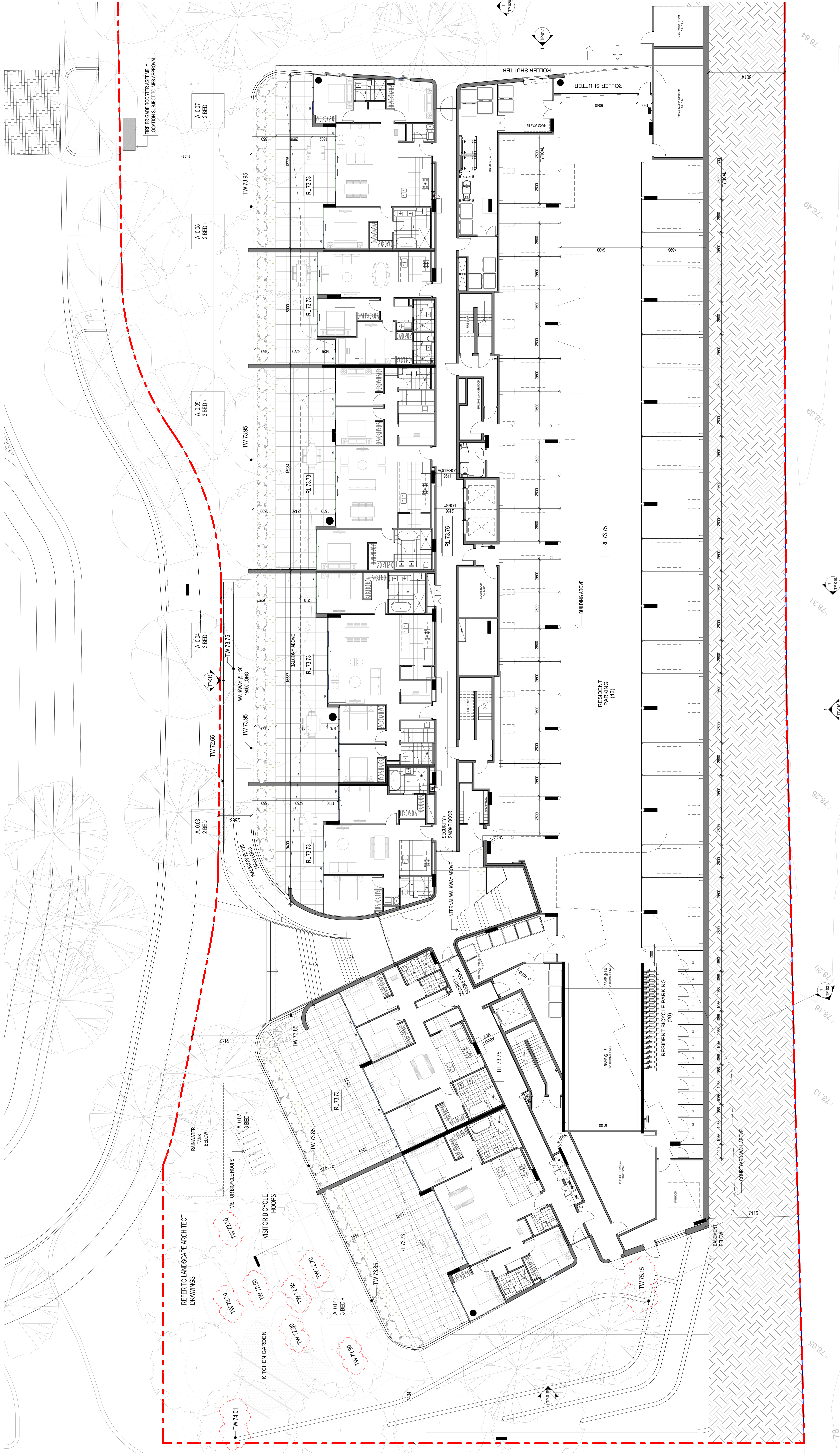
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architect: **Mirvac Design**
 Level 10, 200 Collins St
 Melbourne, VIC 3000
 Australia
 Tel: +61 (0)3 9493 9000
 Fax: +61 (0)3 9493 9001
 Email: info@mirvac.com.au

drawn: Author
 checked: Author
 approved: Author
 date: 07/09/2018
 scale: A3 1:100
 drawing no: **TP-005**
 ref: Q

LIB: **Plan - Ground Floor**

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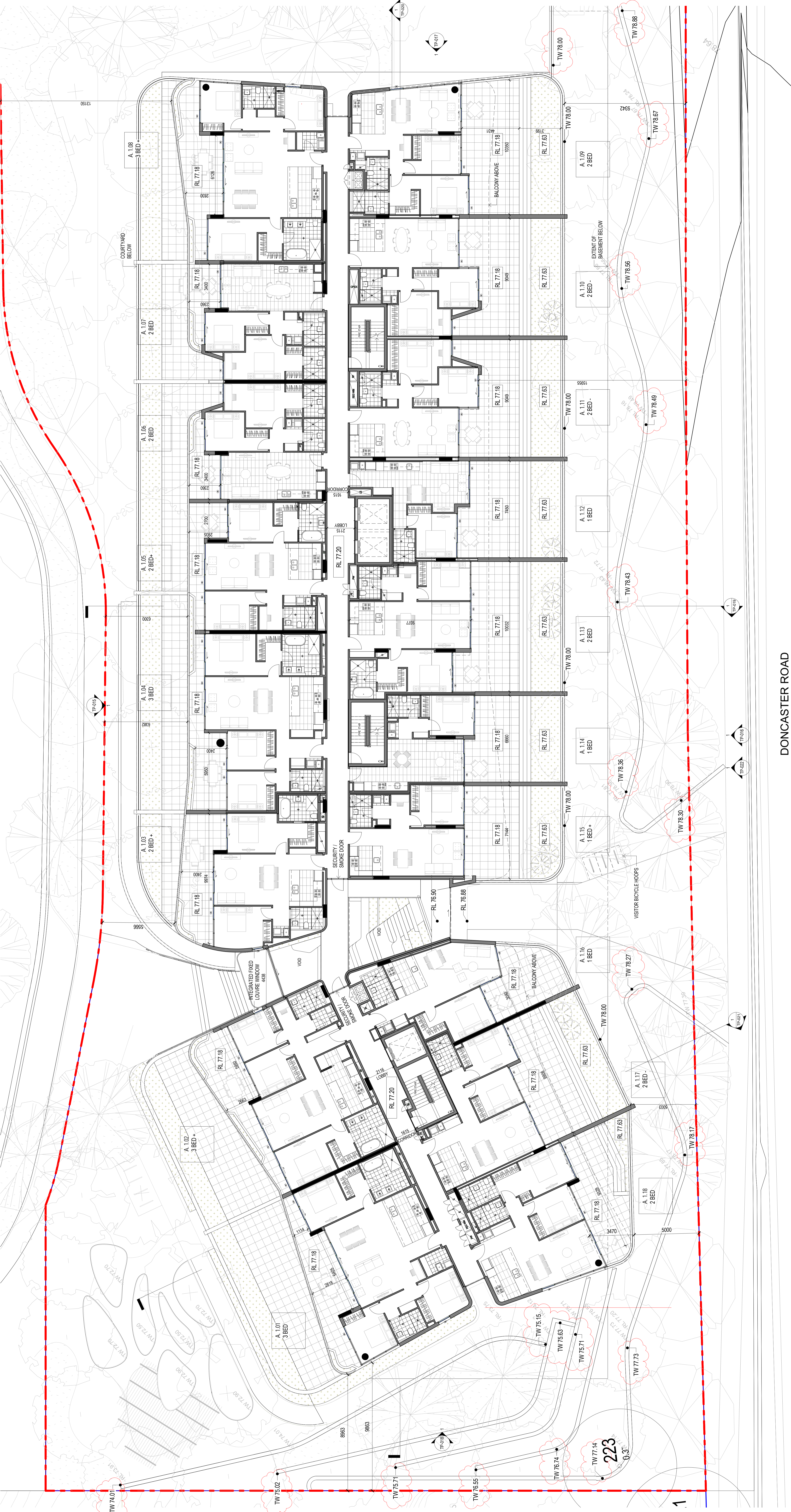
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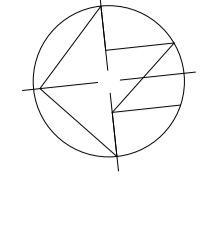
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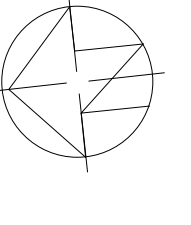
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PROJECT
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ARCHITECT
Mirvac Design
 Level 10, 100 Collins St
 Melbourne, VIC 3000
 Australia
 Tel: +61 (0)3 9601 2000
 Fax: +61 (0)3 9601 2001
 Email: info@mirvac.com.au

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SCALE
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 TP-006

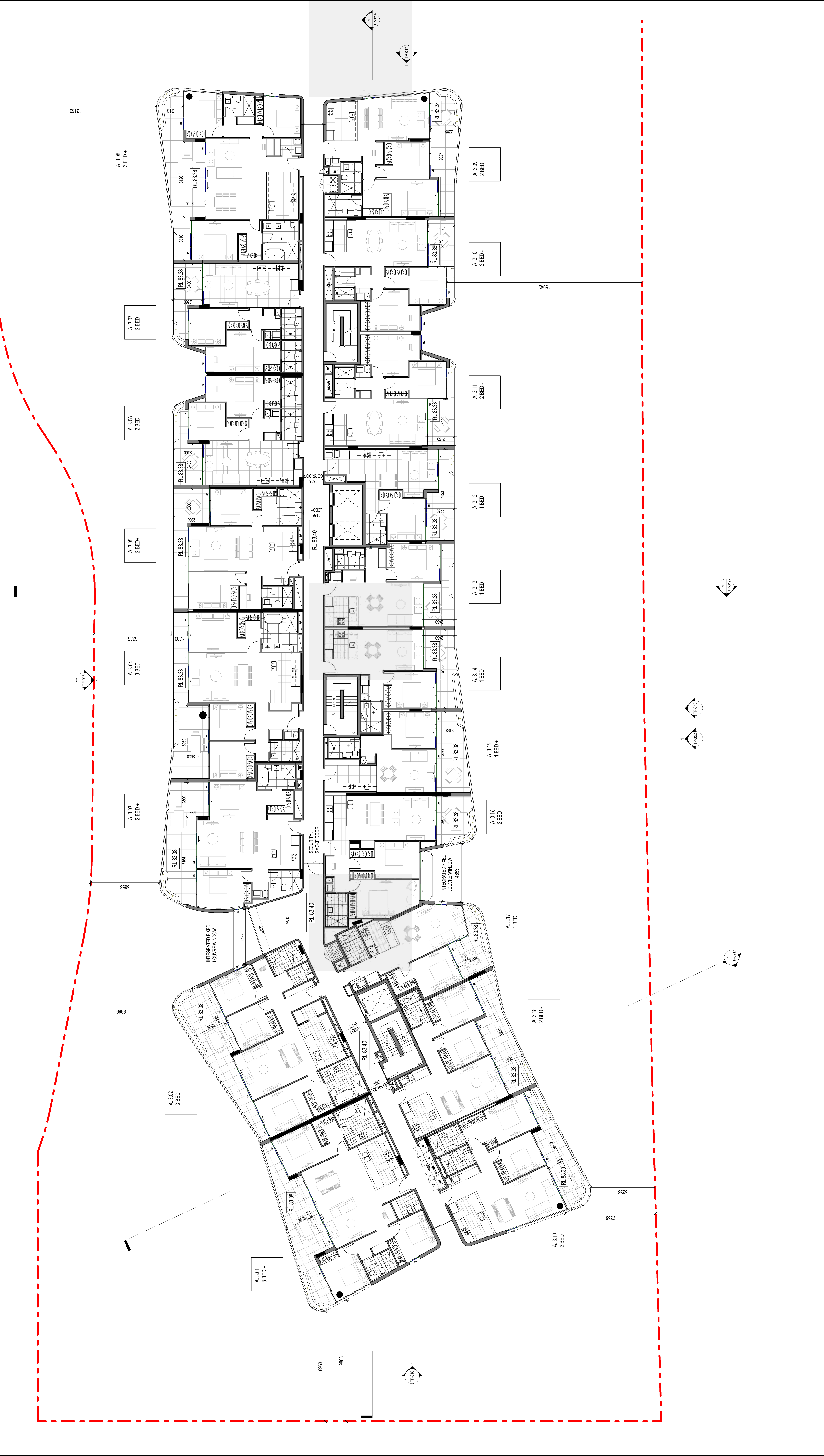




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100	Issue for Information

PROJECT: **TULLAMORE BLDG B**
 483-535 DONCASTER ROAD, DONCASTER
 ARCHITECT: **Mirvac Design**
 DATE: 07/09/2018
 SCALE: @ A4: 1:100
 DRAWING NO: **TP-010** REV: **P**

DRAWN: Author
 APPROVED: [Signature]
 DATE: 07/09/2018
 SCALE: @ A4: 1:100
 DRAWING NO: **TP-010** REV: **P**

ARCHITECT: **Mirvac Design**
 483-535 DONCASTER ROAD, DONCASTER
 VIC 3011
 TEL: 03 9470 1000
 WWW.MIRVAC.COM.AU

PROJECT: **TULLAMORE BLDG B**
 483-535 DONCASTER ROAD, DONCASTER
 ARCHITECT: **Mirvac Design**
 DATE: 07/09/2018
 SCALE: @ A4: 1:100
 DRAWING NO: **TP-010** REV: **P**

DRAWN: Author
 APPROVED: [Signature]
 DATE: 07/09/2018
 SCALE: @ A4: 1:100
 DRAWING NO: **TP-010** REV: **P**

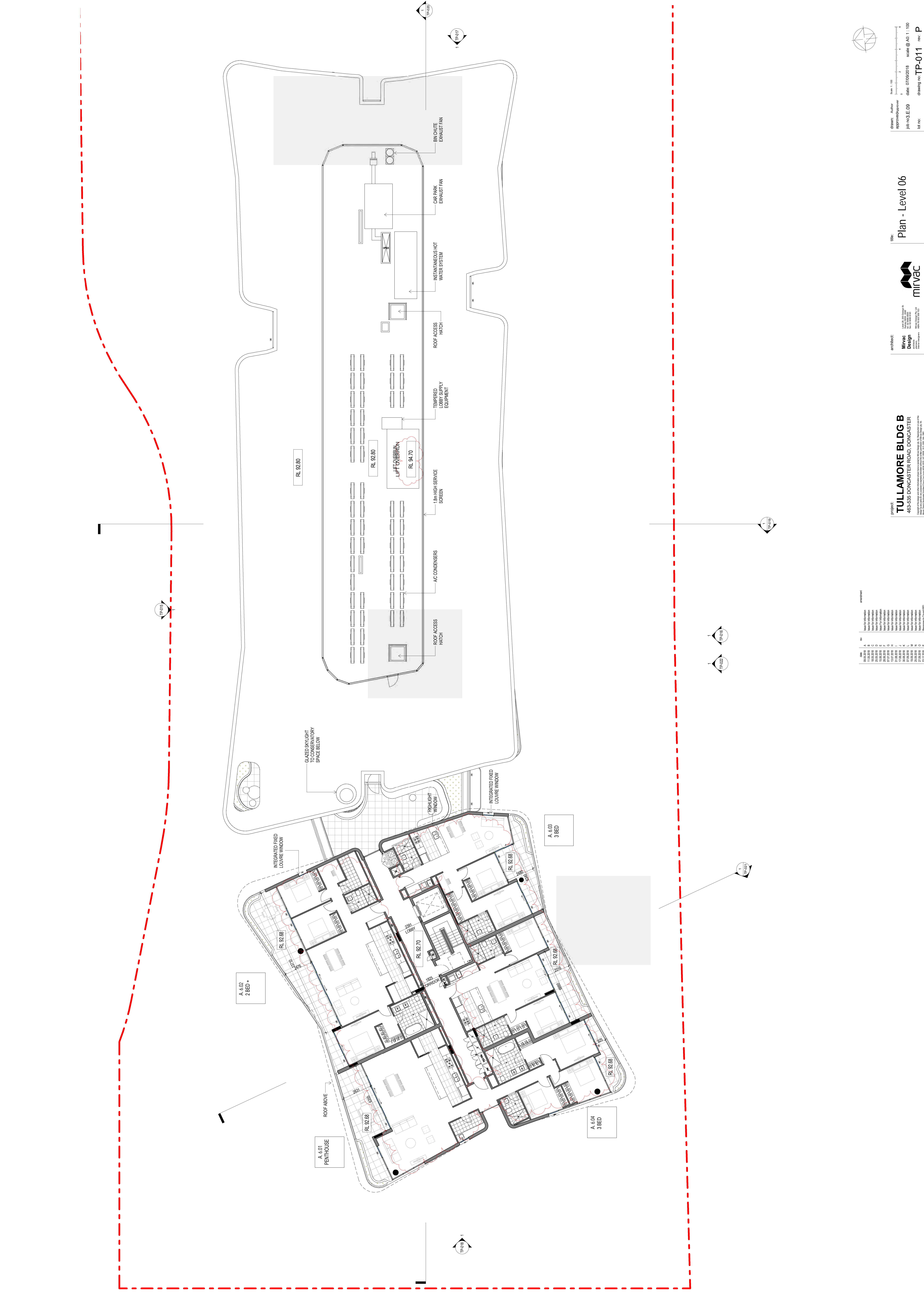
ARCHITECT: **Mirvac Design**
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 VIC 3011
 TEL: 03 9470 1000
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PROJECT: **TULLAMORE BLDG B**
 483-535 DONCASTER ROAD, DONCASTER
 ARCHITECT: **Mirvac Design**
 DATE: 07/09/2018
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REVISIONS

DATE	NO.	DESCRIPTION
01.02.2018	A	Issue for information
01.02.2018	B	Issue for information
01.02.2018	C	Issue for information
01.02.2018	D	Issue for information
01.02.2018	E	Issue for information
01.02.2018	F	Issue for information
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01.02.2018	I	Issue for information
01.02.2018	J	Issue for information
01.02.2018	K	Issue for information
01.02.2018	L	Issue for information
01.02.2018	M	Issue for information
01.02.2018	N	Issue for information
01.02.2018	O	Issue for information
01.02.2018	P	Issue for information

PROJECT: **TULLAMORE BLDG B**
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ARCHITECT: **Mirvac Design**
Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

ARCHITECT: **Mirvac Design**
Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

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 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
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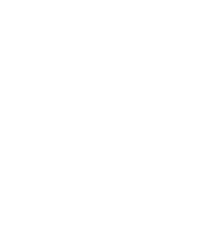
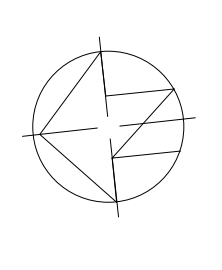
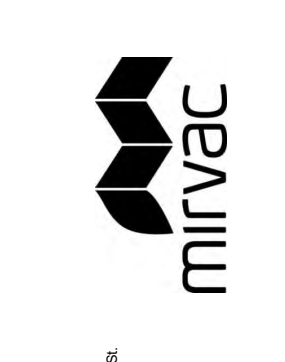
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Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
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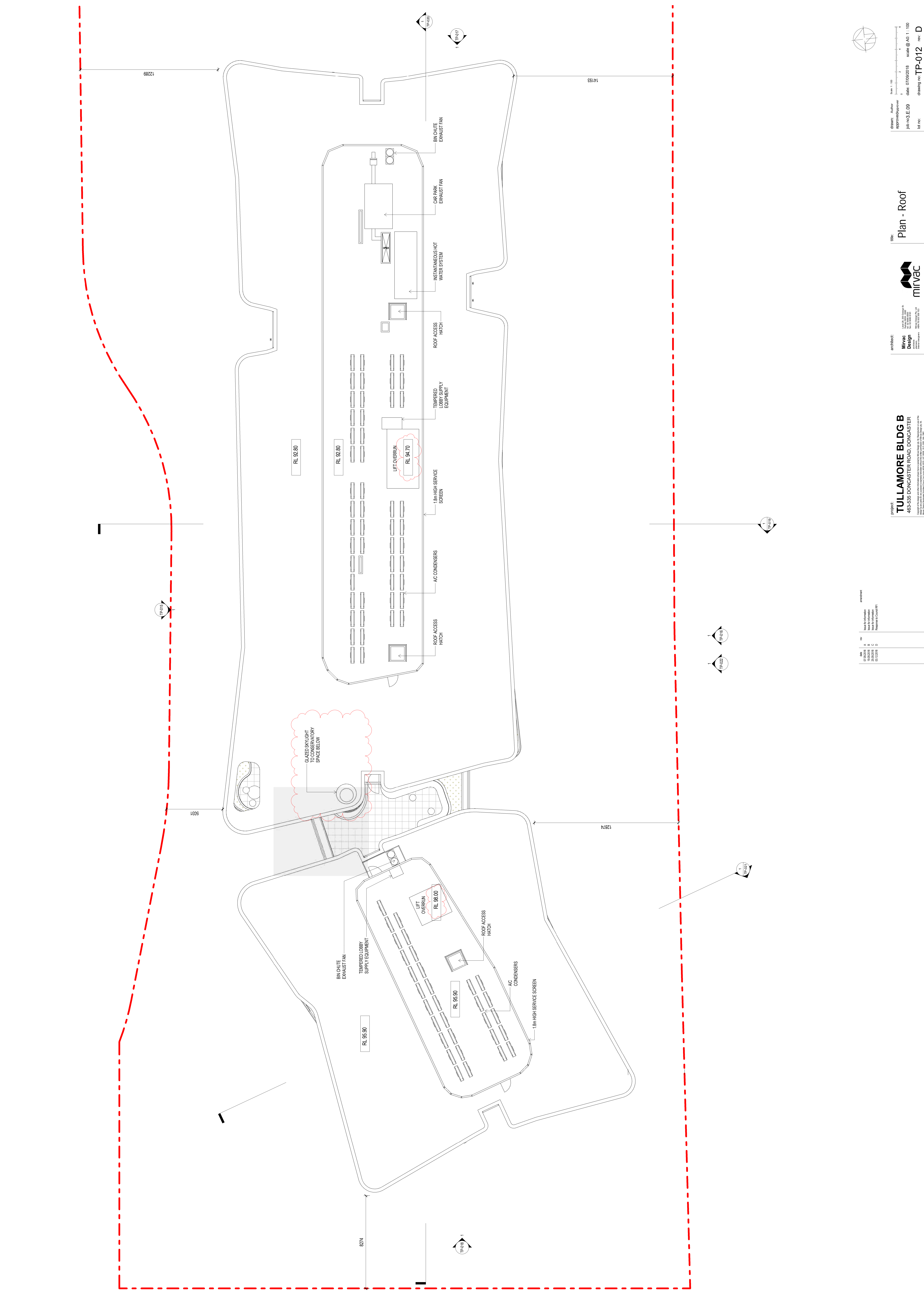
ARCHITECT: **Mirvac Design**
Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

ARCHITECT: **Mirvac Design**
Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

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Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9606 9000
 Fax: +61 3 9606 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

ARCHITECT: **Mirvac Design**
Mirvac Design Pty Ltd
 Level 20, 200 Queen St
 Melbourne VIC 3000
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 Email: info@mirvac.com.au
 Website: www.mirvac.com.au



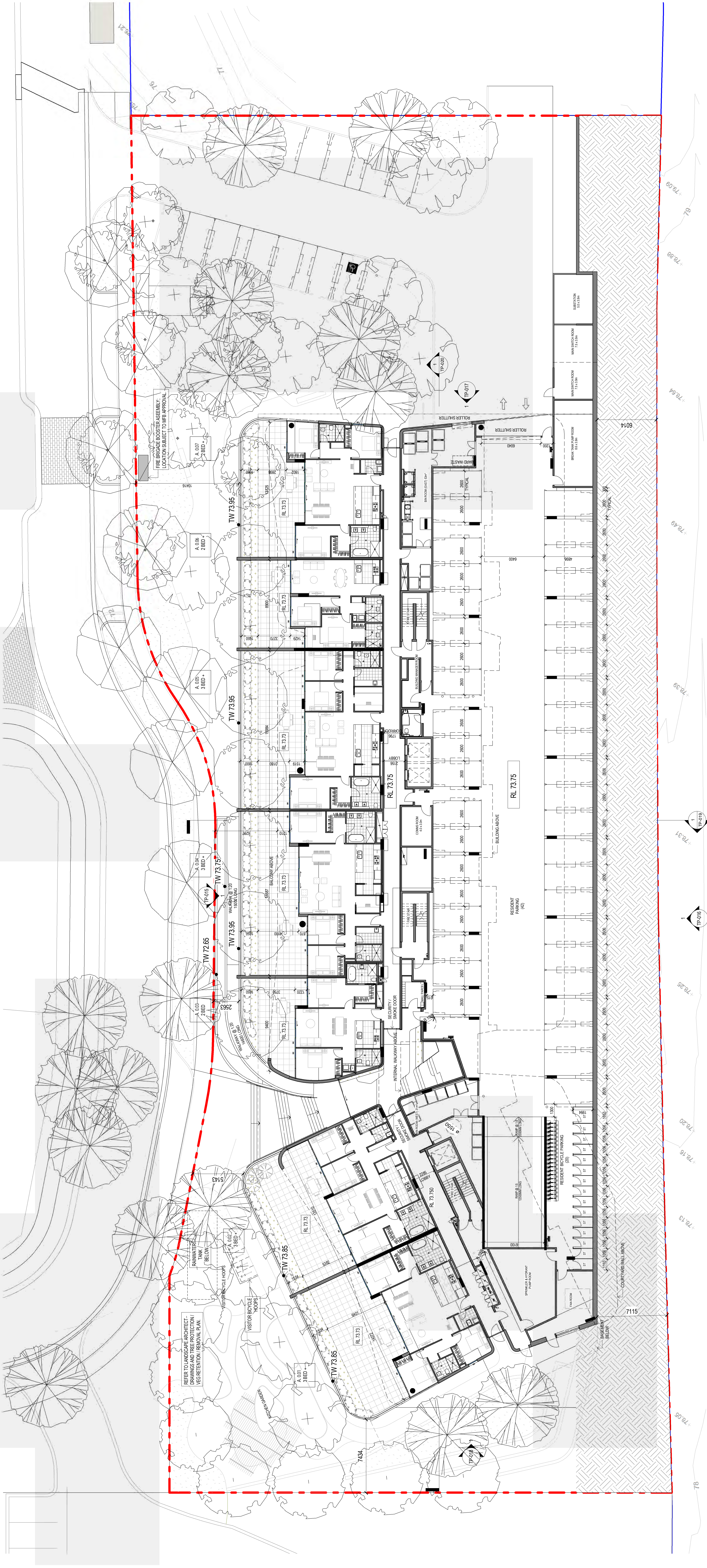


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B	1	Issue for information
C	1	Issue for information
D	1	Approved for construction

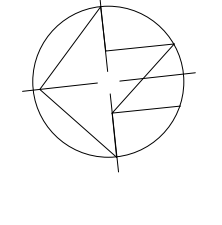
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C	1	Issue for information
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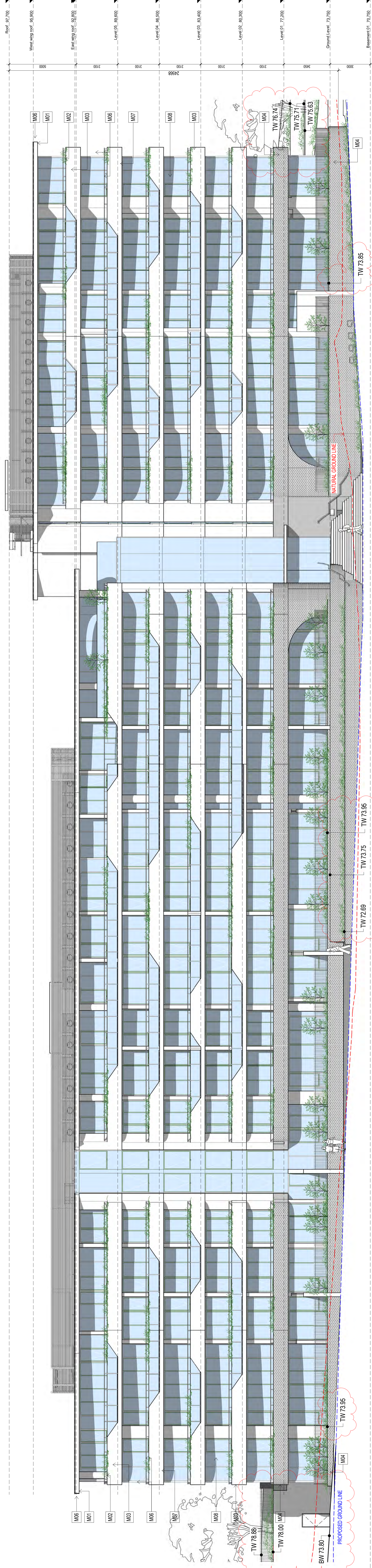
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C	1	Issue for information
D	1	Approved for construction

REV	NO	DESCRIPTION
A	1	Issue for information
B	1	Issue for information
C	1	Issue for information
D	1	Approved for construction



Ground Floor Site Plan





REV	DATE	DESCRIPTION
01	08/22/2018	Issue for information
02	09/12/2018	Issue for information
03	10/02/2018	Issue for information
04	10/02/2018	Issue for information
05	10/02/2018	Issue for information
06	10/02/2018	Issue for information
07	10/02/2018	Issue for information
08	10/02/2018	Issue for information
09	10/02/2018	Issue for information
10	11/02/2018	Proposed to Council (R)

- LEGEND...REFER TO FINISHES BOARD**
- M01 - Timber Look Soffit Lining
 - M02 - Plaster Box
 - M03 - White Painted Masonry
 - M04 - Grey Brick Wall
 - M05 - Dark Grey Painted
 - M06 - White Painted
 - M07 - White Painted Soffit
 - M08 - Grey Glazing
 - M09 - Black Painted Palisade Fence

drawn: Author
 checked: [blank]
 approved: [blank]
 jdm:03.E:09
 scale @ A4: 1:100
 date: 07/09/2018
 drawing no: TP-015
 rev: N

mirvac

architect:
Mirvac Design
 Level 200, 100 Market Street
 Sydney, NSW 2000
 Australia
 Phone: +61 2 9250 6000
 Fax: +61 2 9250 6001
 Email: info@mirvac.com.au
 www.mirvac.com.au

Project:
TULLAMORE BLDG B
 463-535 DONCASTER ROAD, DONCASTER
 VIC 3108
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10	11/02/2018	Proposed to Council (R)

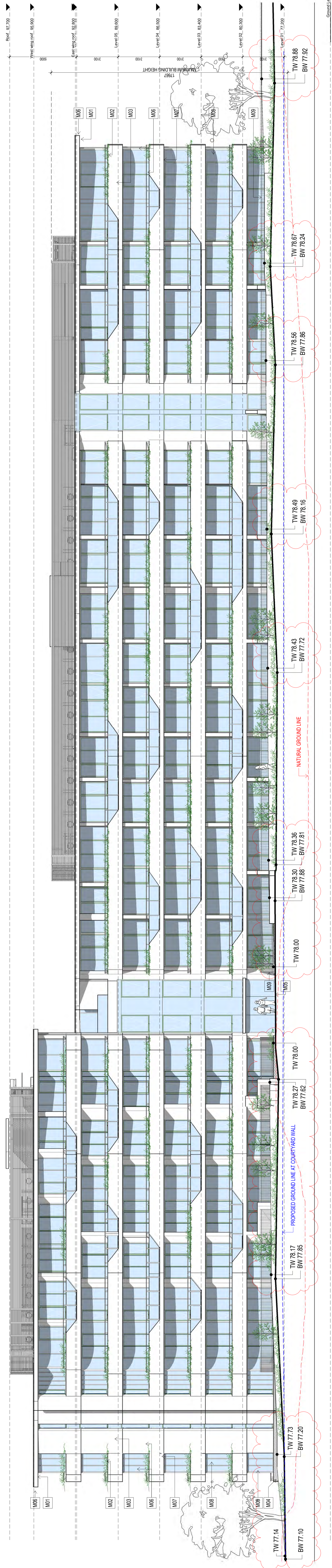
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 drawing no: TP-015
 rev: N

mirvac

architect:
Mirvac Design
 Level 200, 100 Market Street
 Sydney, NSW 2000
 Australia
 Phone: +61 2 9250 6000
 Fax: +61 2 9250 6001
 Email: info@mirvac.com.au
 www.mirvac.com.au

Project:
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 463-535 DONCASTER ROAD, DONCASTER
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LEGEND...REFER TO FINISHES BOARD

- M01 - Timber Look Soffit Lining
- M02 - Plaster Box
- M03 - White Painted Masonry
- M04 - Grey Brick Wall
- M05 - Dark Grey Painted Wall
- M06 - Dark Grey Painted Wall
- M07 - White Painted Soffit
- M08 - Grey Glazing
- M09 - Black Painted Palisade Fence

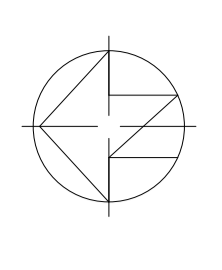
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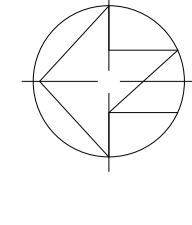
PROJECT
TULLAMORE BLDG B
 463-635 DONCASTER ROAD, DONCASTER
 (Change of Use and/or Extension with North South Road, Doncaster Rd, Doncaster and the
 West Gate Freeway, Doncaster, Victoria, Australia)

ARCHITECT
Mirvac Design
 100/102 Spring Street
 Melbourne, VIC 3000
 Australia
 Tel: +61 (0)3 9246 1000
 Fax: +61 (0)3 9246 1001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

LIBRARY
Elevation - South
(Doncaster Road)

drawn: Author
approved: Approved
date: 07/09/2018
scale: A3 1:100
drawing no.: TP-016
rev.: N

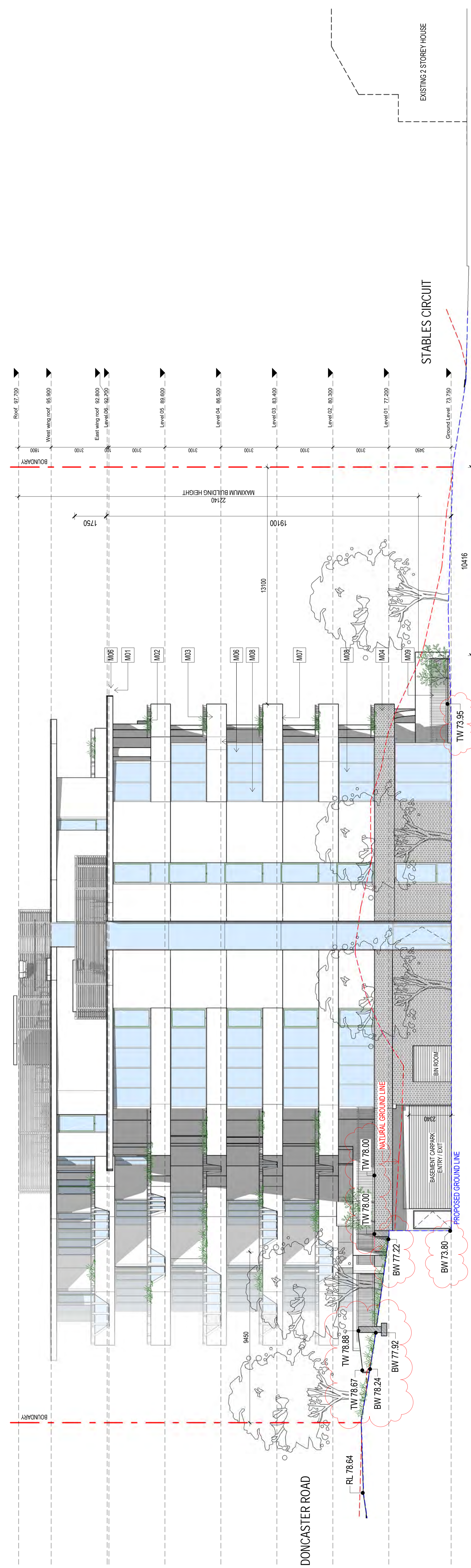




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11/02/2018	B Issue for information
13/02/2018	C Issue for information
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21/02/2018	E Issue for information
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23/03/2018	V Issue for information
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LEGEND - REFER TO FINISHES BOARD

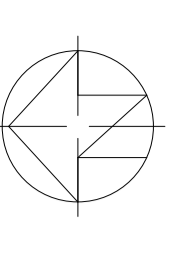
- M01 - Timber Look Soft/Living
- M02 - Plaster Box
- M03 - White Painted Masonry
- M04 - Grey Brick Wall
- M05 - Dark Grey Paint
- M06 - White Painted Soft
- M07 - White Painted Soft
- M08 - Grey Glazing
- M09 - Black Painted Palisade Fence



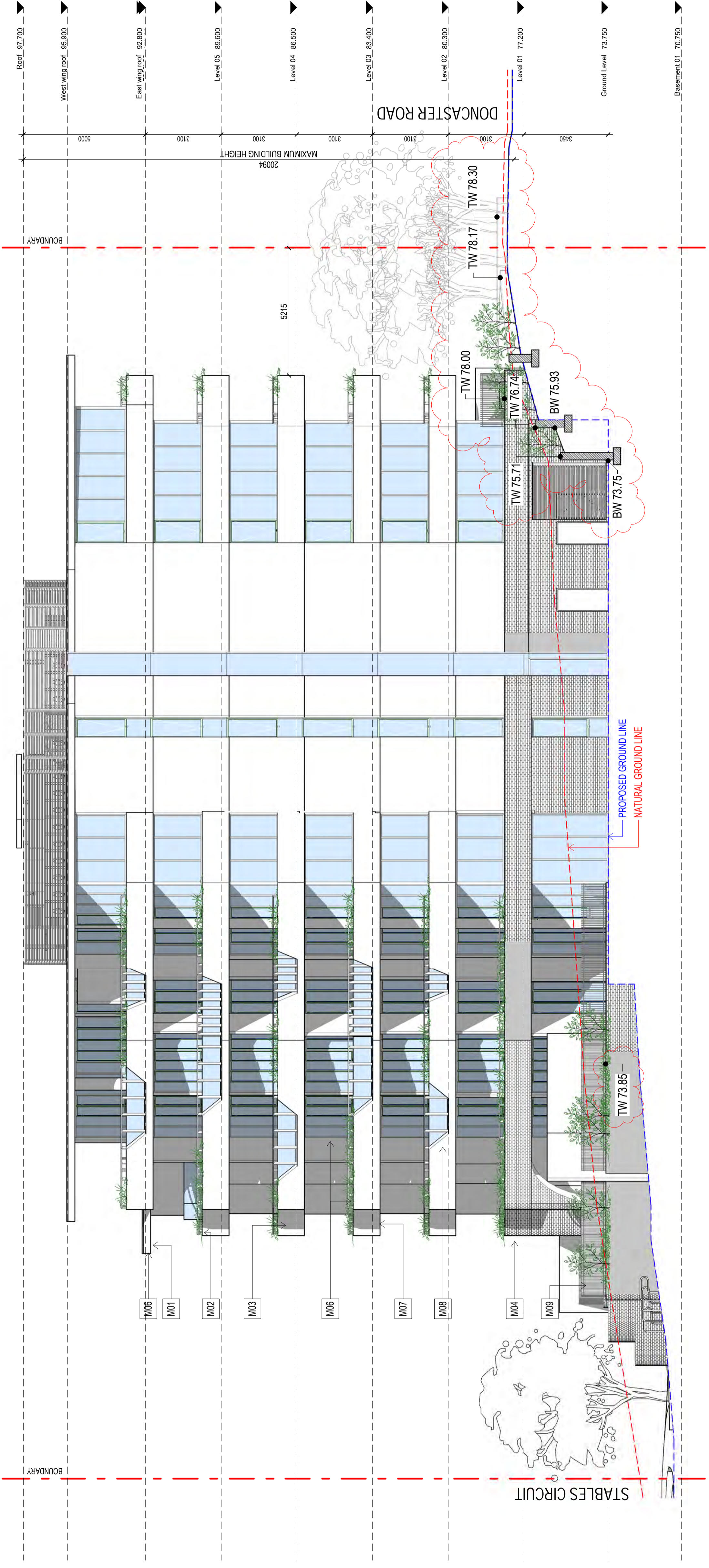
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31/03/2018	Z Issue for information

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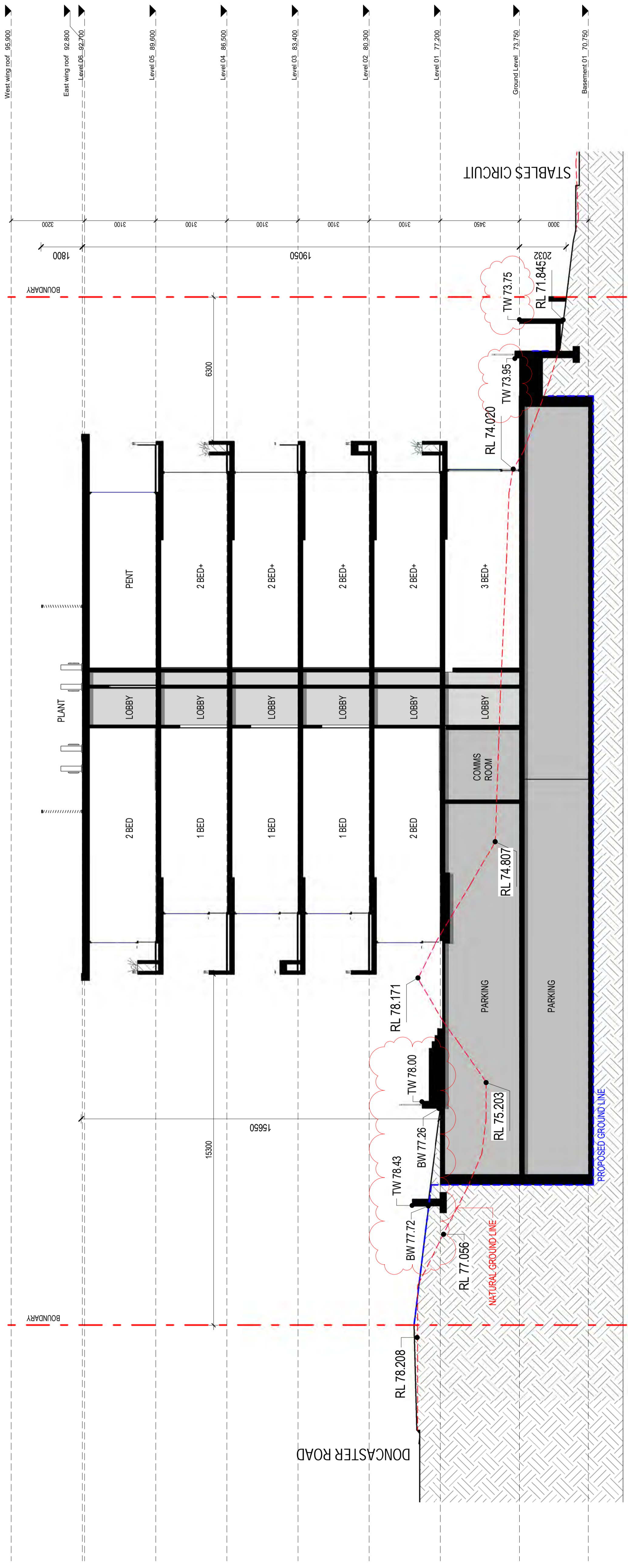


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L	13/02/2018	Issue for information
M	13/02/2018	Issue for information
N	13/02/2018	Proposed to Council (R)



LEGEND - REFER TO FINISHES BOARD

M01	Timber Look Soffit Lining
M02	Plaster Box
M03	White Painted Masonry
M04	Grey Brick Wall
M05	Dark Grey Paint
M06	White Painted Soffit
M07	White Painted Soffit
M08	Grey Glazing
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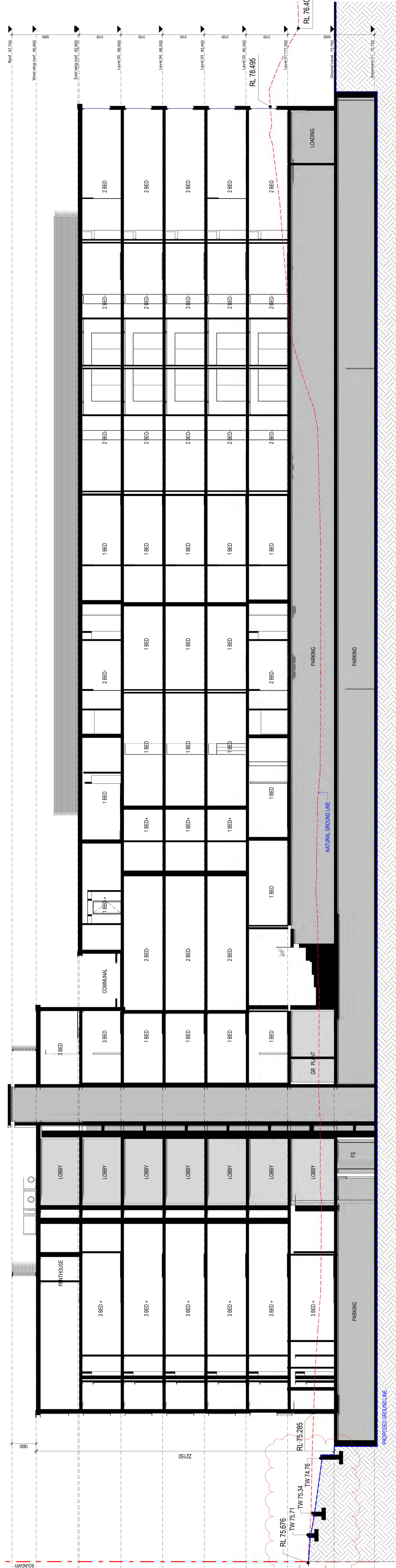
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L	13/02/2018	Issue for information
M	13/02/2018	Issue for information
N	13/02/2018	Issue for information

Project:
TULLAMORE BLDG B
 483-535 DONCASTER ROAD, DONCASTER
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architect:
Mirvac Design
Level 100, Corner 4th & 11th Streets, Melbourne, VIC 3000, Australia
 Tel: +61 3 9593 8888
 Fax: +61 3 9593 8889
 Email: info@mirvac.com.au

LIB:
Section - AA

drawn: Author
approved: Approved
date: 07/09/2018
scale: @ A4: 1:100
drawing no.: TP-019
rev: N



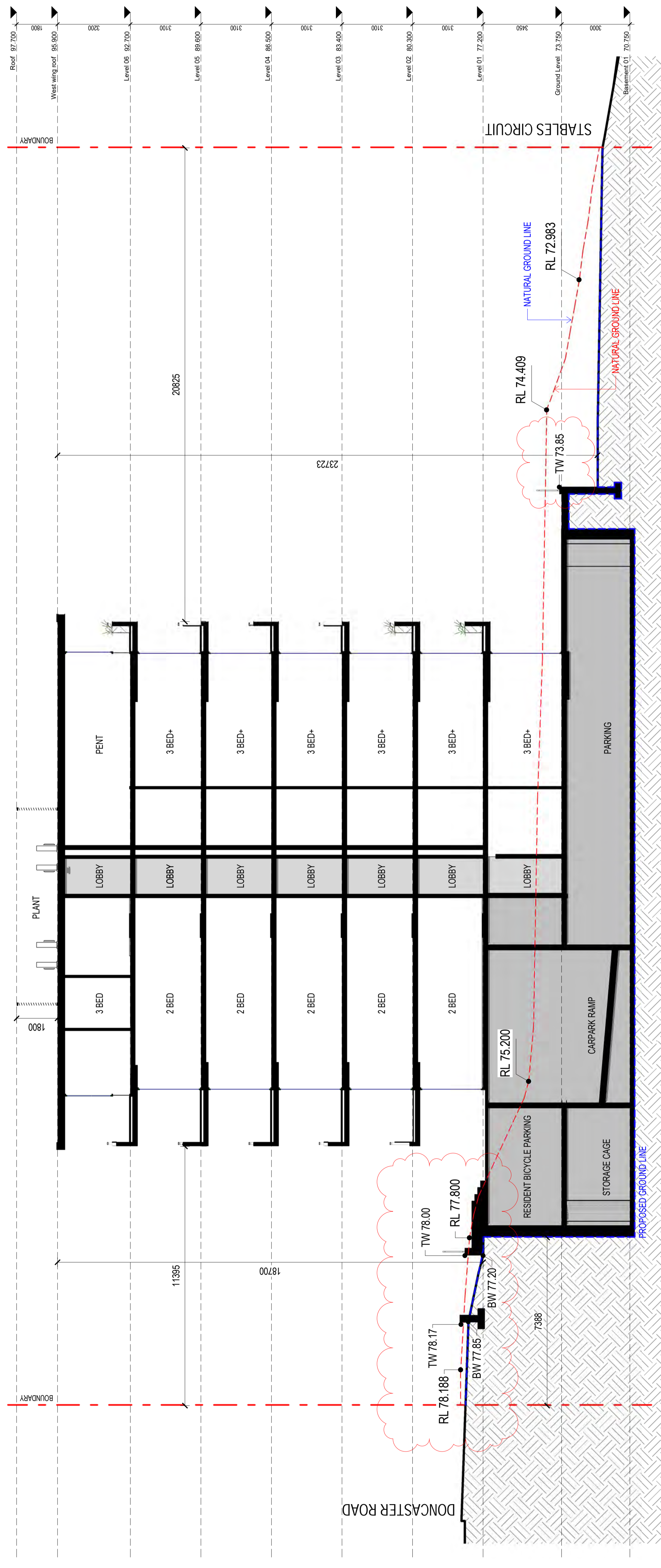
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M	13/02/2018	Issue for information
N	13/02/2018	Proposed to Council (R)

PROJECT
TULLAMORE BLDG B
 463-435 DONCASTER ROAD, DONCASTER
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architect:
Mirvac Design
Level 200, 463-435 Doncaster Road, Doncaster, VIC 3084
 Tel: 03 9488 8888
 Fax: 03 9488 8889
 Email: info@mirvacdesign.com.au
 Website: www.mirvacdesign.com.au

UBR:
Section - BB

drawn: Author
approved/checked: jdm/3E.DG
date: 07/09/2018
scale: @ A3: 1:100
drawing no.: TP-020
ref.: N



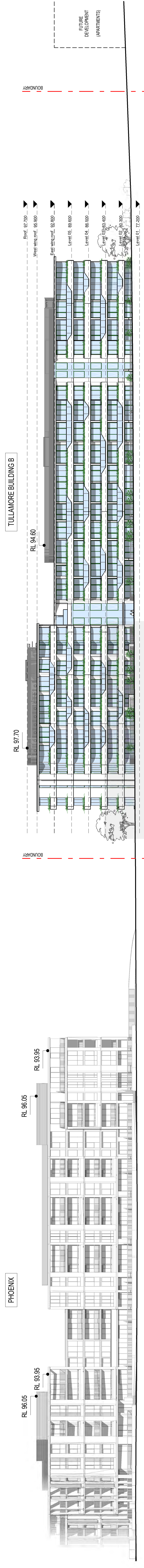
REV	BY	DATE	DESCRIPTION
A	AW	23/09/2018	Issue for information
B	AW	02/10/2018	Issue for information
C	AW	03/12/2018	Response to Council (R1)
D	AW	11/04/2019	Response to Council (R1)

Project:
TULLAMORE BLDG B
 463-535 DONCASTER ROAD, DONCASTER
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architect:
Mirvac Design
 Level 10, 200 Collins St
 Melbourne VIC 3000
 Australia
 Tel: +61 (0)3 9290 9000
 Fax: +61 (0)3 9290 9001
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

Lib: **Section - CC**

drawn: Author
 approved: Approved
 job no: 3.E.09
 lot no:
 date: 07/09/2018
 scale @ A4: 1:100
 drawing no: TP-021
 rev: D



REV	DATE	BY	DESCRIPTION
A	21/02/2018	JM	Issue for Information
B	01/12/2018	JM	Revised for Information
C			

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ARCHITECT:
Mirvac Design
Level 20, 200 Queen St
 Melbourne, VIC 3000
 Australia
 Tel: +61 (0)3 9600 9000
 Fax: +61 (0)3 9600 9001
 Email: info@mirvac.com.au

USER:
Site Elevation - South
(Doncaster Road)

DATE: 07/09/2018
SCALE: @ A4: 1:250
DRAWING NO.: TP-022
REV.: C



REV	DATE	BY	CHKD BY	DESCRIPTION
A	18/02/2018			Issue for information
B	22/02/2018			Issue for information
C	23/02/2018			Issue for information
D	23/02/2018			Prepared for construction
E	23/02/2018			

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ARCHITECT:
Mirvac Design
Level 10, 200 Quay Street
 Melbourne VIC 3000
 Australia
 Tel: +61 (0)3 9493 8000
 Fax: +61 (0)3 9493 8001
 Email: info@mirvac.com.au

LIB:
Artist Impression
Stables Circuit

drawn: Author
approved/checked: jsh/mse/09
date: 07/09/2018
drawing no: TP-023
rev: E
Not To Scale



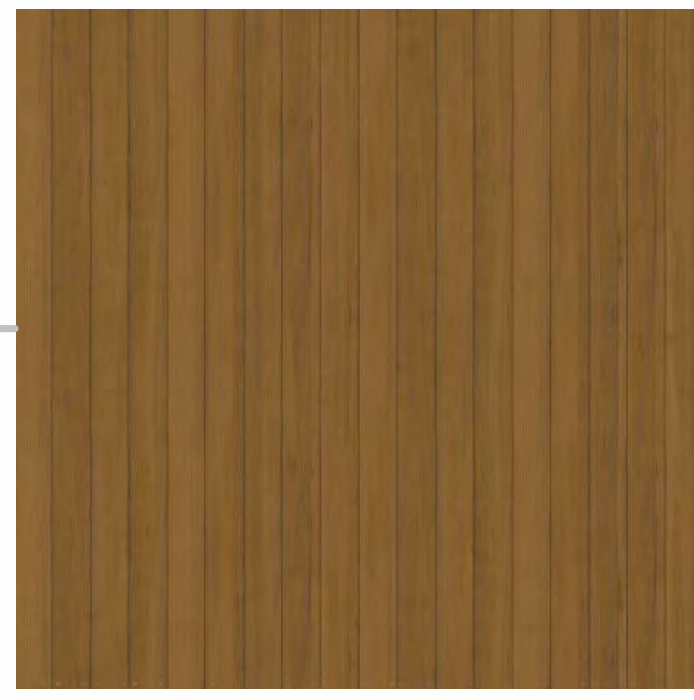
REV	DATE	DESCRIPTION
A	08/22/2018	ISSUE FOR PERMITTING
B	12/02/2018	ISSUE FOR PERMITTING
D	03/12/2019	REVISION FOR COMMENTS

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ARCHITECT:
Mirvac Design
 10/100 Spring Street, Melbourne VIC 3000
 Tel: +61 (0)3 9240 1000
 Fax: +61 (0)3 9240 1001
 www.mirvac.com.au

LIB:
Artist Impression
Doncaster Road

drawn: Author
approved/supervisor: jsh/mse/09
 date: 07/09/2018
 drawing no: TP-024
 rev: D
 Not To Scale



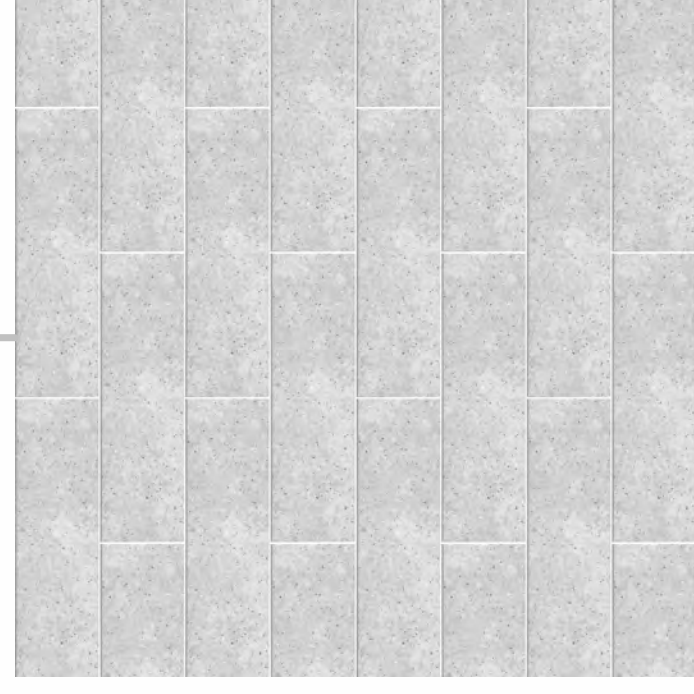
M01 - Timber look soffilt lining



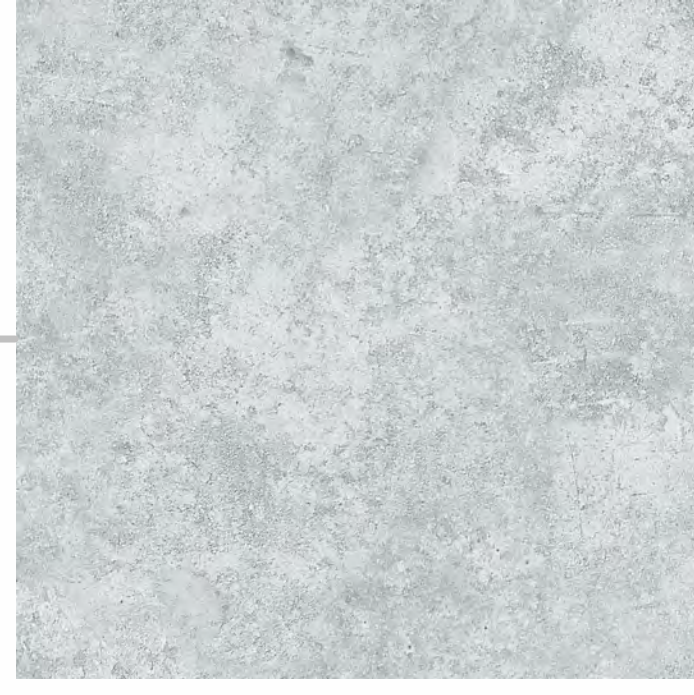
M02 - Planter Box



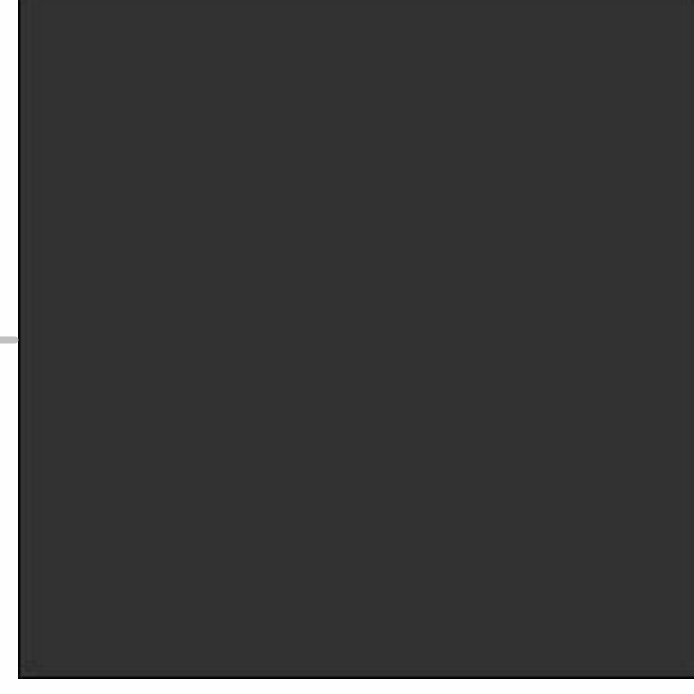
M03 - White painted masonry



M04 - Grey Brick Wall



M05 - Concrete Paving



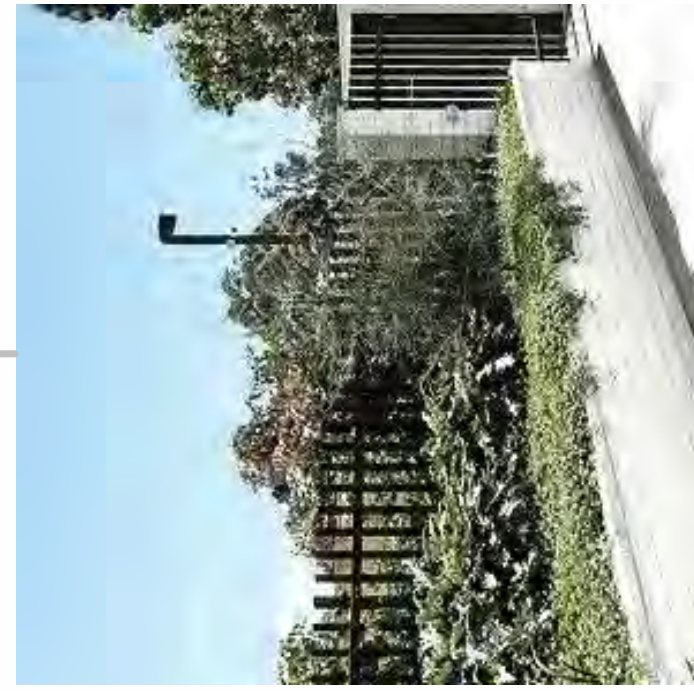
M06 - Dark Grey Paint



M07 - White Painted Soffilt



M08 - Grey Glazing



M09 - Black Painted Palisade Fence



M10 - Black Powdercoat Frame

GENERAL NOTES

GRAPHIC REPRESENTATION
 Colors presented on drawings are generic only and indicative of the intended material. Some color alterations may occur in the printing process.

REV	DATE	BY	APP	REVISION
01	04/22/2018	JL		Issue for construction
02	05/08/2018	JL		Issue for construction
03	05/12/2018	JL		Revisions for construction

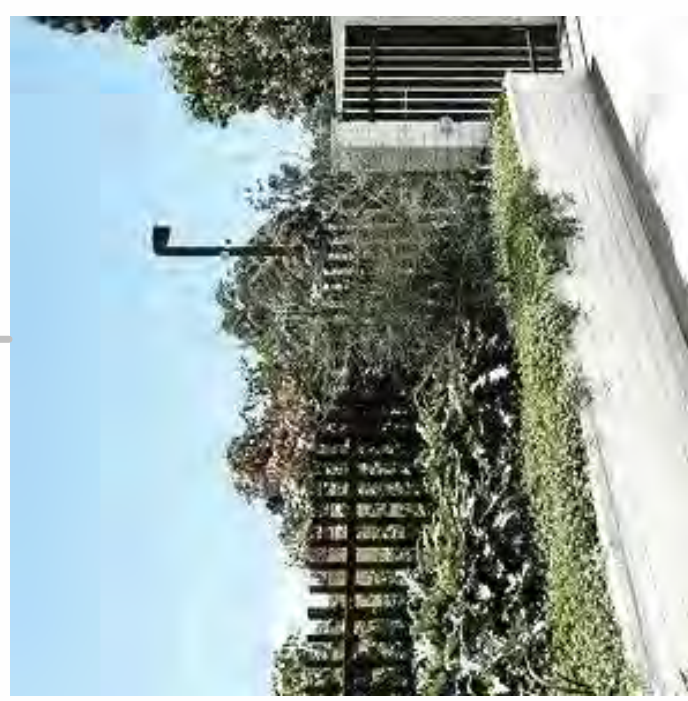
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ARCHITECT
Mirvac Design
Level 10, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 (0)3 9493 9000
 Fax: +61 (0)3 9493 9001
 Email: info@mirvac.com.au

TITLE
Finishes Board Sheet 1

DATE: 07/09/2018
 CLASS: TP-026
 DRAWING NO: TP-026
 REV: D

NOT TO SCALE



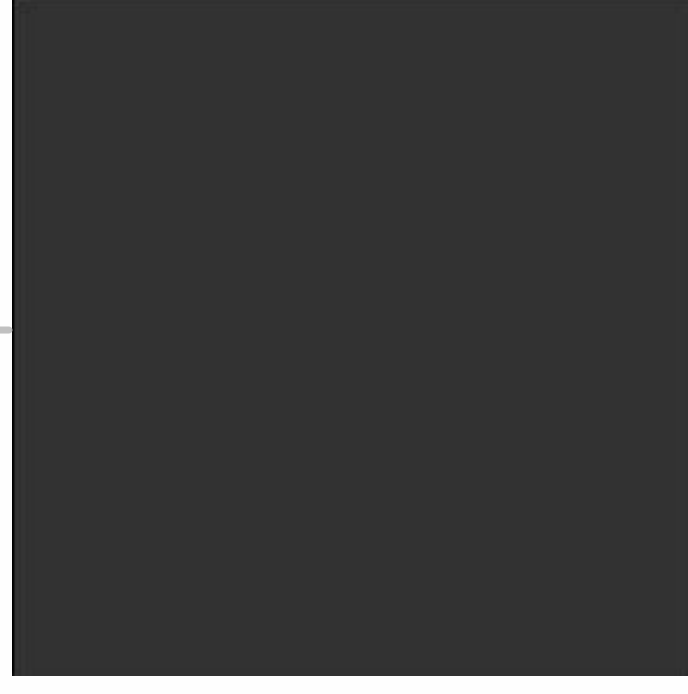
M09 - Black Painted Palisade Fence



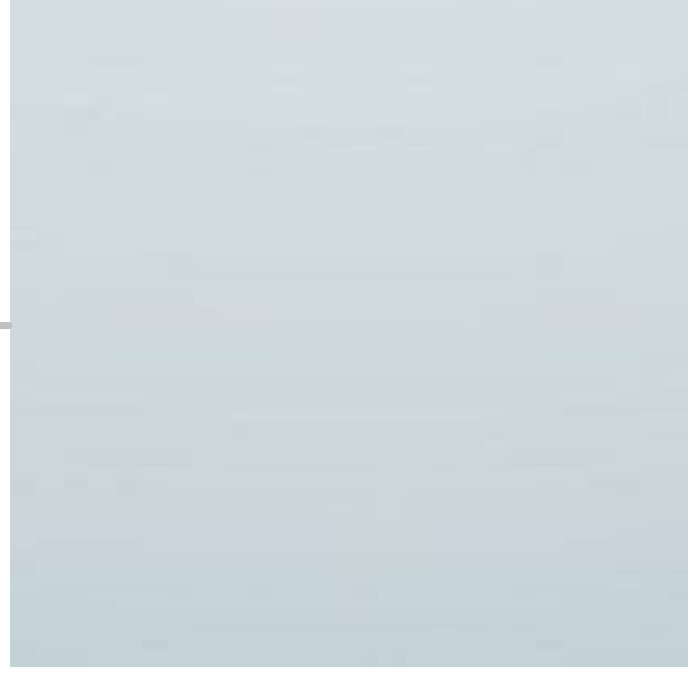
M05 - Concrete Paving



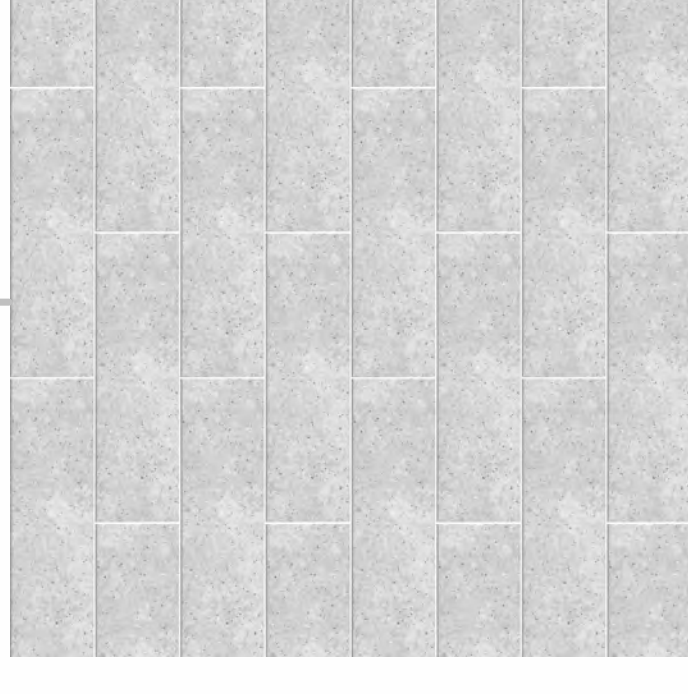
M07 - White Painted Soffit



M06 - Dark Grey Paint



M08 - Grey Glazing



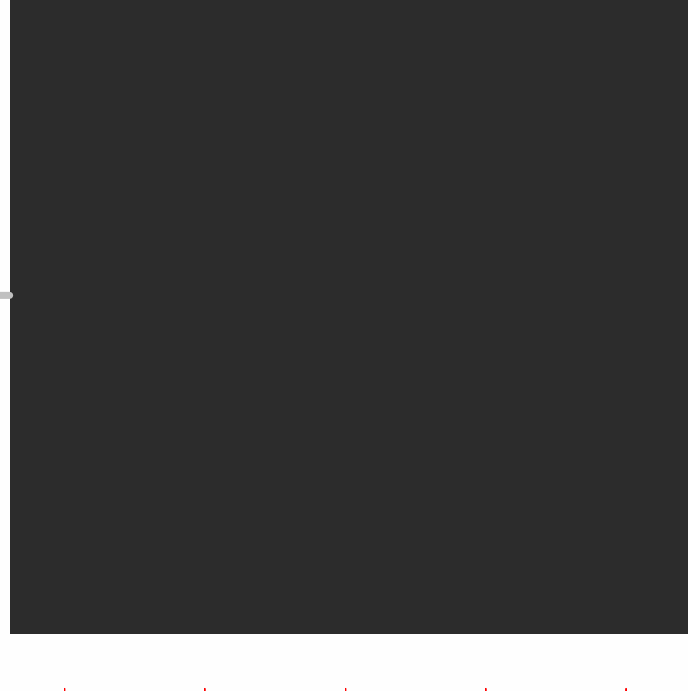
M04 - Grey Brick Wall



M03 - White painted masonry



M02 - Planter Box



M10 - Black Powdercoat Frame



M01 - Timber look soffiting

GENERAL NOTES

GRAPHIC REPRESENTATION
 Colors presented on drawings are generic, only and indicative of the
 intended finish. Actual colors may vary slightly from those shown in
 the printing process.

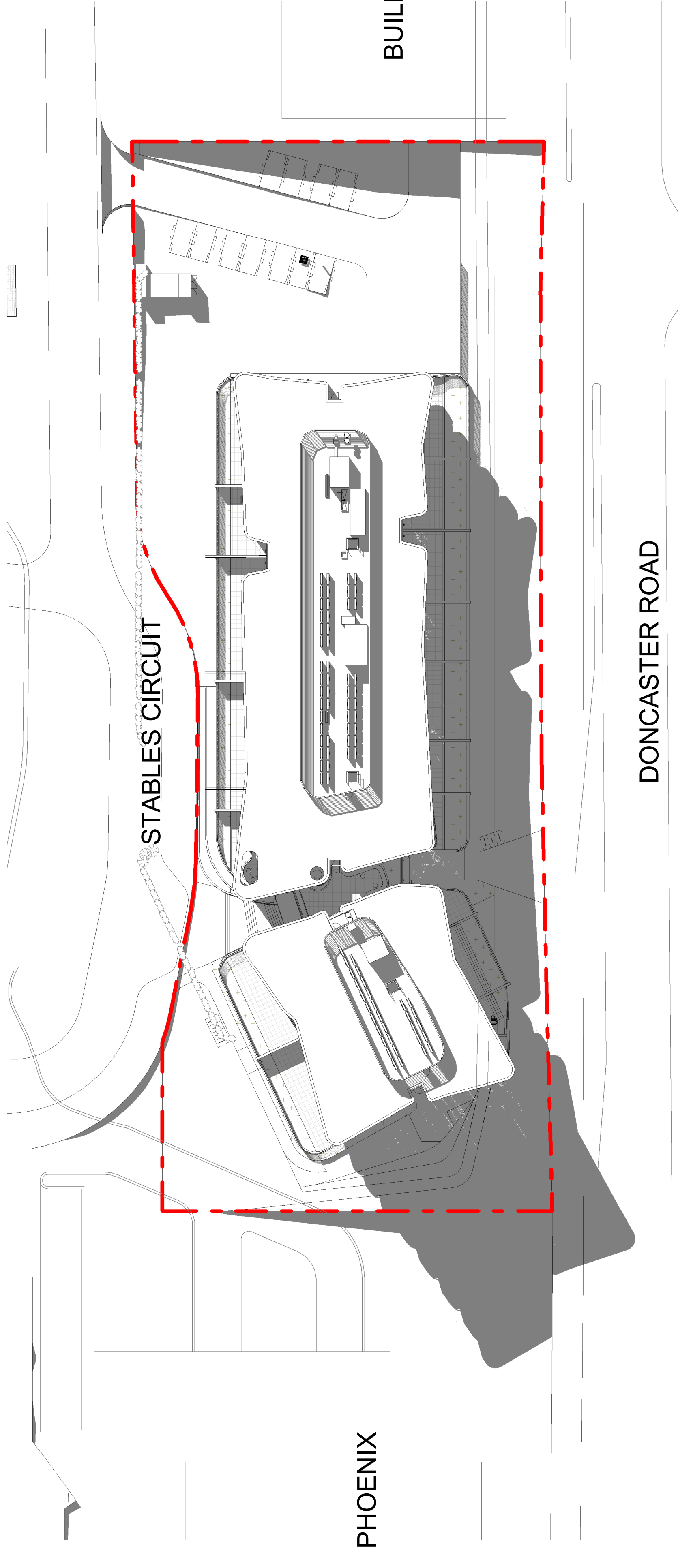
REV	DATE	DESCRIPTION
01	04/12/2018	Issue for information
02	12/06/2018	Issue for information
03	01/12/2018	Revisions to Drawing (R1)

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 463-635 DONCASTER ROAD, DONCASTER
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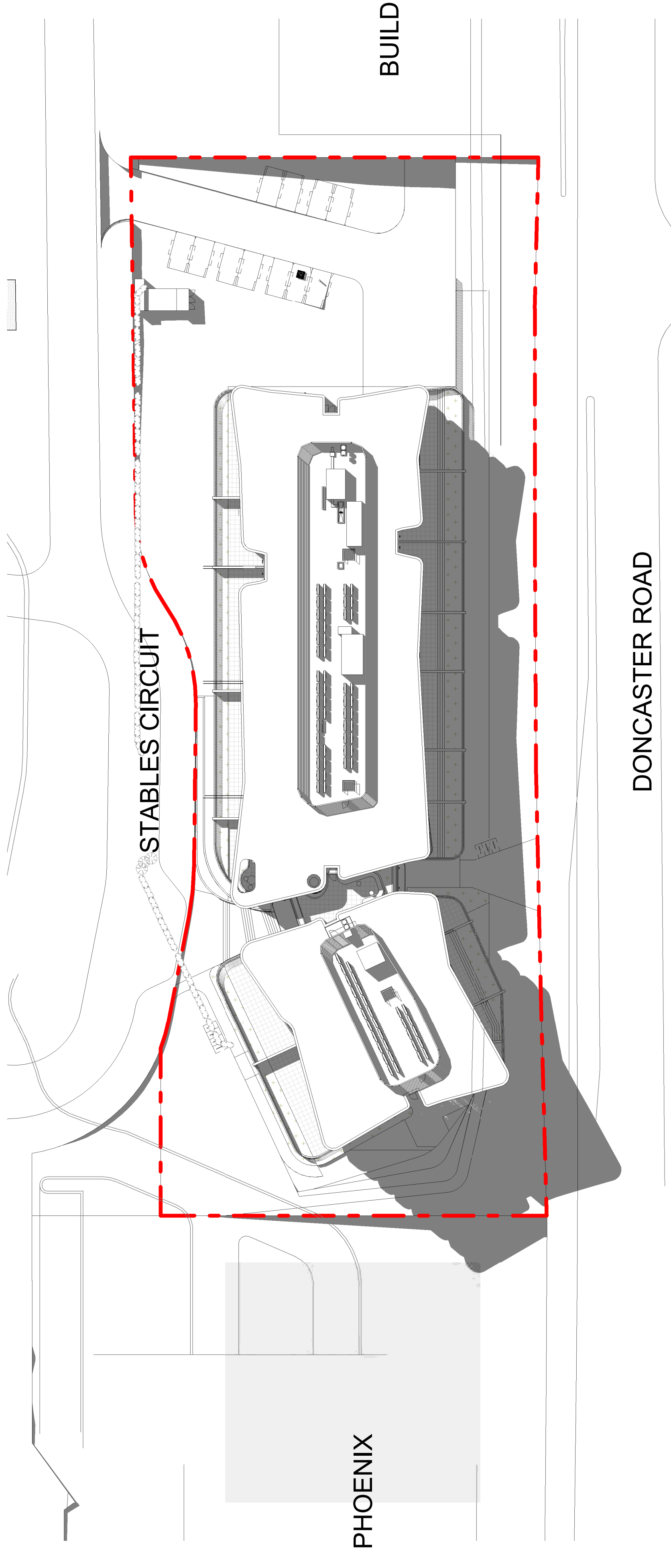
ARCHITECT:
Mirvac Design
 Level 20, 200 Queen St
 Melbourne, VIC 3000
 Australia
 Tel: +61 (0)3 9600 9000
 Fax: +61 (0)3 9600 9001
 Email: info@mirvac.com.au

LIBRARY:
Finishes Board Sheet 2

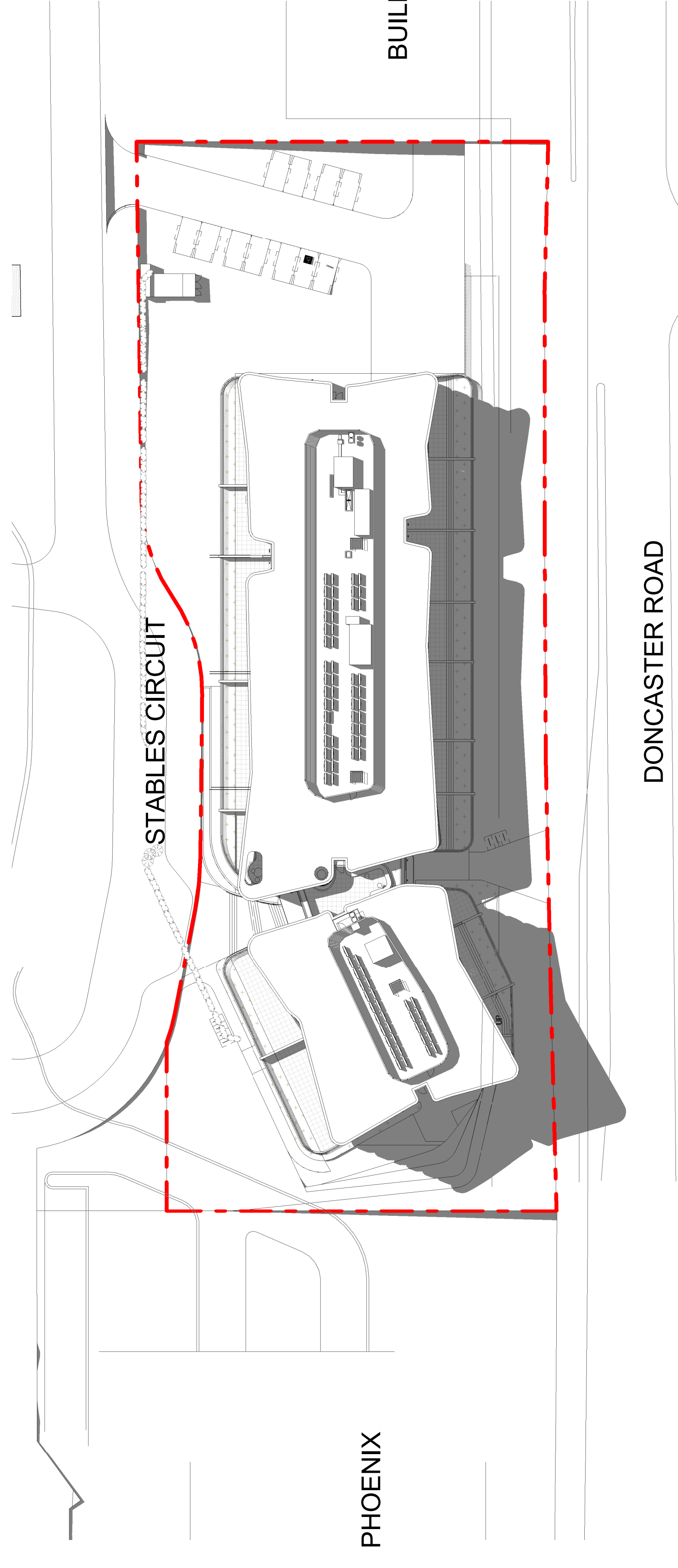
DATE: 07/09/2018
 DRAWING NO: TP-027
 REV: D
 NOT TO SCALE



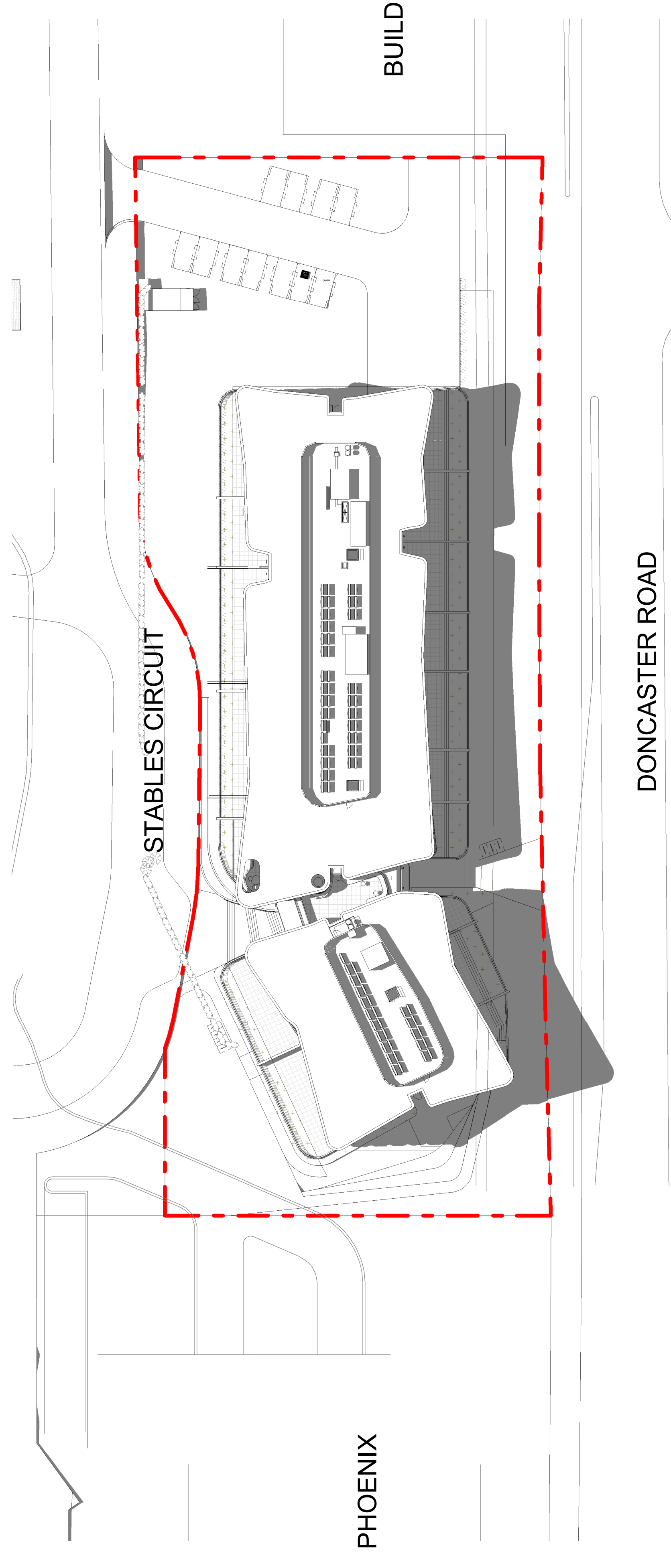
22 September - 9am



22 September - 10am



22 September - 11am



22 September - 12pm

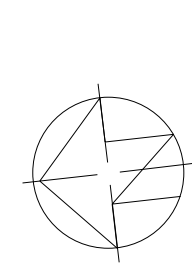
REV	DATE	BY	DESCRIPTION
A	01.02.2018		Issue for information
B	15.02.2018		Issue for information
C	15.02.2018		Issue for information
D	01.12.2018		Revised circulation

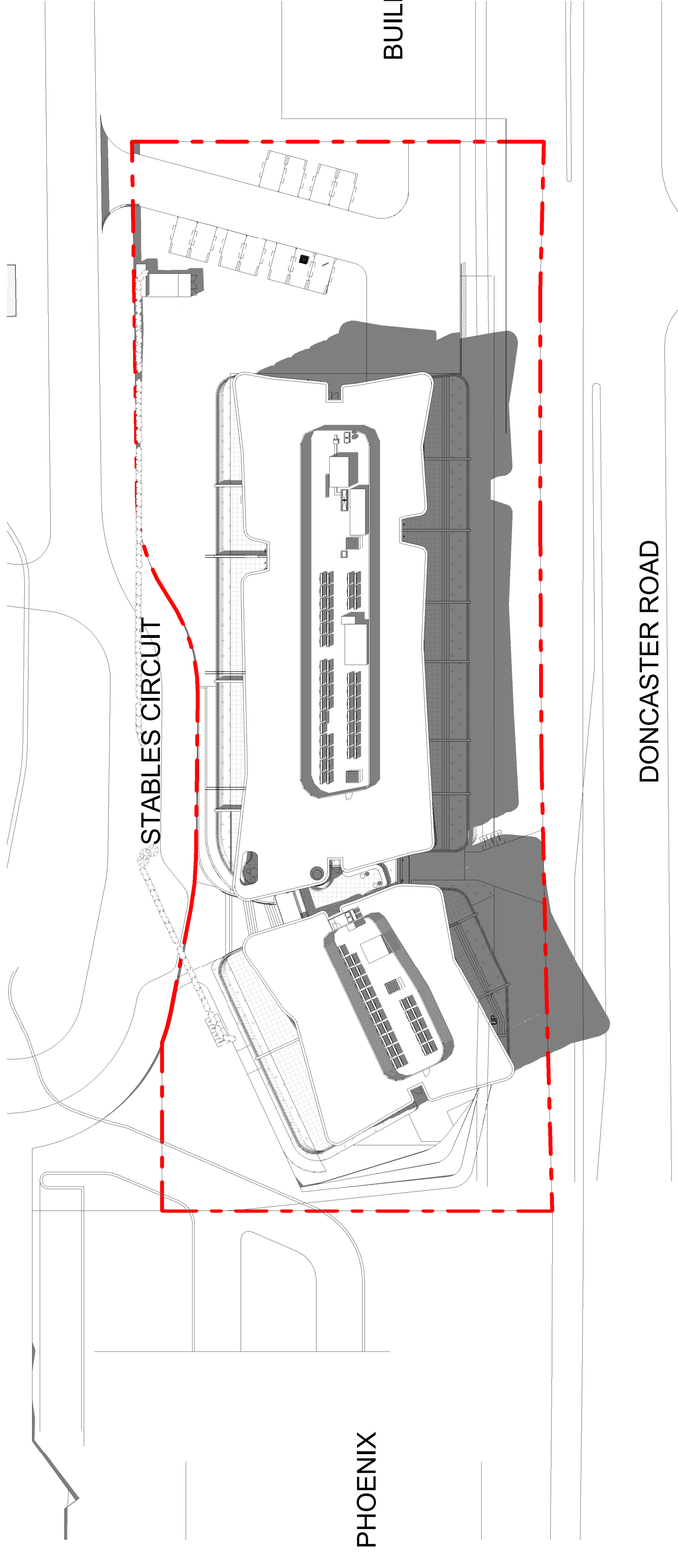
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ARCHITECT:
Mirvac Design
Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9600 8000
 Fax: +61 3 9600 8001
 www.mirvac.com.au

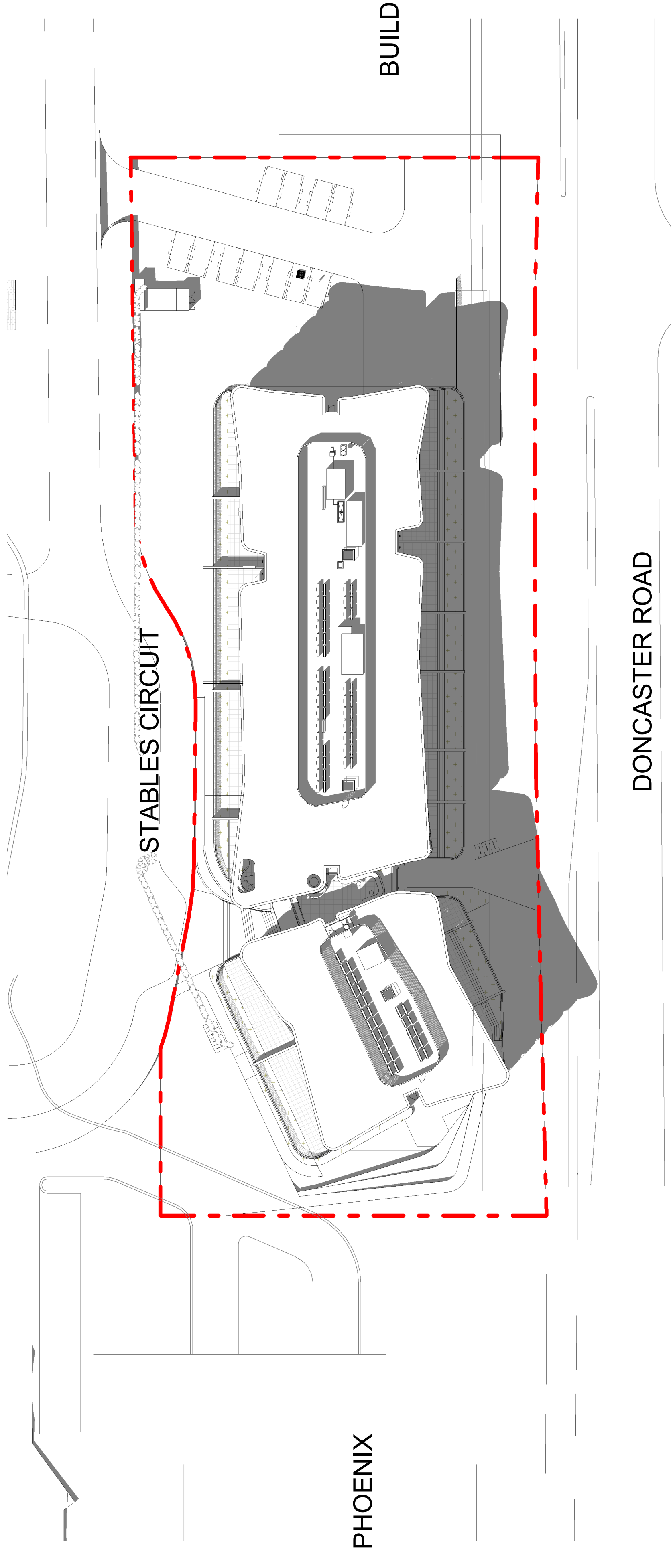
LIBRARY:
Shadow Studies Sheet 1

DRAWN: Author
 APPROVED: Approved
 DATE: 07/09/2018
 JOB NO: 3.E.09
 SCALE: @ A0:1 - 400
 DRAWING NO: TP-028
 REV: D

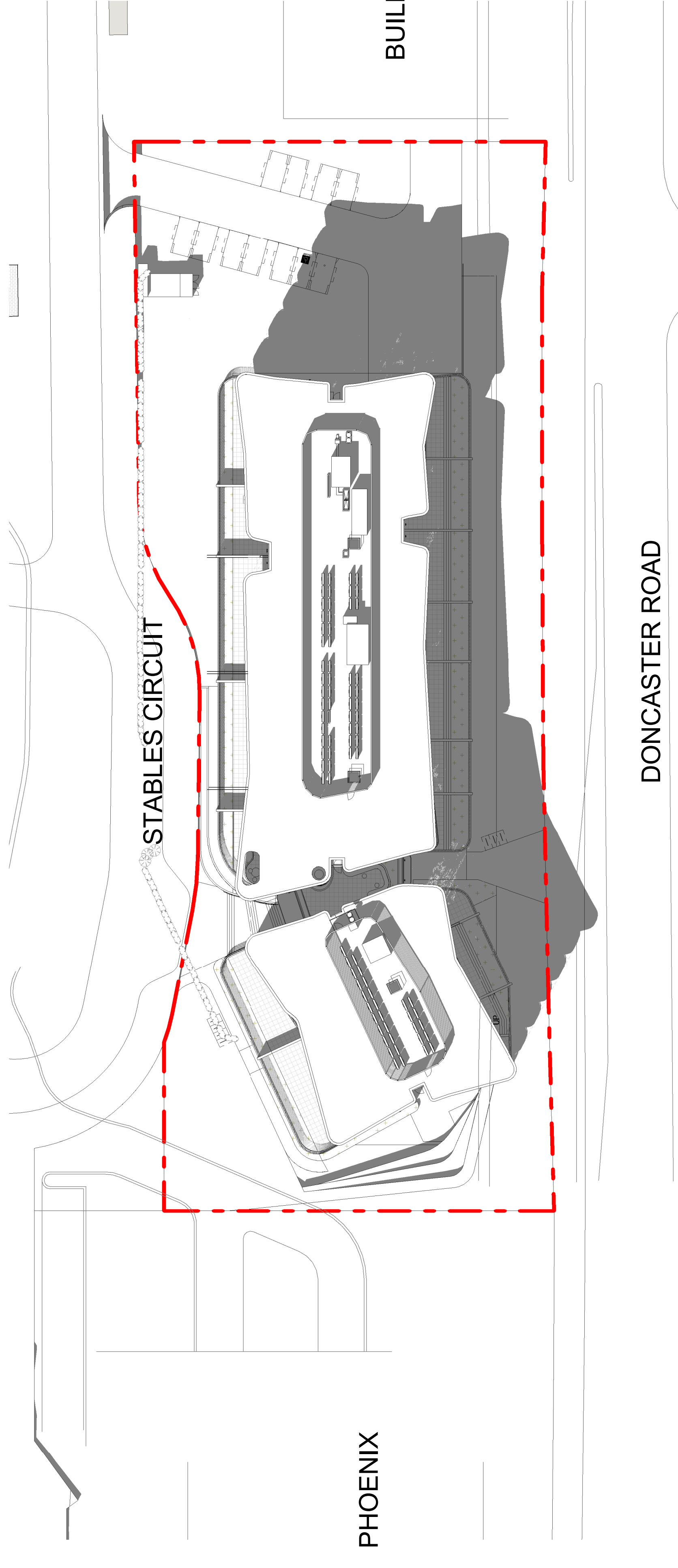




22 September - 1pm



22 September - 2pm



22 September - 3pm

REV	NO	DESCRIPTION
A	1	Issue for information
B	1	Issue for information
C	1	Issue for information
D	1	Issue for information

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ARCHITECT:
Mirvac Design
Level 20, 200 Queen St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9600 8000
 Fax: +61 3 9600 8001
 Email: info@mirvac.com.au

LIBRARY:
Shadow Studies Sheet 2

DATE: 07/09/2018
 SCALE: @ A0:1 - 400
 DRAWING NO: TP-029
 REV: D

	RESIDENTIAL AREAS										RESIDENTIAL MIX																		
	APARTMENT/TERRACES					LOBBY					COMMUNAL					PLANT/STORAGE					CARPARK TOTALS								
	GBA	BALCONY	PLANTER BOXES	GARDEN TERRACE	TERrace	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	GBA	1 BED	1 BED + STUDY	2 BED BATH	2 BED + STUDY	3 BED + STUDY	3 BED PENTHOUSE	TOTAL		
Basement 01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ground Level	811.5	434.1	172.7	406.1	331	0	290.4	3341.3	2787.8	1856.2	4	3	7	4	4	4	4	4	4	4	3	3	2	2	2	2	7	7	
Level 01	1525.2	607	19	195.4	331	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Level 02	1569.6	350.1	29	0	282.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Level 03	1569.6	346.1	32	0	282.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Level 04	1569.6	345.6	34	0	282.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Level 05	1437.5	417.6	51	0	246.4	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Level 06	483.1	106.5	9	0	72.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Grand total	8966.1	2607	175	368.1	1904.5	79	290.4	4621.1	15861.1	24	0	18	33	0	22	2	2	2	2	2	1	1	1	1	1	1	1	1	102

TP PARKING SPACES PROVIDED_BY TYPE		COUNT
Car Parking Bay 2.6x4.9m		144
Visitor Car Parking Bay 2.6x4.9m		10
Resident Bicycle Parking		20
Visitor Bicycle Hoops (2x Bicycles)		7

AREA SCHEDULE

Apartment Number	Dwelling Type	Internal Storage	Apartment Area	Balcony Area
A.0.01	3 BED (P)	18.4 m²	125.01 m²	81.94 m²
A.0.02	3 BED (P)	21.1 m²	121.07 m²	80.48 m²
A.0.03	2 BED (B)	12.9 m²	90.96 m²	39.85 m²
A.0.04	3 BED+ (P)	19.1 m²	135.22 m²	71.16 m²
A.0.05	3 BED+ (P)	20.9 m²	135.01 m²	72.11 m²
A.0.06	2 BED (B)	11.8 m²	65.66 m²	33.26 m²
A.0.07	3 BED (P)	17.6 m²	120.99 m²	55.28 m²
A.1.01	3 BED (P)	18.4 m²	124.16 m²	80.13 m²
A.1.02	3 BED (P)	21.1 m²	118.40 m²	27.73 m²
A.1.03	2 BED (B)	12.9 m²	88.58 m²	27.83 m²
A.1.04	3 BED (P)	20.0 m²	113.28 m²	25.04 m²
A.1.05	2 BED (B)	11.7 m²	87.48 m²	16.87 m²
A.1.06	2 BED (B)	10.8 m²	80.07 m²	11.45 m²
A.1.07	2 BED (B)	10.8 m²	79.34 m²	11.96 m²
A.1.08	3 BED (P)	17.6 m²	116.26 m²	33.70 m²
A.1.09	2 BED (B)	10.5 m²	82.80 m²	12.30 m²
A.1.10	2 BED (B)	10.5 m²	82.80 m²	12.30 m²
A.1.11	2 BED (B)	10.4 m²	74.54 m²	46.69 m²
A.1.12	1 BED (B)	7.6 m²	51.21 m²	40.12 m²
A.1.13	2 BED (B)	15.4 m²	90.46 m²	51.73 m²
A.1.14	1 BED (B)	6.7 m²	51.57 m²	32.58 m²
A.1.15	1 BED (B)	6.5 m²	63.11 m²	36.32 m²
A.1.16	1 BED (B)	9.2 m²	65.13 m²	29.23 m²
A.1.17	2 BED (B)	10.6 m²	74.96 m²	45.95 m²
A.1.18	2 BED (B)	13.2 m²	88.14 m²	39.13 m²
A.2.01	3 BED (P)	18.4 m²	124.16 m²	80.13 m²
A.2.02	3 BED (P)	21.1 m²	118.40 m²	27.80 m²
A.2.03	2 BED (B)	12.9 m²	88.57 m²	26.82 m²
A.2.04	3 BED (P)	20.0 m²	113.31 m²	27.14 m²
A.2.05	2 BED (B)	11.7 m²	87.30 m²	17.50 m²
A.2.06	2 BED (B)	11.2 m²	80.07 m²	11.42 m²
A.2.07	2 BED (B)	11.8 m²	79.45 m²	11.31 m²
A.2.08	3 BED (P)	17.6 m²	116.50 m²	36.27 m²
A.2.09	2 BED (B)	13.5 m²	87.21 m²	18.90 m²
A.2.10	2 BED (B)	10.5 m²	74.42 m²	9.80 m²
A.2.11	2 BED (B)	10.5 m²	74.42 m²	9.80 m²
A.2.12	1 BED (B)	7.6 m²	51.46 m²	14.24 m²
A.2.13	1 BED (B)	7.3 m²	57.98 m²	12.62 m²
A.2.14	1 BED (B)	6.8 m²	53.14 m²	14.73 m²
A.2.15	1 BED (B)	8.3 m²	53.23 m²	16.86 m²
A.2.16	2 BED (B)	13.6 m²	86.46 m²	11.19 m²
A.2.17	1 BED (B)	7.1 m²	59.27 m²	11.32 m²
A.2.18	2 BED (B)	10.6 m²	74.98 m²	20.37 m²
A.2.19	2 BED (B)	13.2 m²	88.36 m²	20.18 m²
A.3.01	3 BED (P)	18.4 m²	124.16 m²	29.24 m²
A.3.02	3 BED (P)	21.1 m²	118.40 m²	27.50 m²
A.3.03	2 BED (B)	12.9 m²	88.57 m²	27.84 m²
A.3.04	3 BED (P)	20.0 m²	113.31 m²	26.15 m²
A.3.05	2 BED (B)	11.7 m²	87.30 m²	18.31 m²
A.3.06	2 BED (B)	11.2 m²	80.07 m²	11.42 m²
A.3.07	2 BED (B)	11.8 m²	79.45 m²	11.31 m²
A.3.08	3 BED (P)	17.6 m²	116.50 m²	34.06 m²
A.3.09	2 BED (B)	13.5 m²	87.21 m²	19.92 m²
A.3.10	2 BED (B)	10.5 m²	74.42 m²	9.80 m²
A.3.11	2 BED (B)	10.5 m²	74.42 m²	9.80 m²
A.3.12	1 BED (B)	7.6 m²	51.46 m²	13.98 m²
A.3.13	1 BED (B)	7.3 m²	57.98 m²	12.70 m²
A.3.14	1 BED (B)	6.8 m²	53.14 m²	14.19 m²
A.3.15	1 BED (B)	8.3 m²	53.23 m²	17.11 m²

SITE AREAS

Site Area	6935 m²
Building Site Coverage	3578 m²
Impervious Site Coverage	4637 m²

- * NOTE:
- Minimum 40mm of storage provided in the basement car park.
- Refer TP-004 Basement Plan and TP-005 Ground Floor Plan for location and indicative volume of each storage cage.
- Refer SK1011-1018 for ADG storage calculation.

DB	REV	DATE	DESCRIPTION
A			Issue for Information
B			Issue for Information
C			Issue for Information



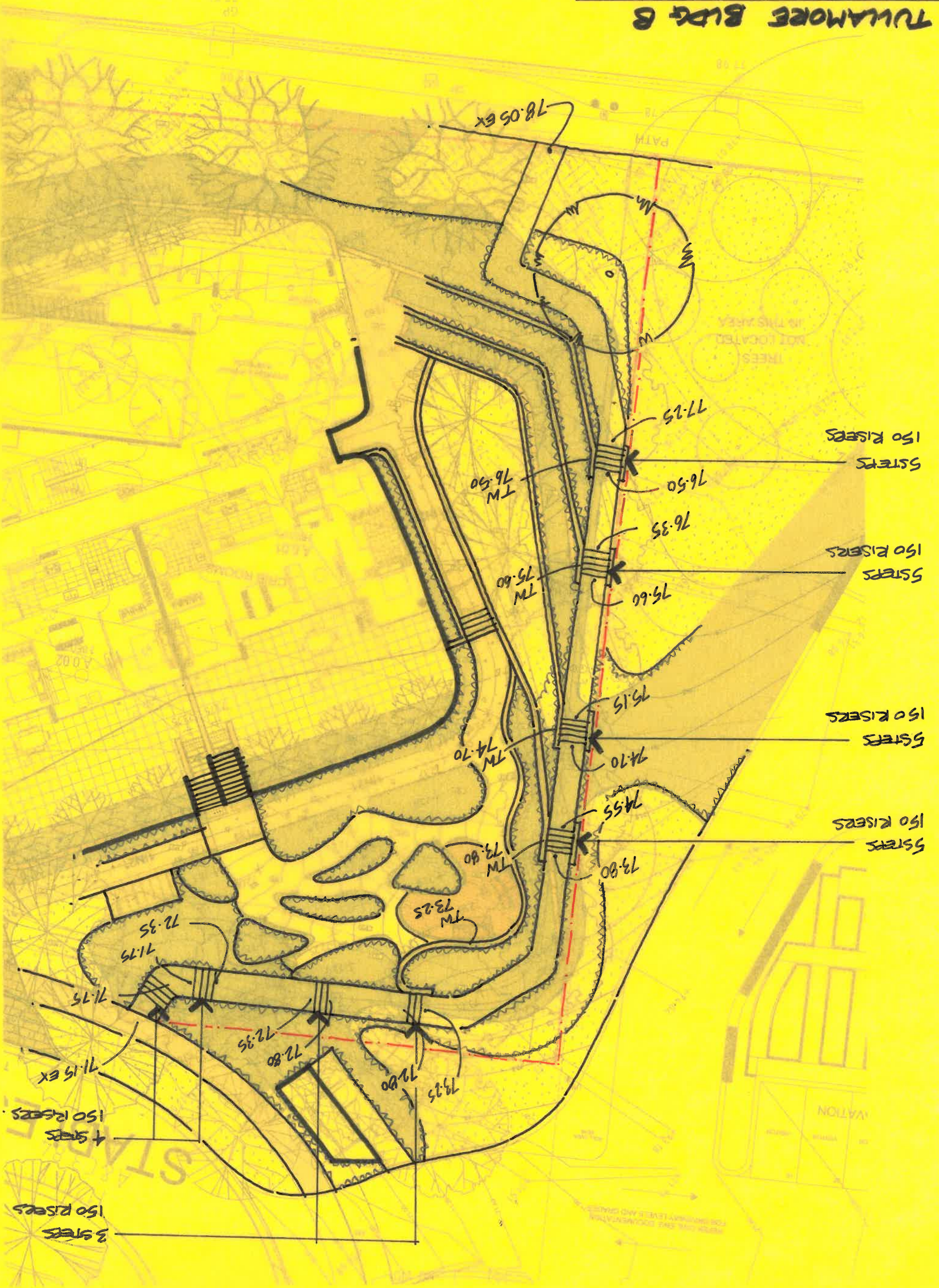
TULLAMORE BLDG B

DONCASTER RD
ACCESS PLAN

MIRVAC

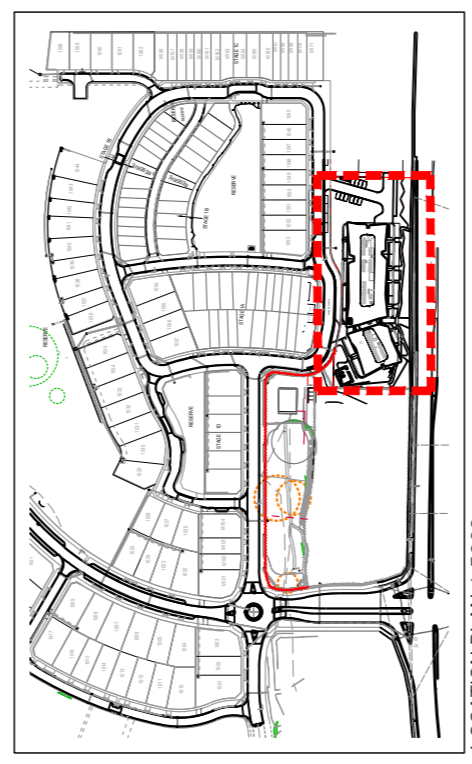
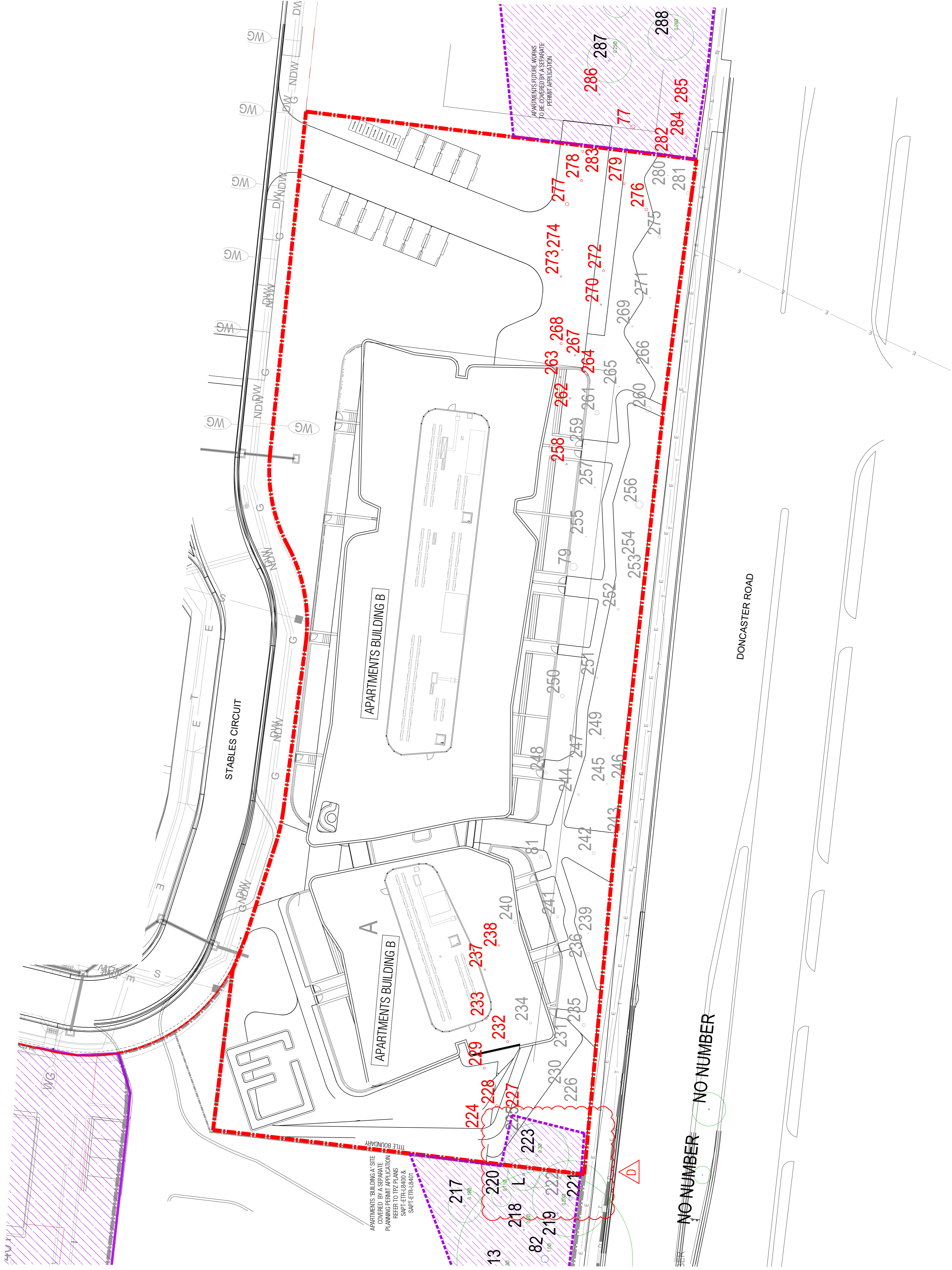
TRACT CONSULTANTS 1:200

15.04.19



LEGEND

- 569 Existing tree to be retained with tree protection zone
- 88 Existing tree part of previous approvals
- 151 Existing tree to be removed
- Tree protection fence
- Forecast TPZ areas
- Title boundary



REFER DRAWING S00-ETR-L8400 FOR EXISTING TREE & VEGETATION PATCH PROTECTION REQUIREMENTS

NOTE:
1. ONLY REMOVE TREES WITHIN CURRENT STAGE OF WORKS BOUNDARY, AS SCHEDULED.

REV	DESCRIPTION	DATE
D	FOR APPROVAL	TW 30.11.2018
C	FOR APPROVAL	NW 09.08.2018
B	FOR APPROVAL	NW 09.08.2018
A	FOR REVIEW	NW 03.08.2018

MBCJ Landscape Architects
Level 2, 45 Victoria Avenue
Albert Park, Victoria 3206 Australia
T: (03) 9636 4557
F: (03) 9636 4558
E: mba@mbcjas.com.au

MIRVAC

TULLAMORE

463-535 DONCASTER ROAD - BUILDING B
EXISTING TREES & NATIVE VEGETATION
TPZ & FENCING PLAN

DATE	SCALE
AUGUST 2018	1:250 @ A1

PROJECT: Virginia Industries Eastern Golf Club Existing Trees & Documentation Apartments Tullamore
DRAWN: MW
CHECKED: TW
REVISION: D
DRAWING NO: SAP1-ETR-L8402

APARTMENTS BUILDING B TREE RETENTION/REMOVAL SCHEDULE

No	Species	Type	Retained Retained Retained	Removal Removed Dead	Retain if possible	EHIP Retention / Removal (April 2014 report)	Varies from EHIP Report	Permit required for removal 52.17	Permit required for removal ES06
223	<i>Eucalyptus melliodora</i>	Indigenous	Y	Y	Y	Remove	Y	Yes	
224	<i>Acacia pycnantha</i>	Victorian native	Y	Y	Y	Remove	Y	Yes	D
225	<i>Eucalyptus mamifera</i>	Australian native		Y	Y	Remove		Yes	
227	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
228	<i>Eucalyptus pulchella</i>	Australian native		Y	Y	Remove		Yes	
229	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
230	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
232	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
233	<i>Eucalyptus viminalis</i>	Victorian native		Y	Y	Remove		Yes	
237	<i>Eucalyptus botryoides</i>	Indigenous		Y	Y	Remove		Yes	
238	<i>Acacia meurnsii</i>	Indigenous		Y	Y	Remove		Yes	
258	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
262	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
263	<i>Acacia pycnantha</i>	Victorian native		Y	Y	Remove		Yes	
264	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
267	<i>Eucalyptus melliodora</i>	Indigenous		Y	Y	Remove		Yes	
268	<i>Acacia meurnsii</i>	Indigenous		Y	Y	Remove		Yes	
270	<i>Corymbia ficifolia</i>	Australian native		Y	Y	Remove		Yes	
272	<i>Eucalyptus nicholii</i>	Australian native		Y	Y	Remove		Yes	
273	<i>Eucalyptus polyanthemus</i>	Victorian native		Y	Y	Remove		Yes	
274	<i>Eucalyptus polyanthemus</i>	Victorian native		Y	Y	Remove		Yes	
276	<i>Mealeuca stypheloides</i>	Australian native		Y	Y	Remove		Yes	
277	<i>Corymbia ficifolia</i>	Australian native		Y	Y	Remove		Yes	
278	<i>Mealeuca nesophila</i>	Australian native		Y	Y	Remove		Yes	
279	<i>Eucalyptus elata</i>	Victorian native		Y	Y	Remove		Yes	
283	<i>Mealeuca armillaris</i>	Victorian native		Y	Y	Remove		Yes	
L	<i>Eucalyptus melliodora</i>	Indigenous	Y			NOT IN REPORT	Y		

Trees Previously Removed As Part of Doncaster Road Works (Refer S01-ETR-L8405)

79	<i>Eucalyptus sideroxylon</i>	Victorian native
81	<i>Mealeuca stypheloides</i>	Australian native
226	<i>Acacia melanoxylon</i>	Indigenous
230	<i>Eucalyptus sideroxylon</i>	Victorian native
231	<i>Lophostemon confertus</i>	Australian native
234	<i>Eucalyptus carnaldilensis</i>	Indigenous
235	<i>Eucalyptus nicholii</i>	Australian native
236	<i>Eucalyptus nicholii</i>	Australian native
239	<i>Mealeuca armillaris</i>	Victorian native
240	<i>Eucalyptus viminalis</i>	Victorian native
241	<i>Mealeuca armillaris</i>	Victorian native
242	<i>Eucalyptus nicholii</i>	Australian native
243	<i>Pitsopterum undulatum</i>	Victorian native
244	<i>Eucalyptus melliodora</i>	Indigenous
245	<i>Lophostemon confertus</i>	Australian native
246	<i>Pitsopterum undulatum</i>	Victorian native
247	<i>Eucalyptus sideroxylon</i>	Victorian native
248	<i>Eucalyptus viminalis</i>	Victorian native
249	<i>Acacia meurnsii</i>	Indigenous
250	<i>Mealeuca stypheloides</i>	Australian native
251	<i>Lophostemon confertus</i>	Australian native
252	<i>Grevillea robusta</i>	Victorian native
253	<i>Acacia pycnantha</i>	Victorian native
254	<i>Eucalyptus mamifera</i>	Australian native
255	<i>Eucalyptus sp.</i>	Australian native
256	<i>Eucalyptus botryoides</i>	Victorian native
257	<i>Pitsopterum undulatum</i>	Victorian native
259	<i>Acacia pycnantha</i>	Victorian native
260	<i>Corymbia maculata</i>	Victorian native
261	<i>Acacia ?pominans</i>	
265	<i>Mealeuca nesophila</i>	Australian native
266	<i>Mealeuca armillaris</i>	Victorian native
269	<i>Lophostemon confertus</i>	Australian native
271	<i>Mealeuca stypheloides</i>	Australian native
275	<i>Eucalyptus botryoides</i>	Victorian native

* Ecology & Heritage Partners - Final Report Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria, Appendix 2.4 - Scattered Trees, Table A2.4, Remnant scattered trees recorded within the study area.

REFER DRAWING S00-ETR-L8400 FOR EXISTING TREE & VEGETATION PATCH PROTECTION REQUIREMENTS

NOTE:
1. ONLY REMOVE TREES WITHIN CURRENT STAGE OF WORKS BOUNDARY, AS SCHEDULED.

REV	DESCRIPTION	DATE
D	FOR APPROVAL	TW 30.11.2018
C	FOR APPROVAL	NW 09.08.2018
B	FOR APPROVAL	NW 09.08.2018
A	FOR REVIEW	NW 03.08.2018

MBCJ Landscape Architects
Level 2, 45 Victoria Avenue
Albert Park, Victoria 3206 Australia
T: (03) 9636 4657
F: (03) 9636 4658
E: mba@mbca.com.au

MIRVAC
TULLAMORE
463-535 DONCASTER ROAD BUILDING B
EXISTING TREES & NATIVE VEGETATION
TREE SCHEDULES

DATE: AUG 2018
SCALE: 1:250 @ A1
PROJECT: Vindalun/Inglewood/Eastern Coll/Curr/Existing Trees/6. Documentation/Agreement/Tullamore

DRAWN BY: TW
CHECKED BY: TW
REVISION: D
DRAWING NO: SAP1-ETR-L8403

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

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

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

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

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

5.2 MANNINGHAM PLANNING SCHEME

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

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 1 (RGZ1)
- Clause 42.01 Environmental Significance Overlay, Schedule 5 (ESO5)
- Clause 43.04 Development Plan Overlay, Schedule 3 (DPO3) and associated Eastern Golf Course Development Plan, September 2014 (DP)
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

Zone

Clause 32.07 Residential Growth Zone, Schedule 1

The purpose of the Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct a residential building. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

Schedule 1 pertains to the Eastern Golf Course Site 463-535 Doncaster Road, Doncaster and has the following maximum building height requirement for a dwelling or residential building:

- A building used as a dwelling or a residential building must not exceed a height of 11 metres where land is further than 70 metres from the Doncaster Road boundary of the site.

It is noted that given the subject site is within 70m of the Doncaster Road boundary, the 11m maximum building height does not apply to this site.

Overlays

Clause 42.01 Environmental Significance Overlay Schedule 5 (ESO5)

A permit is required for all buildings and works and the removal of vegetation.

The environmental objectives to be achieved include:

- *To protect and conserve Core and Buffer Conservation Areas.*
- *To maintain and enhance the natural landscape character of environmental urban areas.*
- *To minimise the extent of earthworks within the canopy dripline of trees.*
- *To achieve an improvement in the extent and quality of Victorian native vegetation, consistent with the goal of Net Gain as set out in Victoria's Native Vegetation Management A Framework for Action (Department of Natural Resources and Environment 2002) by:*
 - *Avoiding the removal of Victorian native vegetation.*
 - *Minimising the removal of Victorian native vegetation, if the removal of the Victorian native vegetation cannot be avoided, through appropriate planning and design.*
 - *Appropriately offsetting the loss of Victorian native vegetation.*
- *To protect and conserve habitat corridors and ecological stepping-stones.*
- *To conserve and where possible enhance habitat for flora and fauna species recognised as threatened at the municipal, regional, state or federal level*
- *To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.*
- *To minimise the visual impacts of development on the Yarra River, its banks and nearby parkland.*
- *To maintain the treed character of residential areas.*

A permit is required under this schedule to the overlay to remove Victorian native vegetation, except for any trees listed to be "removed" as identified in Appendix 2.4 of "Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria" by Ecology and Heritage Partners (April 2014).

Clause 43.04 - Development Plan Overlay Schedule 3 (DPO3)

The Eastern Golf Course Redevelopment Site

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan*

Planning guidance for future development of the site is provided by Clause 22.17 of the Manningham Planning Scheme, *Eastern Golf Course Key Redevelopment Site Policy*, and the *Development Plan Overlay Schedule 3 (DPO3)*. The Policy and DPO3 set out the framework for redevelopment, including key considerations which should be incorporated within a future Development Plan.

Eastern Golf Course Development Plan (September 2014)

Council approved an Eastern Golf Course Development Plan (DP) in September 2014.

The most relevant sections of the DP for this proposal are:

- Section 3.8 Doncaster Road Urban Design Objectives
 - Built form
 - Car parking and Access
 - Landscaping
 - Fencing
- Section 3.8 Doncaster Road Location Specific Design Principals
- Section 3.11 Access and Circulation
- Section 3.11.6 Car parking (including visitor car parking rates)
- Section 3.10 ESD

Planning Policy Framework

Clause 16.01-1 Integrated housing

The objective of this policy is:

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

The clause has the following strategies.

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

Clause 16.01-2 Location of residential development

The objective of this policy is:

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

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

The clause has the following strategies.

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Encourage the development of well-designed medium-density housing which:*
 - *respects the neighbourhood character;*
 - *improves housing choice;*
 - *makes better use of existing infrastructure;*
 - *improves energy efficiency of housing.*
- *Support opportunities for a wide range of income groups to choose housing in well serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.*

Clause 18.01-1 (Integrated Transport: Land use and transport planning)

It is an objective “*to create a safe and sustainable transport system by integrating land-use and transport*”. The clause includes several (relevant) strategies to achieve this objective.

- *Plan urban development to make jobs and community services more accessible by:*
 - *ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas;*
 - *concentrating key trip generators such as higher density residential development in and around Central Activities Districts, Principal, Major and Specialised Activity Centres on the Principal Public Transport Network;*

Clause 18.02-1 (Movement networks: Sustainable personal transport)

It is an objective “*to promote the use of sustainable personal transport*”. The clause includes several (relevant) strategies to achieve this objective.

- *Encourage the use of walking and cycling by creating environments that are safe and attractive.*
- *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
- *Ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport.*

Clause 18.02-2 (Cycling)

It is an objective “*to integrate planning for cycling with land use and development planning and encourage as alternative modes of travel*”.

The clause includes several strategies to achieve this objective including to “*Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals*”.

Clause 18.02-5 (Car parking)

It is an objective “*to ensure an adequate supply of car parking that is appropriately designed and located*”. The clause includes the following (relevant) strategies to achieve this objective.

- *Encourage the efficient provision of car parking through the consolidation of car parking facilities.*
- *Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.*

Local Planning Policy Framework (LPPF) Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

This policy 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.

It specifically identifies that the Eastern Golf course site is an identified Key Redevelopment Site which offers urban consolidation opportunities in well serviced areas and localities.

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 22.08 Safety Through Urban Design Policy

The objectives of this policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

Clause 22.09 Access for Disabled People Policy

The objectives of this policy are:

- *To facilitate the integration of people with a disability into the community.*
- *To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.*

Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy

The objectives of this policy are:

- *To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.*
- *To protect and conserve identified Manningham biosites as identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.*
- *To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.*
- *To promote a range of dwelling densities and housing types that meet the existing and future housing needs.*
- *To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.*
- *To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets*
- *To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.*
- *To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.*
- *To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.*
- *To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.*

- *To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.*
- *To ensure that downstream properties are not detrimentally affected by increased runoff from development of the land.*

The policy requires that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. Council approved the Eastern Golf Course Development Plan September 2014.

Particular Provisions

Clause 52.06 Car Parking

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

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*
- *1 visitor space to every 5 dwellings for developments of 5 or more dwellings (also the visitor car space requirement for Higher Density areas under the DP).*

Clause 52.34 Bicycle Facilities

A development of more than 4 stories attracts a bicycle spaces requirement of 1 residential space per 5 residential dwellings and 1 visitor space per 10 residential dwellings.

General Provisions

Clause 65 Decision Guidelines

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

- *The matters set out in section 60 of the Act.*
- *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.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*