

7.1.3 TPA/56479 - 478-484 HIGH STREET MOUNT WAVERLEY - DEVELOPMENT OF THE LAND FOR A RESIDENTIAL AGED CARE FACILITY, INTERNALLY ILLUMINATED BUSINESS IDENTIFICATION SIGNAGE AND ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT 2 ZONE

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes the development of the land with a three (3) storey building for the purpose of a residential aged care facility, the display of internally illuminated business identification signage and alteration (removal) of access to a road in a Transport 2 Zone. The building will provide for 118 resident rooms with all car parking located within the basement.

The application was subject to public notification. Three (3) objections and a submission from Melbourne Water (requesting the inclusion of conditions should a permit be granted) have been received.

Key issues to be considered relate to neighbourhood character, building height, scale, provision of car parking and increased traffic generation.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant planning policy framework, and issues raised by objectors.

The reason for presenting this report to Council is the proposed development cost of \$22 million.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

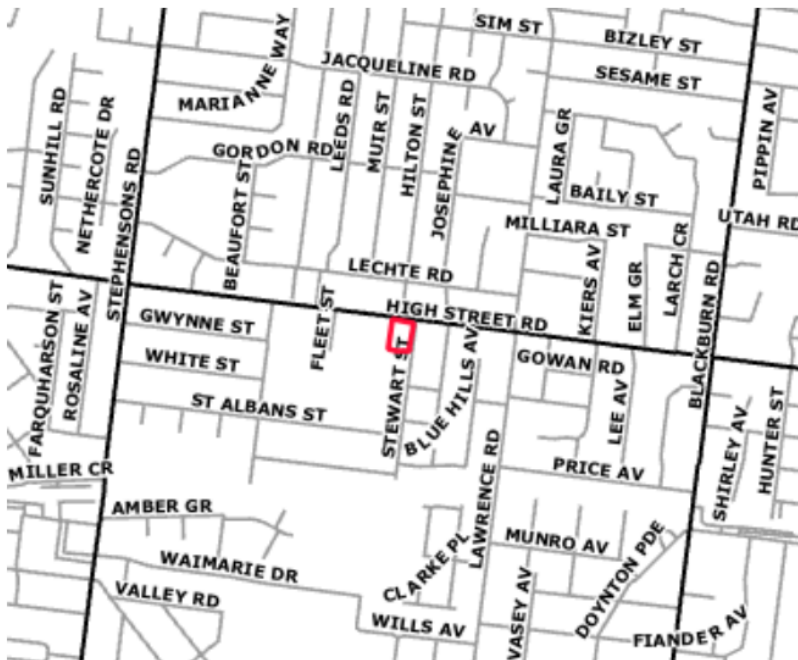
RESPONSIBLE PLANNER:	Anne Maree Roberts
WARD:	Blackburn
PROPERTY ADDRESS:	478-484 High Street Road Mount Waverley
NUMBER OF OBJECTIONS:	Three (3) objections and one (1) submission
ZONING:	General Residential Zone, Schedule 3
OVERLAY:	Heritage Overlay (HO36)
EXISTING LAND USE:	Mount Waverley Uniting Church

<p>RELEVANT POLICY:</p>	<p><u>Planning Policy Framework</u></p> <p>Clause 11.01-1R - Settlement – Metropolitan Melbourne Clause 11.02-1S - Supply of Urban Land Clause 15.01-1S&R - Urban Design Clause 15.01-1L-01 - Signs Clause 15.01-2S - Building Design Clause 15.01-4S & R - Healthy Neighbourhoods Clause 15.01-5S - Neighbourhood Character Clause 15.02-1S - Energy and Resource Efficiency Clause 16.01-1S & R - Housing supply Clause 16.01-2S - Housing affordability Clause 16.01-5S - Residential aged care facilities Clause 18.01-1S - Land Use and Transport Planning Clause 18.02-4S - Car Parking Clause 19.02-1S – Health facilities Clause 19.03-3S - Integrated Water Management</p> <p><u>Particular Provisions</u></p> <p>Clause 52.05 - Signs Clause 52.06 - Car Parking Clause 52.29 - Land Adjacent to the Principal Road Network Clause 52.34 - Bicycle Facilities Clause 53.17 - Residential Aged Care Facility Clause 53.18 - Stormwater Management in Urban Development Clause 65 - Decision Guidelines</p>
<p>STATUTORY (60 DAY) PROCESSING DATE:</p>	<p>17 January, 2025</p>
<p>DEVELOPMENT COST:</p>	<p>\$22,000,000</p>

LOCALITY PLAN



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit TPA/56479 for the development of a residential aged care facility, the display of internally illuminated business identification signage and alteration (removal) of access to a road in a Transport 2 Zone at 478-484 High Street Road Mount Waverley subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Demaine Architects November 2024 (Revision TP-B dated 13 November 2024) but modified to show:
 - a) Tree protection fencing during construction for the street trees located within the High Street Road nature strip. Solid chain mesh fence or similar with a minimum height of 1.8 metres to be installed on both sides of the footpath to the Tree Protection Zones of the street trees located on High Street Road identified as trees 4-7 in the Arborist report prepared by Sustainable Tree Management dated November 2024. The fencing is to be installed on both sides of the footpath with the footpath to remain open during construction.
 - b) A schedule of construction materials, external finishes and colours (including swatch samples).
 - c) At least two disabled spaces must be provided in the basement car park by amending parking space 26 to an accessible space with adjacent shared space that is generally in accordance with relevant standards.
 - d) The columns for the porte cochère modified to not impede the path of pedestrians.
 - e) The two horizontal bike parking rails and associated parked bikes on the ground level located a sufficient distance away from the path of pedestrians ensuring access is not impeded.
 - f) The width of the entry and exit vehicle crossings to the porte cochere.
 - g) Details of external lighting installed to provide safe entry and exit for occupants and visitors of the building.
 - h) A Landscape Plan in accordance with Condition 4 of this Permit.
 - i) A Tree Management Plan in accordance with Condition 6 of this Permit
 - j) A Waste Management Plan in accordance with Condition 9 of this Permit.
 - k) A Sustainable Management Plan in accordance with Condition 10 of this Permit.

All to the satisfaction of the Responsible Authority.

Layout Not Altered

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

Compliance with documents approved under this permit

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority**

Landscape Plan

- 4. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Concept Plans prepared by John Patrick Landscape Architects, dated November 2024 except that the plan must be modified to show:
 - a) All changes required by Conditions 1.**
 - b) Deletion of reference to the location and species of planting of any new Council street trees in Stewart Street .**
 - c) Provide a notation on the plan that the removal of any street trees and replacement planting is to be undertaken by Council.****

When approved the plan will be endorsed and will then form part of the permit.

Landscaping before commencement of use

- 5. Before the occupation of any of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and thereafter maintained to the satisfaction of the Responsible Authority. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**

Tree Management Plan

- 6. Concurrent with the submission of amended plans required by Condition 1 and prior to any demolition or site works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of Tree Nos. 4, 5, 6, 7 and 8 (as identified in the Arborist Report submitted with the application, prepared by Sustainable Tree Management dated November 2024**

The TMP must be approved by the Responsible Authority prior to the commencement of any works, including demolition and/or levelling of the site. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) **A Tree Protection Plan drawn to scale that shows:**
 - i) **Erection of solid chain mesh or similar type fencing around the Tree Protection Zone / road reserve, to be installed on both sides of the footpath with the footpath remaining open during construction. The fencing must be a minimum height of 1.8 metres and held in place with concrete feet or alternative footings that will not damage roots.**
 - ii) **Tree protection zones and structural root zones of all trees to be retained and confirmed by the Council arborist before the commencement of any works on the site including demolition.**
 - iii) **Signage placed around the outer edge of perimeter fencing identifying the area as a TPZ. The signage must be visible from within the development, with the lettering complying with Australian Standard 1319 - 1994 - Safety Signs for the Occupational Environment.**
 - iv) **Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary watering in summer months as required on the property side of the Tree Protection Zone. All supports, and bracing should be outside the TPZ and any excavation for supports, or bracing should avoid damaging roots where possible.**
 - v) **TPZ fencing must not obstruct, roads, footpaths, or access ways.**
 - vi) **No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ fenced area unless otherwise approved within this permit or further approved in writing by the Responsible Authority.**
 - vii) **No access within the TPZ fenced area is permitted without the prior written consent of the Responsible Authority.**
 - viii) **No trenching is allowed within the TPZ fenced area for the installation of utility services unless tree sensitive installation methods such as boring or hydro excavation have been approved by the Responsible Authority.**
 - ix) **All footings are to be hand dug for the front fence as pier and beam construction.**
 - x) **All pedestrian pathways to be constructed at grade.**
- b) **A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.**
- c) **Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and**
- d) **Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.**

All trees specified in the endorsed Tree Management Plan are to be protected and maintained in accordance with the recommendations set out in the report, to the satisfaction of the Responsible Authority.

Contractors to be advised of trees to be retained and protected

- 7. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected and are advised of any obligations in relation to the protection of those trees.**

Regulation of activities in Tree Protection Area

- 8. No trenching, soil excavation, parking of vehicles, or storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone of retained trees without the prior written consent of the Responsible Authority**

Waste Management Plan

- 9. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid dated 12 November 2024, but revised to the satisfaction of the Responsible Authority to show:**
 - a) The layout to accord with the endorsed development plan.**
 - b) Section B3 to make provision for future separated glass collections with sufficient room to be provided in the bin storage room.**
 - c) Section E5 to include waste management of clothing and textiles and to state: "Clothing and textiles are a problem contaminant of recycling bins. Clothing and textiles must be donated to charity or disposed of in the landfill (red lid) bin."**
 - d) Section 7.4 to modify collection hours to between the hours: 7:00am to 8:00pm, Monday to Saturday; and 9:00am to 8:00pm, Sunday and Public Holidays.**

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority

Sustainable Management Plan

- 10. The Sustainability Management Plan prepared by Bestec dated 4 October 2024, will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the Sustainable Design Assessment to the satisfaction of the Responsible Authority. This plan may only be amended with the prior written consent of the Responsible Authority.**

Construction Management Plan

11. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
- a) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;
 - e) A program for the cleaning and maintaining surrounding road surfaces;
 - f) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
 - g) Measures to provide for public Safety and site security;
 - h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - i) A Traffic Management Plan showing truck routes to and from the site;
 - j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
 - l) The provision of contact details of key construction site staff; and
 - m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)
 - No works are permitted on Sundays or Public Holidays.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Ongoing Architect Involvement

12. As part of the ongoing consultant team, Dermaine or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:
- a) oversee design and construction of the development; and
 - b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Plant Equipment or Features on Roof

13. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

External Lighting

14. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

Storage of Goods

15. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.

Loading and Unloading

16. All loading and unloading of vehicles must be carried out within the boundaries of the land/ designated loading bay and must be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority

Facilities

17. The amenities and other communal facilities must only be used by residents and their guests or by members of staff, to the satisfaction of the responsible authority.

Street tree Removal and Replacement

18. The three existing street trees in Stewart Street must only be removed and replaced by Council at the cost of the developer, prior to the commencement of the development.

Street Tree Protection Bond

19. Prior to the commencement of the permitted development a bond of \$5,000 shall be lodged with the City of Monash to ensure that the four street trees on High Street Road (Trees 4-7) adjacent to the subject property are not damaged during construction.

This bond shall be reimbursed at the time of issue of the Certificate of Occupancy for the project provided that the tree remains in good condition to the satisfaction of the City of Monash.

Car Parking and Access

20. Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a) constructed to the satisfaction of the Responsible Authority;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority; and
 - e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

21. The accessible parking spaces should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6. The vehicle path to and from each accessible space shall have a minimum headroom of 2200mm. The headroom above each dedicated space and adjacent shared area shall be a minimum of 2500mm.
22. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme

Removal of redundant Vehicle crossings

23. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

New Vehicle crossing

24. New vehicles crossovers must be designed, approved and constructed to the satisfaction of the responsible authority.

Department of Transport Condition

25. All disused or redundant crossings along High Street Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.

Melbourne Water Conditions

26. A Build Over application must be submitted for Melbourne Water's review and approval prior to finalising plans and prior to construction or demolition of existing structures, or tree removal within 5.0 metres of a Melbourne Water asset.

Note: Upon further assessment a legally binding Build Over Agreement may be deemed necessary.

- a) Details for permanent structures must include:
- i) Plans showing the lateral relation of the proposed works to the Melbourne Water
 - ii) Asset.
 - iii) The building/structure including footings, eaves etc. must be set outside an easement or a minimum 5.0 metre laterally clear of the outside edge of the Melbourne Water Asset, whichever is greater. Note: No overhangs or eaves are permitted within the lateral clearance zone.
 - iv) The depth of the footings must be adequate to satisfy the angle of repose relative to the drain in accordance with Melbourne Water's specification. Refer to: <http://www.melbournewater.com.au/Planning-and-building/Forms-guidelines-and-standard-drawings/Documents/Angle-of-repose-diagram.pdf>
 - v) Concrete piers must be provided for future excavation work necessary to be undertaken by Melbourne Water that may affect or abut the footing. No screw piles are to be used.
 - vi) A work method statement or an arborist report is required must be approved for tree removal within 5.0 metres laterally of any Melbourne Water asset.
 - vii) A work method statement from a suitably qualified engineer will be required if demolition is proposed and should include details of machinery access. Note: No additional loading is to be placed on the asset.
- b) Details for temporary structures (e.g. Light weight sheds, fences, paving) must include:
- i) Structures must be designed as a simple pinned connection that facilitates for ease of removal within less than 4 hours for two people.
 - ii) Method for removal of the structure must not require the use of plant and equipment including cranes, scaffolding or elevated work platforms.
 - iii) Footings must not exceed a 600mm x 600mm square pad footing and maintain a minimum lateral clearance of 500mm from the outside edge of the drain.
 - iv) Footings must be independent and self-supporting.

Note: Permanent structures include water tanks, air-conditioning units, hot water systems and are not permitted in the lateral clearance zone.

For more information refer to:

<https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets-or-easements/building-requirements>

27. Cut and fill earthworks to alter existing levels (or repaving) must factor in include the following:
 - a) A minimum 850mm vertical cover must be maintained over the pipeline.
 - b) The manhole/junction pits located on Melbourne Water's drain must not be covered over by the p works.

28. Landscaping within 5.0 metres of the asset must comply with Melbourne Water's Planting Guidelines. A Plant near sewers, drains, waterways and water mains application detailing landscaping must be submitted for approval and include:
 - a) Species and locations of trees to be planted.
 - b) Hardstand areas, including paved and concrete areas.
 - c) Fencing including footings/posts.

Signage

29. The location, layout, dimensions, structures and features of the approved sign(s) shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

30. All signs must be constructed and maintained to the satisfaction of the Responsible Authority.

31. All signs must be located wholly within the boundary of the land.

32. External sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

33. The intensity of lighting associated with the illumination of the advertising sign(s) must be limited so as not to cause glare or be a distraction to motorists in adjoining streets or cause a loss of amenity in the surrounding area to the satisfaction of the Responsible Authority.

Drainage

34. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Time for Starting and Completion

35. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- a) The development is not started before 2 years from the date of issue.
- b) The development is not completed before 4 years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or

- i) within six (6) months afterwards if the development has not commenced; or
- ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

36. The approved sign(s) of this Permit will expire 15 years from the date of issue of this permit.

Notes

- A. The proposed development requires works within the Declared Road network. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning prior to commencing any works.
- B. Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- C. All costs associated with the removal and replacement of street trees are to be borne by the landowner who has requested the removal. Please contact Council's Horticultural Department to establish the tree valuation and removal timing approval.
- D. Engineering permits must be obtained for new or altered or removal of vehicle crossings, works within the Road Reserve and for stormwater connections and these works are to be inspected by Council
- E. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- F. The full cost of reinstatement of any Council assets affected by the demolition, building or construction works, must be met by the permit applicant or any other person responsible for such works, to the satisfaction of the Responsible Authority.
- G. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au
- H. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).
- I. No polluted and/or sediment laden stormwater runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

- J. **Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.**
- K. **Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.**

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

Inclusive Services

Advocate and partner to deliver social and affordable housing in Monash.

Enhanced Places

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

Pursue a planning framework that meets Monash needs.

BACKGROUND

History

The site has been occupied by the Mount Waverley Uniting Church since 1992 and currently supports a single storey building with an associated hall and open car park. Several planning permits have been issued relating to the display of signage and the construction of a shed on the property.

Subdivision plan TPS/14197 was certified on 9 November 2023 for Melbourne Water to compulsorily acquire land along the western (side) and southern (rear) boundary of the site for reserve purposes. In July 2024 a dwelling and carport located within this portion of the site was demolished as part of the acquisition.

Site and Surrounds

The subject site is located on the south-west corner of High Street Road and Stewart Street, approximately 700 metres east of Stephenson's Road, Mount Waverley. The site has a frontage of 57.97 metres to High Street Road and a frontage of 82.66 metres to Stewart Street, with a total area of 4,791m².

The land is relatively flat and rectangular in shape with a slight fall of approximately 1 metre across the site. The existing buildings have a setback of 10 metres from High Street Road and 3 metres from Stewart Street.

The site supports established landscaping and presents with a landscaped frontage to Stewart Street with a row of established planting along the majority of the length of the boundary. There are forty-one (41) trees on site having been assessed as of low retention value and one (1) tree, a Canary Island Plam located in the High Street Road frontage assessed as having a high retention value.

Along the western boundary is a row of car parking that now falls within the land acquired by Melbourne Water with vehicle access from a double width vehicle crossing in High Street Road. The crossing is located across both properties. There is also a double width crossing in Stewart Street.

Along the southern side of High Street Road there is a row of street trees which have recognition in the Monash Planning Scheme as memorial trees and are located within a Heritage Overlay (HO36). The Heritage Overlay is specific to the line of war memorial trees running along the south side of High Street Road between Baringa Street and Fleet Street.

Heritage Overlay (HO35) affects the perimeter of the adjacent Melbourne Water reservoir and was specific to the line of Cyprus trees lining the reservoir. These trees have recently been removed by Melbourne Water to facilitate repairs to the reservoir.

Along the Stewart Street frontage there are three (3) street trees and an electricity power pole and supporting wire stay.

The land use and built form of the immediate surrounding area can be described as follows:

South and West

Along the southern and western boundaries of the site is the land that is now reserved for Melbourne Water as a result of the compulsory acquisition. West of the reserve is the Melbourne Water Reservoir on a site of approximately 60,000 square metres. Land to the south, previously partly occupied by the former (recently demolished) dwelling at 1 Stewart Street is to provide an access way to the Melbourne Water Service Reservoir.

North

North of the site is High Street Road a major arterial road providing two traffic lanes in each direction with parking clearway restrictions in front of the site between 7.00am to 9.00am Monday to Friday. Further north is an animal hospital at 527 High Street Road, residential properties at 531 and 533 High Street Road supporting single storey dwellings and at 535-537 High Street Road is the "Mount Waverley Gateway" a specialist disability services facility.

East

East of the site is Stewart Street a local road providing a single traffic lane in each direction with unrestricted parking on both sides of the street. Further east are single storey dwellings at 1/486 and 2/486 High Street Road, 2 and 4 Stewart Street.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL

It is proposed to develop the land with a three (3) storey building for the purpose of a residential aged care facility to provide a total of 118 resident rooms.

The proposal can be summarised in detail as follows:

- The building entrance and main frontage is to Stewart Street with a minimum setback 6.5metres. Within the setback is a circular driveway with a porte cochere to the main entrance specifically designed to drop off and pickup residents including ambulance loading.
- The ground floor setback to High Street Road varies from 8 metres to 12.8 metres with a landscaped frontage and areas of open space for residents.
- The building has been designed with a central communal courtyard with an area of 350 square meters which includes an alfresco dining area and seating areas.

Maximum Overall Height	13.273 metres
Number of Storeys	Three
Number of Resident Rooms	118
Floor Area	7,988m2
Site Coverage	73.1%
Permeability	20.6%
Front Fence	1.55m high metal palisade with rendered piers and base
Vehicle Access	New crossing from Stewart Stret at the south east corner of the site for the basement and two crossings associated with the porte cochere. Existing vehicle access from High Street Road is proposed to be deleted.
Car Parking	A basement car park is proposed including a total of 59 car parking spaces. The car park is accessed from Stewart Street in the southeast corner of the site.
Bicycle Spaces	2 bike racks and end of trip facilities for staff
Signage	3 Internally Illuminated Business Identification Signs including: <ul style="list-style-type: none"> ○ 1 x Internally Illuminated Business identification sign (located at the corner of the site). ○ 1 x Internally Illuminated Business identification and wayfinding sign (located at the front of the Port Cochere). ○ 1x Internally Illuminated Business identification signs (located at basement entrance of the site.)
Communal areas/ services	<ul style="list-style-type: none"> ○ Cafe ○ Multi purpose activity rooms. ○ A hair salon for resident use. ○ A theatre space. ○ A billiard room. ○ Community space, to provide a meeting room for the local community.
Materials	Colourbond roof, brickwork and render finish
Tree Removal / Landscaping	Retention of significant palm tree on the site to be relocated and removal of all other trees on site.

	Existing street trees on High Street Road are proposed to be retained with the tree (3) street trees located on Stewart Street proposed to be removed and placed.
Waste Collection	Waste collection to be undertaken by a private contractor via the basement.

The minimum building setbacks are detailed as follows:

	North (High Street Road)	East (Stewart Street)	South	West
Basement	7.6m -8.1m	5.8m-10.1m	4.6m	4.2m
Ground Floor	8m – 12.8m	Building: 6.5m-10.4m Port Cochere: 2m	3.8m – 4.5m	4.5m
Level 1	Building: 8.0m -12.8m Balcony: 6.4m	Building: 6.5m -10.4m Balcony: 5.1m-9.0m	Building: 3.6m -3.9m Balcony: 2.8m	Building: 4.m-8.4m Balcony: 3.0m
Level 2	Building: 11.8.0m -15.1m Balcony: 7.5m-8.0m	Building: 9.4m -12.5m Balcony: 5.8m-6.6m	Building: 4.5m-6.2m Balcony: 2.5m	Building: 4.5m-8.4m Balcony: 3.0m



Render of building at corner of High Street Road and Stewart Street.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the General Residential Zone, Schedule 3. Pursuant to Clause 32.08 -2 of the Monash Planning Scheme, a permit is not required for the use of the land for a Residential Aged Care Facility.

Pursuant to Clause 32.08-9 (Residential Aged Care Facility), a permit is required to construct a building or construct or carry out works for a residential aged care facility.

The Planning Scheme defines a Residential Aged Care Facility as *'land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility'*.

It is noted that the provisions of Clause 32.08-4 (Minimum garden area requirement) and Clause 32.08-11 (Maximum building height requirement for a dwelling or residential building) apply only to a 'residential building' or 'dwelling' and do not apply to a Residential Aged Care Facility.

Overlays

The subject site is not affected by any overlays.

Particular and General Provisions

Clause 52.05: Signs

The site is identified as being located within Category 3 (High Amenity Areas) with respect to Clause 52.05.

Pursuant to Clause 52.05, a Planning Permit is required to display a business identification sign (where the total display of all signs to each premises must not exceed 8sqm) and internally illuminated sign (where the display area exceeds 1.5sqm and is located within 30m of a residential zone).

All proposed signs require planning permission.

Clause 52.06: Car Parking

Before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided. A Permit is required to reduce the number of car parking spaces required. Clause 52.06-5 requires 36 car spaces to be provided on the land. As 59 car spaces have been provided and allocated appropriately, a requirement for a planning permit is not triggered under this provision.

Clause 52.29: Land Adjacent to The Principal Road Network

A permit is required to create or alter access to a road in a Transport Zone 2 pursuant to Clause 52.29-2. The application seeks to alter (remove) an existing crossing on High Street Road.

Clause 52.34: Bicycle Facilities

Clause 52.34 of the Monash Planning Scheme does not specify bicycle parking provision requirements for residential aged care uses, therefore no bicycle parking is required.

The development provides two vertical bicycle parking spaces within the basement for staff with appropriate end of trip facilities (shower and change rooms).

Clause 53.17 Residential Aged Care Facility

Under the provisions of the General Residential Zone the development of a Residential Aged Care Facility must meet the requirements of Clause 53.17. This provision specifies requirements for maximum building heights, setbacks and external and internal amenity considerations.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Cultural Heritage Management Plan (CHMP)

The site is not located within an area identified as having cultural heritage sensitivity.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

Further information was requested on 30 October 2024 with Council Officers raising the following concerns relating to:

- Visual bulk and hard surface coverage associated with the porte-cochere along Stewart Street.
- Excessive width of the driveways and vehicle crossings to service the port-cochere.
- The design of the fence with substantial lengths of solid sections did not allow for an open frontage and is contrary to the Garden City objectives.

The permit applicant responded on 14 November 2024 by providing the requested information and a voluntary amendment of the application pursuant to section 50 of the *Planning and Environment Act 1987*. The amended plans have generally addressed the issues raised.

The Applicant was advised that this application was coming to the February Council meeting, and a letter was sent with the details of the meeting.

The Applicant has been advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and signs displayed on the site including a sign displayed on the High Street Road frontage and two on the Stewart Street frontage of the site.

Objections

Three (3) objections to the proposal were received. Issues raised within the objections included the following concerns:

- Access should be from High Street Road and not Stewart Street. The proposed main entrance and driveway to Stewart Street will add to existing traffic congestion.
- Change of shift of staff will coincide with school traffic.
- Traffic control operators will need to be engaged to ensure safety when garbage and other large trucks access the site.
- Shortfall of parking for visitors to the facility and no provision for overflow parking.
- Overshadowing in the winter months to the front yards of properties in Stewart Street.
- Noise from waste vehicles.
- Increased risk of collisions / car damage/side mirrors hit

Submission from Melbourne Water (Ref MWA – 1352786)

A submission was received from Melbourne Water as an adjoining property owner. Melbourne Water has no objection to the application but has requested conditions are included on any permit to issue with a requirement that plans are lodged with Melbourne Water prior to the commencement of any works on the site including demolition and tree removal.

Attachment 4 details the location of objector and submitter properties.

Referrals

External Referral

Department of Transport and Planning (DTP) Ref 47243/24

The application was referred to the Department of Transport and Planning pursuant to Clause 52.29-4 of the Monash Planning Scheme as a determining referral authority.

The Head, Transport for Victoria, has advised of no objection to the application for the removal of the existing crossing in High Street Road subject to the inclusion of the following condition and note:

- 1. All disused or redundant crossings along High Street Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.*
- 2. The proposed development requires works within the Declared Road network. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning prior to commencing any works.*

Internal Referral

Transport Engineer

Council's Transport Engineer has no concerns with the proposal subject to the inclusion of conditions including provision for a second accessible car space and improved pedestrian separation from column associated with the porte cochere.

The proposal with 59 car spaces exceeds the parking requirement under Clause 52.06 of the Monash Planning Scheme of 36 parking spaces. Loading and waste collection bay and access arrangements are generally acceptable based on the swept path assessment. Small rigid vehicles up to 6.4 metres long will be able to access the basement level.

Ambulance and standard passenger vehicles can access the porte cochère area based on swept path assessment.

The traffic generated by the proposal can be accommodated by the surrounding street network. The Degree of Saturation (DoS) at the intersection of High Street Road and Stewart Street has been assessed and indicates acceptable operation post-development

Horticulture

Council's Arborist has assessed the potential impacts of the development on the heritage trees in High Street Road, the removal of the three Council street trees in Stewart Street and the relocation of the significant palm tree to another position on the site and advised of the following:

- The Avenue of Honour trees along High Street Road are over 100 years old and are extremely significant for the City of Monash. Recommendations include placing a bond on each tree during development and appropriate tree protection. Due to the position of the trees close to the road reserve and tree protection zone extending into the property frontage two sections of fencing are required. One section is to enclose the trees on the nature strip and a second fence to enclose the TPZ in the property frontage. This will allow for the footpath to remain open. Confirmation is to be provided by the Council arborist that appropriate Tree Protection Zones are in place before commencement of any works on the site.
- No objection to the removal of the trees in Stewart Street subject to all associated costs being met by the applicant. The trees are not optimal specimens and likely to be removed in the near future. Replanting would be determined by Council after the final crossovers and all new infrastructure is in place to determine appropriate planting and mature growing space.
- The mature date palm has a high retention value with a ULE in excess of 50 years. The species has a fibrous root system and is suitable for relocation to the north east corner of the site as proposed.

Drainage Engineer

No concerns subject to standard conditions including submission of a drainage plan for approval.

Waste Services

Council's Waste Services advised that the submitted Waste Management Plan requires revision to meet Council's requirements. This is to provide for separate recycling of glass and appropriate waste management of clothing and textiles.

RELEVANT PLANNING POLICY

Planning Policy Framework (PPF)

The PPF seeks to provide for sufficient supply of housing (Clause 11.02-1S) in established areas which are located to services and public transport (Clause 16.01-1S). Housing strategies seek to ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities.

Clause 15.01-1L-02 (Tree Conservation for a Garden City) seeks to retain existing semi-mature and mature canopy trees to maintain the existing tree canopy. Design and site development are to retain and conserve existing street trees and incorporate landscaping that reinforces the garden city character in all development.

Clause 15.01-2L-02 (Environmental Sustainable Development) provides a framework for early consideration of environmental sustainability at the building design stage. The development of a building used for accommodation with a floor area more than 1,000m² requires a Sustainability Management Plan (SMP) to be prepared and submitted. A SMP was prepared by Bestec which included a BESS assessment. The report indicates that the proposal achieves best practice with a score of 55%.

Clause 15.01-5L (Monash preferred Neighbourhood Character) identifies the site as being within the Garden City Suburbs (northern) area.

Clause 16.01-5S (Residential Aged Care facilities) seeks to facilitate the development of well-designed and appropriately located residential aged care facilities.

ASSESSMENT

Clause 53.17 - Residential Aged Care Facility

The requirements of Clause 53.17 recognise that residential aged care facilities are different to dwellings in their purpose and function and will have a different built form (including height, scale and mass).

The requirements of Clause 53.17 prevail any other provision or requirement of the planning scheme in determining an application for a residential aged care facility.

The facility satisfies the purpose and requirements of Clause 53.17 after consideration of:

- The proposed building height of 12.93 metres satisfies the maximum height allowance of 16 metres.
- The development satisfies the required setback of 6 metres to High Street Road (as it is within a Transport 2 Zone), and 4 metres to Stewart Street as the site is on a corner and there are no buildings on the abutting allotment facing the front street. The building provides a setback between 8 and 12.8 metres from High Street Road of 6.5 and 9.9 metres from Stewart Street.
- No walls are proposed on the boundary.
- Overshadowing cast by the building does not affect adjoining properties.

- The building complies with setback requirements relating to daylight to existing windows on adjoining properties and overlooking as there are no neighbouring properties.
- Potential noise sources have been located away from residential properties the with collection of waste and all deliveries to be provided in the basement.
- The proposed site coverage of 73.16% does not exceed 80% allowed.
- The front fence of 1.5 metres satisfies the height allowance of 2 metres adjoining a Transport Zone 2. The proposed design of the fence is transparent and will allow views of the vegetation on the site to street frontages to provide an open landscped setting and attractive outlook to residents. The fence also allows for the placement of the site service structures to be incorporated into the fence design along Stewart Street to minimize visual impact. This is considered site responsive.
- The building provides for a combination of outdoor and indoor communal facilities spaces for residents including a landscaped internal courtyard at ground floor and terrace areas at all levels. Indoor facilities include a café, communal lounge and dining spaces to encourage residents to spend time outside of their rooms for social interaction.
- The Sustainable Management Plan concluded that all residents rooms satisfy the requirements for daylight. Due to the lack of sensitive interfaces the screening of upper floor windows is not required and all rooms will be provided with an outlook.
- The main pedestrian entry entrance will be clearly identifiable from Stewart Street and visible from the corner of High Street Road, with the porte cochere providing a sense of address. The entry:
 - Has convenient access from a street.
 - Is sheltered from the weather.
 - Has been designed for the drop-off and pick-up of residents.

The building satisfies the purpose of the provisions:

- *To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.*
- *To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.*
- *To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings.*

Built Form

The building has been designed with elements found in surrounding residential development by incorporating a hip roof form and variation in setbacks along all boundaries. The combination of materials and finishes of brick and render in a soft colour palette in neutral tones in which is also reflective of the immediate area. The building design is a contemporary response to the context.

The porte cochere to Stewart Street has been designed with a flat roof over four columns with a maximum height 3.5 metres and a width of 7 metres.

The proposed architectural design has a high-quality appearance and offers an active and engaging interface to both street frontages.

The façades to both streets provide for defined visual breaks in built form and a high degree of façade articulation to reduce the massing impact of a long building across the Stewart Street frontage. At ground level the central entrance to the building is a substantial size and recessed to provide a significant break. This is complemented by two smaller recessed areas and vertical articulation through different materials provided to all levels with the building presenting with individual elements rather than one length of continual façade.

The basement car park ensures car parking will not be visible from the street. Three vehicle crossovers are proposed to provide dedicated entry and exit to the porte cochere and a separate entrance to the basement ramp. This response avoids the location of vehicle crossings on a declared main road with improved efficiency of movement with three crossings spaced along the length of the frontage.

External Amenity Impacts

Noise

Objectors have raised issue with impact of noise associated with the vehicle access to the basement being opposite their dwellings and have requested that access to the site should be from High Street Road. Concern has also been raised with noise impacts associated with waste collection.

Impacts to residents are to be minimised with all waste collection and deliveries to be provided in the basement. Bins will be returned to the bin storage room within the basement and no bins will be collected from the street. The nominated hours of collection are in accordance with the hours specified by the EPA as follows:

Collections occurring more than once a week restricted to the hours:

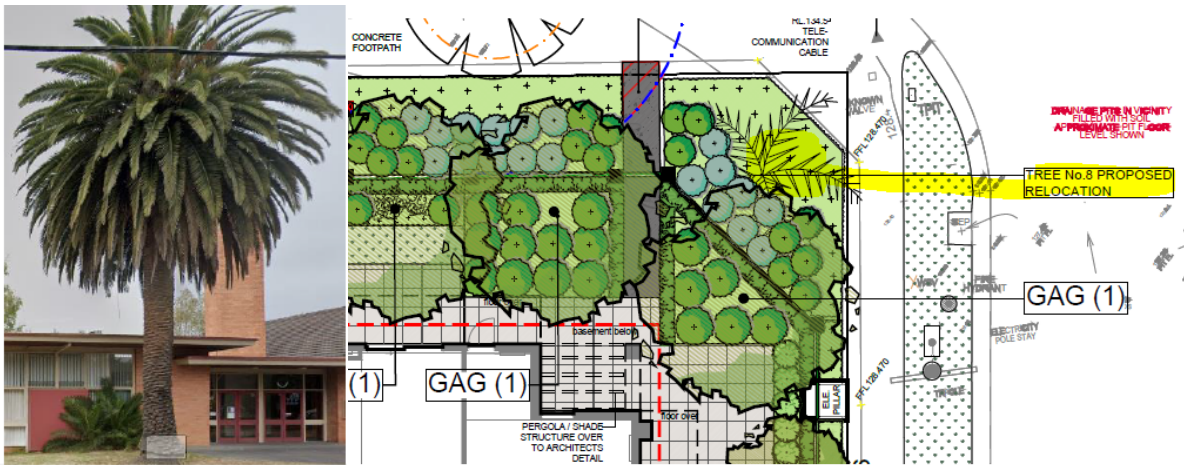
- 7:00am to 8:00pm, Monday to Saturday;
- 9:00am to 8:00pm, Sunday and Public Holidays;

It is considered appropriate to require amendment of the hours for all collections to be no earlier than 7.00am Monday to Friday as a condition on permit. This will provide more consistency for the neighbours.

Landscaping

The development will retain one significant on-site tree with all other (41 trees) to be removed. The trees proposed to be removed have been assessed as having low retention value. The tree to be retained is a 15 metre high *Canary Island Date Palm* that is to be relocated to the north east corner of the site at High Street Road and Stewart Street. This is a prominent position of the site and ensures the tree will have a continuing aesthetic contribution to the area. Generally, this

approach is not encouraged due to impact on the tree but in the case Council’s arborist has advised the relocation of the tree is possible due to the root system of the species.



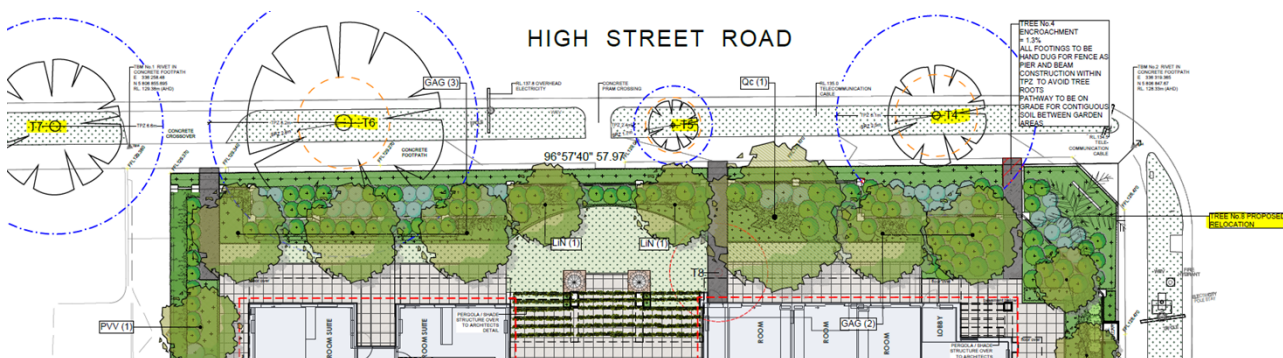
Significant tree to be relocated with the development

The existing tree will be complimented with 34 new trees proposed, surrounding the building with supporting shrubs and ground covers. The edges of the circular driveway to the porte cochere have been provided with shrubs and ground covers in the Stewart Street frontage and at first floor planter boxes have been provided to terrace areas to the north and east of the building to soften the presentation of hard surface areas and edges of the building.

Overall, the proposed landscaping and planting schedule will positively contribute to both streetscapes and provide an open garden setting with separation between the building and the reserve to the west and south. This will satisfy Council’s landscaping policies and objectives of the zone and sought in the applicable preferred character statement of Clause 15.01-L and the Tree Conservation for a Garden City Policy at Clause 15.01-1L-02.

Street trees

The design has had specific regard to the significance of the heritage protected trees within Heritage Overlay, HO36. The trees consist of a single line of mature Portugal Oaks (*Quercus spp*) planted along the naturestrip on southern side of High Street Road, between Fleet Street and Baringa Street. The trees were planted after World War 1 as a memorial and are recognised in the Planning Scheme. There are two significant trees known as Trees 4 and 6 and a smaller tree known as Tree 5 directly adjoining the site and Tree 7 located to the west of the site.



Heritage protected trees in front of the site

The applicant's arborist has provided recommendations that all footings are to be hand dug for the front fence and all pedestrian pathways to be constructed at grade to minimise any impacts to the trees. Council's arborist has recommended additional protection measures including protective fencing to enclose the trees on the footpath and provide additional fencing in the TPZ of the property frontage. It has also been recommended that a bond be placed as condition on permit against each tree and the Council Arborist confirm the location of tree protection fencing prior to the commencement of any works on the site. These requirements will be specified in a Tree Management Plan and requiring a bond as a permit conditions. Given the significance of the trees and recognition in the planning scheme, this is appropriate.

No objection has been raised regarding the removal of the three Council street trees to provide for vehicle access to the site. The trees have been assessed as having a low contribution value due to trees 1 and 2 (Willow Myrtle) having been pruned to avoid necessary clearance from powerlines and tree 3 (prunus) not being a preferred species. A condition on permit will require the landscaping plan to remove reference to new trees to be replace the Stewart Street frontage as this will be undertaken by Council. All cost associated with the removal and replacement planting will be passed onto the developer as is standard practice.

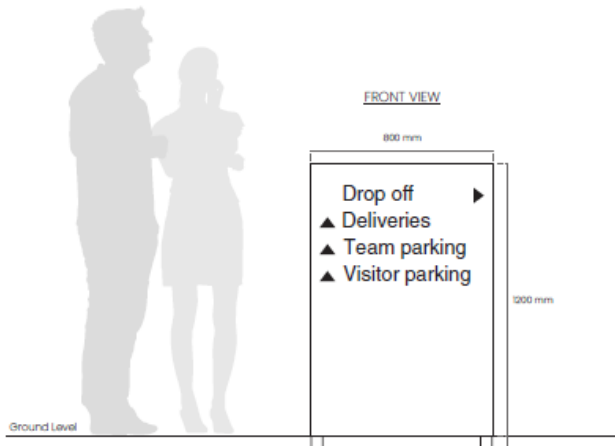
Signage

The application proposes the location on the site for the display of three signs which trigger a planning permit. The signage comprises:

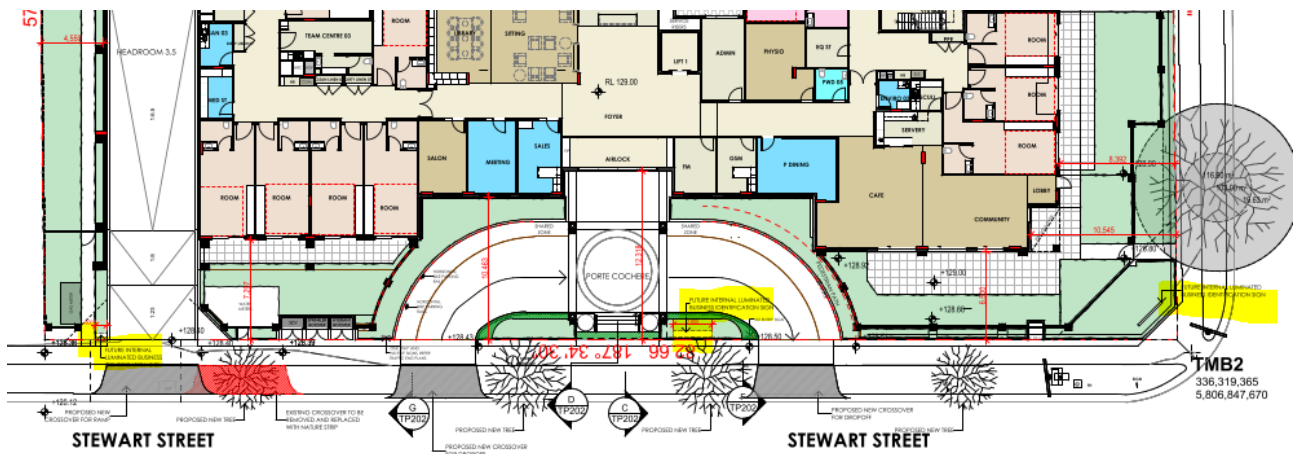
Sign Number	Sign size	Proposed Signage	Location
1 – Freestanding sign	1.08m high x 2.6m wide above a 600m base	Internally Illuminated Business Identification sign	Corner of High Street Road and Stewart Street in the frontage,
2- Freestanding sign	1.08m high x 2.6m wide above a 600m base	Internally Illuminated Business Identification sign	Stewart Street frontage adjoining porte cochere
3- Pylon	1.2m high X 800m wide installed on footings	Internally Illuminated Business Identification sign	Located at the basement entrance of the building in Stewart Street



Details of Sign 1 and 2



Details of Sign 3





EAST ELEVATION 1:200

Indicative location for signage

The proposed location and design of the signs are considered acceptable as they are sited in a manner that is complementary to the proposed development and will sit comfortably within the landscaping. The design and scale signage is appropriate given the use of the land and will provide for suitable, adequate business identification. The orientation of the main sign towards the High Street Road and Stewart Street corner has appropriate regard for the surrounding context and is not expected to cause any unreasonable external amenity impacts to the nearby properties.

The proposed signage will provide for appropriate business identification are considered appropriate.

Car Parking, Traffic and Access

The major concerns raised by objectors relate to insufficient parking and traffic generated by the development with particular concern relating to the access from Stewart Street.

Parking Allocation

The requisite car parking spaces required under Clause 52.06 would be provided as shown in the following table:

Use	Number of Rooms	Clause 52.06 Requirement	Car spaces required	Car spaces provided
Residential aged care facility	118	0.3 spaces per lodging room	36	59

Based on the 118 rooms a total of 36 parking spaces are required for the proposed development with 59 car parking spaces provided.

The provision of car parking is in excess of the Planning Scheme requirements. Therefore, the car parking provision is considered to be appropriate to satisfy the parking demands generated by the development

The Council Transport Engineers have recommended permit conditions to provide for a second accessible car space within the basement given the intended use of the facility.

Traffic Generation

Traffic volume surveys were undertaken by the applicant at the intersection of High Street Road and Stewart Street, on Wednesday 14th August 2024, between 7:00am and 10:00am, and between 2:00pm and 6:00pm. The surveys suggest Stewart Street currently carries approximately 1,350 vehicles per day. With the addition of traffic generated by the development, it is anticipated

the northern portion will carry approximately 1,550 vehicles per day, which remains well within the capacity of 2,000-3,000 vehicles per day.

Council's Transport Engineers are satisfied that the additional traffic generated by the proposal can be accommodated by the surrounding network and will not adversely impact traffic conditions on Stewart Street, or at the Stewart Street / High Street Road intersection.

Vehicle Access

Retaining the existing crossing on High Street Road for access to the development is not possible as the crossing straddles the boundary between the site and Melbourne Water land as a result of the recent acquisition and subdivision. Any changes to access to High Street Road requires the approval of Department of Transport and Planning (DTP) who encourage access to main roads to be limited to maintain traffic flow and to utilise non-arterial, public roads where the opportunity exists.

Further to this, the introduction of a new crossover to High Street Road would likely have a significant detrimental impact to existing street trees located within the Heritage Overlay.

Council's Engineers have not raised any concerns with the proposed access from Stewart Street but have advised that the width of the vehicle crossings associated with the entry and exit to the porte cochere are to be to Council standards. Minor amendment is required for improved pedestrian access from Stewart Street as the design of the columns to the porte cochere appear to impede pedestrian access. The position of the two horizontal bike parking rails in the setback area also need to provide for improved separation from pedestrians.

Objections not Previously Addressed

Overshadowing

Shadows from the proposed building will fall within the subject site or across the reserves acquired by Melbourne Water. In response to concerns of an objector the applicant prepared shadow diagrams for the winter period to demonstrate that there will be no shadow cast to the front yard of the residential properties on the eastern side of Stewart Street. Need for traffic controllers on site

It is anticipated that a traffic controller may be required on site during construction but would not be required during day to day operations of the facility. Disruption during construction is not a long term impact. A Construction Management Plan (CMP) will be required as a planning permit condition to minimise impacts to the local area during construction, including details of traffic management and truck movements.

Existing workers parking in Stewart Street

Parking provided for the development is in excess of the planning Scheme requirements and therefore it is expected staff and visitors will park on the site.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the *Planning and Environment Act 1987*. Details of this notice period are provided under Public Notice.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONFLICT OF INTEREST

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

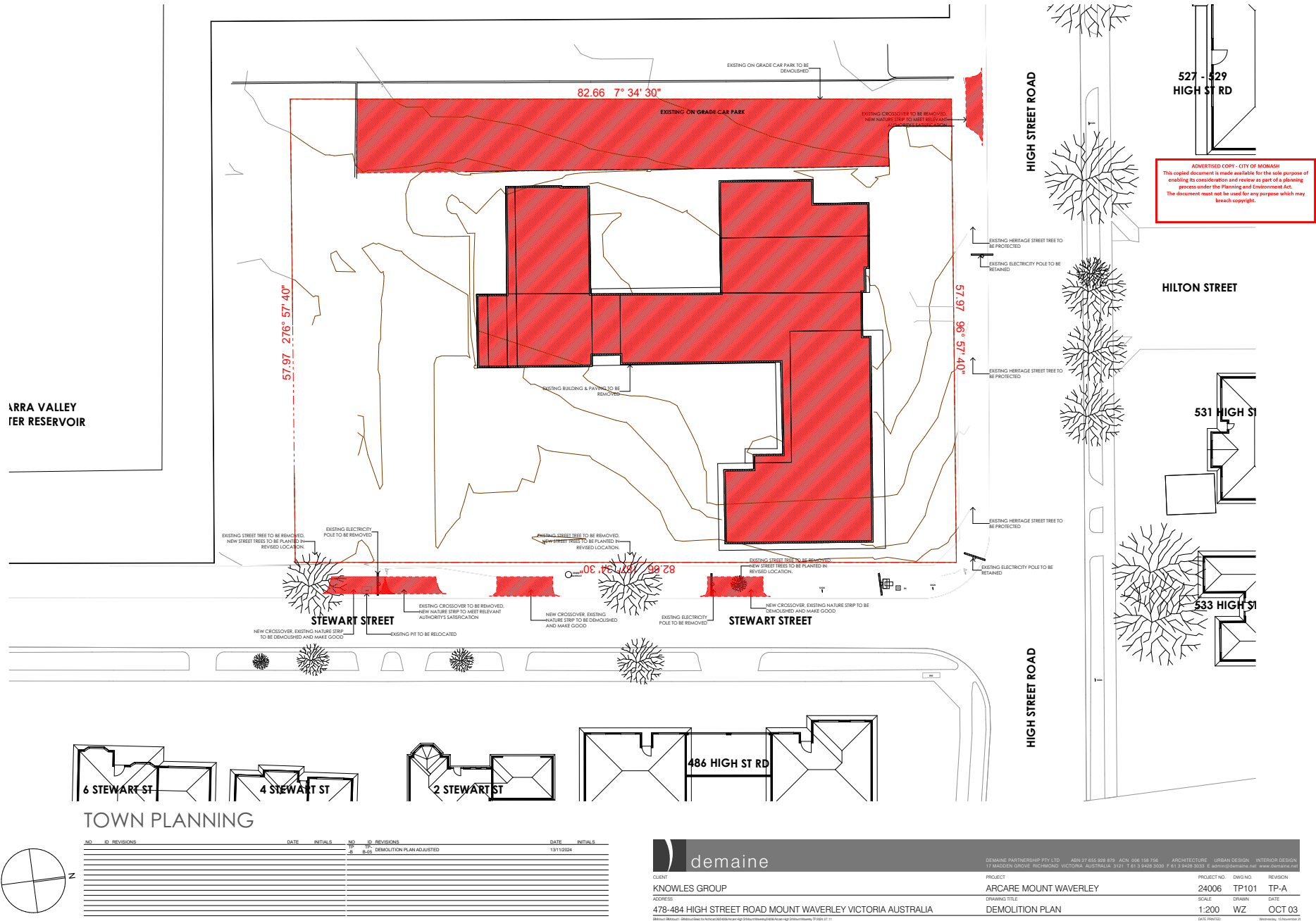
CONCLUSION

The proposal is consistent with the relevant Planning Policy Framework and will provide a well-designed aged care facility which increases the diversity of housing and is also in keeping with the character of the area and provides for a considered landscaping response. The scale and intensity of the development will not result in any unreasonable off-site amenity impacts. The proposal will provide a high level of amenity for future occupants.

Overall, the proposal is considered appropriate, and it is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.

ATTACHMENT LIST

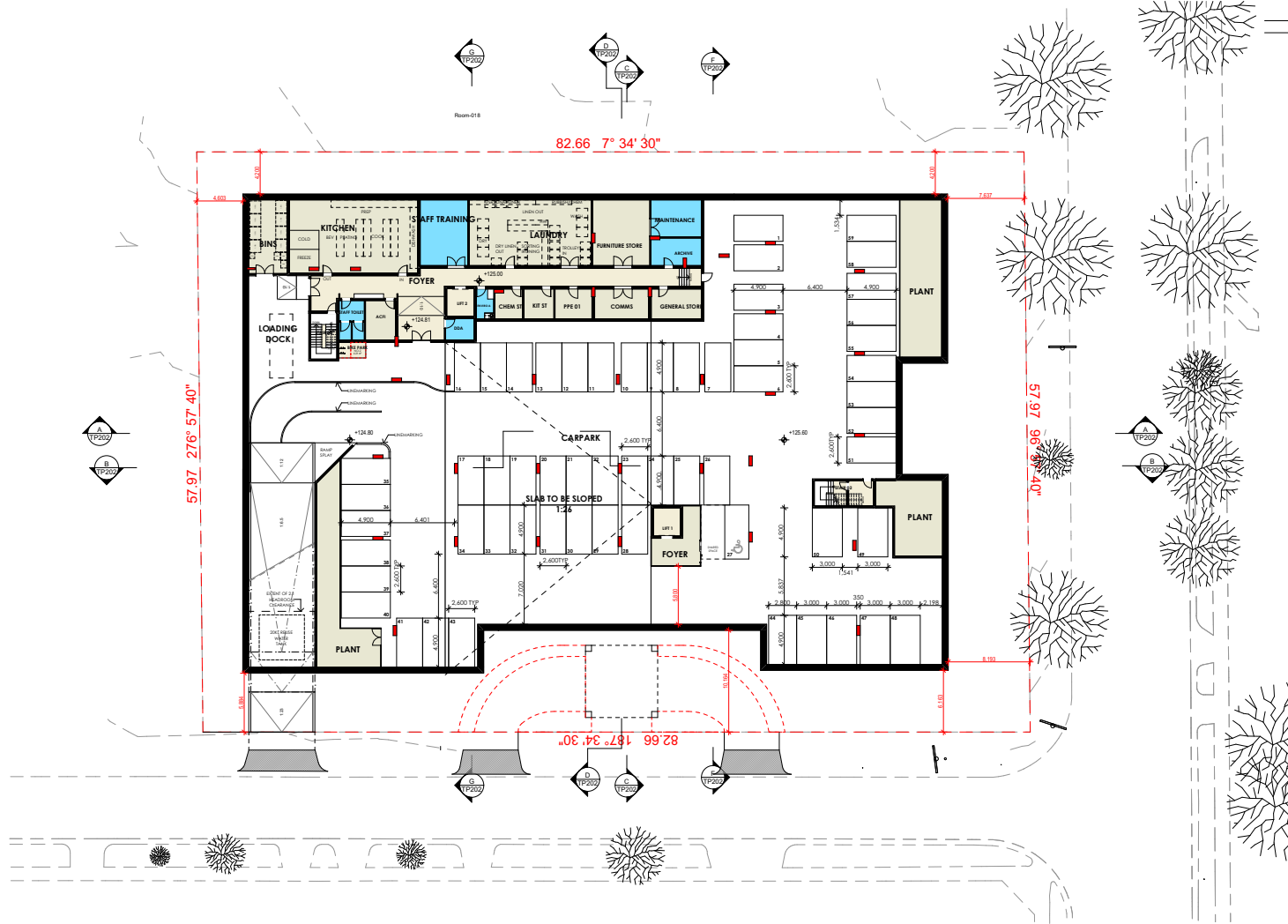
1. Development Plans - 478-484 High Street Rd [7.1.3.1 - 12 pages]
2. Aerial Photograph - 478-484 High Street Rd [7.1.3.2 - 1 page]
3. Zoning and Overlays Map - 478-484 High Street Rd [7.1.3.3 - 1 page]
4. Objector Map - 478-484 High Street Rd [7.1.3.4 - 1 page]



CARPARKING SCHEDULE		
FLOOR	CARSPACE TYPE	NUMBER OF CARS
BASEMENT		
	CARSPACE	58
	DISABLED CARSPACE	1
		59

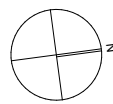
- LOT SIZE: 4791.53 SQM
- SITE COVERAGE SIZE: 3505.36 SQM
- SITE COVERAGE PERCENTAGE: 73.16%
- PERMEABILITY: 893.25 SQM

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BASEMENT

TOWN PLANNING



NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
	TP	B-01				TP	BASEMENT LAYOUT ADJUSTED		
	B	B-02				B	ADDITIONAL DIMENSION ADDED	13/11/2024	

demaine

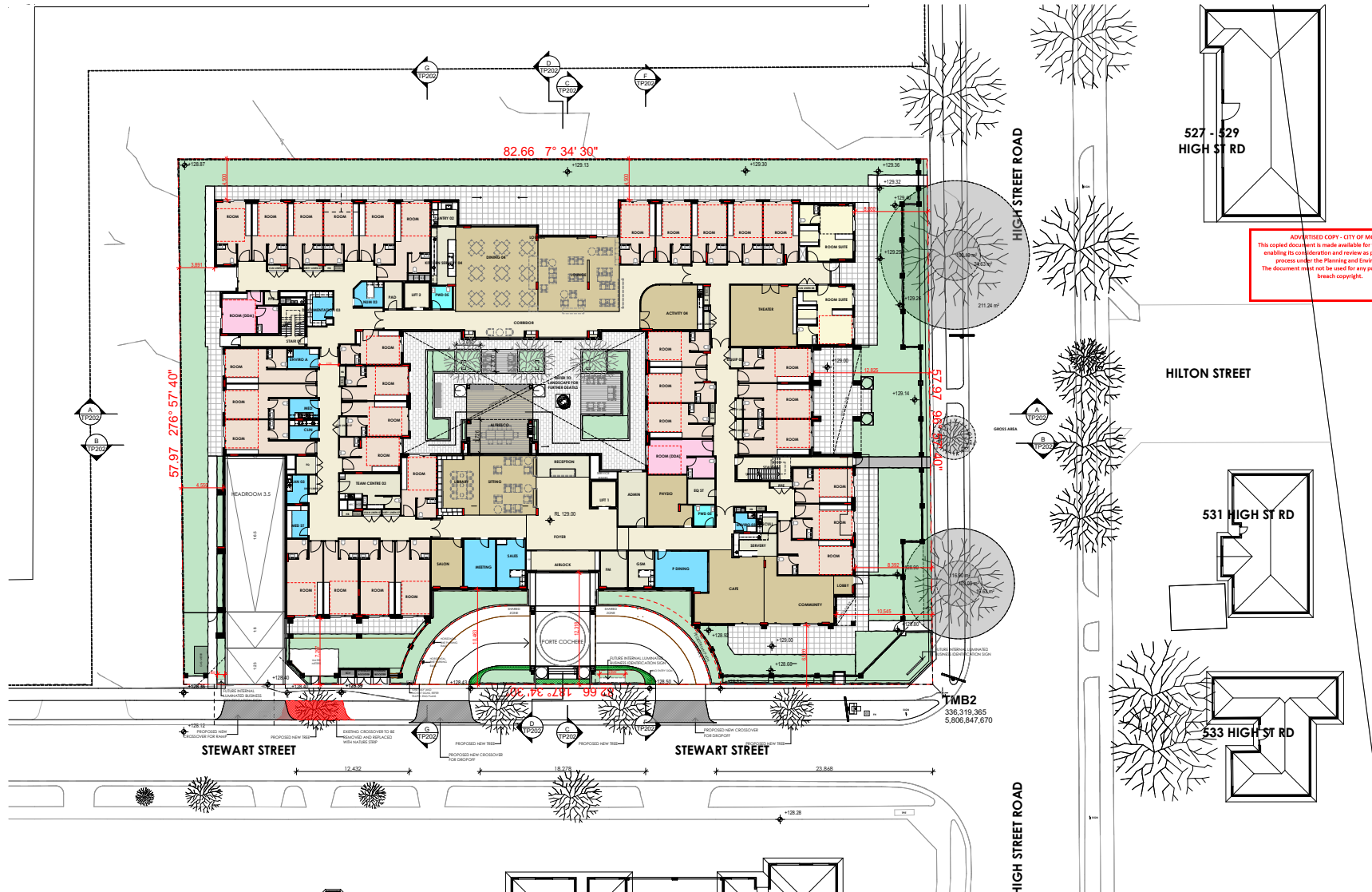
CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 098 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADSEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net

PROJECT: ARCARE MOUNT WAVERLEY
 DRAWING TITLE: BASEMENT FLOOR PLAN

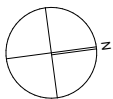
PROJECT NO: 24006
 SCALE: 1:200

REVISION: TP102 TP-A
 DATE: OCT 03



- NOTE:**
- WATER EFFICIENT LANDSCAPING AS PER ESD & LANDSCAPE REQUIREMENTS;
 - RECYCLE FACILITIES AS PER WASTE MANAGEMENT PLAN;
 - FOOD AND GARDEN WASTE FACILITIES AS PER WASTE MANAGEMENT PLAN;

TOWN PLANNING



NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
					1	TP	GROUND FLOOR LAYOUT ADJUSTED		
					2	TP	ADDITIONAL SETBACK		
					3	TP	PORT COCHERE & DRIVEWAY AMENDED	13/11/2024	
					4	TP	DIMENSION ADDED FOR STREET PARKING		

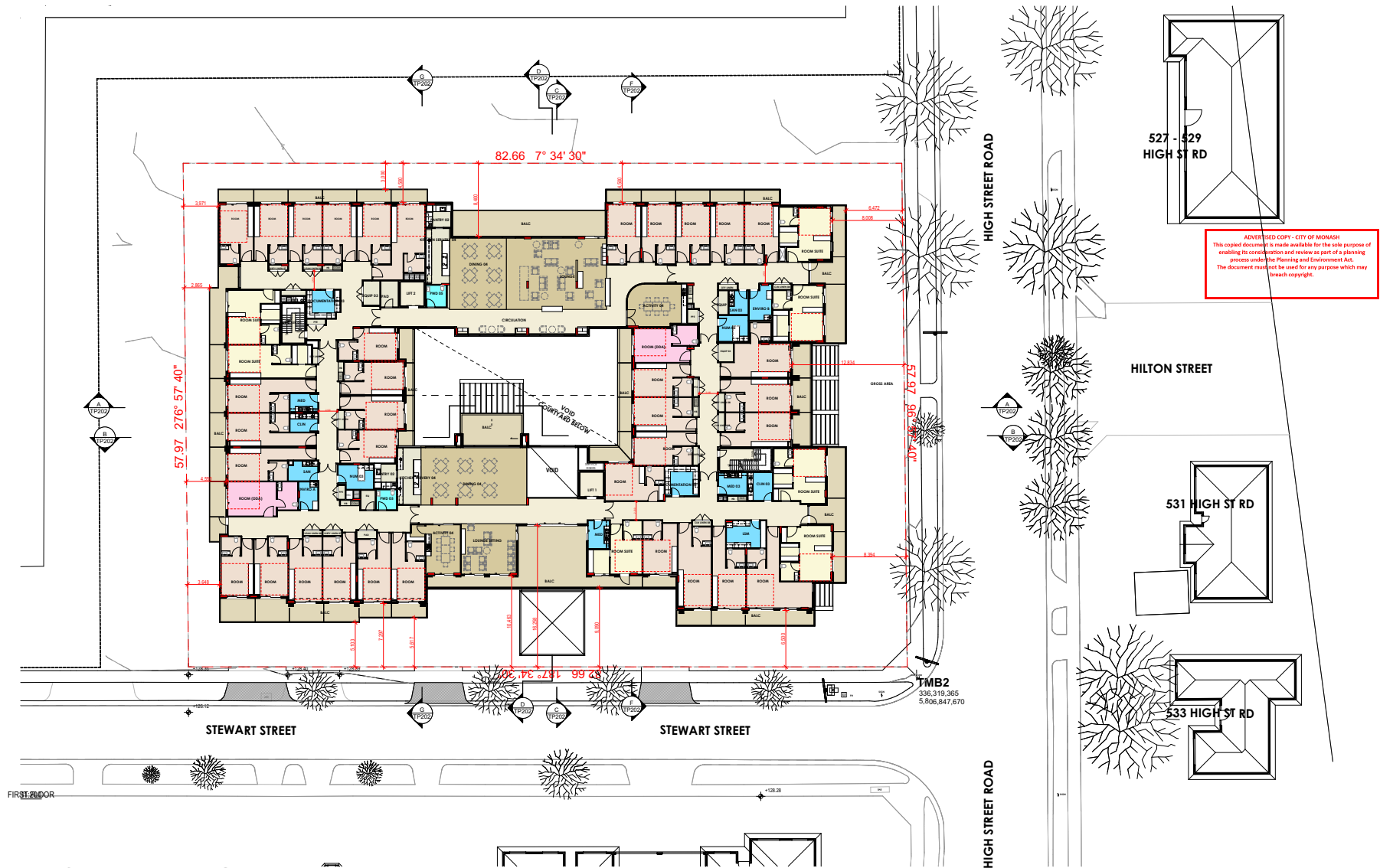
demaine

CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

PROJECT: ARCARE MOUNT WAVERLEY
 DRAWING TITLE: GROUND FLOOR PLAN

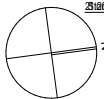
PROJECT NO.: 24006
 DWG NO.: TP103
 SCALE: 1:200
 DATE: OCT 03

DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 098 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADGEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3033 F 61 3 9428 3033 E admin@demaine.net www.demaine.net
 DATE PRINTED: Thursday, 14 November 2024



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TOWN PLANNING



NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
	TP	B03				TP	B03		
	TP	B04				TP	B04		
	TP	B05				TP	B05		
	TP	B06				TP	B06		
	TP	B07				TP	B07		
	TP	B08				TP	B08		
	TP	B09				TP	B09		
	TP	B10				TP	B10		
	TP	B11				TP	B11		
	TP	B12				TP	B12		
	TP	B13				TP	B13		
	TP	B14				TP	B14		
	TP	B15				TP	B15		
	TP	B16				TP	B16		
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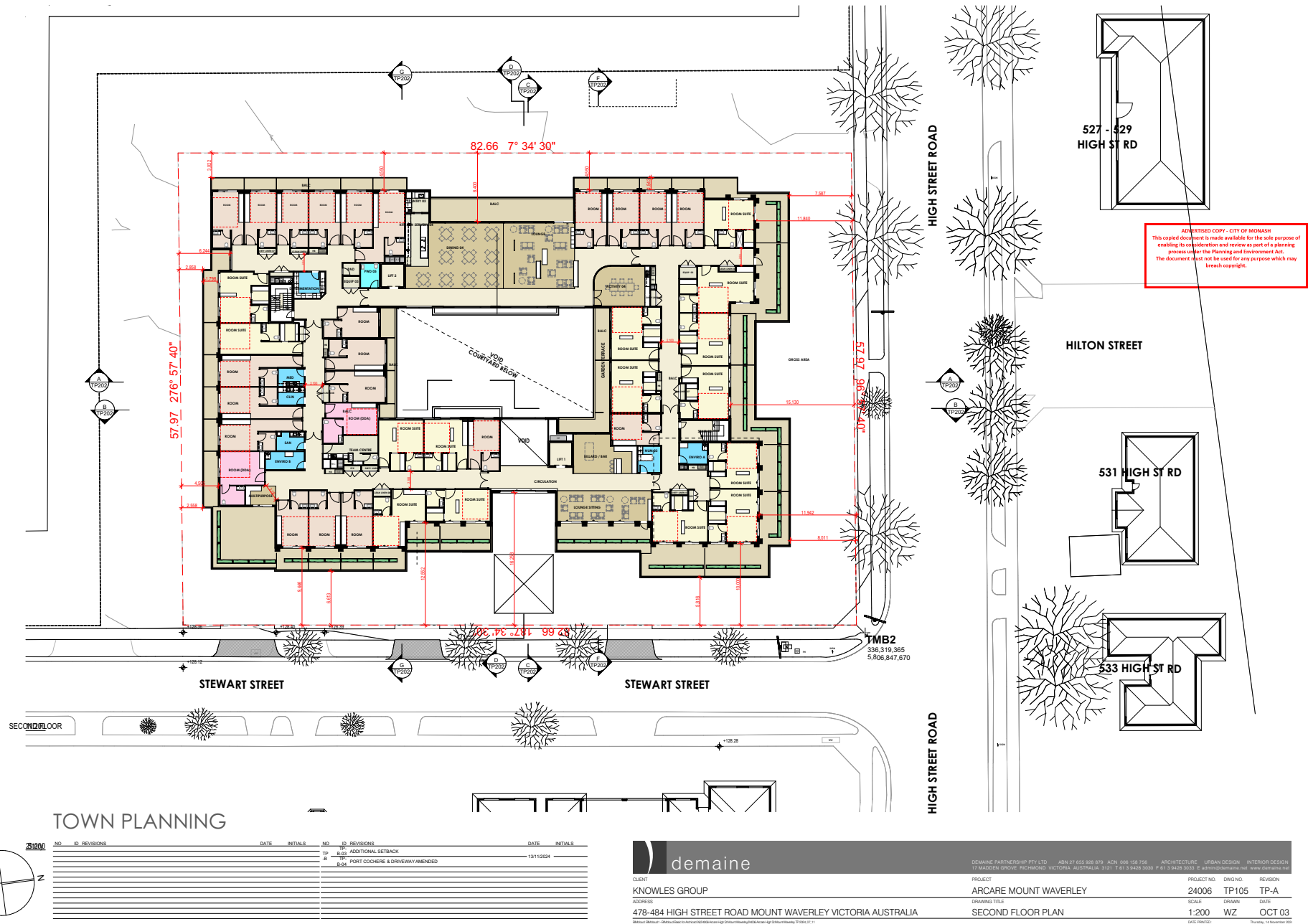
demaine

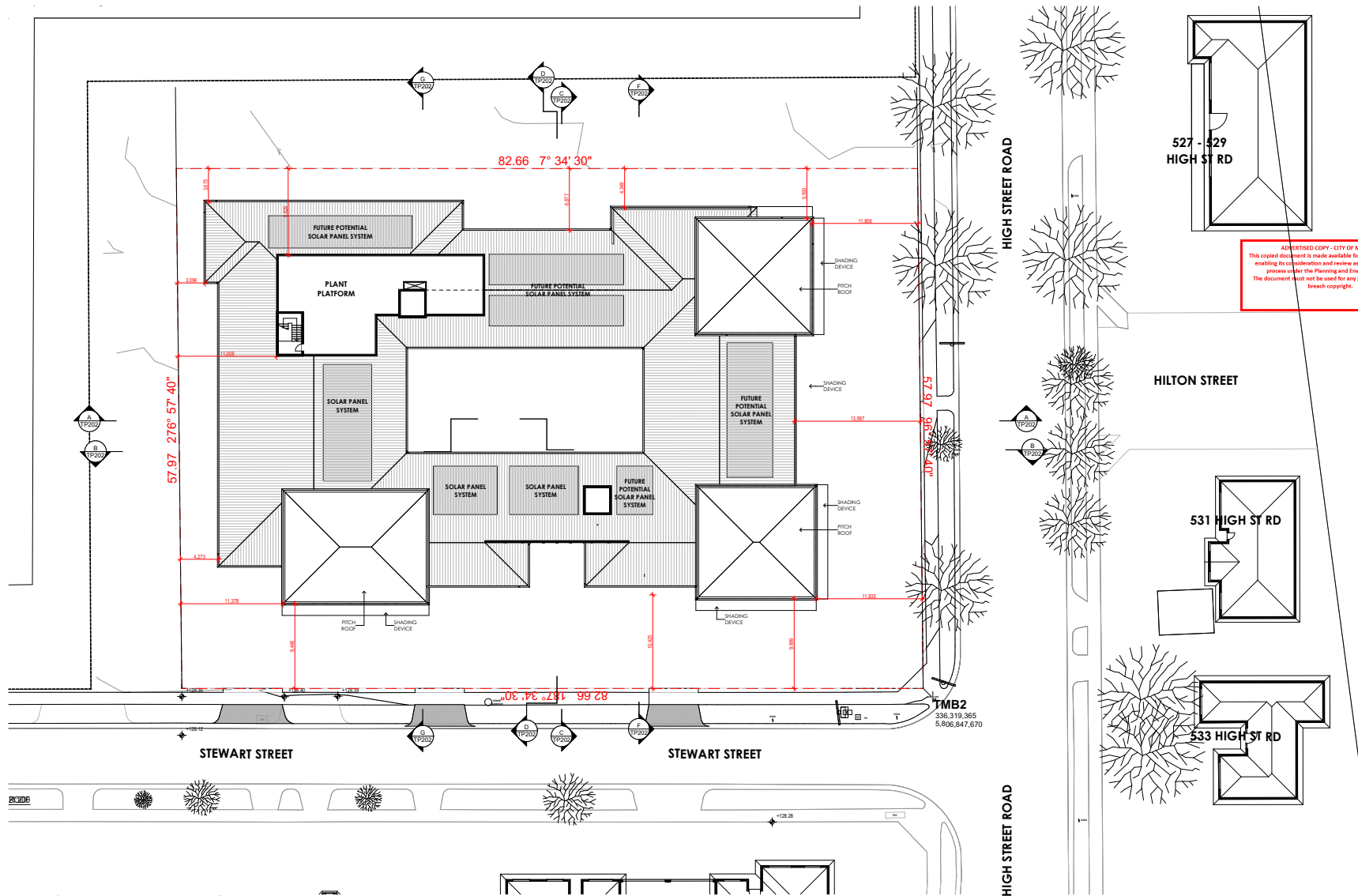
CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

PROJECT: ARCADE MOUNT WAVERLEY
 DRAWING TITLE: FIRST FLOOR PLAN

PROJECT NO.: 24006
 DWG NO.: TP104
 SCALE: 1:200
 DATE: OCT 03

DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 998 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADSEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.com.au www.demaine.com.au





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527 - 529 HIGH ST RD

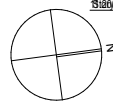
HILTON STREET

531 HIGH ST RD

533 HIGH ST RD

TMB2
 336,319,365
 5,806,847,670

TOWN PLANNING



NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
1	1	TP	13/11/2024		2	2	ROOF EXTENT ADJUSTED		

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DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 908 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADGREN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9428 3033 E admin@demaine.net www.demaine.net

CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

PROJECT: ARCCARE MOUNT WAVERLEY
 DRAWING TITLE: ROOF PLAN

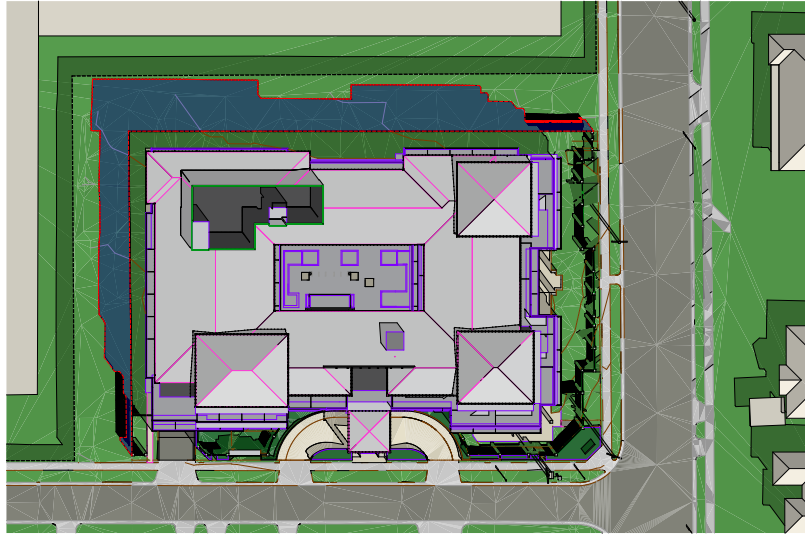
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DWG NO.: TP106
 DRAWN: WZ

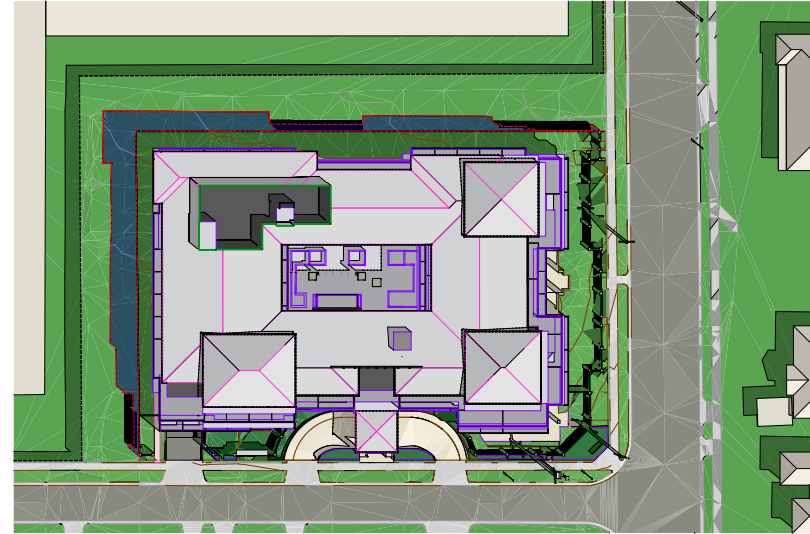
REVISION: TP-A
 DATE: OCT 03

DATE PRINTED: Thursday, 14 November 2024

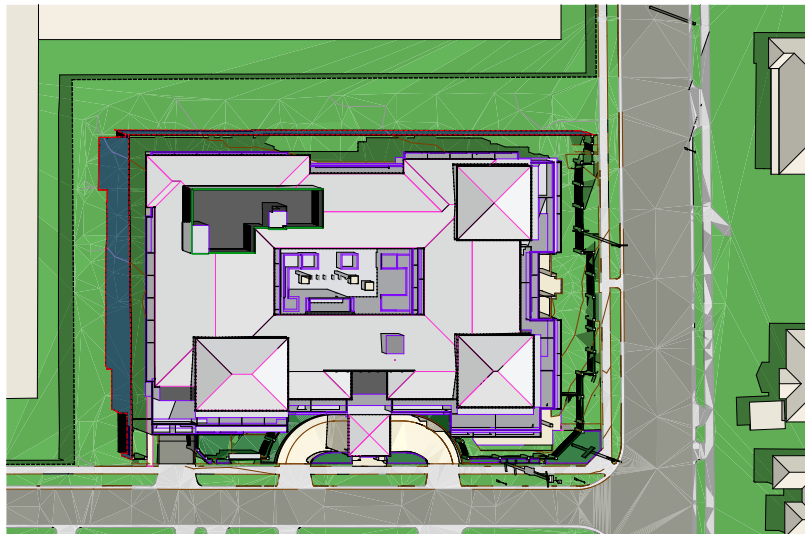
Attachment 7.1.3.1 Development Plans - 478-484 High Street Rd



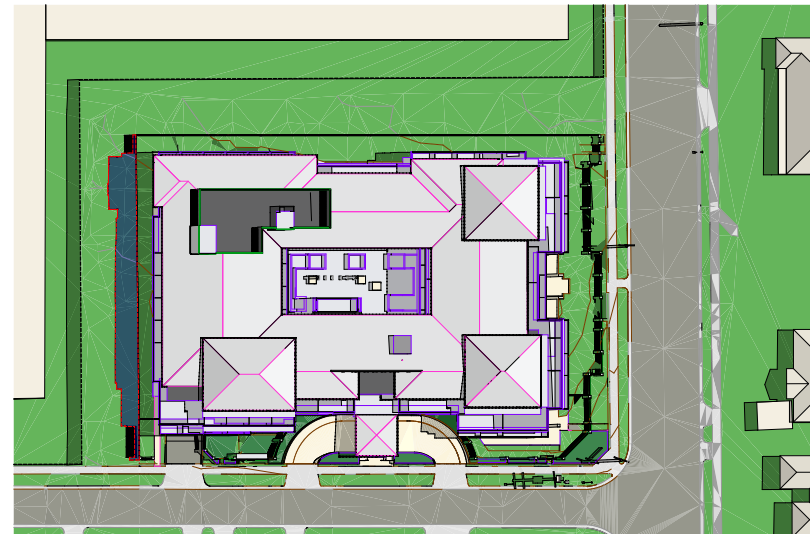
1 SHADOW DIAGRAM 9 AM SEPT 22



2 SHADOW DIAGRAM 10 AM SEPT 22



3 SHADOW DIAGRAM 11 AM SEPT 22



4 SHADOW DIAGRAM 12 PM SEPT 22

TOWN PLANNING

NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
					1			13/11/2024	
					2				
					3				
					4				
					5				
					6				
					7				
					8				
					9				
					10				

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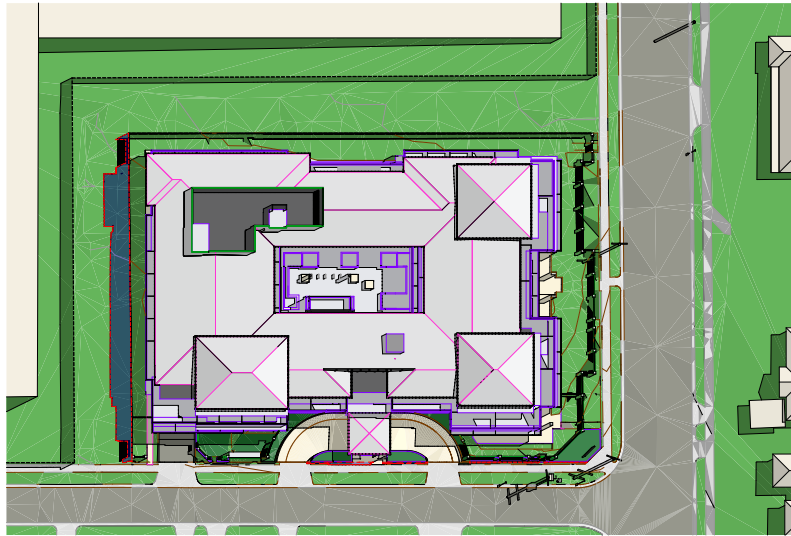
CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

DEMAÏNE PARTNERSHIP PTY LTD ABLN27 655 928 879 ACN 908 118 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaïne.net www.demaïne.net

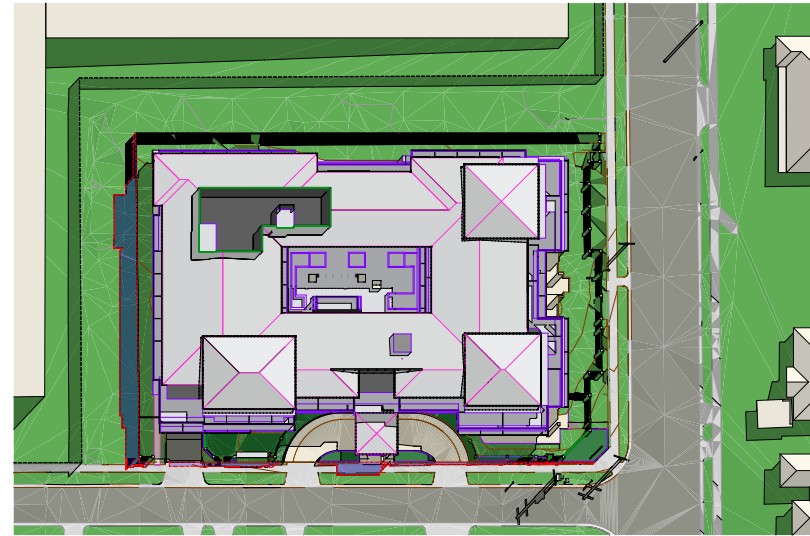
PROJECT: ARCARE MOUNT WAVERLEY
 DRAWING TITLE: SHADOW DIAGRAMS 9,10,11,12

PROJECT NO: 24006
 DWG NO: TP107
 REVISION: TP-A

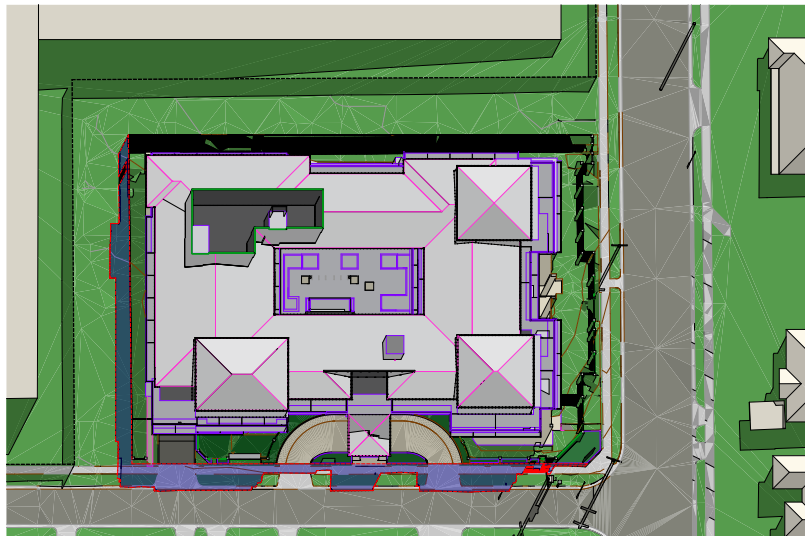
SCALE: NTS
 DRAWN: WZ
 DATE: OCT 03



1 SHADOW DIAGRAM 1 PM SEPT 22



2 SHADOW DIAGRAM 2 PM SEPT 22



3 SHADOW DIAGRAM 3 PM SEPT 22

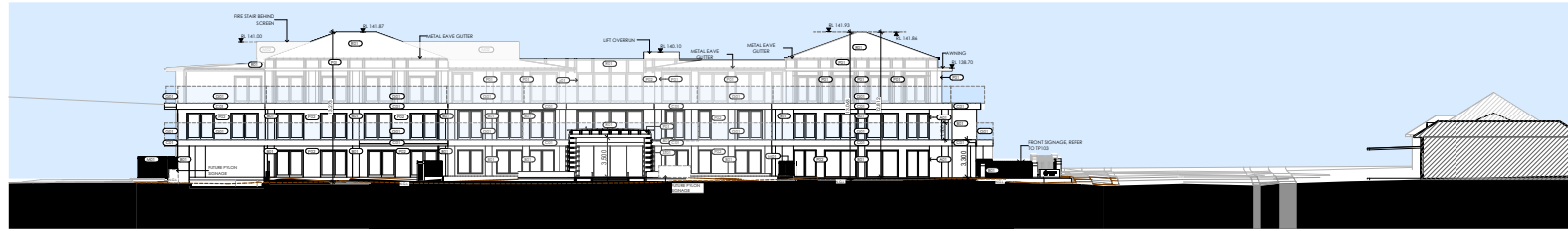
TOWN PLANNING

NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
								13/11/2024	

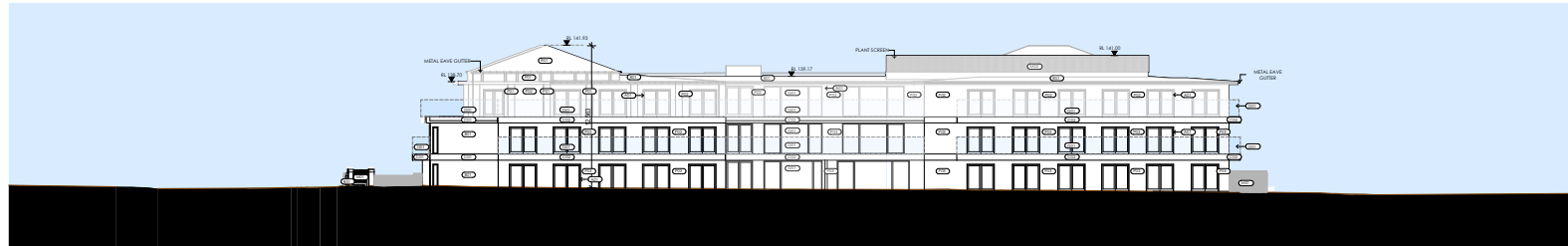
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		DEMAINÉ PARTNERSHIP PTY LTD ABN 27 655 928 870 ACN 908 118 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaïne.net www.demaïne.net	
CLIENT	KNOWLES GROUP	PROJECT	ARCARE MOUNT WAVERLEY
ADDRESS	478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA	PROJECT NO.	24006
		DWG NO.	TP108
		REVISION	TP-A
		SCALE	NTS
		DRAWN	WZ
		DATE	OCT 03
		DATE PLOTTED	Thanks, 14 November 2024

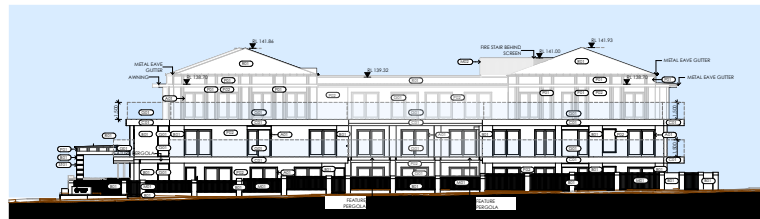
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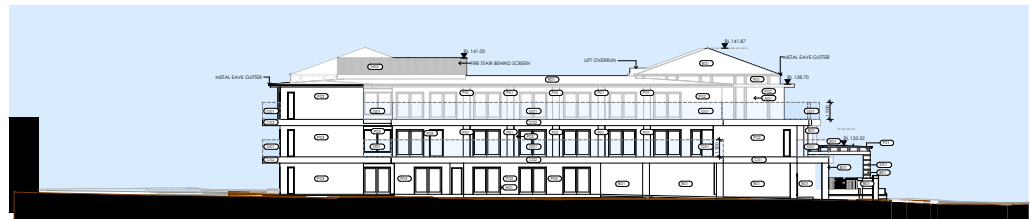
1 EAST ELEVATION 1:200



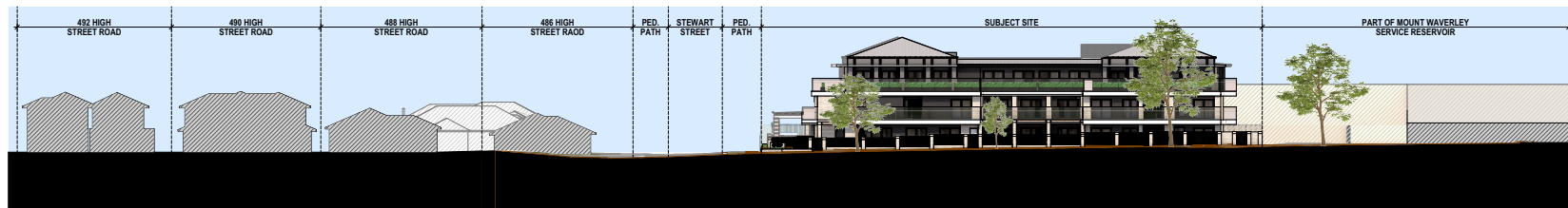
2 WEST ELEVATION 1:200



3 NORTH ELEVATION 1:200



4 SOUTH ELEVATION 1:200



6 NORTH STREET ELEVATION 1:250

TOWN PLANNING

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					1	TP	PORT COCHERE & DRIVEWAY AMENDED	13/11/2024	
					2	B.24			

CLIENT: KNOWLES GROUP
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA

DEMAÏNE PARTNERSHIP PTY LTD ABN 27 655 928 878 ACN 598 118 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaïne.net.au www.demaïne.net.au

PROJECT: ARCARE MOUNT WAVERLEY
 DRAWING TITLE: ELEVATIONS

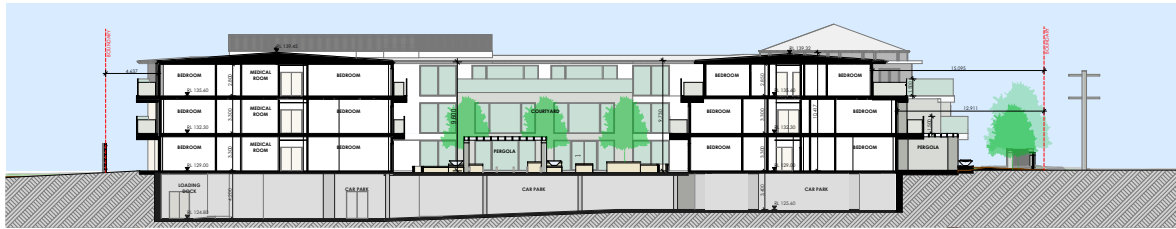
PROJECT NO.: 24006
 SCALE: 1:200

DWG NO.: TP201
 DRAWN: [initials]

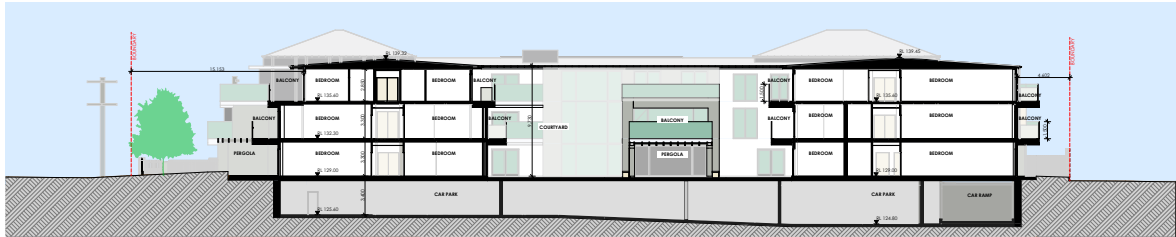
REVISION: TP-A
 DATE: OCT 03

DATE PRINTED: Thursday, 14 November 2024

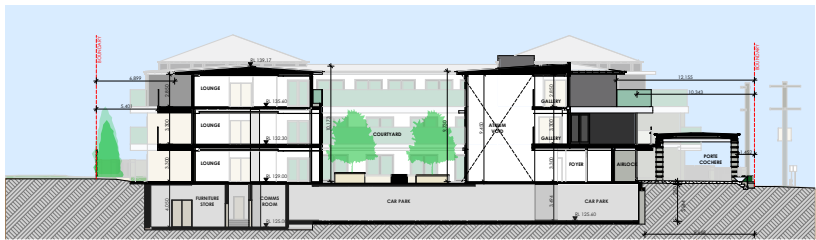
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1 SECTION AA 1:200



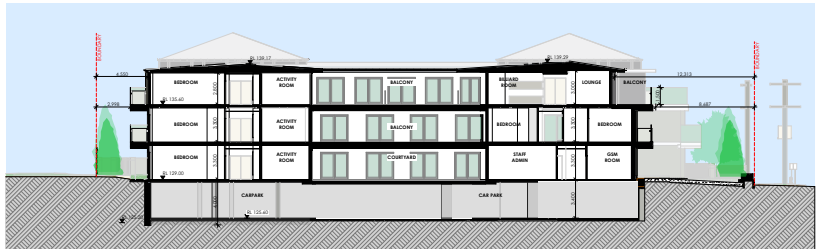
2 SECTION BB 1:200



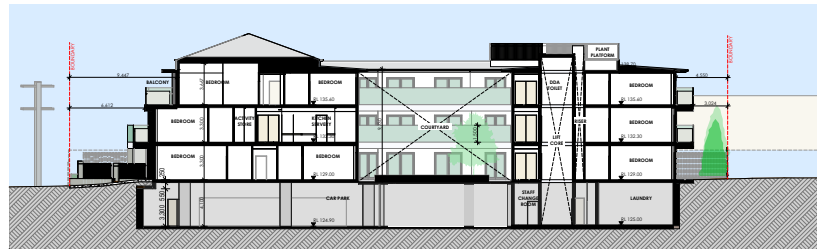
3 SECTION CC 1:200



4 SECTION DD 1:200



5 SECTION FF 1:200



6 SECTION GG 1:200

TOWN PLANNING

NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS

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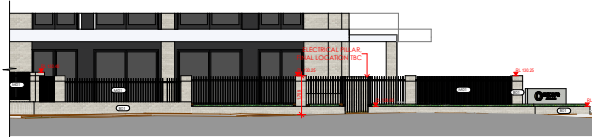
DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 098 118 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net

CLIENT: KNOWLES GROUP PROJECT: ARCARE MOUNT WAVERLEY PROJECT NO: 24006 DWG NO: TP202 REVISION: TP-A
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA DRAWING TITLE: SECTIONS SCALE: 1:200 DRAWN: WZ DATE: OCT 03
DATE PRINTED: Thursday, 14 November 2024

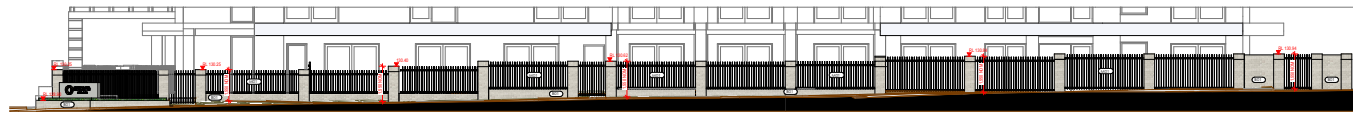
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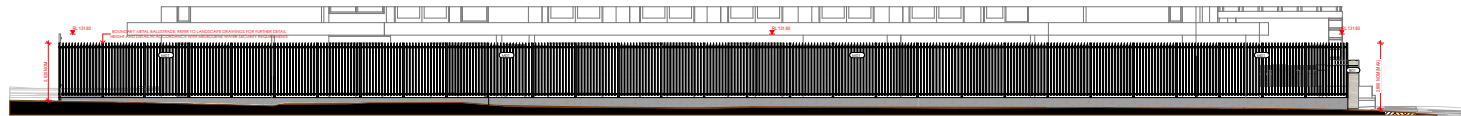
EF EAST (FENCE) ELEVATION - PART 1
1:100



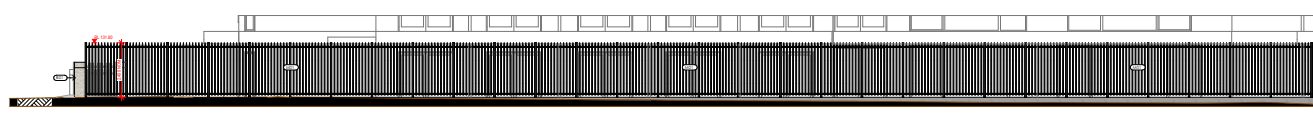
EF EAST (FENCE) ELEVATION - PART 2
1:100



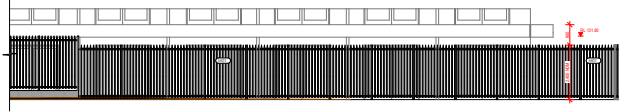
NF NORTH (FENCE) ELEVATION
1:100



SF SOUTH (FENCE) ELEVATION
1:100



WF WEST (FENCE) ELEVATION
1:100



WF WEST (FENCE) ELEVATION
1:100

TOWN PLANNING

NO	ID	REVISIONS	DATE	INITIALS	NO	ID	REVISIONS	DATE	INITIALS
								13/11/2024	

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DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 908 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
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CLIENT: KNOWLES GROUP PROJECT: ARCARE MOUNT WAVERLEY PROJECT NO: 24006 DWG NO: TP203 REVISION: TP-A
 ADDRESS: 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA DRAWING TITLE: FENCE ELEVATIONS SCALE: 1:100 DRAWN: WZ DATE: OCT 03
DATE PRINTED: Thursday, 11 November 2025

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EAST ELEVATION 1:100 @ A0



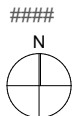
WEST ELEVATION 1:100 @ A0



NORTH ELEVATION 1:100 @ A0

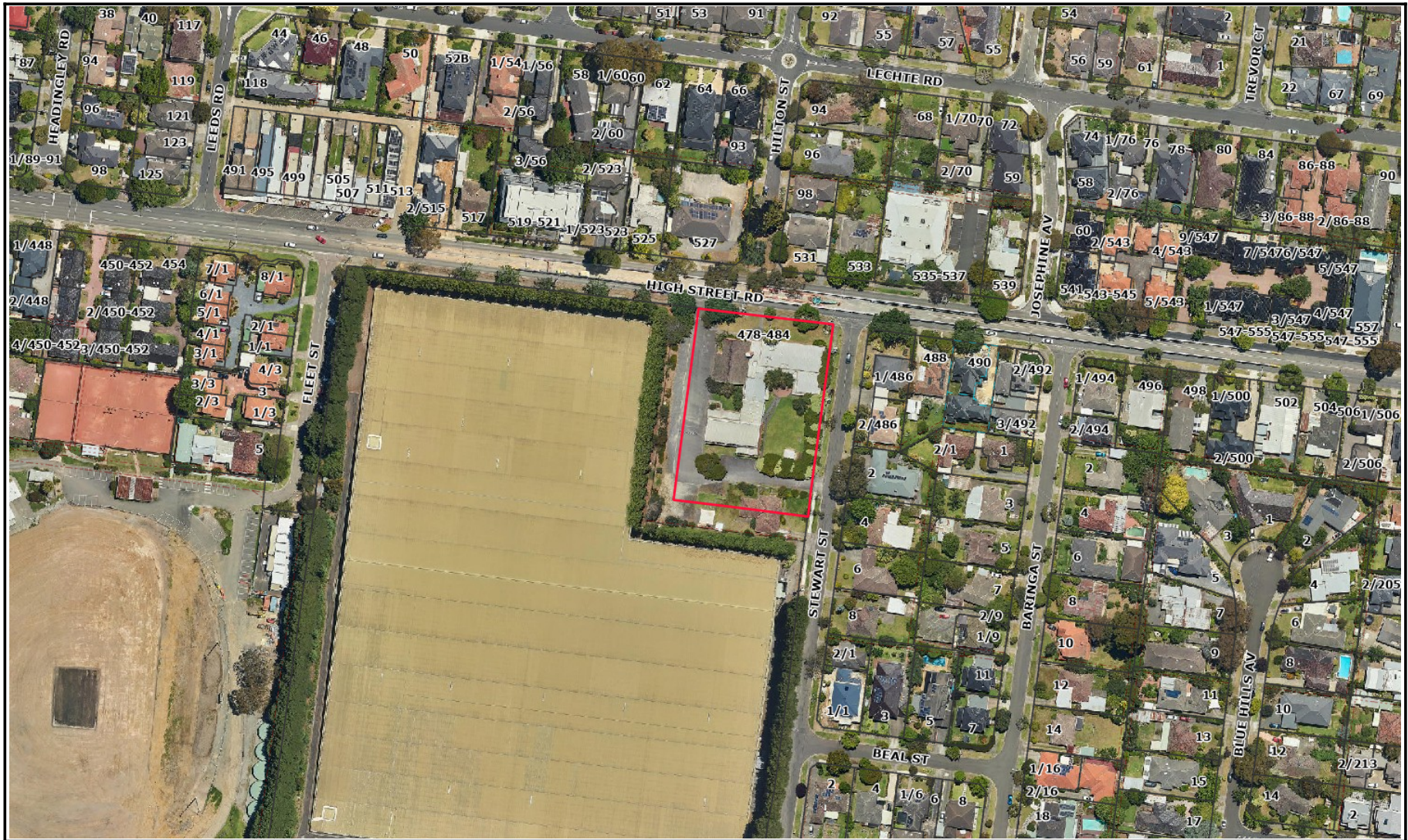


SOUTH ELEVATION 1:100 @ A0



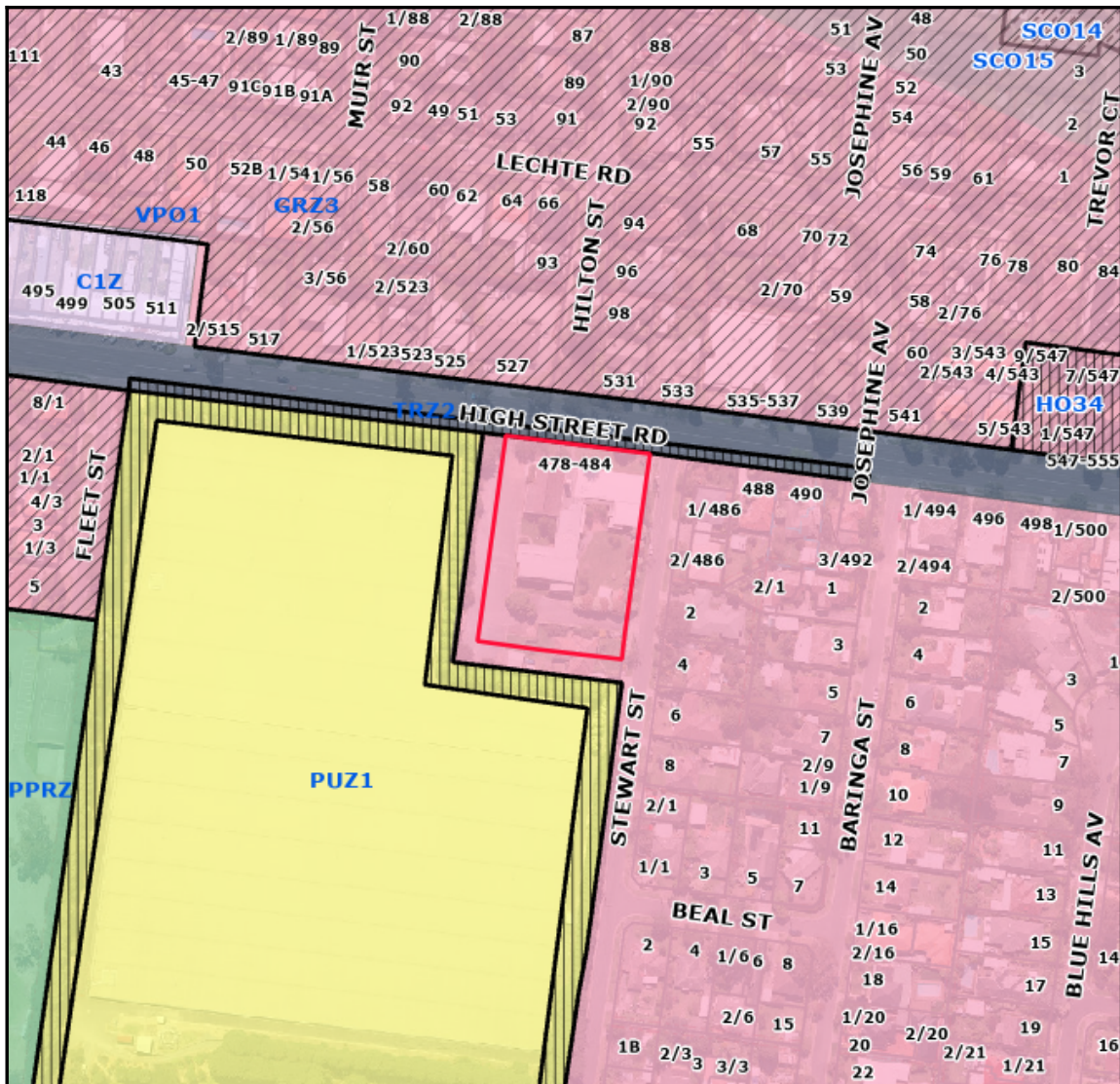
NO.	REVISION	DATE	INITIALS	NO.	REVISION	DATE	INITIALS

	<small>DESIGNED BY</small> KNOWLES GROUP	<small>PROJECT NO.</small> 24006	<small>DATE</small> NOV 24
	<small>PROJECT</small> 478-484 HIGH STREET ROAD MOUNT WAVERLEY VICTORIA AUSTRALIA	<small>PROJECT NO.</small> TP204	<small>DATE</small> NOV 24
<small>SCALE</small> 1:100	<small>TYPE</small> W2	<small>DATE</small> NOV 24	<small>SCALE</small> NOV 24





Planning Overlays and Zones



Legend Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO

Address

478-484 High Street Road MOUNT WAVERLEY VIC 3149

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