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**TOWN PLANNING AND URBAN CONTEXT REPORT
1-9 ALLEN STREET AND 777-781 WARRIGAL ROAD
OAKLEIGH.**

CONTENTS

1. INTRODUCTION	3
2. URBAN CONTEXT	4
2.1 The Subject Site	4
2.2 The Environs	7
3. THE PROPOSAL	14
4. PLANNING CONTROLS AND POLICIES	15
4.1 Zone and Overlays	15
4.2 Particular Provisions	15
4.3 Permit Triggers	16
4.4 Planning Policy Framework	17
4.5 Municipal Strategic Statement	18
4.6 Local Planning Policies	19
5. DESIGN RESPONSE	21
6. PLANNING CONSIDERATIONS	23
6.1 Zone & State Policy	23
6.2 Clause 53.17 Assessment	24
6.3 Non-Residential Use and Development in Residential Areas	27
7. CONCLUSION	29

VERSION

Revision A – Lodgement	20/12/2018
Revision B – Further Information Response	21/01/2019

1. INTRODUCTION

The following report sets out the details and relevant planning considerations in relation to a proposal to construct a Residential Aged Care Facility (RACF) and medical centre on land at 1-9 Allen Street and 777-781 Warrigal Road Oakleigh.

This report has been prepared to:

- Identify the subject site and provide a written and photographic analysis of the physical context, including:
 - The geographic and topographic features of the site.
 - The use and development of the site and surrounding land.
 - Landscape and natural features.
 - Transport and movement arrangements.
- Identify the relevant planning policy framework against which the proposal will be assessed, including Clause 53.17.
- Provide a comprehensive assessment against the relevant planning provisions.

Application Details	
Property Details:	1-9 Allen Street, 777, 779 and 781 Warrigal Road Oakleigh
Land Description:	Lot 2 PS807221L, Lot 1 TP174470Y, Lot 1 TP758063J, Lot 1 TP097512N
Proposal:	Development of a Residential Aged Care Facility and medical centre
Current Land Use:	Vacant / residential
Zone Control:	Neighbourhood Residential Zone – Schedules 2 & 3
Overlay Control:	No overlay controls affect the site
Planning Permit Triggers:	Clause 32.09 – construct a residential aged care facility. Clause 32.09 – use the land as a medical centre. Clause 52.29 – alter access to a RDZ1.
Assessing Authority:	Monash City Council
Applicant:	Steller Care Oakleigh Pty Ltd 840 Dandenong Road, Caulfield East
Contact Person:	Andrew Bromley Development Manager Estates M: 0412 816 984 E: andrew@steller.com.au

This application follows a similar application (TPA/48803) for a residential aged care facility, approved by Monash City Council in October 2018 and now subject to a VCAT appeal. This application responds to the introduction of Clause 53.17, which as discussed in the body of the report, significantly changes the policy context in which the application is considered.

2. URBAN CONTEXT

2.1 The Subject Site

The development site comprises four allotments on the north east corner of Warrigal Road and Allen Street and the northern side of Allen Street, Oakleigh. The development site is irregular in shape with frontage to Allen Street of approximately 115.5m and a frontage to Warrigal Road of 44.5m. The site has an overall site area of approximately 6309m².

The buildings on the Allen Street property have been recently demolished and is currently vacant. The Warrigal Road properties are currently developed with single storey dwellings.

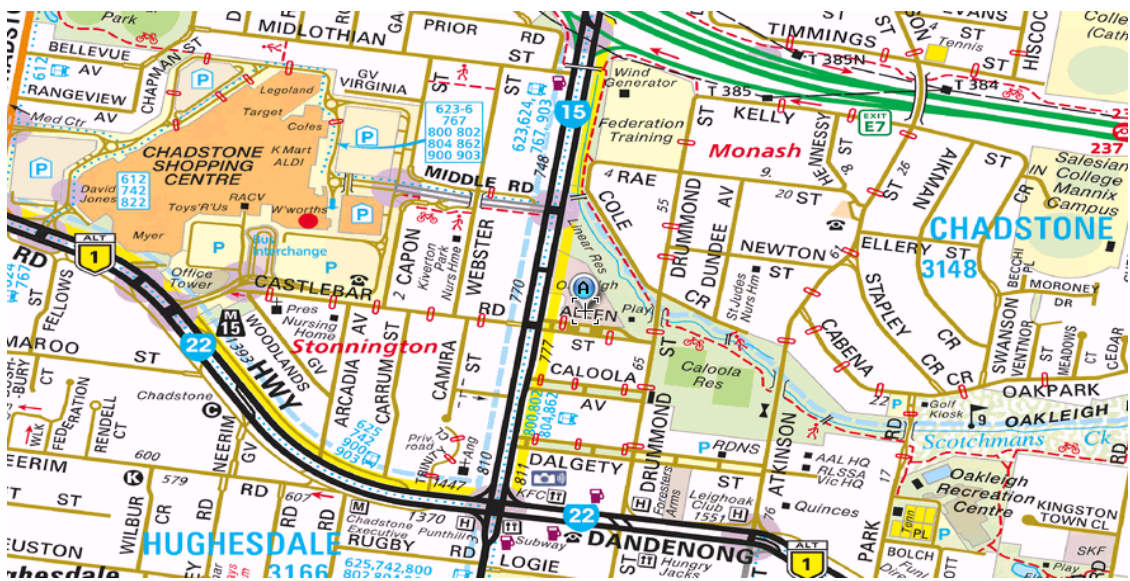


Figure 1. Location Map

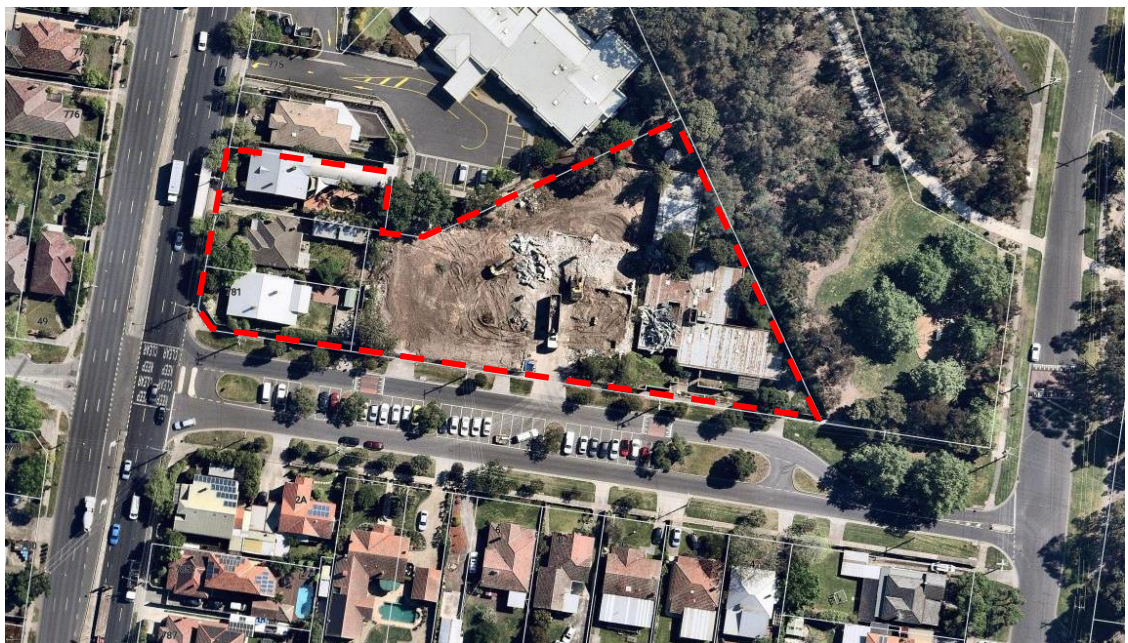


Figure 2. Aerial Photograph.



Figure 3. 1-9 Allen Street (pre-demolition).



Figure 4. 1-9 Allen Street (pre-demolition).



Figure 5. 777 Warrigal Road.



Figure 6. 779 Warrigal Road.



Figure 7. 781 Warrigal Road.

2.2 The Environs

The subject site is located on the eastern side of Warrigal Road in a small pocket of residentially zoned land bound by Warrigal Road, Allen Street and Scotchmans Creek.

The site is well located proximate to the Chadstone Shopping Centre which is a Principal Activity Centre and has regional influence as an activity centre. Oakleigh Major Activity Centre is located approximately 1km to the south.

Warrigal Road is a major arterial road and the site is situated between the Monash Freeway and the Princes Highway.

As previously described, the large parcel of land to the north of the site has been redeveloped relatively recently with a single storey building occupied by OC Connections, an organisation providing disability support services to the community.

The residential area on the southern side of Allen Street is developed with a diverse range of single storey dwellings which appear to be Federation and Edwardian in style.

The eastern end of the street falls significantly to Drummond Street and the Scotchmans Creek Linear Reserve. The reserve which abuts the eastern boundary of the site is well vegetated and incorporates variously a playground, sports fields and a golf course in close proximity to the site.

Public transport within the vicinity of the site is readily available as services along Warrigal Road provide access to the major bus interchange at Chadstone and the Oakleigh Railway Station.

Land immediately surrounding the subject site is shown as follows;



Figure 8. Warrigal Road.



Figure 9. Warrigal Road.



Figure 10. 775 Warrigal Road.



Figure 11. 2A Allen Street.



Figure 12. 2 Allen Street.



Figure 13. 6 Allen Street.



Figure 14. 8 Allen Street.



Figure 15. 10 Allen Street.



Figure 16. 12 Allen Street.



Figure 17. 14 Allen Street.



Figure 18. Rear of 63 Drummond Street.



Figure 19. Scotchmans Creek Linear Reserve.

3. THE PROPOSAL

The application seeks to construct a four-storey Residential Aged Care Facility and medical centre. The main features of the proposed development are;

- Demolition of all existing buildings on site.
- Construction of a part three storey, part four-storey building with partial basement. The building has been designed to respond to the fall of the land.
- The facility will comprise 155 beds with various ancillary facilities and services including wellness centre, dining, lounge and café areas, gym, theatre, activity rooms and outdoor terraces.
- The wellness centre, theatre, salon and community areas are for the exclusive use of residents of the facility. The wellness centre, for example, will provide physiotherapy, occupational health, rehabilitation and gym facilities, contributing to the health and wellbeing of residents. The café provides a space and dining option for family and friends visiting residents.
- A Porte cochere with pick up and drop off area fronting Allen Street. The Porte cochere is constructed to the title boundary to provide weather protection and a well-defined entrance.
- The setback of the building from Allen Street is 6.5m at ground floor level. There is a counter lever first floor balcony with a reduced setback of 6m. The building is also well setback from Warrigal Road, varying between 7.6m and 10m.
- The building has been designed with two large courtyards, providing passive recreation and landscaping spaces. All rooms have a high level of amenity and daylight access as they face either the perimeter gardens or the internal courtyard.
- 56 car spaces including three disabled spaces and a loading bay are provided within the basement / lower ground floor. Staff rooms, kitchen, laundry and storage areas are also provided on this level.
- Site coverage is 63.4%.
- The proposed facility is modern contemporary in appearance and is of high architectural merit. The building is well articulated across its frontage and uses a variety of materials to enhance the streetscape.
- The site will be landscaped in accordance with the landscape plan prepared by John Patrick Landscape Architects.
- The medical centre will operate between 7am – 8pm, seven days a week.
- The medical centre has provision for up to 6 practitioners to operate, however it is unlikely all would be on site at any one time. Between 4-6 support staff would also be employed, including receptionists, management and nurses.

4. PLANNING CONTROLS AND POLICIES

4.1 Zone and Overlays

The site is located within the Neighbourhood Residential Zone under the Monash Planning Scheme, however two schedules affect the site. Schedule 2 (Creek Abuttal Areas) applies to 1-9 Allen Street whilst Schedule 3 (Creek Environs Area) applies to 777-781 Warrigal Road.

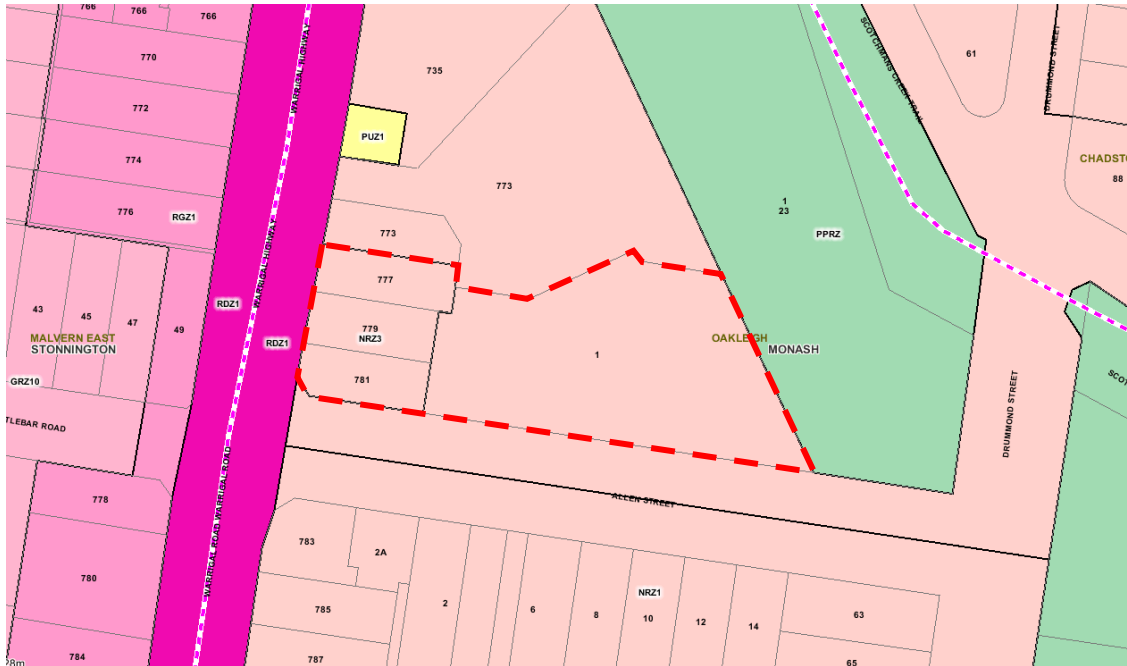


Figure 20. Zoning Map

The purposes of the Neighbourhood Residential Zone are;

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

To recognise areas of predominantly single and double storey residential development. To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

4.2 Particular Provisions

Clause 52.06 Car Parking

The table at Clause 52.06-5 requires the following car parking rate for the proposal:

Residential aged care facility	0.3 car space per lodging room
Medical centre	3.5 car spaces per 100m ² floor area

Clause 52.34 Bicycle Parking

The table at Clause 52.34-5 requires the following bicycle parking rates for a medical centre:

Employee	1 to each 8 practitioners.
Visitor	1 to each 4 practitioners.

Clause 53.17 Residential Aged Care Facility

The purpose of this clause is:

- *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.*

Clause 53.17-3 states in respect to the operation of this clause:

If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Clause 65

Clause 65.01 of the Monash Planning Scheme provides decision guidelines with respect to determination of a planning application.

4.3 Permit Triggers

A planning permit is required for the proposal by the following clauses of the Monash Planning Scheme:

Clause 32.09 – construct a residential building.

Clause 32.09 – use of the land as a medical centre.

Clause 52.29 – a permit is required to alter (remove) the existing crossovers to a Road Zone Category 1 (Warrigal Road).

An approved Cultural Heritage Management Plan (CHMP) pursuant to Part 4 of the Aboriginal Heritage Act 2006 is required before the Responsible Authority can decide the planning permit application.

A CHMP prepared by Unearthed Heritage has been prepared for this application and approved by Aboriginal Victoria.

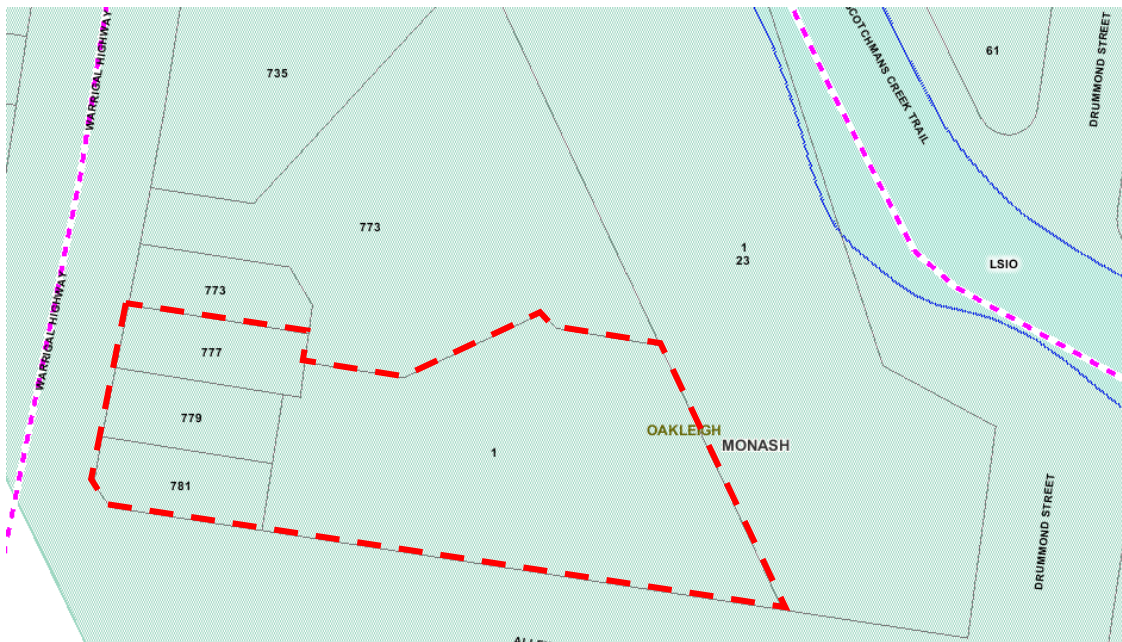


Figure 21. Aboriginal Cultural Heritage Sensitivity

4.4 Planning Policy Framework

Plan Melbourne

Plan Melbourne seeks to provide greater choice and diversity of housing, including housing for the aged.

Housing diversity relates to the size, cost, number of bedrooms, character and age of dwellings. It also extends to other types of housing, such as low-cost rental aged care, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Creating greater choice and diversity of housing across the city has clear benefits—such as improved access to jobs, services and transport. For newly formed households, providing a diversity of housing may enable them to remain within a preferred location. For older couples, housing diversity may enable them to downsize to more compact accommodation within their neighbourhood.

The following strategies of the Planning Policy Framework are relevant to this proposal:

Clause 11.01-1R provides in respect to the settlement of Metropolitan Melbourne:

Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.

Clause 15.01-1S identifies strategies in respect to urban design that seek to provide safe, attractive development that responds to the context and enhances the public and private realm.

Clause 16.01-1S identifies the following strategy:

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Clause 16.01-3S requires that housing stock matches changing demand by widening housing choice.

4.5 Municipal Strategic Statement

Clause 21.01 Municipal Profile

The municipal profile acknowledges Monash has a high proportion of elderly residents, stating:

The population in Monash is noticeably ageing, with over 20% of the population over 60. Since 1996, the largest increase in population has occurred in the 70 – 84 age bracket, which comprises nearly 14,000 people.

This is supported by the Monash Housing Strategy¹ which states:

A significant proportion and increase in the number of 70 to 84-years old (1,413) indicates that the municipality will need to ensure that more aged care services and suitable housing is available for this group of residents.

The housing strategy also identifies that older residents often require specialised housing to meet their specific living requirements which cannot generally be accommodated in standard residential development.

Clause 21.04 Housing

This clause also acknowledges the aging population, stating:

Monash's population is noticeably ageing and there is a clear preference for older people to remain in familiar environments within the municipality. This changing demographic requires strategies to ensure there is appropriate accommodation, such as small, single storey units and purpose-built housing available now and into the future.

¹ Monash Housing Strategy Demographic & Housing Profile Analysis 2014 Planisphere

Relevant objectives include:

- *To encourage the provision of a variety of housing styles and sizes that will accommodate future housing needs and preferences of the Monash community that complement and enhance the Garden City Character of the City.*
- *To provide accommodation for a diverse population that caters for different family and lifestyle preferences and a variety of residential environments and urban experiences.*
- *To recognise and provide for housing needs of an ageing population.*
- *To encourage high standards of architectural design, including the incorporation of environmentally sustainable design principles in buildings and landscaping associated with residential development that takes into account environmental constraints. This includes energy and operating costs, passive design elements, climate change, soil erosion, urban water management and fire risk.*
- *To encourage building practices and dwelling preferences that are energy efficient and sustainable and that incorporate landscape design and use of construction materials that minimise environmental impacts.*
- *To ensure that development is appropriate having regard to the residential environment of the area, in particular neighbourhood character and amenity.*

It is also an identified strategy to:

Encourage the provision of single storey and purpose-built housing to cater for Monash's ageing population.

Clause 21.13 Sustainability and Environment

This clause addresses:

...a wide range of issues including water quality and management, air quality and noise, soils, flora and fauna, open space, waste management, energy use, transport, heritage, urban design and public health and safety. It deals with those matters for which Council has a direct responsibility or interest, setting out objectives and actions aimed at achieving sustainable development.

4.6 Local Planning Policies

Clause 22.01 Residential Development and Character Policy

The Warrigal Road properties are identified as being within Character Type A, however the Allen Street property is not located within a character area described by the Urban Character Study.

It is not considered this policy is relevant to this application as Clause 53.17 makes clear that neighbourhood character is not a relevant consideration in this matter.

Clause 22.05 Tree Conservation Policy

The policy objectives set out at Clause 22.05-2 are:

- *To maintain, enhance and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Strategic Statement.*
- *To promote the retention of mature trees and encourage the planting of new canopy trees with spreading crowns throughout Monash.*

Clause 22.09 Non-Residential Use and Development in Residential Areas

This policy recognises that:

The zone provisions provide for educational, recreational, religious, community and a limited range of other non-residential uses, primarily to cater for the needs of the local community. Council supports such uses where it can be demonstrated that the use meets the zone purpose, and the built form is compatible with the residential scale and character of the surrounding area. The application of locational criteria is considered particularly important to ensure that there will be minimal impacts on residential amenity.

5. DESIGN RESPONSE

The Design Response Plan accompanying the application plans should be read in conjunction with the following material.



Figure 22. Design Response.

Having regard to the identified context, the proposal responds appropriately to the opportunities and constraints of the site, in particular;

- The scale and form of the proposed building follows the topography of the site and steps down from west to east, which is accentuated through the articulation of the building's façade.
- The proposal does not seek to replicate the established heritage character of the southern side of Allen Street, however the high quality contemporary architecture is a substantial improvement on existing conditions and will enhance the streetscape and character of the area.
- The proposed front setback to Allen Street is consistent with the setback of the existing building allowing substantial inground planting areas to establish canopy trees. The setback to Warrigal Rd satisfies the setback required by the schedule to the zone.
- The height of the building varies between three and four storeys, although is predominately three storeys due to the slope of the land which is consistent with the 16m maximum height identified in Clause 53.17.
- The building steps down towards the Scotchman's Creek reserve such that when viewed beyond the dense vegetation of the reserve, it will have little impact on that interface.
- Vehicle access points to the site have been rationalised, with a pick up and drop off area located centrally along the Allen Street frontage and a ramp to the

basement car park located on the low part of the site. Due to the substantial frontage, parking and access will not dominate the presentation of the building.

- Vehicle access points to Warrigal Road are proposed to be removed, removing potential conflicts with this busy arterial road.
- The medical centre has been designed to front Warrigal Road which is a primary arterial road with varied character and examples of non-residential development in the immediate area.
- Importantly, the architecture of the building does not seek to be institutional in appearance, instead presenting to the street as a contemporary residential development. The high quality of external architecture is reflective of the quality of accommodation and service offered in this facility.
- Existing trees on site will be removed with new vegetation incorporated post construction in accordance with a plan prepared by John Patrick Landscape Architects.
- A variety of materials and finishes have been selected which are residential in appearance and will result in a high quality and visually interesting streetscape presentation.

Given the above features, the proposed development is consistent with the preferred character of the Precinct and affords an opportunity to improve the existing built environment and enhance the general amenity of the area.

6. PLANNING CONSIDERATIONS

6.1 Zone and Policy Requirements

At a State level, the importance of RAC facilities is clearly identified in Clause 16 and Plan Melbourne, both of which promote the timely delivery of additional purpose-built housing for the aged.

The recent planning scheme amendment VC152 introduced Clause 53.17 into the Monash Planning Scheme. It represents a clear intention of State Government to better facilitate the delivery of RAC facilities. The documentation supporting² the amendment acknowledges that:

Victoria's primary policy objective is to ensure that access to aged care services is available for all those who need them within the communities which they live.

It is also acknowledged that established residential areas in middle and outer suburban areas will accommodate much of the projected change.

2016 Census data reveals 19.2% of the population of Oakleigh is over the age of 60 and both the Monash Housing Strategy and Clause 21.04 anticipate this number will increase in the future.

Notably, in addition to introducing Clause 53.17, amendment VC152 has nested RAC facilities in 'Accommodation' rather than 'Residential Building'.

The change in the nesting of a RAC facility is relevant in a number of aspects as the garden area requirement of Clause 32.08-9, the permit requirements of 32.09-6, the maximum building height requirement of Clause 32.09.10 all relate to a 'dwelling or residential building'. According to the nesting diagram at Clause 73.04-1, a RAC facility is not defined by the Planning Scheme as a dwelling or residential building. Therefore, these provisions do not apply to this application. Likewise, Clauses 55 and 58 do not apply to this application.

Clause 32.09-8 acknowledges that this development must meet the requirements of Clause 53.17.

Of particular importance in the consideration of this proposal against the purposes of Clause 53.17 is the recognition that residential aged care facilities can be of a different scale and built form to surrounding residential areas as long as they do not result in unreasonable amenity impacts on adjoining dwellings. It is equally important that neither the purposes or decision guidelines of the provision require an aged care facility to respond to the existing or preferred neighbourhood character of the area.

² Facilitating Residential Aged Care Development, December 2017, DELWP

It is also relevant that Clause 53.17-3 introduces 'development requirements' that prevail if there are any inconsistencies between this clause and any other requirement of the planning scheme, such as the schedules to the NRZ and Residential Development and Character Policy at Clause 22.01.

These are now the relevant built form tests because, as previously described, a RAC facility is no longer nested in the definition of a residential building and therefore Clause 55 no longer applies to this application.

The subject site is an excellent candidate for a development of this nature as it is well located in respect to access to services and transport, being;

- 750m from Chadstone Shopping Centre.
- 1km from Oakleigh Central activity centre.
- 5km from Sir John Monash Medical Centre in Clayton.
- 5km from the Monash Medical Centre in Bentleigh East.
- Easily accessible to bus services along Warrigal Road and at Chadstone Shopping Centre and railway station at Oakleigh.
- Directly adjacent to formal and informal recreation areas along the Scotchmans Creek reserve.

The proposal seeks to redevelop a large relatively unencumbered parcel of residential land in close proximity to two major activity centres and should be considered to be entirely consistent with the strategies set out at Clauses 11 and 16.

The delivery of 155 RAC beds in this location represents a tangible contribution to the provision of housing for the Oakleigh community, allowing residents to age in place and offering a significant community benefit.

Whilst the MSS and LPPF recognises the need to provide additional housing in the municipality for aged residents it is largely silent on where and how this housing is to be delivered.

6.2 Clause 53.17 Assessment

Building Height

The proposed building is generally well below the mandatory height limit of 16m.

Street Setback

The building is setback 4.29m from Allen Street at the western end, increasing to 6.3m at the eastern end of the site. The varied setbacks are reflective of the corner treatment and exceed the 4m setback required to Allen Street.

The front setback to Warrigal Road varies from 7.6m to 10m. This is marginally less than the 8.0m setback of the adjoining building to the north, however would satisfy the schedule to the NRZ.

Side and Rear Setbacks

The proposal responds positively to the interface to the north, setback for the entirety of the boundary, offering good in ground landscaping opportunities to establish screening vegetation and canopy trees.

The first floor setback adjacent to 775 Warrigal Road requires a variation to the standard by 175mm as a 2.5m setback is required for the that element of the building. However, the second floor setback exceeds the setback requirement by 345mm. As the extent of built form and the location of open space of the proposal generally aligns with that of 775 Warrigal Road, it is considered the objective is met and there is no unreasonable building bulk impacts.

Further east, the building is well setback, providing terraced landscaping and gardens for residents.

The building then runs adjacent to the boundary, setback 3.05m to 3.5m at the lower levels, increasing to 6.7m at the upper level. Whilst this setback complies at the western end of the wall, due to the slope of the land a variation is required for the second floor setback at the eastern end of this wall.

The built form in this location is considered reasonable as the materials adjacent to an area of open car parking and landscaped gardens, so that while the building will be visible, it does not create any offsite amenity impacts.

To the east, the site interfaces with the Scotchmans Creek trail, where tall dense vegetation screens the site from the playground and trail, which are setback 30m and 50m respectively from the site boundary.

The setbacks of the building at this interface are staggered, increasing from a minimum of 4.3m at the lower ground level to 7m at the upper level terrace. These setbacks, which provide landscaping opportunities to complement the existing public realm vegetation combined with the use of neutral and natural colours and materials ensures the building will not overwhelm or present as a dominating form when viewed from the public realm to the east.

Walls on Boundaries

No walls are proposed to be constructed on boundaries, this standard is met.

Daylight to Existing Windows

The proposal satisfies this standard and will not unreasonably restrict daylight access to windows of the adjoining dwelling, this standard is met.

North-facing Windows

There are no north facing windows within 3.0m of the subject site, this standard is met.

Overshadowing Open Space

The proposal will not overshadow any adjoining open space, this standard is met.

Solar Panel Overshadowing

The proposal will not overshadow any solar panels of adjoining properties, this standard is met.

Overlooking

1.7m high privacy screens are proposed to the north boundary where there is a potential to overlook the adjoining property to the north. This standard is met.

Noise Impacts

Plant and equipment is located either within the basement or centrally on the roof of the building, well separated from the properties to the north. This standard is met.

Daylight to New Windows

All rooms and habitable spaces have large windows and excellent daylight access. This standard is met.

Site Coverage

Site coverage is 63.4%, well less than the 80% maximum specified in the standard.

Access

The basement ramp provides direct access to car and bicycle parking and the loading bay, providing convenient and well-defined access. Vehicles can enter and exit the site in a forward direction.

Emergency vehicles will be able to use both the Porte-Cochere and basement loading bay as required.

The number of vehicle crossovers has been rationalised, with existing crossovers to Warrigal Road and Allen Street removed.

Vehicle access and the provision of car parking is assessed in further detail in the report prepared by Traffix Group accompanying this application.

This standard is met.

Building Entry

The Porte-Cochere provides an easily recognisable, convenient and weather protected pedestrian access from the street. It also provides a vehicle pick up and drop off area suitable for taxis and a community bus. This standard is met.

Communal Open Space

Large areas of communal open space are located centrally and around the periphery of the site. All rooms are provided with an outlook either to areas of open space or the public realm. This standard is met.

Front Fence

The front fence varies in height between 1.4m and 1.8m due to the slope of the land and is designed in an open picket style. The proposed fence appropriately balances privacy and security for residents with public realm interaction and views of landscaping within the site.

6.3 Non-Residential Use and Development in Residential Areas

The below is an assessment against the performance and locational criteria for non-residential use and development set out at Clause 22.09-4.

Locational Criteria

The medical centre fronts Warrigal Road, a Road Zone Category 1 Road and one of the highest order and busiest roads in the municipality. It is adjacent to another non-residential use and has limited sensitive abutments.

Urban Design Criteria

The medical centre will occupy the ground floor of the RAC facility and has been incorporated into the overall design of the building.

The building is well setback from Warrigal Road and side boundaries, allowing excellent landscaping opportunities to integrate the building into the streetscape.

Car Parking Criteria

The provision of on-site car parking complies with the table at Clause 52.06 of the Monash Planning Scheme. Car parking is accessed via the main basement entry, with an independent lift to the ground floor.

As the on-site provision meets the planning scheme, there is no reliance on on-street parking.

Both Warrigal Road and Allen Street currently experience high levels of traffic movement. Traffic associated with the medical centre will not create a noticeable increase in traffic movements in the immediate area.

These matters are addressed further in the report prepared by Traffix Group.

Landscaping Criteria

Landscaping has been prepared by John Patrick Landscape Architects detailing a well resolved design consisting of a variety of canopy trees, shrubs and low level planting, ensuring the development makes a positive contribution to the streetscape.

7. CONCLUSION

The redevelopment of this site will fulfil an important strategic role by contributing to the density and diversity of housing stock of Oakleigh within the Monash City Council.

The scale, form and intensity of the proposal on this large site is supported by the objectives of the zone. The proposed use of the site for residential aged care has strong support in the Planning Policy Framework and Clause 53.17.

The development achieves a high quality architectural built form that will result in a positive streetscape outcome.

The built form is well resolved and has had regard to the interfaces of adjoining properties. The proposal is respectful of these interfaces and will not result in any unreasonable visual bulk or amenity impacts on adjoining properties.

The provision of onsite car parking is satisfactory and the proposal results in a superior parking and access arrangement relative to the existing conditions.

Therefore, on the basis of the above considerations it is appropriate for Council to support the application.