



H O L L E R I C H
T O W N P L A N N I N G

URBAN CONTEXT REPORT & DESIGN RESPONSE

**Construction of a Multiple Level Building Accommodating Multiple Dwellings, Residential Hotel, Retirement Village, Child Care Centre, Medical Centre, Convenience Shop and Food and Drink Premises,
Reduction in the Car Parking Requirements of Clause 52.06,
Reduction in the Loading and Unloading Requirements of Clause 52.07 and Reduction in the Bicycle Parking Requirements of Clause 52.34**

445-467 Blackburn Road, Mount Waverley

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Table of Contents

1	Introduction	3
2	Urban Context	4
	2.1 The Subject Site	4
	2.2 The Neighbourhood	5
	2.3 Immediately Adjoining Properties	6
	2.4 Opportunities and Constraints	6
3	The Proposal	8
	3.1 Design Philosophy	9
	3.2 Residential Hotel	10
	3.3 Retirement Village	10
	3.4 Apartments / Townhouses	10
	3.5 Child Care Centre	11
	3.6 Medical Centre	11
	3.7 Convenience Shop	11
4	Planning Policy Framework	12
	4.1 State Planning Policy Framework (SPPF)	12
	4.2 Local Planning Policy Framework (LPPF)	14
	4.3 General Residential Zone	15
	4.4 Overlays	16
	4.5 Particular Provisions	16
5	Design Response	19
	5.1 Strategic Context and Policy Support	19
	5.2 Response to Design Guidelines for Higher Density Residential Development	20
	5.3 Response to 22.09	22
6	Conclusion	23



1 Introduction

This report has been prepared by Hollerich Town Planning Pty Ltd on behalf of BC Mount Waverley Project Pty Ltd, who is the planning permit applicant. This planning permit application relates to 445-467 Blackburn Road, Mount Waverley (the subject site) and proposes a multi-level building comprising multiple dwellings, a retirement village, residential hotel, child care centre, medical centre, convenience shop and food and drink premises.

A planning permit is required for various aspects of the proposal, including:

- use of land for residential hotel, retirement village, child care centre, medical centre, convenience shop and food and drink premises in the General Residential Zone (GRZ);
- construction of multiple dwellings on a lot in the GRZ;
- buildings and works associated with section 2 uses in the GRZ;
- a reduction in the car parking requirements of Clause 52.06;
- a reduction in the loading and unloading requirements of Clause 52.07;
- a reduction in the bicycle parking requirements of Clause 52.34.

The subject site is located within the General Residential Zone – Schedule 2 (GRZ2) and is affected by Schedule 1 to the Vegetation Protection Overlay (VPO1). The site is adjacent to Blackburn Road, which is located in a Road Zone Category 1. It is located immediately to the south of the Pinewood Shopping Village and immediately to the north of the Monash Freeway.

This document outlines the urban context report and design response and when read with the plans and other documentation prepared by Marchese Partners provides all information required by Clause 52.35 of the Scheme. It also includes a summary and response to the relevant planning policy framework.

As demonstrated throughout this planning report, the proposal represents a considered design that responds well to the relevant planning policy framework and provides an innovative and well thought-out development for the subject site. The scale and design of the proposal is appropriate for the large site, particularly when considering the limited sensitive interfaces, its abuttal to two major arterial roads and its location adjacent to (and effectively being a continuation of) the Pinewood Shopping Village.

The proposal represents a multi-age precinct that integrates various forms of accommodation and complementary services that cater for children, adults and the elderly. It is a unique mixed-use development combining various uses and contributing to a vibrant neighbourhood that enjoys good access to services and facilities.

The proposal has considered the existing residential development to the north and west, ensuring that the amenity of these properties will not be unreasonably impacted by the proposed development. The height of the development steps down towards the west boundary in direct response to the lower scale of residential development along Lemont Avenue, with the higher proposed built form located at the apex of the site, being the corner of the Monash Freeway and Blackburn Road.

Given the high level of consistency with the planning policy framework as outlined in detail throughout this planning report, the proposal should be supported by Council and a planning permit should be issued.



2 Urban Context

The following section of this report should be read in conjunction with the site analysis and context plans prepared by Marchese Partners and submitted with this application.

2.1 The Subject Site

The subject site is located on the northwest corner of Blackburn Road and the Monash Freeway in Mount Waverley. It is located approximately 19 kilometres southeast of the Melbourne central business district (CBD), with the Monash Freeway immediately to the south providing the most direct vehicle access to the central city.

The site is formally described as Lot 1 on Title Plan 194024L.

The following outlines the key features of the subject site, which:

- is irregular in shape with an angled frontage to Blackburn Road and a curved frontage to Lemont Avenue;
- has a frontage to Blackburn Road of approximately 80 metres and a frontage to Lemont Avenue of approximately 102 metres;
- has a total site area of approximately 6,353 square metres;
- is not affected by any easements;
- is relatively flat;
- is occupied by a hotel and conference centre (Hotel Bruce County), two restaurants and associated at-grade car parking;
- is accessed via a wide vehicle crossover from Lemont Avenue;
- contains some landscaping adjacent to each site boundary.

The existing hotel and conference centre on the subject site presents a two storey form to Blackburn Road, with an outdoor dining area associated with one of food and drink premises within the front setback. The building to the west of the main central driveway is also two storeys in height and contains hotel rooms. A single storey building, also containing hotel rooms is situated adjacent to the west boundary and along the Lemont Avenue frontage between the west boundary and central driveway.

The venue contains a number of other facilities including two restaurants, function rooms and a swimming pool. Vehicle access is gained via a wide crossover from Lemont Avenue. Car parking is dispersed throughout the site, with an area of car parking at the corner of Blackburn Road and Lemont Avenue, adjacent to either side of the central driveway and between the single storey building and two-storey building in the west part of the site. All car parking spaces are uncovered and at-grade.

The site contains some landscaping with vegetation adjacent to each site boundary. A mix of canopy vegetation, shrubs and groundcovers are provided along both street frontages and hedges have been established along the south and west boundaries.



2.2 The Neighbourhood

The subject site is located in an area characterised by a mix of uses, including residential, retail, industrial and education.

To the north of the site is a wide utilities easement that contains large overhead powerlines that extend in an east-west direction through Mount Waverley and beyond. The section of easement to the north of the site contains a substantial at-grade car park associated with the Pinewood Shopping Village, located further north of the car park.

Pinewood Shopping Village contains a wide variety of shops and services, including a supermarket, restaurants, cafes and fast food outlets, cinema and a range of other specialty retail stores. A four-storey office building is situated in the southern part of Pinewood Shopping Village, adjacent to the powerlines easement.

Immediately to the west of the Pinewood Shopping Centre is Pinewood Primary School and Pinewood Preschool. School buildings are located in the northern part of the property and a large playing field is located to the south.

Residential development is located immediately to the west of the subject site and on the east side of Blackburn Road with the exception of a large plant nursery within the powerline easement on the east side of Blackburn Road. Residential development generally consists of single dwellings and multi-dwelling unit developments. Dwellings are typically single or double storey in height and are constructed from brick or render with tiled pitched roofs. It is common for dwellings to be sited on or close to one side boundary with a driveway extending along part of the other side boundary.

Along Lemont Avenue, dwellings are consistently set back between 6 to 8 metres from the street frontage, providing space for a front garden which often contains canopy vegetation and other lower level shrubs and groundcovers. The majority of properties contain no front fence allowing views into the front gardens of the residential properties.

Industrial land uses are located to the south, separated from the subject site by the Monash Freeway, which provides a substantial barrier and separation distance between the more sensitive residential uses to the north. This industrial area contains a range of manufacturing businesses, technology industries, automotive retail stores and offices and is known as the 'Monash Technology Precinct', which is a nationally significant research and innovation precinct. The Monash Technology Precinct extends south to the Monash University, Clayton campus.

There are a number of services and facilities that are highly accessible to the subject site, some of which are summarised below.

- Pinewood Shopping Village, approximately 100 metres to the north (with car parking associated with the shopping precinct located to the north of Lemont Avenue opposite the subject site).
- Monash Technology Precinct on the opposite side of the Monash Freeway to the south.
- Pinewood Primary School and Preschool, approximately 200 metres to the northwest.
- Pinewood Reserve, approximately 800 metres to the northwest.
- Notting Hill / Pinewood Tennis Club, approximately 600 metres to the east.
- Janice Road Reserve, approximately 500 metres to the east.
- Bus stops along Blackburn Road, with services to Monash University, Middle Brighton, Croydon and Blackburn.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

- Bus stops along Ferntree Gully Road, approximately 600 metres to the south of the site, with services to Belgrave, Eastland Shopping Centre, Oakleigh and Chadstone Shopping Centre.

2.3 Immediately Adjoining Properties

The subject site has direct abuttal to two dwellings to the west, which is a single property that has recently been developed with two dwellings. This property is known as 102 Lemont Avenue.

102 Lemont Avenue has been developed with two, two storey dwellings down the length of the lot. The front dwelling has a setback of approximately 7.6 metres from Lemont Avenue, with minimal setbacks along the full length of the common boundary. Areas of secluded private open space (SPOS) are located away from the subject site.

To the north of the subject site is Lemont Avenue, which extends generally in an east-west direction between Blackburn Road and Kaylana Boulevard. Lemont Avenue provides a single lane of travel in each direction. No parking is permitted on either side of the street where immediately adjacent to the subject site however, time limited parallel car parking is permitted further west. Footpaths are located on each side of the street and mature street trees are located within the road reserve on either side of the road pavement. Overhead powerlines are located on the south side of the road pavement within the nature strip.

On the north side of Lemont Avenue is the car park associated with Pinewood Shopping Centre and further residential properties. The car park occupies approximately two thirds of the street frontage opposite the subject site to the north. Two dwellings containing large dwellings on conventional size blocks are located directly opposite the subject site, both of which have large, landscaped front gardens presented to the street.

Adjoining the east boundary of the subject site is Blackburn Road, which is a major north-south arterial road that provides three lanes of travel in each direction, separated by a central median that supports a number of mature eucalyptus trees. The road reservation has a width of approximately 35 metres adjacent to the subject site. A slip lane for traffic travelling north from the Monash Freeway onto Blackburn Road is also located along the full extent of the subject site. A right turn slip lane enables southbound vehicles to turn right into Lemont Street from Blackburn Road. Blackburn Road runs between Templestowe in the north to Clayton in the south. On-street car parking is not permitted in the vicinity of the subject site. Footpaths are provided on each side of the road.

South of the subject site is the Monash Freeway, which is a major transport route connecting the Melbourne CBD to the southeast suburbs and beyond. The Monash Freeway has a road reservation width of approximately 170 metres adjacent to the subject site. The rear boundary of the site is adjacent to the exit ramp onto Blackburn Road that contains three lanes of travel enabling vehicles to turn left or right into Blackburn Road. The exit lanes are separated from the subject site by a landscape buffer that contains established canopy vegetation. Generally, the Monash Freeway is located below the level of the subject site.

2.4 Opportunities and Constraints

The subject site presents various opportunities and constraints, as summarised generally below.

- The subject site is located in an area where development is encouraged in accordance with State and local planning policies.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

- The large size of the site presents an opportunity to deliver an intensive, well-resolved mixed-use development.
- The site benefits from access to a broad range of service and facilities, including activity centres, the arterial road network, public transport, schools and various public open space reserves and recreational facilities.
- Sensitive interfaces are limited to the western boundary adjacent to the neighbouring dual occupancy development, which itself largely turns its back on the subject site, where opposite residential properties to the north of Lemont Avenue. A transition to the lower scale residential neighbourhood along Lemont Avenue to the west will be necessary.
- The site abuts a busy arterial road and the Monash Freeway, which provide an opportunity to deliver a landmark development on a prominent site at a key intersection in the broader area. A marker development has potential to make a valuable contribution to the built environment of Mount Waverley.
- The lack of residential abuttal to the north, south and east means that outlook does not need to be screened for privacy reasons.
- The significant width of the Monash Freeway to the south and Blackburn Road to the east can support a more intensive built form to recognise these robust interfaces.
- Potential noise impacts of adjacent arterial roads and commercial uses will need to be managed appropriately.
- Vehicle access can be provided from Lemont Avenue, avoiding the need to construct new crossovers from Blackburn Road.



3 The Proposal

This section of the report should be read in conjunction with the plans, elevations, sections and perspective renders prepared by Marchese Partners and submitted with this planning permit application.

All existing buildings and structures on the subject site will be demolished to allow for the proposed development.

The proposed development consists of a multi-storey building separated into various use components with a central courtyard for use by future residents. The height and form of the building varies across the site in response to the context of the surrounding area.

The mix of uses has been specifically tailored to provide a 'multi-age precinct' spanning from children to the elderly and catering for short, mid and long-term accommodation on the site. A mix of services and facilities is proposed on site to cater for the mix of people accessing and being accommodated on the subject site.

Below is a summary of the key features of the proposal.

- A seven storey residential hotel containing 120 rooms and 8 serviced apartments, business facilities, function rooms and a food and drink premises.
- A retirement village comprising 60 independent living units on levels 5 to 9 and various communal facilities for specific use by the independent living units.
- 47 apartments provided in a mix of one, two and three bedroom layouts and 10 townhouses at ground and first floor level.
- A medical centre on the ground floor of the building with a frontage to the central courtyard. The medical centre with focus on providing services to those accommodated on site, but will also service the broader community.
- A convenience shop located at ground floor level with frontage to the central courtyard.
- A child care centre with an indoor area of 589.92 square metres and outdoor terrace with an area of 320.9 square metres on the fourth level of the building. The child care centre will cater for a maximum of 140 children.
- Various shared facilities including gymnasiums, swimming pool and the like for use by all occupants of the subject site.
- One level of basement car parking that contains 135 car parking spaces.

The various use components of the development are discussed in greater detail below.

3.1 Design Philosophy

The fully integrated mixed-use development has sought to maximise the development potential of a large site while ensuring an appropriate interface at each site boundary that responds to the context of the surrounding area. The proposed building provides varied heights and setbacks at different levels to address each street interface appropriately. The building is sited around a central courtyard that also functions as a forecourt to the entrances of the various uses proposed as part of this development.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

The tallest built form is proposed in the southeast corner of the site and is well removed from the sensitive interfaces to the west and northwest. The 10 storey building height proposed in this part of the site presents a robust interface to the Monash Freeway exit ramp and Blackburn Road, defining this corner and recognising the prominence of this location by proposing a key built form marker for the locality.

The building steps down towards the west site boundary with a maximum building height of five storeys proposed in the west part of the site. Furthermore, floor levels 3 and 4 have been recessed with greater setbacks from the west boundary in response to the scale of existing residential properties to the west. This has been designed to ensure that the development is not overly prominent when viewed from the existing residential properties to the west and existing residents maintain a high level of amenity.

The proposal presents a residential interface where adjacent to or opposite existing dwellings. A series of townhouses address the west boundary of the subject site and a section of the north boundary / Lemont Avenue frontage to the west of the crossover. Each townhouse is two storeys in height and is provided with ground level open space and a first floor balcony. Two floor levels of apartments are located above these townhouses and a child care centre is situated on level four of the building but well recessed from the street and neighbouring properties. The northeast part of this building extends a further two levels and provides a series of apartments that front Lemont Avenue or the internal courtyard.

The proposal makes a positive contribution to the public realm by providing attractive and activated frontages to all street addresses. The commercial address to Blackburn Road will be retained and new food and drink premises and health care services fronting the central courtyard will promote activity and engagement within the site. The physical opening into the courtyard has been located to encourage interaction with the Pinewood commercial precinct to the north.

The landscape character of the subject site will be enhanced by this proposal. With all car parking to be located within the basement, substantial landscaping can be accommodated around the building and along each site boundary. The setbacks from each street frontage will support canopy vegetation and the central courtyard will feature a deep soil planting zone for canopy trees. Ground level areas of private open space and the level 4 terrace will also support additional landscaping, reflecting the garden city character, which is a highly valued feature in Monash.

The mixed-use nature of the proposed development complements and supports the economic and social functions of the Pinewood Shopping Centre, adding further commercial uses in proximity to this existing facility.

The architectural detailing of the proposed building is exceptional in quality, which is a rare occurrence in the middle and outer ring suburbs of Melbourne. As a result, the proposed development makes a significant contribution to the neighbourhood, presenting a well-resolved design with highly articulated facades and active ground level interfaces.

The Blackburn Road and Monash Freeway elevations feature a vertical fin treatment that assist in defining the various use components within the building. At ground level, these interfaces feature a high percentage of clear glazing, encouraging interaction between the public and private realm and contributing to pedestrian safety. The interface to Lemont Avenue is more residential and fine grain in its presentation, reflecting the predominant use along this street. Individual dwelling entries are provided for each townhouse directly from Lemont Avenue and balconies at upper levels of the building face the street and provide opportunities for passive surveillance. The wide entry to the courtyard provides significant separation between the built form and creates an inviting pedestrian entry into the site



3.2 Residential Hotel

The residential hotel is proposed at the intersection of Lemont Avenue and Blackburn Road. At ground floor level a hotel lobby and a range of other facilities and services including a food and drinks premises, business and conference facilities will be provided. The lobby is accessed via the internal courtyard and is intended to add activation to this space, with other ancillary facilities at ground floor level to provide interaction and activation to both adjacent street frontages.

A food and beverage premises (restaurant / café) is located on the ground floor and will operate between 6am and 11pm, seven days per week. This facility is intended to cater for patrons of the hotel as well as the broader community. A maximum of 10 staff will be on-site at any one time and the restaurant / café will provide tables and chairs to accommodate up to 80 patrons.

Above ground floor 120 hotel rooms and 8 serviced apartments are proposed with views over Blackburn Road, Lemont Avenue and the internal courtyard.

The hotel use is a continuation of the existing use of the subject site and is considered an important facility for the area to service the adjacent Monash Technology Precinct and to all provide accommodation for people visiting the retirement village on the subject site.

The facility will provide short-term accommodation on the subject site, adding variety to the range of accommodation on offer in the neighbourhood.

3.3 Retirement Village

The retirement village accommodation is proposed over levels 5 to 9 and will provide 60 independent living units in a variety of sizes and layouts. In association with the retirement village use, a broad range of on site amenities and facilities for use by the residents, including dining areas, gymnasiums and external terraces and provided.

There is a demonstrated need for seniors living options throughout Metropolitan Melbourne and the subject site is seen as an excellent opportunity for the use, given the proximity to the range of services and facilities provided in the Pinewood Shopping Village and the excellent access to public transport options and the arterial road network.

3.4 Apartments / Townhouses

In order to add further diversity to the accommodation offering on the subject site and to assist in providing a transition to the residential neighbourhood to the west of the subject site, 47 apartments and 10 townhouses are proposed as part of the development.

The apartments and townhouses are generally located to address the western end of the Lemont Avenue frontage and at the lower levels of the western interface of the subject site.

Each of the proposed dwellings will be provided with excellent outlook and daylight access. Ground level dwellings will be provided with large, at-grade secluded private open space areas that can be landscape to add further amenity. A specific focus has been to provide a residential interface to Lemont Avenue at street level with a series of terraces breaking down the scale of the building and responding to the rhythm of residential development further west.



3.5 Child Care Centre

A child care centre is located on level 4 of the proposed building in the west part of the site. This facility is comprised of an indoor area across two buildings that has a combined area of 590 square metres. The two indoor areas are separated by an outdoor terrace with an area of 321 square metres.

The child care facility has capacity for 140 children and it is expected that approximately 10 staff will also be on-site at any one time. The facility will operate between 7am and 7pm Monday to Friday (excluding public holidays).

The facility will be accessed via lifts either from the basement car park or the central courtyard.

The use is considered important to round out the multi-age precinct, increase activity and access to the subject site and to engage the seniors living with the broader community.

3.6 Medical Centre

A large medical and allied health centre is proposed at ground floor level adjacent to the internal courtyard. This facility will provide consulting rooms for 12 practitioners, a reception area, waiting room and associated staff amenities.

It is expected that the medical centre will provide a range of services, particularly for the seniors residing on the subject site, while also catering for the broader community. This is considered an important facility to provide support services to residents of the subject site.

The medical and allied health centre will be operate between 8am and 7pm Monday to Saturday. Outside of these hours, an on-call nurse for the residents of the independent living units may use the facility however, the centre will not be open to the general public outside of the hours specified above.

3.7 Convenience Shop

A convenience shop is proposed to front the internal courtyard. This facility is intended to focus on convenience goods and services to service occupants of the subject site.

The convenience shop will be open from 7am to 9pm, seven days per week and it is expected that a maximum of three staff members will be present on-site any one time. Delivery hours will also be restricted to similar times in order to minimise any potential amenity impacts on the surrounding residential uses.



4 Planning Policy Framework

4.1 State Planning Policy Framework

The SPPF "*provides a context for spatial planning and decision making by planning and responsible authorities*". The SPPF is therefore general in nature and used to guide more specific planning policies within each municipality.

Those sections of the SPPF that are of relevance to the consideration of the proposal include:

- Clause 11 - Settlement;
- Clause 15 - Built Environment and Heritage;
- Clause 16 – Housing;
- Clause 17 – Economic Development.

It is noted from the abovementioned policies that there is strong strategic support for the proposed development as it is consistent with the SPPF in the following ways.

- The SPPF identifies activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres. By virtue of its location, there is clear policy support for development of the subject site.
- The proposal assists in achieving urban consolidation objectives by intensifying the development of a large site that benefits from access to a range of services and facilities as outlined in Section 2.
- The development incorporates a diversity of housing types, including independent living units for the elderly and townhouses and apartments, which will cater for changing demographics and household needs.
- The proposal constitutes a landmark development as a result of its location, scale, variety of uses and exemplary architectural design. The development will make a significant contribution to the character of the area, improving the streetscape and providing a unique, integrated development that is a rare proposal in the middle ring suburbs of Melbourne.
- The proposal meets the definition of a strategic redevelopment site given that it is beside an activity centre that is served by public transport, is close to employment areas on the south side of the Monash Freeway and can accommodate substantially more than 10 dwellings.
- The development provides housing for the retired and elderly in a location in an established residential area that is close to activity centres, public transport and community services.
- The development provides an attractive and safe public realm interface with a high degree of activation and articulation to the proposed buildings at street level.
- The proposal achieves high standards in architecture and urban design as demonstrated by the plans prepared by Marchese Partners.
- Roof top plant services have been integrated into the overall design of the buildings and will largely be hidden from view from adjacent public areas.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

- Landscaping has been incorporated as an integral component of the proposed development with a variety of soft and hard landscaping features throughout the site to soften the built form and provide outdoor amenity for future residents. Significant provision for new landscaping is provided along Lemont Avenue and the western site boundary.
- The proposal will support the social and economic role of the Pinewood Shopping Village by substantially increasing the residential population in proximity to the activity centre.
- The design of the proposed development was derived from a detailed analysis of the subject site and surrounding area.
- The development provides accommodation for tourists in a location that benefits from excellent access to major transport routes, including the Monash Freeway.

In summary, the SPPF clearly seeks for higher density mixed-use development to occur in key locations of within or adjacent to activity centres, public transport and other services and facilities. Furthermore, a variety of housing types and housing options for the retired and elderly are specifically encouraged in existing urban areas that enable residents to age within the same neighbourhood. The appropriateness therefore, of the subject site to accommodate some form of higher density development is clear in the SPPF however, the nature of the proposal must be considered in relation to its built form outcome and other more detailed planning policies as expressed by the Scheme.

The proposal must provide an adequate level of amenity for future residents and occupants of the various forms of accommodation proposed, as well as adequately responding to the amenity and character of the local area more generally. In this regard, the proposal must achieve the following.

- An architectural and urban design outcome that contributes positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- New development should respect, but not simply copy, historic precedents and create a worthy legacy for future generations.
- New development should contribute to the complexity and diversity of the built environment.
- New development should achieve high standards in architecture and urban design.
- Any rooftop plant, lift over-runs, service entries, communication devices, and other technical attachment should be treated as part of the overall design.
- Development should provide for the efficient use of energy and the minimisation of greenhouse gas emissions.
- The design of interfaces between buildings and public spaces should enhance the visual and social experience of the user.
- Landmarks, views and vistas should be protected and enhanced or, where appropriate, created by new additions to the built environment.

It is noted that the SPPF includes reference to the following documents in trying to achieve the above.

- Guidelines for Higher Density Residential Development.
- Plan Melbourne; 2017-2050.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

A detailed assessment of the proposal against the Guidelines for Higher Density Residential Development is provided below in Section 5 of this report.

4.2 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework (LPPF) is comprised of the Municipal Strategic Statement (MSS) and local planning policies. Those parts of the LPPF that are relevant to the proposal are summarised below.

4.2.1 Municipal Strategic Statement (MSS)

Clause 21 of the MSS outlines Council's strategic planning objectives and underpins the land use and development provisions of the Scheme. The MSS is expressed in further detail by the relevant local planning policy, overlays and zones that are discussed in further detail below. Those sections of the MSS that are of relevance to this planning permit application are summarised below.

Clause 21.01 (Municipal Profile) states that Monash is expected to experience a moderate increase in population over the coming years however, due to a decreasing household size and an ageing population, the demand for dwellings is expected to significantly increase.

Clause 21.03 (A Vision for Monash) identifies key issues and strategies for action to achieve the Council vision. Key strategies of relevance to this proposal include the need to provide aged care services to support an ageing population and promoting activity centres for a range of commercial, community and residential opportunities. Under the Strategic Framework Plan, the site is located in the Pinewood Neighbourhood Activity Centre where development appropriate to the role of the centre is encouraged. Clause 21.03 also refers to the Garden City Character of the Municipality, which is a core value of Council and an important consideration in all land use and development decisions. The canopy treed environment should be enhanced by identifying areas for landscaping in new developments.

Clause 21.04 (Residential Development) recognises the trend towards higher density forms of housing in order to meet the needs of the growing and changing population. While increased density is encouraged it should be balanced with significant landscaping in order to maintain the treed character of the Municipality.

Under the Neighbourhood Character Precinct Map in Clause 21.04, the subject site is included in Character area C, which is derived from Post-war to 1965 development. New development should respond to and enhance the quality and style of surrounding development.

Clause 21.06 (Activity Centres) provides specific objectives for activity centres and outlines the hierarchy of activity centres within the Municipality. A variety of mixed-use development is encouraged in activity centres to enhance their structure and function. As mentioned above, the subject site adjoins the Pinewood neighbourhood activity centre, which is a primary focus for weekly convenience shopping and an important community focal point. A variety of services to meet local needs are encouraged and development within the centre that is of a moderately higher scale than surrounding residential areas is encouraged.

Clause 21.13 relates to Sustainability and Environment and seeks to ensure that development complies with the principles of economic prosperity, social advancement and environmental protection. The proposed development will include a range of environmentally sustainable design features that will be detailed in a Sustainability Management Plan submitted to Council in due course.



4.2.2 Local Planning Policies

Clause 22.04 (Stormwater Management Policy) applies to all land in the Municipality and requires that stormwater flows generated from increased impervious areas can be managed by on-site retention systems. The rate of discharge should be limited to pre development levels. Development should be designed and managed to minimise the impact of urban stormwater runoff on waterways in accordance with best practice environmental management guidelines. It is expected that the requirements of Clause 22.04 can be addressed via an appropriately worded planning permit condition.

Clause 22.05 (Tree Conservation Policy) also applies across the entire Municipality and encourages the retention of mature canopy trees and new landscaping opportunities to enhance the Garden City Character. As detailed on the plans submitted with this application, the proposal incorporates new opportunities for landscaping, including the provision of canopy trees to enhance the treed setting of the buildings.

Clause 22.09 (Non-Residential Use and Development in Residential Areas) applies to the consideration of the child care centre, food and drink premises, medical centre and convenience shop uses proposed as part of this application. Clause 22.09-4 lists performance and locational criteria for non-residential use and development, which are summarised below.

- Locate non-residential uses adjacent to existing activity centres and on higher order roads and particularly on corner sites.
- Provide appropriate buffers and interface between commercial, residential and industrial land uses.
- Apply creative design solutions that enhance the quality of all residential areas, particularly in relation to streetscape issues, scale of buildings, provision of open space and setbacks to ensure adequate landscaping.
- Take into account the existing and preferred character statements for the Neighbourhood Character Type.
- Maintain and enhance the established treed environment by reinforcing the garden city character of Monash.
- Avoid reliance upon on-street car parking.
- Minimise disruption and nuisance to adjacent residential properties and the residential neighbourhood.

A detailed response to the above criteria is provided in Section 5 of this report.

Clause 22.13 (Environmentally Sustainable Development Policy) applies throughout the Municipality and seeks to ensure that development meets appropriate environmental design standards. Clause 22.13 lists a range of objectives relating to energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology. Under Table 1, a planning permit application for more than ten dwellings must be accompanied by a Sustainability Management Plan (SMP). In accordance with the requirements of Clause 22.13, a SMP will be submitted to Council in due course.

4.3 General Residential Zone

The subject site is located in the General Residential Zone (GRZ). The purpose of the GRZ includes to:



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

- encourage development that respects the neighbourhood character of the area;
- implement neighbourhood character policy and adopted neighbourhood character guidelines;
- provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport;
- allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under the GRZ a planning permit is required to use land for a retirement village, residential hotel, medical centre, food and drink premises, convenience shop and child care centre. A planning permit is not required for use as dwelling.

A planning permit is required for the buildings and works associated with all proposed uses.

The subject site is affected by Schedule 2 to the GRZ (GRZ2), which relates to Monash Residential Areas. The GRZ5 varies the street setback, private open space and front fence height Standards of Clause 55.

As the proposal is more than four storeys in height, the provisions of Clause 55 are not relevant to the assessment of the proposal however, the Design Guidelines for Higher Density Residential Development are applicable and a response to this document is provided in Section 5 of this report.

4.4 Overlays

4.4.1 Vegetation Protection Overlay

The subject site is affected by Schedule 1 to the Vegetation Protection Overlay (VPO1), which relates to Tree Protection Area. The VPO1 seeks to conserve the significant treed environments and ensure that new development complements the Garden City Character of the neighbourhood.

Under the VPO1 a planning permit is required to remove or destroy any vegetation that has a trunk circumference greater than 500 millimetres and is higher than 10 metres.

As the proposal does not include the removal of trees that meet the above requirements, a planning permit is not required under the VPO1.

4.5 Particular Provisions

4.5.1 Clause 52.06 – Car Parking

Clause 52.06 (Car Parking) seeks to ensure the provision of an adequate number of car spaces for new development having regard to the nature of the proposed uses and the car parking likely to be generated. Furthermore, it seeks to ensure that the design and location of car parking is suitable from a functional perspective and also responds appropriately to the amenity of the area.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

A new use must not be commenced without providing car parking in keeping with the table at Clause 52.06. A planning permit may be granted to vary the requirements of Clause 52.06.

In this regard it is noted that the table to Clause 52.06 seeks the provision of the following car parking spaces for each component of the proposed development.

- Dwellings: 1 space to each one or two bedroom dwelling, two spaces to each three or more bedroom dwelling and 1 visitor space to every five dwellings.
- Retirement Village: 1 space to each one or two bedroom dwelling, two spaces to each three or more bedroom dwelling and 1 visitor space to every five dwellings.
- Food and Drink Premises: 4 spaces to each 100 square metres of the leasable floor area.
- Medical Centre: 5 spaces to the first person providing health services plus 3 spaces to every other person providing health services.
- Child care centre: 0.22 spaces to each child.
- Convenience shop: 10 spaces to each premises if the leasable floor area exceeds 80 square metres.

It is noted that car parking rates for a residential hotel are not specified in Table 1 of Clause 52.06. As a result, car parking for this use must be provided to the satisfaction of the responsible authority.

As previously outlined in this report, the proposal provides a total of 135 car parking spaces and therefore a planning permit is triggered under Clause 52.06.

4.5.2 Loading and Unloading of Vehicles

Clause 52.07 outlines requirements for uses involving the storage or sale of goods to provide on-site loading facilities. As no dedicated loading bay is provided for the convenience shop and food and drink premises, a planning permit is required under Clause 52.07.

4.5.3 Clause 52.29 – Land Adjacent to a Road Zone, Category 1

Blackburn Road to the east of the subject site is classified as a Road Zone Category 1. Under Clause 52.29 a planning permit is required to create or alter access to a road in a Road Zone Category 1 (RDZ1). As no vehicle access is proposed from Blackburn Road, a planning permit is not required pursuant to Clause 52.29.

4.5.3 Clause 52.34 – Bicycle Facilities

Clause 52.34 (Bicycle Facilities) seeks to:

- encourage cycling as a mode of transport;
- provide secure, accessible and convenient bicycle parking spaces and associated shower and changing facilities.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

Under Clause 52.34-1 a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. A planning permit may be granted to vary, reduce or waive the number of bicycle spaces required by Clause 52.34.

Clause 52.34-3 seeks the following bicycle spaces in relation to the proposal.

- 1 resident space to each 5 dwellings.
- 1 visitor space to each 10 dwellings.
- 1 resident space to each ten lodging rooms of the residential hotel.
- 1 resident space to each ten lodging rooms of the residential hotel.
- 1 employee space to each 8 practitioners in the medical centre.
- 1 visitor space to each 4 practitioners in the medical centre.
- 1 employee space to each 300 square metres of leasable food and drink premises floor area.
- 1 shopper space to each 500 square metres of leasable food and drink premises floor area.

It is noted that Clause 52.06 does not specify any bicycle parking rates for a child care centre or a retirement village.

As a result, a planning permit is required under Clause 52.34.

4.5.4 Clause 52.35 – Urban Context Report and Design Response for Residential Development of Five or More Storeys

Clause 52.35 is relevant to the proposal, which exceeds five storeys. The purpose of Clause 52.35 is to ensure that an urban context report is prepared before a residential development of five or more storeys is designed and that the design responds to the existing urban context and preferred future development of the area.

Under Clause 52.35-01 an application for residential development of five or more storeys must be accompanied by an urban context report and design response. It is noted that this report, along with the submitted drawings and other information prepared by Marchese Partners, provides a satisfactory urban context report and design response in accordance with Clause 52.35.

4.5.5 Clause 52.36 – Integrated Transport Planning

Clause 52.36 requires that applications for developments of a certain size and use are referred to Public Transport Victoria. As the development proposes a retirement village containing 60 dwellings, this planning permit application must be referred to Public Transport Victoria.



5 Design Response

The design response has been derived from a detailed analysis of the subject site and the local context presented in Section 2 of this report.

The design response has been divided into the following sections.

- Strategic Context and Policy Support.
- Response to the Guidelines for Higher Density Residential Development.
- Response to local policy 22.09 and the decision guidelines of the GRZ.

5.1 Strategic Context and Policy Support

As outlined previously in this report, the subject site is strategically located adjacent to the Pinewood Shopping Centre, which is a large neighbourhood activity centre containing a range of retail stores, food and drink premises and office tenancies. In addition, the large size of the site and its corner location offers an excellent opportunity to deliver an integrated mixed-use development of a high architectural quality.

There is clear planning policy support for urban consolidation and to focus development, including higher density residential development and retirement villages into and around activity centres that are highly accessible and provide a variety of land uses and facilities. The State and local planning policy frameworks recognise the need to accommodate higher density housing and improve housing choice within established residential areas, particularly where services and facilities are located within walking distance. Furthermore, following the recent residential zones reforms and specifically the implementation of the Neighbourhood Residential Zone across a large proportion of residential land, there is a greater importance on realising the development potential of sites in well-served locations to accommodate infill housing growth.

As presented in Section 2 of this report, the subject site has a number of geographical advantages that contribute towards the suitability of the site to accommodate a higher density development. These features include its frontage to two major arterial routes, walking proximity to a neighbourhood activity centre, areas of public open space, schools and multiple public transport routes. The site has limited interfaces with high amenity uses, with only one direct abuttal to existing residential development.

The development assists in meeting an identified need in the City of Monash for a greater variety of housing types that cater towards a decreasing household size and an ageing population. In addition to the residential component, the development responds to the commercial area to the north by providing additional complementary uses including a hotel, medical centre and food and drink premises.

Clearly, there is strong strategic support for intensification of the subject site.



5.2 Response to Guidelines for Higher Density Residential Development

The following provides a response to the Guidelines for Higher Density Residential Development, which is a reference document and key assessment tool under the SPPF.

5.2.1 Element 1: Urban Context

Section 2 of this report describes the urban context in detail, outlining the character of the surrounding area and identifying opportunities and constraints of the site. In addition, the site analysis section of the drawing package prepared by Marchese Partners provides further information on the strategic context of the subject site.

Section 3 of this report and the Design Response plan provides the response required by objective 1.2.

5.2.2 Element 2: Building Envelope

The massing of the proposed development has been formed in direct response to the varied interfaces of the site and the character of the surrounding area.

The tallest built form is provided at the abuttal to the Monash Freeway and Blackburn Road in the southeast part of the site and then steps down towards the west boundary of the site in response to the lower scale residential development west along Lemont Avenue. The design of the 'L' shaped tower component defines the corner of the site, recognising the importance of the two key vehicle routes, which the site abuts.

The presentation to Lemont Avenue is much more fine grain, with various elements of the built form broken down to provide a softer and lower scale interface. A minimum setback of 7.75 metres from this street is reflective of the typical front setbacks of dwellings in Lemont Avenue and allows for the planting of significant landscaping.

Development in the west part of the site is limited to five storeys with the top two levels being set back further from the west boundary. The first three storeys are setback 6 metres from the west boundary with this setback increasing a further at floor levels 3 and 4. The ground level provides adequate ability to establish significant landscaping along this interface.

Wind impacts have been managed through the break down of the building massing.

5.2.3 Element 3: Street Pattern and Street-edge Quality

The subject site has three distinct interface conditions that have resulted in very different treatments along each frontage. The design of these interfaces is a direct response to the existing pattern of development and nature of surrounding uses.

Active ground floor uses are situated along Blackburn Road and along Lemont Avenue adjacent to Blackburn Road to increase the visual and physical connection between the new buildings and the adjacent streets. This includes a variety of uses associated with the residential hotel in reflection of the existing use on the subject site.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

The development does not however, provide active use address at ground floor to the Monash Freeway off-ramp to the south, in acknowledgement of the fact that there is no pedestrian access in this area and to manage noise and other impacts from the Monash Freeway to the subject site. As the building gets taller and the amenity impacts from the Monash Freeway are lessened, the building provides an increasing level of interaction and views over the Freeway.

The presentation of the development to the majority of Lemont Avenue is more fine grain and reflective of the residential nature of development to the west. Entry to a large courtyard addresses the eastern part of the Lemont Avenue frontage and provides a separation between the commercial nature of the hotel (and other commercial uses within the courtyard) and the residential nature of development along Lemont Avenue west of the courtyard opening.

To the west of the courtyard, a series of townhouses address Lemont Avenue with direct entry from the street via landscaped private open spaces. These townhouses provide a transition to the residential properties further west.

Car parking access is focussed immediately west of the courtyard entry so as to be appropriately separated from Blackburn Road and also the residential properties further west along Lemont Avenue. The entry has been designed so as not to have an overly dominant presence in the street.

5.2.4 Element 4: Circulation and Services

Car and bicycle parking is provided in a safe and efficient manner. Access to parking will be easily identifiable from Lemont Avenue where a wide crossover in the central part of the street frontage provides vehicle access to the basement car park. The allocation of individual car parking spaces to the dwellings and other components of the use will be detailed at a later stage.

5.2.5 Element 5: Building Layout and Design

The proposal provides a diversity of accommodation types including hotel rooms, serviced apartments, independent living units ranging in size and design, a variety of apartments and a series of townhouses.

The mix of dwelling types, assists in meeting an identified demand for seniors living and smaller housing types within the City of Monash. The dwelling mix will cater towards the decreasing household size and aging population of the Municipality.

Given the long northern aspect of the subject site, the proposal has been able to provide a northern outlook to the large proportion of the proposed dwellings, including their areas of private open space.

Access to the dwellings and independent living units that are not provided with an individual access off Lemont Avenue will be provided via lobbies from the internal courtyard. Given the size of the development, multiple lift and stair cores are provided for convenient and quick access to the entrances of each dwelling.

The size of apartments is consistent with the size of other recent apartment developments in the area and provides sufficient space and amenity to future residents. Each dwelling will feature an open plan living, kitchen and dining area that opens out onto an area of private open space in the form of a balcony or ground level courtyard.

The separation and orientation of the buildings ensures that all habitable room windows are provided with direct daylight access. The number of purely south facing apartments has been minimised as much as practical.



5.2.6 Element 6: Open Space and Landscape Design

As discussed above, open space forms a key component of the development and provides significant amenity to future residents.

Each dwelling and independent living unit is provided with an area of secluded private open space in the form of a balcony or ground floor courtyard. Areas of secluded private open space are clearly distinguished from the communal open spaces provided as part of the development.

The ground floor dwellings adjacent to the west boundary of the subject site are provided with large private gardens. These gardens serve as private open spaces for these dwellings and also a buffer to the adjoining properties to the west. The courtyards will feature both soft and hard landscaping and will ensure that a landscape presence is created along this interface.

The communal courtyard at the heart of the development will provide excellent amenity for future residents and visitors alike. This space will welcome visitors into the subject site, provide the key access area for each of the proposed uses and provide outlook for many of the apartments and independent living units. This space will also take amenity down into the basement car park entry.

In addition to the courtyard a range of rooftop terraces are proposed, with a focus on providing amenity to the seniors living component of the proposal.

5.3 Response to 22.09

It is considered that the proposal provides a thorough and considered response to Clause 22.09 as outlined below.

- The subject site is appropriate for the mix of proposed uses given its location at the intersection of two arterial roads and immediately to the south of an activity centre.
- The proposal focuses on providing a range of residential uses on the subject site with some associated commercial uses (hotel, medical centre, child care, convenience shop) seen as valuable to service the proposed development and the broader area.
- The proposed non-residential uses are not expected to have an adverse impact on the amenity of future residents of the subject site or existing residents in the surrounding area. The proposed hours of operation for the various uses will ensure that residents are not impacted by the frequent coming and going of customers and patrons late into the night. Hours of delivery and dispatch will be restricted to appropriate times during the day in order to limit any potential negative impacts on the amenity of the surrounding residential area.
- Air-borne emissions and emissions to land and water will be appropriately managed in manner that protects the amenity of the surrounding neighbourhood.
- The subject site is currently used as a hotel.
- The proposal provides a transition within the subject site from more intensive uses adjacent to Blackburn Road to less intensive residential uses at the western interface where closer to adjoining residential properties.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

- Pedestrian entry to non-residential uses has been focused at the eastern end of the Lemont Avenue frontage where close to Blackburn Road and opposite the shopping centre car park.
- The car park entry has been sited with adequate separation from Blackburn Road but also so as not to be located opposite existing dwellings on the north side of Lemont Avenue.
- A significant landscape presence will be provided at the western end of the Lemont Avenue address for the project and along the western boundary of the subject site. Coupled with the significant built form setbacks at these locations, the residential interfaces of the subject site will be appropriately managed to limit off-site amenity impacts.



PLANNING PERMIT APPLICATION

445-467 Blackburn Road, Mount Waverley

6 Conclusion

As demonstrated throughout this planning report, the proposed development is consistent with the relevant planning policy framework both at a strategic and a detailed design level.

The proposal represents a highly considered design response to the broader precinct, while also providing a responsive design that considers the various opportunities and constraints presented by the subject site.

The high quality architectural outcome is expected to provide a valued addition to this part of the Mount Waverley and should be supported by Council.

3 August 2017

Hollerich Town Planning Pty Ltd