

ARCARE

Planning Application Report – Residential Aged
Care Facility

724-728 Whitehorse Road, Mitcham

Date of Report: March 2026

**ADVERTISED
PLAN**

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724-728 Whitehorse Road, Mitcham

Date of Report: March 2026

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1 Introduction

This report has been prepared on behalf of Arcare Pty Ltd to accompany an application for planning permit relating to the land at 724-728 Whitehorse Road, Mitcham. The land comprises a single parcel, which accommodates a presently vacant building which was until recently used for the purpose of a disability services and support centre.

While the site's formal address is 724-728 Whitehorse Road, Mitcham, the previous land use of the site was known as 8 Witt Street, owing to the primary access to the site being from Witt Street. As it is proposed to retain the primary access to Witt Street, the site will be referred to as 8 Witt Street rather than 724-728 Whitehorse Road.

It is proposed to develop the land for the purpose of a residential aged care facility, as well as the removal of vegetation and the display of signage. The intended three-storey building will provide a total of 133 resident rooms. All on-site carparking for staff and visitors of the facility is to be located within a basement level, accessed via a vehicle ramp from Witt Street, in the southwest corner of the site.

The proposed development has been designed by Via Architects, to specifically address the needs of a residential aged care facility, and will be owned and managed by Arcare Pty Ltd. The accompanying application provides the following information in support of this proposal to assist with Council's assessment:

- A design response package and complete set of architectural drawings prepared by Via Architects, detailing the neighbourhood context and proposed design response.
- A landscape plan package prepared by John Patrick Landscape Architects.
- A Traffic Impact Assessment (TIA) prepared by onemilegrid outlining the proposed access and parking arrangements for the facility and response to the existing road network.
- A Waste Management Plan (WMP) prepared by onemilegrid detailing the specific requirements for the management and collection of waste associated with the aged care facility.
- A Sustainability Management Plan (SMP), prepared by Lincoln Pearce addressing matters of environmentally sustainable design.
- A Stormwater Management Plan (SWMP) prepared by Lanigan Civil Engineers (incorporated into the SMP) addressing matters of water sensitive urban design.
- Arboricultural Impact Assessment (AIA) prepared by Sustainable Tree Management. Detailing the existing trees on site and their retention and or removal.

The planning permit application form, title particulars, an MPL Certificate and requisite fee accompanies the application. .



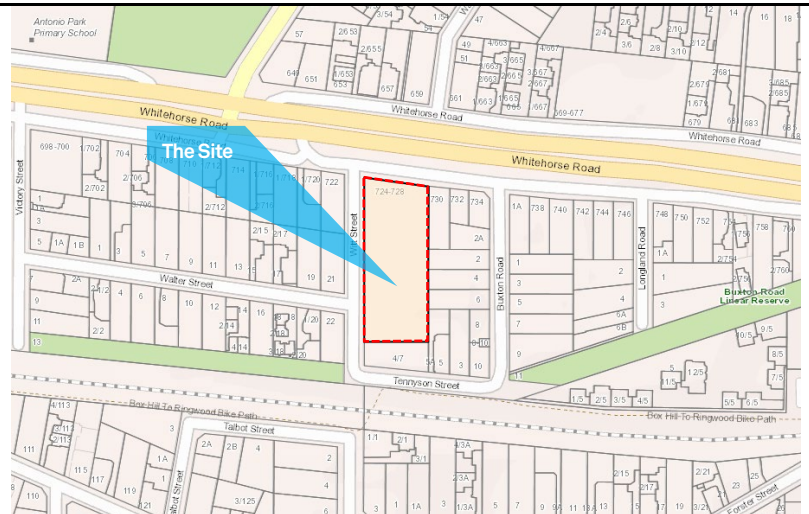
2 Site and Surrounds

2.1 The Site

This application seeks planning permission to develop the land at 724-728 Whitehorse Road (known as 8 Witt Street), Mitcham. For the purpose of this report, this land is the planning unit and will be referred to as “the site”. The planning unit is shown in Figure 1 with a red outline.

Figure 2.1
Location of site

Source: LASSI June 2025



The key characteristics of the site are described as follows:

- It is essentially a rectangular shaped parcel and is positioned on the corner of Whitehorse Road and Witt Street.
- The site has frontages to Whitehorse Road and Witt Street of approximately 49.5 and 126 metres respectively, equating to a total site area of approximately 6000 square metres or 0.6ha.
- The land is formally described as Lot 1 on Plan of Subdivision PS448313.
- The topography of the site slopes away from Whitehorse Road. With relative levels of between 145.59 metres in the northeast corner and 140.89 metres in the northwest corner. This represents a fall of 4.7 metres across the site.
- The site previously accommodated a building which appears to have been constructed at some point in the last century. It was previously used as a disability services and support centre.
- This building is located on the western side of the site and extends across the majority of the Witt Street frontage. The eastern side of the site being predominantly used as a former vehicle parking area.
- There are a number of mature trees on the site which are planted along both the eastern and western boundaries of the land.

Photographs of the site and surrounding area are provided at Attachment 5.



2 Site and Surrounds

2.2 Immediate Surrounds

To the North

To the immediate north of the site, is Whitehorse Road, a six-lane arterial road with a two-way service road providing access to the site and to Witt Street. There is a vegetated nature strip in between the main carriageway and the service road that accommodates a number of mature trees.

On the opposite side of Whitehorse Road is another service lane which provides access to several residential properties, many of which have been developed for medium density unit style development.

Approximately 100 metres to the east of the site on the northern side of Whitehorse Road is the Quality Hotel and Natalie's Restaurant.

To the East

To the immediate east of the site are residential properties including:

- 730 Whitehorse Road
- 2 Buxton Road
- 4 Buxton Road
- 6 Buxton Road
- 5a Tennyson Street

These residential properties are all freestanding, one or two storey dwellings, built on standard residential lots, with the exception of 5a Tennyson Street, which is a battle-axe block from a former subdivision.

To the South

To the immediate south of the site is 7 Tennyson Street. A unit development that accommodates five conjoined single storey residential units.

On the opposite side of Tennyson Street is the Lilydale / Belgrave to Melbourne railway line, with Heatherdale and Mitcham stations being approximately 400 metres to the east and 1.4 kilometres to the west respectively.

This area is connected by a network of linear reserves including the Buxton Road Linear Reserve and Railway Linear Reserve which connect through to Tennyson Street. This also connects via a bridge over the railway to the Pipe Track Linear Reserve which continues to the Mitcham Reservoir to the southwest.

To the West

To the immediate west of the site is the Witt Street road reserve which accommodates a standard two-lane residential street. On the opposite side of Witt Street are three dwellings with side boundaries to Witt Street being:

- 22 Walter Street
- 21 Walter Street
- 722 Whitehorse Road

All of the abovementioned residential properties include freestanding single or double storey dwellings on standard residential lots, and each appears to obtain its vehicular access via Witt Street.

2 Site and Surrounds

Figure 2.2
Immediate Surrounds aerial image (site highlighted)

Source: Landchecker Dec 2024



2.3 Broader Context

The site is positioned within a residential area of Mitcham. This position is approximately mid-way between both the Mitcham and Ringwood activity centres being approximately 1.4km and 1.8km from each activity centre respectively. It is located approximately 21.5km east of the Melbourne CBD.

Although a significant proportion of the surrounding land is used for residential purposes, the land use within the wider vicinity of the site is quite mixed. In addition to the site's former use as a disability services and support centre, there are a number of other non-residential uses in proximity, including:

Approx Distance	Direction	Use
50m	South	Lilydale/Belgrave rail line
130m	Northeast	Quality Hotel and restaurant
250m	Northwest	Antonio Park & Primary School
400m	West	Momomeeth Industrial Estate
400m	Southeast	Heatherdale station
500m	Northwest	Cook Road Business Park
600m	East	East link toll road
600m	Southeast	Ringwood Terminal Station
1.4km	West	Mitcham Activity Centre
1.6km	East	Ringwood Activity Centre

In terms of movement and access, the site has direct access to smart bus service no. 901 (which connects Frankston to Melbourne Airport – via 38 suburbs across northern and eastern Melbourne). Proximate to the site, this smart bus route travels along the length of Whitehorse Road. Bus stops are provided on both sides of Whitehorse Road, approximately 200 metres to the east and west of the site.

2 Site and Surrounds

Figure 2.3
Smart bus route 901 map extract

Source: PTV

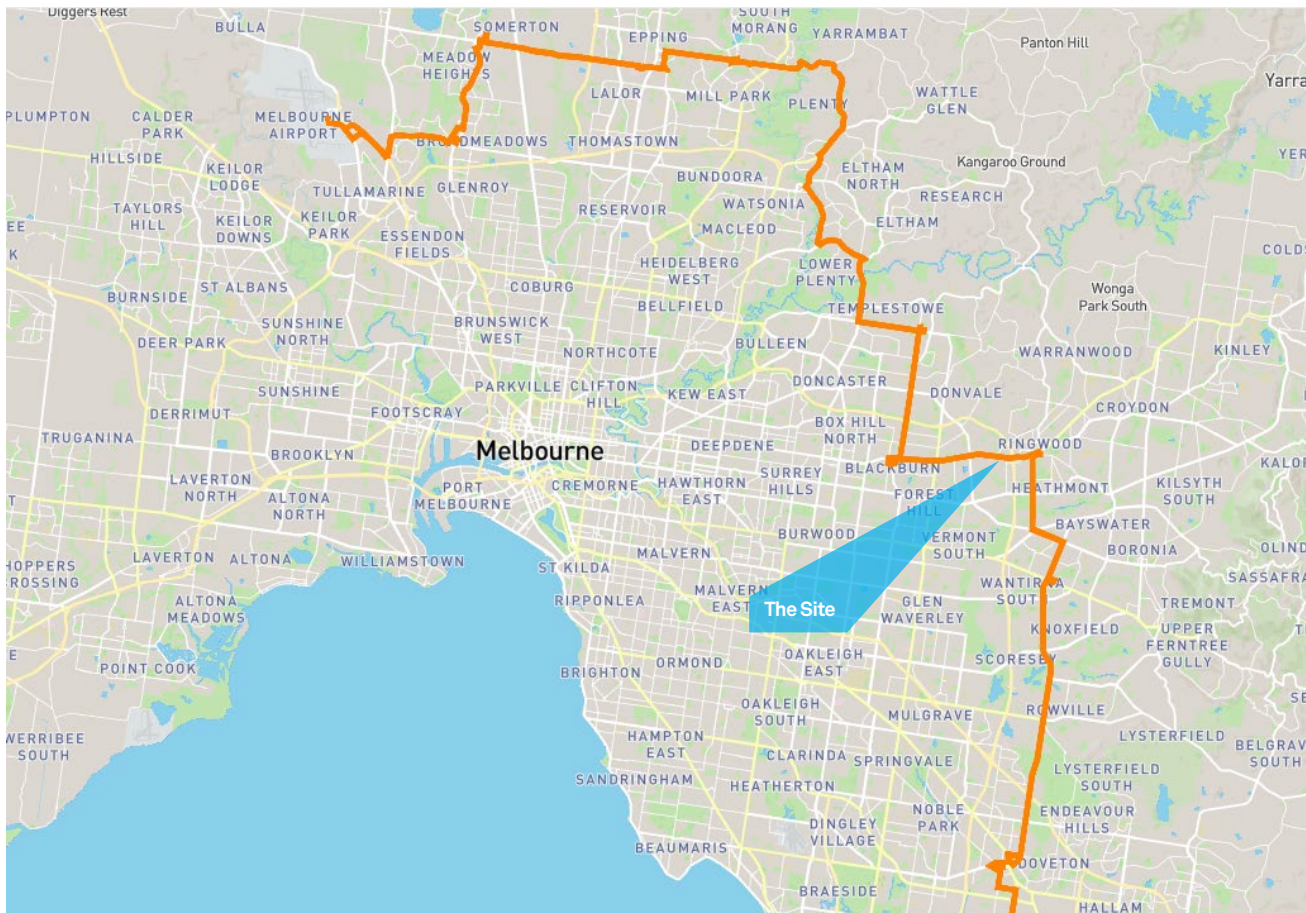
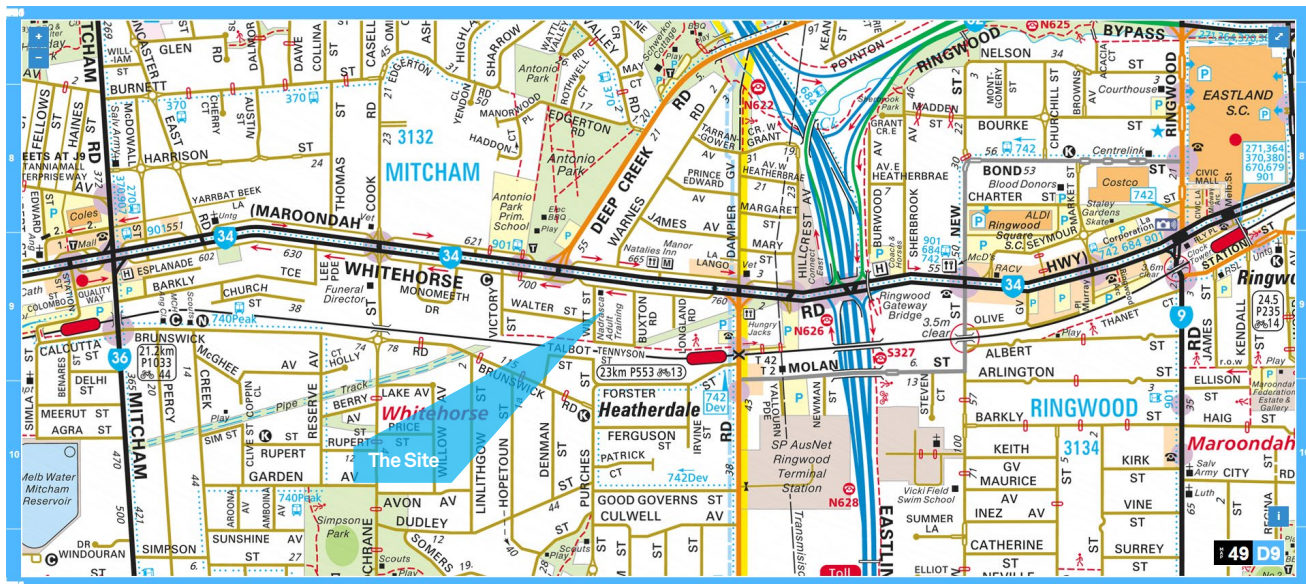


Figure 2.4
Context Map

Source: Melway Online Edition 44.



2 Site and Surrounds

2.4 Planning History

A search of Council's on-line planning register indicates that one planning permit has been issued for the site over recent years. This appears to relate to the development of the five single storey units which face Tennyson Street, immediately to the south of the site. This is further supported by record of building permit 91412/2002 being issued in 2002 for the construction of 5 attached single storey dwellings at 7 Tennyson Street (the current address).

It is assumed that these units must have been subdivided from the site at some point.. It is assumed that either Council's online records may not be complete, or potentially as social housing, the units may have been excised from the site without needing a planning permit.

Permit WH/2001/12661 was issued on the 4th of June 2002 and was amended to lower the roof pitch materials and extent of excavation on the 31st of October 2002.

3 The Proposal

It is proposed to develop the site for the purpose of a residential aged care facility, providing accommodation for a total of 133 residents, together with communal leisure and recreation facilities, along with basement car parking for staff and visitors. The proposal also seeks approval for the removal of vegetation and the display of signage under the provisions of the Whitehorse Planning Scheme.

The accommodation proposed for elderly residents extends across a three-storey built form, centred around internal courtyards, and includes private rooms that are accessed off central circulation corridors, connected with communal lounges, dining and activity spaces.

3.1 Design Response

The proposed facility has been positioned on the site to take advantage of the corner orientation with an outlook to both road frontages. The primary sense of address and front entrance to the facility is via Witt Street, consistent with the existing development. This has specifically been guided by topography of the land making an access via Whitehorse Road unfeasible.

Figure 3.1
Extract of Design Response Plan

Source: VIA Architects



The facility comprises a total of 133 resident rooms that all have an outlook either to the surrounding road network (Whitehorse Road or Witt Street), with views towards the south and east purposely minimised to avoid overlooking the adjoining residences.

The resident rooms range in size, but all have been designed to provide comfortable space for a bed, small sitting area and a separate ensuite bathroom.

All meals are provided to residents by the management within communal dining spaces. There are no kitchens or food preparation areas provided within the rooms. Throughout the facility, there are a number of recreation and dining services for exclusive use of the residents. These include the following:



3 The Proposal

-
- Several lounge rooms located throughout the building for convenient access by all residents allowing comfortable spaces to socialise.
 - Dining areas located throughout the building for convenient access by all residents.
 - Activity rooms which are designed to be multi-purpose, providing space for group meetings, specific activities and weekly worship.
 - A hair salon for resident use.
 - A theatre space.
 - A billiard room.
 - Three internal courtyards. These spaces are a key feature of the facility and are partly paved and landscaped to provide for seating and passive recreation in three different and distinct formats.
 - Community space, to provide a meeting room for the local community.
 - A café, positioned within the entry foyer of the building. The café will operate as a facility that is wholly ancillary to the residential aged care facility and be used by residents and their visitors, providing a valuable space for socialising outside of resident's rooms. The café may also service groups who are using the community space.

For a facility of this size and nature, there is the need for a large number of staff to support the residents, including nursing staff and carers, administration, medical, maintenance and catering staff. It is anticipated that the staff will work across three shifts, morning, evening, and night. Across the 24-hour period, staffing levels will vary, with the maximum number of staff on site, at any one time, being in the morning period. Carparking is provided on site to accommodate all staff during a shift handover. This avoids staff having to potentially park off site or move their vehicles after they have started working. This ensures that staff will be available to provide care and support to residents at all times and ensuring the facility is well managed.

Whilst being a large development on a sizable allotment, the building has been designed to reflect a domestic style of architecture.

The building will incorporate hipped roof forms and employ materials and finishes appropriate for the location. This includes light coloured brickwork, rendered surfaces, and Colorbond roof which is complementary of the surrounding residential character and built form.

The three-storey design response is regressive as the building increases in height, with more significant setbacks to the top floor. This assists to reduce the top floor's visibility from the street, and to provide the building with a two-storey street wall height.

Front setback from Whitehorse Road has been paid specific attention during the design phase to ensure that the proposed built form suitably responds to the prevailing character of the area.

3 The Proposal

Figure 3.2
Render of the proposed residential aged care facility
when viewed from the corner of Whitehorse Road and
Witt Street



3.2 Car Parking and Access

A total of 65 carparking spaces for staff and visitor use are to be provided within the basement level of the building. This is to be accessed from Witt Street, at the southern end of the building, making use of the existing crossover in this location.

A port cochere is provided at the main entrance, also along the Witt Street frontage, but central to the building. This driveway area has been specifically designed to provide for drop off and pickup of residents only. This entrance is not for any form of deliveries, staff use or waste collection, all of which will occur within the basement.

A review of the parking demand for the facility, together with an assessment of the vehicle access points, has been undertaken by onemilegrid. The Traffic Impact Assessment prepared by onemilegrid should be referred to for further detail.

3.3 Tree removal

A number of existing trees on the site are to be removed to accommodate the intended development of the building and intended landscape strategy. Following the 'Avoid, Minimise and Offset' approach to tree removal, the proposed development has been specifically designed around the existing significant trees on site and minimising tree removal where possible.

The accompanying Arboricultural Impact Assessment (AIA) provides further information detailing the status of the 22 most significant trees on site, their current state of health and significance.

3 The Proposal

Of these 22 trees, four trees are proposed to be removed, including:

- Spotted Gum (Tree 16)
- Messmate (Tree 20)
- 2 x Long-leaved Box (Trees 11 and 12)

No trees are proposed to be lopped.

The proposed removal of the above trees triggers the need for a planning permit under the following provisions of the Whitehorse Planning Scheme:

- Clause 42.03-2 Significant Landscape Overlay (Schedule 9) (for **Trees 11, 12, 16 and 20**).
- Clause 42.02-2 Vegetation Protection Overlay (Schedule 3) (for **Tree 20**).
- Clause 52.17 Native Vegetation (for **Trees 11, 12 and 20**).
- Clause 52.37 Canopy Trees (for **Trees 11, 12, 16 and 20**).

Trees 11 and 12, being the two Long-leaved Box trees, are relatively small native specimens and are classified as being poor in structure due to continued overhead powerline pruning. They have been assessed as having low significance in the broader context of vegetation growing on the site and their proposed removal will have little environmental relevance.

Tree No. 16, a semi-mature *Corymbia maculata* (Spotted Gum) offers moderate aesthetic value to the Witt Street streetscape. The proposed removal of this tree is unlikely to have a significant visual impact due to the remaining trees growing in close proximity.

Tree No. 20, a mature *Eucalyptus obliqua* (Messmate) located adjacent to Witts Street, exhibits declining health, as evidenced by historical imagery. Its medium life expectancy, combined with past and ongoing pruning for powerline clearance, can be taken into consideration when evaluating the proposal for its removal. Additionally, the commitment to retaining all other high value trees on the site mitigates the impact of removing Tree No. 20.

An assessment of the trees to be removed under the above provisions is provided in further detail at Section 5.4 of this report.

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3 The Proposal

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The accompanying AIA includes detail of extensive non-invasive root investigation work which has been carried out to assess the extent of root travel associated with trees along the eastern boundary and in proximity to the intended basement ramp. This work has allowed the design of the proposal to proceed with some significant confidence and assurance as to the tree retention proposed.

In light of the presence of existing structures in proximity to these trees and the evidence provided by the root investigation work, it has been concluded that the proposal does not impose any impact upon these trees that has not already been caused by the existing structures.

As is reflected in the associated drawing within the Architectural drawings package, the extend of intrusion in almost all cases is reducing as a result of the proposal.

Root investigation works were carried out by the project arborist to ensure that the proposal would not detrimentally impact upon some of the larger trees to be retained on the site.

The root investigation trench was specifically positioned at the point of the proposed extent of the basement level to be sure that the proposed building work would not be impacting upon existing tree roots of trees to be retained.

We note that the proposal represents a marked improvement of conditions associated with trees 4, 5, 6 and 7 through the provision of a gravel egress path in place of the existing bitumen car park surface. The intended replacement of the presently failing retaining wall will be carried out on a like-for-like basis and will ensure that impact to any tree roots is mitigated.

The construction of the retaining wall could be monitored at suitable intervals by the project arborist, to ensure construction techniques avoid impact to tree roots.

3 The Proposal

3.4 Landscaping

As highlighted earlier in this report, the site has most recently accommodated a disability training and services centre. The site accommodates some planted landscaping mostly around the edges, including some canopy trees and other shrubs.

It is proposed to retain as many of the existing trees as possible, where their retention is advised by policy, i.e. not a weed species.

The landscaped areas across the site will provide valuable outdoor spaces for residents of the facility and provide visual amenity for future residents. In addition, the proposed landscaping will assist to soften the built form when viewed from surrounding land. This ensures that the facility will make a positive aesthetic contribution to the environment that is in keeping with the existing neighbourhood character.

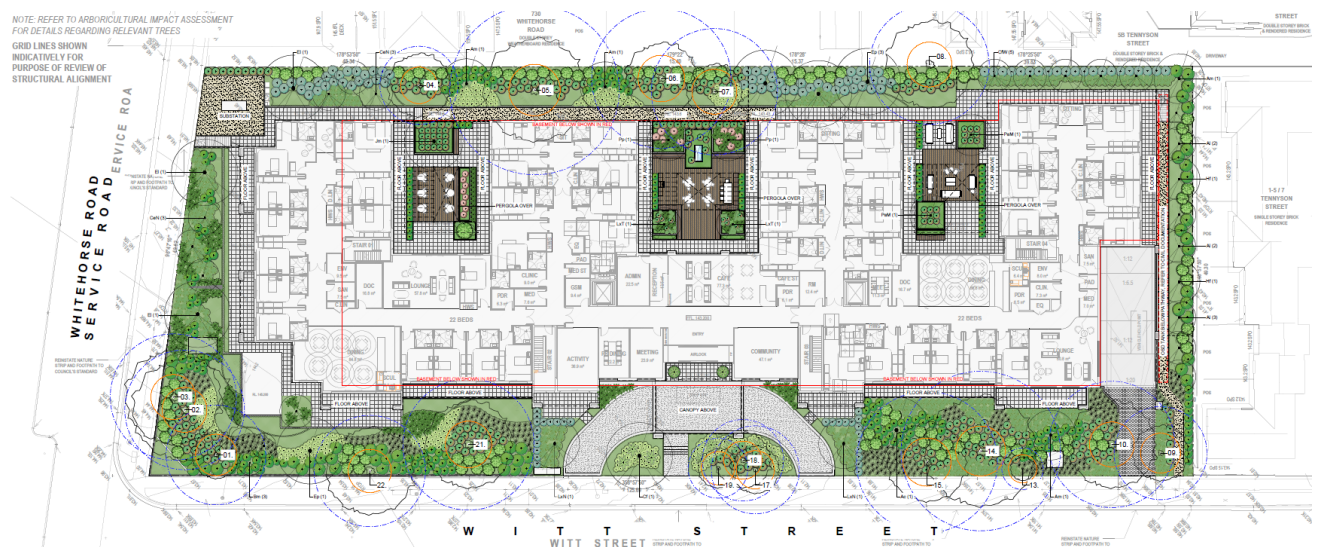
In this regard, the proposed landscape design prepared by John Patrick Landscape Architects has given due regard to the anticipated landscape character for the site, within its context of the Mitcham area.

The landscape concept proposes new canopy tree planting and landscaping that will contribute to the streetscapes of Whitehorse Road and Witt Street.

Overall, there is approximately 30 per cent of the site dedicated to landscaped open space. Of this, a large percentage will incorporate new vegetation, planted without constraint from a basement or similar. This includes the planting of 44 new canopy trees along with other shrubs and ground covers of varying sizes to contribute to the landscape character. The proposed canopy cover of the site, through a combination of existing and proposed trees, will be 24.7%. An excerpt of the Landscape concept plan is provided in the figure below.

Figure 3.3
Landscape Concept Plan

Source: John Patrick Landscape Architects



3 The Proposal

3.5 Waste Management

A private waste contractor will undertake the management and collection of waste generated by the facility. Waste collection is proposed to be undertaken within the dedicated loading bay area at the basement level, via the access from Witt Street.

Based on the advice contained within the accompanying Waste Management Plan, collection would be by a suitable private contractor(s) for all expected waste streams. This collection will occur on site and the anticipated vehicles used have been considered by onemilegrid as part of their traffic and parking assessment. This confirms collection can occur within the loading area as well as safe and efficient entry and egress from the site.

3.6 Signage

As can be expected for any residential aged care facility that has both visitors and medical attendance from time to time, clear business identification signage is required to ensure those coming to the site can easily identify the facility.

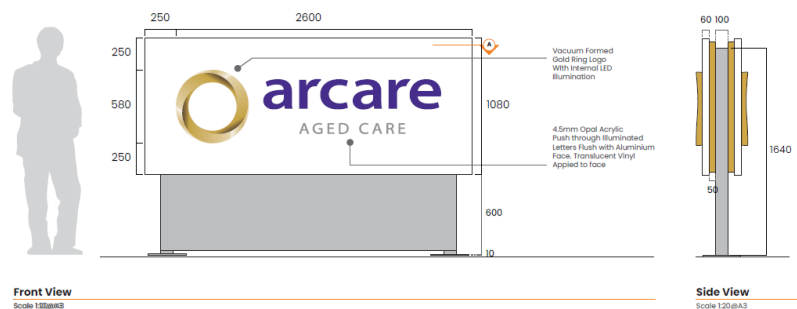
The proposed signage will include:

- 1 x Internally Illuminated landscape format Business identification sign, located at the corner splay of the site.
- 1 x Internally Illuminated Business identification and wayfinding sign (located at the front of the Port Cochere).
- 1 x Internally Illuminated Business identification and wayfinding sign (located at the entrance to the basement ramp).
- Direction signage to inform drivers of the one-way nature of the porte-cochere driveway.

An indicative image of the intended design is provided in the following figure. Intended sign positioning and appearance is shown within the accompanying architectural drawings.

Figure 3.4
Indicative signage design

Source: Via Architects



3 The Proposal

3.7 Arcare Management & Existing Facilities

Arcare commenced operations in 1997 when it constructed its first aged care facility, a 58-bed residence, Latrobe Private Hostel in Reservoir, Melbourne. Since then, Arcare has grown to over 50 residences operating more than 5000 beds throughout Victoria, New South Wales, and Queensland. The most recently developed facilities in Melbourne are located in Lysterfield, Ringwood and Croydon, with construction commenced in Werribee and recent approvals in Sunbury, Mount Waverley and Boronia.

All Arcare residences are designed to create a truly residential feel and ensure it complements the surrounding neighbourhood. The design of each building is intended to provide residents all necessary support services and include features such as private suites with ensuites, movie / theatre spaces, cafes, private dining rooms, extensive landscaped areas, and attractive entries to the facility.

4 The Planning Policy Framework

4.1 Overview

The following summarises the planning policies and controls of the Whitehorse Planning Scheme that are relevant to the consideration and determination of this planning permit application.

The Whitehorse Planning Scheme is broadly broken down into the following relevant sections:

- The Municipal Planning Strategy (MPS)
- The Planning Policy Framework (PPF)
- Zone Provisions
- Overlays Provisions
- Particular Provisions
- General Provisions
- Operational Provisions

4.2 The MPS and PPF

The Municipal Planning Strategy (MPS) is a section of the Planning Scheme that outlines Council's long-term visions and strategic directions for land use and development within the municipality. It acts as a foundation for local planning policies and provisions within the planning scheme. It is essentially a roadmap of how the municipality will manage growth, development, and other land-related issues over a longer-term period of time.

The Planning Policy Framework (PPF) is a section of the Planning Scheme that provides the overarching structure for all Victorian Planning Schemes, introduced to improve policy operation and align state, regional and local policies. It provides a three-tiered system integrating these levels of policy into a single, topic-based framework.

Of relevance to this application, the MPS along with the PPF of the Whitehorse Planning Scheme provide specific state, regional and local policy structured around the following areas:

- Settlement
- Environmental and landscape values
- Environmental risks and amenity
- Natural resource management
- Built environment and heritage
- Housing
- Transport
- Infrastructure

A comprehensive review of the relevant provisions is provided within the policy summary at Attachment 2 and should be referred to for further detail.

The strategic framework plan and the housing framework plan at Clause 02.04 of the MPS identify the subject site as part of an area of 'natural change'. As shown on the following page.



4 The Planning Policy Framework

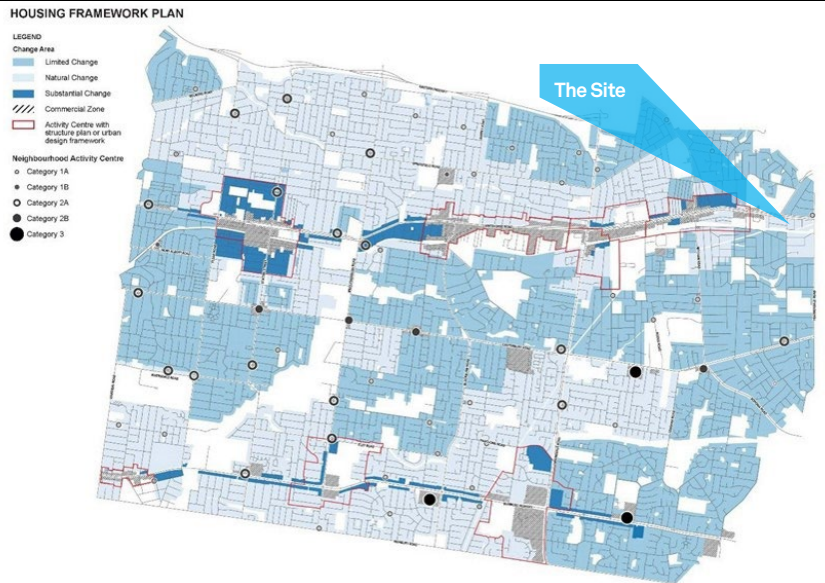
Figure 4.1
Strategic Framework Plan

Source: Whitehorse MPS



Figure 4.2
Housing Framework Plan

Source: Whitehorse MPS

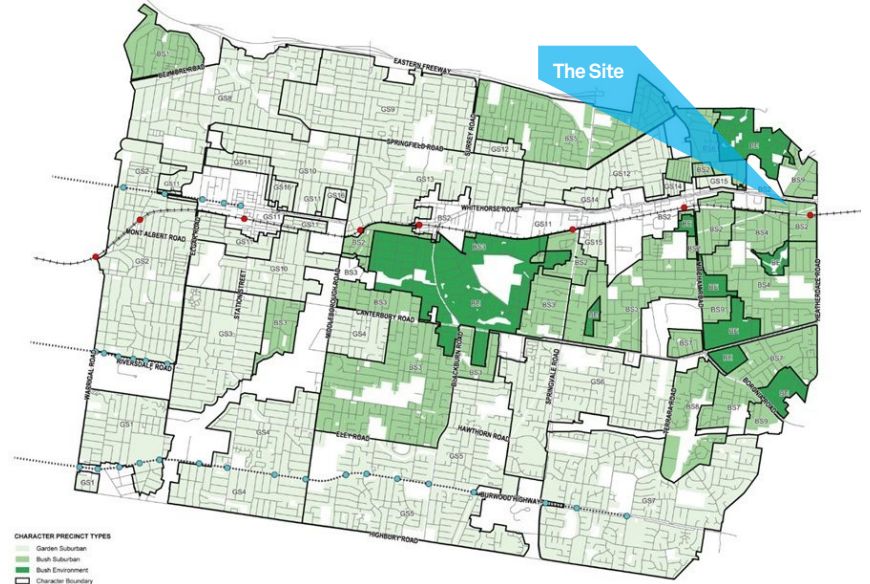


The local policy at Clause 15.01-5L – Preferred neighbourhood character prescribes a number of difference character precincts. The site is within a Bush Suburban Character area BS2. As shown in the below figure.

4 The Planning Policy Framework

Figure 4.3
Neighbourhood Character Precincts Map

Source: Clause 15.01-5L



The strategies for this precinct are as follows:

- Provide low-scale, pitched-roof development set within spacious garden settings.
- Maintain the pattern of regular front setbacks and side setbacks from at least one side boundary, allowing sufficient space for planting and growth of new vegetation.
- Ensure upper levels are set back from the ground level to allow views between buildings.
- Provide low or open style front fences will provide a sense of openness along the streetscape and allow views into front gardens.
- Provide space for planting of vegetation including large shrubs and tall canopy trees to enhance the landscape character of the area.
- Consider development with slightly more compact siting and space for large trees and gardens in areas with good access to railway stations.

4 The Planning Policy Framework

4.3 Zoning

Clause 32.08 – General Residential Zone

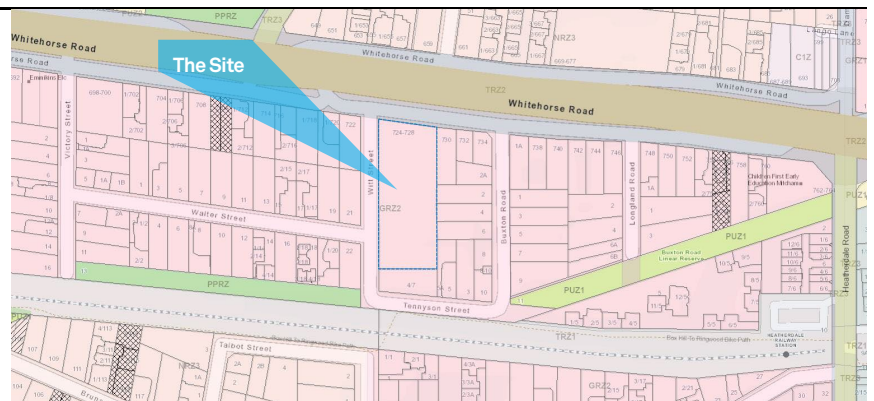
The site is within the General Residential Zone Schedule 2. The purposes of the zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Schedule 2 is specific to ‘Bush Suburban Precinct 2’ discussed above. As strategies are introduced in Clause 15.01-5L, mentioned above, the schedule does not contain specific neighbourhood character objectives, but does include relevant application requirements around existing vegetation, requiring plans showing existing vegetation and any trees to be removed, as well as plans showing proposed landscaping works and planting including tree species and mature height. These application requirements have been addressed in the application package.

Figure 4.4
Zoning Map

Source: VicPlan



Under the provisions of the General Residential Zone (Schedule 2), a Residential Aged Care Facility is a **'Section 1 – Permit not required'** land use. Therefore, a permit is not required for the use in accordance with the Zone provisions.

Pursuant to Clause 32.08-9, a permit is required to construct a building or construct or carry out works for a residential aged care facility. A development must meet the requirements of Clause 53.17 – Residential Aged Care Facility.

An assessment of the proposal against the provisions of Clause 53.17 accompanies this application and is provided at Attachment 3.

4 The Planning Policy Framework

Pursuant to Clause 32.08-15, advertising signage requirements are provided at Clause 52.05, whereby this zone is in 'Category 3'.

4.4 Overlays

The site is subject to the following overlays:

- Development Contributions Plan Overlay – Schedule 1 (DCPO1)
- Environmental Audit Overlay (EAO)
- Significant Landscape Overlay – Schedule 9 (SLO9)
- Vegetation Protection Overlay – Schedule 3 (VPO3)

Figure 4.5
DCPO1 Map (left) and EAO Map (right)

Source: VicPlan



Figure 4.6
SLO Map (left) and VPO Map (right)

Source: VicPlan



Development Contributions Plan Overlay (DCPO)

The purpose of the DCPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the

4 The Planning Policy Framework

provision of works, services and facilities before development can commence.

The schedule to the Overlay places the site within the Mitcham (5) precinct of the Whitehorse Development Contributions Plan December 2023. It also sets out charge rates based on additional dwellings and retail / commercial floor space.

As the proposed development is for the purpose a Residential Aged Care Facility, it contains neither dwellings, nor retail / commercial floor space and as such is not relevant to the proposal.

Environmental Audit Overlay (EAO)

The purpose of the EAO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Although the Overlay does not trigger a permit it does impose certain requirements prior to the commencement of a sensitive use including residential use. This extends to:

- *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
- *An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- *A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

A Preliminary Risk Screen Assessment (PRSA) prepared by Environmental Auditor Philip Mulvey concluded that it is unlikely that contamination is present, and no environmental audit is required for the development of the land for residential use.

The preliminary risk screen assessment statement accompanies that report, and both are provided for review with this application.

It may be suitable for Council to consider removing the overlay from this site in its next review of the planning scheme following development of the Arcare Facility.

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Significant Landscape Overlay – Schedule 9 (SLO9)

The purpose of the Significant Landscape Overlays is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

Schedule 9 is specific to Neighbourhood Character Areas, which makes the following statement of nature and key elements of landscape:

The leafy garden and bushy character of Melbourne’s eastern suburbs can be viewed from many high points throughout Melbourne and is a significant component of the subregion. The treed character of areas such as Whitehorse provides an important ‘green’ link between Melbourne and the Yarra Valley.

The Municipal Wide Tree Study (June 2016 and March 2019) identifies that trees are significant to the landscape character of the City of Whitehorse. The tree cover in Whitehorse simultaneously delivers multiple benefits to the community, including defining neighbourhood character, providing visual amenity, reducing the urban heat island effect in more urbanised areas, improving air quality and energy efficiency, providing habitat for fauna, and increasing the wellbeing of people and liveability of neighbourhoods.

Schedule 9 states that the suburb of Mitcham is within the Bush Suburban character area as shown in the map contained within the *Neighbourhood Character Study 2014*. The schedule describes the characteristics as follows:

*The **Bush Suburban Neighbourhood Character Area** generally has a mix of formal and informal streetscapes with wide nature strips and streets are dominated by vegetation with buildings partially hidden behind tall trees and established planting.*

Gardens are less formal, consisting of many canopy trees and property boundary definition can be non-existent or fenced. Buildings appear detached along the street and generally comprise pitched rooftops, with simple forms and articulated facades.

Clause 42.03-2 states that a permit is required to construct a building or construct or carry out works, construct a fence is specified in the schedule and remove, destroy or lop vegetation specified in a schedule to this overlay, unless otherwise exempt.

The Schedule confirms that a permit is required for buildings and works and the construction of a fence if within 4 metres of any tree protected by the provisions of the Overlay.

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The Schedule also states that a permit is required to remove, destroy or lop a tree. There are exemptions provided, and these have been taken into consideration in the preparation of the accompanying arborist's report. That report confirms that four trees are to be removed which are subject to the provisions of SL09.

Vegetation Protection Overlay – Schedule 3 (VPO3)

The purpose of the VPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

Schedule 3 is specific to 'Significant exotic, native and indigenous trees'. The associated statement of nature and significance of vegetation to be protected is as follows:

The Significant Tree Study, City of Whitehorse 2006 has identified exotic, native and indigenous trees on private land within the municipality which are significant for either their contribution to the landscape or streetscape, or because the vegetation is of local provenance.

Indigenous habitat trees of local provenance are part of regional vegetation linkages and provide a corridor for local bird life and fauna. These trees are integral to the establishment of a sustainable urban and native landscape.

*Other trees are significant due to their age and size and interest they bring to the streetscape. **The Whitehorse Neighbourhood Character Study 2014** recognises that such trees are integral to the neighbourhood character in the City. The species and dominance varies across the municipality and contributes significantly to the broad character types found across the region.*

Similar to the SLO, a permit is required to remove, destroy or lop vegetation, but specifically for trees included in *Incorporated Document No. 11 – City of Whitehorse Statements of Tree Significance, 2006*.

The Incorporated Document identifies 5 protected trees on the site at the time of the survey in 2006. These include:

- Tree 1 - Red Stringybark
- Tree 2 – Narrow-leaved Peppermint
- Tree 3 – Messmate
- Tree 4 – Red Stringybark
- Tree 5 – A group of three Silver Stringybark

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And makes the following observations:

All trees assessed on this site are of fair to good health and structure. They are reasonably well located and contribute to the amenity and character of this area providing a good canopy cover on the street frontages to Whitehorse Road and Witt Street. Only those trees considered significant have been assessed. Two trees at the southern end of the property near the driveway have not been included due to decay and structural defects and those on the eastern boundary along the car park are also not considered to be suitable. This is due to structural defects and their lower impact on the landscape due to their location. Those trees that have been included are marked on the site map below.

Figure 4.7
Tree location map

Source: Incorporated Document No 11 – City of Whitehorse Statements of Tree Significance 2006



In addition to the trees identified above, the Whitehorse Neighbourhood Character Study 2014 provides specific guidance for the Bush Suburban Precinct 2 that the site forms part of. These guidelines will be considered in the assessment of this proposal, but they do not impose any specific requirements such as identifying of particular trees like the Statements of Tree Significance does.

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We note that the accompanying arboricultural assessment has identified the trees listed within the *Incorporated Document No. 11 – City of Whitehorse Statements of Tree Significance, 2006* as follows:

Incorporated Document		Arboricultural Assessment	
Tree No	Species	Tree No	Species
1	Red Stringybark	20	Messmate
2	Narrow-leaved Peppermint	21	Peppermint
3	Messmate	15	Long-leaved Box
4	Red Stringybark	14	Messmate
5	Silver Stringybark (Group)	1, 2, & 3	Long-leaved Box

Tree 1, which is identified within the Arboricultural Impact Assessment (AIA) that has been prepared as part of this application as Tree 20, a Messmate, is to be removed. For more information, please refer to the AIA submitted with the application. This is the only tree identified within the Incorporated Document to be removed.

4.5 Particular Provisions

There are several provisions under Clauses 52 and 53 of the Whitehorse Planning Scheme that are relevant to the current application. These can be summarised as follows:

Clause 52.05 – Signs

The objectives of this Clause seek:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

In accordance with the signage terms included in Clause 73.02 of the Whitehorse Planning Scheme, the proposed signage for the Residential Aged Care Facility includes internally illuminated business identification and wayfinding / directional signage.

In accordance with the requirements of Category 3 – High Amenity Areas (which applies to land within a General Residential Zone) a planning permit is required for this form of signage with no restrictions or conditions specified to limit the size of the signs or extent of illumination.

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Clause 52.06 – Car Parking

This Clause details an efficient and appropriate provision of parking to ensure and support new and extended land uses. Parking should be well designed and located to not adversely impact on surrounding uses, protect the role and function of the surrounding road network, facilitate the use of public transport, and create a safe environment for all users.

A new use must not commence, or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. The proposed use as a Residential Aged Care Facility generates parking demands primarily for staff and visitors. Residents of the facility do not generate any demand for car parking. The required number of car spaces associated with the proposed use are listed in the table under Clause 52.06-5.

The required number of car spaces associated with the proposed use are listed in the table under Clause 52.06-5, with the site being located within **Category 2** (which requires a minimum number of car spaces to be provided).

A Residential Aged Care Facility is required to provide **0.25 car spaces to each bedroom**. Any provision of car parking that equates to less than this requires a permit. For a facility providing 133 (bedrooms) this would equate to a provision of 33 car spaces being required on site.

It has always been Arcare's standard practice to provide sufficient on-site car parking, to allow for adequate hand-over of responsibilities, a peak demand period where two staff shifts overlap is accommodated for. As such the proposed development far exceeds the required minimum **33** spaces with a total of **65** car spaces proposed within the basement car parking area. The proposal is therefore compliant with the requirements of Clause 52.06 in relation to parking provisions.

In light of the specific nature of the use, and the intended inhabitants of the facility potentially having cognitive or physical impairments, the provision of electric vehicle charging facilities within the car parking area is not proposed. This is specifically intended to de-risk the potential for fire associated with such infrastructure. A letter outlining this position from DDEG (Fire) provides more detail in this regard and can be found at Attachment 4.

Traffic engineers onemilegrid have reviewed the proposed building design, the access arrangements, layout of the carpark and anticipated parking demands. For more information, please refer to the accompanying Traffic Impact Assessment.

Clause 52.17 Native Vegetation

The purpose of Clause 52.17 of the Whitehorse Planning Scheme is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is

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achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

→ To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

A permit is required to destroy or lop native vegetation, including dead native vegetation. There are various exemptions to this requirement

The Arboricultural Impact Assessment (AIA) which accompanies the application has assessed all trees on site, as well as identified the relevant permit triggers for the trees to be removed. For more information, please refer to the AIA.

Clause 52.29 Land Adjacent to the Principal Road Network

The development proposal is subject to the requirements of Clause 52.29 of the Whitehorse Planning Scheme which applies to land adjacent to the Principal Road Network (Whitehorse Road) and aims to ensure appropriate access is provided to identified roads.

Relevant to the proposed development, the Clause states that a permit is required to create or alter access to, or subdivide land adjacent to, a road in a Transport Zone 2, and that the proposal is to be referred to the relevant referral authority (in this case the Department of Transport and Planning (VicRoads)).

The proposed development does not propose to subdivide the land, provide any access to Whitehorse Road or Whitehorse Road service road, and therefore there is no need for a permit under Clause 52.29 of the Whitehorse Planning Scheme, and no need for referral to Department of Transport and Planning.

Clause 52.34 - Bicycle Parking

The provisions of this clause seek to encourage the use of cycling as transport. 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.

The required number of bicycle spaces associated with the proposed use are listed in table 1 under Clause 52.34-3. A residential aged care facility is not listed as a land use that is required to provide a specific quantity of bicycle parking.

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Whilst no formal bicycle parking or facilities are required by the scheme, there will be opportunities for staff and visitors to arrive to the facility by bike. The staff facilities on site are akin to end of trip facilities and hence traveling by bike would be a viable option for staff. It is intended to incorporate two secure bicycle spaces at the front of the facility for visitors and two secure bicycle spaces within the basement level will also be provided for staff bicycle storage. All bicycle parking is within the basement level. 2 x Bike hoops providing space for 4 bicycles.

Clause 52.37 – Canopy Trees

The provisions of this Clause seek to protect and enhance canopy coverage, and ensure that new development takes into consideration the existing environment, to promote greener and cooler residential areas whilst balancing the need for new housing.

A canopy tree as it relates to the provision, is defined under Clause 52-37-1 as a tree that has:

- A height of more than 5 metres above ground level;
- A trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
- A canopy diameter of at least 4 metres.

Pursuant to Clause 52.37-2, a planning permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

Clause 53.17 – Residential Aged Care Facilities

The provisions of this Clause seek to provide guidance to the development of land for a residential aged care facility. The purposes of the clause are:

- *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.*

A detailed assessment against the relevant requirements of this Clause is provided at Attachment 3.

Clause 53.18 – Stormwater Management in Urban Development

This clause seeks to ensure that stormwater in urban development, is managed to “mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.”

In line with advice from Infection Prevention Australia, the facility will house a vulnerable population, with a wide range of ageing and

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comorbidity related issues. These present different infection control requirements to the housing of other groups. As such, the use of either recycled water or rainwater for toilet flushing is not considered to be acceptable from an infection prevention and control perspective. As such the design response has sought to provide on-site rainwater retention to be used for landscape irrigation and laundry only. Additional technical advice regarding the specific infection control requirements of the facility and the unsuitable nature of anything but potable water is provided at Attachment 4.

Stormwater quality is considered and discussed within the accompanying Water Sensitive Urban Design analysis prepared by Lanigan Civil and the Sustainable Management Plan prepared by Lincoln Pearce.

4.6 Planning Permit Triggers

In summary of the above introduction to the relevant Planning Policy, this application is made in response to the following planning permit triggers presented by the following provisions of the Whitehorse Planning Scheme:

- General Residential Zone (Schedule 2)- Clause 32.08-9 – A permit is required to construct a building or construct or carry out works for a Residential Aged Care Facility.
- Vegetation Protection Overlay (Schedule 3)- Clause 42.02-2 – A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.
- Significant Landscape Overlay (Schedule 9)- Clause 42.03-2:
 - A permit is required to construct a building or construct or carry out works.
 - A permit is required to construct a fence if specific in the relevant schedule ,
 - A permit is required to remove, destroy or lop any vegetation in a schedule to this overlay, unless exempt.
- Signs – Clause 52.05-2 – A permit is required to construct or put up for display a sign in Section 2.
- Native Vegetation – Clause 52.17-1 – A permit is required to remove, destroy or lop native vegetation.
- Canopy Trees – Clause 52.37 – A permit is required to remove, destroy or lop a canopy tree.

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It is understood and accepted by the broader community, and importantly by all tiers of government, that a significant proportion of our population is ageing, and the accommodation and ongoing care of this growing sector must be addressed urgently.

There is currently a severe undersupply of residential aged care facilities that provide for a mix of low and high care within the established areas of Melbourne. The availability of these facilities will not be able to accommodate the demand in this growing housing sector.

Well managed residential aged care facilities that cater to those that can live with a degree of independence and also for those that require high levels of care are essential in our community. Unlike retirement villages, residential aged care facilities support elderly persons, with a broad range of medical needs, that might prevent them from living independently. Whilst assisted care within the home is successful for many elderly persons, for others it is not an option and therefore dedicated facilities are required.

It is therefore important that we plan and provide for aged care facilities that are well integrated within our neighbourhoods and connected to an established community, to avoid the elderly residents that rely on this type of accommodation from being isolated. It is also important that a sense of community is created within an aged care facility to assist residents to identify with their home and feel supported and engaged.

Given the size of the land, and its location within an existing established area, the site has great potential to accommodate a high-quality aged care facility, in an established suburban location, and within a mixed-use environment. The benefits of this location include direct access to a range of local facilities of this part of Mitcham and within the broader Whitehorse municipality.

This potential can be realised with a contemporary aged care facility so that the local ageing population can continue to live within the area when their current accommodation no longer suits their requirements.



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5.1 Response to Municipal Planning Strategy

The Strategic Framework Plan for the municipality at Clause 02.04 does not identify any specific attributes for the area around and including the site.

Housing strategy at Clause 02.03-6 and the Housing Framework Plan at Clause 02.04 does identify the site as being within the 'Natural Change' area. The site being located between the Mitcham Neighbourhood Activity Centre to the west and the Ringwood Metropolitan Activity Centre of the neighbouring municipality to the east.

Modest housing growth is encouraged as is a variety of housing types, provided they achieve the preferred neighbourhood character. Which is identified as Bush Suburban 2.

The proposal supports the concept of natural change sought by Clause 02.03-6 (Housing) by making effective use of a large redevelopment site in a mixed-use neighbourhood to provide much needed specialist housing to accommodate older members of the community.

The proposed built form is supportive of the relevant strategies outlined for this character area within Clause 15 discussed in the next section.

The significance of the surrounding landscape is highlighted within the MPS at Clause 02.03-2. The proposal suitably addresses the relevant strategies through the retention of as many existing mature trees on site as is possible, along with the planting of 44 new canopy trees. This directly supports the intended Bush Suburban character of the site and the surrounding area. The greening of the site will also improve biodiversity and ecological systems through a significantly landscaped development providing uninterrupted links through the site to the nearby linear park spaces, rail reserve, and Whitehorse Road.

The objectives relating to the Built Environment at Clause 02.03-5 include the consideration of visual amenity, neighbourhood character, tree conservation, and environmentally sustainable development. It is submitted that all of the relevant outcomes that the policy framework is seeking will be fulfilled by the proposed development as discussed in more detail below and within the policy summary at Attachment 2.

5.2 Response to Planning Policy Framework

A summary of the relevant provisions and strategies of the Planning Policy Framework (PPF) is provided at Attachment 2. This summary also provides a detailed description of how the proposed development responds to, and satisfies, these relevant strategies. For further information please refer to that summary, however, to provide an overview of the most pertinent aspects of the PPF we make the following observations:

The strategies of the Planning Policy Framework (PPF) of the Whitehorse Planning Scheme, that are of particular relevance to the proposal, focus on the following main issues:

- Spatial development of the settlement
- Environmental and landscape values
- Environmentally risks and amenity
- Natural resource management
- Urban design / Neighbourhood character

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-
- Housing
 - Employment

For the reasons outlined above in relation to how the proposal supports the overarching aims and strategies of the MPS, and in further detail within the attached policy summary, the site is ideally located to accommodate the intended residential aged care facility for a number of reasons. These include its size, the design's ability to provide substantial setbacks to abutting residential properties, proximity to existing services such as public transport and public open space, nearby activity centres, and a variety of other facilities and attributes.

The proposal makes effective use of a large site within an existing, developed neighbourhood. The provision of this sector of housing within this part of Mitcham is also important to ensure a diverse community is established and to provide opportunity for residents of the area to have accommodation options for each stage in life.

The proposed facility's location on the corner of Whitehorse Road and Witt Street is an ideal one for a number of reasons. Firstly, it makes effective use of a large infill site with limited direct abutments to lower scale residential land. It also provides good activation of its two street frontages allowing for casual surveillance opportunities to these street frontages to improve safety for all users. In addition, the future residents of the facility will be provided with a green and pleasant outlook and connection to the wider community.

The local facilities such as the public transport options with bus routes and nearby Heatherdale station, provide good opportunities for staff and visitors to arrive by non-car-based transport.

The nearby public open space at Antonio Park offers visitors a place to potentially take residents in proximity to the facility during a visit. This space may also be visited by staff either before or after a shift, or during a scheduled break.

The proposed development has also been carefully designed to provide a suitable urban design response to the environment in which it will sit. It employs materials and architectural forms found in the surrounding Bush Suburban residential character. The proposed building is generally consistent in terms of frontage to Witt Street as the existing building on the site. The proposed height at three storeys is consistent with the zone and associated Clause 53.17 requirements. It provides a suitable transition from the generally two-storey built form of nearby dwellings and represents an appropriate incremental change.

Clause 16.01-1S (Housing Supply) recognises the need to facilitate a range of housing opportunities to meet the diverse community and to ensure this new housing is appropriately supported by the network of services, commercial facilities and amenities. The provision of specialist accommodation to meet the needs of the ageing population will address this growing sector of the community and ensure that they have appropriate access to this type of housing.

The delivery of well-designed and located residential aged care that meets modern standards and delivers medium and high care to the

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elderly members of our community is a key policy direction of Clause 16.01-5S of the PPF.

In the case of the site, the locational attributes and context support the policy objectives of the PPF relating to the development of an aged care facility of this type. More specifically, the proposed residential aged care facility will provide multi-generational living within the established area of Mitcham and wider Whitehorse municipality. It is also:

- Within a residential area.
- Within proximity to social amenities and services.
- Close to public transport and open space.

It is submitted that these features contribute to the attributes of the site and make it highly suitable to support a residential development that is focused on meeting the needs of the ageing population. This is the appropriate starting point when seeking to locate an aged care facility that enables elderly persons to remain connected with their community and to ensure these facilities are not “separated” from the existing residential areas of the municipality.

The demographic snapshot provided on the Whitehorse City Council website indicates that in 2021 24% of residents were over 60 years old compared with 20% for Greater Melbourne, and 10% were over 75 compared with 7% for Greater Melbourne. The biggest growth between 2016 and 2021 in Whitehorse was in the 70-84 age group.

This data supports the provision of specialist housing for the elderly within the City of Whitehorse.

Furthermore, the policy directives of the Whitehorse Planning Scheme acknowledge that the population of the municipality is aging and those over 60 will grow by 25 % or more by 2031. This identifies that aged care is an important part of the residential environment and there are several built form and operational requirements to a residential aged care facility that are unique and may differ from standard accommodation.

It is imperative to understand that aged care facilities can make a very valuable contribution to a residential area in a number of ways beyond just delivering necessary accommodation. The development will also bring a large number of jobs to this location. It is anticipated that these jobs will largely be provided to members of the surrounding community who will be able to take benefit of the site’s location close to public transport, open space and nearby activity centres.

Given the locational attributes of the site, the proposal achieves Council’s policy of delivering housing diversity within the community, allows residents to ‘age in place’ within a purpose-built facility, and will provide a sustainable form of development that is responsive to the residential amenity of the surrounding land, and proximate to a range of facilities.

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5.3 Response to Zone Requirements

The proposed use of the land for the purpose of a residential aged care facility is a section 1 use within the General Residential Zone and therefore entirely expected and appropriate.

The specific zone requirements for the development of Residential Aged Care Facilities are deferred to Clause 53.17. This is discussed below in section 5.5 of this report and in detail within the response to Clause 53.17 at Attachment 3.

The proposal generally satisfies the requirements of Clause 53.17. It is also consistent with the decision guidelines expressed at Clause 32.08-14, as it supports the aims and strategies of the MPS and PPF, the purposes of the zone and does not result in any overshadowing of existing rooftop solar energy systems on adjoining dwellings.

Schedule 2 of the General Residential Zone is specific to the 'Bush Suburban Precinct 2' areas of the municipality. As discussed above in section 5.1 and 5.2, the proposal responds favourably to the neighbourhood character intentions of the Planning Scheme as expressed in the MPS and at Clause 15.01-5L (Preferred neighbourhood character) for the following reasons:

- The proposal provides a low scale (two-storey street wall height) with pitched rooves and a spacious garden setting.
- The street setback to both Whitehorse Road and Witt Street are consistent with the predominant setbacks in the area.
- Upper levels are set back behind the two-storey street wall height.
- Fencing is open and transparent to provide for views into and out of the facility, contributing to the open garden setting of the development.
- The setbacks provided allow for the retention of significant vegetation and the planting of a number of additional canopy trees.

This is further supported by specific objectives and decision guidelines contained in Schedule 2 to the zone.

Once again, the proposal is generally consistent with the objectives and guidelines in its support of the Bush Suburban character. In direct response to the decision guidelines, the proposal:

- Provides an appropriate transition to the built form on adjoining sites with the recession of the upper most level and a highly articulated built.
- Vegetation within the street setback will contribute to the preferred neighbourhood character through the retention of multiple mature trees and the provision of 44 new canopy trees adding significantly to urban greening.
- There will be a significant percentage of the site dedicated to permeable space to allow for the planting of those 44 new canopy trees and other landscaping elements.
- The materials and finishes proposed are in keeping with the existing building typologies found in the surrounding area with light coloured feature brickwork and rendered wall surfaces.

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- The presentation of the built form with its pitched roof and two storey street wall height is domestic in nature and of a similar scale to the existing and surrounding buildings.
- Front, side and rear setbacks are all consistent with the prevailing character of the area.

5.4 Vegetation Removal

The proposal seeks approval to remove existing vegetation under the provisions of Clause 42.02-2 (VPO3), Clause 43.02-2 (SL09), Clause 52.17-2 and Clause 52.37-2 of the Whitehorse Planning Scheme respectively. A breakdown of all provisions and how the proposal responds to each is provided below.

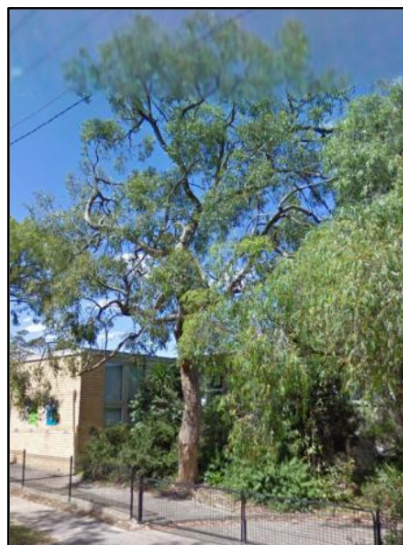
Clause 42.02 Vegetation Protection Overlay (Schedule 3)

The removal of Tree 20 is appropriate, with regards to the vegetation protection objectives contained within Schedule 3 of Clause 42.02. The proposal responds to the objective as follows:

- Whilst Tree 20 identified as a site significant tree, it has been determined by the Arborist as having poor health and medium retention value and therefore is not classified as a tree with special significance, natural beauty, interest or importance.
- To accommodate the removal of Tree 20, the balance of trees (of the same species – that being Eucalyptus obliqua/Messmate) to be retained are identified as having fair health and high retention value. The tree is also identified as requiring ongoing pruning for powerline clearance which is a determining factor when evaluating its removal as part of the proposal. This is evident in the street imagery of the tree, taken from 2009 and 2022 respectively.

Figure 5.1
Site imagery, detailing the health of the tree since 2009 to 2022.

Source: Arboricultural Impact Assessment, prepared by Sustainable Tree Management



Tree 20. Street View image 2009.



Tree 20. Street View image 2022.

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Clause 43.02 Significant Landscape Overlay (Schedule 9)

The removal of Trees 11, 12, 16 and 20 (all requiring permission for removal under the SLO9) are appropriate, with regards to the landscaping character objectives contained within Schedule 9 to the SLO. The proposal responds to these objectives as follows:

- Due consideration during the design process has been made to retain and protect existing canopy trees on-site where appropriate and practical. The proposal will provide canopy cover to at least 24.7% of the total site area, which directly responds to the required tree canopy coverage of the Garden and Bush Suburban Neighbourhood Character Areas.
- The existing trees to be retained on-site are identified as high site significance and retention value.
- The proposal will provide forty-four (44) new canopy trees, comprising of native and exotic species, in an effort to increase the overall canopy coverage of the site. Therefore, the proposal will increase the total number of canopy trees on-site, as the site presently contains twenty-two (22) canopy trees.
- The development for the new RACF is compatible with the landscaped character of the area, with a landscape concept design that is highly responsive to the leafy character of the surrounding area.

Clause 52.17 Native Vegetation

The proposal satisfies the requirements of Clause 52.17, with an accompanying Native Vegetation Removal Report (NVR), that provides information to support an application under Clause 52.17, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environmental and Climate Action, 2025 (the Guidelines)).

The NVR provides detail on the current conditions of the site, with no wetlands, creeks or defined waterways located within title boundaries. The NVR does provide detail on the vegetation to be removed, with the following statement made:

- *Avoidance and minimisation principles have informed the design response of the proposed aged care facility. The building footprint and associated infrastructure have been refined to retain the majority of healthy, structurally sound native canopy trees on the site. Only three native trees are proposed for removal under Clause 52.17. The development envelope has been positioned to retain higher retention value trees wherever practicable, with mature canopy specimens incorporated into the design and to be protected in accordance with AS4970-2009. Construction extents have been limited to the minimum are a necessary to accommodate built form,*

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access and essential services. Targeted root investigations were undertaken in areas of TPZ encroachment to confirm the feasibility of retention and to avoid unnecessary tree removal.

The NVRP also confirms that the removal of native vegetation has been reduced to the minimum necessary to achieve the objectives of the project, consistent with the avoid and minimise principles of Clause 52.17.

With regards to offsets for all vegetation for removal under Clause 52.17, the accompanying report of available native vegetation credits demonstrated that there are offsets available, for which the permit holder will purchase as required.

Clause 52.37 Canopy Trees

The removal of Trees 11, 12, 16 and 20 (all requiring permission for removal under the SLO9) are appropriate, with regards to the purpose and decision guidelines of Clause 52.37. The proposal responds to the provision as follows:

- The removal of the four (4) existing canopy trees is to be replaced by forty – four (44) new canopy trees, which will result in a canopy coverage of 24.7% of the total site area, which exceeds the minimum 20% required for sites over 1001 sqm, as per Clause 52.37-3.
- It is also important to note that the current canopy coverage of the site being retained is at 10.2%, with the proposal increasing the current canopy coverage by 14.5% to assist in reducing urban heat and contributing to the surrounding environment.

5.5 Compliance with Clause 53.17

A detailed analysis of the proposal's general compliance with the standards of Clause 53.17 is provided at Attachment 3. Where any variance is required to standards, the proposal is able to satisfy the associated objectives to the design requirements. The design response is in line with the overarching purpose of this Clause, which is to facilitate the development of well-designed residential aged care facilities. While the clause recognises that residential aged care facilities have a different scale and built form to standard residential development, in this instance the built form provides a suitable transition to the surrounding residential developments and presents an attractive, quality building within a lush, landscaped setting.

As is shown in the architectural drawings, analysis carried out by Via has indicated that the minimum front setback of the front wall of the proposed development (excluding the balconies) is 7.15 metres and the maximum is 10.3 metres with the average being 9 metres.

These are shown on the following excerpt from the revised architectural drawings package. As can be seen in the excerpt, the projection of these minimum, maximum and average setback lines along the adjoining frontages of the properties on Whitehorse Road, indicates the

5 Planning Considerations

proposed building is set back to greater or comparable extent when compared to the dwellings at 716, 718, 720, 730, 732 and 734 Whitehorse Road.

The only exception to this position is the dwelling at 722 Whitehorse Road which is set back a greater distance than the surrounding dwellings.

Figure 3.2
Front Setback Analysis

Source: Via Architects



The proposed development is also consistent with the purpose of ensuring that the facility does not unreasonably impact on the amenity of adjoining dwellings as the site is located with road or accessway frontages to two sides and the built form has been generously setback from adjoining residential neighbours. For further information please refer to Attachment 3.

5.6 Consistency with Overlay Requirements

As is mentioned in section 4.4 above, the provisions of the Development Contributions Plan Overlay are not relevant to this application.

Similarly, the requirements of the Environmental Audit Overlay have been suitably responded to by the accompanying Environmental Auditor's report which concludes that the land is suitable for the intended use.

The requirements of the Significant Landscape Overlay and the Vegetation Protection Overlay are important considerations in this application as they directly relate to the existing vegetation on site.

As previously discussed, the proposed does seek to remove weed species and undersized trees to allow for the establishment of the comprehensive landscape design prepared by John Patrick.

5 Planning Considerations

A thorough analysis of the significant trees on site has been carried out by the project arborist and detailed within the accompanying Arboricultural Impact Assessment. This assessment has resulted in the establishment of tree protection zones around the significant trees to be retained, and as is reflected in the Tree Location Plan prepared by Via, intrusions to the TPZs of retained trees are almost exclusively improving as a consequence of the proposed development from the level of intrusion created by the existing built form.

Four trees on site are to be removed. All trigger a permit under the requirements of the SLO and one (the Messmate) requires a permit under the provisions of the VPO as it is one of the cited trees within the *Statement of Tree Significance 2006*. As is demonstrated in the AIA, this tree has suffered from declining health since its inclusion in the statement and its removal is justified.

The proposed removal of the trees identified and the comprehensive management of the landscaping on site is consistent with the decision guidelines of both overlays through the effective management of the landscaped environment and contribution that the vegetation on site makes to the broader area.

This coordinated approach will promote the health of those existing significant trees to be retained and enhance the ecological value of the site through the provision of continuous landscaping along all side of the built form supporting local flora and fauna and providing direct links to other spaces.

As identified within the accompanying Arboricultural Impact Assessment, the four trees nominated to be removed all trigger a permit under the provisions of Clause 52.37 and the SLO9. Only the messmate tree which has been identified as being in declining health is protected by the VPO3. It is noted that SLO9 is an interim control due to expire in June 2026.

A review of the existing canopy cover by the project arborist and landscape architect has identified that 13.6% of the site has existing canopy cover. As such, the target prescribed by Clause 52.37 will be 20% canopy cover. The proposal provides a total of 24.7% canopy cover, made up of 10.2% existing trees and 14.5% proposed. This is well in excess of the canopy cover required.

Please refer to the landscape plan prepared by John Patrick for more detail.

5.7 Car Parking and Access Arrangements

As was introduced in the proposal description at section 3.1 of this report, it is standard practice for Arcare to provide more carparking than the standard requirements expressed at Clause 52.06 of the scheme. It has been their experience that at shift change over time, more staff are present on site and once they have arrived at work the staff are not in a position to go and move their cars. To avoid any situation of staff not having access to on-site car parking, Arcare opt to provide a greater number of spaces, to cater to this peak moment of

5 Planning Considerations

demand. As such the number of spaces provided within the development is in excess of the required minimum.

The design and layout of the car park and access arrangements, including loading, waste and emergency vehicles are detailed within the accompanying Traffic Impact Assessment and Waste Management Plan prepared by onemilegrid, and are deemed to be appropriate and acceptable. Importantly the design response seeks to contain all activities associated with car parking and loading internally to the building, to mitigate any potential for noise or visual amenity impacts.

For further detail please refer to these two accompanying documents.

In light of the specific nature of the use and the intended inhabitants of the facility, the provision of electric vehicle charging facilities within the basement car parking area is not proposed. This decision is to de-risk the potential for fire associated with such infrastructure. A letter outlining this position from Dobbs Doherty Engineering Group (DDEG) Fire Safety Engineering, provides more detail in this regard and can be found at Attachment 4.

During the design phase, a number of different access arrangements were considered to ensure that the proposal provided the most effective access and least impacting upon trees on site. Including the potential to locate the porte cochere to address Whitehorse Road rather than Witt Street.

The design response proposed provides effective vehicle and pedestrian access to the site while minimising impact on surrounding streets and trees on site. It retains all vehicle and pedestrian access from Witt Street, and retains a consistent three vehicle crossovers, as was the case with the former use of the land and it provides suitable separation of crossovers to avoid tree removal where possible.

It should also be noted that the properties on the other side of Witt Street do not front it as they present their side boundaries with high side fencing to this street, and the removal of the existing crossover and access point directly opposite the intersection with Walter Street assists in reducing potential complication of this intersection.

5.8 Proposed Landscaping

The Landscape Concept Plan prepared by John Patrick provides for a well-considered landscape design response to the site, the development and its context.

In direct response to the purpose and strategies of the planning scheme, the concept aims to contribute a number of new canopy trees interspersed around the existing trees to be retained on site, along with lower-level shrubs and ground covers, to provide a softening of the building when viewed from the public domain and adjoining properties. The intended landscaping will contribute effectively to urban greening and support and maintain the Bush Suburban character of this part of Mitcham.

5 Planning Considerations

It is noted that the intended planting incorporates a mixture of indigenous and exotic species as identified as a contributing factor to the established character.

Specific attention has been paid to the development of three different spaces across the internal courtyards and around the Porte-cochere to enhance the lush bush suburban nature of the area and provide residents with varied out-door spaces.

The following figure provides an extract of one such focus area being courtyard 1. For further information please refer to the accompanying Landscape Design package prepared by John Patrick.

Figure 5.3
Courtyard 1 concept

Source: John Patrick Landscape Architects

COURTYARD 1 INDICATIVE PLANTING AND MATERIAL PALETTE

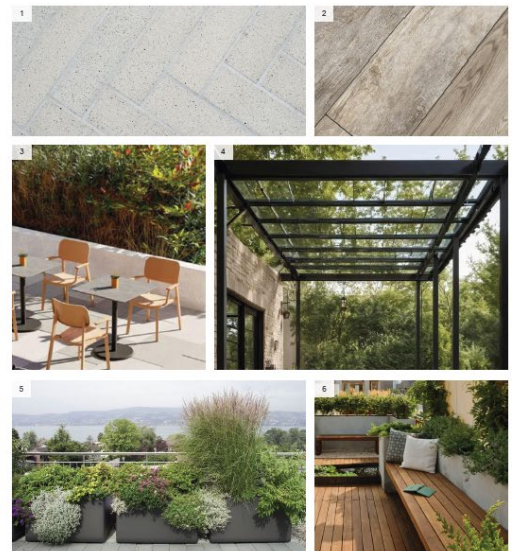
PLANTING PALETTE

Key	Botanical Name	Common Name
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda
ROP	<i>Rhaphiolepis indica</i> 'Oriental Pear'	Oriental Pear Indian Hawthorn
TFM	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Yellow Star Jasmine
PWD	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Dwarf Japanese Mock Orange
Ac	<i>Arthropodium cirratum</i>	Renga Lily
HSF	<i>Hydrangea paniculata</i> 'Sundae Fraise'	Panicle Hydrangea



MATERIAL PALETTE

1. Paving
2. Decking
3. Concrete Seating
4. Canopy/Pergola Above
5. Raised Planters
6. Timber Bench Seats



5.9 Environmentally Sustainability

As detailed within the policy summary at Attachment 2, Clauses 02.03-5 and 15.01-2L (Environmentally Sustainable Development) of the Whitehorse Planning Scheme, contain a number of strategies to ensure that development within the City of Whitehorse achieves best practice in Environmentally Sustainable Design (ESD).

The proposed development incorporates ESD initiatives that accord with the relevant strategies including:

- A reduction of heating, cooling and ventilation energy consumption, assessed against MCC BCA 2022 requirements. Demonstrated through a JV3 assessment.

5 Planning Considerations

-
- A solar PV system with a minimum capacity of 15kW.
 - High performance glazing throughout.
 - Energy efficient building services and appliances.
 - Water efficient fittings, fixtures and appliances.
 - 20,000 litre rainwater tank for irrigation and laundry use.
 - Environmentally preferable internal finishes.

The strategies expressed in Clause 15.01-2L provide targeted measures around energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.

These are addressed in detail within the accompanying Sustainability Management Plan (SMP) prepared by Lincoln Pearce. The SMP states that an assessment using benchmarking tools, of the sustainable design outcomes of the proposal, has demonstrated:

- The combination of design features and services initiatives meets the standards of the BESS sustainability assessment tool.
- The proposal is able to achieve Council's Best Practice sustainable design standard.
- The proposed development exceeds the minimum standard of building envelope energy efficiency as required by the National Construction Code (NCC) 2022.
- The proposal exceeds the Council's Best Practice standard for stormwater quality.

It is worth noting that the ESD initiatives to be incorporated in the design specifically do not include the use of rainwater for toilet flushing, and do not include the provision of EV chargers within the basement. These are initiatives which are often incorporated into similar sized apartment developments but are not suitable to Residential Aged Care Facilities from an infection control and fire risk perspective respectively. Further information is provided at Attachment 4 with technical guidance provided by Infection Prevention Australia and DDEG (Fire).

The Stormwater Management Plan and the Sustainability Management Plan both consider the relevant requirements of Clause 53.18 - Stormwater Management in Urban Development. The relevant provisions require the proposal to satisfy the objectives of Standard W2 and W3.

The proposal will include the provision of a 20,000-litre rainwater tank for irrigation purposes, and an Atlan vortceptor to ensure stormwater quality in line with the performance objectives for stormwater quality contained within the Urban Stormwater Best Practice Environmental Management Guidelines (1999). This means that the treatment of stormwater on site meets best practice guidelines and therefore has an equivalent "STORM" rating of 100%.

5 Planning Considerations

The suitable site management during construction can be ensured through the provision of a Construction Environment Management Plan to be provided prior to the commencement of the development.

5.10 Signage

The proposal incorporates the provision of internally illuminated business identification and way finding signage to ensure that the facility is easily identified by visitors and emergency services. This signage has been designed in a residential environment to blend subtly with the landscaping of the site and respect the amenity of the surrounding residential property. It is consistent with the approach that Arcare employs at all of its sites and is appropriate in the given context.

The signs proposed are consistent with the relevant decision guidelines of Clause 52.05 of the scheme, in that they:

- Are sensitive to the character of the area and will not undermine or impact upon that character. It is not repetitive or generating a cluttered appearance.
- Will have no impact upon any significant views or vistas.
- Are appropriate in terms of streetscape and is in no way domineering to what is a residential environment.
- Will be of suitable proportions to provide the necessary information provided while being at an appropriate human scale.
- Are all positioned low down, and are either free standing (ground mounted), or wall mounted within the front fence.
- Will form an appropriate relationship to the intended built form and is designed to tie into architectural features of the proposed development.
- Incorporate supporting structures into the design of the sign to ensure that they are not visible.
- Will be essential for the quick and easy identification of the facility day and night, in particular to allow emergency services workers to easily find the facility.
- Will not impact upon road safety, and in fact will contribute to improving it, in light of the wayfinding intentions. This will assist drivers to approach the appropriate entry point to the site and will allow them to recognise the facility from a distance and approach the site at appropriate speeds.

6 Conclusion

The proposed residential aged care facility at 724-728 Whitehorse Road, otherwise known as 8 Witt Street, will provide an important asset for the ageing community within Mitcham and the broader Whitehorse municipality.

The proposed facility has been carefully designed to address the attributes and physical conditions of the site and will provide for high quality accommodation for elderly persons with varying mobility and health needs.

The overall scale, siting and architectural expression of the proposal has been designed to respond to the recognised Bush Suburban character for the Mitcham area, in particular, a suitable scale of built form and palette of materials which reflects aspects of the surrounding built environment is proposed.

The proposal seeks to enhance the landscape character of the area through the retention of a number of significant trees on the site and through the provision of deep setbacks and substantial level of canopy tree planting, in particular, to the publicly oriented facades. This retained and additional canopy tree cover provided across the site will soften the appearance of the building and contribute to urban greening.

Where trees are to be removed, they are largely weed species, undersized, or in declining health. Their removal, along with the provision of a coordinated planting of new vegetation, will assist in maintaining the health of the existing significant trees to be retained. These retained trees, along with the new planting will contribute significantly to the Bush Suburban character of the area.

The removal of the Messmate tree identified in the *Significant Tree Study, City of Whitehorse 2006* is justified in this instance owing to its poor structure and failing health, as outlined in the accompanying Arboricultural Impact Assessment.

The removal of native vegetation, being trees 11, 12, and 20 is justified as having applied the base principals of avoid, minimise and offset. The removal of these trees along with tree 16 as 'canopy trees', and trees recognised by SLO9 for their contribution to local character, is also an acceptable outcome given the intended planting of 44 new canopy trees on site and a total canopy provision of 24.7% of the site.

The Environmental Auditing report has concluded that the land is suitable for its intended use as a residential aged care facility.

The proposed signage is consistent with the overall design response and will blend subtly into the proposed landscaping of the site. It will assist within the easy identification of the facility which is particularly important in the case of the arriving emergency services vehicles such as ambulances which may be required to visit the facility.

Finally, the proposed facility will benefit from, and contribute towards, the mixture of uses and built forms found in this part of Mitcham. It will provide a diversity of housing to the area, complementing the existing housing stock, the nearby activity centres, public transport and public open space. This will ensure that future residents remain connected within the broader community and can age in place, not having to be



6 Conclusion

relocated out of their existing neighbourhood and provides visitors and staff with public transport and dual-purpose trip potential.

It is submitted that the proposal responds suitably to all relevant provisions of the Whitehorse Planning Scheme and will provide for a complimentary residential use within this established community and ensure the ageing population continues to be appropriately catered for.

Attachment 1

Certificate of Title

A1

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11028 FOLIO 290

Security no : 124132299374L
Produced 19/02/2026 10:06 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 448313E.
PARENT TITLE Volume 10759 Folio 300
Created by instrument AF315779H 04/09/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AZ327972X 30/06/2025

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS448313E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 724-728 WHITEHORSE ROAD MITCHAM VIC 3132

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 30/06/2025

DOCUMENT END

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PLAN OF SUBDIVISION	STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 448 313E
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LOCATION OF LAND
PARISH: NUNAWADING
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: _____
CROWN PORTION: 130 (PART)
LTO BASE RECORD: SDMB URBAN
TITLE REFERENCES: Vol.10481 Fol. 758
VOL FOL
LAST PLAN REFERENCE: AP 113978
724 MAROONDAH HWY
POSTAL ADDRESS: MITCHAM 3132
AMG Co-ordinates
 N 5812 700 ZONE: 55
 (of approx. centre of plan) E 342 260

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: WHITEHORSE REF: 2920


- This plan is certified under section 6 of the Subdivision Act 1988
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
Date of original certification under section 6: / /
- ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE
 (i) A provision for public open space under section 18 of the Subdivision Act 1988 has not been made.
 (ii) ~~The requirement has been satisfied.~~
 (iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
 Council Seal
 Date 11 / 11 / 02

~~Recertified under section 11(7) of the Subdivision Act 1988.~~
 Council Delegate
 Council Seal
 Date - / /

LTO USE ONLY
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT
 RECEIVED DATE: 12/10/03

LTO USE ONLY
 PLAN REGISTERED
 TIME 4:08
 DATE 23/10/03

 Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION: NIL

STAGING:
 This ~~is~~ not a staged subdivision.

Planning Permit No.

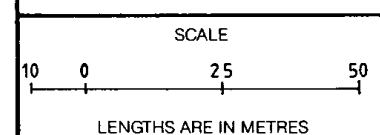
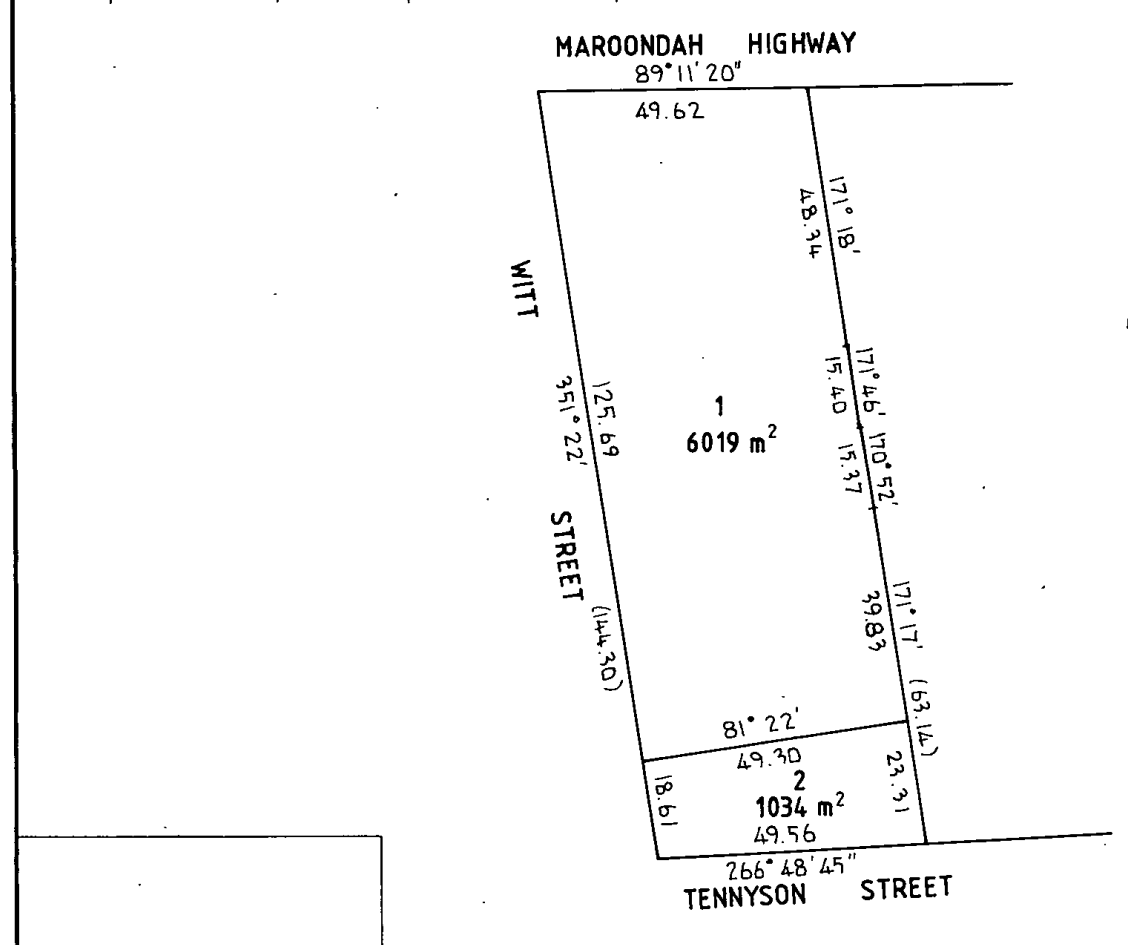
SURVEY:
 This plan ~~is~~ not based on survey.

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of



ORIGINAL

SCALE 1:1000

SHEET SIZE A3

LICENSED SURVEYOR (PRINT) TERENCE SHACKLOCK

SIGNATURE

DATE 29/8/2001

REF 504A

VERSION 2

Sheet 1 of 1 Sheet

.....

DATE / /

COUNCIL DELEGATE SIGNATURE

Attachment 2

Policy Summary

A2

Settlement

MPS Clause	Background	Strategies	Response
02.03-1	The strategic directions within the MPS that relate to settlement focus on the network of activity centres within the municipality of Whitehorse and do not provide guidance relating to the development of land outside of the identified activity centres.	None relate to land outside of identified activity centres.	<p>The proposal is not located within an activity centre, it does however make a valuable contribution to in-fill development of an established suburb and make effective use of a large disused site.</p> <p>These attributes are detailed within the corresponding settlement provisions of the PPF as discussed below.</p>

PPF Clause No	Objective	Relevant Strategies	Response
11.01-1S (Settlement)	To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.	<ul style="list-style-type: none"> • Focus investment and growth in places of state significance in Metropolitan Melbourne. • Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks. • Plan for development and investment opportunities along existing and planned transport infrastructure. • Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by: <ul style="list-style-type: none"> ○ Balancing strategic objectives to achieve improved land use and development outcomes at a 	<p>The proposal contributes to the facilitation of the sustainable growth of Victoria through the provision of specialist housing and care for a growing aged population. This is achieved within an existing urban area in proximity of a neighbourhood activity centre, public transport options and public open space. It makes use of a currently unused site and will assist in reducing pressure for further urban sprawl.</p>

		<p>regional, catchment and local level.</p> <ul style="list-style-type: none"> ○ Minimising exposure to natural hazards, including increased risks due to climate change. ○ Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design. ● Encourage a form and density of settlements that supports healthy, active and sustainable transport. ● Limit urban sprawl and direct growth into existing settlements. ● Promote and capitalise on opportunities for urban renewal and infill redevelopment. ● Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services. 	
<p>11.01-1R (Settlement – Metropolitan Melbourne)</p>		<ul style="list-style-type: none"> ● 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. 	<p>The proposal contributes to the character of this part of Mitcham through the provision of a built form that is domestic in nature and is low rise. The proposal contributes to the area through the provision of residential aged care and the ongoing jobs that this creates. The proposed development provides a suitable transition between the intended built form and the residential areas surrounding it. It also provides access to jobs and aged care services to the local community.</p>

Environmental and Landscape Values

MPS Clause	Background	Strategies	Response
<p>02.03-2</p>	<p>Significant natural environmental assets are evident in the City, including areas of remnant vegetation at Bellbird Dell, Cootamundra Walk, Wandinong Sanctuary, Wurundjeri Walk, Yarran Dheran, Antonio Park and the Blackburn Lake area. In these areas, the tree canopy cover is extensive and large mature trees dominate. The waterways of Gardiners, Mullum Mullum, Dandenong and Koonung Creeks are significant environmental, landscape and recreational locations. These creeks form part of an advanced open space network that is highly valued by the community.</p> <p>Trees are a key determinant of the character of the residential areas of the City. Parts of the municipality are dominated by an upper tree canopy that ranges from the exotic tree-lined streets of Mont Albert to native trees in areas of Blackburn, Blackburn North, Vermont and Mitcham. There is a bushland appearance in parts of the City that is uncommon in middle ring suburbs.</p>	<ul style="list-style-type: none"> • Protect and enhance areas with special natural, environmental, cultural or historic significance for the future enjoyment of the community. • Ensure new development does not adversely impact the natural environment and ecological systems. • Facilitate environmental protection of, and improvements to, the City's water, flora, fauna and biodiversity assets. 	<p>The proposal seeks to retain 18 existing significant trees, and plant 44 new additional canopy trees on the site.</p> <p>The substantial landscaping areas which are allowed for along all sides of the building support the natural systems and provide for uninterrupted links for flora and fauna through the site.</p> <p>Stormwater management will meet best practice requirements and as stated above, the continuous landscaping around the site will support biodiversity.</p>

PPF Clause No	Objective	Relevant Strategies	Response
12.01-1S (Protection of biodiversity)	To protect and enhance Victoria's biodiversity.	<ul style="list-style-type: none"> • Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects. • Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas. 	The proposal provides substantial space for landscaping on all sides of the building and is cognisant of existing canopy trees along the southern boundary. This contributes to the urban greening with a large number of canopy trees to be planted as part of the project and supports local biodiversity and habitat provision. Careful selection of plant species ensures that pest plant and animals are discouraged.
12.01-1L (Protection of biodiversity)	N/A	<ul style="list-style-type: none"> • Retain and enhance biodiversity values by replanting canopy trees and vegetation that are indigenous to the area. • Design development that is sympathetic to adjoining, or nearby, environmentally significant and sensitive areas. 	<p>As above, the proposal seeks to retain 18 significant existing trees.</p> <p>The design of the proposed development allows for the provision of substantial landscaping to support continuous linkage with existing linear reserves.</p>
12.01-2S (Native vegetation management)	To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.	<ul style="list-style-type: none"> • Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and Planning, 2017): <ul style="list-style-type: none"> ○ Avoid the removal, destruction or lopping of native vegetation. 	The proposal has sought to retain the 18 most significant existing trees on the site. For more information, please refer to the accompanying Arboricultural Impact Assessment.

		<ul style="list-style-type: none"> ○ Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. ○ Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation. 	
12.05-2S (Landscapes)	To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.	<ul style="list-style-type: none"> ● Ensure development does not detract from the natural qualities of significant landscape areas. ● Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas. 	<p>The accompanying Arboricultural Impact Assessment provides detail of the trees which are protected by the relevant SLO and VPO provisions. The vast majority of these being 18 of 22 are to be retained and incorporated into the proposed development and landscaping.</p> <p>The comprehensive landscape concept design prepared by John Patrick Landscape Architects details the proposed landscape quality improvements.</p>

Environmental risks and amenity

PPF Clause No	Objective	Relevant Strategies	Response
13.01-1S (Natural hazards and climate change)	To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.	<ul style="list-style-type: none"> Respond to the risks associated with climate change in planning and management decision making processes. Identify at risk areas using the best available data and climate change science. Integrate strategic land use planning with emergency management decision making. Direct population growth and development to low risk locations. Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards. 	<p>The accompanying Sustainability Management Plan prepared by Lincoln Pearce provides detail of the Environmentally Sustainable Design initiative which have been integrated into the design of the facility. Including the management of stormwater.</p> <p>The proposal assists to provide accommodation in a denser form than usually found within suburban environments and therefore assists in the move away from urban sprawl, while also providing for a substantial level of landscaping as discussed above.</p>
13.05-1S (Noise management)	To assist the management of noise effects on sensitive land uses.	<ul style="list-style-type: none"> Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions. Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and 	<p>The proposal will locate potential noise sources such as deliveries and waste collection within the basement level, away from sensitive receptors.</p> <p>The domestic nature of the use is consistent with the exception of the surrounding area. Residential Aged Care Facilities are not known for being noisy uses.</p> <p>The design accommodates open space within the internal courtyards retaining any potential noise associated with their use internally to the development.</p>

		land use separation techniques as appropriate to the land use functions and character of the area.	
13.06-1S (Air quality management)	To assist the protection and improvement of air quality.	<ul style="list-style-type: none"> • Ensure that land use planning and transport infrastructure provision contribute to improved air quality by: <ul style="list-style-type: none"> ○ Integrating transport and land use planning to improve transport accessibility and connections. ○ Integrating transport and land use planning to improve transport accessibility and connections. ○ Integrating transport and land use planning to improve transport accessibility and connections. • Ensure, wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital). • Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses. 	<p>The proposal is within proximity of land within the Industrial 1 and 3 zones, which could support uses with potential to generate air born pollutants. Notwithstanding this, the site is within a residential area, meaning that if any such uses had been established it is presumed that consideration of air born pollution would have factored in their approval owing to the requirements of Clause 53.10 of the Whitehorse Planning Scheme.</p> <p>In addition to there being no determinable direct source of air born pollution the accompanying Environmental Auditors report has confirmed that the site is suitable for the proposed development.</p>
13.07-1S (Land use compatibility)	To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.	<ul style="list-style-type: none"> • Ensure that use or development of land is compatible with adjoining and nearby land uses • Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from 	As above, any establishment of uses that were deemed not be compatible with proximate residential land should not have occurred thanks to the requirements of Clause 53.10. Other potential impact such as noise from Whitehorse Road or and railway, while slightly inconvenient, are expected within urban environments. The development will

		<p>commercial, industrial and other uses.</p> <ul style="list-style-type: none">• Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.• Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.	<p>provide sufficient sound isolation to ensure interior comfort for future residents.</p>
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Natural Resource Management

MPS Clause	Background	Strategies	Response
<p>02.03-4</p>	<p>The municipality includes a range of waterways including the Gardiners, Koonung, Dandenong, Mullum Mullum, and Bushy Creeks, wetlands, swamps and a range of man-made lakes. Ensuring development does not adversely impact water quality and improves flora, fauna and biodiversity outcomes is important to the community.</p>	<p>N/A</p>	<p>Despite the MPS not prescribing any relevant strategies, it should be noted that the design response has been prepared with stormwater discharge quality and stormwater management in mind. This is reflected in the accompanying SMP.</p>
PPF Clause No	Objective	Relevant Strategies	Response
<p>14.02-1S (Catchment planning and management)</p>	<p>To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.</p>	<ul style="list-style-type: none"> • Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures. • Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments. • Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas. • Require appropriate measures to restrict sediment discharges from construction sites. 	<p>A stormwater management plan has been prepared to accompany the application to ensure that stormwater discharged from the site into the water catchment will meet requirements in terms of flow rate and quality.</p> <p>A CMP can be required by conditions to ensure that sediment will not be discharged into the water system during construction.</p>

		<ul style="list-style-type: none"> • Ensure planning is coordinated with the activities of catchment management authorities. • Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and groundwater. 	
14.02-2S (Water Quality)	To protect water quality.	<ul style="list-style-type: none"> • Protect reservoirs, water mains and local storage facilities from potential contamination. • Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments. • Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments. • Avoid detrimental impacts on groundwater resources and minimise risk of harm to human health and the environment from proposed land use or development. 	As above.

Built Environment and Heritage

MPS Clause	Background	Relevant Strategies	Response
<p>02.03-5</p>	<p>Visual Amenity</p> <p>Trees are integral to the neighbourhood character of Whitehorse and they have been identified as an important contributor to the Bush Environment, Bush Suburban and Garden Suburban character areas. The Municipal Wide Tree Study identified that "trees are the most significant determinant of the character of various areas within the City of Whitehorse, with upper tree canopy covering a significant proportion of the city" (Municipal Wide Tree Study Discussion Paper, March 2016)</p> <p>Neighbourhood character</p> <p>There is concern within the community that poorly designed residential development is eroding the character and quality of some residential areas. As the basis for addressing this concern, the Whitehorse Neighbourhood Character Study, 2014 has categorised the City's residential areas into the following neighbourhood character types:</p> <ul style="list-style-type: none"> ▪ Garden Suburban Area. 	<p>Visual Amenity</p> <ul style="list-style-type: none"> • Protect and improve tree canopy cover by retaining significant trees and providing adequate open space areas and landscaping for additional large trees in new development. • Encourage planting of indigenous species. <p>Neighbourhood character</p> <ul style="list-style-type: none"> • Ensure that development contributes to the preferred neighbourhood character. • Enhance the design quality and character of residential development. • Protect and enhance the preferred neighbourhood character and the liveability of residential areas within the municipality. 	<p>As discussed above and in detail within the accompanying Arboricultural Impact Assessment, the proposal will retain the majority of the significant canopy trees on site. The landscaping plan will also contribute additional canopy trees to the site. The species selection includes native species.</p> <p>The proposed development is supportive of the preferred neighbourhood character. The development adopts a domestic form and incorporates a palette of materials to ensure that it is consistent with the Bush Suburban character of the neighbourhood.</p>

	<ul style="list-style-type: none"> ▪ Bush Suburban Area. ▪ Bush Environment. <p>Council will use the identified character types and the three categories of housing change identified in Clause 02.03-6 to encourage high-quality development that is responsive to site constraints and opportunities, and contributes to the preferred neighbourhood character of the area.</p> <p>Tree conservation</p> <p>Council has identified trees as being an integral and valued aspect of the character of Whitehorse, particularly within many of its residential areas.</p> <p>Vegetation has been identified as one of the most significant determinants of neighbourhood character in the municipality, with trees playing a crucial role. Council is concerned that the removal of canopy trees and vegetation will erode the neighbourhood character of Whitehorse. Of particular concern is the clearing of all trees from sites prior to development. Council's interim Urban Forest Strategy published in 2018, outlines the vision, policies and actions relating to Whitehorse's</p>	<p>Tree Conservation</p> <ul style="list-style-type: none"> • Protect and improve tree canopy cover by retaining significant trees and providing adequate open space areas and landscaping for additional large trees in new development. • Encourage planting of indigenous species. 	<p>As above</p>
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	<p>tree population and has set a target for canopy cover of at least 30% by 2030.</p> <p>Retaining trees, and providing sufficient space for the regeneration of trees, is therefore vital to preserve and enhance the amenity and character of the City. It strengthens neighbourhood character, landscape and amenity, reduces the urban heat island effect, provides habitat for wildlife, improves air quality and the local climate and has positive effects on community health and wellbeing.</p> <p>Environmentally sustainable development</p> <p>Council is striving for Whitehorse to be an environmentally sustainable city. Environmentally sustainable development (ESD) will improve amenity and liveability, reduce long term cost to consumers and the community and improve affordability. Council promotes ESD principles in order to achieve best practice design, construction and operation of new development and including ESD early in the planning and design process ensures that these principles are integrated into the lifecycle of development.</p>	<p>Environmentally sustainable development</p> <ul style="list-style-type: none"> • Achieve best practice by applying environmentally sustainable design principles to the design, construction and operation of new development. • Encourage innovative technology, design and construction and operational processes in all development that positively influence the sustainability of buildings. 	<p>As previously mentioned, the accompanying Sustainability Management Plan prepared by Lincoln Pearce provides a comprehensive review of the proposal against relevant criteria and best practice benchmarks.</p>
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PPF Clause No	Objective	Relevant Strategies	Response
15.01-1S (Urban Design)	To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.	<ul style="list-style-type: none"> • Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. • Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness. • Ensure the interface between the private and public realm protects and enhances personal safety. • Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport. • Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use. • Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm. • Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads. • Promote good urban design along and abutting transport corridors. 	<p>The built form proposed provides a suitable response to the context of the site. The building provides an articulated form with hipped roof forms, typical of the domestic buildings in proximity to the site.</p> <p>The proposed building is sympathetic to the neighbouring residential development to the south and east through the provision of substantial setbacks and recessive top floor form consistent with the nearby dwellings which are generally either single or double storey.</p> <p>The visibility of the site, being primarily from Witt Street and partially from Whitehorse Road (service Road), is one which has been treated carefully to ensure that all publicly oriented faces of the building incorporate good quality urban design and maintain an active outlook to contribute to a sense of place and casual surveillance of the surrounding public domain.</p>

<p>15.01-1R (Urban design – Metropolitan Melbourne)</p>	<p>To create a distinctive and liveable city with quality design and amenity.</p>	<ul style="list-style-type: none"> • Support the creation of well-designed places that are memorable, distinctive and liveable. • Integrate place making practices into road space management. • Strengthen Melbourne’s network of boulevards. 	<p>As stated above the proposed built form carefully considers its appearance from Witt Street and Whitehorse Road. Whilst the proposed facility will have a relatively large footprint with a significant frontage to Witt Street, this footprint is similar to the existing facility on the site. The scale and design of the building will allow it to respond to the streetscape in a manner that respects the surrounding residential context, and its high-quality architectural design is befitting of this.</p> <p>The landscape concept, including the retention of 18 significant canopy trees, provides for a substantial greening of the site through the provision of many canopy trees contributing to the greening of both Whitehorse Road and Witt Street.</p>
<p>15.01-2S (Building Design)</p>	<p>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</p>	<ul style="list-style-type: none"> • Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development. • Ensure development responds and contributes to the strategic and cultural context of its location. • Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment. • Improve the energy performance of buildings through siting and design measures that encourage: <ul style="list-style-type: none"> ○ Passive design responses that minimise the need for heating, cooling and lighting. 	<p>It is recognised that Residential Aged Care Facilities may be larger in scale than surrounding residential development, but in this instance, even though the building is substantial, its well-articulated and domestic style format provides consistency of urban form with surrounding development, in particular to some of the existing development along Whitehorse Road.</p> <p>Detrimental impacts upon neighbouring properties are kept to a minimum through substantial setbacks and recessive upper levels at the more sensitive southern and eastern interface, ensuring that no unreasonable overshadowing will occur, and no unreasonable overlooking implications are created.</p> <p>The building interfaces in an active way with the public realm with several of the resident’s rooms and communal spaces providing casual surveillance to the public domain.</p>

		<ul style="list-style-type: none"> ○ On-site renewable energy generation and storage technology. ○ Use of low embodied energy materials. ● Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste. ● Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical. ● Encourage water efficiency and the use of rainwater, stormwater and recycled water. ● Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse. ● Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm. ● Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security. ● Ensure development is designed to protect and enhance valued landmarks, views and vistas. ● Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles. 	<p>The proposal contributes to the safety of the pedestrian network through that casual surveillance.</p> <p>As detailed within the accompanying SMP, the proposal incorporates sufficient passive design responses to minimise heating and cooling, incorporates solar PV systems and employs low embodied energy materials and all other required provision to ensure best practice.</p> <p>The accompanying waste management plan details that there is sufficient space to allow for the suitable separation of all recyclable waste and accommodate all expected waste streams effectively.</p> <p>Stormwater discharge rates and quality is considered by the Stormwater Management Strategy accompanying the application.</p> <p>The built form interfaces with the public realm in a positive manner with an attractive presentation and enhancement of safety through casual surveillance.</p> <p>The proposal supports significant landscape protection provisions applicable to the land through the retention of a significant number of existing canopy trees and the planting of addition trees.</p> <p>Provision of bike parking is made for staff, despite not being required by the relevant provisions of the scheme.</p> <p>Significant existing vegetation is retained and proposed landscaping responds to the site's context to provide uninterrupted landscape spaces around all sides of the build form and soften its appearance.</p>
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		<ul style="list-style-type: none"> • Encourage development to retain existing vegetation. • Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas. 	
15.01-2L (Environmentally Sustainable Development)	To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.	<p>Encourage Best Practice environmentally sustainable development that:</p> <ul style="list-style-type: none"> • Is relevant to the type and scale of the development. • Responds to site opportunities and constraints. • Utilises a combination of locally available techniques, methodologies and systems that have been demonstrated to achieve optimum ESD outcomes. • Encompass the full life of the build. 	<p>The proposal suitably meets best practice in regard to the implementation of EDS initiatives into the design response.</p> <p>The accompanying SMP prepared by Lincoln Pearce should be referred to for further detail.</p>
15.01-4S (Healthy neighbourhoods)	To achieve neighbourhoods that foster healthy and active living and community wellbeing.	<ul style="list-style-type: none"> • Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing: <ul style="list-style-type: none"> ○ Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life. ○ Streets with direct, safe and convenient access to destinations. ○ Conveniently located public spaces for active recreation and leisure. 	<p>The proposal provides housing for a particular segment of the community, being the elderly. Its provision helps to broaden the opportunities for all ages to live within the local community. The specific location of the site provides the development with the added benefits of being located within proximity of two activity centres, public transport and public open space.</p> <p>All of these assets contribute to the wellbeing of this neighbourhood and provide jobs to the local community.</p>

		<ul style="list-style-type: none"> ○ Accessibly located public transport stops. ○ Amenities and protection to support physical activity in all weather conditions. 	
15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne)	None	<ul style="list-style-type: none"> ● Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home. 	The locating of the facility within an existing established suburban location supports and increase in density within an existing urban area. This boosts the areas ability to function as a 20-minute neighbourhood, provides a specific type of housing within the local area and avoids urban sprawl.
15.01-5S (Neighbourhood character)	To recognise, support and protect neighbourhood character, cultural identity, and sense of place.	<ul style="list-style-type: none"> ● Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character. ● Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing. ● Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the: <ul style="list-style-type: none"> ○ Pattern of local urban structure and subdivision. ○ Underlying natural landscape character and significant vegetation. ○ Neighbourhood character values and built form that reflect community identity. 	<p>The neighbourhood character is defined as Bush Suburban and focuses primarily on the greening of the suburban environment. That is supported by the proposal which seeks to retain existing significant canopy trees, provide substantial landscaping and a built form that is suitable within the given context.</p> <p>The articulated form and recessive top floor will present the domestic qualities of the design. The combination of materials proposed presents an appropriate palette to fit into the established character.</p>

<p>15.01-5L (Preferred neighbourhood character)</p>	<p>To ensure that development:</p> <ul style="list-style-type: none"> • Is consistent with the built form envisaged for the three categories of housing change, those being limited, natural and substantial change areas as defined in Clause 16.01-1L (Housing change) and shown on Plan 2: Housing Framework Plan at Clause 02.04. • Contributes to the preferred neighbourhood character of the area. • Minimises the loss of trees and vegetation. • Does not detract from the natural environment and ecological systems. • Provides adequate vegetation and gardens consistent with the preferred neighbourhood character. 	<ul style="list-style-type: none"> • Bush Suburban 2 Precinct strategies • Provide low-scale, pitched-roof development set within spacious garden settings. • Maintain the pattern of regular front setbacks and side setbacks from at least one side boundary, allowing sufficient space for planting and growth of new vegetation. • Ensure upper levels are set back from the ground level to allow views between buildings. • Provide low or open style front fences will provide a sense of openness along the streetscape and allow views into front gardens. • Provide space for planting of vegetation including large shrubs and tall canopy trees to enhance the landscape character of the area. • Consider development with slightly more compact siting and space for large trees and gardens in areas with good access to railway stations. 	<p>While higher than much of the surrounding built form, the proposed development at three storeys is only adding one more floor than many of the surrounding dwellings, and well under the permissible 16m allowed by Clause 53.17.</p> <p>The top floor is recessive, and the built form is articulated, in particular to the more sensitive residential interface to the east.</p> <p>The upper level is set back, and setbacks are generous on all sides to allow for substantial landscaping.</p> <p>Front fences are visually semitransparent to afford a sharing of views to the landscaping beyond.</p> <p>A substantial number of additional canopy trees are to be planted as per the landscape concept plan.</p>
<p>15.01-5L-01 (Tree conservation)</p>	<p>N/A</p>	<ul style="list-style-type: none"> • Retain trees that are: <ul style="list-style-type: none"> ○ Sound in health, reasonable in structure, of an appropriate species, and are in a location that can be reasonably designed around. ○ Significant for aesthetic, neighbourhood character, ecological, cultural or historical reasons, such that they are important beyond the immediate surrounds of the site. 	<p>Significant trees are generally to be retained. Where their removal is proposed, these trees are not in a good state of health and the removal is justifies.</p> <p>In addition, the proposal will see the removal of multiple weed species and undersized trees to allow for the establishment of the comprehensive landscaping proposed.</p> <p>The proposed new building in almost all circumstances provides the existing significant</p>

		<ul style="list-style-type: none">• Separate new buildings or works an appropriate distance from trees to be retained to ensure that an adequate proportion of the root system is protected from disturbance, and that adequate oxygen and nutrients are available for the tree to survive in the long-term.• Use techniques such as site-responsive building design and hard-surfacing to minimise potential damage to trees and their root systems, particularly where separation distances are at a minimum and the size and species of a tree requires additional measures to ensure its long-term health.	tress more space and less intrusion as is shown on the tree protection plan within the architectural drawings set and as is discussed within the accompanying Arboricultural Impact Assessment.
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Housing

MPS Clause	Background	Strategies	Response
02.03-5	<p>Housing Growth Council has identified areas of substantial, natural and limited housing change that are aligned with the neighbourhood character precinct statements. These statements, and subsequent planning controls, aim to direct housing growth across the municipality in a way that reflects the community's neighbourhood character aspirations, while balancing the future housing needs of the City.</p> <p>Natural change Allow for modest housing growth and a variety of housing types provided they achieve the preferred neighbourhood character.</p> <p>Housing diversity There is a need to improve access to the housing market for the City's large proportion of residents from non-English-speaking backgrounds, many of whom currently experience barriers inhibiting their entry to the market, along with residents at different stages of the life cycle.</p>	<ul style="list-style-type: none">• Direct new housing in natural change areas to locations with good access to public transport and local services, and where it can positively contribute to the preferred neighbourhood character of the area.• Encourage a broader range of housing types to meet the differing needs of the existing and future population.• Support use and development that increases supply and distribution of affordable housing across the municipality.	<p>This is a natural change area, and the proposal seeks a suitable transition from the surrounding residential development on a site which has been home to an institutional facility. It broadens the range of housing types to meet differing needs.</p>

PPF Clause No	Objective	Relevant Strategies	Response
16.01-1S (Housing Supply)	To facilitate well-located, integrated and diverse housing that meets community needs.	<ul style="list-style-type: none"> • Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing. • Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas. • Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport. • Identify opportunities for increased residential densities to help consolidate urban areas. • Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types. • Encourage the development of well-designed housing that: <ul style="list-style-type: none"> ○ Provides a high level of internal and external amenity. ○ Incorporates universal design and adaptable internal dwelling design. 	<p>The proposal contributes to the provision of specialist housing and care for the elderly. This growing sector is an important one, however, is often overlooked when new residential areas are planned and developed. The provision of this facility in conjunction with the development of the remainder of the surrounding area is important to ensure that the communities needs are met.</p> <p>The higher density proposition of a residential aged care facility in this location is appropriate given its proximity to the nearby activity centres, public transport options for visitors and staff and public open space at Antonio Park.</p>

		<ul style="list-style-type: none"> • Support opportunities for a range of income groups to choose housing in well-serviced locations. 	
16.01-1R (Housing supply – Metropolitan Melbourne)	None	<ul style="list-style-type: none"> • Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are: <ul style="list-style-type: none"> ○ Urban-renewal precincts and sites. ○ Areas for residential growth. • Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport. • Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing. • Create mixed-use neighbourhoods at varying densities that offer more choice in housing. 	As previously mentioned, the proposal supports accommodating the growth in population through the provision of housing for the elderly in a suitable built form. This supports 20-minute neighbourhood principles and creates a variety of density and choice.
16.01-1L (Housing Change)	<p>To accommodate population increases in the municipality within Natural and Substantial Change Areas.</p> <p>To guide development outcomes along key road corridors in the municipality where Substantial Change Areas interface with low-rise residential development.</p>	<ul style="list-style-type: none"> • Provide adequate space for substantial vegetation in Limited and Natural Change Areas. • Provide a diversity of dwelling types sizes and tenures in Natural and Substantial Change Areas, including affordable housing in larger developments. • Locate medium density housing, in the form of townhouses or units, close to transport, activity centres and community infrastructure. 	<p>As discussed above, the proposal provides substantial setbacks to allow for generous landscaping.</p> <p>It assists with dwelling diversity allowing the areas elderly residents to remain within the local area.</p> <p>The development provides for a higher density of development and is located within proximity of public transport, open space and nearby activity centres.</p>

<p>16.01-5S (Residential aged Care facilities)</p>	<p>To facilitate the development of well-designed and appropriately located residential aged care facilities.</p>	<ul style="list-style-type: none"> • Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area. • Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass). • Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport. • Encourage planning for housing that: <ul style="list-style-type: none"> ○ Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities. ○ Enables older people to live in appropriate housing in their local community. • Provide for a mix of housing for older people with appropriate access to care and support services. • Ensure that residential aged care facilities are designed to respond to the site and its context. • Promote a high standard of urban design and architecture in residential aged care facilities. 	<p>As stated previously, the proposed facility while accommodating a reasonably large number of residents and being a substantial building, presents a positive built form response in the given context. Its height represents a suitable transition to the surrounding development, and materials are consistent with the Bush Suburban character of the area.</p>
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Economic Development

MPS Clause	Background	Strategies	Response
02.03-7	The major employment sector in the municipality is health care accounting for 22 per cent of jobs in the City, while other industries such as professional, scientific and technical services, accommodation and food services, and construction are growing and need support in the medium to long term.	N/A	While none of the strategies prescribed in the MPS are of particular relevance to this application, it should be noted that the proposal provided for a significant number of development and ongoing management and operations jobs associated with the use of the land for a residential aged care facility. This is ideally positioned along one of the municipalities major thoroughfares and close to a variety of public transport options and other facilities.
PPF Clause No	Objective	Relevant Strategies	Response
17.01-1S (Diversified economy)	To strengthen and diversify the economy.	<ul style="list-style-type: none"> Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region. Improve access to jobs closer to where people live. 	The proposal will provide not only a number of jobs in the property sector during construction, but it will also provide a number of ongoing roles in the management and operation of the facility. It is considered likely that most staff would live locally to the site.
17.01-1R (Diversified economy - Metropolitan Melbourne)	N/A	<ul style="list-style-type: none"> Support diverse employment generating uses, including offices, innovation and creative industries in identified areas within regionally significant industrial precincts, where compatible with adjacent uses and well connected to transport networks. Facilitate investment in Melbourne's outer areas to increase local access to employment. 	As above

Infrastructure

PPF Clause No	Objective	Relevant Strategies	Response
19.01-2S (Renewable energy)	To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.	<ul style="list-style-type: none"> Facilitate renewable energy development in appropriate locations. Protect renewable energy infrastructure against competing and incompatible uses. Consider the economic, social and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment. 	The proposal incorporates a Solar PV system, and does not overshadow any neighbouring systems.
19.01-2R (Renewable energy – Metropolitan Melbourne)	None	<ul style="list-style-type: none"> Facilitate the uptake of renewable energy technologies on a site-by-site and neighbourhood level during the master planning of new communities and in green wedge and peri-urban areas. 	As above.
19.03-3S (Integrated water management)	To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.	<ul style="list-style-type: none"> Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to: <ul style="list-style-type: none"> Take into account the catchment context. Protect downstream environments, waterways and bays. 	<p>As is discussed in more detail within the accompanying Sustainability Management Plan (SMP) and Stormwater Management Strategy (SWMS), the proposal ensures that water quality of flow in the water catchment is suitable.</p> <p>Water usage will be suitable managed by efficient fixtures, and stormwater storage is provided for irrigation and laundry use.</p>

		<ul style="list-style-type: none">○ Manage and use potable water efficiently.○ Reduce pressure on Victoria's drinking water supplies.○ Minimise drainage, water or wastewater infrastructure and operational costs.○ Minimise flood risks.○ Provide urban environments that are more resilient to the effects of climate change.● Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:<ul style="list-style-type: none">○ Minimising stormwater quality and quantity related impacts.○ Filtering sediment and waste from stormwater prior to discharge from a site.○ Managing industrial and commercial toxicants in an appropriate way.○ Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.● Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.● Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or	<p>Please refer to the SMP and SWMS for further information.</p>
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		improving the environmental quality of water and groundwater.	
19.03-5S (Waste and resource recovery)	To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.	<ul style="list-style-type: none"> • Integrate waste and resource recovery infrastructure planning with land use and transport planning. • Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products. • Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme. 	Please refer to the accompanying Waste Management Plan prepared by onemilegrid for further information.

Attachment 3

Response to Clause 53.17

A3

Assessment of Clause 53.17 – Residential Aged Care Facilities Address: 724-728 Whitehorse Road, Mitcham

Purpose of the Clause includes:

- *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.*

The Clause provides a list of application requirements including a site and context description, a design response plan and a landscape plan.

The following Development Objectives are outlined in Clause 53.17-3 and responded to as follows:

No.	Development Objective	Response
1.	Building Height	<p>As the application is for the development of a residential aged care facility, the 11 metre, or three storey height limit, of Clause 32.08-11 for a dwelling, small second dwelling or residential building do not apply. The provisions of Clause 53.17 which are specific to the development of Residential Aged Care Facilities prescribe that the maximum height for a residential aged care facility is 16 metres.</p> <p>The proposed maximum height at 12.33 metres above the natural ground level (as shown on the western elevation) and therefore, comfortably complies with this requirement.</p> <p>It is worth noting that due to the topography of the subject site, the maximum height of 12.33 metres is only for a small part of the building. The majority of the overall height is set below 11 metres expectation for the GRZ2. The design response has stepped the building down towards the sensitive interfaces to ensure a domestic presentation of the building to the abutting residential neighbours.</p>
2.	Street Setback	<p>The subject site is a corner allotment and is located at the intersection of Whitehorse Road and Witt Street. The remaining two boundaries of the subject site abut adjoining residential properties.</p> <p>The subject site abuts an allotment facing the front street, being number 730 Whitehorse Road. There is also a dwelling on the opposite side of Witt Street fronting Whitehorse Road, being 722 Whitehorse Road.</p> <p>It should be noted that both 722 and 730 Whitehorse Road have deeper front setbacks than the majority of the dwellings that front the immediate section of Whitehorse Road where there is an average front setback of approximately 6 metres.</p>



		<p>This includes the existing building on the subject site. As such the design response has adopted an articulated façade, providing setbacks that range from 5.54 metres to the pillars supporting the balcony at Level 1, to 9.64 metres to the front building line towards the western side of the subject site. This offers an average setback of approximately 7.5 metres which more broadly reflects the neighborhood character of the area and remains consistent with the existing building alignment.</p> <p>The proposed facility will front Witt Street, as does the existing building on the site. With the exception of the Porte cochere (a permissible intrusion into a setback) the building is to be setback between 9.92 and 16.04 metres from the boundary to the Witt Street road reserve.</p> <p>In this instance, the proposed setback to Witt Street is in excess of the requirement and is considered appropriate. It will allow for the front of the development to retain existing trees and incorporate substantial landscaping.</p>
3.	Side and Rear Setbacks	<p>As the proposed development has two road frontages owing to its corner location, this guideline applies to the interface with the adjoining residential properties to the east and south.</p> <p>The purpose behind this standard, as reflected in Clause 54 and 55 as standards A10 and B17 respectively, is to ensure a suitable separation of dwellings from neighbouring dwellings. In this instance the proposed built form is comfortably within the prescribed B17 setback envelope as is demonstrated on the architectural elevations and sections.</p>
4.	Walls on Boundaries	<p>There are no walls proposed on boundaries.</p>
5.	Daylight to Existing Windows	<p>The proposal complies with Standard 53.17 Daylight to existing windows as follows:</p> <p><u>Existing windows to the east</u></p> <p>The closest window within the adjoining developments to the east of the site is located at <u>5B Tennyson Street</u>. This window is currently provided with approximately 2.16 metres dimension clear to the sky with an area of at least 3 sqm (measured from the eave to the existing boundary fence to the south of said windows).</p> <p>The section of the wall opposite the window within 5B Tennyson Street, and within the 55 degree arc requires a setback of at least 3.15 metres (or 50% of the maximum wall height). Opposite this window is a maximum wall height of 6.3 metres, setback at least 4.5 metres from the east side boundary fence.</p>



		<p><u>Existing windows to the west</u></p> <p>The closest window within the adjoining development to the south (1-5/7 Tennyson Street, in particular the westernmost unit) is currently provided with at least 600mm dimension clear to the sky, with less than 1 sqm of a light court area. This variation is an existing condition, with no built form proposed directly opposite these windows that would result in a further reduction to daylight to this window.</p> <p>The section of the wall opposite the window within 1-5/7 Tennyson Street (the eastern most unit), and within the 55 degree arc requires a setback of at least 3.1 metres (or 50% of the maximum wall height). Opposite this window is a maximum wall height of 6.2 metres, setback at least 6.09 metres from the boundary fence to the south.</p>
6.	North Facing Windows	<p>The proposal complies with Clause 53.17 North facing windows, as follows.</p> <p>The abutting units at 7 Tennyson Street to the immediate south of the subject site have north facing windows <u>that are directly opposite built form of the development</u>. All windows are <u>setback more than 3 metres from the common boundary</u>, and are therefore not applicable to this standard, which specifies north facing windows within 3 metres of a boundary on an abutting lot.</p> <p>Notwithstanding the above, the proposed built form opposite these north-facing windows are setback between 4 and 6 metres at the ground level, 6 metres at the first floor and 12.7 metres at the second floor. These setbacks are well in excess of the requirements of this standard.</p> <p>For the north facing windows of the westernmost unit of 1-5/7 Tennyson Street, these windows are within 3 metres from the shared boundary. However, there is no built form proposed within the development that is opposite these windows.</p>
7.	Overshadowing Open Space	<p>As is demonstrated by the shadow diagrams that form part of the architectural drawings package, the proposal generally cast no additional shadow beyond what is caused by existing fences. The exception to this being a small area of additional shadow cast in the open space to number 4 and number 6 Buxton Street at 3.00pm on the equinox. This area does not cause either of these dwellings to have reduced sunlight to less than 40 square metres of open space, with the dwellings receiving 140 and 88 square meters respectively at this time. Please refer to the shadow diagrams for more information.</p>
8.	Overshadowing Solar Energy Systems	<p>The proposed development will not overshadow any solar energy systems.</p>



9.	Overlooking	<p>The design response has sought to minimise overlooking potential. Where windows are oriented towards the adjoining residential properties, they are either secondary windows, i.e. not providing the primary outlook for the room (as is the case with those facing east) or have been set behind fix and obscured balustrading up to a height of 1.2m (as is the case for those facing south).</p> <p>For the balconies proposed with views to the secluded private open spaces to the east (measured at a distance of 9 metres), the balustrades of these balconies are screened to a minimum 1.2 metre height, to comply with Clause 53.17 Overlooking standard.</p>
10.	Noise Impact	<p>Back of house operations are all located within the basement level and are well separated from neighboring residential properties to minimise any unreasonable noise impacts.</p> <p>As noted in the submitted waste management report prepared by One Mile Grid, the hours of collection for waste are proposed to be restricted to ensure the amenity of the area is maintained and again this operation is to occur within the basement level.</p> <p>With regards to noise mitigation for the plant located on the second storey, due consideration has been made during the design process to ensure that noise impacts from the plant on the second storey have been sufficiently addressed.</p> <p>The architectural plans provided detail of acoustic screening surrounding the entirety of the plant, to eliminate any adverse impact with regard to noise pollution. Screening to the Witt Street façade has been added in front of the roof terrace to mitigate noise from the adjacent plant platform beyond, noting that this area is centrally located on the site to mitigate any potential noise implications.</p> <p>The relocation of the Port Cochere proposed by Council would have no impact on the level of commercial traffic as all staff, visitors, deliveries and waste collection would continue to be via the basement level, accessed at the southern extent of the site.</p>
11.	Daylight to New Windows	<p>All windows in the development will receive access to natural daylight and outlook to open sky.</p>
12.	Site Coverage	<p>The proposed site coverage of the built form is 58.5 percent, which is comfortably below the 80 per cent permitted.</p>
13.	Access	<p>As detailed in the planning report, vehicle access for staff, visitors and deliveries is from the existing crossover from Witt Street into the basement level. Passenger pick up and set-</p>



		<p>down and emergency vehicles such as ambulances can access the main entrance Porte cochere, also from Witt Street.</p> <p>Greater detail is provided within the Traffic Impact Assessment prepared by onemilegrid.</p>
14.	Building Entry	<p>The main building entrance will be clearly identifiable from Witt Street and visible from the corner of Whitehorse Road, with the port cochere providing a sense of address. This entry is located within a similar location to the existing primary entry to the existing building.</p>
15.	Communal Open Space	<p>The proposal includes generous communal open spaces both internal and external to the building. These spaces include a café, internal communal lounges and dining spaces, various sitting rooms and activity rooms, as well as a theatre, hair salon, and gym. In addition, there is a community room which can be used by the local community as a space to meet. These areas are considered critical for any aged care facility where residents are encouraged to spend considerable time outside their rooms for the purposes of social interaction, dining and activities.</p> <p>In addition, there are multiple areas of generous external outdoor passive recreation, including three central internal courtyards, as well as extensive terraces and balconies provided around the perimeter of the development.</p> <p>The proposal is setback from all site boundaries to allow for a substantial landscape buffer along all boundaries of the site.</p>
16.	Front Fence	<p>The proposal will incorporate a new front fence around the northern and western boundary of the site. This will have a maximum height of 1.5 metres and be constructed of palisade panels. The proposed design of the fencing will allow views of the vegetation and the building behind to passersby, and from the building out to the public domain to allow the residents a sense of connection to community life.</p>

Attachment 4

Technical Advice

A4



Knowles Group
346 South Road
Hampton East, VIC 3189

Date: 18 March 2024

Subject: Fire Safety Concerns Associated with Electric Vehicle Chargers in Carparks of Aged Care Buildings

To whom it may concern,

The purpose of this letter is to highlight the fire safety risks associated with electric vehicles (EVs) and charging facilities in aged care accommodation buildings. Whilst committing to sustainable practices associated with EVs is important, it is equally important to carefully consider how the introduction of EVs and charging facilities influences the potential fire safety risks in aged-care accommodation buildings.

Residents in aged-care buildings are generally considered to be elderly and a proportion are likely to be impaired mentally and/or physically. Residents may also be asleep, and some may be under the influence of medication which may impair their timely response to fire cues. Additionally, in some cases residents will be highly reliant on staff to coordinate and facilitate evacuation as they are unable to act on their own behalf. As a result, residents in these buildings are some of the most vulnerable in society and measures to protect them should be applied where practically possible.

The increasing prevalence of EVs equipped with high-energy lithium-ion batteries has led to the incorporation of EV charging facilities in various building carparks. With the increase in both EVs and charging facilities, the potential for fires is also increased. Although excluding EVs from parking in aged care building carparks may not be practical, addressing ignition risks becomes a crucial strategy to reduce the likelihood of fires.

It is recognised that there are potential fire risks associated with the charging process and the equipment involved, specifically:

- Type 4 (direct DC) charging equipment could pose a higher risk of ignition when used with combustible coolant.
- Overcharging can lead to overheating of the battery which may result in a fire. Whilst modern equipment includes battery management systems to prevent overcharging, the risk has not been eliminated completely.
- A malfunction in the charging equipment (cables, connections or charging stations) can lead to a fire. The risks of this increase as equipment ages and comes nearer to the end of its life cycle.

- Battery defects or damage can lead to thermal runaway which in turn leads to a fire.

In the event of a fire involving EV batteries, the attending fire brigade may need substantial resources, including up to 30,000 litres of water, to control and extinguish the fire. Additionally, due to the nature of fires involving high-energy lithium-ion batteries it can take multiple hours for an EV fire to be extinguished before it can be removed from the carpark. If such a fire spreads among multiple EVs, the challenges faced by emergency services increase exponentially.

A large-scale fire event not only imposes additional stress on vulnerable occupants and staff within the building but also places a significant burden on emergency services, potentially necessitating a building-wide evacuation if the fire cannot be swiftly controlled.

In aged-care buildings, a building-wide evacuation is generally seen as a last resort due to the potential risks involved. These risks include:

- Evacuating vulnerable residents in a stressful situation can potentially exacerbate existing health conditions.
- Evacuation introduces risk of injury to both residents and staff due to the heightened risk of falls, tripping, or other injuries.
- Medical care of residents is severely interrupted during a building-wide evacuation. During evacuation personal items, medications and medical equipment have the potential of being lost.
- In the event that a building cannot be re-entered within a relatively short space of time, relocation of residents becomes a significant challenge, particularly during an emergency. Complex coordination with external agencies and other care facilities is likely to be required.

Therefore, our considered opinion is that a practical and effective approach to mitigate the risks associated with carpark fires in aged-care buildings would be to exclude electric vehicle charging facilities from carparks that are part of or within close proximity to aged-care buildings.

If you should have any questions or require any further clarification, please call or email the undersigned.

Sincerely yours,



Conor Toner
Senior Fire Safety Engineer
D: 03 8814 3209
E: Conor.T@ddeg.com.au

Lin Zhu

Design Manager

KNOWLES GROUP

2nd November 2023

Dear Lin

Thank you for the detailed conversation regarding the use of rainwater for flushing of toilets at the new Arcare Aged Care facility that is under design.

Whilst at all stages we would expect to promote and comply with the requirements to be environmentally conscious the use of rainwater to flush toilets raises concern from an infection prevention and control (IPC) perspective.

Firstly, we are housing a vulnerable population with a wide range of ageing and therefore comorbidities that increases the risk of poor outcomes if the environment is not designed to be fit for purpose and reduce all risks where possible.

In this environment there are factors that we need to consider ensuring we are providing the safest and best environment for the residents of the facility, their representatives, the workforce, and the broader community who frequent these residential aged care facilities.

Whilst the concept of using the rainwater to flush toilets is as such a very environmentally favorable practice, it does not support and promote a safe environment for the consumers of aged care.

There are a range of reasons why from an IPC perspective, we would not accept this practice. In the first instance the residents themselves have multiple chronic conditions and comorbidity and have lower level of immunity and are therefore far more vulnerable to the exposure of any communicable disease including for example legionella.

There is an increased risk of environmental factors when not always using potable water, which increases the risk of possible resident exposure to droplet particles that may contain legionella and other water contaminants.

An Aged Care Facility, being group or residential accommodation, by way of its nature and design increases the risk of further transmission should there be just the one case of a communicable disease. This is due to close living proximity and high acuity of care required. This can very quickly translate into large outbreaks across the facility with increased risk of spread between residents and mortality due to the residents being immunocompromised.

There are a large number of rooms planned in this facility which may take some time to fill which means there would be possible stagnation of water in plumbing again increasing the risk of environmental contamination and growth of contaminants in the lines. The introduction of dead legs is also a must to avoid due to water stagnation and therefore growth of contaminants.

It is in my opinion that the use of rainwater should only be used for external purposes such as irrigation of the grounds, possible use during fire but under no circumstance do I support the use of rainwater to flush toilets in the Arcare Aged Care Facility . Use of Rainwater in Aged Care facilities is putting the health and safety of elderly residents at risk.

I appreciate your engagement and promotion of all things environmental sustainability but there are certain concepts in health and aged care that cannot be supported for a range of reasons.

I trust you will take on board my recommendation and support the request from the Deputy State Operations Manager representing the organization and provide feedback and move forward with support of the plans as drawn and not continue with the request for rainwater use for toilet flushing.

SINCERELY

Michelle Bibby

Director Infection Prevention Australia

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Attachment 5

Site & Surrounds Photos

A5

Attachment 5 - Site & Surrounds Photos



View one – The site looking to the south from Whitehorse Road



View two – The neighbouring property at 730 Whitehorse Road



View three – The site looking south across courtyard / carpark.



View four – Whitehorse Road (service road) looking north.



View five – Witt Street looking south (Site on the left).



View six – Main pedestrian entry to existing building (Witt Street)

Attachment 5 - Site & Surrounds Photos



View seven – Main vehicle entry to site (Witt Street)



View eight – Secondary vehicle entry to site (Witt Street)



View nine – Neighbouring properties on Witt Street.



View ten – Neighbouring properties on Witt Street.



View eleven – Linear reserve



View twelve – Adjoining rail corridor

