

CAMPBELL STREET, WONTHAGGI

Planning Permit No. PA2503535
Planning Permit Assessment Report
(Clause 52.22)

Officer Assessment Report
Development Approvals & Design

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information		Details	
DFP Application No:		DFP-799	
Application No:		PA2503535	
Received by DFP		11 October 2024	
Date lodged in POL		11 February 2025	
Statutory Days:		84 Days	
Applicant:		Bass Coast Health c/- Urban Planning Collective	
Planning Scheme:		Bass Coast Planning Scheme	
Land Address:		Allotment 44 Section 54A and Allotment 34A Section 54A Township of Wonthaggi, Baillieu Street West	
Proposal:		The use and development of a two-storey staff accommodation building (group accommodation) including 20 one bedroom units, associated landscaping and car parking.	
Development Value:		\$ 9.5 million	
Why is the Minister responsible?		<p>The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for:</p> <ul style="list-style-type: none">• Use or development to which Clause 53.22 applies.	
DFP eligibility criteria in accordance with 53.22	Category	2	
	Sector	Visitor economy, arts and recreation facilities	
	Land use	Group Accommodation	
	Location	Regional – Bass Coast	
	Alignment with the DFP threshold/criteria	<p>Yes - The proposal qualifies as Category 2 in either of two ways:</p> <ul style="list-style-type: none">• the proposal is proposed to be carried out on Crown Land, or• A letter was received to confirm funding by the State of Victoria	
	OVGA	N/A	
	Invest Victoria	N/A	
	Quantity Surveyor Report	N/A	
Why is a permit required?	Clause	Control	Trigger
Zone:	36.01-1	Public Use Zone (Schedule 3 – Health and Community)	To use the land for Health & Community not carried out by or on behalf of the public land manager.
	36.01-2	Public Use Zone (Schedule 3 – Health and Community)	To construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1.
Overlays:	43.02	Design and Development Overlay (Schedule 7)	To construct a building or construct or carry out works.
	44.06-2	Bushfire Management Overlay	To construct a building or construct or carry out



works associated with accommodation.

Particular Provisions	52.17	Native Vegetation	The removal of native vegetation.
Cultural Heritage:	The site is not identified as an area of potential cultural heritage sensitivity.		
Total Site Area:	20,928 m ²		
Planning Unit Area:	2,630 m ²		
Height:	Maximum building height of 15.6 m plus 0.8 m of lift overrun.		
Land Uses:	Residential – 20 single bedroom units.		
Parking:	Cars	Motorcycles	Bicycles
	20	0	4
Referral Authorities:	Country Fire Authority (Determining referral authority) Victoria Health Building Association (Determining referral authority)		
Public Notice:	Notice was given to adjoining owners and occupiers. Bass Coast Rural City Council		
Delegates List:	Approval to determine under delegation received on 5/02/2025.		



Application Process

Background

- 1. The key milestones in the application process were as follows:

Development Facilitation Program: Pre-application	
Enquiry lodgement	11 October 2024
Informal advice	<p>Bass Coast Shire Council</p> <p>General Feedback:</p> <p>The use of alternative colours to Monument is encouraged to reduce heat absorption impacts and support improved thermal comfort.</p> <p>Although not required under Clause 52.34 – Bicycle Facilities, the inclusion of bicycle hoops is encouraged to support active transport options.</p> <p>Internal Amenity:</p> <p>It is recommended that balcony widths be increased by 600 mm to improve the usability and amenity of private open spaces.</p> <p>Concerns have been raised regarding potential noise impacts from plant/equipment and lift cores where they are located adjacent to bedrooms.</p> <p>The provision of additional windows is encouraged to improve natural light and ventilation within dwellings.</p> <p>Environmentally Sustainable Design (ESD):</p> <p>Plans should include a clear notation stating the rainwater tank capacity and confirming that tanks will be connected to toilets for flushing and laundry purposes, consistent with the Water Sensitive Urban Design (WSUD) report.</p> <p>The provision of solar panels is supported as a positive ESD initiative.</p> <p>Other Matters:</p> <p>A Waste Management Plan is required to be submitted.</p> <p>All rooftop services should be shown on the development plans.</p> <p>The inclusion of bollard lighting or similar is encouraged between the car park and building entrance to enhance safety and security for occupants.</p> <p>The feedback outlined above was relayed to the proponent. DFP Planning supports the council’s comments, while noting that many of the suggestions raised are not statutory requirements under the Planning Scheme.</p>
	<p>Country Fire Authority (CFA)</p> <p>No significant issues with the proposed development. The Bushfire Management Plan includes specific access and water supply conditions. The CFA is satisfied that access and water supply conditions can be met through compliance with the required National Construction Code. As such, a minor change is required to the Bushfire Management Plan to remove the conditions for access and water supply. This information was relayed to the proponent and the BMP was subsequently updated.</p>

**DTP Urban Design**

No issues. Support for the well-designed accommodation layouts.

General feedback on materiality/colours, access convenience, provision of outdoor lighting for safety.

Victorian Health Building Association

No objections as provided in an email.

Application process

Application lodgement 11 October 2024

Further information requested 14 November 2024

Further information received 3 December 2024

Further plans submitted 3 December 2024

Decision Plans Architectural plans prepared by BBP Architects dated 05/03/2025

Other Assessment Documents

- Acoustic Report prepared by DDEG Acoustics
- Arboriculture Impact Assessment prepared by Treespace Solutions
- Architectural Plans prepared by BBP Architects
- Bushfire Management Plan prepared by Nexus Planning
- Cultural Heritage Management Plan Letter prepared by Triskel Heritage
- Landscaping Management Plan prepared by memLa
- Preliminary Tree Assessment prepared by Treespace Solutions
- Transport Impact Assessment prepared by Onemilegrid
- Stormwater Management Assessment prepared by Low Impact Development Consulting

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. The proposal comprises the use and development of a two-storey staff accommodation building with 20 one-bedroom units. The units are self-contained with individual private balconies, kitchenettes, bathrooms and a study. A communal kitchen, lounge area and terrace are also provided for residents as well as a communal barbeque to the north of the proposed building. A car park providing 20 spaces is proposed to the northeast of the accommodation building.
4. The proposal will directly support the operation of Wonthaggi Hospital by providing temporary accommodation for essential service clinical staff.

5. The applicant has provided the following concept image/s of the proposal:

Figure 1: Site layout plan





Figure 2-4: Architectural Renders

Subject Site and Surrounds



Site Description

6. The property is situated southwest of Wonthaggi Hospital, encompassing portions of Allotments 44 (Section 54A) and 34A (Section 54) in the Wonthaggi Township, collectively addressed as 235 Graham Street. This large, irregularly shaped lot currently features a gravel parking area accessible from Baillieu Street West on its northern boundary, with the remaining land consisting of an undeveloped grassed area containing trees in its western section. The terrain gradually descends from east (where Kirrak House is located) toward the Bushland Reserve in the west.
7. Both parcels maintain temporary hospital reservations (reference numbers MI286203W and MI296094Y respectively). The proposed development is compatible with these reservations as it directly supports operations at the adjacent hospital facility.



Figure 5: Aerial of subject site and surrounds (supplied by applicant)

8. The site is contained in the Public Use Zone Schedule 3 (PUZ3), Design Development Overlay – Schedule 7 (DDO7) and Bushfire management Overlay.

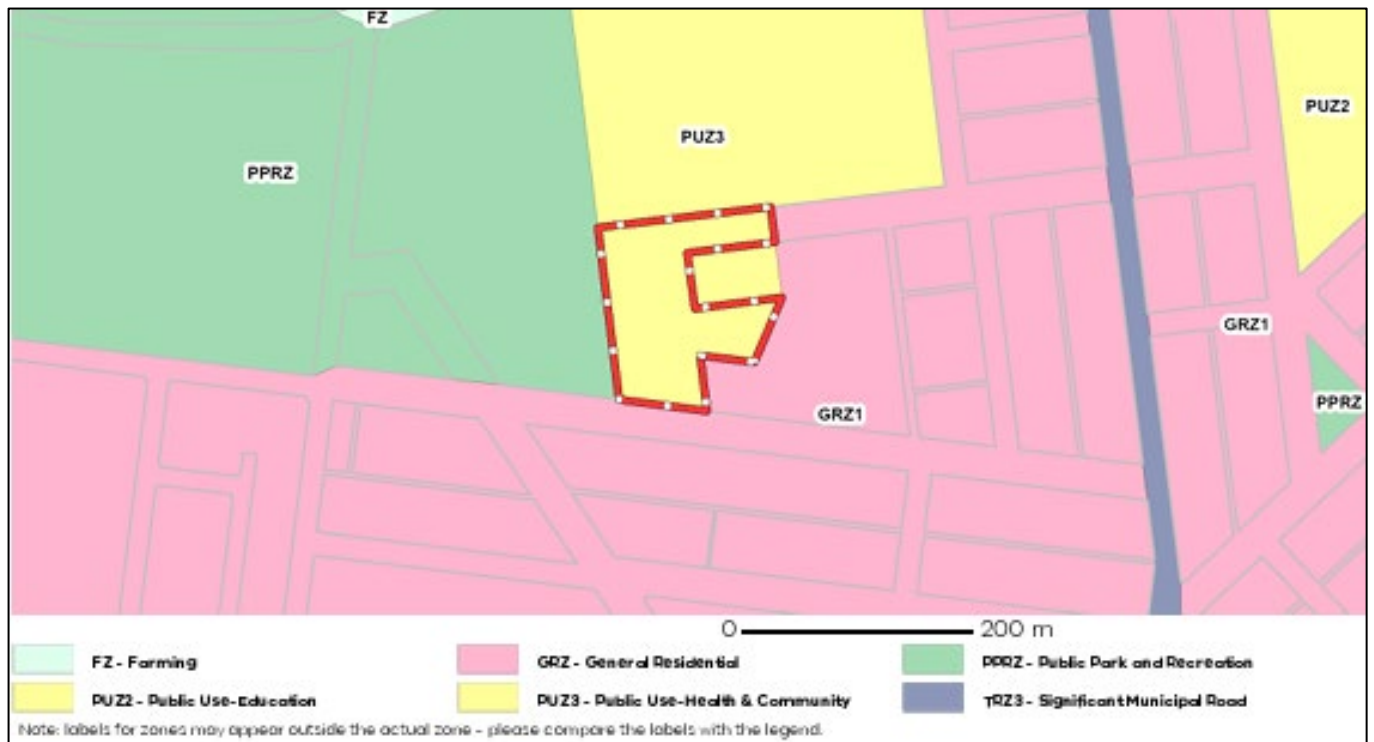


Figure 6: Surrounding zoning map



Figure 7: Bushfire Management Overlay Map



Figure 8: Design Development Overlay Map

Site Surrounds

9. Development surrounding the site can be described as follows:

- To the **north** of the site is Baillieu Street West, beyond which lies the rear portion of Wonthaggi Hospital.
- To the **east** is 55 Baillieu Street West, occupied by Kirrak House - a single-storey aged care facility with access from Baillieu Street West. The proposed surface car park will be situated immediately north of Kirrak House, adjacent to the existing car park serving the aged care facility.
- To the **south** is the remaining portion of Allotment 44 Section 54A (Township of Wonthaggi), which consists of a vacant paddock. Further south lies Campbell Street, a two-lane bitumen Council Road running east to west, with a single-storey dwelling (38 Campbell Street) located to the southwest of the subject site.
- To the **west** is the Wonthaggi G237 Bushland Reserve, characterised by dense vegetation and walking tracks that connect Campbell Street to the south with West Area Road to the north



DFP Pre-application Referrals

10. As part of the pre-application review of the proposal prior to formal lodgement of a planning permit application, the proposal was referred to relevant authorities and parties for preliminary comments received from:
- Bass Coast Shire Council
 - Victorian Health Building Authority
 - Country Fire Association
 - DTP Urban Design
11. The specific details of the responses provided are discussed as necessary in the assessment below.

Statutory Referrals

Referrals

12. The application was referred to the following agencies:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Victorian Health Building Authority	<p>Clause 66.04 – Schedule 1 – Design and Development Overlay (Schedule 7) – Referral to Victorian Health Building Authority to be referred under Section 55 of the Act. This is to ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site</p> <p>19/03/2025</p> <p><i>The Department of Health determined that the proposed development will have minimal impact on emergency medical service helicopter operations into the Wonthaggi District Hospital. On this basis, the Department does not object to the proposed development provided the permit is subject to the following conditions:</i></p> <ol style="list-style-type: none"><i>Should any cranes and associated construction equipment be used, prior to the commencement of any development (including any demolition or excavation) or by such time as agreed by the Responsible Authority and Department of Health in writing, a Flight Path Construction Management Plan must be prepared to the satisfaction of the Department of Health and be approved by the Responsible Authority. The Flight Path Construction Management Plan must include measures to minimise the impact of the construction of the building on the safe and unfettered operation of the Wonthaggi Hospital helipad.</i> <p><i>The flight path construction management plan must identify the location and height of any construction equipment, including cranes which must be provided to the Department of Health at least five days prior to commencement. The management measures incorporated within the plan must be implemented during the construction of the building to the satisfaction of the Department of Health and the Responsible Authority.</i></p>



Section 55 Referral – Determining	Country Fire Authority	Clause 66.03 - An application must be referred under Section 55 of the Act to the relevant Fire Authority as specified in Clause 66.03. 20/02/2025 <i>CFA, as a Referral Authority pursuant to Section 55 of the Planning and Environment Act 1987 (Act) has considered and does not object to the grant of a permit for the above proposal subject to:</i> <i>Any mandatory conditions specified within the planning scheme; and</i> <i>The following conditions being included on any planning permit that may be issued.</i> <ol style="list-style-type: none"><i>Endorsement of Bushfire Management Plan</i> <i>Before the development starts, the Bushfire Management Plan prepared by Nexus Planning, version 1a, dated 23 December 2024 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.</i>
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Notice

2. The application was referred to the following agencies:

Provision / Clause	Organisation	Response and date received
Section 52 notice – Informal referral	Bass Coast Shire Council	13/03/2025 Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , Bass Coast Shire Council does not object to the grant of a planning permit subject to conditions being placed on any permit issued.

Conditions are standard in nature and generally supported by DTP. The conditions that have been modified have been discussed below:

Proposed Condition	DTP Officer Response
<i>Bicycle racks</i> <i>Before the commencement of the use, provision must be made for bicycle racks to accommodate six bicycles. Bicycle racks must be designed, constructed and located to the satisfaction of the responsible authority and located in a sheltered location.</i>	Supported in principle. Plans, which are to be endorsed show bicycle racks, and is therefore considered unnecessary.
<i>Number of car spaces required</i> <i>A minimum of 15 car spaces must be provided on the subject land for the use and development.</i>	Supported in principle. Updated to include the amended amount of car parking bays (20).

Submissions

Department of Energy, Environment and Climate Action (DEECA)

13. DEECA has advised that there is insufficient evidence to conclusively demonstrate that the vegetation meets the criteria for regrowth under Clause 52.17 and the Guidelines for the Removal, Destruction or Lopping of Native Vegetation. As such, DEECA considers that the vegetation should be treated as remnant native vegetation for the purposes of assessment and offset calculations.

Statutory Controls – Bass Coast Planning Scheme

Provision		Permit Trigger
Zone	Public Use Zone (Schedule 3 – Health and Community)	Clause 36.01-1 - To use the land for Health & Community not carried out by or on behalf of the public land manager. Clause 36.01-2 – To construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1.
Overlay	Design and Development Overlay (Schedule 7)	Clause 43.02 - To construct a building or construct or carry out works.
	Bushfire Management Overlay	Clause 44.06-2 - To construct a building or construct or carry out works associated with accommodation.
Particular and General Provisions	Removal of Native Vegetation	Clause 52.17 - The removal of native vegetation.

Relevant Strategic Plan / Background Documents

Plan for Victoria

- Plan for Victoria is a strategic blueprint focused on shaping inclusive, sustainable growth and strengthening regional communities across the state. Wonthaggi is identified as a *Regional Service Centre* within the Plan, highlighting its role in providing key services, supporting local economies, and accommodating additional housing to meet regional needs. The delivery of workers accommodation directly supports this designation by addressing critical workforce housing shortages, particularly in the healthcare sector, and enhancing Wonthaggi's capacity to deliver essential services to the broader Bass Coast region.
- The proposal provides dedicated accommodation for healthcare professionals, ensuring local health services are adequately staffed and resilient. This aligns with Plan for Victoria's Pillar 1 objective of delivering more diverse and affordable housing options across regional Victoria, and Pillar 2's emphasis on improving access to jobs and essential services. By supporting local employment in health care and reducing housing stress for critical workers, the development contributes to the town's liveability and economic sustainability, reinforcing the strategic intent of the Plan to grow and support vibrant, well-serviced regional communities like Wonthaggi.

Municipal Planning Strategy

- Clause 02 of the Bass Coast Planning Scheme contains the Municipal Planning Strategy. The Strategy notes that the Bass Coast Shire will be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth.
- Clause 02.03-1 - Settlement identifies Wonthaggi as the Regional Centre and a settlement with large, diverse population and housing base with all essential services provided, including education and health facilities, and interchange points for public transport. Further to this, Clause 02.03-6 - Housing sets out lack of housing affordability and the need for housing diversity. It encourages urban consolidation in areas that have the physical infrastructure, community facilities and commercial facilities to support an increase in population. More specifically, Council seeks to support housing diversity that is reflective of the changing demographic in permanent residents and the needs of non-permanent residents. The proposed development aligns with the vision of the Shire's strategy as it is actively supporting housing diversity for non-permanent residents and promoting the growth of the health sector within Wonthaggi.

Strategic Direction and Land Use

18. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
19. The relevant MPS and PPF policies have been considered in assessing the application and the proposal is considered to meet the relevant planning policy as outlined below:

Clause	Description
02.03-1	Settlement
02.03-3	Environmental risk and amenity
02.03-5	Housing
02.03-8	Infrastructure
11.01-1S	Settlement
11.01-1L-02	Wonthaggi
12.01-2S	Native vegetation management
13.02-1S	Bushfire Planning
13.02.-1L	Bushfire Planning
13.05-1S	Noise management
15.01-1L-01	Urban Design in the Bass Coast
15.01-2S	Building Design
15.01-2L	Building Design
16.01-1S	Housing Supply
16.01-1S	Housing Supply
16.01-2S	Housing Affordability
18.01-1S	Land use and transport integration
19.03-3L	Stormwater management

20. Specifically, the responds to the MPS and PPF as follows:

- Policy seeks to facilitate the sustainable growth and development of Wonthaggi Health Precinct while focusing investment and growth into places of state significance. The proposal supports the sustainable population and economic growth of Wonthaggi by providing staff accommodation that will directly support the ongoing operation and growth of Wonthaggi Hospital (Clause 02.02, Clause 02.03-1, Clause 11.01-1S and Clause 11.01-1L-02).
- Policy seeks to facilitate well-located, integrated and diverse housing that meets community needs, including highly targeted housing development on sites that are well located in relation to surrounding services (Clause 16.01-1S). Policy also seeks to manage the supply and facilitation of new housing to meet population growth in rural areas and increased housing densities in Wonthaggi (Clause 16.01-1L). The proposed development represents vital temporary accommodation (housing) for key workers employed at Wonthaggi Hospital to address a shortage of accommodation that is currently one of the largest obstacles facing hospital staff (Clause 02.03-6 and Clause 16.01-1S).

- Policy seeks to ensure the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. (Clause 13.02-1S). The policy also requires developments to provide necessary bushfire protection measures, including defendable space, a dedicated fire fighting water supply and fire authority access to the land (Clause 13.02-1L). the proposal has been designed to have regard to potential bushfire risk and has been sited and designed to mitigate bushfire risk through the use of defendable space, satisfying the objectives of Clause 13.02-1S and Clause 13.02-1L.
- Policy seeks to strengthen and diversify the economy including supporting diverse employment generating uses including offices, retail and other commercial services (Clauses 17.01-1R and 17.02-1S). Policy also seeks to facilitate the revitalisation of employment areas with new development of a high standard that adds attractiveness to business and industrial areas (Clause 17.01-1L).
- Policy seeks to create urban environments that are safe, healthy, functional and enjoyable while also contributing to a sense of place with quality design and amenity (Clauses 15.01-1S). The design of the proposed building responds directly to the site and surrounds and will positively contribute to the surrounding area. Further, the proposal makes efficient use of a vacant site zoned for Hospital and Community uses (PUZ3) by delivery a facility that will directly support the operation of the adjacent hospital. The massing and height of the proposal complements the height and massing of the surrounding area that is characterised by single and two storey hospital buildings or buildings associated with the hospital. It will positively contribute to the public realm of Baillieu Street West through the delivery of additional landscaping, while retaining trees where possible. The proposal also features water harvesting and re-use achieving water sensitive urban design (Clause 15.01-2S).
- Policy seeks to achieve building design and siting outcomes that contribute positively to the location context, public realm and ensure that view lines and vistas are protected and shared between the public and private realm. (Clauses 15.01-1L-01). the building is appropriately articulated through the use of high quality materials / finishes and colours and plant equipment is strategically located along the western façade of the building to ensure views from Baillieu Street West and Campbell Street are minimised.
- Policy seeks to assist the management of noise effects on sensitive land uses and protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts (Clauses 13.05-1S and 13.07-1S).

21. The assessment section of this report references relevant other relevant policies as necessary.


Land Use and Built Form

Land Use

22. The proposal seeks to use the land for the purposes of a two-storey accommodation facility featuring self-contained units, communal lounge and dining spaces, and supporting amenities such as laundry, kitchen, and storage areas accommodation through the provision of 20 dwellings. The one-bedroom units range from 35.0 m² to 40.1 0m² with a 5.4 m² balcony. There is 86.7 m² common laundry, 33.7 m² kitchen and 85.0 m² living area. The proposal also provides 20 car parking spaces, landscaping and bin storage.
23. The subject site is located within the PUZ3. The purpose of the PUZ includes:

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

The PUZ3 is for the purpose of Health and Community. Pursuant to Clause 36.01-1, a planning permit is not required for the use or to construct or carry out works for a health and community use if in accordance with the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map; and the use is carried out by or on behalf of the public land manager. The proposal is consistent with the intended land use of the PUZ3, however the public land manager for the subject site is the Minister for Environment and Climate Change and not the Minister for Health. Given that the project is to be carried out on behalf of the Minister for Health (who is not the public land manager), a planning permit is required for the use and to construct a building or construct or



carry out works. Pursuant to Clause 36.01-3, a planning permit is required to be accompanied by the written consent of the public land manager. Written consent has been obtained and was lodged as part of the planning permit application.

24. The proposed development has been prepared to ensure that it meets key requirements of the PUZ3. The purpose of the PUZ3 is for health and community. The proposal directly supports the operation of the Wonthaggi Hospital by providing essential accommodation for key workers.

Site Layout

25. The proposal seeks to develop a portion of the overall hospital site to accommodate dedicated hospital key worker housing immediately adjacent to the Wonthaggi Hospital and existing Kirrak House. The proposed site layout ensures integration with the existing health precinct while maintaining a clear delineation between clinical and residential functions.

Height and setbacks

Building Height

26. The proposal seeks to construct a two-storey building with a maximum 8.27 metres (inclusive of lift overrun) which is 39 metres above AHD.
27. DDO7 applies the Emergency Services Flight Path Area within Wonthaggi. The requirements of the DDO7 are
- To ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site.
 - To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

Pursuant to 2.0 of DDO7, a planning permit is required to construct a building or carry out works with the maximum height greater than 31.6 metres above AHD. The maximum height of the proposed building is 8.27 metres (inclusive of lift overrun) which is 39 metres above AHD. Therefore, a planning permit is required for the proposal under the controls of the DDO7.

28. The application was referred to the Victorian Health Building Authority with regards to the proposed height of the buildings, who considers the proposed height acceptable.
29. The council stated that the proposal is considered to be a positive development to support the importance of the hospital and is of an appropriate scale and height.

Setbacks

30. In The building is set back from Baillieu Street West to the allow for landscaping opportunities and to respect the character of Kirrak House by emulating a similar setback. The proposed development is set back from the existing fence line to the east by a minimum of 3.7 metres and the existing dwelling to the south west (38 Campbell Street) by 22 metres, ensuring no amenity impacts.
31. The proposed setbacks would be consistent surrounding buildings and are acceptable.

Design Detail

32. The proposal incorporates a contemporary yet contextually sensitive architectural design, with detailing and materials selected to complement the surrounding hospital precinct and broader character of Wonthaggi. The inclusion of landscaping elements and articulated building forms further assists in breaking down the visual scale of the development and ensuring it presents a considered frontage to the public realm.



33. The development features two levels of accommodation with clearly defined communal zones at ground level, including a central common lounge and dining area that acts as a social hub. Each building element has been modulated with balconies to reduce bulk and create visual interest.
34. The application was referred to the DTP Urban Design team at the pre-application stage. The DTP Urban Design team provided comments at the pre-application stage which was addressed by the applicant:

Urban Design Comments	Response
Ensure the built form integrates discreetly with the landscape by using materials and façade colours that seek to harmonize with the surroundings rather than competing with them	The material palette is relatively neutral apart from the 'golden passionfruit' panelling. The proposed landscaping will also assist with the built form integrating into the surrounding landscaping.
Ensure the site plan provides acceptable walking distances between built forms and car parking to staff housing, to accommodate staff with luggage, equipment or have universal access needs.	The amended plans including the landscape plan show paved footpaths from the carpark to the staff accommodation entry allowing appropriate access.
Ensure the pedestrian footpath entries or access from the car parking and movement network are in suitable locations with designated signage and wayfinding.	As illustrated on the amended Architects Plans (prepared by BBP Architects), wayfinding signage will be provided between the proposed staff accommodation building and the associated car park.
Ensuring the pathways are well-lit and secure at night, especially for staff working late shifts.	As illustrated on the amended Architects Plans (prepared by BBP Architects) and amended Landscape Plans (prepared by Melma), bollard lighting along the footpath to the building is now proposed.
We query whether the disabled car parking is in a suitable location, could it be closer to both the staff accommodation and building entry for a more suitable travelling distance?	The DDA parking space is located approximately 40m to the airlock. The Australian standard for DDA parking does not specify a distance for DDA parking only that it should be conveniently located. The Transport Impact Assessment prepared by One Mile Grid has assessed the Bass Coast Clause 52.06 design standards for disabled car parking spaces and the National Construction Code for provision of accessible car parking. The disabled carpark meets the design requirements of Clause 52.06 and the National Construction Code.

Landscaping and Vegetation

35. The proposed landscaping strategy for the staff accommodation has been developed to reinforce a cohesive and welcoming environment through the integration of local indigenous plantings, defined open space areas, and thoughtful amenity features. The design includes garden beds, hydroseeded lawn areas, and low-maintenance gravel and stone finishes, which respond to the functional needs of the healthcare context while enhancing the quality of the site. The landscape plan incorporates native species such as *Eucalyptus ovata*, *Banksia marginata* and *Correa reflexa*, which is consistent with the region's natural ecology and contributes to habitat support, seasonal interest, and water efficiency.
36. Deep soil zones have been incorporated where possible to support long-term tree growth and sustainable water infiltration, and a sub-surface drip irrigation system is proposed to ensure consistent plant health in accordance with local water restrictions. The landscape design also responds to defendable space requirements, particularly through the use of non-flammable mulch and species selection around the accommodation buildings. Some existing native vegetation will be removed to accommodate the development. However, the majority of high-value trees identified in the arboricultural assessment are proposed to be retained and protected.

Native Vegetation

37. While the application identifies the vegetation proposed for removal as re-growth, DEECA has advised that 'there is insufficient evidence to conclusively demonstrate that the vegetation meets the criteria for regrowth under Clause 52.17 and the Guidelines for the Removal, Destruction or Lopping of Native Vegetation'. As such, DEECA considers

that the vegetation should be treated as remnant native vegetation for the purposes of assessment and offset calculations. The proponent had no opposition to this approach.

38. The proposed removal of native vegetation, including a dead tree within the development footprint, falls under the Basic Assessment Pathway in accordance with Clause 52.17 of the Planning Scheme and the Native Vegetation Guidelines. The identified vegetation loss can be appropriately addressed through the provision of an offset, which has been included as a condition of the planning permit. The offset is designed to ensure no net loss of biodiversity values.
39. The relatively minor loss of native vegetation can be addressed by offset, no objection was received by DEECA or any other party and the net benefits to the community generally support the removal.

Amenity

Amenity Impacts (internal and offsite)

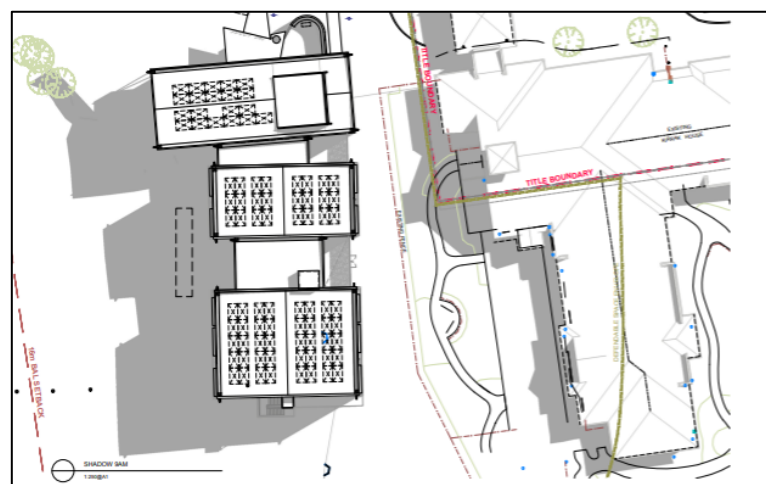
Internal

40. As workers accommodation is not classified as separate dwellings, Clause 55 of the planning scheme does not apply. The accommodation is for short term stays for clinical workers away from their normal place of residence.
41. Due to the subject site's location adjacent to Wonthaggi Hospital and Kirrak Aged Care Accommodation within the northern and southern section of the subject area, the applicant has submitted an Acoustic Report prepared by DDEG Acoustics, dated 7 February 2025.
42. The Acoustic Report prepared by DDEG for the proposed staff accommodation at Wonthaggi Hospital finds that the development is generally capable of meeting the relevant internal and environmental noise criteria set by the Building Code of Australia (BCA), AS/NZS 2107:2016, and the Environment Protection Regulations 2021. The report concludes that standard construction methods—including masonry walls, profiled steel roofing, and standard glazing—are adequate to achieve the required noise attenuation from external sources. For lightweight external cladding, additional insulation and appropriate sealing are recommended. The report also outlines the importance of sealing any ceiling penetrations and acoustically treating ventilation openings to minimise noise ingress and maintain acceptable indoor acoustic environments.
43. The acoustic assessment also addresses potential environmental noise emissions from mechanical plant, confirming that compliance with EPA Noise Protocols can be achieved with standard mitigation measures. To ensure compliance, the report recommends that final mechanical layouts and equipment selections be subject to further acoustic review. A condition is recommended for inclusion on any planning permit requiring noise emanating from the land to comply with the requirements of the Environment Protection Regulations 2021.
44. Internal amenity, ensured through the provision of adequate daylight and living spaces, are considered acceptable for this form of accommodation.

External

Overshadowing

45. Standard B21 recommends minimum overshadowing impacts to maintain sunlight to existing secluded private open spaces. The Kirrak House area of common space is not secluded and therefore does not require protection, however the shadow diagrams prepared by BBP Architects demonstrate a very small, yet acceptable, overshadowing as





shown in figure 12 below.

Figure 9: Extent of overshadowing 9 am and 3pm on September Equinox

Overlooking

46. Standard B22 provides useful guidance on protection of secluded open space and habitable windows. A new habitable window, balcony, terrace or patio with a direct view into an existing habitable window or secluded private open space should be 9 metres away or appropriately screened. The western façade of the building is located a minimum of 12.48 metres from the nearest glass line of Kirrak House; and over 21 metres to the nearest title boundary of No.38 Campbell Street. Windows and balconies of the proposed building is located over 9 metres from the glass line of Kirrak House. An area of open space is on the western side of Kirrak House facing the proposed building however it is common area and not secluded space.

Car and Bicycle Parking, Loading, and Other Services

Car Parking

47. Clause 52.06 of the Bass Coast Planning Scheme sets out the car parking requirements for various land uses, however a group accommodation land use (nested under an accommodation use) is not one of the uses defined in the table for calculating a requirement.

In such cases, Clause 52.06- 6 states that: 'Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.'

48. The proposed development for the subject site is for 20 staff accommodation units. With an on-site car parking provision of 20 spaces, one parking space will be provided to each unit, which is expected to suitably accommodate all parking demands generated.

It is of note that Wonthaggi Health have advised that a number of the staff that will stay within the proposed accommodation are students who typically do not own a vehicle and therefore will not require car parking. Therefore, it is anticipated that the provision of 20 parking spaces can suitably accommodate the demands generated by the accommodation units, and the proposed car parking arrangements are considered appropriate.

49. The Transport Impact Assessment prepared by onemilegrid concludes that the proposed development of 20 staff accommodation units will provide a sufficient number of on-site car parking spaces to meet anticipated demand. The development includes a total of 20 car parking spaces—one per unit—including an accessible bay compliant with the Australian Standard AS2890.6. It is noted that many of the expected occupants are students or hospital staff who may not require vehicle use, and thus the full capacity of the car park is unlikely to be needed at all times. As a result, the assessment finds that the proposed parking provision is appropriate and sufficient to support the development without reliance on external or on-street parking.
50. Furthermore, the traffic analysis finds that the vehicle accessways meet all relevant design standards under Clause 52.06 of the Bass Coast Planning Scheme, including sufficient width, sightlines, and circulation space for forward entry and exit. Swept path diagrams demonstrate that even larger service vehicles can access the site without corrective manoeuvres. Given that staff will generally arrive and depart outside of peak hours and that vehicle turnover will be low, the expected traffic generation from the development is minimal and is not anticipated to impact the surrounding road network. Accordingly, the report concludes there are no traffic engineering reasons that would preclude the granting of a permit for the proposal.

Design Standards for Car Parking



51. The development is generally consistent with the Design Standards at Clause 52.06.
52. It is recommended that a condition be included requiring the area(s) set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans to be:
- a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans
 - c) surfaced with an all-weather-seal coat
 - d) drained
 - e) line marked to indicate each car space and all access lanes
 - f) clearly marked to show the direction of traffic along access lanes and driveways.

Access, Traffic Movement and Circulation

53. Access to the proposed staff accommodation development in Wonthaggi is provided via an existing crossover connecting to the internal circulation road servicing the broader Wonthaggi Hospital precinct, specifically adjacent to Kirrak House. This entry will facilitate all vehicle movements associated with the 20 on-site parking spaces, including the one accessible bay. The car park has been designed to accommodate forward entry and exit, and all spaces are directly accessible from a central aisle, ensuring efficient vehicle circulation for staff residents.
54. As identified in the submitted Transport Impact Assessment, the proposed access arrangements are considered appropriate and are supported from a traffic engineering perspective. The swept path diagrams included in the report confirm that vehicles, including 8.8-metre-long service vehicles, can manoeuvre comfortably within the site without the need for corrective movements. No changes are required to the access configuration, and the interface with Baillieu Street West is expected to operate safely and efficiently, subject to standard sightline maintenance.
55. The traffic assessment also addressed the potential impacts of the development on the surrounding road network. It concluded that the additional vehicle movements generated by the staff accommodation would be minimal due to the residential nature of the use and the expected low turnover of vehicles. The report finds that the development will not materially affect the operation of the local road network or nearby intersections, and all roads will continue to operate within acceptable capacity and safety thresholds.
56. The Wonthaggi Hospital/Baillieu Street and Graham Street/Rose Lodge bus stops are located approximately 100 metres from the site, providing frequent weekday services connecting to key destinations such as Cape Paterson, Corinella, and Traralgon. The availability of these services supports alternative transport options for staff who do not drive, including students or temporary hospital workers, thereby reducing reliance on private vehicle use and supporting the sustainability objectives of the development.

Bicycle Facilities

57. Clause 52.34-1 requires that new uses and development are provided with an appropriate level of bicycle facilities before the use and/or development commences on the land. There is no statutory requirement to deliver bicycle facilities for Group Accommodation and on this basis, 2 horizontal rails in accordance with the Australian Standard for Bicycle Parking facilities (AS2890.3.2015) are provided to the front of the proposed building.
58. This is considered acceptable from a planning perspective, when considering the regional location and the residential context.

Loading / Unloading

59. No dedicated loading bay is proposed as part of the Wonthaggi staff accommodation development, given the nature of the use as residential accommodation for hospital employees. Any minor loading requirements, such as deliveries or maintenance access, are expected to be accommodated within the on-site car parking area, which has been designed to allow for service vehicle access via the existing hospital crossover.

Waste

60. Two conditions of permit approval have been recommended which require the following:

- All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Bass Coast Shire Council.
- Adequate provision must be made for the storage and collection of garbage, bottles and solid waste in bins or receptacles to the satisfaction of the responsible authority. All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour to the satisfaction of Bass Coast Shire Council.

61. Due to the smaller scale of the proposal, a waste management plan is not considered necessary, and the proposed conditions suitably address waste management.

Sustainability

Environmentally Sustainable Design (ESD)

62. The proposed development incorporates several key environmentally sustainable design (ESD) initiatives aimed at improving environmental performance and supporting long-term sustainability outcomes. These include the installation of rooftop solar panels to supplement energy demand and reduce reliance on grid electricity, and the provision of rainwater tanks intended to supply non-potable water to toilets within the development, aligning with water-sensitive urban design (WSUD) principles.
63. In addition, the development proposes secure bicycle parking to encourage active transport and reduce car dependency, supporting a mode shift consistent with sustainability goals. These measures collectively contribute to a lower environmental footprint for the development and demonstrate a commitment to achieving sustainable outcomes across water, energy, and transport efficiency.
64. There is no requirements for the preparation of any Environmental Sustainable Design reporting within the Bass Coast Planning Scheme or any other relevant planning provisions.

Stormwater Management

65. Clause 53.18 of the Bass Coast Planning Scheme requires the consideration, management and mitigation of stormwater associated with urban development. Further local policy encourages on-site retention systems to ensure stormwater is maintained at pre-development levels.
66. Stormwater runoff will be treated via:
- Lot-scale rainwater tanks to reduce runoff and supply non-potable water;
 - A central bioretention basin to filter runoff from roads and open spaces;
 - Vegetated swales in drainage corridors to reduce flow velocity and provide pre-treatment.
67. Rainwater reuse at lot level supports water conservation and reduces impacts on downstream waterways.
68. The drainage corridor also provides passive open space, integrating flood management with community benefit.
69. It is recommended that a condition be included on a permit requiring the applicant to submit a Civil Plans in accordance with Clause 53.18.
70. Subject to the above conditions, the proposal will result in appropriate stormwater outcomes.

Other Matters

Cultural Heritage

71. The land is not identified as a site of potential cultural heritage significance. A mandatory Cultural Heritage Management Plan is not required.

Recommendation



72. The proposal is generally consistent with the relevant planning policies of the Bass Coast Planning Scheme and will contribute to the provision of dwellings for key health workers for the Wonthaggi Hospital.
73. The proposal is generally supported by all referral agencies, including the CFA, VHBA, and Bass Coast Shire Council.
74. It is **recommended** that Planning Permit No. PA2503535 for a 'the use and development of a two-storey staff accommodation building (group accommodation) including 20 one-bedroom units, associated landscaping and car parking' at Campbell Street, Wonthaggi be issued subject to conditions.
75. It is **recommended** that the applicant and the council be notified of the above in writing.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Phone:

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

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