

Ruby Dawes-Robb  
Senior Planner, Development Approvals and Design  
Statutory Planning Services  
Department of Transport and Planning

ABN 25 600 688 604  
Level 2  
99 Coventry St,  
Southbank, VIC 3006  
[pro-urban.com.au](http://pro-urban.com.au)

Via email: [ruby.dawes-robb@delwp.vic.gov.au](mailto:ruby.dawes-robb@delwp.vic.gov.au)

## 9-17 CRANBOURNE ROAD & 69 PLAYNE STREET | PA2402698 RESPONSE TO REQUEST FOR FURTHER INFORMATION

proUrban Advisory, Planning & Management (proUrban) act on behalf of 'SANCC Pty Ltd' in relation to the land and permit application at 9-13 Cranbourne Road and 69 Playne Street, Frankston.

In response to the RFI letter dated 6 February 2024, please find attached:

- Updated title documents

We have provided a response to the requests in the tables below:

### Further Information Requests

RFI item	Response
1. A full copy of all certificates of title (searched within the past 30 days). Any section 173 agreements and/or covenants listed on the register search statement and all relevant associated documents must be provided.	Please refer to updated title documents attached. There are no title related encumbrances for any lots which comprise the subject site.
2. An application form to include land owner, land address and relevant planning permit triggers.	This information was provided through the online portal when the application was lodged. DTP have confirmed no further information for this item is required.
3. Any previous and relevant planning permits or other permits that relate to the land.	We have reviewed the permit history for all lots within the development parcel and no historic planning permits were found.
4. The proposed total number of staff and visitors/patients.	The hospital itself is predicted to require at least 30 Full-time Equivalent staff per day in full operation of 2 theatre rooms and 1 procedure room. An additional

	<p>theatre room which will be operational following the growth of the hospital will also increase the number staff required per day.</p> <p>Approximately 20-45 patients are estimated on each day. Again, the estimated patient numbers are highly varied due to the growth of the hospital over time, and the varied nature of services the hospital will provide. Patients are escorted by a carer to the facility and are encouraged not to stay. The nature of day hospitals does not lend itself to visitors due to the type of activity on site.</p>
5. Streetscape elevations that accurately depict the proposed building(s), car parking areas and the front elevations of buildings on adjoining land including the rear interface to Playne Street.	We kindly request that these details be provided through a condition 1 requirement on the permit.
6. Type of windows and whether they can be opened.	<p>Due to the medical and airtight requirements for hospitals, all windows are proposed to be fixed. The only openable items will be doors.</p> <p>We request any notation stating the type of the proposed windows be required through a Condition 1 item on the permit.</p>
7. Provide further details to the area identified on Level 2 as the 'staff terrace', is there screening, what is the surface treatment are there any potential overlooking impacts.	<p>The Staff Terrace acts as a "spill out" space for staff from the internal staff room. The space is proposed to be treated with either a decking or paver material. Landscape architects have also proposed some planters in this space per the Landscape Plan prepared by Fitzgerald Frisby Landscape Architect.</p> <p>A 1100mm balustrade is proposed to enclose the staff terrace. There are no overlooking impacts for this space, as the adjacent lot to the west is occupied by the Frankston Fire Brigade. No dwellings or associated private open space are within 9m of the proposed staff terrace.</p>
8. Details of service utilities (such as fire boosters, meters and substation) including their location, dimensions and design and elevations.	We request that these details be provided through a condition 1 requirement on the permit.
9. The location and dimensions of bin storage areas.	We request that these details be provided through a condition 1 requirement on the permit.
10. All plans amended to:	We request that these details be provided through a condition 1 requirement on the permit.

<ul style="list-style-type: none"> <li>a. Show windows of all adjoining buildings on each floor plan, only shown on the site plan.</li> <li>b. Existing/proposed boundary fence heights on elevations and site plan.</li> <li>c. All ESD initiatives identified within the SMP, shown on the relevant plans.</li> <li>d. Corner splay/areas noted in accordance with Clause 52.06-9 of the Frankston Planning Scheme to both entries/exits.</li> </ul>	
<p>11. The Clinical WMP as recommended within the WMP prepared by Leigh Design dated 5 September 2023.</p>	<p>We request that the Clinical WMP be provided through a conditional requirement on the permit.</p>
<p>12. An amended arborist report:</p> <ul style="list-style-type: none"> <li>a. An assessment of the significance of the affected neighbouring trees and the works within the Tree protection zones. We note that the arborist report details that development plans were not provided to them.</li> <li>b. Tree Protection Zone and Structural Root Zone nominated for all trees to be retained that are located within 3m of the boundaries.</li> </ul>	<p>We request that an amended Arborist Report be provided through a conditional requirement on the permit.</p>
<p>13. Details of proposed noise attenuation measures, designed to minimise the impact of noise associated with loading bay and car parking area upon adjoining residential properties supported by the findings of a report prepared by a qualified acoustic engineer.</p>	<p>We request that these considerations be provided through a conditional requirement on the permit.</p>
<p>14. A site plan showing the proposed location and setbacks of the proposed signs from the front boundary.</p>	<p>We request that these details be provided through a condition 1 requirement on the permit.</p>
<p>15. Elevations showing the location of the proposed sign/s on the host building.</p>	<p>We request that these details be provided through a condition 1 requirement on the permit.</p>
<p>16. Full dimensions of all proposed signs.</p>	<p>We request that these details be provided through a condition 1 requirement on the permit.</p>

17. A schedule summarising the area (sqm), location and type of existing signs on the land.	There are no existing signs on the land.
18. The overall height of the proposed sign(s) above existing ground level.	We request that these details be provided through a condition 1 requirement on the permit.
19. Clarification as to whether the proposed sign(s) are to be illuminated, including details of the method of illumination (i.e. internally illumination, floodlighting etc).	We request that these details be provided through a condition 1 requirement on the permit.
20. Details (materials, design and colours) of the proposed structure supporting the sign(s).	We request that these details be provided through a condition 1 requirement on the permit.

### Preliminary Assessment

Comments	Response
<p><b><u>Western elevation</u></b></p> <p>1) Currently presents as a blank party wall. We recommend the applicant explore ways to ensure the building is better designed 'in the round' through the adoption of more integrated facades to the western elevation. This could be achieved through carrying the predominant materials to this western interface given the abutting site is unlikely to be developed within the near future.</p>	<p>We request that this item be addressed through a condition 1 requirement on the permit.</p>
<p><b><u>Unreasonable overshadowing to No. 5/67 Playne Street</u></b></p> <p>2) The proposed development results in an unreasonable level of additional overshadowing to the dwelling at no. 5/67 Playne Street, adjoining the site to the south.</p>	<p>As the area is zoned Commercial 1 Zone, and the intended role and function for Precinct 6 within the Frankston Metropolitan Activity Centre (FMAC) is a mixed-use precinct focused on allied health, medical and offices etc., it is envisaged that the dwellings to the south are clearly future development sites.</p> <p>Noting the proposed scheme at 3-storeys is considered an 'underdevelopment' by Frankston City Council who envision higher density and 6-storey development for the site, we see the relationship between the built form of the proposal and surrounding areas, which includes the residential dwellings toward the rear of the development, as an acceptable planning outcome within an activity centre context.</p>

	Notwithstanding, we are keen to work with DTP to resolve this issue and would welcome further discussions regarding this matter following the conclusion of the notice period when the views of the community are better understood.
<p><b>Services</b></p> <p>3) The location and dimensions of any substation, fire booster infrastructure and utilities cupboards. These facilities must be integrated into the development. If this infrastructure has an interface with the public realm, an enlarged elevation should be provided with annotations detailing high-quality finishes. Service cupboards are not to be openable beyond the title boundary i.e. over the footpath.</p>	We request that this item be addressed through a conditional requirement on the permit.

### CONCLUSION

We trust that the resubmitted information, subject to conditions, satisfies Council's outstanding concerns for the project.

If you require any further information or clarification, please do not hesitate to contact the undersigned on 0447 002 279, or via email at [riley.green@pro-urban.com.au](mailto:riley.green@pro-urban.com.au).

Yours sincerely,



Riley Green  
Consultant