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Planning Report – Residential Aged Care Facility

85-93 Wilson Street & 10-16A Alverna Grove, Brighton

Date of Report: March 2026 – Revised April 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 85-93 Wilson Street, and 10-16A Alverna Grove, Brighton. The site comprises of four parcels of land, being:

- 85-93 Wilson Street – Former Epworth rehabilitation hospital.
- 10 Alverna Grove – Vacant land.
- 12 Alverna Grove – Vacant land.
- 14 Alverna Grove – Vacant land.
- 16A Alverna Grove – Vacant dwelling.

It is proposed to develop the land for the purpose of a residential aged care facility. The intended four-storey building will provide a total of 176 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 Wilson Street, in the southwest corner of the site.

The proposed development has been designed by Studio McCue Architects, to specifically address the needs of a residential aged care facility, and will be owned and managed by Arcare Pty Ltd. This introduction to the project provides the following information to assist with the Department of Transport and Planning's pre-application appraisal of the proposal:

- A design response package and complete set of architectural drawings prepared by Studio McCue Architects, detailing the proposed design response.
- Title particulars for all of the parcels of land which make up the planning unit.

The application also includes the planning permit application form, MPL Certificate and requisite fee, along with the following supporting documents:

- A landscape plan package which will detail the landscape design concept for the site.
- A Traffic Impact Assessment (TIA) outlining the proposed access and parking arrangements for the facility and response to the existing road network.
- A Waste Management Plan (WMP) detailing the specific requirements for the management and collection of waste associated with the aged care facility.
- A Sustainability Management Plan (SMP), addressing matters of environmentally sustainable design.
- A Stormwater Management Plan (SWMP) addressing matters of water sensitive urban design.
- An arboricultural Impact Assessment (AIA) prepared by Sustainable Tree Management.



2 Site and Surrounds

2.1 The Site

The application seeks planning permission to develop the land at 85-93 Wilson Street and 10-16A Alverna Grove, Brighton (**the Site**).

The following figure shows the Site outlined in red dash.

Figure 2.1
Map of Site and surrounds

Source: VicPlan



The key characteristics of the Site are described as follows:

- It is an L shaped parcel of land with frontages to both Wilson Street and Alverna Grove in Brighton. The Site is located approximately midway between Halifax Street to the south and Male Street to the north.
- The Site's frontages to Wilson Street and Alverna Grove are approximately 73 and 62 metres respectively, equating to a total site area of approximately 6,461 square metres or 0.64ha.
- The parcels of land which make up the Site are formally described as follows:

Address	Size	Lot Number	Plan Number
85-93 Wilson Street	4213 m ²	Land in plan of consolidation	PC355954
10 Alverna Grove	580 m ²	Lot 2	LP31634
12 Alverna Grove	586 m ²	Lot 3	LP31634
14 Alverna Grove	582 m ²	Lot 1	TP3862
16A Alverna Grove	495 m ²	Lot 2	PS732206

- Planning approval has been obtained to remove existing easements which run through 12 and 14 Alverna Grove. This approval required the consolidation of all lots that make-up the Site. This will be known as Land in Plan of Consolidation



2 Site and Surrounds

PC383656. It is understood that this consolidation process is currently awaiting certification from Council.

- The topography of the Site is reasonably flat. With relative levels of between around 20.40 metres along the Wilson Street frontage and around 18.60 metres along the Alverna Grove frontage. This represents a fall of around 1.8 metres across the Site with Wilson Street being the higher ground.
- The northwestern and southeastern boundaries of the Site abut neighbouring residential land in both Wilson Street and Alverna Grove.
- The majority of the Site is vacant, previously accommodating the former Epworth Rehabilitation Hospital. This was a predominantly single storey structure with basement level car parking has its primary frontage to and all vehicle access via Wilson Street. It has recently been demolished.
- The Alverna Grove frontage of the Site accommodates three vacant parcels and one dwelling, located on a battle-axe lot behind an existing two-storey dwelling at 16B Alverna Grove that does not form part of this application. The dwelling at 16A Alverna Grove is single storey and of brick and render construction and appear to date from the late-20th century.

2.2 Immediate Surrounds

To the Northeast

To the immediate northeast of the Site, is Alverna Grove, a suburban residential cul-de-sac, with one traffic lane in each direction and space for parallel parking on the opposite side of the road reserve to the Site. Alverna Grove terminates in front of number 16B which is adjacent to the Site.

On the opposite side of Alverna Grove is the William Street Reserve, which accommodates the Cluden Cricket Club and other recreation facilities such as children's play equipment.

Alverna Grove is generally characterised by detached dwellings including a mix of California bungalow style dwellings and several larger more modern homes. It is evident that there are two instances where parcels have been subdivided to allow for an additional dwelling at the rear, at 6 and 16 Alverna Grove.

To the Southeast

To the immediate southeast of the Site is an apartment development that appears to have been developed in the early to mid-20th century. The building contains eight (8) apartments and has car parking located at the rear, accessed via a driveway along the common boundary with the Site.

Further to the southeast are freestanding homes up to the intersection with Halifax Street.

To the Southwest

To the immediate southwest of the Site is Wilson Street, a largely residential street with single carriage way in each direction and space either side for parallel parking and bus stops. Two disable spaces are

2 Site and Surrounds

specifically provided in front of the Site supporting the former rehabilitation hospital.

On the opposite side of Wilson Street are residential properties developed either for freestanding dwellings or unit developments. The property known as 66 Wilson Street is adjacent to the Site and is affected by a Heritage Overlay HO398 "Hazelwood". This is a grand two-storey brick-built dwelling that appears to have been constructed in either the late Victorian or early Edwardian era.

To the Northwest

To the immediate northwest of the Site is a vacant parcel of land at 81-83 Wilson Street. Further to the northwest is a childcare centre known as the Bambini Early Learning Centre.

Further still to the northwest, on the northwestern side of Male Street, is the Brighton Primary School.

Figure 2.2
Immediate Surrounds aerial image (site in red dash)

Source: Landchecker Dec 2024



2.3 Broader Context

The Site is positioned within a predominantly residential area of Brighton located between two major activity centres being the Church Street Major Activity Centre located approximately 570 metres to the west and Bay Street Major Activity Centre approximately 850 metres to the northeast.

The Site is located approximately 11.5km southeast of the Melbourne CBD. Port Philip Bay is around 1.5km to the west of the Site and the Nepean Highway is approximately 850 metres to the northeast.

Although a significant proportion of the surrounding land is used for residential purposes, the land use pattern within the vicinity of the Site is somewhat mixed with a number of non-residential uses in proximity, including:

2 Site and Surrounds

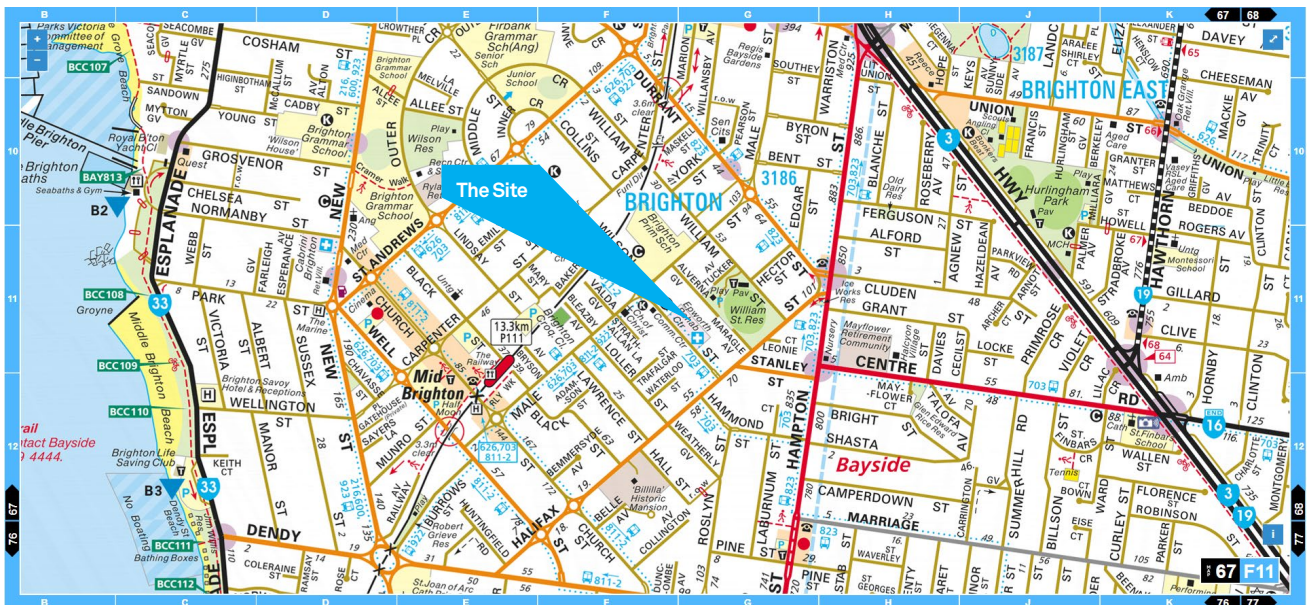
- The Bambini Early Learning Centre.
- The Williams Street Reserve and Cricket Club.
- The Brighton Primary School.
- The former use rehabilitation hospital.
- The former Brighton Church of Christ

In terms of movement and access, Middle Brighton Station is approximately a 700-metre walking distance and provides access to trains on the Sandringham Line into central Melbourne.

The Site also has access to bus service no. 703 which connects Middle Brighton Station to Blackburn station – via Bentleigh, Clayton and Monash. This route travels along Male Street, Wilson Street and Halifax Street.

Figure 2.3
Context Map

Source: Melways online Edition 44 - 2018



2 Site and Surrounds

2.4 Planning History

A search of Council’s on-line planning register highlights that a number of permits have been issued in proximity to the Site for a variety of use, development and subdivision purposes.

A map of the surrounding area indicates the permit applications that are on Council’s register. An excerpt of that map is provided in the figure below.

Figure 2.4 Planning Permit Application Register Map

Source: Bayside.vic.gov.au



The noted applications on the Site are as follows:

Address	Application	Purpose	Decision
85-93 Wilson Street	2015/422	Medical Centre – Alts/Adds to Bld Only	Granted 08/10/2015
	1994/4383	Alterations & extension	Granted 27/06/1994
	1993/4038	Medical Centre – Alts/Adds to Bld Only	Refused 15/02/1993
	1986/2575	Extensions to Private Hospital	Granted 24/11/1986
	1986/2505	Extensions to Hospital	Granted 01/09/1986
	1986/2467	Extensions to Hospital	Withdrawn 11/07/1986
10 Alverna Grove	2024/170	VPO3 – Removal x1	No Permit required.
	1999/4614	Dual Occupancy	Unknown (not constructed).

2 Site and Surrounds

12 Alverna Grove	2024/8903	Vary/Remove Easement & Other restrictions	Granted 24/01/25
14 Alverna Grove	2024/8903	Vary/Remove Easement & Other restrictions	Granted 24/01/25
16A Alverna Grove	2016/616	Dwelling – alterations and additions on lot <500 sqm	Granted 23/05/2017
	2015/5248	Subdivision that realigns the boundaries	Granted 13/04/2015

Applications which are on adjoining properties include:

Address	Application	Purpose	Decision
81-83 Wilson Street	2021/8283	Vary/Remove Easement & Other restrictions	Granted 25/11/2021
	2021/774	Residential building – New Use & Building.	Refused 11/10/22
95 Wilson Street	2001/6642	Construction of two (2) double storey dwellings	Withdrawn 26/07/2001
72 Wilson Street	2000/6045	First Floor extension to existing two storey attached dwelling.	Granted 01/01/2001
	1996/2358	Extension to existing townhouse	Granted 26/03/1997
	1995/1481	Dual occupancy	Granted 14/08/1995
	1987/2769	Medical consulting rooms	Refused 23/11/1987
72A Wilson Street	1999/4911	Extension to existing 2-storey residence	Granted 17/11/1999
16B Alverna Grove	2016/616	Dwelling – Alts & Adds on lot <500m ²	Granted 23/05/2017
	2015/5248	Subdivision that realigns Boundaries	Granted 13/04/2015

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 176 residents, together with communal leisure and recreation facilities, along with basement car parking for staff and visitors.

The accommodation proposed for elderly residents extends across a predominantly four-storey built form, stepping down to three storeys are the Alverna Grove frontage, centred around two internal courtyards, and includes private rooms that are accessed off central circulation corridors, connected with communal lounges, dining and activity spaces.

We note that there is a small section of the building upon the land known as 10 Alverna Grove where the natural ground level dips slightly. As a result of this dip, the basement level in this location protrudes more than 1.2m above this natural ground level where there are four storeys above the basement level. This small area of the building is therefore technically five stories in height, however, the extent of this area is small and is not considered to present a five-storey built form in earnest, as the development steps down towards the boundaries of the site and presents as a three or four storey building to the street and neighbouring land.

3.1 Design Response

The proposed facility has been positioned on the Site to take advantage of the two road frontages. The primary sense of address and front entrance to the facility is to be from Wilson Street, with a secondary pedestrian only access to Alverna Grove to allow residents, their visitors and staff to access the adjoining public open space at Williams Street Reserve.

The facility comprises a total of 176 resident rooms that all have an outlook either to the surrounding road network (Wilson Street or Alverna Grove), the adjoining recreation reserve, or to landscaped areas of the development, be that one of the central courtyards or the generously landscaped side setbacks.

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:

- 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.



3 The Proposal

- Activity rooms which are designed to be multi-purpose, providing space for group meetings, films and weekly worship.
- A billiards room and associated lounge and long bar.
- A hair salon, gym and theatre space for resident use located at the basement level.
- Two (2) internal courtyards. This space is a key feature of the facility and is partly paved and landscaped to provide for seating and passive recreation.
- Community space, to provide a meeting room for the local community.
- A café, located within the main entrance foyer. 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.

Figure 3.1
Extract of design response evolution

Source: Studio McCue Architects



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 mid-afternoon period when up to a total of around 60 staff members may be on site at any one time.

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. It also ensures that staff will be available to provide care and support to residents at all times and ensuring the facility is well managed.

3 The Proposal

Whilst being a large development on a sizable allotment, the building has been designed to reflect the rhythm of dwelling spacing typical within the streetscape.

The building will employ materials and finishes appropriate for the location. This includes brickwork, rendered surfaces, and a concrete roof which is complementary of the surrounding residential character and built form.

The primarily four-storey design response is regressive as the building increases in height, with more significant setbacks and cladding, assisting to reduce the visibility of the top floor from the street frontages, and to provide the building with a three-storey street wall height.

Figure 3.2
Render of the proposed residential aged care facility
when viewed from the Alverna Grove



3.2 Car Parking and Access

In recognition of the secondary nature of the Alverna Grove frontage, the primary entrance and all vehicle access is to be provided via Wilson Street. A secondary pedestrian access will be provided to Alverna Grove to allow residents, their visitors and staff access to the adjacent Williams Street Reserve.

A total of 81 carparking spaces for staff and visitor use is to be provided within the basement level of the building, with access to and from Wilson Street, at the southwestern corner of the Site.

3 The Proposal

A port cochere is provided at the main entrance, also along the Wilson Street frontage, central to the building facade. 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 or waste collection, both 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, is currently being undertaken by onemilegrid and a traffic impact assessment is provided with this application.

3.3 Landscaping

The Site previously had a number of canopy trees and shrubs that formed part of the hospital development and domestic gardens. Of particular relevance, there are three larger trees located within the setback to Alverna Grove which are to be retained.

It is proposed to provide a significant setback to Wilson Street, something that was not provided by the former hospital buildings on the Site. This will allow for the planting of additional canopy trees.

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, a proposed landscape design has been prepared by John Patrick landscape Architects. It gives due regard to the anticipated landscape character for the Site, within its context of the Brighton area.

The landscape concept design proposes new canopy tree planting and landscaping that will significantly contribute to the streetscape of Wilson Street. In particular through the provision of a landscaped setback which is currently lacking.

Overall, the building footprint only accounts for approximately 60% of the site area. The remainder is largely dedicated to landscaped open space that will benefit adjacent properties, future residents and both the Wilson Street and Alverna Grove streetscapes.-A large percentage of the new vegetation be accommodated without constraint from a basement or similar. The landscape plan includes the planting of a number of new canopy trees along with other shrubs and ground covers of varying sizes to contribute to the landscape character.

3 The Proposal

3.4 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 Wilson Street.

Based on the advice from onemilegrid, collection would likely be three times per week for the primary waste streams and on an as and when required basis for others, by a suitable contractor(s) for general, organic, recycling and clinical waste streams. This collection will occur on Site and the anticipated vehicles used have been considered by onemilegrid in the preparation of their traffic and parking assessment. The Waste Management Plan prepared by onemilegrid confirms that collection can occur within the loading area and is provided safe and efficient entry and egress from the Site.

3.5 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.

It is proposed that the following signage will be provided:

- 1 x Internally illuminated business identification and wayfinding sign (located at the entrance of the Port Cochere). 2400mm (h) x 1370mm (w)
- 1x Non-illuminated 'exit only' direction sign (located at the exit of the Port Cochere). 400mm x 200mm – Note this does not require a permit.
- 1 x non-illuminated wayfinding sign (located at the front entrance to the basement level carpark.) 1200mm (h) x 800mm (w)
- 1 x wall mounted, internally illuminated business identification sign (located on the front fence along Wilson Street). 1080mm (h) x 2600mm (w)
- 1 x wall mounted, internally illuminated business identification sign (located on the front fence at the pedestrian access point in Alverna Grove). 1080mm (h) x 2600mm (w)

For further detail, please refer to the accompanying signage package prepared by Braggs.

3.6 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 Ringwood, Croydon and Werribee with construction commenced in Mount Waverley and Sunbury.

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

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

4.1 Municipal Planning Strategy

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Direction
- Clause 02.04 Strategic Framework Plan

The Context of the municipality of Bayside is one which both historically and today centres around defined 'villages' or activity centres that are accessible by public transport.

The Municipal Planning Strategy (MPS) acknowledges that the municipality is experiencing increased development pressure for higher density residential development due to urban consolidation policies, its proximity to Melbourne and its attractiveness as a coastal location.

The Context Plan provided at Clause 02.01-2 shows that the Site is located in a residential area between a number of identified activity centres, primarily the Church Street and Bay Street activity centres.

It is noted that Clause 02.03-4 (Built environment and heritage) identifies the municipality of Bayside as being '*renowned for its 'village' environment with distinct precincts along the foreshore. Bayside is characterised by low rise residential suburbs, which have ample outdoor living space with predominantly tree lined streets, premium real estate and historic homes, much of it in a seaside setting.*'

Some of the relevant key strategies introduced in this Cause are:

- *Council seeks to achieve built form and public realm design that conserves and enhances valued urban character and heritage places.*
- *Council also seeks to provide attractive pedestrian environments that are safe and accessible for people with all levels of mobility.*

The Clause also includes neighbourhood character and sustainability strategies which are reflected in the local provisions of Clause 15 which are detailed below.

Clause 02.03-5 (Housing) recognises that Bayside has an aging population and a reducing average household size. It also recognises that a large percentage of the population spend their lives in Bayside and hence the need to provide housing for every stage of life is important. One of the key strategies mentioned is:

- *Encourage a diversity of housing types in well serviced locations to meet the needs of the community over time, including housing for older people and affordable housing.*

The residential strategic framework plan (shown below) provided at Clause 02.04 identifies the site as being located within a significant



4 The Planning Policy Framework

residential growth area (as reflected by the HCTZ zoning of the land). It is also worth noting that the site is in proximity of the Church Street and Bay Street activity centres.

Clause 02.03-8 Infrastructure, states that *‘With an ageing population, there will be increasing demand for health care services.’* The clause recognises that there are a number of smaller hospitals and healthcare services in Bayside and seeks the colocation of health facilities with the Cabrini and Sandringham hospitals. While it is recognised that the Site’s former use was that of a rehabilitation hospital, the proposed use of the land as a residential aged care facility will continue to provide health care to its residents and take pressure off the hospital system.

Figure 4.1
Residential Strategic Framework Plan (left)
Spatial Economic Structure or Bayside Plan (right)

Source: Bayside Planning Scheme



4 The Planning Policy Framework

4.2 Planning Policy Framework

The Planning Policy Framework (PPF) seeks to develop the objectives for planning in Victoria (as set out in the *Planning and Environment Act 1987*) to foster appropriate land use and development planning and policies and practices that encompass relevant environmental, social, and economic factors. The Clauses relevant to the proposal are as follows:

Clause 11.01-1S	Settlement
Clause 11.01-1R	Settlement – Metropolitan Melbourne
Clause 11.02-1S	Development capacity
Clause 12.01-1S	Protection of biodiversity
Clause 12.01-1L	Protection of biodiversity
Clause 12.06-1S	Urban forests
Clause 13.01-1S	Natural hazards and climate change
Clause 13.01-3S	Urban heat
Clause 13.05-1S	Noise management
Clause 13.07-1S	Land use compatibility
Clause 13.01-1L-01	Amenity
Clause 13.01-1L-02	Discretionary uses in residential areas
Clause 14.02-1S	Catchment planning and Management
Clause 14.02-2S	Water quality
Clause 15.01-1S	Urban design
Clause 15.01-1R	Urban design - Metropolitan Melbourne
Clause 15.01-1L	Urban design
Clause 15.01-2S	Building design
Clause 15.01-2L-01	Energy and resource efficiency
Clause 15.01-2L-02	Environmentally sustainable development
Clause 15.01-4S	Healthy neighbourhoods
Clause 15.01-5S	Neighbourhood Character
Clause 15.01-5L	Bayside preferred neighbourhood character
Clause 16.01-1S	Housing supply
Clause 16.01-1R	Housing supply – Metropolitan Melbourne
Clause 16.01-1L	Housing supply
Clause 16.01-2S	Housing affordability
Clause 16.01-2L	Housing affordability
Clause 16.01-5S	Residential aged care facilities
Clause 17.01-1S	Diversified economy
Clause 17.01-1R	Diversified economy - Metropolitan Melbourne
Clause 19.02-1S	Health facilities

A summary of the purpose and relevant strategies of these Clauses and consideration of how the application responds to these strategies is provided at Attachment 2.

4 The Planning Policy Framework

4.3 Zoning

Clause 32.10 – Housing Choice and Transport Zone

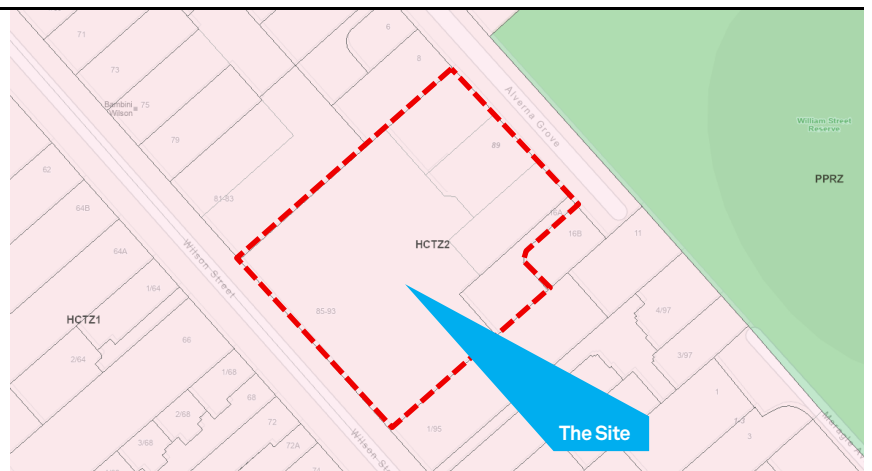
On the 31st of March 2026, the Site and surrounding land was rezoned to the Housing Choice and Transport Zone 2 (HCTZ2) by way of planning scheme amendment VC270.

The purposes of the HCTZ2 are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities around activity centres and well-serviced locations, close to employment, services and public transport.*
- *To encourage a scale of development that provides a transition between more intense development to lower-scale residential areas.*
- *To encourage a diversity of housing types and affordable housing.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Figure 4.2
Zone Map

Source: VicPlan



The new **Housing Choice and Transport Zone (HCTZ)** has been developed to enable a diversity of housing in the catchments, and other well-serviced locations with convenient access to public transport, jobs and services.

Catchment areas are described as being great places for the types of townhouses and smaller apartment buildings the associated planning reforms are designed to support.

The associated height limit imposed upon land in the HCTZ2 for residential development is up to four storeys on large sites over 1,000m² which is applicable to the Site.

In line with the transition provisions of the Zone at Clause 32.10-13, as this application was formally lodged prior to the change of zone on the 31st of March 2026, the provisions of the former zone apply. The former zoning of the land was the Neighbourhood Residential Zone.

4 The Planning Policy Framework

Clause 32.09 – Neighbourhood Residential Zone

The Site is within the Neighbourhood Residential Zone Schedule 3. The purposes of the Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Section 1.0 to Schedule 3 of the Neighbourhood Residential Zone, (Minimal Residential Growth Area), includes no neighbourhood character objectives.

Figure 4.3
Zoning Map (pre VC270)

Source: VicPlan



Under the provisions of the Neighbourhood Residential Zone (Schedule 3), 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 32.09-9, 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 is provided at Attachment 3.

Pursuant to Clause 32.09-15, advertising signage requirements are provided at Clause 52.05, whereby this zone is in 'Category 3'.

4 The Planning Policy Framework

4.4 Overlays

Development Contributions Plan Overlay (DCPO1)

The Site is subject to the Development Contributions Plan Overlay – Schedule 1 (DCPO1)

The specific purpose of the Development Contributions Plan Overlay is:

- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Figure 4.4
Development Contributions Plan Overlay Map

Source: VicPlan



The Bayside Drainage Development Contributions Plan (December 2014 – Amended March 2017), prescribes drainage development contributions levies charged for residential development based on a per dwelling rate. As the proposed development is residential, but contains no dwellings, no levy is chargeable.

4 The Planning Policy Framework

4.5 Particular Provisions

There are several provisions under Clauses 52 and 53 of the Bayside Planning Scheme that are relevant to the 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 Bayside Planning Scheme, the proposed signage for the residential aged care facility includes internally illuminated business identification and wayfinding signage.

In accordance with the requirements of Category 3 – High Amenity Areas (which applies to land within a Neighbourhood 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.

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 an 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.

A residential aged care facility is required to provide a minimum of **0.25 car spaces to each lodging room** on land within Category 2, which the Site is. Any provision of car parking that equates to less than this requires a permit. No maximum provision is stated. For a facility providing 176 (lodging rooms) this would equate to a provision of **44** car spaces being required on site.

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It has always been Arcare's standard practice to provide on-site car parking that exceeds the requirements of the Planning Scheme. 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 44 spaces with a total of **81** car spaces proposed within the basement car parking area.

It is noted that electric vehicle charging is not to be provided within the basement so as to 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 and prepared a Traffic Impact Assessment which accompanies the application.

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 spaces and associated facilities have 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.

While 'Residential Building' is one of the uses listed in Table 1, it must be noted that a Residential Aged Care Facility is not nested under the 'Residential Building' group of uses and therefore the rate attributed to 'Residential Building' is not applicable.

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. Two secure bicycle spaces are provided within the basement level for staff and /or visitor bicycle storage.

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:

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- 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.

We note that the insertion of Clause 52.37 into the Bayside Planning Scheme occurred on the 15th of September 2025 by Amendment VC289.

Prior to this, the former buildings were demolished, and all trees were removed with the exception of those being retained and those that required a local laws permit to be removed. This demolition was carried out with the consent of the City of Bayside building department.

The accompanying Arboricultural Impact Assessment prepared by Sustainable Tree Management includes assessment of significant trees on the site and surrounding it. It provides guidance to ensure the suitable protection of those trees identified.

The AIA also includes assessment of two trees to be removed, for which a local laws permission was required from the City of Bayside. Unfortunately, these two trees were also removed from the site by mistake during the demolition process. We understand that this occurred prior to the insertion of Clause 52.37 into the Bayside Planning Scheme and also before an opportunity to obtain that local laws consent.

Discussion with the City of Bayside has concluded that clear representation must be provided within the landscape plan as to which trees are provided as direct replacement for the two removed trees. Please refer to the Landscape Plan prepared by John Patrick.

Two street trees within Wilson Street are to be removed and replaced by suitable species as preferred by the City of Bayside. These trees are identified as trees 13 and 15 within the Arboricultural Impact Assessment.

We note that tree 13 is a very young sapling and tree 15 is not a significant specimen due to its trunk being distorted by the previous presence of trees on site (now removed). As such, their removal and replacement will not have a significant impact upon the streetscape and presents the opportunity to provide a more uniform street tree planting along this part of Wilson Street.

As these street trees are outside of the Site, separate application will be made to the relevant department at the City of Bayside with regard to their removal and replacement.

4 The Planning Policy Framework

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.*”

The proposed facility will house a vulnerable population, with a wide range of ageing and comorbidity related issues. In line with advice from Infection Prevention Australia, these present different infection control requirements of standard residential accommodation. 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.

In consultation with the services engineers and landscape architects on the project team, the design response may seek to provide on-site rainwater retention to be used for landscape irrigation 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 a Water Sensitive Urban Design analysis which forms part of the accompanying Sustainability Management Plan.

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Clause 53.23 – Significant residential development with affordable housing.

The purposes of the Clause are follows:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

The provisions of Clause 53.23 apply to applications which include:

- *The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and*
- *The condition corresponding to a category in Table 1 is met.*

This application to the Department is being made in accordance with the category 1 conditions in table 1. Specifically, the estimated development cost will exceed \$50 million, and a mutually acceptable agreement is being drafted with the Department of Transport and Planning (DTP) in relation to providing a suitable contribution to the provision of affordable housing through the provision of concessional or discounted accommodation.

To address the requirements of this Clause, Contour and Arcare have met with DTP to discuss the potential use of the approval pathway afforded by this Clause.

As discussed, it has been noted that a Section 173 agreement will be entered into to ensure that suitable contribution is provided to the public benefit.

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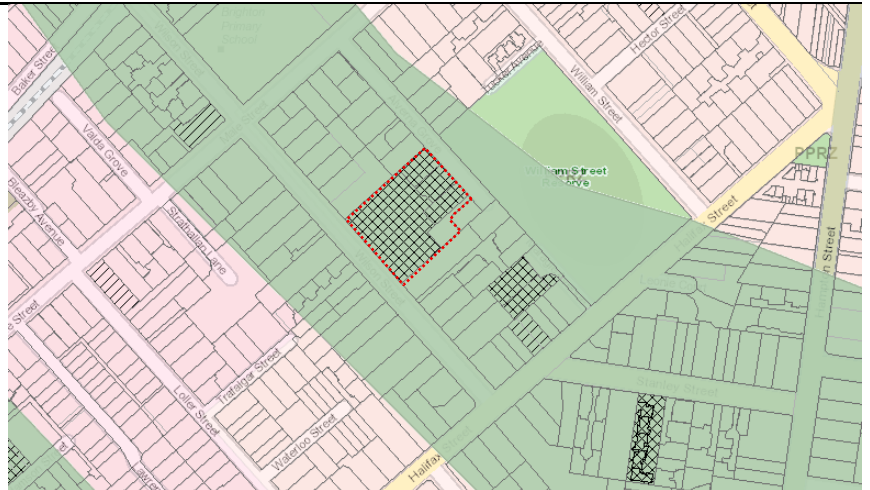
4.6 Other Considerations

The Site is within an area of identified Aboriginal Heritage Sensitivity.

This affects the entirety of the Site as is shown in the following figure.

Figure 4.5
Aboriginal Cultural Heritage Sensitivity area

Source: VicPlan



In accordance with Regulation 7 of the *Aboriginal Heritage Regulations 2018* (Regulations) a cultural heritage management plan (CHMP) is required when both of the following are established:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*

The Site is within an area of cultural heritage sensitivity, but the activity is not deemed high impact as follows:

Division 5 of the Regulations identifies high impact activities. In accordance with Regulation 46 of the Regulations”

- (1) *The construction of a building or the construction or carrying out of work on the land is a high impact activity if the construction of the building or the construction or carrying out of works –*
 - (a) *would result in significant ground disturbance; and*
 - (b) *is for, or associated with, the use of the land for any one or more of the following purposes –*

A “Residential Aged Care Facility” (being a defined land use term in the Scheme) is not included in the list of uses under Regulation 46(1) (b).

Therefore, the buildings and work associated with the Residential Aged Care Facility proposed does not constitute high impact activities under the Regulations.

5 Planning Considerations

5.1 Permit Trigger Summary

This application seeks planning approval in relation to the following planning permit triggers of the Bayside Planning Scheme:

- By virtue of the transitional provisions of the Housing Choice and Transport Zone, the applicable **Neighbourhood Residential Zone** - Clause 32.09-9 – *A permit is required to construct a building of construct of carry out works for a residential aged care facility.*
- **Signs** – Clause 52.05-2 – *A permit is required to construct or put up for display a sign in Section 2.*

5.2 Overview

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 Brighton and within the broader Bayside 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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5.3 Response to Municipal Planning Strategy

The Residential Framework Plan for the municipality at Clause 02.04-1 identifies the Site as being within a 'Significant Residential Growth Area' expectations that are reflected in the provisions of the HCTZ, these provisions are still relevant to this application despite the transitional provision of the recent rezoning as they relate to the surrounding land and any other future decisions. As mentioned above, the Site is in proximity of the Church Street and Bay Street Major Activity Centres, and under the provisions of the HCTZ is clearly identified as an area which will undergo change.

The proposal intends to contribute to the landscape character of the area with the retention of a number of established canopy trees on Site together with the introduction of new vegetation, supporting the biodiversity aspirations of Clause 02.03-2.

As the intended use of the Site for a residential aged care facility is a section 1 – no permit required use. We note that the intended use also accords with the aspirations of Clause 02.03-3 which seeks to support other similar uses such as retirement villages.

The housing strategy at Clause 02.03-5 recognises that the population of Bayside is growing, is reducing in household size and is aging. The proposal responds to this directly by providing accommodation for a specific sector of the local community and, in turn, frees up future resident's former homes, which are quite often large family homes.

The proposal also contributes to the provision of affordable housing through the aforementioned concessional bed opportunities provided by the proposal.

In addition to the fact that the site is within an area identified for significant residential growth, it should be noted that as a large institutional site, it represents a key development opportunity within this area.

It should also be noted that under the provisions of the new HCTZ zoning, larger sites over 1000m² like the subject site are considered to be suitable for residential development of four storeys. While that zoning does not apply to this application, it is important to recognise that this is now the expectation for the surrounding area.

The proposal contributes to diversifying the local economy through the provision of a large number of ongoing jobs addressing a range of sectors including medical staff, administration, and support services. This is provided in a location with access to public transport and the facilities provided by the nearby major activity centres at Church Street and Bay Street.

The intended use of the Site for the purpose of providing residential aged care will continue to offer a combination of residential and healthcare services to its residents and in turn take pressure off the hospital system. In this regard the proposal provides both specialised housing for the aging community and a significant benefit to the broader healthcare system. This responds directly to the recognised demand being placed on the healthcare system by an aging population at Clause 02.03-8.

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5.4 Response to Planning Policy Framework

A detailed summary of the relevant provisions and strategies of the 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. To provide an overview of the most pertinent aspects of the PPF we make the following observations:

The strategies of the PPF of the Bayside Planning Scheme, that are of particular relevance to the proposal, focus around five main issues, being:

- Spatial development of the settlement
- Urban design / neighbourhood character
- Environmentally sustainable design
- Housing
- Employment

The Site is ideally located to accommodate the intended residential aged care facility for a number of reasons. These include its size, dual street frontage, proximity to existing services such as local shops, public transport and public open space, and a number of other facilities and attributes such as an open outlook to both Wilson Street and Alverna Grove, a quiet location, easy access to nearby activity centres and so on.

The proposal makes effective use of a vacant parcel of land within an existing, developed neighbourhood identified for significant residential growth. The provision of this sector of housing within this part of Brighton 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 adjacent to the William Street Reserve is an ideal one for a number of reasons. Firstly, it makes effective use of a large infill site with only side abutments to residential land, provides good activation of its two street frontages and ample surveillance opportunities to improve safety for all users. It also provides residents of the facility with an unrestricted outlook and connection to the wider community.

Other local facilities, such as the commercial opportunities at Church Street, provide residents somewhere to visit, with carers and family, in proximity to the facility. These facilities 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 be located. It employs materials and finishes together with the architectural forms found in the surrounding residential character and provides a suitable use of a rarely found larger infill site.

The proposed built form provides for a three-storey street wall height to both Wilson Street and Alverna Grove, with the top floor being significantly recessed, in particular to Alverna Grove to fit comfortably within the existing streetscape.

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In this regard it is noted that Wilson Street is characterised predominantly by two storey development, generally with pitched or hipped roof forms above. There are examples of larger institutional buildings within Wilson Street including the former Brighton Church of Christ and Brighton Primary school, both of which are on the corner of Male Street.

The proposed building is consistent with the height and form deemed appropriate for residential aged care facilities in line with the provisions of Clause 53.17, and with its intended three-storey street wall height, represents an appropriate incremental transition to the surrounding residential buildings of the area which are typically two storeys in height. It is also in line with the expectations of the new HCTZ zoning applicable to the land and the surrounding area. While not relevant to the subject land in the context of this application, owing to the transitional provisions of amendment VC270, it should be noted that the new zone represents a shift in future expectations for the area.

While we note that the local policy guidance found in Clause 15.01-5L (Bayside preferred neighbourhood character) would no longer apply to the site and surrounding land with the HCTZ, were an application lodged today, as the application was submitted prior to VC270 its guidance is still relevant to this application. It locates the site within area “B2” which provides the following guidance:

- *Provide only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct.*
- *Underground car parking accessed from the front of the site only where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retain as predominantly garden space.*

The proposal does seek to provide three crossovers to Wilson Street, however, this is appropriate in the given context of the Site being an equivocal width to four or five typical lots within this streetscape. The former hospital facility on the Site already had a double crossover and additional single crossover to its at grade and basement level car parking.

It would not be appropriate to provide the primary entry to the basement from Alverna Grove, given the former facility did not provide vehicular access from this street.

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.

Australian Bureau of Statistics data from the 2021 census indicates that the population of Brighton consists of higher-than-average numbers of citizens within the target age range for the intended residential aged care facility, being the 75-85+ category. This age group accounts for 13.2% of the Brighton population against a Victorian and national average of 7.5%. This supports the provision of the facility to

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allow for the residents of Brighton to age in place within familiar surroundings and close to established networks.

The provision of specialist accommodation to meet the needs of the ageing population, including the provision of affordable housing in the form of concessional rooms, will address this growing sector of the community and ensure that they have an appropriate, equitable 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 elderly members of our community is a key policy direction of Clause 16.01-5S (residential aged care facilities) of the PPF.

The locational attributes of the Site 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 policy directives of the Bayside Planning Scheme also make it clear 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. These include the substantial number of new employment opportunities that will be created as well as flow on effects to the local economy in terms of the service and health care industries which will support the facility.

5.5 Response to Zone & Overlay

The proposed use of the land for the purpose of a residential aged care facility is a section 1 use within both the HCTZ and by virtue of the transitional provisions, the applicable Neighbourhood Residential Zone and therefore entirely expected and appropriate.

The redevelopment of this former non-residentially used land (former hospital) for residential purposes is in line with expectations for the use of the land, as reflected in the use being ‘as of right’. The domestic nature of the intended use of the land will see a reduction in the potential amenity implications when compared to the former use of the land for a hospital.

The specific zone requirements for the development of Residential Aged Care Facilities are deferred to Clause 53.17. This is discussed below in section 5.6 of this report and in further detail within the response to Clause 53.17 at Attachment 3.

The proposal is consistent with the decision guidelines expressed at Clause 32.09-14, 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.

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Schedule 3 of the Neighbourhood Residential Zone is specific to the Minimal Residential Growth Area parts of the municipality. The schedule contains no specific objective, and as discussed above in section 5.1 and 5.2, the proposal responds favourably to the neighbourhood character intentions of the scheme as expressed in the MPS and at Clause 15.01-5L (Bayside preferred neighbourhood character). We note that while this is still relevant to this application by virtue of the transitional provisions of VC270, this is no longer applicable to the site or surrounding area, however has to be considered in the context of this application as it was lodged prior to VC270. It should be recognised that the policy direction of this area has significantly shifted, as reflected in the revised framework structure plan and the current HCTZ zoning. The proposed development is consistent with both the form policy intent brought about by Clause 53.17 and the future policy intent embodied in the Framework Plan, the HCTZ zoning and Clause 53.17.

Clause 53.17 is specifically provided to guide the development of residential aged care facilities within residential areas such as this. Clause 53.17 acknowledges that residential aged care facilities often need to adopt a larger footprint and built form to suitably provide effectively for their future residents. This is relevant in supporting the proposed development within the Neighbourhood Residential Zone, where expectations of build form massing are generally lesser than is permitted by the requirements of Clause 53.17, however it is noteworthy that under the provisions of the new HCTZ, the expectations for the surrounding area will not be that dissimilar to the permissible built for under the provisions of Clause 53.17.

Notwithstanding this larger building mass, the proposal is provided with a suitable design response through the provision of deep, well landscaped setbacks on all sides, a recessive top floor and a suitably articulated built form to reflect the existing rhythm of streetscape.

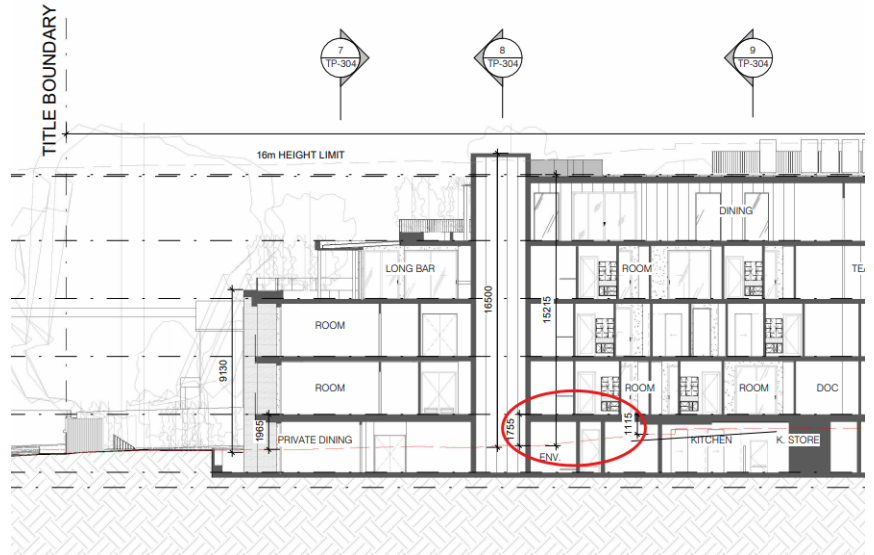
As is acknowledged within the proposal section of this report, there is a small area of the top floor that sits directly above part of the basement that protrudes more than 1.2m above natural ground level owing to a dip in the natural ground level in this part of the site. This technically makes this small section of the top floor a fifth storey. Notwithstanding this, the building still presents as only three or four storeys in this location owing to the building stepping down toward Alverna Grove and the boundary with the adjoining dwelling at 8 Alverna Grove.

This is shown in Section 2 on TP-301 of the architectural drawings. An extract of that section is provided in the following figure.

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Figure 5.1
Excerpt of Section2 (basement protrusion >1.2m)

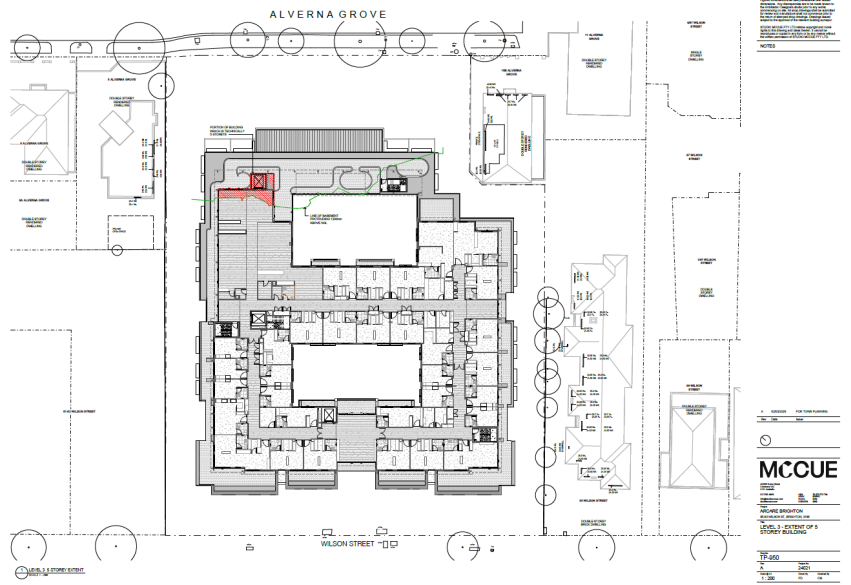
Source: Studio McCue



The following diagram shows the area of the top floor which is technically a fifth storey.

Figure 5.2
Indicative area natural ground level dip causes top floor to technically be a fifth storey.

Source: Studio McCue



This technicality does not in practice present a fifth floor, as when viewed from the public or private domain only three or four storeys will be visible.

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5.6 Compliance with Clause 53.17

A detailed analysis of the proposal's compliance with the standards of Clause 53.17 is provided at Attachment 3.

The proposal is focused on meeting the design standards set out in the clause. 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 proposed provides a suitable transition to the surrounding residential development, which is characteristically two storeys in height plus a pitch or hipped roof form.

The proposed development adopts a three-storey street wall height at both the Wilson Street and Alverna Grove frontages, with a recessed top floor. For the presentation to Alverna Grove, the uppermost storey will not be readily visible from the pedestrian level.

The proposal varies in relation to front setback where the minimum setback at 7.9 metres is less than the prescribed 9 metres, however, it should be noted that the articulated nature of the Wilson Street façade is such that the majority of the building is setback to a greater degree. This is also marked improvement from the former hospital buildings that were on the Site previously, some of which had setbacks of less than 2 metres.

Proposed side setbacks are generally compliant with the requirements of the prescribed standard, with the exception of a small area of balustrade and pergola.

The proposed development is also consistent with the purpose of ensuring that the facility does not unreasonably impact on the amenity of adjoining dwellings.

The proposal provides a suitable design response to ensure that overlooking potential is suitably mitigated in line with the standard requirements of the clause through either suitable screening or translucence of glazing where required.

Overshadowing is largely only to the front setback or the driveway of the adjoining apartment development, and a small area of additional shadow to the rear yard of 16B Alverna Grove. We note that this does not appear to be the area of primary private open space, which remain unaffected by the development.

The architectural drawings package demonstrates and differentiates between shadow caused by existing structures and the proposed development.

For further information please refer to the accompanying architectural drawings package.

5 Planning Considerations

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 requirements expressed at Clause 52.06 of the Bayside Planning Scheme. It has been their experience that at shift change over time, more staff are present on Site for a period of time. To avoid a 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 demand.

As such the number of spaces provided, at 81 spaces within the development, is in excess of the required minimum 44 spaces. Noting that no maximum provision is specified in the requirements of Clause 52.06 for land within Category 2, as is the case with the Site.

The design and layout of the car park and access arrangements, including loading, waste and emergency vehicles are detailed within the Traffic Impact Assessment and Waste Management Plan which accompany application.

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 the accompanying architectural drawings package.

In order to re-risk the potential for fire associated with such infrastructure, the provision of electric vehicle charging facilities within the car parking area is not proposed. A letter outlining this position from DDEG (Fire) provides more detail in this regard and can be found at Attachment 4.

5.8 Proposed Landscaping

A Landscape Concept Plan has been prepared to accompany the application. It provides for a well-considered landscape design response to the Site, the development and its context.

Given there is 40% of the Site not built upon, there is significant opportunity for landscaping to be accommodated in a manner that will contribute to the character of the area.

In direct response to the purpose and strategies of the Bayside Planning Scheme, the concept retains existing large canopy trees and contributes a number of new canopy trees interspersed with lower-level shrubs and ground covers, to provide a softening of the building when viewed from the public domain.

It is submitted that the landscaping proposed across the Site will contribute effectively to urban greening and support and maintain the suburban character of this part of Brighton.

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5.9 Environmentally Sustainability

As with all Arcare projects, the proposal suitably responds to the relevant Environmentally Sustainable Design (ESD) provisions of the Bayside Planning Scheme. In this instance Clause 15.01-2L-02 (Environmentally Sustainable Development) contains a number of strategies to ensure that development within Bayside achieves best practice in ESD.

The project incorporates ESD initiatives that accord with the strategies of Clause 15.01-2L-02 including, but not limited to:

- A solar PV system provided on the roof.
- High performance glazing throughout.
- Energy efficient building services and appliances.
- Water efficient fittings, fixtures and appliances.
- Environmentally preferable internal finishes.
- Provision of rainwater storage.
- Water efficient landscaping.

The strategies expressed in Clause 15.01-2L-02 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 prepared by Lincoln Pearce. This report includes assessment using benchmarking tools to ensure that the proposal is meeting best practice requirements.

For further information please refer to the Sustainability Management Plan.

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).

5.10 Signage

The proposal incorporates the provision of internally illuminated business identification and way finding signage. This signage will be subtle, consistent with the approach that Arcare employs at all of its sites and is appropriate in the given context.

The signage is consistent with the relevant decision guidelines of Clause 52.05 of the Bayside Planning Scheme, in that:

- It will be sensitive to the character of the area and will not undermine or impact upon that character. It will not be repetitive or generating a cluttered appearance.
- It will have no impact upon any views or vistas.

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- It will be appropriate in terms of streetscape and will in no way be domineering.
- It will be of suitable proportions to provide the necessary information provided while being at an appropriate human scale.
- All of the signs will be positioned low down, and will either free standing (ground mounted), or wall mounted within the ground level façade or front fence.
- It will form an appropriate relationship to the intended built form and is designed to tie into architectural features of the proposed development.
- Supporting structures will be incorporated into the design of the sign to ensure that they are not visible.
- Their provision 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.
- They 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 85-93 Wilson Street and 10-16A Alverna Grove, Brighton will provide an important asset for the ageing community within Brighton and the broader Bayside 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 proposed facility will provide affordable housing in the form of concessional beds, with a commitment to provide for concessional residents that will benefit from high quality aged care accommodation. This commitment will provide accommodation to elderly residents in our community that would otherwise not have the opportunity for this level of care.

The overall scale, siting and architectural expression of the proposal has been designed to respond to the recognised suburban character and policy intent embedded in the recently imposed HCTZ for this part of the Brighton area, in particular, providing a suitable scale of built form and rhythm of building articulation within the streetscape, which reflects aspects of the surrounding built environment.

The proposal seeks to enhance the landscape character of the area through the provision of deep setbacks to all sides of the Site and substantial level of canopy tree retention and planting to the publicly oriented facades. This additional canopy tree cover provided across the Site will soften the appearance of the building, contribute to urban greening and assist in the establishment of the treelined streetscape of both Wilson Street and Alverna Grove.

Finally, the proposed facility will benefit from, and contribute towards, the mixed-use environment found in this part of Brighton. It will provide a diversity of housing to the area, complementing the existing housing stock, the nearby activity centres, apartment development, 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 relocated out of their existing neighbourhood.

Overall, it is submitted that the proposal responds suitably to all relevant provisions of the Bayside 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

Title Particulars

A1

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

VOLUME 08092 FOLIO 990

Security no : 124132299861G
Produced 19/02/2026 10:13 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 031634.
PARENT TITLE Volume 07609 Folio 183
Created by instrument 2535526 24/12/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP031634 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: 10 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

DOCUMENT END

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

VOLUME 08092 FOLIO 988

Security no : 124132299926L
Produced 19/02/2026 10:14 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 031634.
PARENT TITLE Volume 07609 Folio 183
Created by instrument 2503432 10/07/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP031634 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: 12 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

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Document Type	Plan
Document Identification	LP031634
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/02/2026 10:14

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LP 31634

LP 31634

EDITION 1
PLAN MAY BE LODGED
5-09-1955

PLAN OF SUBDIVISION OF
PART OF DENDY'S CROWN SPECIAL SURVEY
PARISH OF MOORABBIN

COUNTY OF BOURKE

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL. 7609 FOL. 183

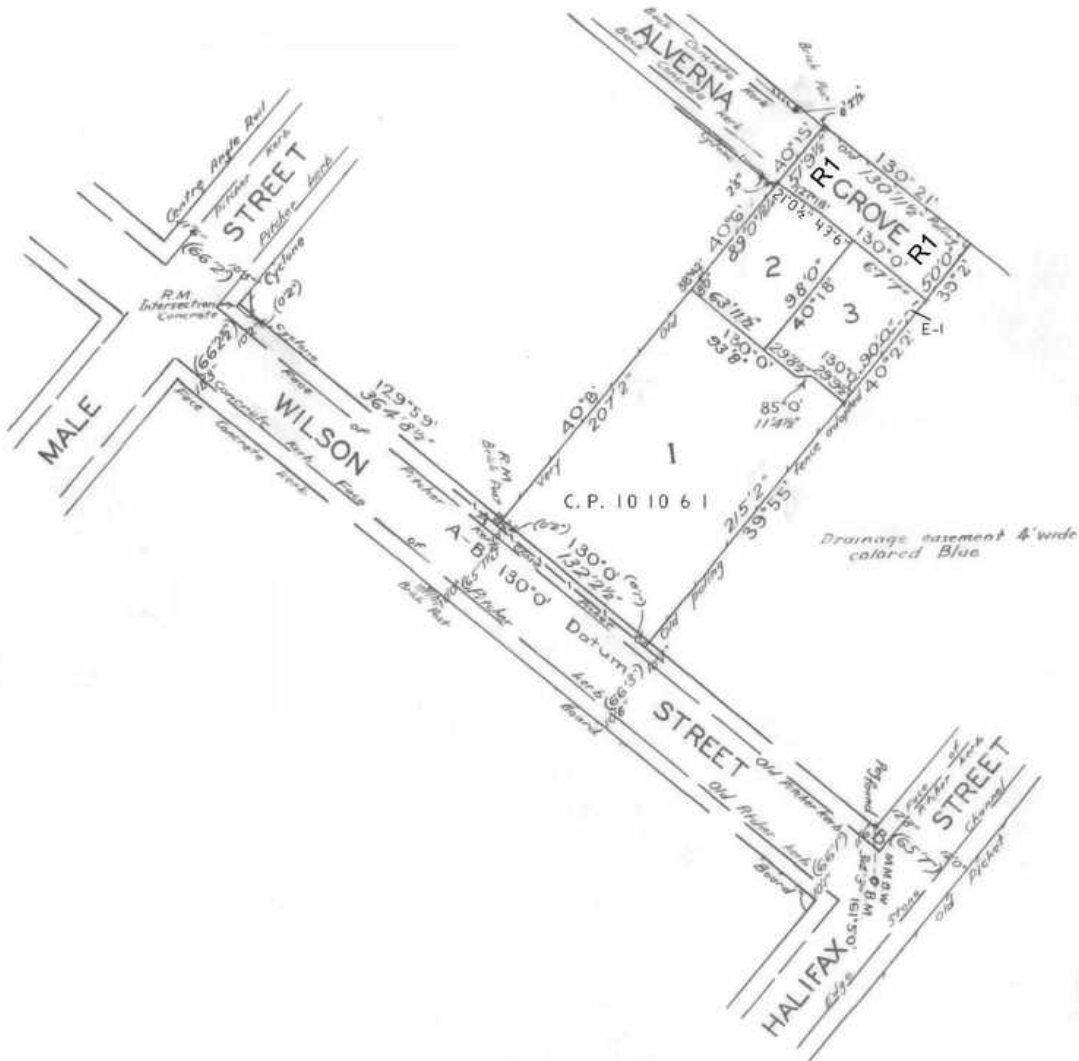
COLOUR CODE

E-1 = BLUE
R1 = BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF DRAINAGE

THE LAND COLOURED BROWN IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY & DRAINAGE



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

VOLUME 10216 FOLIO 669

Security no : 124132300508D
Produced 19/02/2026 10:25 AM

LAND DESCRIPTION

Lot 1 on Title Plan 003862P.
Created by Application No. 075406W 09/02/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

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 TP003862P 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: 14 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

DOCUMENT END

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Document Type	Plan
Document Identification	TP003862P
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/02/2026 10:25

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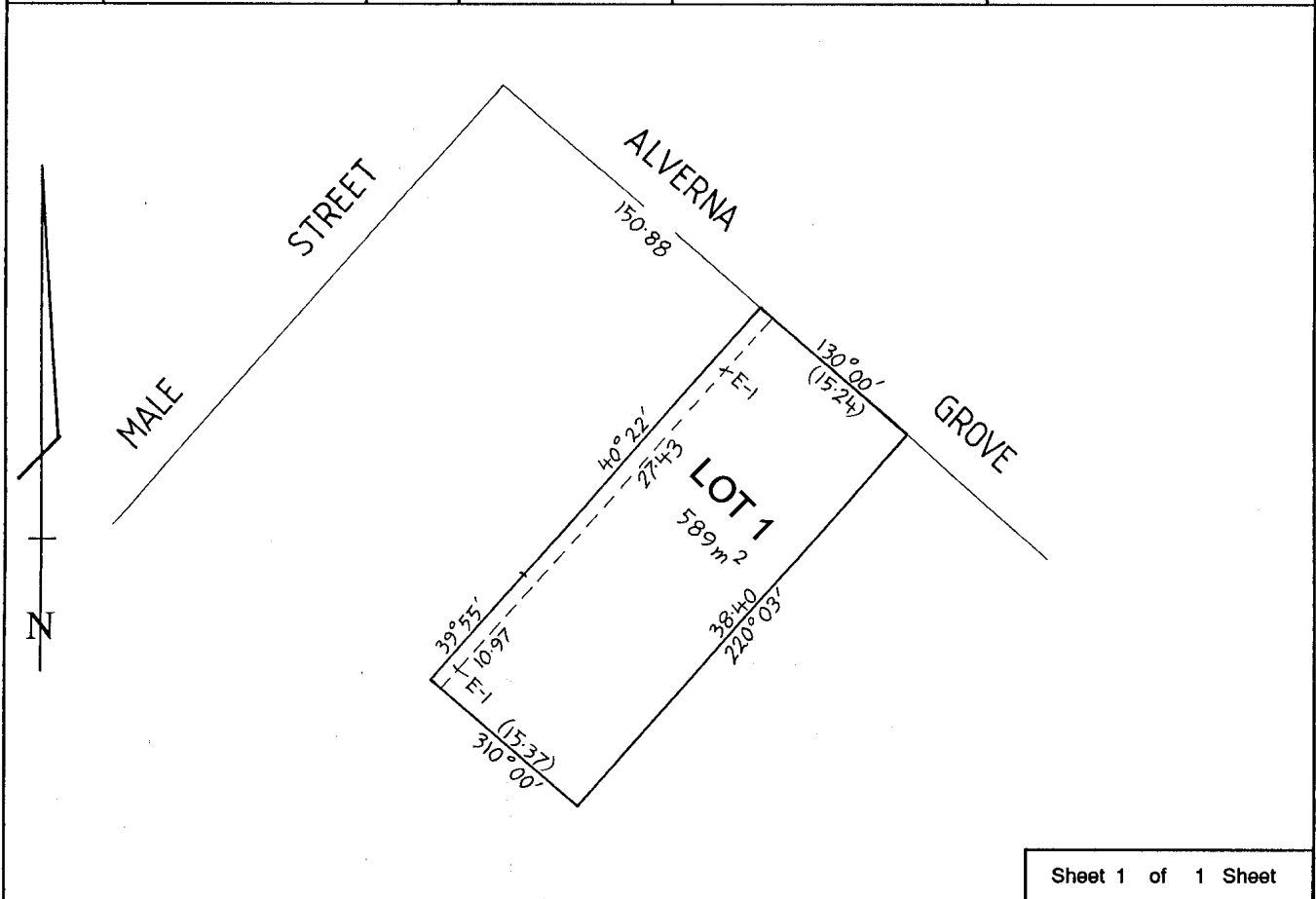
	TITLE PLAN	EDITION 2	TP 3862P
--	-------------------	------------------	-----------------

<p>LOCATION OF LAND Parish : MOORABBIN Township : Section : Crown Allotment : Crown Portion : PART OF DENDY'S CROWN SPECIAL SURVEY LTO base record : CHART 24 (3163) Last Plan Reference: Title References: Depth Limitation: Nil</p>	<p style="text-align: center;">NOTATIONS:</p> <p>WARNING AS TO DIMENSIONS : Any dimension and connecting distances shown is based on the description of the land shown in General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p>
--	---

<p>Easement Information</p> <p>LAND HEREON HAS APPURTENANT RIGHTS OF WAY AS SET OUT IN BOOK 618 NO.440.</p>	<p>THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES</p>
--	---

Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	UNSPECIFIED	1.22	Y9764T (BOOK 618 NO. 440)	SEE Y9764T (UNSPECIFIED)

Checked by *[Signature]*
 Date 13 1 2 1 95
 Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE 1: 400	SHEET SIZE A3	File No: AP 75406W
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12061 FOLIO 281

Security no : 124132300967E
Produced 19/02/2026 10:32 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 732206W.
PARENT TITLES :
Volume 09916 Folio 477 to Volume 09916 Folio 478
Created by instrument PS732206W 19/02/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FIONA YAU MOI FANG of UNIT 2 16 ALVERNA GROVE BRIGHTON VIC 3186
AR855691E 21/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR859058G 22/01/2019
NATIONAL AUSTRALIA BANK LTD

CAVEAT AZ286143P 19/06/2025

Caveator
ARCARE PTY LTD ACN: 005259361
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
22/05/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KRISTINA FIONA MCGEEHAN-HALL
Notices to
KRISTINA MCGEEHAN-HALL of 346 SOUTH ROAD HAMPTON EAST VIC 3189

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DIAGRAM LOCATION

SEE PS732206W 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: 16A ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 20/02/2019

DOCUMENT END

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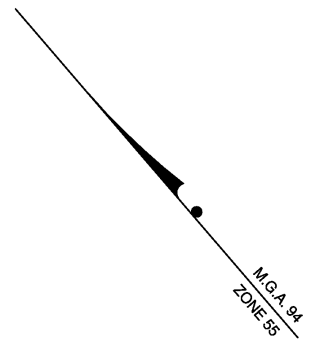
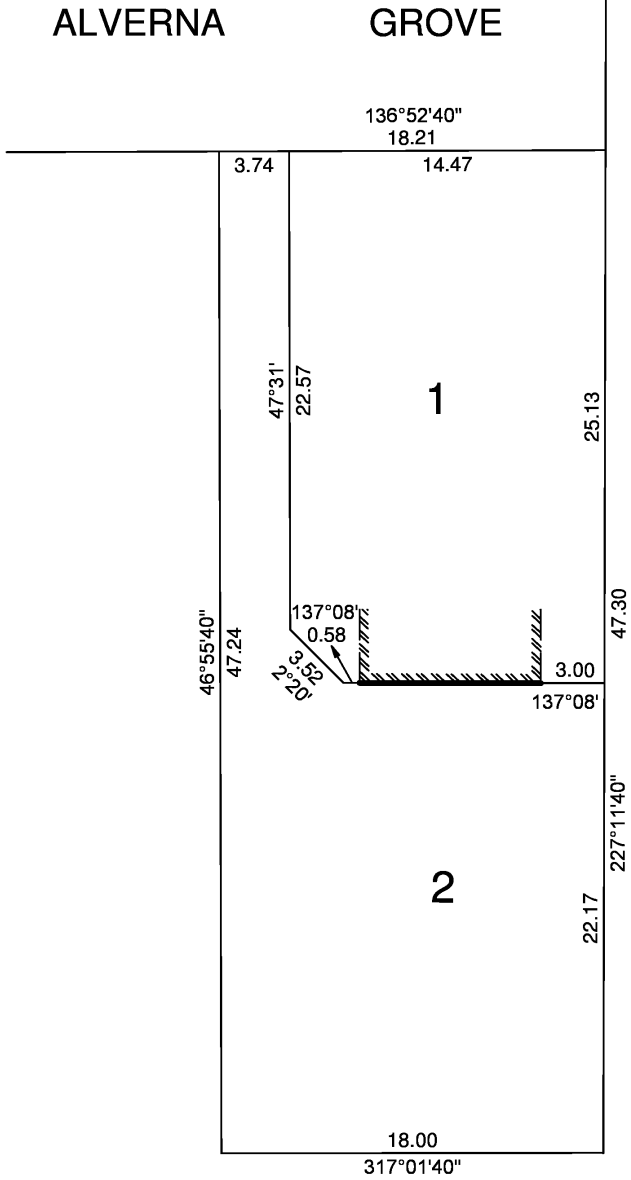
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Document Identification	PS732206W
Number of Pages (excluding this cover sheet)	3
Document Assembled	19/02/2026 10:33

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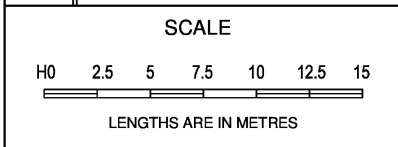
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<p>PLAN OF SUBDIVISION UNDER SECTION 32A OF THE SUBDIVISION ACT 1988</p>	<p>STAGE No. /</p>	<p>PLAN NUMBER PS732206W</p>
---	------------------------	---



HEADING & ASSOCIATES
ENGINEERING SURVEYORS, COMPUTER CAD DRAFTING
CONSTRUCTION SURVEYS - CIVIL & STRUCTURAL

TELEPHONE: (03) 9916 9130 FACSIMILE: (03) 9376 4831
ADDRESS: 46 STUBBS STREET, KENSINGTON VIC 3031
EMAIL: enquiries@headingassociates.com.au



ORIGINAL

SCALE: 1:250
SHEET SIZE: A3

LICENSED SURVEYOR: PETER MICHAEL MCCARTHY
SIGNATURE: DIGITALLY SIGNED
REF: 1415201 VERSION: 2

SHEET 2 OF 2 SHEETS

DATE: / /
COUNCIL DELEGATE SIGNATURE



**Plan Pursuant to Section 32A PS732206W
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S061211B
Plan Number: PS732206W
Responsible Authority Name: Bayside City Council
Responsible Authority Permit Ref. No.: N/A
Responsible Authority Certification Ref. No.: 15/5248
Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has not been made at Certification

Digitally signed by Council Delegate: Arthur Vatzakis
Organisation: Bayside City Council
Date: 17/03/2017

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

VOLUME 10331 FOLIO 275

Security no : 124132301082E
Produced 19/02/2026 10:34 AM

LAND DESCRIPTION

Land in Plan of Consolidation 355954U.
PARENT TITLES :
Volume 06453 Folio 534 Volume 09046 Folio 137
Created by instrument PC355954U 19/07/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

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 PC355954U 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: 85-93 WILSON STREET BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

DOCUMENT END



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Document Type	Plan
Document Identification	PC355954U
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/02/2026 10:35

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PLAN OF CONSOLIDATION	LTO USE ONLY EDITION 1	PLAN NUMBER PC 355954U
------------------------------	----------------------------------	----------------------------------

LOCATION OF LAND

PARISH: MOORABBIN

TOWNSHIP:

SECTION: PART OF DENDY'S CROWN
SPECIAL SURVEY

CROWN ALLOTMENT:

CROWN PORTION:

LTO BASE RECORD: CHART 24
TITLE REFERENCE/S: VOL 6453 FOL 534
VOL 9046 FOL 137

LAST PLAN REFERENCE: CP 101061

POSTAL ADDRESS: 85-93 WILSON STREET
(At time of consolidation) BRIGHTON, 3186

AMG Co-ordinates E 324 320 ZONE: 55
(of approx centre of land in plan) N 5 801 720

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF BRIGHTON REF: 5431

- 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.

Council Delegate
Council Seal
Date 2 / 6 / 94

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS/IS NOT BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION				
LEGEND	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE: 19 / 11 / 96

LTO USE ONLY

PLAN REGISTERED
TIME 3:15 pm
DATE 30/05/97

David Thomson
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

SZIROM, McGRATH & Co.
LAND SURVEYORS
15 BYRON STREET, FOOTSCRAY, 3011
TEL: 687 5465. FAX: 689 6894.

LICENSED SURVEYOR (PRINT) GEORGE M. SZIROM

SIGNATURE DATE 5 / 4 / 94

REF 5539 VERSION 1

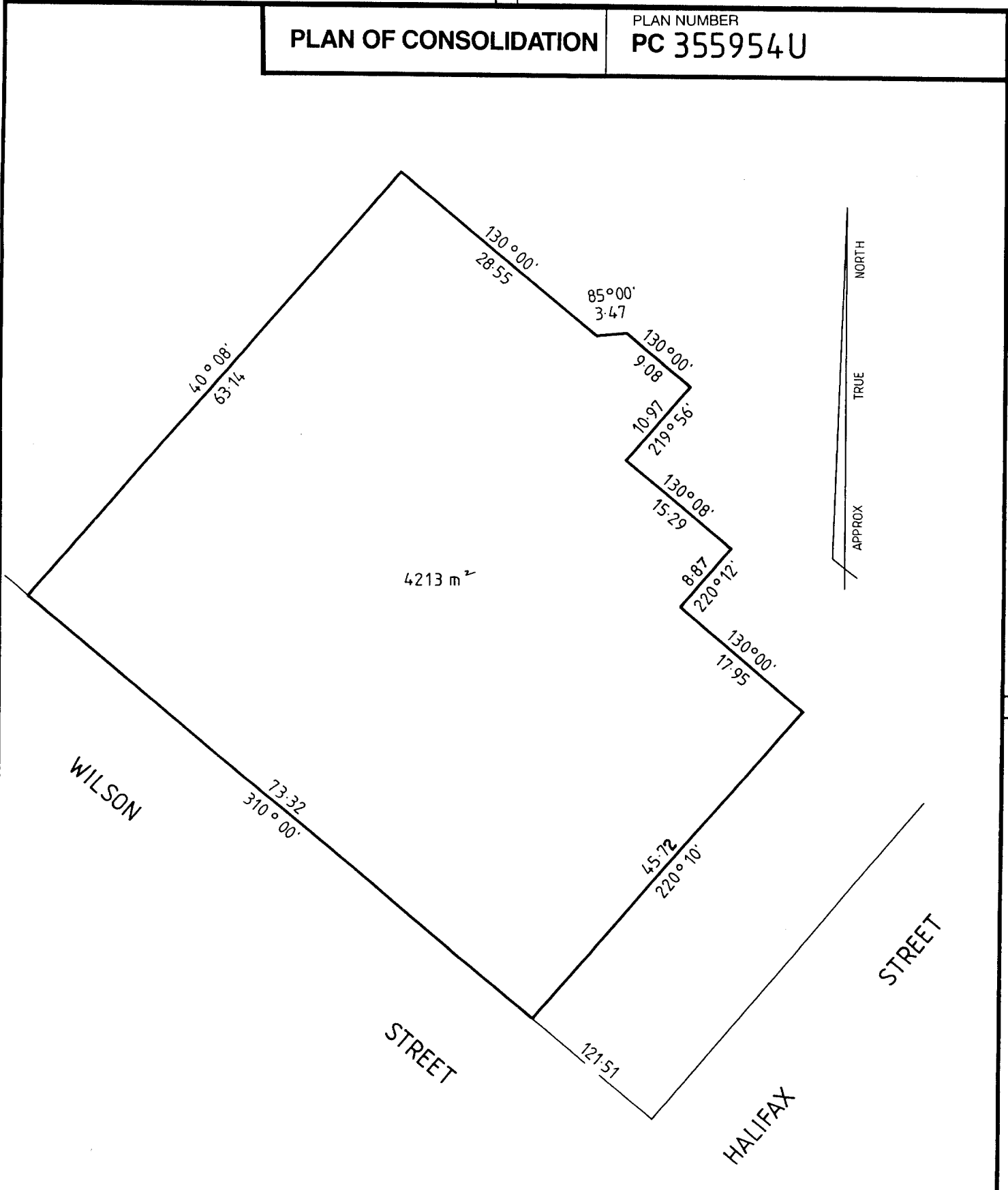
DATE 2 / 6 / 96

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF CONSOLIDATION

PLAN NUMBER
PC 355954U



4213 m²

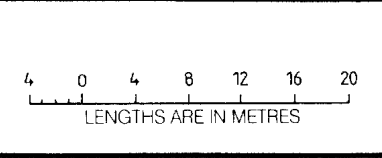
WILSON

STREET

HALIFAX

STREET

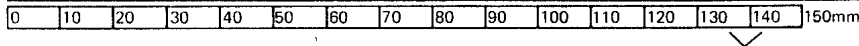
SZIROM, McGRATH & Co.
LAND SURVEYORS
15 BYRON STREET, FOOTSCRAY, 3011.
TEL: 687 5465. FAX: 689 6894.



ORIGINAL SCALE SHEET SIZE
1:400 A3

LICENSED SURVEYOR (PRINT) GEORGE M. SZIROM
SIGNATURE DATE 5 / 4 / 94
REF **5539** VERSION **1**

SHEET 2 OF 2 SHEETS
DATE **2 / 6 / 08**
COUNCIL DELEGATE SIGNATURE



Attachment 2

Policy Summary

A2

Settlement

MPS Clause	Background	Strategies	Response
<p>02.03-1</p>	<p><i>Bayside has a hierarchy of activity centres, some of which are located entirely within Bayside and some which are shared with other municipalities. The hierarchy consists of:</i></p> <ul style="list-style-type: none"> • <i>Major activity centres – Identified in Plan Melbourne they are suburban centres that provide access to a wide range of goods and services. These are Bay Street Brighton, Church Street Brighton, Elsternwick, Hampton Street, Hampton, Hampton East (part of the Moorabbin Activity Centre) and Sandringham.</i> • <i>The Major Activity Centres and Large Neighbourhood Activity Centres will play an increasingly important role in accommodating residential growth within the municipality and it is important to ensure there is sufficient capacity and an appropriate range of commercial services to meet the needs of residents. Redevelopment in activity centres should not occur at the expense of commercial floor space.</i> 	<ul style="list-style-type: none"> • <i>Maintain the 'village' environment of activity centres through land use composition and a scale of development that reflects the role and setting of the centre and supports the activity centre hierarchy.</i> • <i>Ensuring development contributes to the economic viability of activity centres.</i> • <i>Encouraging a diversity of activities in activity centres to serve the needs of the local community and support tourism.</i> • <i>Supporting higher density residential developments with active commercial uses at ground floor level that is compatible with the scale and role of each centre.</i> • <i>Establishing a built form that respects the existing character and scale of each centre and provides a transition to adjoining residential areas.</i> 	<p>The proposal is not located within an activity centre, it is on the periphery of the Church Street Major Activity Centre and 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	Objective	Relevant Strategies	Response
11.01-1S (Settlement)	<i>To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i>	<ul style="list-style-type: none"> • <i>Focus investment and growth in places of state significance in Metropolitan Melbourne.</i> • <i>Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.</i> • <i>Plan for development and investment opportunities along existing and planned transport infrastructure.</i> • <i>Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:</i> <ul style="list-style-type: none"> ○ <i>Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.</i> • <i>Encourage a form and density of settlements that supports healthy, active and sustainable transport.</i> • <i>Limit urban sprawl and direct growth into existing settlements.</i> • <i>Promote and capitalise on opportunities for urban renewal and infill redevelopment.</i> • <i>Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.</i> 	<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 that previously accommodated an institutional use which would likely have had greater amenity implications than the proposal.</p> <p>The proposed development is consistent with urban consolidation aspirations of the state government and will assist in reducing pressure for further urban sprawl.</p>

<p>11.01-1R (Settlement – Metropolitan Melbourne)</p>		<ul style="list-style-type: none"> • <i>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.</i> 	<p>The proposal contributes to the character of this part of Brighton through the provision of a high-quality built form that is domestic in nature. 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 to the built form of the residential areas surrounding it.</p>
<p>Clause 11.02-1S Development capacity</p>	<p><i>To ensure sufficient development opportunities are available to meet the needs of current and future Victorians.</i></p>	<ul style="list-style-type: none"> • <i>Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and ensure sufficient realisable capacity in planning schemes.</i> • <i>Planning for urban growth should consider:</i> <ul style="list-style-type: none"> ○ <i>Opportunities to consolidate, redevelop and intensify existing urban areas with good access to jobs and services.</i> ○ <i>The liveability of neighbourhoods and delivery of quality urban landscapes.</i> ○ <i>The limits of land capability and natural hazards and environmental quality.</i> ○ <i>Service limitations and the costs of providing infrastructure.</i> 	<p>The provision of this type of housing accommodates a large number of people on a relatively small site. This frees up other residential opportunities in the area through the on sale of resident's former dwellings. This project will potentially free up 170+ homes to future residents.</p> <p>This opportunity consolidates land to make the most effective use of it. And provides a suitable built form to contribute to a liveable neighbourhood. It contributes to the urban consolidation initiatives and reduces pressure on urban sprawl.</p>

Environmental and Landscape Values

MPS Clause	Background	Strategies	Response
02.03-2	<p><i>Bayside has a wide range of significant habitats including eight inland bushland/heathland reserves ranging from state to local significance. Key habitats include Long Hollow Reserve, Donald MacDonald Reserve, Bay Road Heathland Sanctuary, Gramatan Avenue Heathland Sanctuary, George Street Reserve, Cheltenham Park Flora and Fauna Reserve, Balcombe Park Reserve, Highett Grassy Woodland, golf courses (which cover 175 hectares) and the foreshore. In addition to their environmental values as an important flora and fauna habitat and wildlife corridor, these areas contribute to the character of Bayside and are important recreational and educational resources. These larger habitat areas are connected with street trees, trees on private property and other public open spaces to form Bayside's urban forest.</i></p>	<ul style="list-style-type: none"> • <i>Assist the conservation of biodiversity through retention of native vegetation, protection of habitat.</i> • <i>Protect the natural biodiversity of Conservation Reserves by ensuring that the primary purpose of the reserve is maintained.</i> • <i>Protect habitat provided by established trees and gardens on private property that may be reduced and fragmented by increased medium density housing.</i> 	<p>The proposal seeks to retain existing significant trees, and plant 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	Objective	Relevant Strategies	Response
12.01-1S (Protection of biodiversity)	<i>To protect and enhance Victoria's biodiversity.</i>	<ul style="list-style-type: none"> • <i>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.</i> • <i>Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.</i> 	The proposal provides substantial space for landscaping on all sides of the building and retains the existing significant canopy trees along the Alverna Grove frontage. 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"> • <i>Retain and enhance biodiversity values by replanting canopy trees and vegetation that are indigenous to the area.</i> • <i>Design development that is sympathetic to adjoining, or nearby, environmentally significant and sensitive areas.</i> 	<p>As above, the proposal seeks to retain significant existing trees and plant out setbacks to all boundaries.</p> <p>The design of the proposed development allows for the provision of substantial landscaping to support continuous linkage with the adjacent public open space reserve.</p>
12.06-1S (Urban forests)	<i>To protect and enhance tree canopy in urban areas.</i>	<ul style="list-style-type: none"> • <i>Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:</i> <ul style="list-style-type: none"> ○ <i>Encouraging the retention of existing canopy trees.</i> ○ <i>Promoting the planting of new canopy trees:</i> • <i>Ensuring that canopy tree species are appropriate for the locality, available space, growing conditions and future climate conditions.</i> 	The proposal has sought to retain the most significant existing trees on the site and plant a significant number of new additional canopy trees. For more information, please refer to the accompanying Landscape Plan and Arboricultural Impact Assessment.

Environmental risks and amenity

MPS Clause	Background	Strategies	Response
02.03-3	<p>Climate change</p> <p><i>A changing global climate will magnify some of the natural processes that shape and impact on the coast. Sea level rise, more frequent storm events, temperature and rainfall changes are expected to increase the risk of erosion, inundation, infrastructure damage, drought conditions and ecological change. These changes will need to be accommodated while maintaining environmental quality.</i></p> <p><i>Council has declared a Climate Emergency, recognising that climate change will continue to cause significant damage to our economy, society and environment, and that urgent action is required to adapt to the already changing climate.</i></p> <p>Discretionary uses in residential areas</p> <p><i>There are a number of important uses that should be located within residential areas of the municipality, including child care centres, recreation centres, medical centres, schools, churches, retirement villages and other similar uses. While these uses are permitted under the zoning provisions, they fall outside the class of primary uses for which the land is zoned.</i></p>	<ul style="list-style-type: none"> <i>Prioritising the maintenance of recreation areas, protection of assets and reduction of offshore cliff erosion based on the degree of vulnerability to coastal processes and sea level rise.</i> <i>Well sited and designed discretionary uses that will not erode the highly valued urban character and amenity of residential areas.</i> 	<p>The proposal seeks to retain a number of existing significant trees, and to plant a substantial number of 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	Objective	Relevant Strategies	Response
<p>13.01-1S (Natural hazards and climate change)</p>	<p><i>To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.</i></p>	<ul style="list-style-type: none"> • <i>Respond to the risks associated with climate change in planning and management decision making processes.</i> • <i>Identify at risk areas using the best available data and climate change science.</i> • <i>Integrate strategic land use planning with emergency management decision making.</i> • <i>Direct population growth and development to low risk locations.</i> • <i>Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.</i> 	<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 be 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>
<p>13.01-3S (Urban Heat)</p>	<p><i>To reduce urban heat and minimise impacts of urban heat on human health and wellbeing.</i></p>	<ul style="list-style-type: none"> • <i>Support development that contributes to cooler urban environments.</i> • <i>Support cooling design responses in urban areas through the:</i> • <i>Planting and maintenance of canopy trees and other vegetation.</i> • <i>Use of integrated water management.</i> • <i>Provision of shading of pedestrian walkways.</i> • <i>Use of permeable surfaces and low heat absorbing surface materials, such as green roofs and walls.</i> • <i>Encourage use of alternative water resources such as recycled water, stormwater and rainwater to support canopy tree and vegetation growth.</i> 	<p>The proposal retains and intends to plant a number of canopy trees across the site. This will contribute to reducing urban heat.</p> <p>The significantly landscaped setbacks to all boundaries will support substantial planting and incorporate a large amount of permeable surface.</p> <p>Stormwater will be retained in tanks within the basement level and used for irrigation purposes.</p>

<p>13.05-1S (Noise management)</p>	<p><i>To assist the management of noise effects on sensitive land uses.</i></p>	<ul style="list-style-type: none"> • <i>Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.</i> • <i>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 land use separation techniques as appropriate to the land use functions and character of the area.</i> 	<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>
<p>13.07-1S (Land use compatibility)</p>	<p><i>To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.</i></p>	<ul style="list-style-type: none"> • <i>Ensure that use or development of land is compatible with adjoining and nearby land uses</i> • <i>Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.</i> • <i>Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.</i> • <i>Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.</i> 	<p>The use of the land is a section 1 – no permit required use. This indicates that it is entirely expected within such a location and not considered likely to have any amenity implications.</p>

<p>13.07-1L-01 (Amenity)</p>	<p>N/A</p>	<ul style="list-style-type: none"> • <i>Encourage the preparation of master plans for all schools, hospitals, retirement villages and other large institutions to provide greater certainty for both institutions and surrounding residents particularly regarding hours of operation and the provision of parking and drop off areas.</i> 	<p>While the proposed development of the land for the purpose of a residential aged care facility will provide a large format building on the site, the proposal will see the development of the site in its entirety negating the need to ‘master-plan’ any remaining areas. The application has given consideration to the management of the facility and the associated aspects of the Section 1 use of the land such as parking and unloading etc.</p>
<p>13.07-1L-02 (Discretionary uses in residential areas)</p>	<p><i>To ensure that development responds to the preferred neighbourhood character.</i></p> <p><i>To support discretionary uses in residential areas that serve a local need and do not adversely affect residential amenity.</i></p>	<ul style="list-style-type: none"> • <i>Encourage discretionary uses to locate on sites that:</i> <ul style="list-style-type: none"> ○ <i>Are located near similar community and support facilities.</i> ○ <i>Are located within walking distance of public transport and promotes safe and convenient pedestrian access.</i> • <i>Encourage site consolidation where needed to provide adequate on-site parking, landscaping and setbacks.</i> • <i>Encourage use and development that respects the prevailing built form, scale and materials and finishes of surrounding buildings and responds to the preferred neighbourhood character.</i> • <i>Design vehicle parking and access areas so they do not form a dominant element in the streetscape.</i> • <i>Locate car parking at the rear of the premises where possible.</i> • <i>Retain existing trees and garden areas on the site.</i> • <i>Provide on-site parking that adequately caters for the needs of the use.</i> 	<p>The use of the land for the purpose of a residential aged care facility is a section 1, no permit required use. This signals that the intended use is entirely expected within this location.</p> <p>The provisions of Clause 53.17 are there to provide guidance around the suitable built form outcomes for such a use.</p> <p>The combination of compliance with the provisions of Clause 53.17 and the provision of a suitable urban design response to suitably reflect and be sympathetic to the existing character of the surrounding area have been achieved.</p> <p>Sites have been consolidated to maximise effective use of this significant infill opportunity.</p> <p>More than sufficient car parking is provided and it is located in the basement away from public view.</p> <p>Existing significant trees are retained.</p>

		<ul style="list-style-type: none"> • <i>Design off street parking areas to allow for entry and exit to the site in a forward direction and restrict the number of vehicle access points.</i> • <i>Support uses that will generate traffic movements appropriate to the street and the locality and will not adversely affect existing traffic patterns and safety.</i> • <i>Limit signs to what is required for identification purposes.</i> • <i>Minimise sign lighting and only use it when required during business hours.</i> • <i>Locate, manage or design uses so that nearby residential properties are not subjected to unreasonable levels of noise.</i> • <i>Design and site waste storage and collection areas in a way that does not prejudice the amenity of nearby residential properties or visually impact the streetscape.</i> • <i>Limit hours of operation so the use does not have an adverse impact on the amenity of the existing residential area including the timing of waste collection.</i> 	<p>The existing street network is more than capable of accommodating the traffic generation anticipated.</p> <p>Signage is only to be provided to identify the facility, especially to provide way finding information for visitors, including delivery drivers for example who will enter the basement level to unload, and importantly for emergency services drivers to be able to quickly and effectively find the main entrance via the Porte Cochere.</p> <p>Internally illuminated signage is kept to a minimum again primarily to assist emergency services drivers to quickly locate the facility.</p> <p>The domestic nature of the use will not contribute any unreasonable noise, particularly given all back of house activity is fully contained in the basement.</p> <p>Waste storage has been designed appropriately as is detailed in the accompanying Waste Management Plan prepared by onemilegrid.</p> <p>The nature of the facility is one which operates 24 hours a day, but in a domestic format where this 24 hour operation is compatible with residential environments.</p>
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Natural Resource Management

PPF Clause	Objective	Relevant Strategies	Response
14.02-1S (Catchment planning and management)	<i>To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.</i>	<ul style="list-style-type: none"> • <i>Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.</i> • <i>Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.</i> • <i>Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.</i> • <i>Require appropriate measures to restrict sediment discharges from construction sites.</i> 	<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>
14.02-2S (Water Quality)	<i>To protect water quality.</i>	<ul style="list-style-type: none"> • <i>Protect reservoirs, water mains and local storage facilities from potential contamination.</i> • <i>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.</i> • <i>Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.</i> • <i>Avoid detrimental impacts on groundwater resources and minimise risk of harm to human health and the environment from proposed land use or development.</i> 	As above.

Built Environment and Heritage

MPS Clause	Background	Relevant Strategies	Response
02.03-4	<p>Urban and building design</p> <p><i>Bayside is renowned for its ‘village’ environment with distinct community precincts along the foreshore. Bayside is characterised by low rise residential suburbs, which have ample outdoor living space with predominantly tree lined streets, premium real estate and historic homes, much of it in a seaside setting.</i></p> <p><i>The coastal landscape and extensive tracts of land covered by golf courses are also major contributors to the valued character and amenity of the municipality.</i></p>	<ul style="list-style-type: none"> • <i>Achieve built form and public realm design that conserves and enhances valued urban character and heritage places.</i> • <i>Provide attractive pedestrian environments that are safe and accessible for people with all levels of mobility.</i> 	<p>The proposal is considered to enhance local character with the development marking a substantial improvement in terms of architectural contribution to the area’s character than the former hospital buildings that were on the site.</p> <p>The proposal improves the pedestrian environment in both Wilson Street and Alverna Grove through the provision of equitable access to people with limited levels of mobility.</p>
	<p>Neighbourhood character</p> <p><i>Bayside is predominantly residential and defined by the character of its residential areas. Housing styles vary from fine examples of grand period homes to older villas, modern architect designed homes and public housing. The style and intensity of housing has enabled the establishment of mature private gardens that now dominate streetscapes. These features of Bayside’s residential areas are valued by the community and are intended to be retained and enhanced as the preferred character in most areas.</i></p> <p><i>In-fill development in recent years relocated impacting on the character and</i></p>	<ul style="list-style-type: none"> • <i>Achieve design outcomes that preserve established built form, enhance local character and contribute to a sense of place consistent with Bayside’s character.</i> • <i>Retain significant vegetation and landscape characteristics that form a major element of a distinctive urban character in the municipality, particularly in Beaumaris and Black Rock.</i> 	<p>For the reasons discussed in other sections of this summary, the design is an appropriate urban design response to the site context.</p> <p>The retention of significant trees within the Alverna Grove frontage continue to contribute to the vegetated environment of this street, especially in the context of the public reserve opposite.</p>

	<p><i>environmental values of Bayside's residential areas.</i></p> <p><i>Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Bayside.</i></p>		
02.03-4	<p>Sustainability</p> <p><i>Council is committed to enhancing the sustainability of the built environment by encouraging development to incorporate environmentally sustainable design principles and natural resource management to benefit current and future generations.</i></p>	<ul style="list-style-type: none"> <i>Reduce greenhouse gas emissions and car dependence by encouraging more environmentally sustainable development.</i> 	<p>The Site's location close to two activity centres, public transport and open space will encourage staff and visitor to arrive to the facility by methods other than private motor vehicle.</p>
	<p>Heritage</p> <p><i>Bayside has a rich and varied heritage, starting with the Bunurong Aboriginals and later European settlement through to the twenty first century.</i></p> <p><i>Bayside's post-contact heritage reflects progressive phases of development from the time of Henry Dendy's Special Survey in the 1840s through to contemporary infill development. An extensive range of heritage places of national, state and local significance remain to tell the story of Bayside, its people and their aspirations. These places are intrinsically valuable but also make an important contribution to the social, environmental and economic quality of life in Bayside.</i></p>	<ul style="list-style-type: none"> <i>Protect and maintain the integrity of heritage places in accordance with the accepted conservation standards of the ICOMOS Burra Charter whilst accommodating the needs of current inhabitants.</i> <i>Facilitate uses, that are not detrimental to the area and would otherwise be prohibited where the nature and built form of the heritage place requires a greater range of options.</i> 	<p>We note that neither the Site nor any immediately adjoining sites are within a heritage overlay.</p> <p>The dwelling at 66 Wilson Street opposite the site is affected by a heritage overlay, however, the proposed development is not considered to impact upon the significance of 66 Wilson Street.</p> <p>The use is a residential use and will not be detrimental to the area.</p>

PPF Clause	Objective	Relevant Strategies	Response
15.01-1S (Urban Design)	<p><i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i></p>	<ul style="list-style-type: none"> • <i>Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.</i> • <i>Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.</i> • <i>Ensure the interface between the private and public realm protects and enhances personal safety.</i> • <i>Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.</i> • <i>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.</i> • <i>Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.</i> • <i>Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.</i> • <i>Promote good urban design along and abutting transport corridors.</i> 	<p>The built form proposed provides a suitable response to the context of the site. The building provides an articulated form with recessive top floor, typical of the similar apartment and townhouse developments nearby.</p> <p>The proposed building is sympathetic to the neighbouring residential through the provision of substantial setbacks and recessive top floor form. We note that there is an apartment building to the southeast of the Site and an approved townhouse development to the southwest.</p> <p>The visibility of the Site, being primarily from Wilson Street and more recessively from Alverna Grove, is one which has been treated carefully to ensure that all publicly oriented faces of the building incorporate good quality urban design, substantial landscaping 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><i>To create a distinctive and liveable city with quality design and amenity.</i></p>	<ul style="list-style-type: none"> • <i>Support the creation of well-designed places that are memorable, distinctive and liveable.</i> • <i>Integrate place making practices into road space management.</i> • <i>Strengthen Melbourne’s network of boulevards.</i> 	<p>As stated above the proposed built form carefully considers its appearance from both Wilson Street and Alverna Grove. Whilst the proposed facility will have a relatively large footprint with a significant frontage to Wilson Street, this footprint is similar to the former facility on the Site, and in fact provides improved setback to all boundaries to allow for more substantial landscaping.</p> <p>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 significant canopy trees, provides for a substantial greening of the site through the provision of many canopy trees contributing to the greening of both Wilson Street and Alverna Grove.</p>
<p>15.01-1L (Urban design)</p>	<p>N/A</p>	<ul style="list-style-type: none"> • <i>Design access to meet the mobility needs of all community members including motorised scooters, wheel chairs and prams.</i> • <i>Design development to maintain safety and security for all users through lighting of pedestrian areas used at night, the location and height of planting, the orientation of buildings and type of fencing.</i> • <i>Retain significant trees including designing and locating buildings and works to protect them.</i> 	<p>The Site is accessible to people of limited mobility in line with its anticipated residents requiring such consideration.</p> <p>Suitable lighting will be provided to the pedestrian access ways to Wilson Street and Alverna Grove. It will be suitably baffled to ensure it does not affect neighbouring amenity.</p> <p>Significant trees are retained.</p> <p>Permeable fencing is proposed.</p> <p>The proposal responds to the low scale landscaped character through the provision of a recessive top floor, well-articulated built form</p>

		<ul style="list-style-type: none"> • <i>Encourage permeable fencing on street frontages for private and commercial developments to improve the pedestrian experience and perception of safety.</i> • <i>Ensure development responds to the spacious, low scale landscaped character of residential precincts outside of Activity Centres - Housing Choice and Stations and land in the Housing Choice and Transport Zone, with residential buildings set back within vegetated front gardens and streetscapes.</i> 	<p>and provision of substantial setbacks to all boundaries to support significant landscaping.</p>
<p>15.01-2S (Building Design)</p>	<p><i>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</i></p>	<ul style="list-style-type: none"> • <i>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.</i> • <i>Ensure development responds and contributes to the strategic and cultural context of its location.</i> • <i>Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.</i> • <i>Improve the energy performance of buildings through siting and design measures that encourage:</i> <ul style="list-style-type: none"> ○ <i>Passive design responses that minimise the need for heating, cooling and lighting.</i> 	<p>It is recognised that Residential Aged Care Facilities may be larger in scale than surrounding residential development. In this instance, even though the building is substantial, it its well-articulated and suitably softened by proposed landscaping.</p> <p>Detrimental impacts upon neighbouring properties are kept to a minimum through substantial setbacks and a recessive upper level, 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 to both Wilson Street and Alverna Grove. The proposal contributes to the safety of the pedestrian network through that casual surveillance.</p>

		<ul style="list-style-type: none"> ○ <i>On-site renewable energy generation and storage technology.</i> ○ <i>Use of low embodied energy materials.</i> ● <i>Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.</i> ● <i>Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.</i> ● <i>Encourage water efficiency and the use of rainwater, stormwater and recycled water.</i> ● <i>Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.</i> ● <i>Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.</i> ● <i>Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.</i> ● <i>Ensure development is designed to protect and enhance valued landmarks, views and vistas.</i> ● <i>Ensure development considers and responds to transport movement networks and provides safe access</i> 	<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. 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 and also discussed within the SMP.</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 at the Alverna Grove frontage 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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		<p><i>and egress for pedestrians, cyclists and vehicles.</i></p> <ul style="list-style-type: none"> • <i>Encourage development to retain existing vegetation.</i> • <i>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.</i> 	
15.01-2L-01 (Energy and resource efficiency)	N/A	<p><i>Design development to:</i></p> <ul style="list-style-type: none"> • <i>Promote sustainable design measures such as water efficient design and solar access using site layout, design and construction techniques.</i> • <i>Allow for adaptive re-use in the future.</i> • <i>Use landscape design to assist with passive solar heating and cooling.</i> • <i>Make use of buildings and materials with minimal environmental impact, such as recycled materials and re-use of existing buildings.</i> • <i>Include communal open space areas in larger residential developments.</i> 	All of these strategy areas are examined in detail within the accompanying SMP prepared by Lincoln Pearce. It should be referred to for further detail.
15.01-2L-02 (Environmentally Sustainable Development)	<i>To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.</i>	<ul style="list-style-type: none"> • <i>Facilitate development that minimises environmental impacts.</i> • <i>Encourage environmentally sustainable development that:</i> <ul style="list-style-type: none"> ○ <i>Is consistent with the type and scale of the development.</i> ○ <i>Responds to site opportunities and constraints.</i> ○ <i>Adopts best practice through a combination of methods,</i> 	<p>The proposal suitably meets best practice in regard to the implementation of EDS initiatives into the design response.</p> <p>The strategies detailed within this clause include consideration of energy performance, IWM, IEQ, Transport, Waste, and Urban ecology.</p> <p>All of these strategy areas are examined in detail within the accompanying SMP prepared by Lincoln Pearce. It should be referred to for further detail.</p>

		<i>processes and locally available technology that demonstrably minimise environmental impacts.</i>	
15.01-4S (Healthy neighbourhoods)	<i>To achieve neighbourhoods that foster healthy and active living and community wellbeing.</i>	<ul style="list-style-type: none"> • <i>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:</i> <ul style="list-style-type: none"> ○ <i>Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.</i> ○ <i>Streets with direct, safe and convenient access to destinations.</i> ○ <i>Conveniently located public spaces for active recreation and leisure.</i> ○ <i>Accessibly located public transport stops.</i> ○ <i>Amenities and protection to support physical activity in all weather conditions.</i> 	<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.</p> <p>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>
15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne)	N/A	<ul style="list-style-type: none"> • <i>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.</i> 	<p>The locating of the facility within an existing established suburban location supports and increase in density within an existing urban area. This boosts the area's ability to function as a 20-minute neighbourhood, provides a specific type of housing within the local area and avoids urban sprawl.</p>

<p>15.01-5S (Neighbourhood character)</p>	<p><i>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</i></p>	<ul style="list-style-type: none"> • <i>Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i> • <i>Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.</i> • <i>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:</i> <ul style="list-style-type: none"> ○ <i>Pattern of local urban structure and subdivision.</i> ○ <i>Underlying natural landscape character and significant vegetation.</i> ○ <i>Neighbourhood character values and built form that reflect community identity.</i> 	<p>The neighbourhood character provisions of the local policy provision identify the site as being with area B2. This is discussed in more detail below.</p> <p>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 Bayside Preferred Neighbourhood Character</p>	<p><i>Applicable under the transitional provisions of VC270</i></p>	<ul style="list-style-type: none"> • <i>To retain and enhance the identified elements that contribute to the character of the area.</i> • <i>To ensure that development is responsive both to the site and the preferred future character of the area.</i> • <i>To encourage development that accommodates the need for change around activity centres while respecting the desired future character of the area.</i> 	<p>While higher than much of the surrounding built form, the proposed development incorporates a recessive top floor providing a three-storey street wall height and contribution to the streetscape. This is only adding one more floor than many of the surrounding dwellings including the apartment development to the east and the approved townhouse development to the west. This is within the permissible 16m allowed by Clause 53.17.</p>

		<ul style="list-style-type: none"> • <i>To maintain and enhance the garden settings of the dwellings.</i> • <i>To maintain and enhance the bayside vegetation character of the area.</i> • <i>To provide space for front gardens.</i> • <i>To maintain the rhythm of spacing between buildings.</i> • <i>To minimise loss of front garden space and the dominance of car parking facilities, driveways and crossovers.</i> • <i>To respect the dominant building forms and scale of buildings in a precinct.</i> • <i>To ensure that development does not visually dominate the streetscape or adjacent identified heritage buildings.</i> • <i>To ensure that new buildings provide an articulated and interesting façade to the street.</i> • <i>To respect the identified heritage qualities of adjoining buildings.</i> • <i>To use building materials and finishes that complement the dominant pattern within the streetscape or reflect the building materials in locations where there is particular consistency.</i> • <i>To use a variety of building materials and finishes that provide visual interest in the streetscape.</i> • <i>To maintain and improve the openness of streetscapes and the visual connection between buildings and the street.</i> • <i>To encourage views of front gardens.</i> 	<p>The top floor is recessive, and the built form is articulated, in particular to the more sensitive residential interface to Alverna Grove.</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>It is noted that this clause will not apply to applications within the HCTZ moving forward beyond the transitional provisions of VC270.</p>
<p>Precinct B2</p>		<ul style="list-style-type: none"> • <i>Retain large canopy trees wherever possible.</i> 	<p>The proposal retains large canopy trees on Site.</p>

		<ul style="list-style-type: none"> • <i>Site buildings to allow space for the planting of substantial vegetation.</i> • <i>Site buildings to create the appearance of space between buildings.</i> • <i>Articulate the form of buildings and elevations, particularly front façades.</i> • <i>Recess upper storey elements from the front façade.</i> • <i>Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design that provide visual interest in the streetscape.</i> • <i>Use simple building details.</i> • <i>Provide low, open style front fences other than along heavily trafficked roads.</i> • <i>Design front fences to be consistent with the building era.</i> • <i>Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct or enable developers to where no alternative is available.</i> • <i>Underground car parking accessed from the front of the site only where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space.</i> 	<p>The buildings are well setback from all boundaries to allow for planting of substantial vegetation and provision of space between buildings.</p> <p>Front garden space to Wilson Street is improved from the former built form on site and the Alverna Grove frontage is retained.</p> <p>The building is horizontally and vertically articulated.</p>
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Housing

MPS Clause	Background	Strategies	Response
02.03-5	<p><i>At the last Census in 2016 Bayside had a population of 97,087 people. Forecast population increases and a trend towards smaller household sizes and an ageing population is increasing the demand for a greater variety of housing types and more affordable housing. To meet the forecast population increases and demographic changes, additional dwellings will be required.</i></p> <p><i>In addition to this expected population growth, Bayside is a municipality where people choose to spend their whole lives. It will therefore be essential to ensure that a range of accommodation options are provided to meet the needs of the population throughout the various life stages.</i></p> <p><i>Activity centres will play an increasingly important role in providing for future housing needs, particularly as opportunities diminish elsewhere due to neighbourhood character, heritage and environmental constraints.</i></p> <p><i>Continued conversion of lots to medium density housing and subdivision is reducing the size of allotments and may lead to reduced housing choice in some areas.</i></p>	<ul style="list-style-type: none"> • <i>Facilitate the provision of diverse and well-designed affordable housing across Bayside</i> • <i>Manage development associated with population growth and minimise any detrimental impact on amenity.</i> • <i>Direct increased housing densities to Major Activity Centres, Large Neighbourhood Activity Centres and residential opportunity areas, particularly those with good access to public transport routes as identified in the Residential strategic framework plan at Clause 02.04-1.</i> • <i>Encourage a diversity of housing types in well serviced locations to meet the needs of the community over time, including housing for older people and affordable housing.</i> • <i>Encourage the provision of diverse and well-designed affordable housing within the Housing Growth Area Boundaries, Future Moderate Residential Growth and Moderate Residential Growth Areas as identified in the Residential strategic framework plan at Clause 02.04-1.</i> 	<p>Although the Site is not within an identified activity centre, it is located on the periphery of the Church Street major activity centre, in a large infill opportunity site that previously accommodated an institutional use.</p> <p>The proposal is ensuring that the opportunity presented by the site is not underutilised by providing an increase in housing density within a built form that responds suitably to the relevant provisions of Clause 53.27 and the local character context.</p> <p>The proposal adds diversity to the housing types available in the area and provides housing for a growing sector of the community.</p>

PPF Clause	Objective	Relevant Strategies	Response
<p>16.01-1S (Housing Supply)</p>	<p><i>To facilitate well-located, integrated and diverse housing that meets community needs.</i></p>	<ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</i> • <i>Identify opportunities for increased residential densities to help consolidate urban areas.</i> • <i>Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.</i> • <i>Encourage the development of well-designed housing that:</i> <ul style="list-style-type: none"> ○ <i>Provides a high level of internal and external amenity.</i> ○ <i>Incorporates universal design and adaptable internal dwelling design.</i> • <i>Support opportunities for a range of income groups to choose housing in well-serviced locations.</i> 	<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 difficult to find suitable sites within established suburbs to accommodate such a use. The provision of this facility will ensure that the communities needs are met and potentially free up residents' former homes.</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.</p>

<p>16.01-1R (Housing supply – Metropolitan Melbourne)</p>	<p>N/A</p>	<p><i>Create development opportunities to meet housing targets, population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:</i></p> <ul style="list-style-type: none"> • <i>In and around the Central City.</i> • <i>Metropolitan activity centres and their residential catchments.</i> • <i>Priority Precincts, including Suburban Rail Loop East Precincts.</i> • <i>Activity centres - Housing Choice and Stations.</i> • <i>Areas for residential growth.</i> • <i>Areas for greyfield renewal, particularly through opportunities for land consolidation.</i> • <i>Established areas close to existing services, jobs and public transport.</i> • <i>Neighbourhood activity centres - especially those with good public transport connections.</i> • <i>Areas near existing and proposed railway stations that can support transit-oriented development.</i> <p><i>Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.</i></p> <p><i>Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.</i></p> <p><i>Allow for a range of minimal, incremental and high change residential areas that balance</i></p>	<p>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.</p>
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		<p><i>the need to protect valued areas with the need to ensure choice and growth in housing.</i></p> <p><i>Create mixed use neighbourhoods at varying densities that offer more choice in housing.</i></p>	
16.01-1L (Housing supply)	N/A	<p><i>Provide for increased diversity and density of housing to meet the needs of the community and increased activity in activity centres and land in the Housing Choice and Transport Zone, including:</i></p> <ul style="list-style-type: none"> • <i>Adding to or replacing single storey buildings with new multi-storey buildings to provide additional housing opportunities in business precincts and zones and land in the Housing Choice and Transport Zone.</i> • <i>Encouraging redevelopment of larger sites for higher density residential dwellings.</i> • <i>Encouraging the more efficient use of built form through the consolidation of sites and construction of basement car parks.</i> • <i>Discouraging the replacement and construction of single dwellings.</i> 	<p>The proposal directly responds to these objectives which are steering housing provision to activity centres. Noting that this Site is a large opportunity site, on the periphery of a major activity centre and opposite public open space.</p>
16.01-2S (Housing affordability)	<i>To deliver affordable housing in areas with good access to opportunities and services.</i>	<p><i>Improve housing affordability by:</i></p> <ul style="list-style-type: none"> • <i>Ensuring housing supply continues to be sufficient to meet demand.</i> • <i>Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.</i> 	<p>The provision of accommodation for funded residents ensures the provision of affordable housing for the elderly residents within the facility who are not able to finance the cost of living at the facility privately.</p> <p>This provision of concessional rooms is to form the basis of the provision of affordable housing at the facility and will benefit the community</p>

		<ul style="list-style-type: none"> • <i>Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.</i> • <i>Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.</i> <p><i>Increase the supply of well-located affordable housing by:</i></p> <ul style="list-style-type: none"> • <i>Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.</i> • <i>Ensuring the redevelopment and renewal of public housing stock better meets community needs.</i> 	<p>through the provision of this type of accommodation.</p> <p>This affordable housing is provided within the same facility and provides the same access to services within the RACF that standard privately paying residents will receive.</p>
16.01-2L (Housing affordability)	N/A	<p><i>Support opportunities to increase the provision of affordable housing on sites across Bayside through:</i></p> <ul style="list-style-type: none"> • <i>Negotiated affordable housing agreements with landowners, including section 173 agreements under the Act.</i> • <i>Partnerships with the development industry, public sector agencies, the community housing sector including registered housing agencies, and other alternative housing providers.</i> 	<p>A Section 173 agreement will be entered into with the applicant to ensure that a suitable benefit is provided to the community through the provision of concessional rooms.</p>
16.01-5S (Residential)	<i>To facilitate the development of well-designed and appropriately located residential aged care facilities.</i>	<ul style="list-style-type: none"> • <i>Recognise that residential aged care facilities contribute to housing diversity</i> 	<p>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</p>

<p>aged Care facilities)</p>		<p><i>and choice, and are an appropriate use in a residential area.</i></p> <ul style="list-style-type: none"> • <i>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).</i> • <i>Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.</i> • <i>Encourage planning for housing that:</i> <ul style="list-style-type: none"> ○ <i>Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.</i> ○ <i>Enables older people to live in appropriate housing in their local community.</i> • <i>Provide for a mix of housing for older people with appropriate access to care and support services.</i> • <i>Ensure that residential aged care facilities are designed to respond to the site and its context.</i> • <i>Promote a high standard of urban design and architecture in residential aged care facilities.</i> 	<p>context. Its height represents a suitable transition to the surrounding development, and materials are consistent with the B2 Precinct character of the area.</p>
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Economic Development

MPS Clause	Background	Strategies	Response
02.03-6	<i>Residential development in surrounding areas has increased the potential for land use conflict. This, along with economic restructuring has resulted in a shift in emphasis from a purely 'industrial area' towards a more diverse composition of business services including warehousing and corporate offices. Whilst it continues to operate successfully as a precinct for industrial, wholesale and warehousing purposes, it has the potential to transition towards an advanced business services precinct which better suits its location.</i>	<ul style="list-style-type: none"> <i>Encourage economic development that maintains and enhances the supply of and access to a range of employment and training opportunities.</i> 	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. The site's access to public transport will play a key role in providing access to the facility for staff along with adequate parking for those who will travel to work by private vehicle.
PPF Clause	Objective	Relevant Strategies	Response
17.01-1S (Diversified economy)	<i>To strengthen and diversify the economy.</i>	<ul style="list-style-type: none"> <i>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.</i> 	As stated above, the proposal will provide not only provide for 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.
17.01-1R (Diversified economy - Metropolitan Melbourne)	N/A	<ul style="list-style-type: none"> <i>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.</i> 	As above

Infrastructure			
MPS Clause	Background	Strategies	Response
02.03-8	<p>Health facilities</p> <p><i>With an ageing population, there will be increasing demand for health care services. Whilst Bayside does not have a major regional hospital, it has some successful smaller hospitals and clinics that comprise a combination of specialisations and general practices.</i></p>	<ul style="list-style-type: none"> <i>Encourage economic development that maintains and enhances the supply of and access to a range of employment and training opportunities.</i> 	<p>The Site's former use as a hospital, was an employment generating use as the proposed Residential Aged Care Facility will be.</p>
	<p>Integrated water management</p> <p><i>Sustainable development that uses the principles of integrated water management can help reduce the magnitude of peak stormwater flows and the amount of pollutants at the source, that in turn protects waterways, water catchments and Port Phillip Bay. Integrated water management has three aims: reduce reliance on potable water supplies; reduce the amount of wastewater and stormwater generated; and improve water quality in water catchment ecosystems.</i></p>	<ul style="list-style-type: none"> <i>The on-site retention and re-use of stormwater run-off to regulate overland flow, prevent flooding and improve water quality, particularly in terms of run-off to the Bay.</i> 	<p>On site water tanks are proposed to allow for landscape irrigation purposes. Please refer to the accompanying architectural drawings and sustainability management plan for further details.</p>
PPF Clause	Objective	Relevant Strategies	Response
19.01-2S (Renewable energy)	<p><i>To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.</i></p>	<ul style="list-style-type: none"> <i>Facilitate renewable energy development in appropriate locations.</i> <i>Protect renewable energy infrastructure against competing and incompatible uses.</i> 	<p>The proposal incorporates a Solar PV system and does not overshadow any neighbouring systems.</p>

		<ul style="list-style-type: none"> 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. 	
19.01-2R (Renewable energy – Metropolitan Melbourne)	N/A	<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)	<i>To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.</i>	<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. 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 	<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> <p>Please refer to the SMP and SWMS for further information.</p>

		<p><i>including creeks, rivers, wetlands, estuaries and bays by:</i></p> <ul style="list-style-type: none"> ○ <i>Minimising stormwater quality and quantity related impacts.</i> ○ <i>Filtering sediment and waste from stormwater prior to discharge from a site.</i> ○ <i>Managing industrial and commercial toxicants in an appropriate way.</i> ○ <i>Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.</i> ● <i>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.</i> ● <i>Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.</i> 	
19.03-5S (Waste and resource recovery)	<p><i>To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.</i></p>	<ul style="list-style-type: none"> ● <i>Integrate waste and resource recovery infrastructure planning with land use and transport planning.</i> ● <i>Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.</i> ● <i>Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.</i> 	<p>Please refer to the accompanying Waste Management Plan prepared by onemilegrid for further information.</p>

Attachment 3

Clause 53.17 Assessment

A3

Assessment of Clause 53.17 – Residential Aged Care Facilities

Address: 85-93 Wilson Street and 10-16A Alverna Grove, Brighton

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 is under 16metres above the natural ground level (as shown across the section drawings on TP-301 to TP305). Acceptable protrusion above 16m including lift overruns and plant also exist. They are located centrally within the built form, so they will not likely be visible from the public domain or adjoining properties.</p> <p>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. This has in particular been employed at the Alverna Grove frontage where the building is provided with deeper setbacks at higher levels to retain a domestic appearance when viewed from the street and the public reserve opposite.</p>
2.	Street Setback	<p>The development context is such that there is an existing building on one abutting allotment facing Wilson Street, but not on the other. This existing building is the adjoining apartment building at 95 Wilson Street which is setback approximately nine metres from its front boundary.</p> <p>The proposed facility will front Wilson Street, as did the former hospital on the site. With the exception of the Porte cochere (a permissible intrusion into a setback) the building is to be provided with a varied front setback, with a minimum of 7.9 metres from the boundary to the Wilson Street road reserve.</p>



		<p>While the minimum of 7.9 metres is less than the prescribed street setback of 9 metres, it should be noted that the majority of the Wilson Street Façade is setback over 9 metres from the site boundary.</p> <p>It should also be noted that the former hospital building was set much closer to Wilson Street with setbacks varying from approximately 1.6 to 2.4 metres for the majority of the building.</p> <p>While not strictly compliant with the numerical standard, the proposal is consistent with the objectives of the front setback requirements and will provide a suitable improvement to the neighbourhood in this regard.</p> <p>The setback to Alverna Grove varies from a minimum of approximately 10 metres to a maximum of around 13.8 metres. This is well in excess of the required 9 metre minimum.</p>
3.	Side and Rear Setbacks	<p>As the proposed development has two road frontages, this guideline applies only to the interface with the adjoining properties to the southeast and northwest along both Wilson Street and Alverna Grove.</p> <p>The purpose behind this standard, as reflected in Clause 54 and 55 as standards A2-3 and B2-3 respectively, is to ensure a suitable separation of built form from neighbouring buildings. In this instance the proposed built form is comfortably within the prescribed setback envelope as is demonstrated on the architectural elevations and sections.</p>
4.	Walls on Boundaries	There are no walls proposed on boundaries.
5.	Daylight to Existing Windows	The setbacks provided to the abutting residential properties are generous, ranging from approximately 5.5 metres to 7.7 metres. These setbacks provide significantly more clearance to existing windows of neighbouring properties than what is required by this standard.
6.	North Facing Windows	There are no abutting north facing windows due to the site being located on the northern side of Wilson Street.
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.</p> <p>The exception to this being shadow cast toward the adjoining apartment building to the southeast of the site at 95 Wilson Street. The majority of the shadow cast by the proposal will affect the driveway and car park area of that adjoining development.</p> <p>While this shadow extends to the small ground floor courtyards of some of the ground floor apartments at 95 Wilson Street, this shadow cast is not casting any additional</p>



		<p>shadow within these courtyards beyond that already cast by the fencing in place around each courtyard.</p> <p>For further information, please refer to the shadow diagrams which form part of the Architectural Drawings Package prepared by Studio McCue.</p>
8.	Overshadowing Solar Energy Systems	The proposed development will not overshadow any solar energy systems. It is noted that the dwelling at 16B Alverna Grove does have a solar energy system on its roof, but as detailed in the accompanying shadow diagrams, the building does not cast any shadow on these.
9.	Overlooking	The design response has sought to minimise overlooking potential. Where windows are oriented towards the adjoining residential properties, they either include fixed translucent glazing to 1.2m above floor level, or have been set behind fix and obscured balustrading up to a height of 1.2m. This is detailed on the elevation drawings.
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 onemilegrid, 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>
11.	Daylight to New Windows	All windows in the development will receive access to natural daylight and outlook to open sky.
12.	Site Coverage	The proposed site coverage of the new built form is 3902m ² or 60percent, which is comfortably below the 80 percent permitted.
13.	Access	<p>As detailed in the planning report, vehicle access for staff, visitors and deliveries is from the proposed new crossover from Wilson Street into the basement level. Passenger pick up and set-down and emergency vehicles such as ambulances can access the main entrance Porte cochere, also from Wilson 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 Wilson Street with the port cochere providing a sense of address. This entry is located within a similar location to the previous entry to the former hospital building.</p> <p>Only pedestrian entry is provided to Alverna Grove, which represents a decrease in the level of activity to this street which previously incorporated both vehicle and pedestrian access for the four previous dwellings along this frontage.</p>
15.	Communal Open Space	The proposal includes generous communal open spaces both internal and external to the building. These spaces include a



		<p>café, internal communal lounges and dining spaces, various sitting rooms and activity rooms, as well as a theatre, bar, hair salon, and gym. In addition, there are two community rooms which can be used by the local community as a space to meet.</p> <p>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 two 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 to both Wilson Street and Alverna Grove.</p> <p>The majority of the Wilson Street boundary will be unfenced as access is provided to the Porte Cochere. Either side of the Porte Cochere, the landscaped areas fronting residents' rooms will be enclosed by a 2.0 metre high front fence to ensure residents' safety. This fencing will also incorporate necessary infrastructure such as booster cupboards and access to the required substation. The height of the fence is comparable to other front fences within Wilson Street.</p> <p>In Alverna Grove again a 2.0 metre high boundary fence is proposed to ensure residents' safety, however this fence will be a palisade style fence to allow for views into and out of the site. This height is comparable to the adjoining fences at number 8 and 16 B Alverna Grove, but actually provides a greater level of transparency than either of these examples.</p> <p>While this does not comply with the numerical standard prescribed of a maximum of 1.5m, it is consistent with the context of the site and the existing neighbourhood character.</p> <p>The proposed design of the fencing will allow views of the vegetation and the building 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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