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SUMMERSET OAKLEIGH SOUTH DEVELOPMENT PLAN



MARCH 2023

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INTRODUCTION 01



1.1 PURPOSE OF THE DEVELOPMENT PLAN

The Summerset Oakleigh South Development Plan has been prepared by Urbis on behalf of Summerset Villages (Number 3) Pty Ltd ('Summerset'), to facilitate the development of a residential aged care home and retirement village at 52 Golf Road, Oakleigh South.

The proposed Oakleigh South village will form part of Summerset's Australian portfolio as they expand their highly successful continuum of care model into the Victorian market.

Since the beginning of 2020, the Covid-19 Pandemic has highlighted the importance of a greater provision of high-quality aged care throughout Victoria, particularly in regions with ageing populations, such as the City of Monash. The complementary provision of independent living options supports ageing in place and diversity of living options for the community.

The Development Plan Overlay - Schedule 5 (DPO5) was applied to the subject site as part of Planning Scheme Amendment GC05 in February 2014. The Development Plan Overlay requires a development plan to be prepared prior to the issuing of a permit for use or development of the site (except where such a permit does not prejudice the future use and development of the land in an integrated manner).

The purpose of the Development Plan is to establish an overarching urban structure for the site, under which the more detailed planning permit applications can be assessed.

1.2 COMPONENTS OF THE DEVELOPMENT PLAN

DPO5 states that the Development Plan must demonstrate the following:

- A range of dwelling types to cater for a variety of housing needs.
- Details of the nature of the proposed non-residential use(s), including hours of operation, stall and visitor numbers, and traffic and parking management plan.
- Sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- A composition of varied building forms and heights across the site.
- A high quality of internal amenity for future residents.
- Respect for the amenity of adjoining interfaces, providing a maximum 2 storey built form adjacent to or opposite any existing single storey residential development.

- That any taller buildings across the balance of the site be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.
- Opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.
- The incorporation of any significant native vegetation into the design of the development.

The Development Plan's response to these matters is set out within this document.

1.3 DEVELOPMENT PLAN CONTENT

This Development Plan appends further specialist reports. These reports are for information purposes only. Where relevant, these reports should be read in conjunction with the Development Plan.

Specifically, the specialist reports that complement this document are:

- Urban Context Report prepared by Fender Katsalidis Architects (Appendix A)
- Concept Plans prepared by Fender Katsalidis Architects (Appendix B)
- Landscape Architecture Town Planning Report, prepared by TCL (Appendix C)
- Traffic Engineering Assessment, prepared by Traffix (Appendix D)
- Waste Management Plan, prepared by Ratio Consultants (Appendix E)
- Sustainable Management Plan, prepared by GIW (Appendix F)
- Stormwater Management Plan, prepared by Colliers Engineering & Design (Appendix G)
- Site Environmental Technical Assessments, prepared by Prensa (Appendix H)
 - 1. Landfill Gas Risk Assessment
 - 2. Desktop Review of Environmental Reports
 - 3. Site Development Management Plan
 - 4. Review of Desktop Landfill Gas Investigation 52 Golf Road, Oakleigh South
 - 5. Letter of Advice – LFG Risk Assessment Works Undertaken 52 Golf Road Oakleigh South Rev 1
- Arboricultural Impact Assessment, prepared by Tree Department (Appendix I)
- Engineering Services Report, prepared by Colliers Engineering & Design (Appendix J)

1.4 PROJECT TEAM

This Development Plan has been prepared by:

- Summerset
- Urbis



The Development Plan is supported by plans and technical information provided by the following consultants:



02

VISION



2.1 BACKGROUND

Summerset is one of the leading operators of aged care and retirement villages in the Asia Pacific region. Founded in New Zealand over 25 years ago, the company now has 51 villages with a current and existing planned portfolio of almost 14,000 units across both Australia and New Zealand.

With over 7,500 residents supported by more than 2,300 employees, Summerset was awarded New Zealand's best Aged Care and Retirement provider in 2021. Our first Australian village is currently under construction in Cranbourne North with several others in the pipeline.

Summerset has clear purpose, philosophy and values that guide our approach to the creation and operation of communities. Our key purpose is to bring the best of life and make a difference to our residents.

Our values ensure we create quality communities that contribute to the local neighbourhood and allow people to stay within the area they know and love.

Summerset's villages deliver a full continuum of care model so that residents can age in place living independently, with assistance or with 24 hour care in our premium residential aged care homes. Residents in our villages are on average in their late 70s and are looking for care, security and socialisation. As their circumstances change and care needs increase, our residents are able to move flexibly from independent to assisted living and when the need arises into our residential aged care home.

OUR PURPOSE

BRINGING THE BEST OF LIFE

OUR FOUNDING PHILOSOPHY

We were founded on a deep respect for people and a strong belief that we will always put our residents at the heart of everything we do.

OUR VALUES



STRONG ENOUGH TO CARE

We treat our residents like family.
We do what's right.
We respect people as individuals.



ONE TEAM

We look out for each other.
We take ownership and follow through.
We share and listen to each other's ideas.



STRIVE TO BE THE BEST

We work hard.
We like to win.
We're always learning and improving.

2.2 OAKLEIGH SOUTH VISION

Summerset's vision for the Oakleigh South village is to create:

- A vibrant, contemporary and boutique village that delivers Summerset's full continuum of care
- A community of high quality homes and services catering for a variety of people with different needs and interests
- A place with a distinct character that is timeless and connected with Oakleigh South's local amenity and character

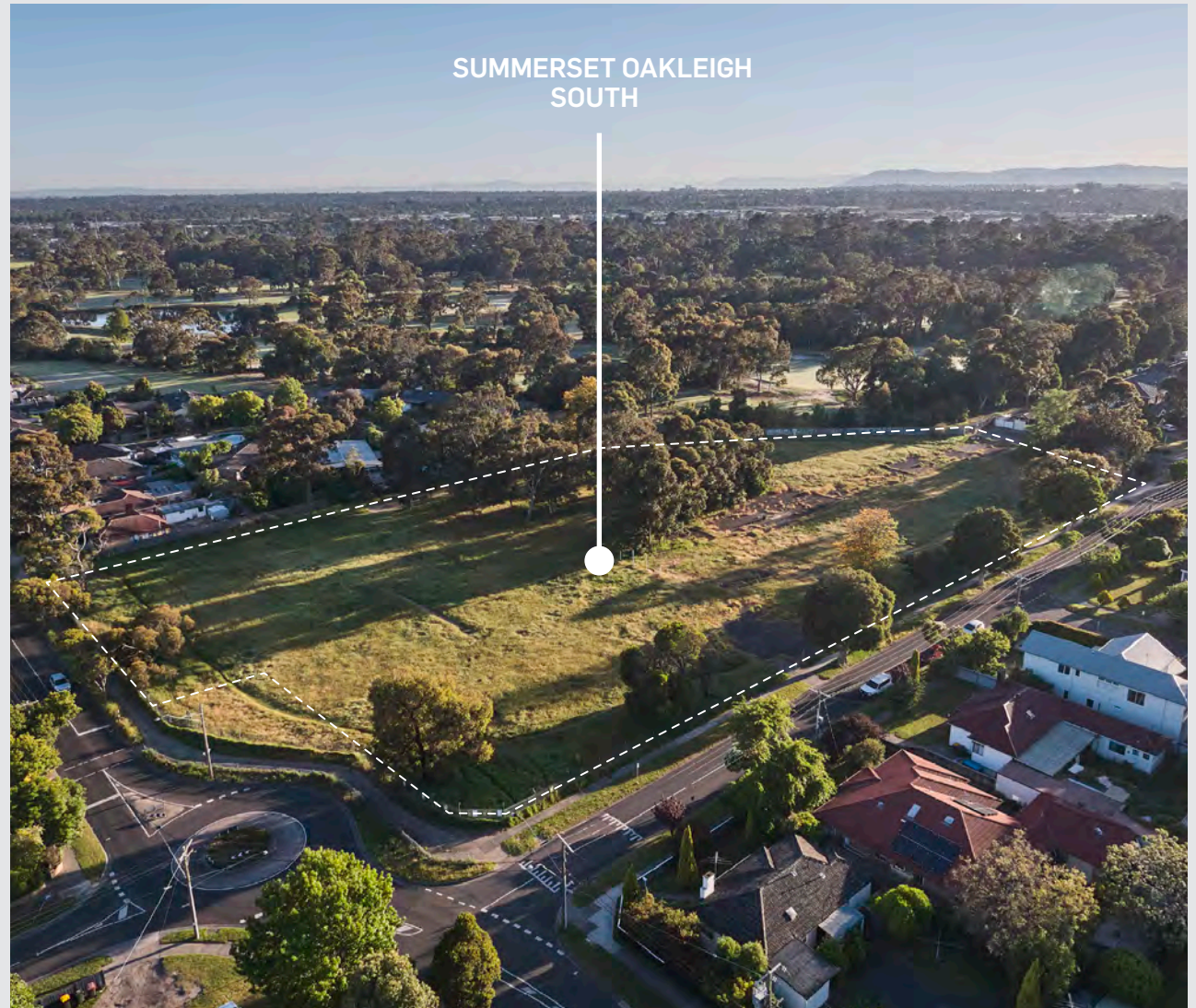


Figure 1 Aerial Image of the Subject Site

2.3 MEETING A COMMUNITY NEED

Victoria has an ageing population. The demand for age appropriate housing for the elderly, particularly in existing residential areas, is growing significantly as the baby boomer generation reaches their 70's. Interestingly, off the back of a post World War II baby boom, the over 75 cohort is expected to grow by almost 10,000 people between 2021 and 2023 creating a significant need for care and retirement.

Approximately 13,500 residents within a 5km radius of the site are already over the age of 75 and this is expected to grow to over 17,000 in the next 10 years. This growth will generate a demand for around 2,500 retirement units and aged care beds with many of the existing villages and aged care homes in the surrounding area unlikely be able to meet the evolving expectations of future residents.

Summerset has undertaken focus groups within the local community to better understand the local community's preferences for a new village in the local area.

A summary of the feedback we received includes:

- There is a growing acceptance of the benefits of downsizing and a diverse and accessible palette of lifestyle experiences to choose from is important
- There is strong demand for high quality, premium retirement village units and care homes
- Ease of access to care is important, such as access to an on-call-nurse
- Security is a fundamental consideration to future residents
- A high quality design and landscape response is important in order to avoid an "institutional feel"
- Opportunities for social connection are an expected benefit of such a community

How Summerset's proposed village responds to this community need is addressed in Section 8.1 of this report.

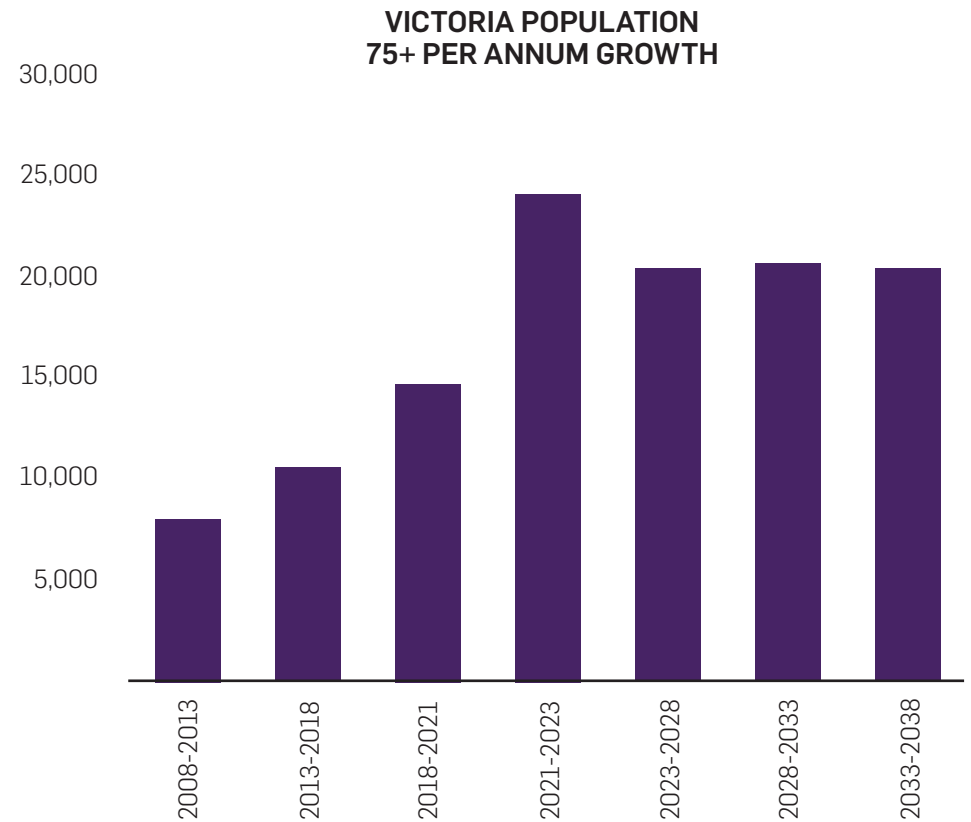


Figure 2 Victoria population 75+ per annum growth

Source: Summerset

2.4 BUILDING THE VILLAGE COMMUNITY

The proposed Summerset Oakleigh South village will provide a range of accommodation and care options. The perimeter of the site is planned to have independent living units (villas) in a traditional housing style with ground floor gardens and balconies together with private garage parking access for each villa. Villas will have an individual sense of address and be connected to the surrounding streetscape and internal village landscape.

Central to the site is planned as the heart of the community. A three storey main building is planned to have a vibrant ground plane including a generous porte cochere leading to a reception and administration area. Beyond reception is a range of communal spaces including a café, library, piano lounge, bar, activities rooms, theatre, hair salon and exercise space. Above the ground floor is a boutique residential aged care home (RAC) and assisted living apartments (ALA) for those needing greater care and assistance.

Adjacent to the main building will be an independent living apartment building, providing a range of retirement accommodation in one, two and three bedroom formats for those seeking lower maintenance living.

The village is planned to be extensively landscaped with a focus on native vegetation integrating into the local character. A village green will be created outside the community amenities, which is proposed to include open lawn, alfresco dining and BBQ facilities. Pocket parks are located throughout for passive recreation and socialisation amongst tree line shared ways in a pedestrian priority, low speed traffic environment. An artificial golf green is proposed to reflect the neighbouring use at The Metropolitan Golf Club and the expected resident profile.





The community terrace – a place to gather and take advantage of indoor and outdoor space in the northern sun

Artist's impression

Summerset's community creation foundations are focused on places that residents are proud to call home and that employees can be proud to work in, by:

- Creating vibrant communities with care onsite with warm and inviting environments tailored for resident needs
- Bringing the best of life to residents through spaces that enable connection and sociability, enhanced individuality and independence whilst also providing care and support
- Providing a diverse range of community facilities and recreational opportunities (including lounges, libraries, activity areas and dining areas), specifically designed for the over-75s
- Building a range of homes to suit people's needs as they age (including 1, 2 and 3-bedroom unit typologies)
- Providing high quality services and care tailored to residents' individual needs with highly trained professional staff
- Designing villages that are embedded within their local communities and respond to the surrounding context
- Creating premium residential aged care homes adopting a "small household" model, with specialist memory care homes specifically designed for those with dementia to lead active, positive lives.



LEGEND

- | | |
|-------------------------------------|--|
| 1 Alfresco Dinning | 6 Independent Living Apartments |
| 2 Assisted Living Apartments | 7 Independent Living Villas |
| 3 Community Amenities | 8 Pocket Park |
| 4 Community Gardens | 9 Premium Care |
| 5 Golf Green | 10 Village Green |

Figure 3 Summerset Oakleigh South Community Vision



BACKGROUND & DESIGN PRINCIPLES

03

3.1 SITE HISTORY

The subject site is located on the traditional lands of both the Wurundjeri and the Bunurong Peoples of the Kulin Nation. The site was purchased by The Metropolitan Golf Club in 1906, subsequently selling the land to the Education Department and registered as Oakleigh South Primary State School No. 4823 in 1957-58. Following Oakleigh South Primary School's relocation 500m east in 2001, the site was razed and has remained unused since.

Since being sold into the private market by the Department of Education, several Development Plans have been prepared for the site:

- 52 Golf Road, Oakleigh South Development Plan – Revision 3 (February 2020) was subject to the Victorian Civil and Administrative Tribunal (VCAT) hearing *Golf Road Project Development Pty Ltd v Monash CC [2020] VCAT 488* in March 2020. The development plan was subsequently not approved based on the findings of the hearing, on 5 May 2020. The tribunal's main justifications for their decision revolved around the proposal's treatment of its frontages to Golf Road and Beryl Avenue, as well as its location and overshadowing of the secluded private open spaces proposed.
- 52 Golf Road, Oakleigh South Development Plan Volume 1 and 2 – Revision 6 (March 2021) was approved at the direction of the VCAT order dated 30 April 2021. Oral reasons for the decision of the Tribunal were given to the parties on 29 April 2021 and therefore a detailed written decision is not available.



3.2 VCAT LEARNINGS

Summerset's proposed aged care and retirement village design has been directly informed through analysis of learnings from the previous VCAT cases for the subject land and the approved residential Development Plan. The core principles adopted by Summerset and the wider project team in developing the current Development Plan are as follows:

BERYL AVENUE INTERFACE:

- An open front garden interface with low to no front fences, with spacing of 5 metre separation between townhouse/ villa banks
- Modules of four attached townhouses
- Minimum 6 metre (to garage) to 7 metre (to dwelling) setback
- Private open space to be provided at the rear or side of dwellings

VEHICULAR ACCESS:

- Single main access point to village via Golf Road to limit traffic flow impacts to wider street network
- Shared vehicular and pedestrian way in the centre of the site
- 8 individual villa crossovers to Beryl Avenue and 2 to Bakers Road

GOLF ROAD INTERFACE:

- 9.1 metre front setback (it is noted that this is varied forward of 9.1m providing additional articulation, but not dimensioned in the Development Plan)
- A module of 4 attached townhouses
- Private open space in the front setback
- High front fence setback 600mm from the title boundary to allow for landscaping

GOLF COURSE INTERFACE:

- 4 metre setback to villas

NORTHERN NEIGHBOUR INTERFACE:

- 6 metre setback to villas
- Attached built form

BUILDING HEIGHT:

- A combination of two and three storey built form, with three storey built form located centrally within the site

TREE REMOVAL AND RETENTION:

- 9 trees were approved for retention in the previously approved Development Plan

COMMUNAL OPEN SPACE:

- There was no DPO requirement for communal open space, nor dialogue in the VCAT decisions. Notwithstanding, approximately 1,191sqm of communal open space was previously approved, central to the site, supplemented by smaller pockets of open space

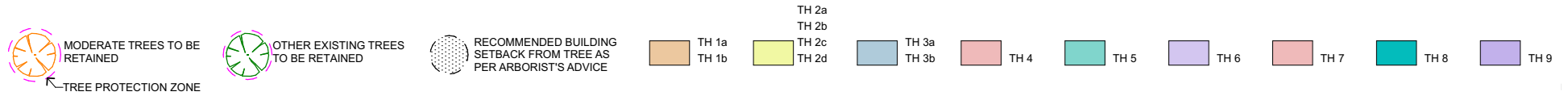


Figure 4 Previously approved Development Plan layout for residential development (dwellings)

Source: Tract / Plus Architecture

SITE & URBAN CONTEXT ANALYSIS

04

The following sections and the Urban Context Report prepared by Fender Katsalidis Architects address the following requirements of the Development Plan Overlay – Schedule 5:

- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision

Note: An Urban Context Report is provided as an Appendix to the Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the relevant provision of DP05.

4.1 THE SITE

52 Golf Road, Oakleigh South is located approximately 16 kilometres southeast of Melbourne's Central Business District, within the Local Government Area of Monash. The site measures approximately 18,314 square metres and is generally rectangular in shape other than a chamfered section in the east which was part of the lot but was subdivided and sold back to Metropolitan Golf Club and an inset of land owned by Monash Council adjacent to Golf Road roundabout.

The site includes several trees of mature height in its centre and lining its northern, western, and southern perimeter. A disused oval is located in the western half of the site, and the scattered asphalt floorplates of the former school buildings remain visible in the site's south-eastern areas.

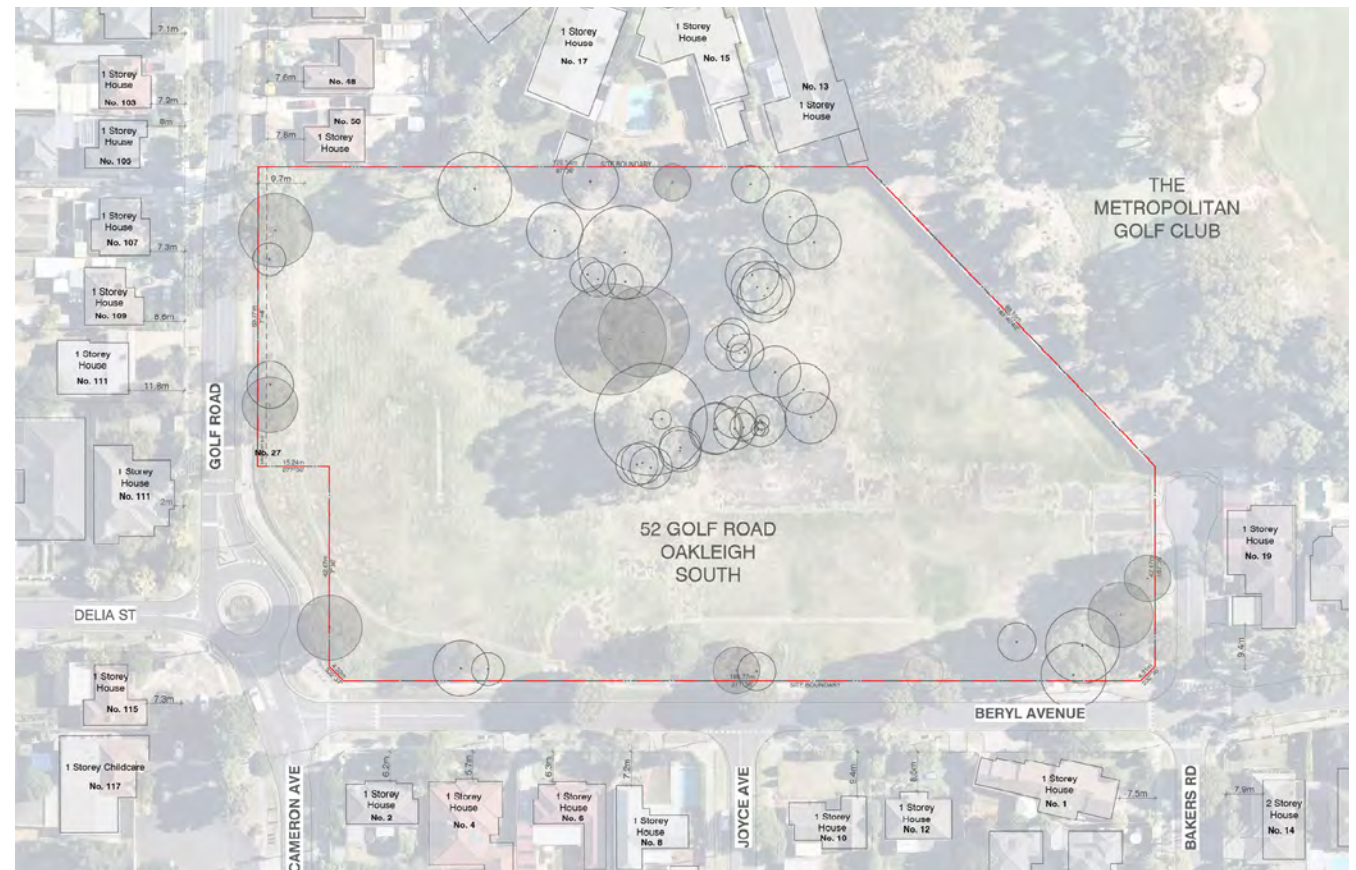


Figure 5 Existing Site Plan

Source: Fender Katsalidis Architects



Figure 6 Subject Site viewed from corner of Cameron Road and Beryl Avenue



Figure 7 Subject Site viewed from corner of Beryl Avenue and Bakers Road



Figure 8 Subject Site viewed from Golf Road Road



Figure 9 Aerial Image of Subject Site

Source: Urbis

The site includes several trees of mature height in its centre and lining its northern, western, and southern perimeter. Many of the trees have been identified as being close to or beyond their safe and useful life expectancy and will be required to be removed.

A disused oval is located the western half of the site, and the scattered asphalt floorplates of the former school buildings remain visible in the site's south-eastern areas.



Figure 10 View south (towards Beryl Avenue) from internal to the site

4.2 STRATEGIC CONTEXT

The site is located in close proximity to open space and amenities. It is within walking distance to The Links Shopping Centre (300m southwest), South Oakleigh College, Oakleigh South Primary School, Cameron Avenue park and playground and the 703, 733 and 903 bus routes. Huntingdale Station is 1.6km northeast of the site.

In addition to the multiple golf courses throughout the area, the site is also within close proximity to Murumba Drive Reserve, Stan Riley Reserve, Progress Playpark and Mackie Road Reserve.



Figure 11 Site Strategic Context

Source: Fender Katsalidis Architects

4.3 INTERFACES

The site is located immediately adjacent to the Metropolitan Golf Club to the east and broader residential areas to the north, south and west. Details of these interfaces are as follows:

INTERFACE	DESCRIPTION
NORTH	The site is bordered to the north by four single storey detached dwellings, being No. 13, 15 and 17 Barholme Court, and No. 50 Golf Road, Oakleigh South.
SOUTH	The site's southern interface is Beryl Avenue, a bi-directional neighbourhood street with unrestricted on-street parking on both sides, except during school hours where restrictions apply to the southern side. Further south are additional 1-2 storey detached dwellings.
EAST	The site's eastern interface is comprised in part by Bakers Road and in part The Metropolitan Golf Club. The part of Bakers Road north of Beryl Avenue (that part which borders the site) is a short cul-de-sac that terminates at and provides maintenance access to The Metropolitan Golf Club. Only two other crossovers are present on this part of Bakers Road, both of which provide access to No. 19 Beryl Avenue. The site's border with The Metropolitan Golf Club is chamfered, running northwest-southeast.
WEST	To the west of the site is the bi-directional Golf Road, as well as the Golf Road/Delia Street roundabout. Golf Road features one lane in each direction and with on-street parking available between 5pm and 7am for the portion adjacent to the site. Further west are additional 1-2 storey detached dwellings.

Table 1 Site Interfaces

4.4 INFRASTRUCTURE

Colliers Engineering & Design has investigated infrastructure capacity within the existing area. The assessment finds the following:

- Sewerage: existing South East Water sewer located along Beryl Avenue.
- Water supply: Existing Water Main located along Golf Road.
- Stormwater: Existing drainage and stormwater infrastructure located along Golf Road, Beryl Avenue and Bakers Road.

- Utilities:
 - Telecommunications: existing services exist on the western side of Golf Road and the southern side of Beryl Avenue.
 - Electricity: powerlines traverse Golf Road and Beryl Avenue.
 - Gas supply: Existing gas is located on the eastern side of Golf Road and southern side of Beryl Avenue. (Note: Future developer may elect not to include gas.)

All future infrastructure provision will be managed through detailed design phase.

4.5 TRANSPORT AND ACCESS

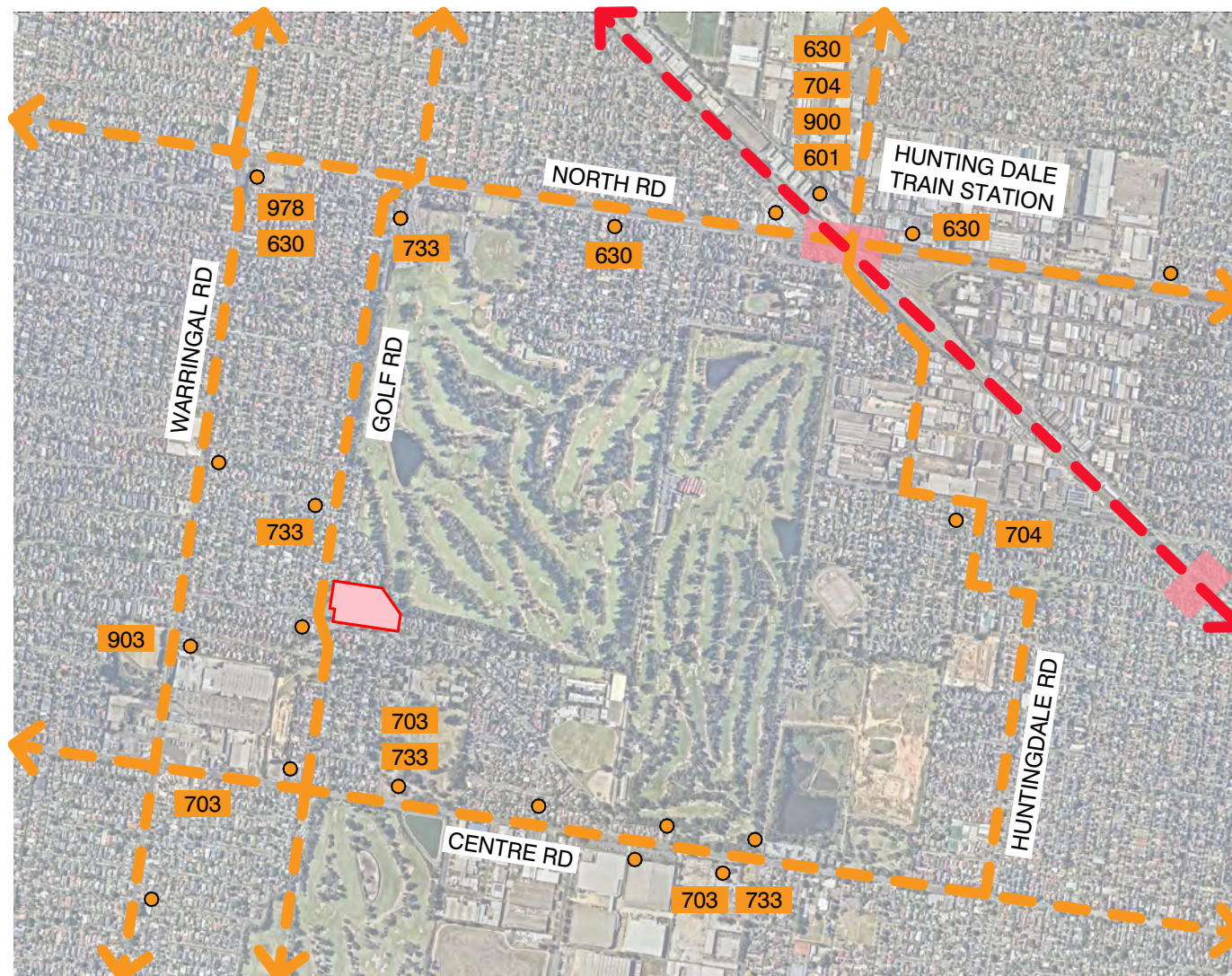
Vehicular access to the site is currently available via a single width crossover from Beryl Avenue and single width crossover from Bakers Road.

The site is 1.6km from Huntingdale Railway Station which provides transportation northwest to the CBD and southeast through Dandenong to Cranbourne and Pakenham via the Cranbourne and Pakenham lines. Additionally, the site is less than 3km from Clayton Railway Station, which will provide the site with access to many of Melbourne's key suburban centres upon the completion of the Suburban Railway Loop.



Figure 12 Key Road Links

Source: Fender Katsalidis Architects



The bus routes 703, 733 and 903 are all accessible within 500m of the site. The 703 links the site to Blackburn/Forest Hill and Brighton via Clayton. The 733 connects the site to Box Hill and Hughesdale via Clayton. The 903 links the site to a large area of suburban Melbourne, running from Altona to Mordialloc via Sunshine, Coburg, Preston, Doncaster, Box Hill, and Chadstone.

The site is located approximately 2.5km from Princes Highway, which provides vehicular access to the CBD and further south-eastern suburbs.

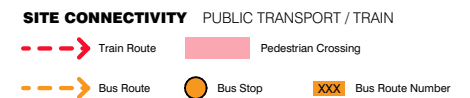


Figure 13 Public Transport Links

Source: Fender Katsalidis Architects

05

PLANNING
CONTEXT



5.1 PLANNING CONTROLS

5.1.1. Clause 32.08 General Residential Zone – Schedule 1

The site is located within the General Residential Zone – Schedule 1 (GRZ1). The purpose of the zone is generally to support a diversity of housing types and growth, particularly in locations with good access to services and transport, while respecting the neighbourhood character of the area.

Of the envisioned land uses, a residential aged care facility is categorised Section 1 (as of right) and retirement village is categorised within accommodation as Section 2 (permit required) pursuant to Clause 32.08-2 of the GRZ.

Other subclauses within the GRZ relevant to this Development Plan include:

- Clause 32.08-8 (Residential aged care facility). This clause states that a permit is required to construct a building or construct or carry out works for a residential aged care facility, and that a development must meet the requirements of Clause 53.17 - Residential aged care facility.
- Clause 32.08-9 (Buildings and works associated with a Section 2 use). Clause 32.08-9 states that a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2, namely for the retirement village components.

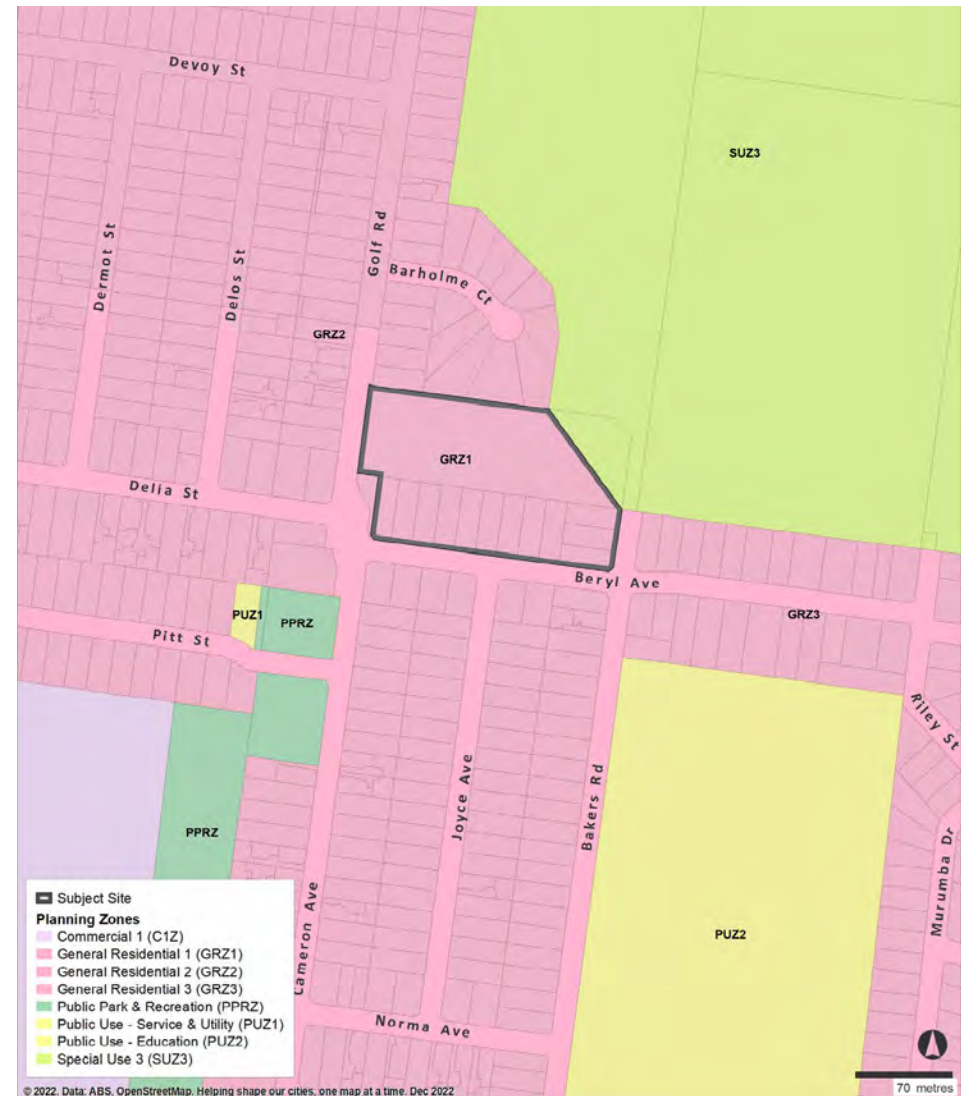


Figure 14 Planning Scheme Zones

Source: Urbis

5.1.2. Clause 43.04 Development Plan Overlay – Schedule 5

The site is affected by the Development Plan Overlay – Schedule 5 (DPO5). The overlay identifies areas with unique conditions, that require preparation of a development plan to guide their future growth. The prospective development must be detailed within the development plan before a permit can be granted to use or develop the land – this is to be satisfied by this document.

The DPO5 states that a Development Plan must be prepared for the whole site, and should:

- Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.
- Where non-residential uses are proposed, details of the nature of the proposed use, including hours of operation, stall and visitor numbers, and traffic and parking management plan.
- Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Create a composition of varied building forms and heights across the site.
- Provide for a high quality of internal amenity for future residents.
- Respect the amenity of adjoining interfaces by providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.
- Any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.

- Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.
- Incorporate any significant native vegetation into the design of the development.

Additionally, DPO5 states that the Development Plan must include the information specified in the below table:

DPO5 COMPONENT	DEVELOPMENT PLAN SECTION	FULL REPORT
Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision.	Section 4	Appendix A
Concept plans for the site.	Sections 8-10	
A traffic management report and car parking plan.	Section 12	Appendix D
Plans to implement the Site Development Management Plan developed by Prensa in their report dated August 2013.	Section 16	Appendix H
A landscaping plan.	Section 11	Appendix C

Table 2 DPO5 Components

5.2 PLANNING POLICY FRAMEWORK

The Development Plan has been prepared to align with the key general directions and objectives of the Planning Policy Framework, including:

- **Clause 11.01-1R (Settlement – Metropolitan Melbourne)** aims to focus urban development both within the city's urban growth boundary and proximate to areas of growth related to (amongst others) Metropolitan Activity Centres, National Employment and Innovation Clusters, and Transport Gateways.
 - The subject site is strategically located, being within 1.5km of the Oakleigh Metropolitan Activity Centre, within 1.5km of the Monash National Employment and Innovation Cluster, and within 3km of the future Clayton Suburban Rail Loop Station.

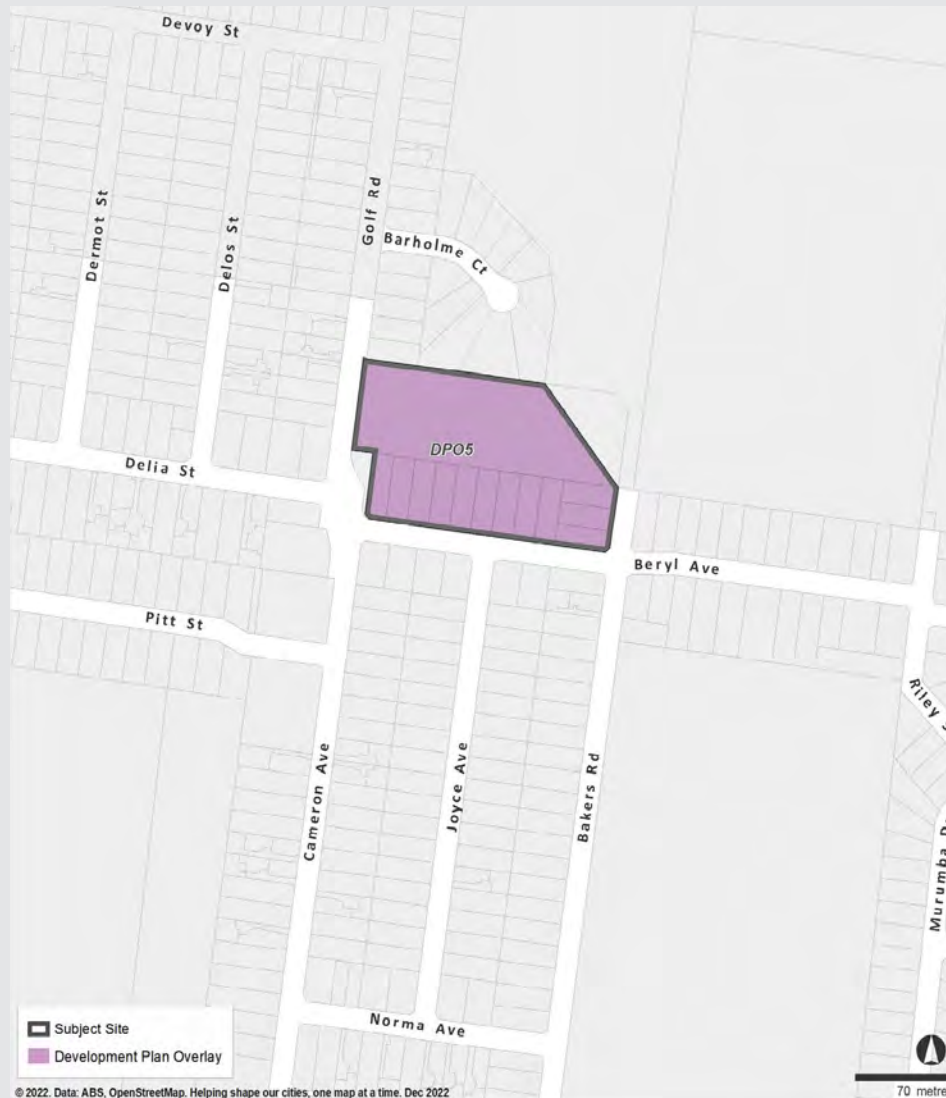


Figure 15 Planning Scheme Overlays

Source: Urbis

- **Clause 11.02-1S (Supply of Urban Land)** includes the objective: 'To ensure a sufficient supply of land is available for residential, commercial... and other community uses'.
- **Clause 11.03-1S (Activity Centres)** aims to encourage the concentration of major residential developments into activity centres that are highly accessible to the community. One strategy listed is to 'encourage a diversity of housing types at higher densities in and around activity centres'. We note that although the site is not within the Oakleigh South Neighbourhood Activity Centre, it is within 1km distance and is therefore considered of relevance to encourage denser living options in proximity to the Activity Centre.
- **Clause 15.01-1S (Urban Design)** aims to create safe, healthy, functional, and enjoyable urban environments through the facilitation of development that responds to its context, promotes walking and cycling, and provides landscaping that is amenable and attractive.
- **Clause 15.01-2S (Building Design)** aims to achieve building design that contributes to the local context, enhances the public realm, and supports environmentally sustainable development.
- **Clause 15.01-4S (Healthy Neighbourhoods)** intends to foster healthy and active living and community wellbeing.
- **Clause 15.01-4R (Healthy Neighbourhoods – Metropolitan Melbourne)** includes the strategy: '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'.
- **Clause 15.01-5S (Neighbourhood Character)** encourages development to respect the existing neighbourhood character or contribute toward a preferred neighbourhood character.
- **Clause 16.01-1S (Housing Supply)** aims to facilitate well-located, integrated, and diverse housing that meets community needs. It employs the following strategies to achieve this:
 - Ensure that an appropriate quantity, quality, and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
 - Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
 - Encourage higher density housing development on sites that are well located in relation to jobs, services, and public transport.
- **Clause 16.01-1R (Housing Supply – Metropolitan Melbourne)** includes the strategy: 'Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport'.
- The development plan ensures the provision for new housing (that offers choice and meets expected and changing household needs) in an established residential area, helping create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.
- **Clause 16.01-5S (Residential Aged Care Facilities)** aims to facilitate the development of well-designed and appropriately located residential aged care facilities via the following strategies:
 - Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).
 - Ensure that residential aged care facilities are designed to respond to the site and its context.
 - Promote a high standard of urban design and architecture in residential aged care facilities.

5.3 LOCAL PLANNING POLICY FRAMEWORK

The Development Plan has been prepared to align with the key policy directions and objectives of the Local Planning Policy Framework of the Monash Planning Scheme and Municipal Strategic Statement, including:

- **Clause 21.04 (Residential Development)** identifies the site within an 'accessible area', as it is less than 1km from the Oakleigh South Neighbourhood Activity Centre. The clause aims to 'recognise and provide for housing needs of an ageing population in proximity to neighbourhood and activity centres'. To achieve this, the following strategies are included:
 - Ensure that new residential development provides a high level of amenity including internal amenity, privacy for occupants and neighbours, access to sunlight, high quality private and public open space, canopy tree cover, and effective traffic management and parking.

- Provide an appropriate built form transition between activity centres and residential areas through innovative and high quality architectural design, appropriate setbacks and landscaping.

- Encourage the provision of single storey and purpose built housing to cater for Monash's ageing population.

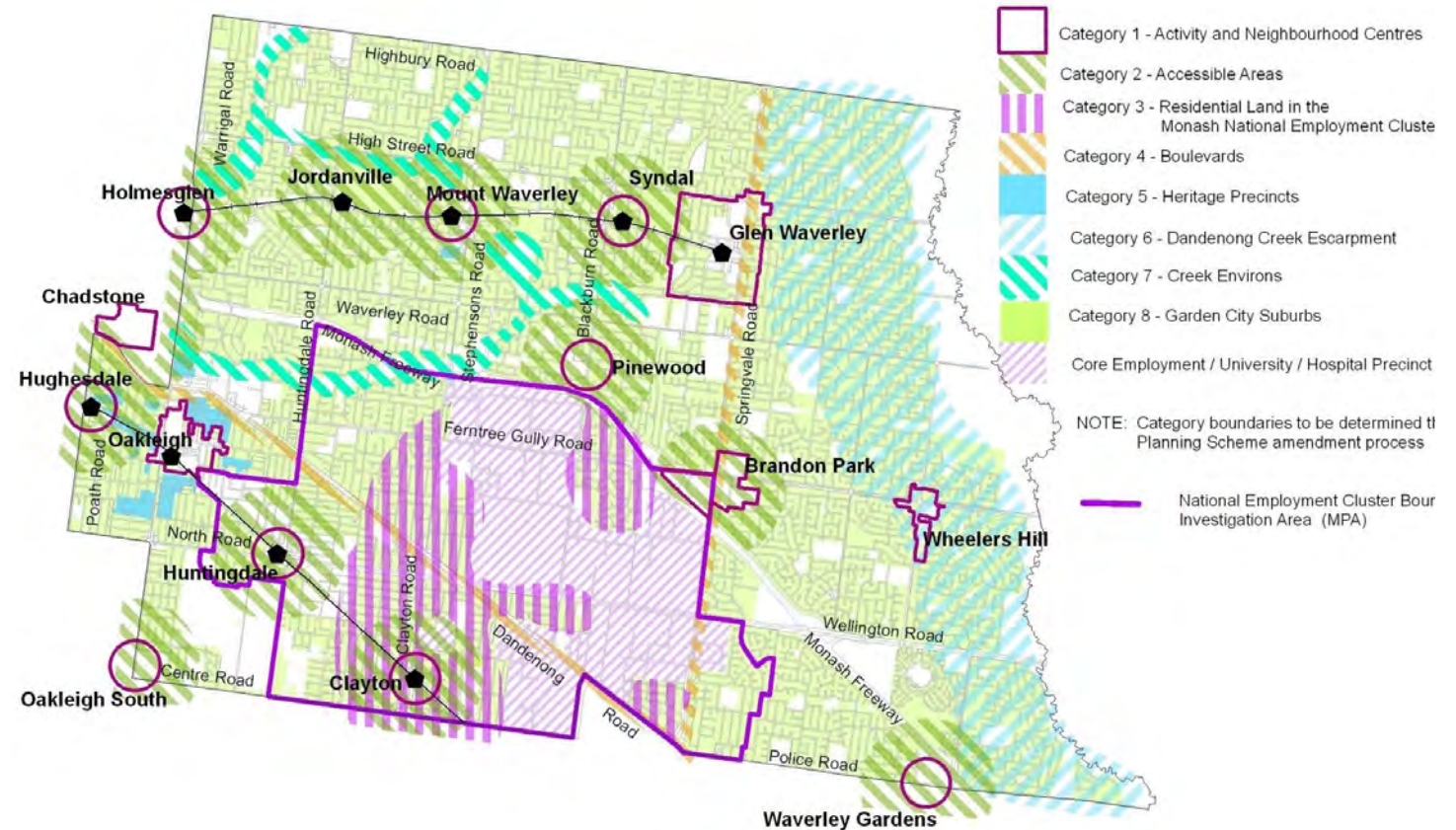


Figure 16 Residential Development Framework Map

Source: Monash City Council

- Clause 21.08 (Transport and Traffic)** contends that car parking should be provided on site to satisfy the needs of users without detriment to local amenity, however acknowledges that pedestrian and cyclist infrastructure should be provided to reduce reliance on vehicular transport, especially in locations proximate to activity centres.
- Clause 22.01 (Residential Development and Character Policy)** shows the subject site as 'white' on Map 1 and therefore doesn't have a preferred character type, likely due to its former non-residential land use as a school. However, the land to the south of Beryl Avenue is within the 'Garden City Suburbs Southern Area' of which the preferred future character is detailed by the following:

- On larger sites, low rise apartment development may be appropriate, provided the development is sited within generous open space, is well landscaped, retains the 'open landscape character' of the garden suburban setting and tapers down in scale closer to the boundaries of the site.
- While the housing mix within this area will continue to evolve to meet the changing needs of the community, new development will complement the scale and siting of the original housing within the area.
- This character area will be notable for its spacious garden settings, tall canopy trees, consistency in front setbacks and the maintenance of setbacks from at least one boundary and from the rear of the site.
- Existing mature trees and shrubs within properties should be retained and additional tree planting proposed to gradually create a tree canopy in the private domain, including at the rear of properties.

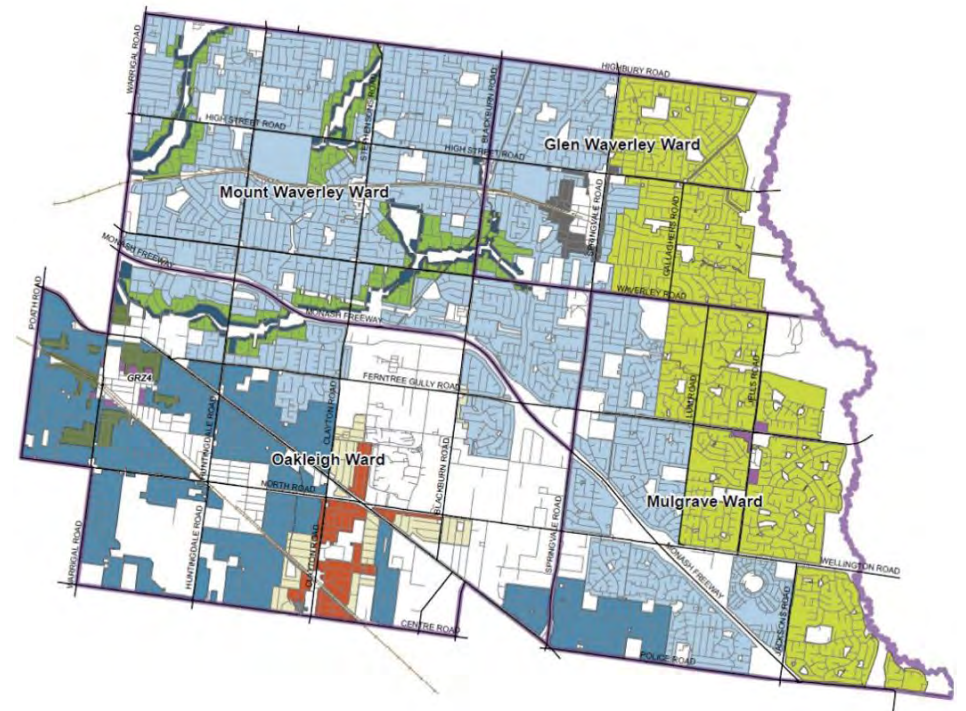
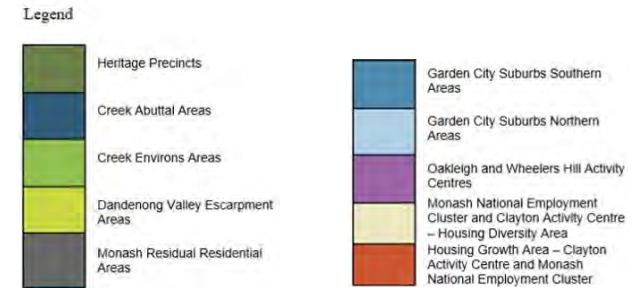


Figure 17 Residential Character Types

Source: Monash City Council

- **Clause 22.04 (Stormwater Management Policy)** discusses the limits of Monash's stormwater drainage infrastructure, as well as requirements for new development. It is policy that if a development's on-site retention is deemed insufficient or inadequate, it may be subject to a levy. The subject site sits within the Murrumbeena MD catchment area and is subject to a levy of \$20.40 per m² of impervious area developed if the on-site retention is deemed unsuitable.
- **Clause 22.05 (Tree Conservation Policy)** expresses the importance of maintaining and enhancing the Garden City Character of Monash. It includes the policy that 'existing semi-mature and mature canopy trees be retained wherever possible to ensure maintenance of the tree canopy'.
- **Clause 22.13 (Environmentally Sustainable Development Policy)** aims to facilitate development that achieves best practice in environmentally sustainable development from the design stage through to construction and operation.



REQUIREMENTS OF THE DEVELOPMENT PLAN

06

The Development Plan responds to the General Requirements of the DPO5 as follows, with further detailed response provided at Sections 8 to 15 of the Development Plan.

DPO5	DEVELOPMENT PLAN
Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.	<p>The Development Plan provides for a residential aged care home including assisted living apartments, as well as a diverse mix of modern retirement apartments and villas to provide for the evolving demographic of Monash's ageing population.</p> <p>This includes a mix of one, two and three bedroom apartments and retirement villas.</p> <p><i>Please refer to Section 8 for more information.</i></p>
Where non-residential uses are proposed, details of the nature of the proposed use, including hours of operation, staff and visitor numbers, and traffic and parking management plan.	<p>All non-residential uses shown in the Development Plan are ancillary to the residential aged care home and retirement living uses.</p> <p><i>Please refer to Section 8 for more information.</i></p>
Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.	<p>The Development Plan includes a multitude of sustainable design initiatives, for example (among others) all electric service provision, passive design strategies, on-site renewable energy generation and on-site stormwater harvesting.</p> <p><i>Please refer to Sections 12, 13 and 14 for more information.</i></p>
Create a composition of varied building forms and heights across the site.	<p>The Development Plan includes variation in building forms and heights across the site.</p> <p>The perimeter of the site comprises varying forms of two-storey villas, with a larger scale three-storey forms positioned central to the site. The architectural response is varied and articulated for visual interest, which, bolstered by a high-quality landscape design, provides a suitably integrated streetscape and character response.</p> <p><i>Please refer to Section 9 for more information.</i></p>
Provide for a high quality of internal amenity for future residents.	<p>Indicative layouts within the various housing typologies demonstrate compliance with either 53.17 (Residential Aged Care Home) outcomes, and / or BADS objectives, to deliver optimal amenity for future residents.</p> <p>Furthermore, the residents will have access to high quality community facilities which may include a café, gymnasium, library, bar, outdoor terrace, theatre, golf green and extensive communal garden areas, details of which will be refined during detailed design.</p> <p><i>Please refer to Section 8 for more information.</i></p>

DPO5	DEVELOPMENT PLAN
Respect the amenity of adjoining interfaces for providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.	<p>The Development Plan ensures that each residential boundary interface comprises built form at a maximum height of two-storeys.</p> <p><i>Please refer to Section 9 for more information.</i></p>
Any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.	<p>The Development Plan envisages two three-storey (plus roof terrace) buildings central to the site. These buildings have been sited and designed to minimise any adverse amenity impacts to the surrounding area.</p> <p><i>Please refer to Section 9 for more information.</i></p>
Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.	<p>The Development Plan provides appropriate setbacks to The Metropolitan Golf Course interface which is itself already highly vegetated.</p> <p><i>Please refer to Section 9 for more information.</i></p>
Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.	<p>A strong sense of community connection is inherent to the design, however due to the nature of the retirement living and residential aged care land use, the village must exhibit some security measures to control movement in and out of the future village.</p> <p>The Development Plan includes publicly accessible open space areas that are positioned at site edges for the use and enjoyment of the broader community. These in turn connect to the "green spine" and communal open spaces throughout the development which future residents will be able to optimise for connectivity to local access networks.</p> <p><i>Please refer to Section 11 for more information.</i></p>
Incorporate any significant native vegetation into the design of the development.	<p>The Development Plan retains a number of existing trees on site. These trees have been incorporated into the overall design and landscape scheme.</p> <p><i>Please refer to Section 10 for more information.</i></p>

Table 3 DPO5 General Requirements

07

DEVELOPMENT PLAN

Figure 18 demonstrates the land use and core design principles for the site, demonstrating the following:

- Residential Aged Care, Independent Living Apartments, and Independent Living Villa typologies
- Building heights and key setbacks
- Open space locations
- Retained trees
- Internal road network and general crossover locations

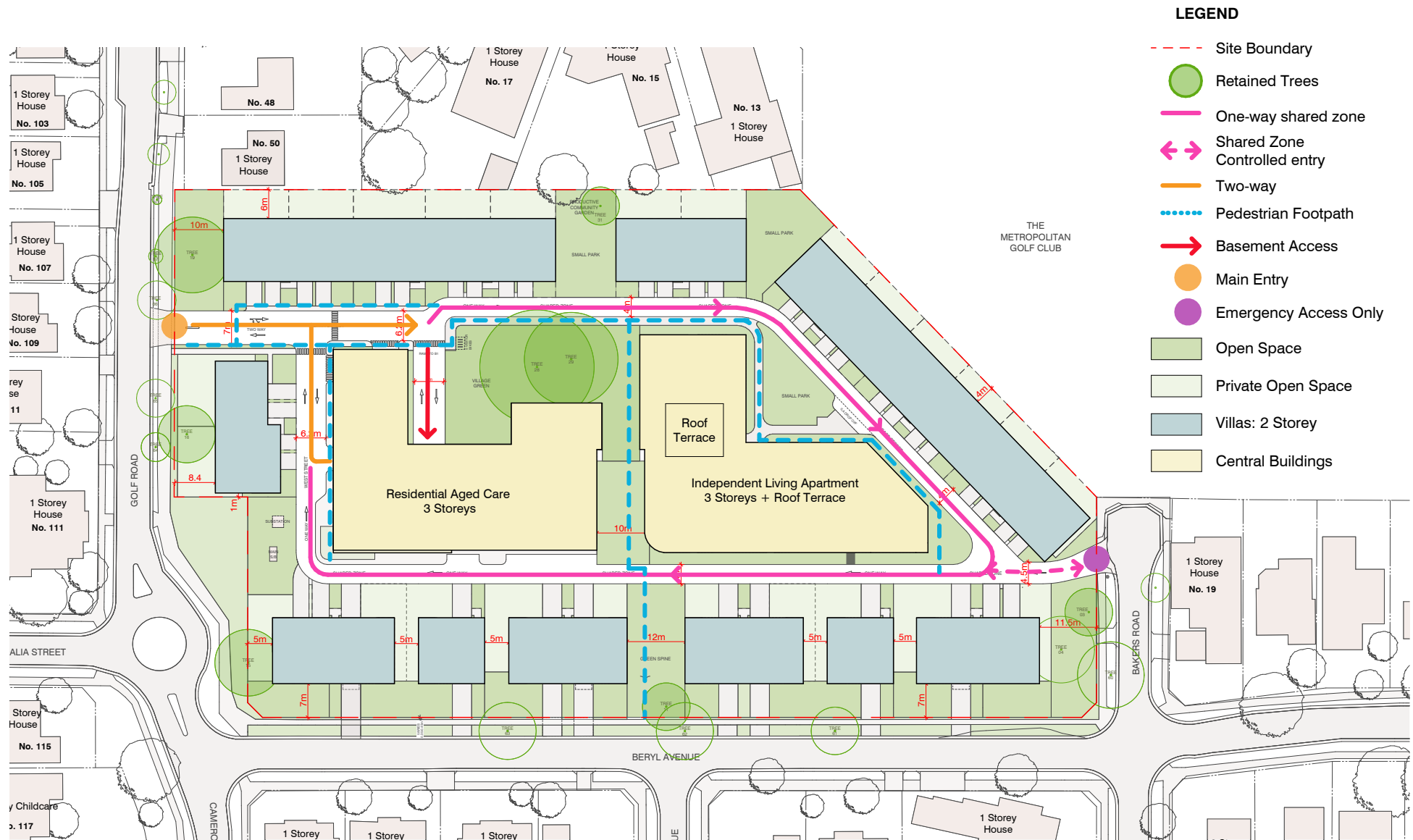


Figure 18 Development Plan

7.1 INDICATIVE DEVELOPMENT SUMMARY

The below section and the Urban Context Report prepared by Fender Katsalidis Architects address the following requirements of the Development Plan Overlay – Schedule 5:

- Concept plans for the site which show:
 - An indicative development schedule including the minimum number, type and density of dwellings and the floor area of any proposed non-residential uses.

Note: A complete Urban Context Report is provided at Appendix A to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development can meet the provisions of DPO5 in this regard. The information provided in the Urban Context Report is indicative only, to provide an illustration of built form outcomes, including any materials, floor layouts or architectural design, to be fully resolved at town planning application stage.

In preparing this Development Plan, future consideration has been given to specific layouts and site requirements. Indicative development summaries have been prepared to inform all supporting documentation and are provided below. Any future town planning application should be “generally in accordance” with such figures.

The maximum yield permitted by the Development Plan is as follows:

- 57 Residential Aged Care / Assisted Living rooms (RAC building)
- 101 Independent Living Units (being a combination of apartments within an independent living apartment building, and villas around the perimeter)

The following tables provide indicative outcomes to inform technical assessments, based on plans prepared by Fender Katsalidis Architects.

AREA TYPE	APPROXIMATE OVERALL AREA
Site Area	18,000 sqm
Gross Floor Area (GFA)	17,000 sqm
Site Coverage	7,000 sqm (approximately 38%)

Table 4 Indicative Development Schedule (Areas)

TYPE	INDICATIVE QUANTITY
Residential Aged Care Rooms	18
Assisted Living Apartments	26
Independent Living Apartments	41
Villas	50
TOTAL	135

Table 5 Development Schedule (Aged Care, Apartments & Villas)

LOCATION	LAND USE ALLOCATION	INDICATIVE QUANTITY
Basement (total 76)	Aged care / staff	17
	Independent Living Apartment Residents	41
	Visitors	18
Ground level (total 104)	Visitors	4
	Villa Residents	50
	Villa Visitors (tandem)	50
TOTAL		180

Table 6 Development Schedule (Car Parking)



Contemporary architecture inspired by the familiar materials and forms of the local neighbourhood

Artist's impression

08

LAND USE ANALYSIS



8.1 AGEING IN PLACE

Summerset has identified a substantive need for additional aged care and retirement living opportunities within the Oakleigh South area. These land uses are classified as “residential aged care” and “retirement village” under the Monash Planning Scheme. The proximity to the Oakleigh South Activity Centre and Huntingdale Neighbourhood Centre bolsters the site's suitability for a retirement village with continuum of care, close by local shops and services, delivering a wide range of “age in place” living typologies.

Victoria has an ageing population and the demand for aged care facilities and services in existing residential areas will continue to increase as the baby boomer generation ages. As the demand for aged care living grows, so does the demand for services and villages/facilities. This has led to the demand for villages that enable ‘ageing in place’.

The growing ageing population results in an increased demand for these services and a need to provide adequate facilities both now and into the future. As well as an ageing population, there is a strong trend towards people wishing to stay in their local communities to maintain existing family and social connections. Continuum of care now makes it possible to receive different levels of care in the same village/care home, thereby removing the need for residents to relocate to other villages/facilities as a result of changing care needs.

The proposal offers an opportunity for older persons to stay in their local community and enjoy the social and low-maintenance lifestyle benefits, while having access to a range of health, personal and professional services within the broader municipality. It also enables couples to remain close if one should require a greater level of care, as encouraged by Clause 16.01-1S and Clause 21.04 of the Monash Planning Scheme.

The Development Plan provides a range care and accommodation options that caters for people as their needs change over time. Further to this, the Development Plan has been designed to foster social inclusion and community activity in a location that supports independence and mobility with accessible pedestrian links throughout the site and appropriate transport provisions to explore the wider area.

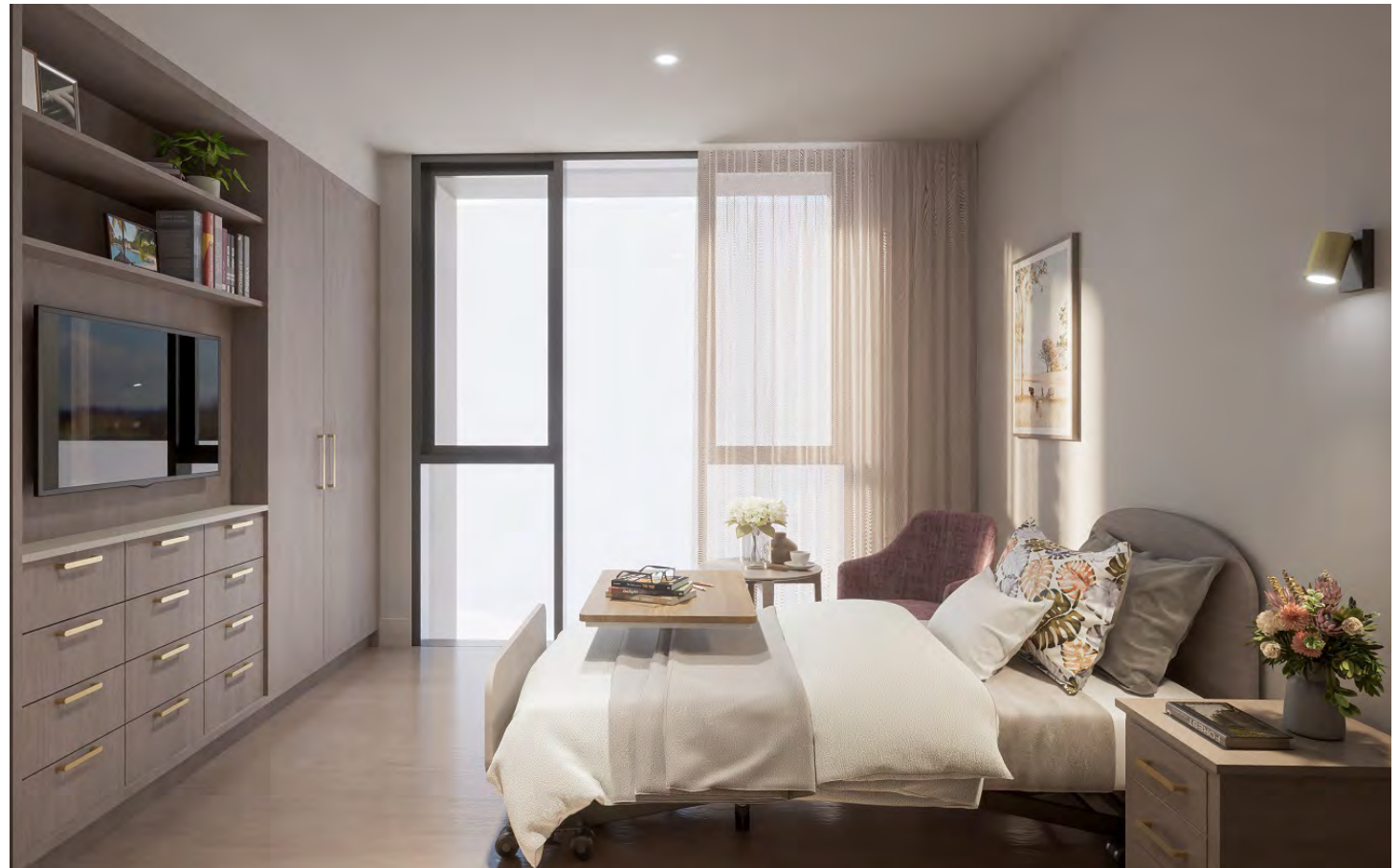
The Development Plan provides a modern village community, designed to accommodate the shift in aged care policy and the outcomes of the Royal Commission into Aged Care Quality and Safety. The inclusion of assisted living support aligns with the recommendations by the Royal Commission, which directs providers to develop modern non-institutional aged care environments and in addition, alternative and innovative housing environments and products that enable ageing in place.

The aged care home component of the Development Plan will include a smaller number of beds and assisted living apartments, in a boutique environment. Independent living units will provide for ‘retirement village’ style accommodation within a central ‘apartment’ building and be for aged persons who are able to live independently, in addition to the single level villa offerings around the perimeter of the site.

8.2 AGED LIVING DIVERSITY

The Development Plan provides for a residential aged care home, including assisted living apartments, as well as a diverse mix of modern retirement apartments and villas to provide for the evolving demographic of Monash's ageing population.

Based on the indicative yield provision (apartments and villas only), the village would accommodate 12% 1-bedroom units, 63% 2-bedroom units and 25% 3-bedroom units.



8.3 RESIDENTIAL AGED CARE TYPOLOGIES

In the indicative development outcome, the residential aged care suites and assisted living apartments are provided in the centrally located residential aged care building. The residential aged care building has been designed in line with Summerset's high standard care offering, including a focus on internal amenity for future residents, staff, and visitors.

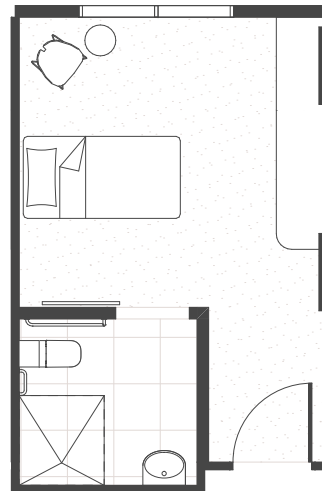
The key elements of the residential aged care unit typology are:

- Single ensuited rooms with built in joinery.
- Care suites proposed at Level 1 of the RAC building.

The key elements of the assisted living apartment typology are:

- One bedroom apartments across Level 1 and 2 of the RAC building.
- Ensuited bathroom.
- Open plan living, kitchen and dining area with direct access to private balcony.
- Secluded private open space provided within a balcony area.

TYPICAL CARE ROOM FLOOR PLAN



TYPICAL ASSISTED LIVING APARTMENT FLOOR PLAN

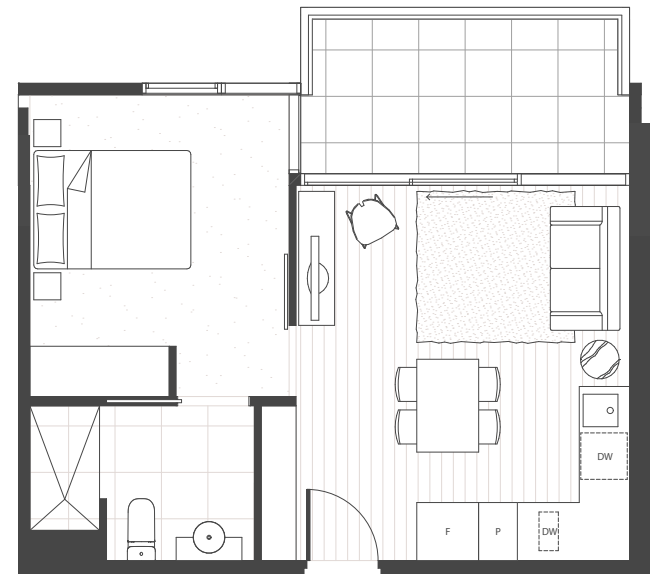


Figure 19 Residential Aged Care Layouts

Source: Fender Katsalidis Architects

8.4 INDEPENDENT LIVING APARTMENT TYPOLOGIES

The independent living apartments (ILA) are provided in the centrally located three-storey building. The apartment building has been designed to capitalise on the central site location and provide a high level of internal amenity for future residents.

The key elements of the independent living apartment typology are:

- One, two and three bedroom apartments provided over three levels.
- Open planned living, kitchen and dining area at ground floor with direct access to private open space.
- Secluded private open space provided within a balcony area.
- One car parking space per apartment provided within the secure basement car park.
- The provision of visitor car parking.
- The provision of a rooftop communal open space.



Figure 20 Indicative Independent Living Apartment Layouts

Source: Fender Katsalidis Architects

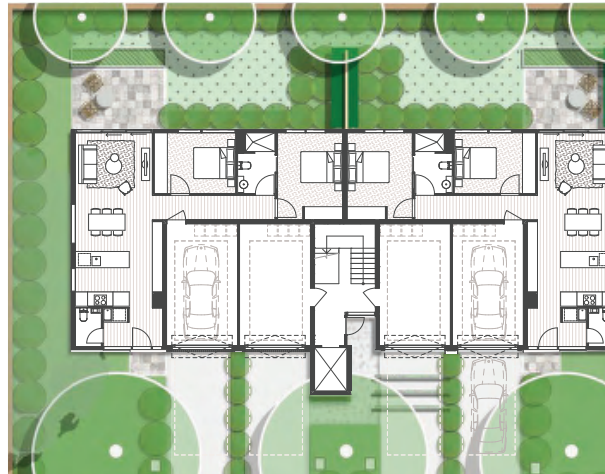
8.5 INDEPENDENT LIVING VILLA TYPOLOGIES

The independent living villas provide a two-storey built form and are proposed in either 2-bedroom or 3 bedroom configurations. Retirement living requires step free accommodation and as such villas are horizontally configured rather than vertically as traditional townhouses would be.

The key elements of the independent living villa typology are:

- Two storey-built form with central lift provided to access first floor villas.
- Single level, open planned living, kitchen and dining area with direct access to private open space (courtyard/garden at ground, balcony at first floor).
- An adequate area of secluded private open space for each villa, within a courtyard or balcony, supplemented by extensive communal open space areas.
- Two car parking spaces, with at least one space located in a secure garage.

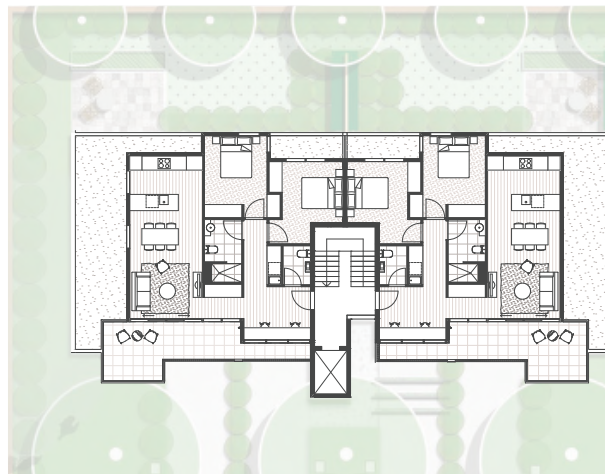
NORTH VILLA LOWER



BERYL AVENUE VILLA LOWER



NORTH VILLA UPPER



BERYL AVENUE VILLA UPPER



Figure 21 Indicative Independent Living Villa Layouts

Source: Fender Katsalidis Architects

8.6 OPERATION AND MANAGEMENT OF THE RESIDENTIAL AGED CARE HOME AND STAFFED COMMUNITY AREAS



The village green retains existing trees which complements the open grass area next to all the community amenities Artist's impression

The final operating model of the new Oakleigh South village has not yet been finalised. The residential aged care home is indicatively planned as a boutique offering with only 18 suites, supported by approximately 8-12 staff at peak times. There is no restriction on visiting hours, however, the nature of the resident profile means the majority of visitors would be attending at lunchtime and during evening meals.

The retirement village operation will be managed by approximately 3 staff led by a village manager who will also be the senior person responsible for the aged care home. The village manager is expected to be supported by an administration assistant (receptionist) and a maintenance person.

8.7 SAFETY AND SECURITY

The nature of the retirement living and residential aged care land use means that the community must exhibit some security measures to control movement in and out of the future village.

In keeping with the streetscape character of Beryl Avenue, low scale, open fences are proposed to the street frontage, with higher fences in between buildings. This creates a secure fence line to ensure the safety and security that is required for aged care and retirement living use. Secure gates will be located on Golf Road at the main access point as well as the emergency access on Bakers Road. A high front fence will be located in front of the Golf Road (west) villas to enclose the private open space, with security into the village setback from the street to enable the provision of a landscape buffer to the public realm.

The landscape plan (outlined in Section 10) identifies open space areas and pedestrian networks as distinct publicly accessible open space zones. These publicly accessible spaces are positioned at site edges for the use and enjoyment of the broader community.

The landscape response allows for an open, community feel achieving passive surveillance, whilst allowing for appropriate security measures via setback access gates.

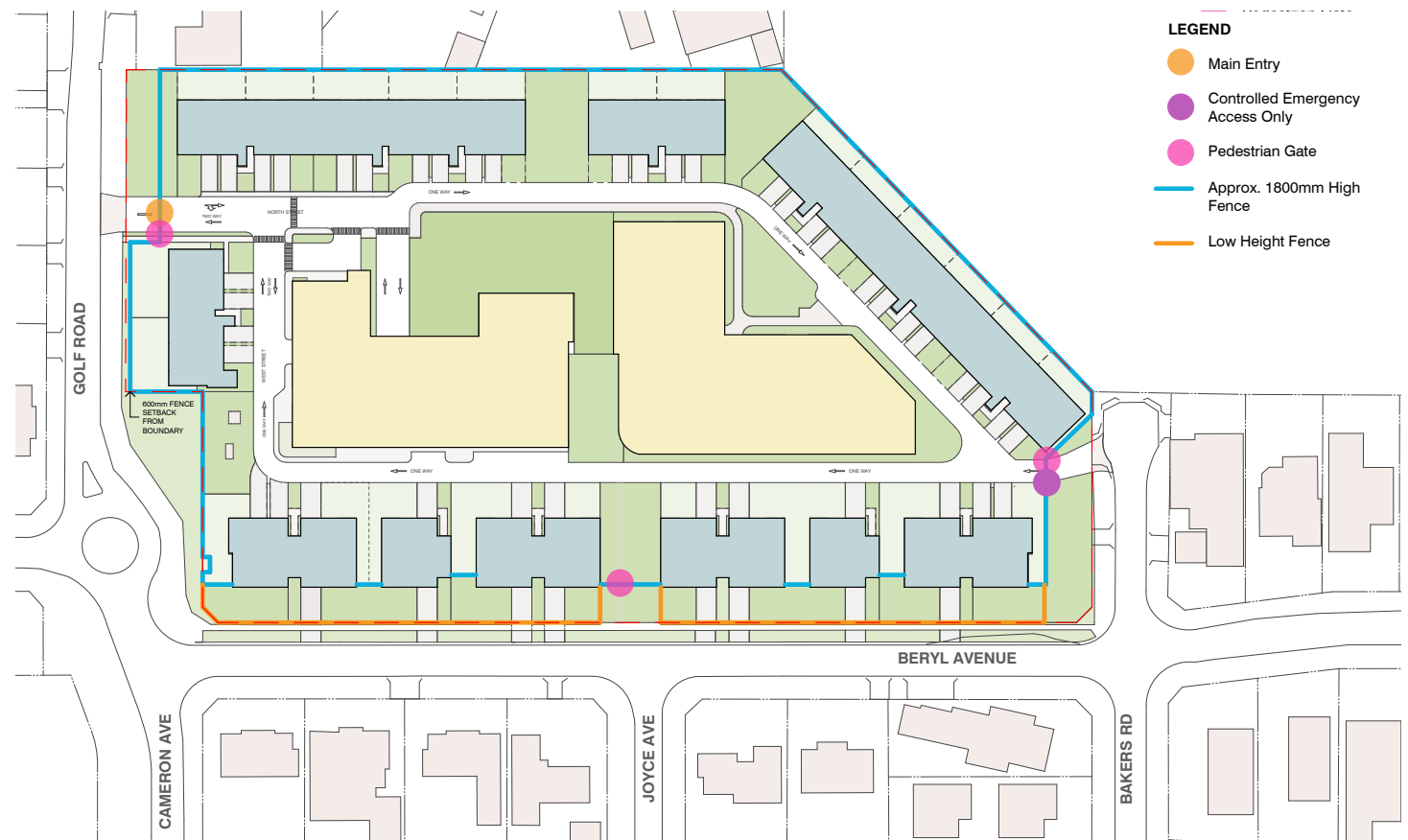


Figure 22 Safety and Security Diagram

Source: Fender Katsalidis Architects

09

DESIGN
RESPONSE



9.1 ARCHITECTURAL VISION

The following sections and the Urban Context Report prepared by Fender Katsalidis Architects address the following requirements of the Development Plan Overlay – Schedule 5:

Concept plans for the site which show:

- New building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space.
- Three-dimensional building envelope plans including maximum building heights and setbacks.
- The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.
- Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.

Note: A complete Urban Context Report and concept plans are provided at Appendices A and B to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the provisions of DPO5.

To deliver Summerset's vision, the Oakleigh South proposal aims to create a place to enhance the sense of community by delivering a warm, vibrant, and welcoming environment with diverse living, communal and recreational opportunities that incorporates and builds on Summerset's vision to bring the best of life to their residents and community.

Summerset places a high value of respect for its residents, and equally, the proposal has placed that level of respect towards our neighbours, by creating a community that is derived from the innate qualities of the pattern, character, and interrelationships with the neighbourhood.

The village is arranged with consideration to scale and composition to respond sensitively to the scale of the neighbouring houses. Two storey villas are purposely positioned around the perimeter of the site to respect the more sensitive interfaces, including Golf Road and Beryl Avenue.

Those villas celebrate connection and address to the bounding streets and local neighbourhood just as our neighbours do by facing those streets, furnished with front yards and low-scale front fences. In that way we strengthen the primacy of the public realm of the street, whilst also providing activation and passive surveillance to help make this a safer neighbourhood.

Responding to the low scale surrounds, the proportions and articulation of new villas are to a domestic scale. On the Beryl Avenue frontage, a design response with contemporary architecture inspired by the local surroundings is proposed. Internal to the village, villa lifts resemble chimneys, a familiar feature on nearby housing. That approach responds to and respects the prevailing local character, acting to dignify the village residents by providing a scale that is both familiar and comfortable.

Located behind the perimeter of two storey villas, limited to the centre of the site, are two, three storey buildings that provide the aged care accommodation, facilitating Summerset's continuum of care, together with independent living apartments

Surrounding the central buildings and intertwined through the villas, the vision extends beyond the built-form to provide an integrated landscape with a layered series of outdoor green spaces that offer respite and encourage social interaction. Continuity of landscape is achieved by retaining as many existing mature trees as possible and creating an environment with new spatial qualities structured around those trees.

Visual corridors through the site link those trees with green spaces. Combined with new plantings and low-level gardens for the village residents to enjoy and socialise, the biophilic benefits are increased for the whole neighbourhood.

The existing eucalypt trees on the site act as a source of inspiration for the colour palette of the village. Subtle and warm tones reflecting the established tree trunks, bark and leaves are used for cladding, roofing, and balustrades, providing a soft natural palette. The materials, colours, articulation, and detail combine to provide those added moments of delight, further complemented by the selection of tree and plant species.

The Development Plan seeks to exceed this baseline requirement by delivering a vision that is realised through a considered curation of design elements: layout and form, scale and composition, articulation, and materiality – all inextricably working together with the landscape to create a cohesive design response that embraces the neighbourhood to enrich the lives of its future residents.

9.2 DESIGN PRINCIPLES

The Development Plan provides a high quality design response that envisions a built form outcome that appropriately responds to the surrounding neighbourhood character, while providing a contemporary response reflective of the functional requirements of the envisioned uses.

The Development Plan is informed by a series of key design principles:



Figure 23 Diagram of Street Interface Built Form Character



Figure 24 Diagram of Landscape Buffers to the Site Perimeter

RESPONSIVE BUILT FORM COMPOSITION AND SITING

The street interfaces reflect the bounding suburban typology of unattached single housing, with larger built form positioned central to the site.

RESPECTFUL BOUNDARY INTERFACES

The location, articulation and orientation of the proposed built form is respectful of its interfaces with adjoining properties, through setbacks from boundaries and breaks within the built form to create visual permeability.



Figure 25 Diagram of Linkages and Open Space through the Site

INTEGRATION WITH GREEN SPACES

Breaks in the built form provide views into the site to the interweaving landscape, which softens the built form interfaces and complements the surrounding landscape character.

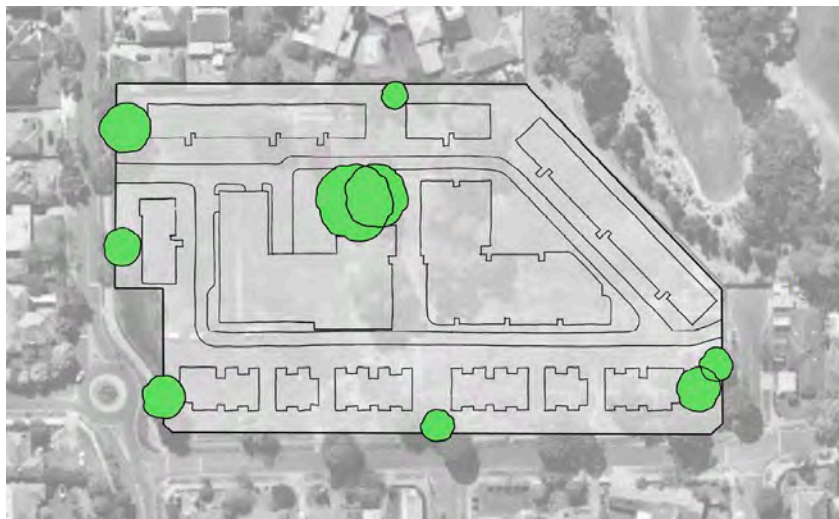


Figure 26 Tree Retention Diagram

TREE RETENTION

The proposal seeks to retain a number of trees on site, where possible, recognising the importance of the canopy vegetation to the character of the area

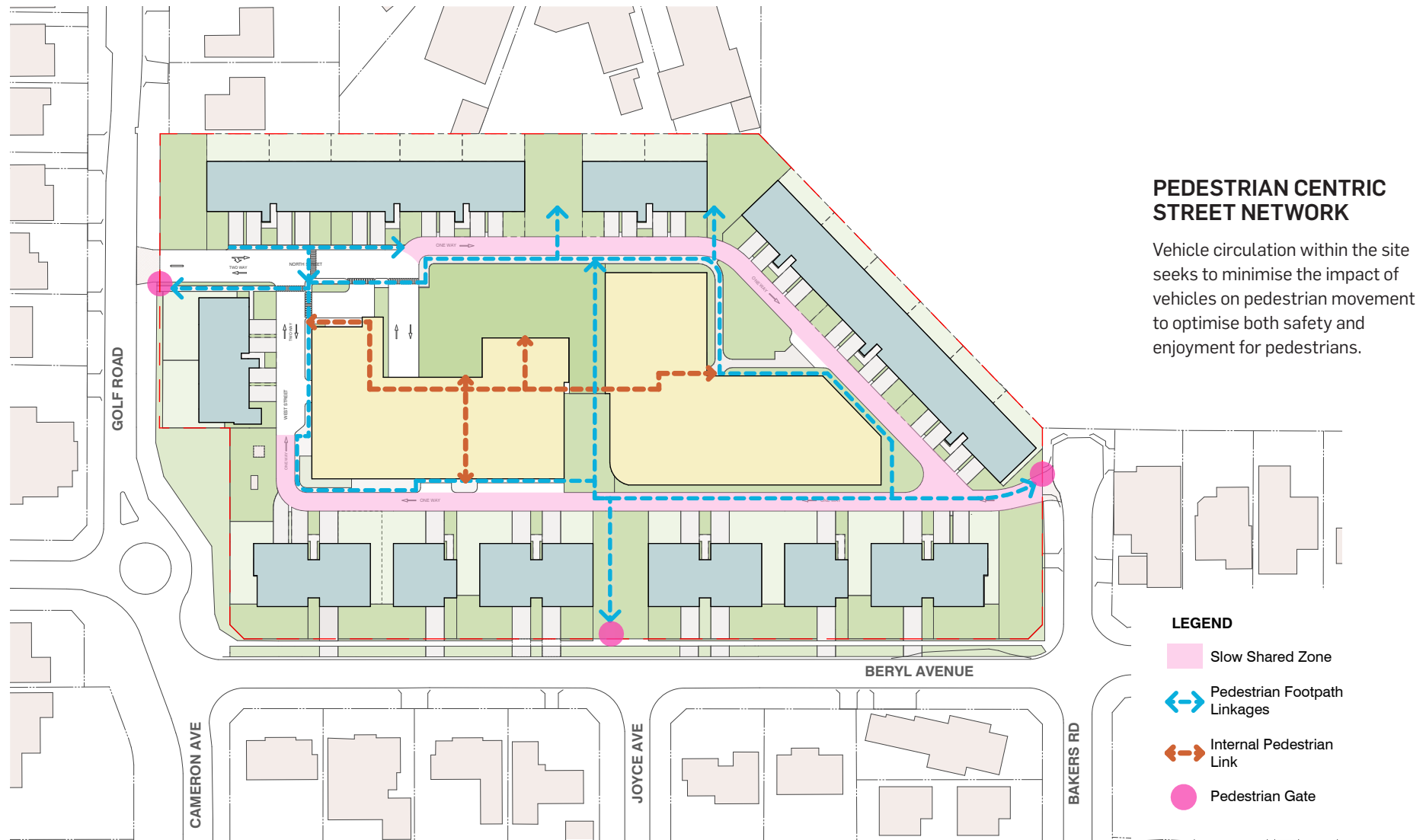


Figure 27 Pedestrian Access and Linkages

Source: Fender Katsalidis Architects

DESIGN PRINCIPLES FROM VCAT DETERMINATION

The design principles of the VCAT approved Development Plan have influenced this alternative development outcome. This includes:

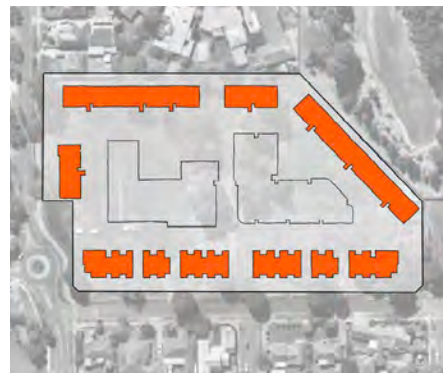
- Open front gardens to Beryl Avenue and separation of built form
- 8 crossovers to Beryl Avenue
- Setback of 7 metres to Beryl Avenue
- Vehicular entry via Golf Road
- A 6 metre setback to the northern interface
- A minimum 4 metre setback to the Golf Course interface
- A maximum two storey built form to the edges of the site with higher built form central to the site
- Tree retention, generally consistent with the VCAT determination

BUILDING HEIGHT TRANSITION

Building heights will be respectful of the surrounding neighbourhood, ensuring a transition of height towards the site boundaries – this is consistent with the requirements of the Development Plan Overlay which specifies “any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area”.

Taller built form will be located centrally to the site with a maximum of 2 stories at the site boundaries/streetscapes – this is consistent with the requirements of the Development Plan Overlay which specifies “respect the amenity of adjoining interfaces for providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development”.

Bounding 2-storey villas



3-storey residential aged care



3-storey independent living apartments



Figure 28 Building Height Transition

Source: Fender Katsalidis Architects



Integrating streetscapes with the local character and amenity of Oakleigh south

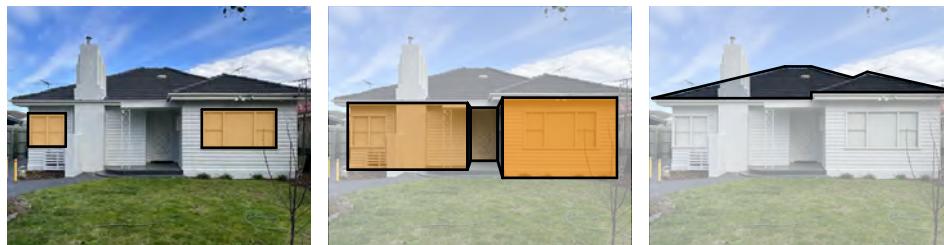
Artist's impression

Beryl Avenue built form also seeks to adopt setbacks between the built form at first floor, minimising bulk and mass to the public realm and enhancing building separation.

A green spine, aligned with Joyce Avenue, breaks up the streetscape presentation and provide visual permeability through the site.

The village proposes a maximum of two storey, semi detached villa style units along Beryl Avenue and Golf Road.

The aged care and independent living buildings are located centrally on the site in order to respect the low scale existing character of Beryl Avenue and Golf Road.



WINDOW ARRANGEMENT

FACADE PUSH AND PULL

CONTRASTING ROOF



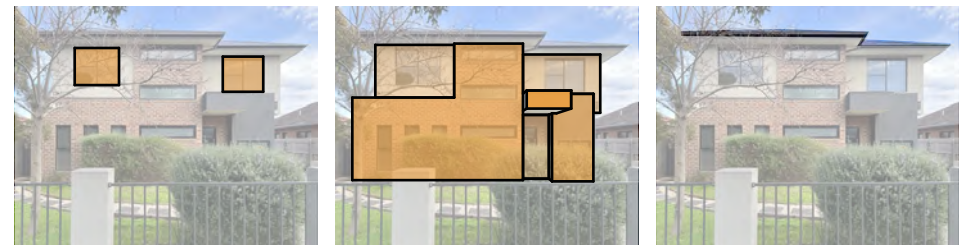
EXPRESSED CHIMNEY

CANOPY OVER ENTRY

ASYMMETRICAL FORMS

Figure 29 Residential Character (Single Storey)

Source: Fender Katsalidis Architects



WINDOW ARRANGEMENT

FACADE PUSH AND PULL

INVISIBLE PITCH



VERTICAL ELEMENT

CANOPY OVER ENTRY

ASYMMETRICAL FORMS

Figure 30 Residential Character (Double Storey)

Source: Fender Katsalidis Architects

9.3 DESIGN RESPONSE

The Development Plan presents a separated, yet cohesive and articulated built form response which has arisen through careful consideration of the site's context, as well as each of the site interfaces. Visual bulk is minimised through the provision of five separate building zones, oriented to minimise the extent of mass when viewed from neighbouring properties, and punctuated by vast landscaped areas which enhance the presentation of the overall site to each of its interfaces.

Importantly, the indicatively proposed buildings present no blank walls to the 'public realm' with each building providing windows with outlook to all interfaces, ensuring high amenity for residents, passive surveillance to the open spaces and public realm, and connection to the wider area beyond the site.

The indicative material palette for the proposed village has been drawn from both the built form and the landscape context of the subject site, presented in a modern and contemporary manner. This is further discussed within the urban context report which complements the Development Plan.





Domestic scale homes with front gardens facing Beryl Avenue

Artist's impression

9.4 BUILDING HEIGHTS AND SETBACKS

The Development Plan seeks to create a composition of varied building forms and heights across the site. The placement and design of buildings across has evolved through careful consideration of surroundings along with the operational and functional requirements of proposed uses. The proposed built form layout seeks to provide a meaningful transition between the direct site interfaces, with the taller building forms located centrally within the site.

It is envisioned that the Beryl Avenue and Golf Road interfaces will be fronted by two-storey, separated villa building forms that reflect the surrounding suburban typology of unattached single housing. Similarly, attached two-storey villas will be positioned along The Metropolitan Golf Club interface and adjoining the residential properties along the northern site boundary.

Although the villa forms themselves are envisioned to be two-storeys, the villas themselves will only occupy a single storey, taking the forms of an upper-house and a lower-house, as described in Figure 31. This design is a site-specific response which reflects the mobility needs of future residents and is a specific design response for a retirement living use.

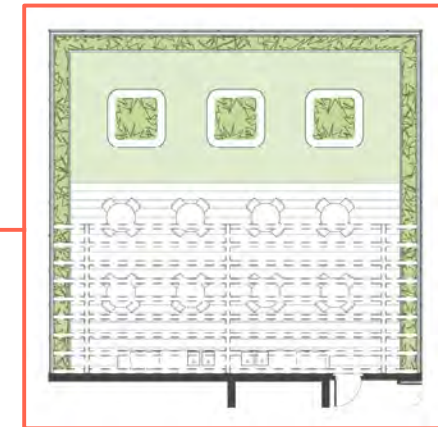
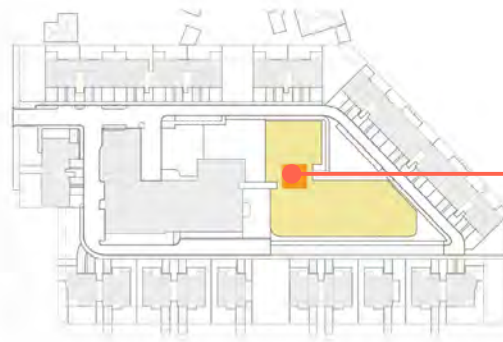


Figure 31 Indicative Roof Terrace

Source: Fender Katsalidis Architects

This allows the retirement housing to sit comfortably within the residential streetscape, appearing as double storey villas, whilst providing a suitable layout for the demographic.

The proposed built form is provided with generous setbacks to the respective streets and neighbours. Each setback is provided with space for integrated and appropriate landscaping to complement the landscape character of the surrounding area.

Within the centre of the site, and, well setback from the respective site boundaries, will be the two three-storey buildings comprising the residential aged care, assisted living and independent living apartments.

Atop the independent living apartment building is proposed to be an unroofed, communal terrace for the village community. With a north facing aspect, the roof terrace provides the opportunity to have a mix of hard paving, decking and artificial grass, seating areas, small weather protected area, planters for residents to fruit and vegetables and a BBQ area.

The roof terrace will be setback from the building façade below so minimise visual bulk.



Figure 32 Building Heights and Setbacks

Source: Fender Katsalidis Architects

The design is intended through building articulation and materiality changes to provide a reading of the building which reflect the predominant two storey height of the remainder of the bounding villa forms. Where the central building forms are viewed from the public, these will be filtered by the retained and proposed landscaping. The indicative massing, setbacks, building separation and visual transparency through the site is reflected in the 3D building envelopes at Figure 33.



Figure 33 Massing Diagram

Source: Fender Katsalidis Architects

9.5 INTERFACE TREATMENTS

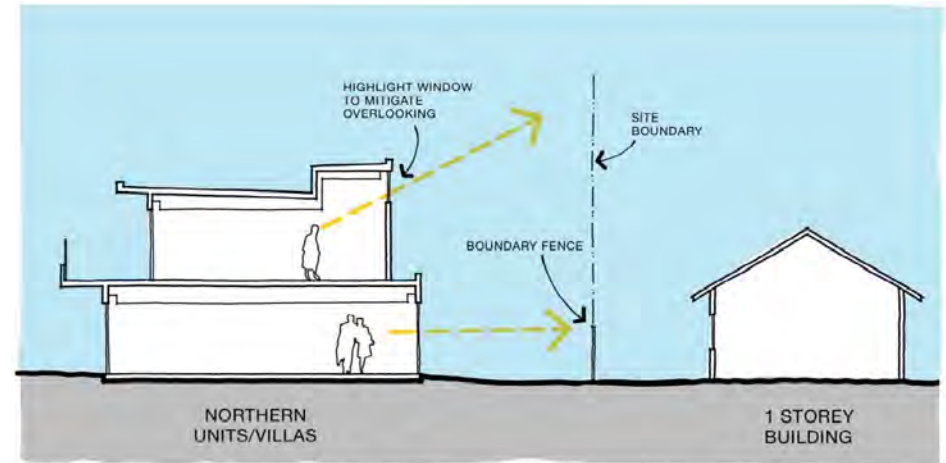
9.5.1 NORTHERN RESIDENTIAL INTERFACE

To the north, the Development Plan has been designed to sensitively respond to adjoining residential interface. As a result of the siting and design of the villas adjacent to the northern boundary, the Development Plan ensures that the amenity of the existing dwellings is maintained, particularly with regard to overshadowing, overlooking and visual bulk.

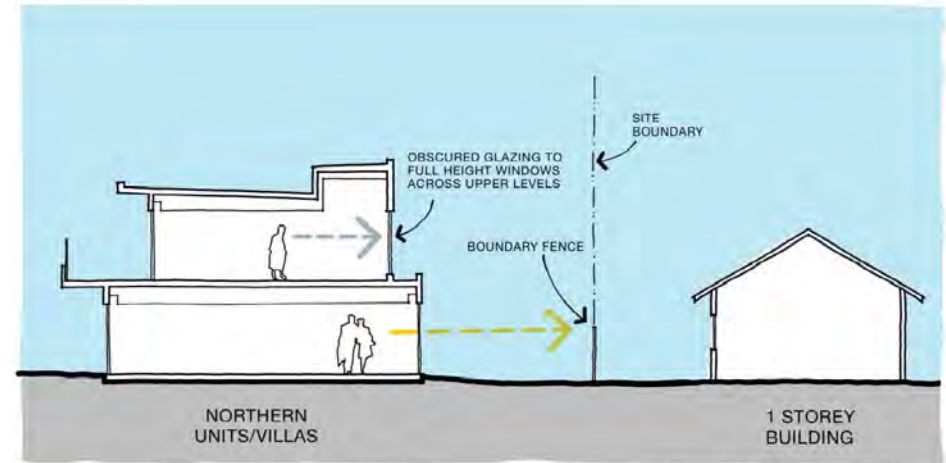
The villas are proposed at a maximum of two storeys, consistent with the requirements of DPO5. To the northern boundary the villas are setback a minimum of 6 metres, ensuring compliance with B17 (ResCode) setback requirements and providing generous space for landscaping, including canopy tree planting.

The village includes a large area of open space adjacent to the northern boundary, which provides a visual break in the built form along when viewed from the north. Similarly, the villas include increased setbacks and breaks in the built form at the upper levels that separates the building into four distinct forms. In combination with the variation in material treatments, particularly between the ground and upper levels, the villas will present as visually unobtrusive when viewed from the existing residential interface to the north.

Overlooking will be mitigated appropriately via methodologies such as highlight windows or obscured glazing (refer to Figure 34), or as otherwise agreed with the Responsible Authority in accordance with Standard B22.



OVERLOOKING MITIGATION MEASURES 01



OVERLOOKING MITIGATION MEASURES 02

Figure 34 Indicative overlooking treatments

Source: Fender Katsalidis Architects

9.5.2 THE METROPOLITAN GOLF CLUB INTERFACE (NORTH-EAST BOUNDARY)

The Development Plan envisions villas along the north-eastern boundary with a design response that is respectful and complementary to The Metropolitan Golf Course interface. The Golf Course has planted substantial vegetation on the mounding behind the 17th teebox to provide screening along the boundary.

The villas are setback a minimum of four metres from the north-eastern boundary and have been sensitively designed to limit visual bulk, including breaks at the upper levels that separates the building into three separate forms.

The positioning of the villa buildings adjacent to the north-eastern boundary ensures views to the golf course tree canopy are maximised. This is an advantageous site planning and amenity response for future residents, whilst ensuring privacy for golf course users.



Figure 35 View to the subject site (beyond the trees) from the Metropolitan Golf Course



Figure 36 Breaks at first floor level provides visual transparency and minimises visual bulk

9.5.3. BERYL AVENUE & GOLF ROAD INTERFACES

The proposed built form massing represents a complementary response to the Beryl Avenue and Golf Road streetscapes, responding to the existing rhythm, scale and design character. The villas present as a contemporary response to the surrounding character taking key built form queues from the asymmetrical forms and vertical elements of dwellings in the immediate area.

The villa forms are broken into dual or single villa outcomes, ensuring genuine breaks in the building form along the streetscape, reflective of the suburban dwelling character present along Beryl Avenue and Golf Road.

The interrelationship between the villas and the public realm along Beryl Avenue houses are consistent with that of the immediate streetscape, with a 7-metre front boundary setback and entry to the villas from the street. These relationships including the creation of a transition from the public realm of the street through semi-public front yard to the semi private entry into the villa, is reinforced by low height front fences which establishes the boundary of the public realm while providing excellent passive surveillance of the street.

Car access to the Beryl Avenue villas is distributed between Beryl Avenue and the proposed internal street. In that way the number of driveways along Beryl Avenue is reduced to a frequency similar to that of existing single dwellings opposite.

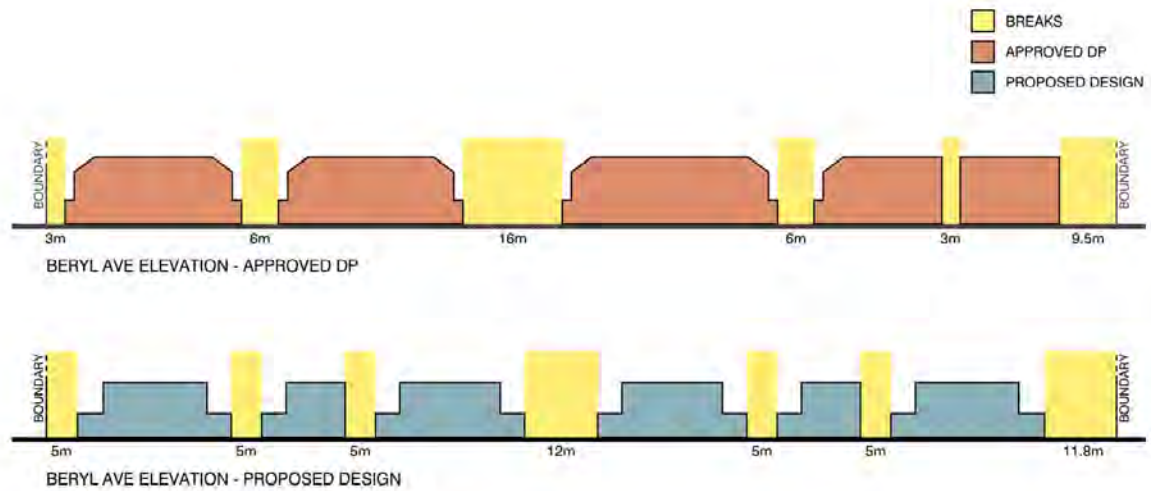


Figure 37 Beryl Avenue Elevation

Source: Fender Katsalidis Architects

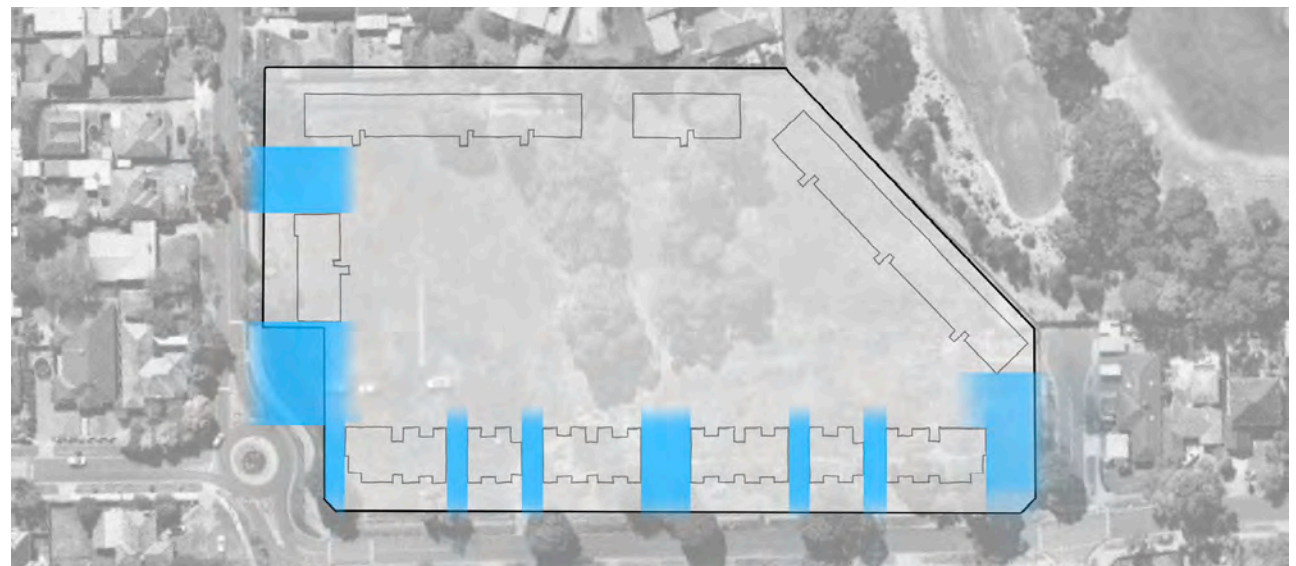


Figure 38 Diagram of Visual Breaks in Built Form to the Streetscape

Source: Fender Katsalidis Architects



Figure 39 Artists Impression of the indicative Villas viewed from the corner of Beryl Avenue and Cameron Avenue



Figure 40 Artists Impression of the Proposed indicative Villas viewed from the corner of Beryl Avenue and Bakers Road

9.6 SHADOW ANALYSIS

Shadow diagrams have been prepared showing shadow cast by the proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.

The shadow diagrams confirm that no shadow is cast to any adjoining properties as a result of the future built form envisioned for the Development Plan.

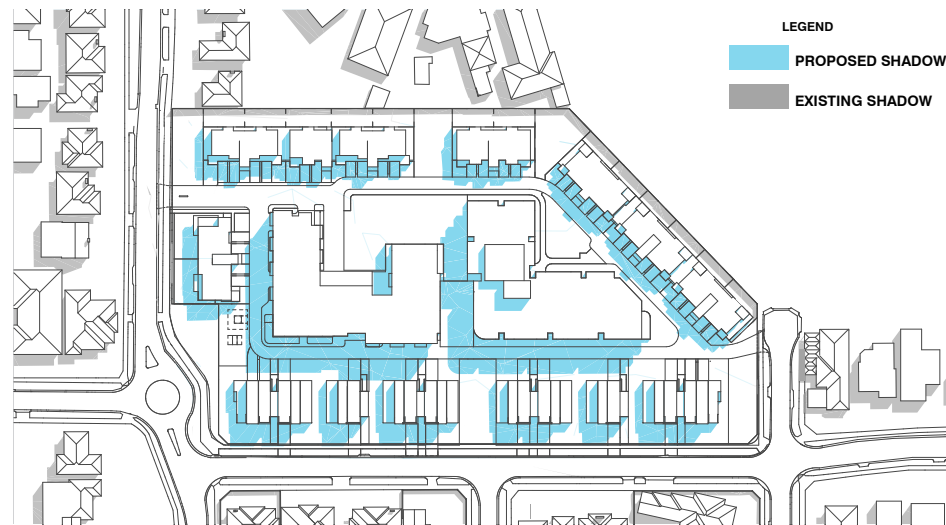


Figure 41 Shadow Diagram at 10am on 22 September Source: Fender Katsalidis Architects

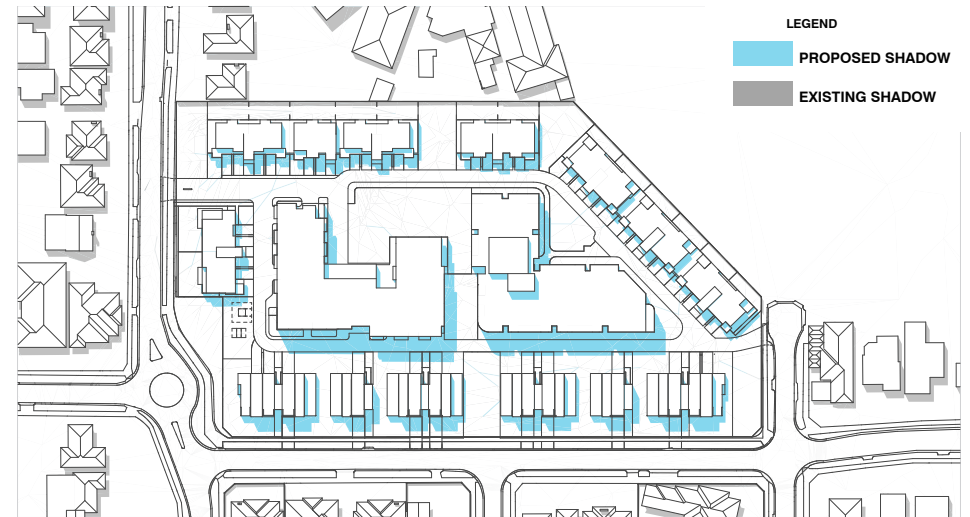


Figure 42 Shadow Diagram at 1.00 pm on 22 September Source: Fender Katsalidis Architects

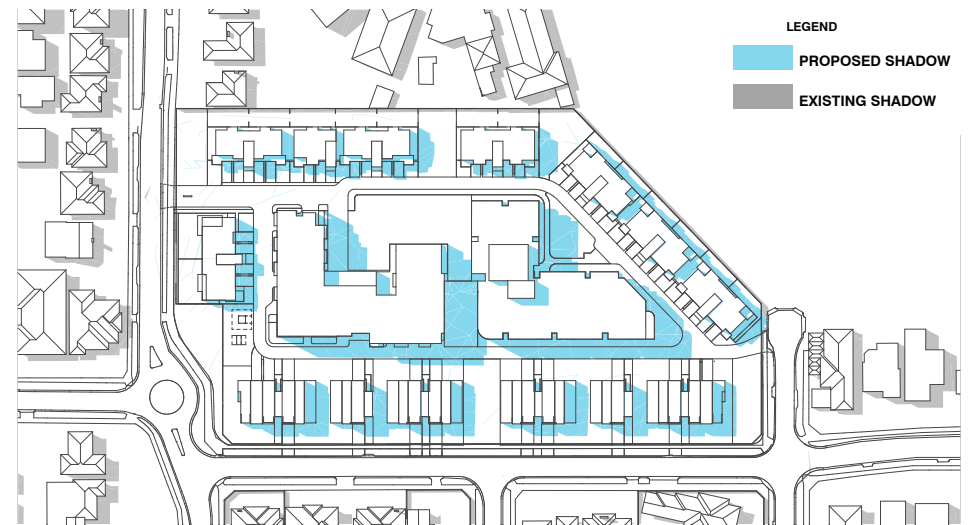


Figure 43 Shadow Diagram at 3.00 pm on 22 September Source: Fender Katsalidis Architects

LANDSCAPE AND OPEN SPACE

10



The Landscape Design Response prepared by TCL addresses the below as required by the Development Plan Overlay - Schedule 5:

A landscaping plan which:

- Shows the landscape concept for the site.
- Incorporates any significant vegetation including trees rated as 'moderate' or 'high' in the 2013 Tree Logic assessment.

Note: Full Landscape Design Response is provided at Appendix C to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the provisions of DPO5.



10.1 LANDSCAPE CHARACTER

The residential streetscapes in the immediate area are planted with a range of Australian native trees. This combined with the native plantings of The Metropolitan Golf Course and the existing vegetation on site all contributes to a predominantly native landscape character for this area. The street scape of Beryl Avenue is distinctive with its *Melaleuca styphelioides* (Prickly – leaved Paperbark) street trees, Golf Road is predominately *Eucalyptus leucoxylon* (Yellow Gum).

Within the site there are some significant trees that are proposed to be retained as part of the proposal and a cue to inform the landscape character of the proposed development. Refer to plans for detail and location of proposed trees to be retained.

The overall site is relatively level with a high point in the southeast corner of 58.4m (AHD) falling to a low point in the north west at 56.4m (AHD).

10.1.1. GARDEN CITY SUBURBS (SOUTHERN) – COUNCIL PLANNING POLICY

This site is surrounded by a suburban context that is defined as the Garden City Suburbs as part of the Future Character Statements (22.01-4). The proposed landscape design ties in with this character description by the proposed use of native canopy trees along the Beryl Avenue front gardens and the planting of a row of new native trees within the village. The use of low informal hedging on the southern boundary is also in keeping with the landscape character of Beryl Avenue.

10.2 LANDSCAPE CONCEPT

The landscape concept builds upon the landscape character of the area, with landscape treatments contributing to the differentiation of public and private space. In response to the native landscape context for the site it is proposed to use a native plant palette to create a rich and diverse landscape garden that the aged care and retirement village will be sited within. The importance of the landscape is to provide a visual sense of address for the residents as well as a landscape that promotes health benefits through biophilic connection to nature.

The vision of the village is to maximise the area of garden and public open space for the benefit of the residents. Part of this strategy is to reduce the area of road and hard paving and increase the area of soft landscape across the village. One aspect to this is to have a central internal loop road with flush kerb that is for both pedestrians and vehicles as a shared space.

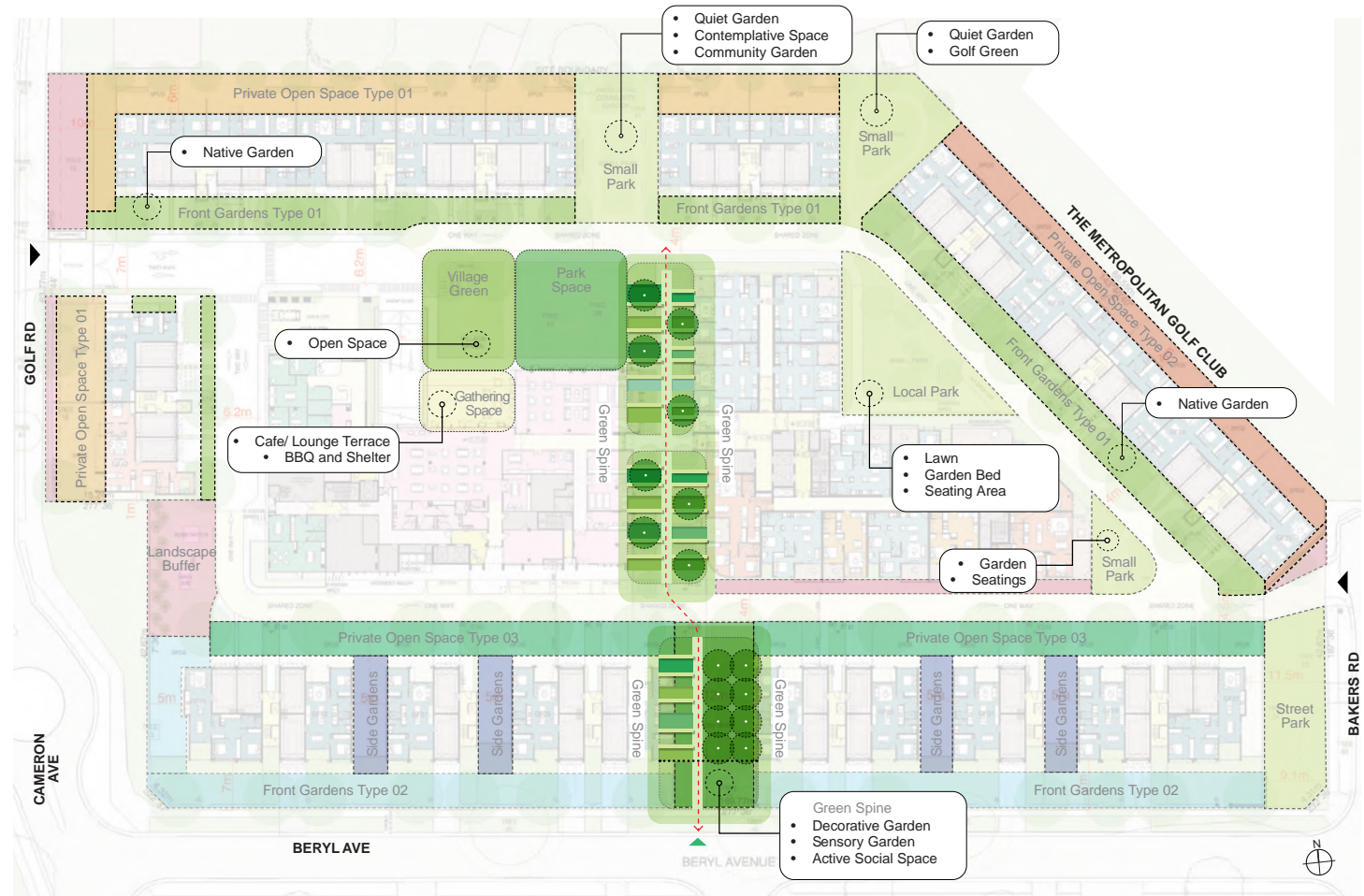


Figure 44 Landscape Character

Source: TCL

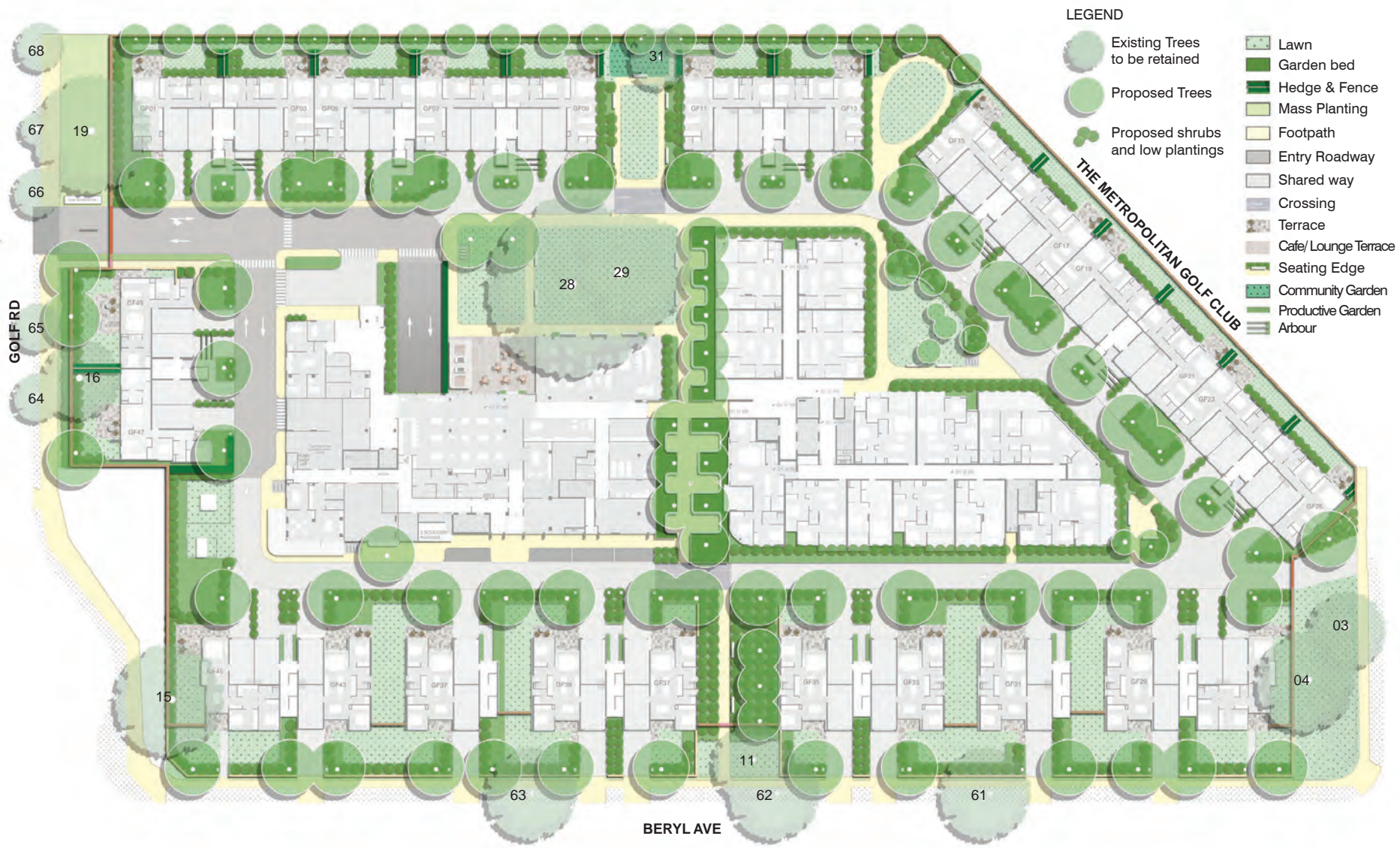


Figure 45 Indicative Landscape Concept Plan

Source: TCL

The internal loop road will have a streetscape, as a continuous row around the outer edge of the loop road. Accompanying this will be a richly diverse understory of native plants that will have seasonal colour and seasonal variance through flower and foliage. The combination of the new trees and associated understory garden will create a consistent yet richly diverse street address for the residents that front onto this internal road network and create a unique visually identity and sense of place for the village.

10.2.1 VILLAGE OPEN SPACES

On the northern side of the village there are two proposed 'Small Parks', that front onto the internal loop road and are edged by the proposed residential development. The rectangular park has a central lawn space, is edged by garden with shade trees and benches for seating. It is envisaged as a quiet community garden where people can sit and enjoy the seasonal aspect of the garden and connect with nature. The triangular park that is adjacent to the golf course is a park for golfers, with a central putting green lawn that is flanked by garden, circuit path and seating.



Figure 46 Indicative Park and Golf Green

Source: TCL



Figure 47 Example Golf Green

Source: TCL



Figure 48 Example Community Gardens

Source: TCL



Within the centre of the village is a series of park spaces with a central green spine that runs north south connecting the village to Beryl Avenue. The linear north south garden space is a focused pedestrian link through the village which is intended to be a social space

has a central path with several landscape seating nooks along its length. These spaces are to encourage social interaction for the residents and their visitors.



Figure 49 Example Landscape Treatment



Figure 50 Example Landscape Conditions

The park space to the north of the central buildings has two significant existing trees to be retained as part of the landscape character for the development, along with the shade they provide on this northern space to the community lounge and café.

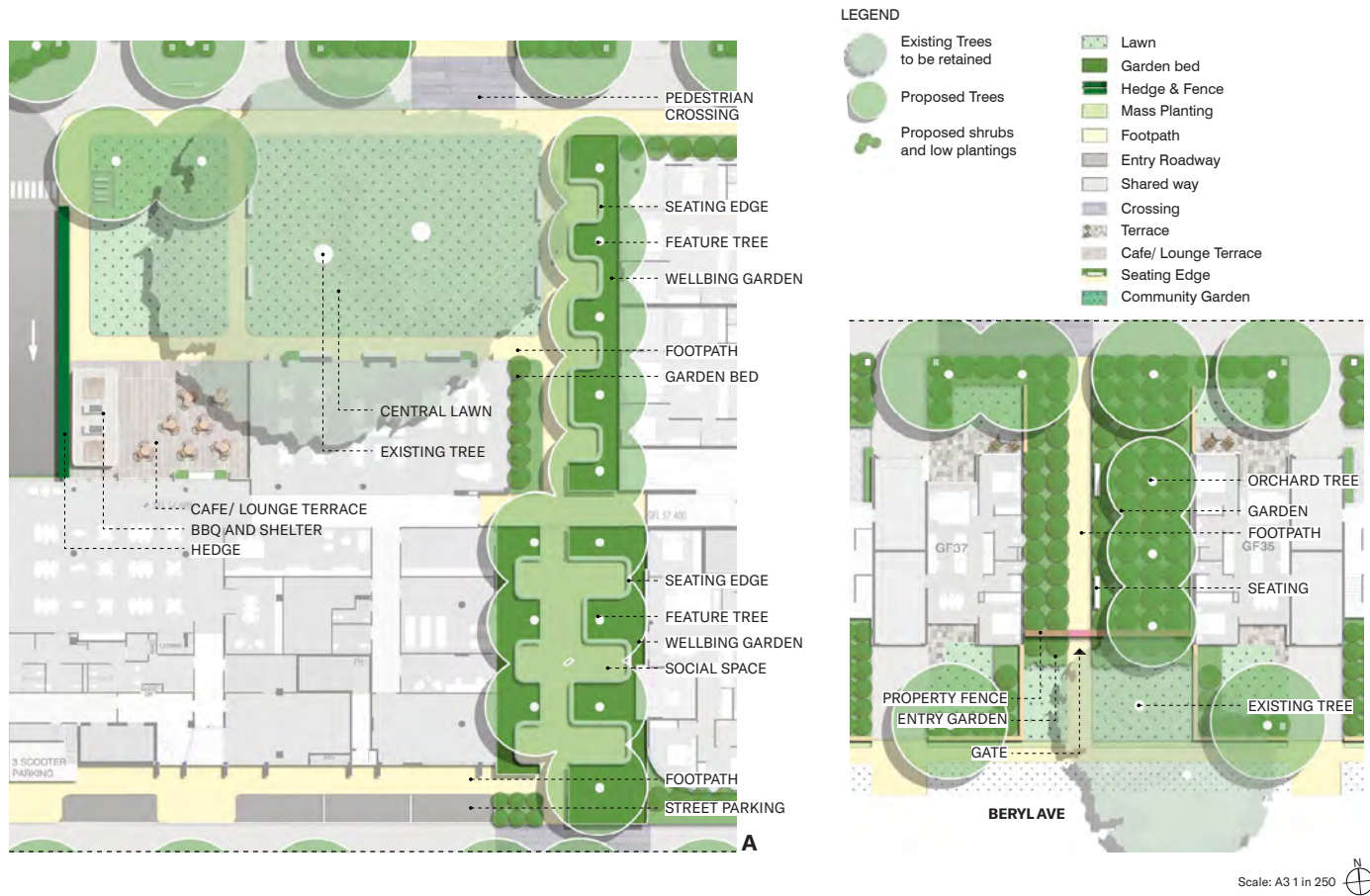


Figure 51 Indicative Village Green and Green Spine

The triangular park space to the east of the main independent living apartment building (refer to Figure 52) is seen as a park for the residents in that building to use as their local pocket park.



Source: TCL



10.2.2 VILLA LANDSCAPING

Areas of private open space for the villas have been designed for the benefit of future residents while also complementing the surrounding landscape character. Each villa features open front garden landscaping that contributes to the streetscape within the site. These spaces include tree planting that will create a boulevard of tree canopy around the perimeter of the internal loop road.

Fronting Beryl Avenue, the front garden spaces of the villas have been designed to contribute to the public realm, while retaining safety and security for residents with higher fencing sited between buildings, set back from the street.

The villas located between the internal loop road and Beryl Avenue have two street frontages, it is proposed to use informal garden hedges to give them a more private street frontage and provide them a side yard next to the villa with greater privacy. The gardens fronting Beryl Street will have a row of new native trees along the length of the village within the private front yards, these will contrast with the white trunks of the existing street trees and attract the local lorikeets.

Figure 52 Indicative parks

Source: TCL

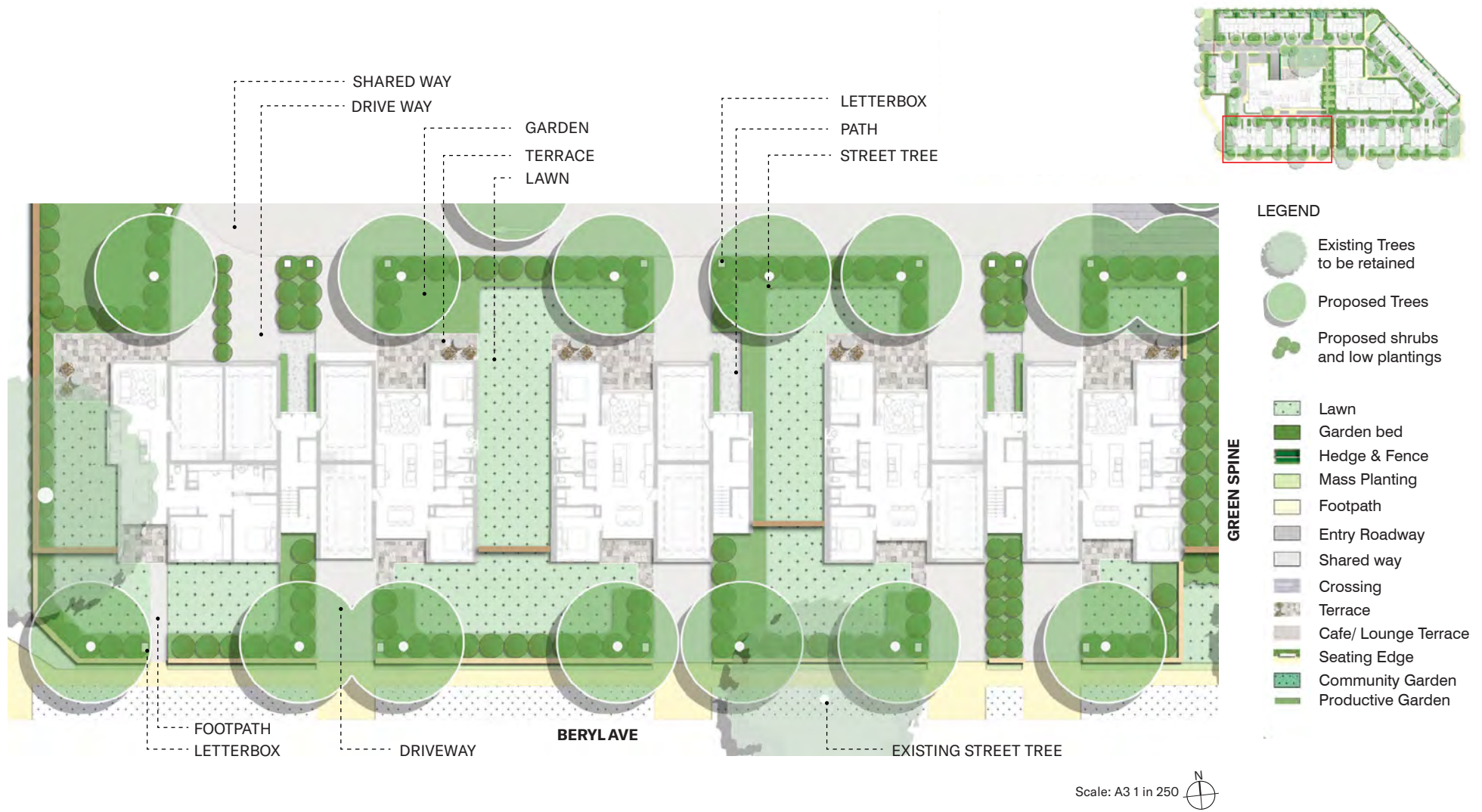


Figure 53 Indicative Beryl Avenue Villas

Source: TCL



Indicative arbour and facade creeper.

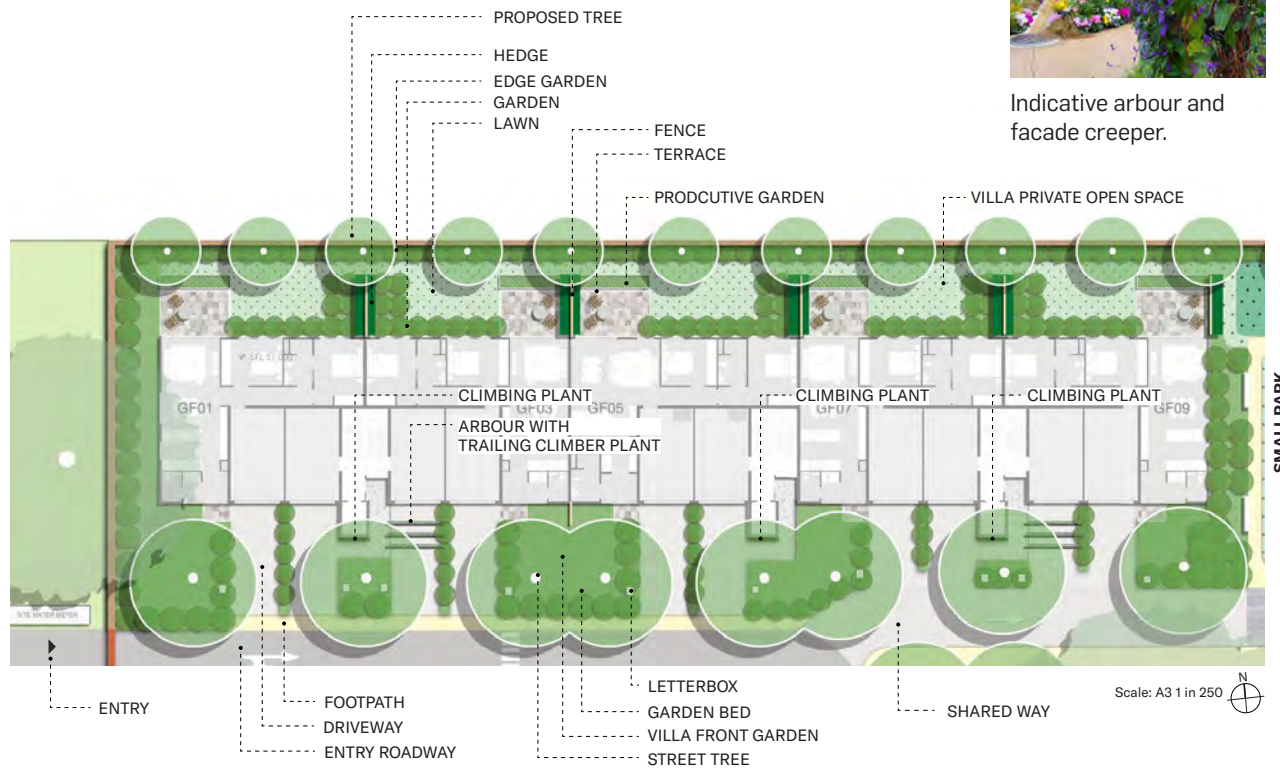


Figure 54 Indicative Northern Villas

Source: TCL

The villas on the northern and north-eastern boundaries have private rear yards against the edge of the village. These yards have a paved patio area, lawn, informal hedge for privacy and a raised garden bed for productive gardening.

The yards that front the northern boundary have a row of evergreen trees to provide a visual buffer to the exiting residential to the north.

The built form of the villa facades are softened by vertical climbing plants in front of the expressed lift shafts. The street scape is further articulated by the introduction of framed arbours which will be complemented by climbing shrubbery.

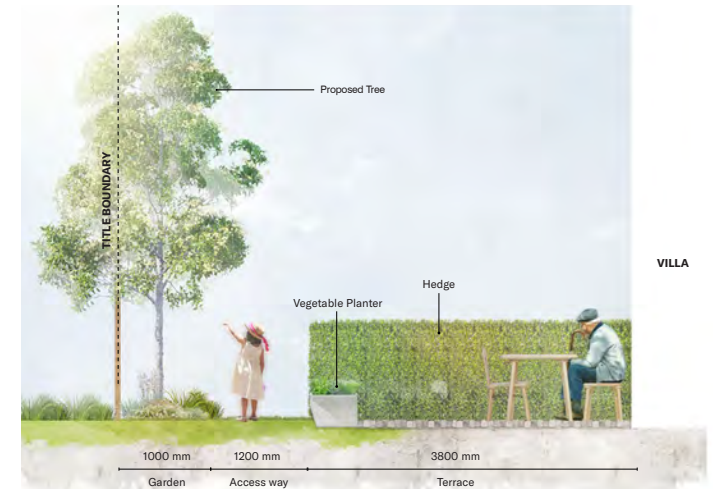


Figure 55 Landscape Section B-B

Source: TCL



Figure 56 Landscape Section A-A – indicative entrance road

Scale: A3 1 in 50
Source: TCL

10.2.3 INTERNAL STREET NETWORK ENVIRONMENT

A considered streetscape planting palette and internal road network streetscape design bolstered by ample pedestrian opportunities enhances the sense of community through continuous connectivity and ample passive surveillance opportunities.

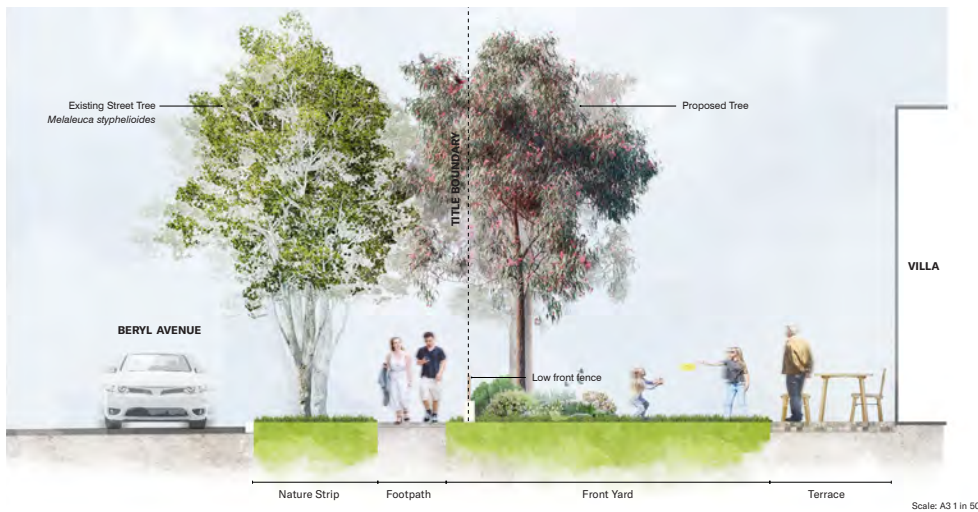


Figure 57 Landscape Section C-C – indicative Beryl Avenue

Scale: A3 1 in 50
Source: TCL

10.2.4 PUBLIC REALM INTERFACE

The landscape response will blend with the local streetscape network and broader neighbourhood character through considered planting palette, designed to reflect the previously approved VCAT principles of low front fences, open garden views, and enhanced passive surveillance and walkability opportunities.

10.3 ARBORICULTURAL REQUIREMENTS

10.3.1 ARBORICULTURAL FINDINGS

As noted above, one of the DPO5 requirements is a landscape plan which:

Incorporates any significant vegetation including trees rated as 'moderate' or 'high' in the 2013 Tree Logic assessment.

The site has been subject to several arboricultural assessments and the numbering used in the original Tree Logic report prepared in 2013 has been utilised in this study. Trees within the site were inspected by Tree Department (formerly Landscape DEPT) in June 2019 and this has been used as the basis for this assessment. Trees were assessed on 26th July 2022 from within the subject site and adjacent road reserves.

The 2013 Tree Logic report identified 56 trees or groups of trees within the site. Three trees (Trees 1, 9 and 35) have been since been removed. 53 trees or groups within the site and 9 external to the site were re-assessed as part of the 2022 study.

The re-assessment prepared by Tree Department generally concurs with the 2013 Tree Logic Report however due to the significant time since that report, some arboricultural values have been changed.

The Tree Department review has found the following:

- No trees within the site were attributed high arboricultural value. Several large trees within the site have a high landscape contribution but have structural and/or health issues that require landscape constraints and ongoing management, limiting their arboricultural value within a general residential context. Replacement planting is proposed as part of the retirement village.
- Of the 53 trees or tree groups assessed, 40 were allocated no or low arboricultural value. The trees were of poor health and/or structure with a limited Useful Life Expectancy or were self-sown weeds. 13 Trees were allocated an arboricultural rating of moderate.
- Trees 1, 9 and 35 have been removed from the site and no longer need to be considered.
- Tree 15, Red Ironbark, is in a prominent view corridor on the corner of Golf Road and Beryl Avenue, also a nesting habitat for parrots. Moderation of built form along Beryl Avenue has enabled its proposed retention.
- Tree 4, Brittle Gum, is in a prominent view corridor on the corner of Beryl Avenue and Bakers Road. The introduction of a landscape buffer has allowed for its proposed retention.
- While trees 2, 22, and 24 are attributed a moderate arboricultural value, they have a high history of either branch failure, deadwood or severe lerp infestation.
- Tree 32, Brush Box, was identified as being of moderate arboricultural rating. Surface Levels for the site have been designed to ensure the retention of trees wherever possible. The aged population of the villages necessitates a safe gradient for all occupant spaces of no steeper than 1:20. Flood levels have also dictated the height of the ground floor of each villa, and surrounding surface levels must be high enough to drain overland flow and flood water toward the drainage network, protecting neighbouring properties from flooding. These constraints result in a Finished Surface Level around the base of Tree 32 that will compromise its root system's access to sufficient oxygen levels.

By lowering the floor level of the villas and therefore the soil build up at the subject tree, villas will become vulnerable to flooding and be in breach of the Growth Area EDCM April 2011 Section 12.1 and 12.3 (Regulation 6.2 of the Building Regulations 1994 and the Health Act).

10.3.2 TREE RETENTION

Figure 58 demonstrates the indicative trees proposed to be retained on the site in accordance with the findings of the 2022 arboricultural report.

Specifically, trees 3, 4, 11, 15, 16, 19, 28, 29 and 31 are proposed to be retained on the site.

Trees proposed to be retained in Figure 58 can be removed at the planning permit application stage should there be arboricultural or site construction circumstances that necessitates the response. In these circumstances, a replacement tree must be provided to the satisfaction of the Responsible Authority.



Figure 58 Tree Retention

Source: Fender Katsalidis Architects



TRAFFIC MANAGEMENT AND CIRCULATION

The Traffic Engineering Assessment prepared by Traffix addresses the below as required by the Development Plan Overlay – Schedule 5:

A traffic management report and car parking plan which includes:

- Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
- Traffic management measures, where required
- Location and linkages to public transport.

Note: Full Traffic Engineering Assessment is provided at Appendix D to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the provisions of DPO5.



11.1 VILLAGE ACCESS NETWORK

Vehicle access to the internal road network is provided via a dual accessway to Golf Road located at the approximate mid-point along the site's frontage to Golf Road. Access will be controlled by a gate with secure access. Eight villas located along the site's southern boundary will have direct vehicle access to Beryl Avenue, and controlled secondary emergency vehicle access is provided to Bakers Road, along the site's eastern boundary.

The internal street network will include a two-way accessway between the site access and the basement access, and between the site access and the loading zone. The remainder of the internal road network is provided as a one-way shared zone around the central building, operating in a clockwise manner. The shared zone will safely accommodate pedestrian movements and a low number of light vehicle movements (shared zone only services 32 villas and a small number of visitor/drop off spaces).

Access into the basement and the porte-cochere is provided to allow access for the relevant design vehicles and all vehicles will be able to enter and exit the site in a forwards direction. A pedestrian sight triangle is also provided for the accessway at its intersection with Golf Road.

The proposed layout of car parking is satisfactory and the access arrangements for the site will provide for safe and efficient movements to and from the surrounding road network.

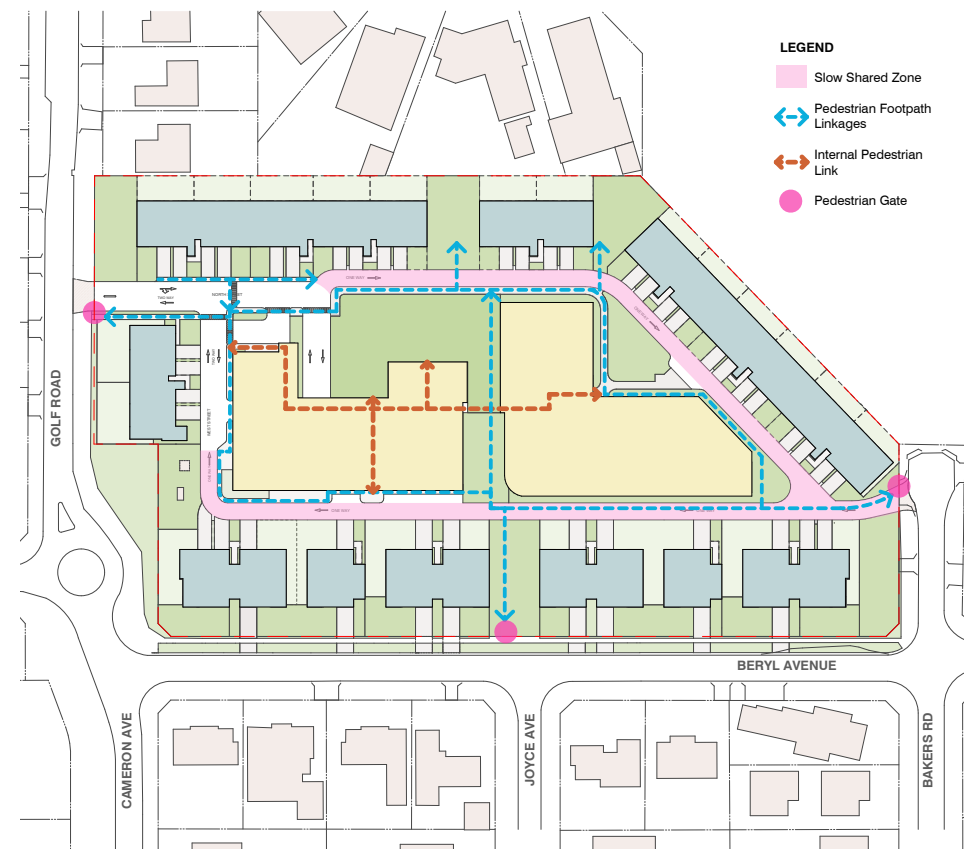


Figure 59 Pedestrian Access and Linkages

Source: Fender Katsalidis Architects

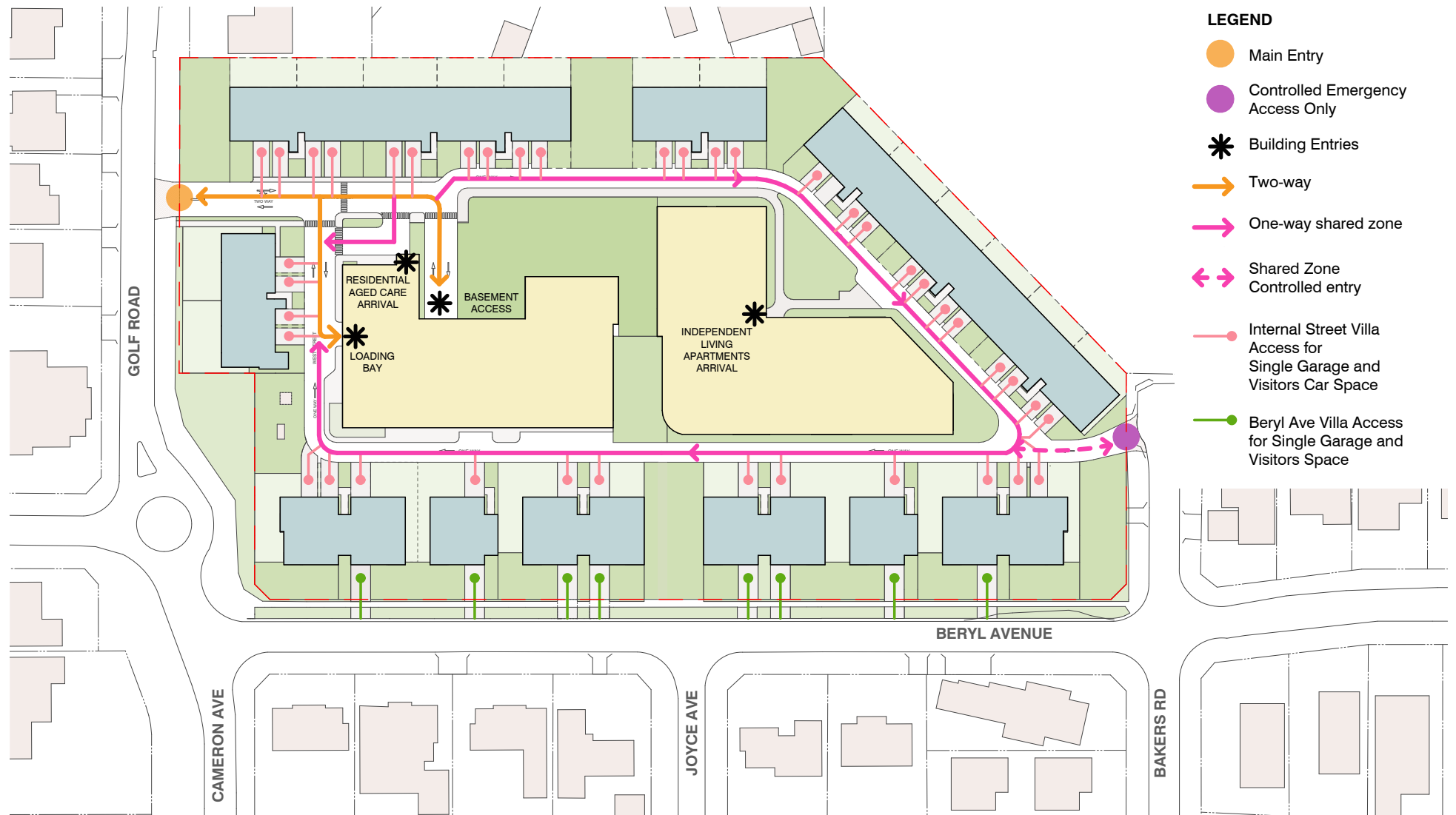


Figure 60 Access and Parking

Source: Fender Katsalidis Architects

11.2 CAR PARKING

Based on an indicative development outcome designed by Fender Katsalidis, car parking for the residential aged care and independent living apartments is provided within a basement level carpark for 76 car spaces shared by staff, visitors and residents. A further 4 visitor spaces are provided within the internal road network and 100 spaces are provided for the retirement villa style units, within a garage and space in front of each garage. The parking spaces in front of the garages are more frequently used by visitors as the over 75 resident cohort rarely own two vehicles. A total of 180 car spaces are proposed to be provided on the site.

The following table sets out the statutory car parking demand for the indicative number of units detailed within the indicative plans.

USE	SIZE / NO.	STATUTORY PARKING RATE (COLUMN B)	PARKING REQUIREMENT ⁽¹⁾	PARKING PROVISION	SHORTFALL / SURPLUS
Residential Aged Care Homes	44 units	0.3 car spaces to each lodging room	13	17 (2)	+ 4
RETIREMENT VILLAGE COMPONENT					
One-Bedroom Independent Living Apartments	6	1 car space to each one or two bedroom dwelling	6	41	- 11
Two-Bedroom Independent Living Apartments	24		24		
Three-Bedroom Independent Living Apartments	11	2 car spaces to each three or more bedroom dwelling	22		
Two-Bedroom Villas	38	1 car space to each one or two bedroom dwelling	38	76 (3)	+ 38
Three-Bedroom Villas	12	2 car spaces to each three or more bedroom dwelling	24	24	-
Visitors	91	None Required	-	-	-
Visitor Car Parking	-	-	-	22	+ 22
TOTAL	-	-	127	180	Overall Surplus of 53 spaces Including reduction of 11 spaces for ILUs

Note: 1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.

Note: 2. Including car parking allocated to staff and residents.

Note: 3. Including one surplus car space in front of each garage, for use by visitors etc.

Table 7 Car Parking Provision

Based on the current indicative yield, an overall surplus of car parking is provided within the indicative plans, but a reduction in car parking would be sought for the independent living apartments. An investigation into the provision of car parking for this style of unit indicates that a more appropriate rate for this type of car parking would be 1 car space per unit, contrary to the statutory requirement to provide 2 car spaces to every three-bedroom unit, due to the lower expected occupancy and lower car ownership nature of retirement apartments. Therefore, it is expected that in practice, there would be no car parking overflow generated from these apartments.

The car parking demand assessment also indicates that an oversupply of 12 visitor spaces is provided and an oversupply of 4 residential aged care spaces are provided for the indicative yield.

The overprovision of parking results in the ability for a future planning permit application to include an additional 13 residential aged care units and an additional 10 independent living apartments. This would represent the upper limit of number of units assuming the number of car spaces on the site remains at 180.

Indicative parking layouts are shown in Figures 61 and 62. Other design details shown on the figures are for information purposes only.

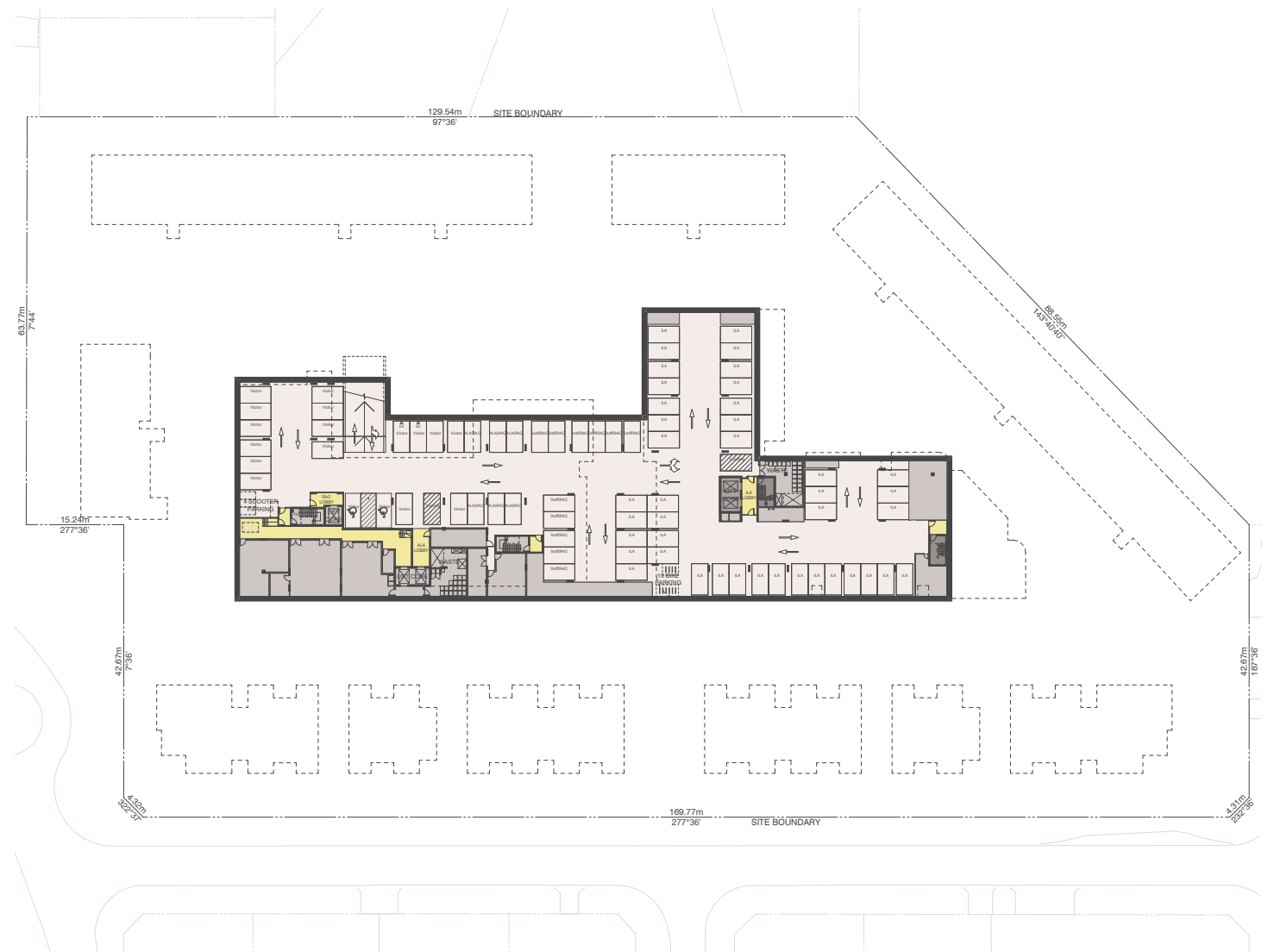


Figure 61 Indicative Basement Car Parking Plan

Source: Fender Katsalidis Architects



Figure 62 Indicative Ground Floor Car Parking Plan

Source: Fender Katsalidis Architects

11.3 TRAFFIC GENERATION

The proposed use as an aged care and retirement village will generate substantially less traffic movements than the approved residential development plan, and the former use as a primary school. This is inherent in the nature of the aged care and retirement, with residents making fewer trips, lower rates of car ownership and generally travelling outside of peak hours.

Based on the indicative yield set out in the plans, the development is expected to generate 366 vehicle trip-ends per day, with 28 vehicle trip-ends occurring during the road network peak hours. This corresponds to one vehicle either entering or exiting the site every two minutes on average, during the peak hours and less at other times of the day.

The subject site formerly operated as a primary school, which would have generated more than 28 vehicle trip-ends during the peak hour and accordingly the proposed use is less intense and will generate less impact on the surrounding road network and intersections compared to the former use of the site.

Furthermore, the current development plan proposal represents a 28% reduction in daily traffic generation and a 45% reduction in peak hour movements, when compared with the approved development plan.

The majority of the traffic generated by the development would gain access to the wider road network via Golf Road with the majority of motorists accessing North Road or Warrigal Road. These traffic volumes are minor in the context of the existing volumes using Warrigal Road and North Road in this location.

The surrounding network, including local streets, has capacity to accommodate traffic generated by the site, and there will be no detrimental impact on traffic conditions in the surrounding area as a result of the development.

11.4 LOADING, WASTE COLLECTION AND EMERGENCY SERVICES

A 6.4m long waste collection vehicle will collect waste from the villa type units which have vehicle access to the internal accessway. For villa type units which have vehicle access to Beryl Avenue, waste will also be collected by a 6.4m long waste collection vehicle.

The indicative plans include a loading bay on the west side of the central building which will service the development as a whole. The loading bay is sufficient in size to accommodate a 6.4m long truck. Swept path diagrams are provided within the traffic report.

Informal loading by small delivery vehicles can be accommodated within visitor car spaces and within the driveways for individual villa style units.

Emergency service vehicles can be accommodated throughout the site, including ambulance, police and fire services. Access to the development can be obtained via the emergency vehicle entrance to Baker Street or via the main entrance to Golf Road.

11.5 BICYCLE PARKING

As the development on the site is less than four storeys there is no statutory requirement to provide bicycle parking on site. Nonetheless, the development provides a total of 28 bicycle spaces across the site, including 10 spaces within the

basement for staff and residents, 18 spaces around the periphery of the central building for visitors. Bicycle parking can also be provided within garages to the villa style units if desired.

12

**WASTE
MANAGEMENT**



12.1 OVERVIEW

The Waste Management Plan prepared by Ratio Consultants addresses the below as required by the Development Plan Overlay – Schedule 5:

- Sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

Note: A Waste Management Plan is provided at Appendix E to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the relevant provisions of DPO5.

The village aims to incorporate best practice and sustainable waste management design and operational initiatives for the future occupiers of the site.

The key waste management design and operational initiatives are outlined below, with further detail to be provided within the Waste Management Plan.

12.2 WASTE MANAGEMENT SYSTEM

The waste management system provided at the village will allow residents and staff to separate waste into its distinct streams at the point of generation:

- Villas will be provided with individual general waste and recycling collections bins within garages.
- Staff / back of house and communal areas located within the main building will be provided with receptacles to allow for the adequate separation of each waste stream. Staff will manage the collection and separation of waste from Care and Assisted-Living rooms.
- Communal food waste drop-off points will be available at suitable locations throughout the village.
- Communal glass drop-off points will be available on ground level of the main building.
- Communal hard waste, e-waste, and clinical waste bins / storage areas will be available on basement level of the main building.

12.3 WASTE COLLECTION ARRANGEMENTS

12.3.1. VILLAS

The following waste collection arrangements will be adopted for waste associated with the villas:

- Bins will be placed out on the kerb adjacent to each villa's driveway for collection.
- Waste collection for villas with garages accessed internal to the site will be undertaken along the internal village road network by a private contractor, via 6.4-metre-long mini rear loaders.
- Waste collection for villas with garages accessed via Beryl Avenue will be undertaken outside of peak AM and PM traffic periods on days of the week that do not coincide with Council's local waste collection service by a private contractor, via 6.4-metre-long mini rear loaders.
- Waste collection is planned to occur no more than once per week per waste stream to minimise waste collection vehicle movements.

12.3.2. MAIN BUILDING

The following waste collection arrangements will be adopted for waste associated with the main building:

- Staff will transfer all general waste and recycling to the waste hold adjacent to the loading dock for collection outside of the peak AM and PM time by a private contractor via 6.4m long mini rear loaders.
- Waste collection is planned to occur no more than once per week per waste stream to minimise waste collection vehicle movements.

12.4 WASTE MANAGEMENT RESPONSIBILITIES

12.4.1. VILLAGE OPERATOR

Summerset will be responsible for the following:

- Ongoing management and maintenance of the waste management system, including the waste storage areas and associated equipment and components.
- Arranging the transfer of food waste, recycling, glass, hard waste, e-waste, and clinical waste to the designated drop-off / disposal locations provided at the village.
- Engaging and managing the waste collection contractor, including the EPA certified contractor responsible for the collection, transportation, and disposal of all clinical waste associated with the village.
- Preparing bins associated with the main building for collection prior to the scheduled waste collection time according to any agreements reached with private waste collection contractors.
- Providing education material to inform residents and staff of the village how to correctly utilise the waste management system and how the waste collection procedures occur.
- Developing and implementing adequate safe operating procedures to ensure safety for all residents and staff at the village.
- Arranging and managing the disposal of private and common area garden waste generated within the village.

12.5 DESIGN STANDARDS

12.4.2. VILLA RESIDENTS

Residents of the villas will be responsible for the following:

- Separating waste into its distinct streams at the point of generation.
- Adhering to the waste disposal and sorting practices outlined within the education material distributed by the Village Operator.
- Placing their individual general waste and recycling bins out at their allocated collection point prior to collection and returning their bins to their garage as soon as possible after collection is complete.

12.4.3. ILA RESIDENTS

Residents of the ILA Building will be responsible for the following:

- Separating general waste and recycling into their distinct streams at the point of generation and the transferring to basement waste room. The bins in the waste room will then be transferred to the loading dock by village staff for collection by others.
- Adhering to the practices outlined within the education material distributed by the Village Operator.

- The waste management system, including all waste storage areas and associated equipment and components, will be provided in accordance with the Building Code of Australia (BCA) and all relevant Australian Standards.
- Waste storage areas will be designed to adequately accommodate all waste generated within the village together with any associated equipment and components for managing the generated waste.
- Waste storage areas will be designed so that they are easily accessible and conveniently located for all waste system users and collection contractors.
- Waste storage areas and associated equipment and components will be clearly signed to inform users how to correctly utilise the waste management system.
- Swipe card access will be provided to control access to waste storage areas where required.
- The waste management system will allow for direct and convenient transfer of collection bins to the arranged collection points.
- Waste storage areas will be designed to minimise impact on amenity.
- Waste storage areas will be provided with adequate bin washing areas in accordance with the BCA.

The Sustainable Management Plan prepared by GIW addresses the below as required by the Development Plan Overlay – Schedule 5:

- Sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

Note: A Sustainable Management Plan is provided at Appendix E to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the relevant provisions of DPO5.

13.1 OVERVIEW

The village aims to “incorporate sustainable design features to address energy and water efficiency, waste management, renewable energy generation, urban ecology and sustainable transport initiatives, to deliver high amenity and lower living costs for future residents”.

For the purpose of assessment, the indicative development, as prepared by Fender Katsalidis, has been assessed against the Built Environment Sustainability Scorecard (BESS) guidelines. The BESS tool addresses nine key environmental categories including management, water, energy, stormwater, indoor environmental quality, transport, waste, urban ecology, and innovation. The design initiatives outlined within the Sustainable Management Plan are aligned with the requirements under the BESS assessment (Refer Table 8). The results of the BESS assessment as outlined in the following chapters are indicative and subject to review through the planning permit application process.

Overall, the development aims to meet and exceed the BESS requirements through the implementation of ESD excellence initiatives to enhance the social, environmental, and economic value of the site and its surrounding environment.

Key sustainable design initiatives considered for the village are as follows:

- No gas connection to site.
- Energy efficient all electric services.
- Integration of passive design strategies and high-performance thermal envelope nominations for all dwellings.
- Implementation of efficient water fixtures and fittings.
- On-site renewable energy generation.
- Community gardens.
- Optimised waste management strategies.
- Communal facilities for occupants.
- Provision for EV charging.
- Sustainable transport provisions including residential and visitor bicycle spaces bicycle spaces, EV charging and dedicated walking routes and shared zones throughout the site.
- Central rainwater tanks for reuse on-site for select toilet flushing, communal laundry facilities and landscape irrigation.
- Optimised indoor environmental quality through provision of natural ventilation, excellent daylight amenity and application of low VOC and formaldehyde products.

CATEGORIES	MINIMUM REQUIRED	CATEGORY SCORE	WEIGHTING	COMPLIANCE ACHIEVED?
Management	-	100%	4.5%	-
Water	50%	57%	9%	Yes
Energy	50%	59%	27.5%	Yes
Stormwater	100%	100%	13.5%	Yes
Indoor Environment Quality (IEQ)	50%	62%	16.5%	Yes
Transport	-	49%	9%	-
Waste Management	-	100%	5.5%	-
Urban Ecology	-	68%	5.5%	-
Innovation	-	10%	9%	-
OVERALL BESS SCORE	50%	63%	100%	YES

Table 8 BESS Summary

13.2 MANAGEMENT

The ESD management initiatives are incorporated to ensure the successful implementation and operation of all ESD initiatives. The development achieves a 100% BESS score in this category through the implementation of the following initiatives:

- A pre-application meeting with the Councils ESD Officer will be undertaken prior to submission of the planning permit application.
- Appropriate water and energy metering and monitoring strategies for the accommodation and communal areas.
- Building Users Guides will be developed and provided to occupants and staff.

13.3 WATER

The indicative village aims to implement water saving measures to re-use stormwater where appropriate and reduce potable water demand. The BESS score for water is 57% with the following initiatives being considered:

- Rainwater harvesting for the apartment building for reuse for WC's and landscape irrigation.
- Rainwater harvested from the RAC / ALA building for reuse for communal laundry and landscape irrigation.
- Water efficient fittings and fixtures are to be applied throughout the village.
- Drought resistant, native landscaping is to be provided where deemed appropriate.



13.4 ENERGY

ESD energy items are to be incorporated into the design to enhance user awareness, reduce energy usage, and increase renewable energy generation. The energy category achieves a BESS score of 59% with the below incorporation of the below initiatives:

- A minimum 60kW solar PV system.
- No gas connection to site.
- The development will meet all requirements under NCC 2019 Section J.
- The apartments and villas will achieve a min. 7-star average NatHERS rating with no dwelling exceeding the maximum allowed cooling loads as outlined under BADS (refer Table 10).
- Heating and cooling system efficiency is to be min. 3 stars.
- Electric storage hot water systems.
- All external lighting to be controlled by motion detectors, daylight sensors or time switches.
- All residential and non-residential areas have been provided with passive design strategies and high-performance thermal envelope.

13.5 STORMWATER

A MUSIC model is undertaken for the indicative village to demonstrate that the stormwater pollution reduction targets as outlined in Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) have been met. For further details regarding the stormwater response, refer Section 14.



13.6 INDOOR ENVIRONMENT QUALITY

The indoor environmental quality has been considered when designing all dwelling types. IEQ achieves a 58% category score with the following applied:

- The apartments achieve a compliance daylight result as per BESS IEQ 1.1 & 1.2.
- All villas and aged care SOUs are provided with ample access to daylight.
- 41% of apartments are effectively naturally ventilated.
- All villas are designed to allow for effective natural cross ventilation.
- Double glazing or better is to be applied to all conditioned areas.
- >50% of living areas are oriented to the north.
- Low VOC and low formaldehyde products are to be used internally.

AREA	% of area achieving compliance with the BESS best practice daylight requirements	Status: Compliant
Living Rooms	80%	Status: Compliant
Bedroom	84%	Status: Compliant

Table 9 Daylight Requirements Compliance

SAMPLE NUMBER	DWELLING REFERENCE	HEATING LOAD	COOLING LOAD	STAR RATING
1	2B ILA - Ground Floor	70.5	3.3	7.5
2	3BR Villa - Second Floor	55.1	20.8	7.4
3	2BR Villa - Ground Floor	93.4	7.3	6.7
4	3BR Villa - First Floor	79.8	12.5	6.9
5	2BR Villa - Ground Floor	46.9	18.4	7.8
6	2BR Villa - Ground Floor	57.9	16.0	7.5
7	3BR Villa - Ground Floor	60.3	13.1	7.5
8	3BR ILA - First Floor	34.1	8	8.5
9	2BR Villa - First Floor	63.9	20.8	7.2
10	2BR Villa - First Floor	97	19.5	6.3
AVERAGE		65.9	14.0	7.3

Table 10 NatHERS Sample Ratings Results

13.7 TRANSPORT

The village is to incorporate sustainable transport measures to encourage and support the use of sustainable transport for residents and visitors. The transport initiatives to meet a BESS category score of 49% are as follows:

- 10 off. bicycles spaces are provided for residents.
- 18 off. bicycles spaces are provided for visitors.
- End of trip facilities will be provided for employees
- A minimum of 1off. EV charging point to be supplied to the village.
- A minimum of 5off. scooter spaces are provided within the basement.

13.8 WASTE MANAGEMENT

The village is to incorporate waste management streams to ensure appropriate waste removal is conducted on site and encourage user awareness of waste production, achieving a 100% category score:

- Green waste bin/s will be provided within communal areas on site to encourage the collection of green waste
- General and recycling waste facilities will be provided within the centralised basement.
- A glass waste drop off point will be provided on site for the appropriate recycling of glass.

13.9 URBAN ECOLOGY

The village is planned to be equipped with urban ecology initiatives to enhance health, social and environmental benefits for the future occupants and visitors. Urban ecology achieves a 68% category score with the following:

- Provision of indoor and outdoor communal areas.
- Landscaping is provided throughout site.
- Taps and floor wastes will be provided to the villa's private open spaces.
- Communal food production gardens will be provided throughout site.
- Urban heat island effect will be alleviated through the implementation of landscaping and the application of cool roofs (light coloured roofs with an SRI of ≥ 60).

13.10 INNOVATION

Summerset is considering how the village can go above and beyond the requirement of BESS by implementing the below ESD Excellence Initiatives:

- ESD Verification during the construction process of ESD Initiatives committed to at the town planning stage. This will entail the ESD professional to undertake site visits to ensure that all items have been suitably implemented.
- Life cycle assessment to understand the embodied carbon emissions of the materials used within the development.
- Climate Adaptation Plan to provide suitable design responses to identified extreme and high-risk items caused by climate change.

13.11 BUILDING MATERIALS

Summerset is considering how to incorporate sustainable material selections with the following characteristics:

- High durability.
- Minimal maintenance requirements.
- Reduced embodied carbon.
- Recycled or reused materials (where appropriate).
- Sustainably accredited materials (where appropriate).
- FSC certified or reused timber.
- Structural steel to be procured from suppliers that take part in the World Steel Association's Climate Action Plan and have a valid ISO14001 accreditation.

STORMWATER MANAGEMENT

14



The Stormwater Management Plan prepared by Colliers Engineering & Design addresses the below as required by the Development Plan Overlay – Schedule 5:

- Sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

Note: A Stormwater Management Plan is provided at Appendix F to this Development Plan. Relevant extracts from this work have been included throughout this document, to demonstrate that the proposed development meets the relevant provisions of DPO5.



14.1 OVERVIEW

The plan outlines any potential stormwater quantity and quality measures required within the site to comply with Council requirements. Colliers propose to develop a stormwater strategy that reflects the demands and needs of the site and its surrounding parcels that contribute to the same catchment.

14.2 FLOODING

The site is not subject to any Special Building Overlays or Land Subject to Inundation, which indicates that the site should not be prone to stormwater overflow that would result in a 1% AEP storm event.

Under existing topography, the site has an internal catchment conveying external overland flows to the north-west corner of the site from the eastern boundary. As a result, frequent flooding is experienced within the site, and by downstream properties along Golf Road.



Figure 63 Existing Overland Flows

Source: Previous SMP by FMG

14.3 STORMWATER MANAGEMENT

The stormwater management for the development will be based on water sensitive urban design (WSUD) principles and will be consistent with Urban Stormwater Best Practice Environmental Management Guidelines while also incorporating sustainable design features to deliver lower living costs for future residents of the proposed development. The following key items will be considered:

- Adequate drainage to ensure a free draining development
- Pavement, road, and drainage levels designed to ensure surrounding properties are not adversely affected
- The discharge volumes of the development are stored to pre-developed levels
- The pollutant discharge from the Site is minimized to meet Best Practices, ensuring the protection of downstream receiving waterways and environments.
- Rainwater Harvesting, promoting self-sufficiency and cost-effective water practices

The site is to be developed into a residential aged care and retirement village. This proposed development will increase the imperviousness of the Site resulting in higher (site derived) peak flow rates and stormwater pollutant loads.

Fraction Impervious levels for each land-use type have been determined from Melbourne Water MUSIC Guidelines (2018), with the associated land-use break-up summarized in Table 11.

A Time in Pipe calculation was used to determine the TC with the expectant flow rates from the Site into the existing drainage for post-developed conditions to increase to 0.64 m³/s from 0.18 m³/s in existing conditions during the 1% AEP storm event.

A Legal Point of Discharge application has been made with the City of Monash Council. Discussions with Council indicate the current Approved Point of Discharge (APD) is the Council pit near the low point of the property at the north-west corner of the Site along Golf Road. This will be further clarified during detailed design.

LAND USE	FRACTION IMPERVIOUS	AREA (HA)
Roads/Pavements	1.00	0.398
Roofs [Apartments]	1.00	0.167
Roofs [ALA/RAC]	1.00	0.172
Roofs [Villas]	1.00	0.422
Open Space	0.10	0.667
TOTAL	0.67	1.826

Table 11 Post-Developed Catchment Breakdown

14.4 ON-SITE DETENTION

An on-site detention (OSD) system will be constructed to protect the downstream receiving environment from increased (developed) flows. The OSD system has been sized using Boyd's Method where the 1% AEP developed flows developed within the Site were restricted to that of pre-developed conditions.

A SPELChamber will be proposed as part of the strategy for the development. It's an inground modular arch system which is used for onsite detention, retention, and infiltration applications. Table 12 highlights the volumes required to detain flows to pre-developed conditions with full calculations highlighted in Stormwater Management Strategy.

RESTRICTED OUTFLOWS	PEAK INFLOWS	STORAGE VOLUME REQUIRED – BOYD'S
0.64 m ³ /s	0.18 m ³ /s	250 m ³

Table 12 Detention Basin Parameters

14.5 STORMWATER QUALITY

To satisfy the environmental values expected a series of treatments throughout the wider catchment area. It is expected that these assets would be designed to ensure they satisfy best practice targets set out in the Best Practice Environmental Management Guidelines (BPEMG), which are:

- 45% reduction in Total Nitrogen (TN) from typical urban loads.
- 45% reduction in Total Phosphorus (TP) from typical urban loads.
- 80% reduction in Total Suspended Solids (TSS) from typical urban loads; and
- 70% reduction in Litter from typical urban loads.

The stormwater treatment strategy for the site will include collection of runoffs from the villa roofs, roads and allotment areas being directed to SPEL Stormsacks retrofitted to road pits, followed by a SPEL Hydrosystem (SHS.400/3) located at the stormwater outlet to the site, at the north-western corner. Rainwater harvesting forms a part of the strategy, where runoff collected from both the apartment building and aged care home will be directed towards rainwater tanks, to be used as either irrigation, laundry, or toilet flushing (ILA building) as per ESD specifications.

Through the above-mentioned stormwater quality treatment train incorporated into the MUSIC model, Best Practise Environmental Management Guidelines have been achieved for pollutant targets, GP TSS, TP, and TN.

14.6 FLOOD MITIGATION SUMMARY

Under existing conditions, the site is subject to inundation with overland flows passing through to residents of Barholme Court and Golf Road. The flood mitigation strategy aims to prevent any future flooding by capturing the external flows and conveying them through the site underground, up to the 1% AEP storm event. TUFLOW software has been used to indicate the flooding issues have been resolved by the proposal with no significant worsening of flood levels (minor afflux with road reserves). Two scenarios were modelled to assess the impact of the development on flood conditions in the surrounding region. The base case and developed case. Details of the two scenarios are summarised below.

TUFLOW model topography is based upon a digital elevation model created from a combination of aerial LiDAR, survey data, and surfaces produced within 12d software. A 1m grid size was used for the analysis.

SCENARIO	HYDROLOGY – INFLOWS	TERRAIN	INFRASTRUCTURE
Base Case	Developed – Existing	Existing	Existing
Developed Case	Developed – Existing	Developed	Ultimate

Table 13 Modelling Scenarios

For the developed scenario, the proposed works were modelled using 12d software and z-shapes to undertake topographical manipulation for comparison to existing conditions.

Roughness values have been applied as per the relevant guidelines and updated depending on the surfacing difference between scenarios.

The topography was then manipulated, and material roughness values updated to represent the proposed design. The topography was then updated to represent the proposed development. The major changes are listed below.

- Building elevations included using appropriate z-shapes
- Floor levels set to achieve 300mm freeboard to adjacent overland flow 1% AEP flood levels.

The topography of the developed scenario can be seen in Figure 64.

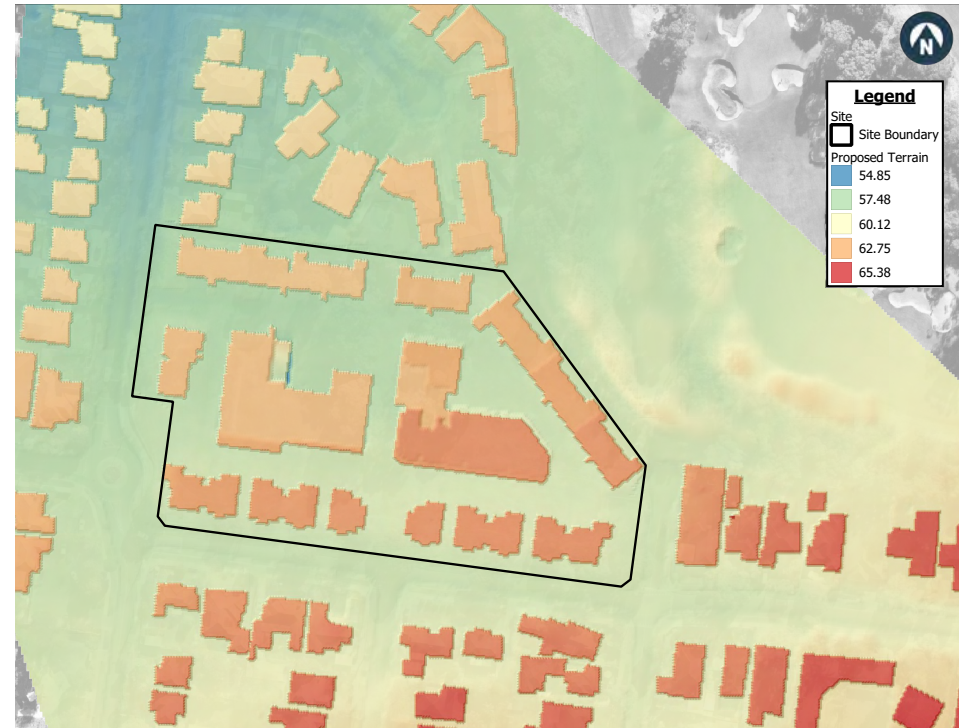


Figure 64 Developed Case Topography

Source: Colliers Engineering & Design

Existing pit and pipe data was provided by Council, which was built into the 1d network to accurately represent the pit and pipe capacities surrounding the site. The pits inlet capacities were consistent with inlet curves for products used within Monash City Council. This formed the drainage network for the base case representing the existing conditions on Site. Further pit and pipe structures were then included within the proposed development to underground

the external 1% AEP flows, which consisted of the following. The sizing of the structures is indicative for modelling purposes and will be refined and remodelled during the detailed design of the village.

- A 4m x 2m grated inlet pit
- A 525dia RCP pipe
- A 4m x 2m surcharge pit at the downstream corner of the site.

14.7 HYDRAULIC (TUFLOW) RESULTS

The TUFLOW model was developed to assess the 100-year ARI flood levels. The raw 100-year ARI surface elevation results from the critical 12-hour event from TUFLOW, were filtered in line with Melbourne Water technical specifications for flood modelling, where:

- Water depths shallower than 30mm are omitted; and
- Isolated ponding (i.e., not connected to the main flood extent) with area less than 100m² are omitted.

The proposed development plan is overlaid on the developed flood modelling results to assess whether the proposed layout or assets were potentially impacted by the

flood extent. The following criteria is to be met:

- Lots to have a minimum freeboard of 300mm to 100-year flood levels
- No overland flow within the development due to the aged care land use.
- Indicate non worsening, and where possible bettering principles surrounding the Site where flooding issues already exist.

The flood mapping indicates that the development has adequate freeboard. The results of the base case and developed case were then assessed to ensure no adverse flood impact occurred surrounding the site.

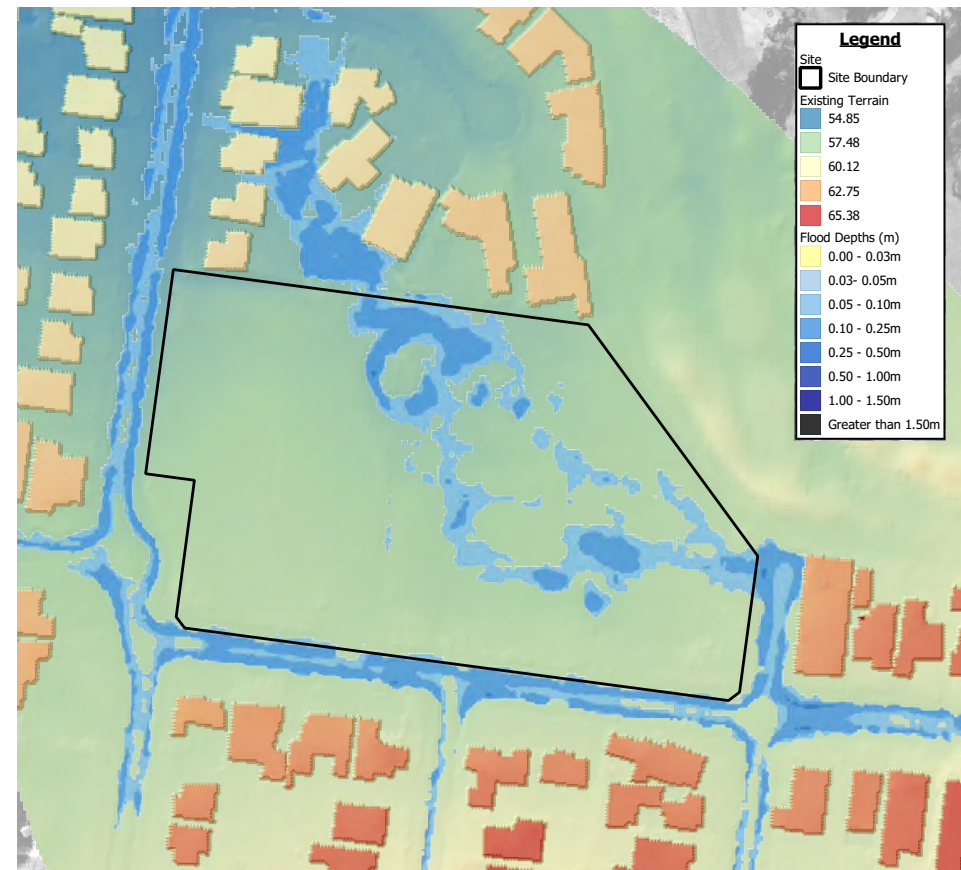


Figure 65 Base Case 100yr ARI Flood Depths

Source: Colliers Engineering & Design

There is afflux due to improved flood conditions in the region caused by the infrastructure provided by the development. Overland flows are no longer able to flow through the 52 Golf Road parcel and are instead captured and outlet onto Golf

Road via surcharge pit which achieves the following.

- Residences of Barholme Court are no longer inundated in major storm events
- Reduced flood levels at the northern end of Bakers Road

- An increase in flood depths down Golf Road due to the diversion of flows preventing the flooding of households whilst maintaining adequate freeboard to lots adjacent to Golf Road.

It is the below which makes the afflux acceptable as the proposed development significantly improves the flood conditions in the area, removing a number of existing flood issues.

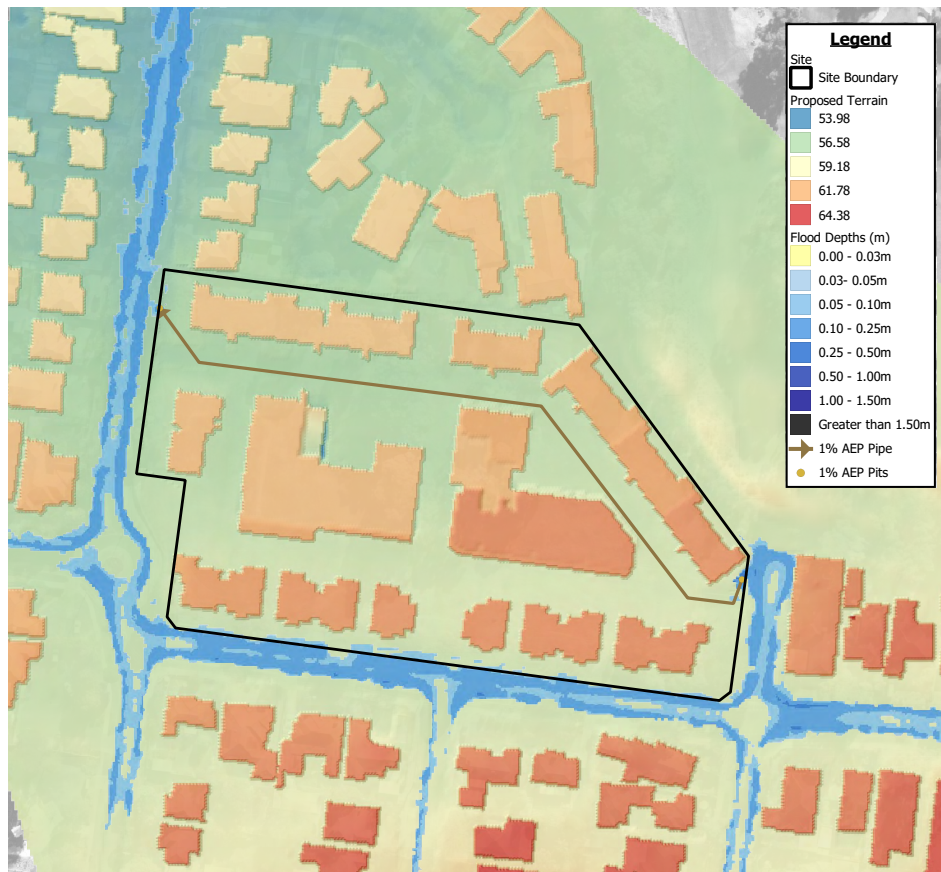


Figure 66 Developed Case 100yr ARI Flood Depths Source: Colliers Engineering & Design

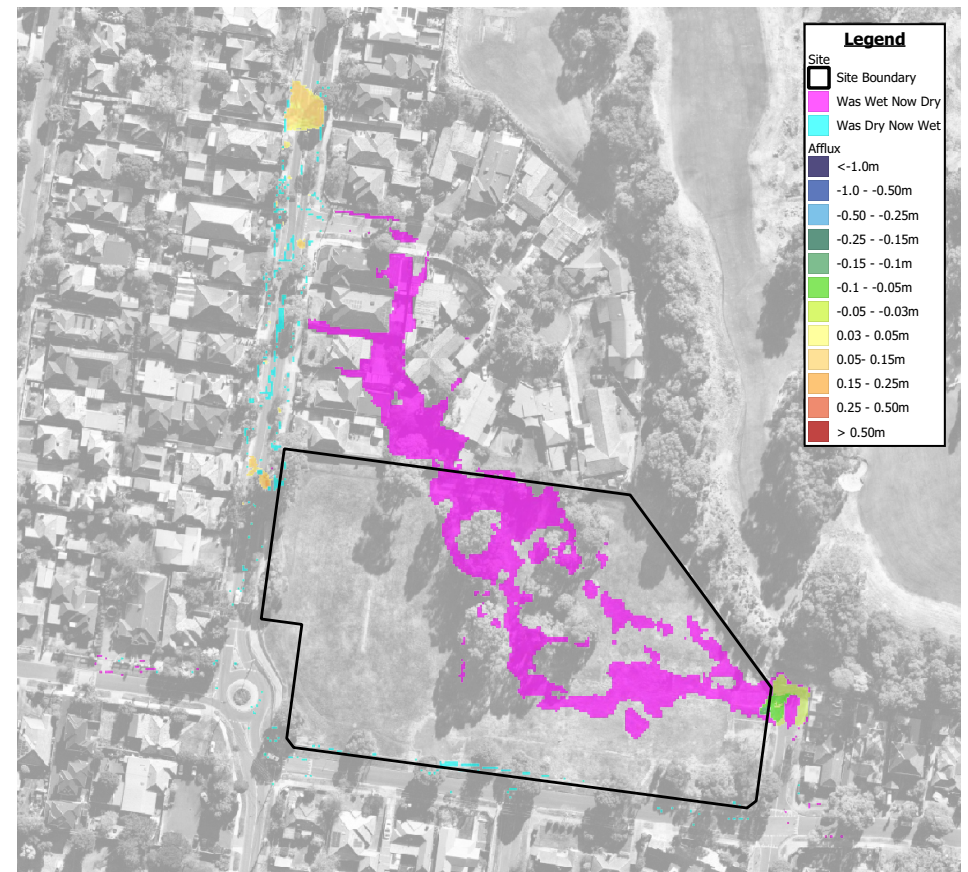


Figure 67 Base Case Vs Developed Case Flood Afflux Source: Colliers Engineering & Design

**SITE
ENVIRONMENTAL
MANAGEMENT**

15



15.1 DESKTOP LANDFILL GAS INVESTIGATION 2022

The reports prepared by Prensa addresses the below as required by the Development Plan Overlay – Schedule 5:

- For the former Oakleigh South Primary School site, plans to implement the Site Development Management Plan developed by Prensa in their report dated August 2013.
- For the former Clayton West Primary School and former Oakleigh South Primary School, where a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), a risk assessment detailing the risk of landfill gas migration from nearby landfills must be undertaken. The risk assessment must be conducted by a suitably qualified professional, having regard to the EPA Publication 788.1 Landfill Best Practice Environment Management Guidelines, October 2010, to the satisfaction of the responsible authority.

Prensa reviewed the previous landfill gas risk assessment works completed for the Site, including Desktop Landfill Gas Investigation dated March 2014 (Prensa 2014), Review of Desktop Landfill Gas Investigation dated December 2018 (Prensa 2018), and Landfill Gas Risk Assessment dated February 2021 (Prensa 2021) to assess whether the information contained in the previous investigations was still relevant for the proposed residential aged-care and retirement village development.

Based on the findings of the assessments completed by Prensa, it was considered that the previous landfill gas assessment works completed by Prensa for the Site remained applicable for this development application to Council.

It was noted that a basement is planned for the residential aged care and retirement village, which was not proposed in the previous residential development. However, the conceptual site model for landfill gas generation included in Prensa 2021 is still considered applicable and indicated a low potential for landfill gas migration at the site.

The following reports are included within Appendix H:

- 1. Landfill Gas Risk Assessment
- 2. Desktop Review of Environmental Reports
- 3. Site Development Management Plan
- 4. Review of Desktop Landfill Gas Investigation 52 Golf Road, Oakleigh South
- 5. Letter of Advice – LFG Risk Assessment Works Undertaken 52 Golf Road Oakleigh South Rev 1

15.2 SITE DEVELOPMENT MANAGEMENT PLAN IMPLEMENTATION

Prensa was commissioned by the Department of Treasury and Finance (in August 2013) to develop a site-specific Site Development Management Plan (SDMP) for the Site. The SDMP was developed following the identification of asbestos containing material (ACM) debris within a soil stockpile onsite.

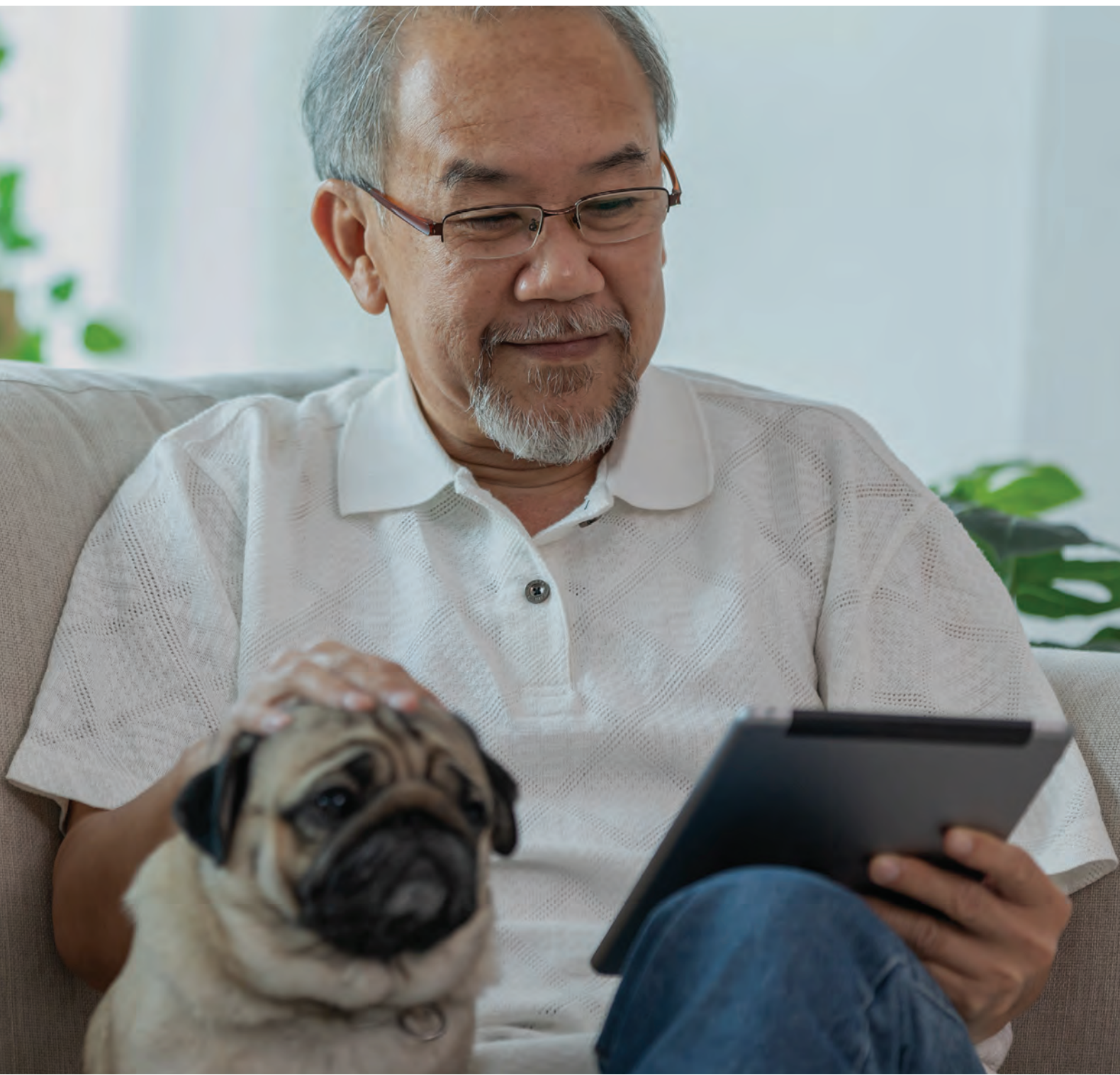
The SDMP was then updated in December 2018 for the new project entity for future construction at the site, Golf Road Project Development Pty Ltd. The SDMP was designed to consider risks associated with asbestos only and did not include other site, excavation, or contamination risks. It was noted that only minor and isolated quantities of ACM were previously identified and subsequently removed from the site.

Nevertheless, in the unlikely event that ACM is uncovered in the future, the SDMP was developed for the management of potential ACM at the site.

Any future development of the Site must implement the following recommendations of the Site Development Management Plan 2018, as amended from time to time, as necessary.

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CONCLUSION



The Somerset Oakleigh South Development Plan has been prepared by Urbis on behalf of Somerset Villages (Number 3) Pty Ltd, to facilitate the development of a residential aged care and retirement living village at 52 Golf Road, Oakleigh South. The purpose of the Development Plan is to establish an overarching urban structure for the site, under which the more detailed site planning can take place.

Overall, the proposal represents a positive planning outcome on a large, strategically located site, which is able to accommodate the proposed aged care and retirement living use. Based on this, future development of the site, consistent with the Development Plan, will:

- Meet the needs of the growing, aging population in the City of Monash, acknowledging strong policy support at both State and Local level for both a residential aged care home and retirement village at this location.
- Provide of a combination of aged care and a diverse range of independent living units within an established area of Oakleigh South.
- Support "ageing in place" by providing opportunities for elderly residents to age in a location they are familiar with and remain connected to their families and existing communities.
- Provide a high level of internal amenity for future residents, including extensive communal leisure spaces and large areas of outdoor open space, that fosters the creation of a vibrant village community.
- Achieve a high-quality standard of design and architecture that responds sensitively and positively to the wider neighbourhood character of the existing surrounding residential area
- Provide an urban design outcome that minimises massing towards the more sensitive residential interfaces such as the northern boundary.
- Ensure that the village does not result in any unreasonable off-site amenity impacts by way of visual bulk and mass, overlooking, overshadowing or vehicle traffic.
- Ensure landscaped areas of the site incorporate a range of planting to soften the built form appearance and provide for the enjoyment of future occupants.
- Provide for traffic and waste management arrangements that are suitable to the orderly operation of the aged care home and retirement village.





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