

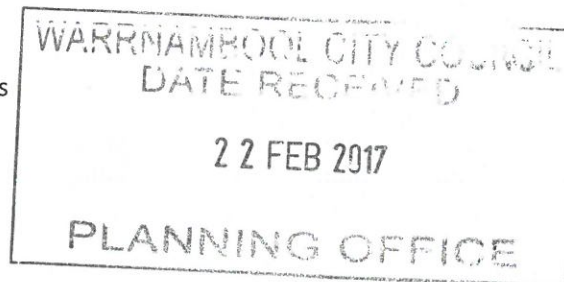
ADVERTISED



8327P

21 February 2017

The Manager of Development Approvals
Warrnambool City Council
P.O. Box 198
WARRNAMBOOL VIC 3280



Dear Sir / Madam;

Re: Planning Permit Application
10 Hopkins Road, Warrnambool

1.0 Application

We act on behalf of Lyndoch Living Inc in lodging permit application to undertake Building Extensions to the Existing Residential Aged Care Facility and to establish a new Medical Centre building that also includes a Food & Drink premise and a Pharmacy (Chemist Shop) at the existing Lyndoch Living Facility (Retirement Village and Residential Aged Care Facility).

The development proposal seeks to provide a substantial upgrade of the aged care facilities at Lyndoch in demolishing the northern most freestanding 26 bed age care facility, upgrading and expanding bed numbers to the existing central aged care facility and establishing a new Medical Centre with associated land uses in lieu of the freestanding age care facility to be demolished.

More particularly the planning application includes:

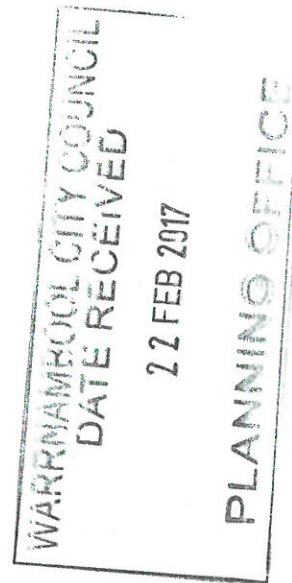
- Establishment of a new part 3 storey and part 2 storey Medical Centre building with Food & Drink Premises and Pharmacy at the ground level.
- Undertake building extensions and internal refurbishment to the north western most wing of the existing Residential Aged Care Facility to provide an additional 45 new beds to replace the 26 beds removed and provide an overall increase of 19 beds.
- Seeking dispensation to the provision of additional onsite car parking (106 additional car parking spaces are proposed to be established which is 26 spaces fewer than the standard planning scheme requirement).

2.0 Application Material

Please find attached the following items:

- Completed Permit Application form.
- Cheque for \$26,633.00 being the prescribed application fee comprising:
 - Class 14 - Buildings and works greater than \$10,000,000.00 and less than \$50,000,000.00 = \$24,151.00
 - Class 1 - Establish Medical Centre land use $\$1241 \div 2 = \620.50
 - Class 1 - Establish Food & Drink Premises land use $\$1241 \div 2 = \620.50
 - Class 1 - Establish Pharmacy (Chemist Shop) land use $\$1241 \div 2 = \620.50
 - Class 1 - Car Parking dispensation $\$1241 \div 2 = \620.50
- 3 sets of full scale development plans that include:
 - TP 000 Cover Sheet
 - TP 001 Existing Site Context Plan
 - TP 002 Design Response Plan

- TP 003 Lower Ground & Ground Level - Overall
- TP 004 First & Roof Level - Overall
- TP 005 Ground Level - Medical Centre - Site Plan
- TP 010 Lower Ground - Medical Centre
- TP 011 Ground Level - Medical Centre
- TP 012 First Level - Medical Centre
- TP 013 Roof Level - Medical Centre
- TP 014 Ground Level - Rac
- TP 015 First Level – Rac
- TP 016 Second Level - Rac
- TP 017 Roof Level – Rac
- TP 020 Elevations
- TP 021 Sections
- TP 030 Shadow Diagrams
- TP 090 Perspective Views
- TP 091 Sketchy 3d Views
- 1 set of A3 development plans (as above)
- Attachment 1 – Copy of Titles
- Attachment 2 – Traffic & Transport Assessment



3.0 Submission

The balance of this correspondence forms a town planning submission that has been prepared to provide details of the development proposal to assist in Councils consideration of the application and considerations of neighbours in the course of public notification.

This submission provides:

- A summary of key planning triggers to the application development proposal;
- A summary of the site location and details;
- An urban context statement prepared to accord with the requirements of Clause 15.01-2 Urban Design Principles;
- Details of the development proposal;
- A planning assessment of the proposal to relevant considerations of urban design, built form, and car parking / traffic.

This submission should be read in conjunction with the following:

- The Application Plans prepared by Thomson Adsett Architects;
- The Traffic & Transport Assessment prepared by Cardno; and

4.0 Requirements for Permit

Essential planning controls relevant to this application include:

- Clause 63 Existing Uses;
- Clause 36.01 Public Use Zone – Schedule 3, Health & Community (PUZ3); and
- Clause 52.06 Car Parking.

Planning permission is required pursuant to:

- Clause 63.05 to undertake buildings and works to an existing established land use (Residential Aged Care Facility).
- Clause 36.01-1 to establish the land uses of Medical Centre, Food & Drink premises and Pharmacy (Chemist Shop) all of which are Section 2 due to the proposed use and ownership of the land not falling within the control of a public land manager (condition to Section 1 Any Other (land use)

- Clause 36.01-2 to construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1.
- Clause 52.06-3 to reduce the number of car parking spaces required.

5.0 Site Location

The application site comprises Lyndoch Living and is located on the east side of Hopkins Road and the north side of Marfell / Hopkins Point Road, Warrnambool. The majority of the eastern boundary is defined by Hopkins River.

Lyndoch Living provides an existing residential aged care facility and retirement village that is located approximately:

- 2.2 kilometers to the south east of Warrnambool City Centre (Principal Activity Centre)
- 1.5 kilometers to the south west of Warrnambool Eastern Activity Centre (Major Activity Centre)

5.1 Title Details

The property comprises 2 titles including:

- Vol 11421 Folio 246, Lot 2 PS 219759F (northern allotment); and
- Vol 11421 Folio 247, Lots 1, 2, 3, 4, 5, 6 & 7 TP 089564N (balance land)

The Registered Proprietor of both titles is Lyndoch Living Inc. as the titles do not form Crown land there is no public land manager (pursuant to PUZ3).

The northern allotment has an overall area of 6491m². The balance of the land has an overall area of 5.1509ha.

No easements or restrictions are represented on the titles.

The title to Vol 11421 Folio 247 identifies the following instruments:

- AK247758A Statutory Charge as to Part Section 29 Retirement Villages Act; and
- AK247757C Notice as to Part Section 9 (1) (a) Retirement Villages Act.

A copy of titles, title plans and instruments are included at Attachment 1.

5.2 Site Details

Lyndoch Living is established on a large irregular shaped 5.8ha holding with frontages to:

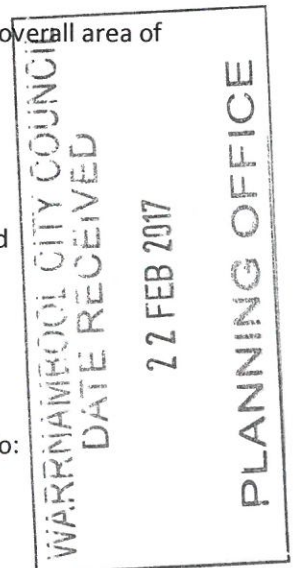
- Hopkins River
- Marfell Road of 202.29m
- Hopkins Road of 310.49m; and
- A 8.91m splay to the intersection of Hopkins Road and Marfell Road.

The property comprises undulating land elevated by an embankment to the Hopkins River with a pattern of drainage to the east and north east.

The interface to Hopkins River forms an elevated embankment.

The highest points of the land are located at:

- The centre of the northern most boundary (of the northern allotment) at 10.65m AHD;
- The centre of the western boundary to Hopkins Road (of the balance land) opposite Florence Street at 12.49m AHD;



CONFIDENTIAL

- Within the centre of the balance land at 12.21m AHD.

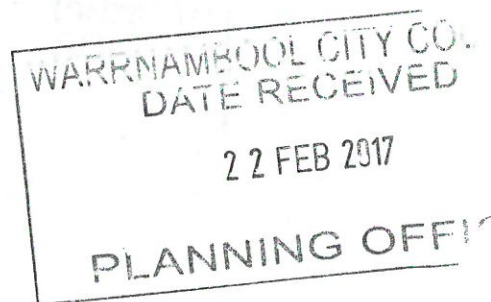
The lowest point of the land forms a minor depression that is located to the immediate south of the east corner of the northern allotment at 4.87m AHD.

All of the land is well elevated above the projected sea level rise of 0.8m by 2100 where the projected 1:100 Annual Recurrence Interval (ARI) flood event level has been projected to not exceed 2.13m AHD, based on rudimentary hydraulic modelling of a site further upstream by the Glenelg Hopkins CMA. The conservative addition of 0.82m for the projected sea level rise by 2100 suggests the 1:100 ARI flood level is 2.96m AHD, well below the site levels of Lyndoch.

Lyndoch currently provides:

- A Residential Aged Care Facility with a total of 198 beds that comprises:
 - The majority of interconnected buildings established in the central portions of the balance land (providing 172 beds).
 - A separate and discreet facility located on the northern allotment providing (providing 26 beds) proposed to be demolished.
- A Retirement Village that currently provides 32 Independent Living Units arranged within 7 buildings located in the southern portions of the site.
- A convenience shop located towards Hopkins Road in the southern portion of the site.

A further 19 Independent Living Units are to be constructed within 1 more building pursuant to Planning Permit P2009-108 in the south eastern portions of the site.





Near Map Aerial Photograph Lyndoch Living

6.0 Urban Context Statement

6.1 Neighbourhood Characteristics

Lyndoch Living is located within the existing urban area of Warrnambool on the west side of Hopkins River on land specifically zoned (PUZ3 Health and Community) for the Retirement Village and Residential Age Care Facility that exists on site.

Established residential areas are located opposite:

- On the west side of Hopkins Road.
- On the south side of Marfell / Hopkins Point Road.
- On the east side of Hopkins River.

The Hopkins Growth Area is located further to the east beyond the established residential area on the east side of Hopkins River. The wider topography of the area provides:

- Elevated undulating land to the west side of Hopkins River; and
- More elevated hillside land to the east side of Hopkins River.

The configuration and land use of Lyndoch provides its own distinctive age in place campus environment and character.

ADVERTISED

The established residential areas to the west (across Hopkins Road) and to the south (across Marfell Road), principally provide a range of housing opportunities generally limited to single storey detached housing, semi-detached housing, villa units, and town houses that typically range across the periods of post war, 60's / 70's to contemporary modern.

The established residential area on the east side of Hopkins River provides housing opportunities to double and single storey detached housing that typically range across the periods of 1960's with predominant styles from the 1980's with more contemporary modern

The pattern of development comprises:

- A generally rectilinear subdivision grid influenced by the northern alignment of the Warrnambool Coastal Reserve, the land, form and topography on the eastern side of Hopkins River.
- The pattern of development demonstrates an hierarchy of roads.
- A limited variety of allotment sizes, frontage widths and depths with evidence of progressive re-development to smaller subdivision in the established residential areas to the west and south.
- Larger allotment sizes on the elevated land on the east side of Hopkins River.

The built form, scale and character of the area comprises:

- Detached and attached predominantly single storey dwellings / town houses with occasional two storey dwellings within the established residential areas to the west and south.
- Building spacing generally reflecting the post war subdivision and development origins to the west and south.
- 1970's and more recent infill villa unit developments to the west and south.
- Detached predominantly double storey dwellings set on larger allotments on the east side of Hopkins River.
- Wall materials are generally masonry varying across the spectrum of face brick and render.
- Pitched roof forms in metal or tiles in varieties of terracotta and concrete.
- Low or transparent fencing of different styles prevail.
- High timber side fencing prevails.





Nearmap Context

Street features to Hopkins Road include:

- Bitumen paved road.
- Concrete footpaths.
- No street trees.
- Nature strip and concrete footpath on western alignment.
- Nature strip and concrete footpath (limited to the frontage of the convenience shop) on eastern alignment.
- Overhead power lines along the eastern alignment.

Street features to Marfell Road are similar and include:

- Bitumen paved road.
- Nature strips and concrete footpaths.
- Overhead powerlines on the northern alignment.

The landscape character of the area generally comprises low garden shrub planting within property frontages with fairly rare occasions of more mature canopy trees.

6.2 Adjacent / Adjoining Properties

The adjoining property to the north comprises Scoborio Reserve, a Council open space reserve that predominantly serves as informal park lands with the eastern portions established with the following clubs and activities:

- Tooran Scout Group Hall;
- Public boat ramp;
- Warrnambool District Angling Club house, pavilion boat jetties and moorings;
- Proudfoot's Boat House and Warrnambool Rowing Club; and
- Formal and informal car parking areas.

6.3 Zoning

The property is included within the Public Use Zone – Schedule 3, Health and Community. Hopkins Road and Marfell Road are both included as Road Zone Category 2. Land to the north and Hopkins River generally is included within Public Park and Recreation Zone. The residential areas to the west and south are included within the General Residential Zone – Schedule 1.

6.4 Planning Policy Context

Clause 21.01 Municipal Profile, Council Vision and Strategic Direction

Key issues identified include:

- *Population growth and associated needs for housing*
 - *Housing supply, choice and affordability*
- These issues identify the requirements to meet the needs of an ageing population and diminishing household sizes.
- *Landscape character and respect for sharing of views in particular to the Hopkins River.*
 - *Climate change and the threat to the natural and built coastal environment.*

Strategic directions to achieve a sustainable Warrnambool identify the relevant following key elements:

- *Community facilities*
- *Housing choices*

The application site is generally included within Central Warrnambool on the Strategic Framework Plan.

Clause 21.02 Settlement

The application site is located within the existing urban area of Warrnambool with proximity to the Principal Activity Centre (city centre) and the Major Activity Centre on the Warrnambool Activity Centre Network Plan (eastern activity precinct).

Clause 21.03 Environment and Landscape Values

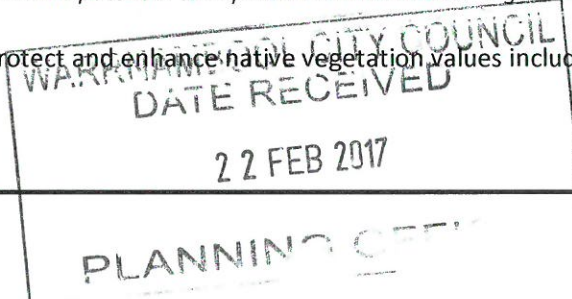
Clause 21.03-1 Biodiversity identifies *the Hopkins River and associated wetlands and flood plains form a highly significant coastal wetland system providing important habitat for many Flora and Fauna Guarantee Act and Environment Protection and Biodiversity Conservation Act listed species.*

Relevant strategies to protect and enhance the natural environments and habitats include:

- *Require development to be directed away from wetlands and rehabilitate urban waterways to protect and enhance sensitive ecosystems.*
- *Improve natural habitats on public land and encourage revegetation on private land and in aquatic systems within the city.*

Clause 21.03-2 Native Vegetation identifies *Further development pressure, particularly on land adjacent to the coast and waterways, has the potential to impact on remnant native vegetation.*

Relevant strategies to protect and enhance native vegetation values include:



ADVERTISED

- Protect remnant vegetation, especially in habitat corridors, associated with stream frontages in particular those Ecological Vegetation Classes rated as having either high or very high conservation significance.
- Require vegetation along waterways and floodplains using original Ecological Vegetation Class species, with the inclusion of understorey species.

Clause 21.03-3 Protection of Coastal Areas identifies *The Hopkins River and Coastal Environment growth area has unique environmental qualities and appropriate planning provisions are in place to ensure the qualities of the coastal environment are not compromised by new development.*

Relevant strategies to protect and enhance the environmental values and significant features of coastal areas include:

- Protect vantage points and view lines.
- Support opportunities for sustainable use and development along the coast (within identified settlement boundaries).
- Ensure that new development within close proximity to coastal reserves responds to the characteristics of the coastal environment, demonstrating a high standard of contemporary expression and finish.

Clause 21.03-4 River and estuarine environments identifies *The Hopkins estuary is one of only three 'Premier Rivers' for fishing across Victoria'*

Significant Landscapes identifies *The Hopkins River can be viewed from numerous public areas and private dwellings throughout the city. Respect for the sharing of views, rather than necessarily the retention of all existing views, is an important issue*

Relevant strategies to protect the natural cultural and visual values of significant natural environments include:

- To ensure that all new use and development proposals sustain and enhance estuary river, water quality, nutrient and sediment load conditions.
- To ensure that all new use and development proposals mitigate against any potential environmental or visual impact to the estuary or rivers and their environs and where possible achieve net environmental gain.

Clause 21.04 Environmental Risks

Clause 21.04-1 Climate change impacts identify *Results of climate change, such as storm surge, inundation through sea level rise and temperature increase pose some of the most significant threats to Warrnambool's coastline.*

Relevant strategies to plan for and manage the potential coastal impacts associated with sea level rise include:

- Ensure that use and development proposals take into account and respond adequately to possible sea level rise and storm surge.

Clause 21.05 Natural Resource Management

Clause 21.05-2 Water identifies *The Hopkins environs must be retained as natural drainage corridors with vegetated buffer areas wherever possible in order to perform their long term function as drainage areas, stream habitat and landscape areas.*

Relevant strategies to maintain and enhance the ecological health of Warrnambool's water resources and waterways include:

- Require adequate buffers and reserves between waterways and new development.
- Support the restoration of degraded land, particularly stream frontages.

ADVERTISED

Relevant strategies to reduce sediment and nutrients entering waterways include

- Control urban run-off to protect and enhance waterways.
- Improve stormwater quality and minimise stormwater run-off in urban areas.

Clause 21.06 Built Environment and Heritage

Clause 21.06-1 Urban Design identifies *The appearance of residential areas is considered important in maintaining a strong level of civic pride. Council is also committed to ensuring that ecologically sustainable development (ESD) principles influence the design, siting and servicing of all buildings.*

Relevant strategies to achieve urban design of the highest standard include:

- Support development that provides an appropriate degree of visual interest and design articulation and a high standard of amenity for residents.
- Require the siting (including setbacks and site coverage) of new development to respond to the opportunities, constraints and features of the site.
- Require new development to present integrated building forms that have a sense of address.
- Support new development that applies design techniques (including façade variation, contrast/repetition, colour, texture and detail) that will integrate a building with its surrounds and create attractive and interesting forms.
- Require landscaped areas as part of new development proposals which positively contributes to the appearance of built form and integrates development into the surrounds.

Relevant strategies to ensure that building heights maintain view lines to the coast include:

- Limit development heights to maintain coastal view lines from public spaces and respect scale and character.
- Promote view sharing between properties.

Clause 21.06-2 Sustainable development identifies *The principle of a sustainable urban form is that the needs of the current generation are provided for without compromising the needs of future generations. A sustainable urban form is a compact urban environment that encourages increased public transport patronage as well as walking and cycling, has substantial benefits in reducing reliance on motor vehicles and has a consequent reduction in greenhouse gas emissions.*

Relevant strategies to minimise greenhouse gas emissions include

- Support developments that reduce energy and greenhouse gas emissions through the use of passive systems to achieve comfortable indoor conditions.

Relevant strategies to promote water conservation principles include:

- Require urban development to apply water sensitive urban design principles, including the option of managing stormwater through the use of constructed wetlands.

Relevant strategies to provide a compact urban environment and a sustainable urban form include:

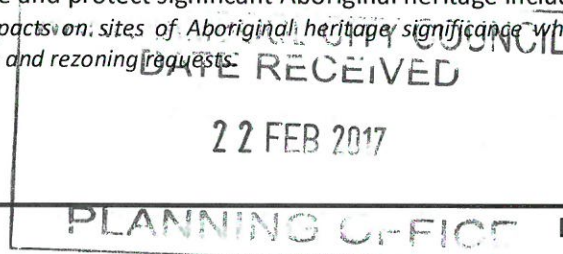
- Provide solar oriented allotments and other sustainable design features as part of new subdivision developments.
- Provide indigenous plant species and water sensitive urban design as part of subdivision, site layout, design and landscaping schemes for new developments.

Clause 21.06-3 Aboriginal cultural heritage identifies *many significant cultural sites are known to exist in Warrnambool, particularly along the coast and river valleys.*

Relevant strategies to Recognise and protect significant Aboriginal heritage include:

- Considering potential impacts on sites of Aboriginal heritage significance when assessing use and development applications and rezoning requests.

Clause 21.07 Housing



Clause 21.07-1 Location of residential development identifies *Established urban areas have the potential to accommodate further residential development. There is capacity for more intensive forms of residential development within close proximity to open space, activity centres and along public transport routes.*

Relevant strategies to locate new housing include

- *Support increased residential densities in established urban areas within close proximity to existing and/or planned transport corridors, activity centres and open space.*
- *Encourage increased housing densities to be located within walkable catchments to public transport routes.*

Housing Diversity identifies *Careful planning is required to ensure future populations have access to a diverse range of housing options.*

Relevant strategies to Housing Diversity include:

- *Facilitate a range of different housing types in existing urban areas*

Housing affordability identifies the following strategies include *Provide more affordable accommodation opportunities through the designation of a range of housing styles such as aged persons accommodation*

Clause 21.10 Infrastructure

Clause 21.10-1 Health facilities identifies *A comprehensive range of specialist medical and extended care services are present in Warrnambool and the Lyndoch Living aged care facilities.*

Relevant strategies to develop Warrnambool as the key specialist health service centre of south west Victoria include:

- *Support the expansion of the Lyndoch Living aged care facilities*

Relevant strategies to reduce environment degradation associated with stormwater run-off and effluent disposal include:

- *Require new development to include water sensitive urban design techniques.*

6.5 Public Realm

The public realm comprises:

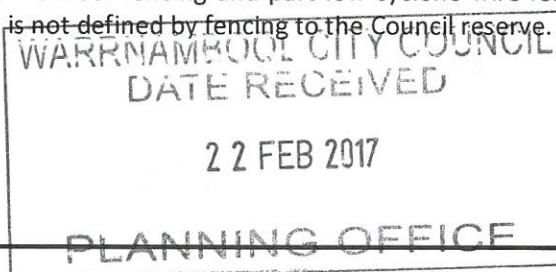
- The riparian interface with Hopkins River.
- The interface with the adjoining Public Park and Recreation Zone to the north.
- The street frontage interfaces of Hopkins Road and Marfell / Hopkins Point Road.

The riparian interface with Hopkins River provides a pedestrian pathway along the top of the bank that extends (within Lyndoch at the south) to the more formalised public pathway that runs between Lyndoch and Hopkins River at the north connecting the various recreation activities located within the Council reserve to the north.

At the south, various low shrub landscaping separates the pathway from the river.

At the north, low shrub landscaping separates the pathway from the boundary of Lyndoch.

The interface with the adjoining Public Park and Recreation Zone (Council reserve to the north) is partially defined by part low timber fencing and part low cyclone wire fencing. The north eastern most boundary of Lyndoch is not defined by fencing to the Council reserve.



ADVERTISED

6.6 Safety

Lyndoch is established with generally low fencing to the Retirement Village units at the south to Marfell and Hopkins Road and no fencing to Hopkins Road to the Residential Aged Care Facilities, ensuring passive surveillance of the adjoining roads.

6.7 Landmarks, View and Vistas

Lyndoch forms a local landmark to the area as does Scoborio Reserve and Warrnambool Cemetery to the north of Otway Road.

Residential properties to the south and west of Lyndoch are insufficiently elevated to enjoy views of the Hopkins River.

6.8 Pedestrian Spaces

These are detailed at Sections 6.1 *Neighbourhood Characteristics*, 6.2 *Adjacent Adjoining Properties*, and 6.5 *Public Realm*.

6.9 Heritage

Heritage places to the north of Lyndoch include:

- HO377 Warrnambool Cemetery, Sexton's College, Stone Wall and Rotunda
- HO151 Proudfoot's Boathouse

Heritage Place HO376 Memorial Trough is located within Marfell Road adjacent to the southern boundary of Lyndoch.

6.10 Light and Shade / Energy and Resource Efficiency

The north south orientation of the application site provides good opportunity for solar access enhanced by the separation from adjoining properties to the west.

6.11 Architectural Qualities

The architectural quality of the surrounding area is generally post war dormer. The architectural quality of Lyndoch represents a pastiche of different architecture styles and eras.

6.12 Landscape Qualities

The landscape qualities of Lyndoch is generally limited to shrub and garden plantings.

6.13 Consolidation of Sites

In the context of surrounding properties / lot sizes, the application site affectively represents a large (consolidated) site.

7.0 The Proposal

7.1 Overview

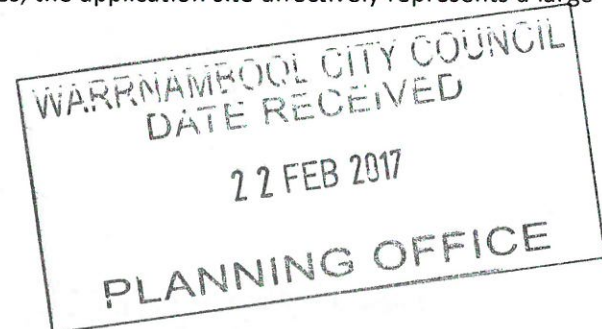
Key aspects of the proposed include:

- Land Use
- Buildings and works

each of these are detailed more fully as follows

7.2 Land Use

Under the provisions of the Public Use Zone Schedule 3 a planning permit is required to establish all of the new land uses of Medical Centre, Food & Drink Premises and Chemist Shop as all are Section 2 uses due to the use and ownership of the land not falling within the control of a public land manager.



ADVERTISED

Under the provision to Existing Uses, the Residential Aged Care Facility use is established.

Whilst the Medical Centre, Food & Drink Premises and Chemist Shop will augment the facilities available to Lyndoch residents, these land uses are proposed to be operated under independent business models that will attract patients, patrons and customers from the surrounding area as well as from within Lyndoch.

As independent business operational models, these land uses will not properly form ancillary activities to the existing established land uses of Lyndoch Living and hence require their own land use approvals.

Given the community benefit of integrating these land uses into Lyndoch state and local planning policy weighs in favour of the additional land uses.

Medical Centre

The Medical Centre is proposed to accommodate a total of 38 medical practitioners comprising:

- 14 allied health practitioners within 4 discrete tenancies at the ground floor level.
- 22 general practitioners within the general practice medical centre proposed at the first floor level.

The allied health practitioners are anticipated to include:

- Dental practice;
- Physio therapy;
- Allied Health Consulting; and
- Pathology

The Medical Centre is anticipated to generally operate on week days (business hours) and to a more limited extent on weekends.

Food & Drink Premises

The food and drink premises is proposed to operate as a café during the hours of operation of the Medical Centre and is directed at equally serving residents of Lyndoch, patients attending the Medical Centre and residents of the local neighbourhood catchment.

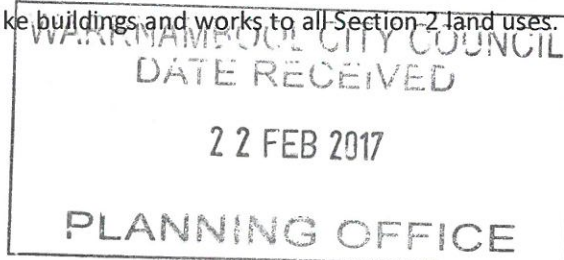
Chemist Shop

The Chemist Shop is proposed to operate during the hours of operation of the Medical Centre and is also directed at equally serving residents of Lyndoch, patients attending the Medical Centre and residents of the local neighbourhood catchment.

7.3 Buildings and Works

7.3.1 Relevant Planning Provisions

Under the provisions of the Public Use Zone – Schedule 3 (PUZ3) a planning permit is required to undertake buildings and works to all Section 2 land uses.



ADVERTISED

7.3.2 Design Responses

Relative to Clause 15, Built Environment and Heritage, Clause 21.01 Municipal Profile, Clause 21.03 Environment Landscape Values, Clause 21.04 Environmental Risks, Clause 21.05 Natural Resource Management, Clause 21.06 Built Environment and Heritage, Clause 21.07 Housing and Clause 21.10 Infrastructure the following design responses have informed the overall form and detail of the proposal:

1. Demolish existing 26 bed Residential Age Care Facility on northern allotment.
2. Restructure existing vehicle access to provide pick up and drop off to the extended Residential Age Care Facility and new Medical Centre building.
3. Provide new vehicle access and egress point along northern most boundary as principle areas, below new Medical Centre building and to the east of the Medical Centre building.
4. Excavate lower car park level of Medical Centre into the northern allotment in response to the existing topography of site which assists in facilitating its apparent height to 2 storeys as viewed from the north and west.
5. Provide DDA compliant access to both new Medical Centre building to new works and additions to the extended Residential Age Care Facility.
6. Reconfigure rooms within existing ground level of Residential Aged Care Facility and provide ground level extensions on west side to facilitate new 15 rooms / beds.
7. Provide balcony areas over first floor level extension at second floor level of the RACF to enhance the external amenity of second floor level. Undertake alterations to provide access to the new balcony area.
8. Limit height of building extensions to existing Residential Aged Care Facility to provide improved graduation of the existing part 3 storey built form.
9. Provide updated architectural fenestration and articulation of the building extensions introducing new external fabric and materials to re-image and improve the visual interest of the building.
10. Limit the overall height of the new Medical Centre building to read as 2 storey as viewed from areas external to Lyndoch.
11. Provide active ground level pedestrian areas to the west Hopkins Road side of the building.
12. Further active the ground level with external café seating.
13. Provide contemporary architectural fenestration and articulation of the new Medical Centre to achieve a quality statement of contemporary architecture.
14. Provide a total of 145 new car spaces to replace the 39 car spaces that will be removed as a result of the development proposal resulting in a new supply of 106 car spaces.
15. Provide 38 car spaces including 4 disability car spaces to the lower level of the new Medical Centre building.
16. Provide 90 car spaces within the new at grade car park area at the east of the new Medical Centre building.
17. Provide a further 17 car spaces to the north side of the eastern existing internal access.
18. Provide a total of 22 bicycle spaces:
 - 12 at the lower level entry to the Medical Centre building;
 - With a further 10 bicycle spaces and associated shower and locker facilities within the internal lower ground basement car park of the Medical Centre building.
19. Provide buildings and works with following ESD features to achieve a 5-star equivalent rating:
 - Relevant management measures.
 - Mixed mode ventilation strategy.
 - Fenestration strategy and visual comfort.

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
22 FEB 2017
PLANNING OFF

- Energy efficiency / renewal energy.
- Water efficiency and water sensitive urban design.
- Ecological value.

20. Provide landscaping to improve and soften the interface with Hopkins Road together with new landscaping within the site including:

- Selected native and evergreen trees and shrubs.
- Lower storey planting and new court yard area plantings.
- Feature paving details.

7.3.3 Building Heights

Building wall heights are varied although the general three storey form provides maximum wall heights less than 10.5 metres above natural ground level.

The Medical Centre building represents the following wall heights above natural ground level:

- North elevation 8.438m
- East elevation 11.264m
- West elevation 9.637m
- South elevation 10.482m

The additions and alterations to the Residential Aged Care facility represent the following wall heights above natural ground level

- South elevation 8.404m

The overall new maximum building height above natural ground level provided to the Medical Centre building is 13.664m to the uppermost roof top screening to the services platform. The overall existing maximum building heights of the Residential Aged Care Facility remains the same.

7.3.4 Enhanced Treatments to Hopkins Road

The proposal seeks to enhance the amenity of Hopkins Road through the introduction of substantial perimeter landscaping.

7.3.5 Traffic and Parking

The proposal provides a total of 145 new car spaces to replace the 39 car spaces that will be removed as a result of the development proposal resulting in a new supply of 106 car spaces.

Overall, the project represents a shortfall of 26 car spaces to the standard car parking requirements of Clause 52.06.

The proposal includes provision for 22 onsite bicycle spaces.

The Traffic & Transport Assessment prepared by Cardno forms Attachment 2. This assessment concludes:

- *The design of the car park and access proposed for the development is considered to comply with the relevant requirements of Clause 52.06-8 of the Warrnambool Planning Scheme and AS2890.1;*
- *The bicycle parking and end-of trip facility provision proposed for the development satisfies the requirements of the Warrnambool Planning Scheme;*
- *The car parking provision of 106 spaces proposed for the development, which is 26 spaces fewer than the planning scheme requirement, is considered adequate to cater for the forecast car parking demand of 83 parking spaces for the development, and is therefore considered to be appropriate;*

- *The loading and waste collection provisions for the site are considered to be appropriate and comply with the relevant requirements of Clause 52.07 of the Warrnambool Planning Scheme and AS2890.2;*
- *Up to 194 additional traffic movements will be generated by the proposed development during the morning and evening peak periods. This is equivalent to approximately four vehicle movements every minute, which is considered to be a low volume in traffic engineering terms, and is not expected to have any significant impact on the operation of the surrounding road network.*

7.3.6 Landscape Concept

The landscape concept prepared to the application seeks to improve the landscape interface of Lyndoch with Hopkins Road and provide appropriate landscaping to the new works.

The landscape concept proposes provision of 91 trees / shrubs including:

- 4 Drooping Sheeks (native)
- 7 Heath Banksias (native)
- 7 Silver Banksias (native)
- 6 Kings Park Specials (Western Australia)
- 5 Willow Bottlebrush (native)
- 16 Red flowering Gums (Western Australia)
- 7 Honey Gem Grevilleas (Queensland)
- 30 Crepe Myrtles (exotic)

A wide range of lower storey planting of shrubs and ground covers



7.3.7 Waste Management

Waste from the Medical Centre building and extended Residential Aged Care Facility is proposed to be collected and stored within the existing waste management area of Lyndoch. As necessary, a Waste Management Plan can be prepared that details the existing arrangements whereby waste is collected by a private contractor.

7.3.8 ESD Considerations

The core ESD goals for the project are as follows:

- **Energy Efficiency** – Façade modelling is being undertaken by the project engineers to achieve a high level of energy efficiency. Particular care with orientation and sun shading. The electrical and mechanical systems will also be designed to achieve high energy efficiencies.
- **Water** – the capture of water for reuse in the landscape will be incorporated in the design
- **Material Selection** – Durable materials with low VOC content will be selected for the project. The Care environment requires a healthy indoor environment. Low VOC paints, floor finishes, and low Formaldehyde engineered wood products will be included.
- **Site Permeability** – Extensive new landscaping is proposed for the site. Permeable surfaces will be proposed for the on grade carparking.
- **Natural Daylight** – The design seeks to bring natural daylight into the building both through the perimeter façade and internal skylights. External views are prioritised for the residents of the aged care building.
- **Commissioning** – the contractor will be required to develop a site specific Environmental Management Plan to minimise the impacts during construction.

As necessary, an ESD Statement to the proposal can be prepared as a conditional requirement to planning approval.

8.0 Planning Assessment

8.1 State Planning Policy Framework

The proposal responds to the key State Planning Policy themes in providing:

- A sustainable upgrade, improvement and expansion of Residential Aged Care Facilities together with a new Medical Centre building with allied land uses (Food & Drink Premises and Pharmacy) with a high standard of urban design and amenity in a Regional Settlement earmarked to facilitate major growth pursuant to Clause 11 (Settlement), Clause 11.05-1 (Regional Settlement Networks), Clause 11.05-4 (Regional Planning Strategies and Principles), Clause 11.05-5 (Coastal Settlement), Clause 11.09-2 (Sustainable Communities), Clause 11.09-3 (Liveable Communities), Clause 11.09-4 (Networked Settlements).
- An appropriate development pursuant to Clause 12.02-2 (Appropriate Development of Coastal Areas).
- An appropriate development that is well elevated above forecast sea level rise pursuant to Clause 13.01-1 (Coastal Inundation and Erosion).
- High quality urban design and architecture that responds to the outcomes sought by Clause 15 (Built Environment and Heritage) with specific regard to Clauses 15.01-1 (Urban Design) 15.01-2 (Urban Design Principles), 15.01-4 (Design for Safety), 15.01-5 (Cultural Identity and Neighbourhood Character), and 15.02-1 (Energy and Resource Efficiency).
- Housing diversity accommodation that meets community needs associated with a strategically zoned existing Residential Aged Care and Retirement Village Facility within a regional settlement pursuant to Clause 16.01-1 (Integrated Housing), Clause 16.01-2 (Location of Residential Development), Clause 16.01-4 (Housing Diversity), Clause 16.01-5 (Housing Affordability), Clause 16.02-3 (Residential Aged Care Facilities) and Clause 16.02-4 (Design and Location of Residential Aged Care Facilities).
- An appropriate response to Sustainable personal transport, provision of bicycle facilities and car parking relative to the outcomes sought by Clause 18.02-1 (Sustainable Personal Transport), Clause 18.02-2 (Cycling) and Clause 18.02-5 (Car Parking).
- Health Facilities to be integrated with the local and regional community pursuant to Clause 19.02-1 (Health Facilities),
- Storm water considerations relative to the outcomes sought by Clause 19.03-3 (Storm Water).

8.2 Local Planning Policy Framework

The proposal responds to the key policy themes and relevant strategies set out to local planning policy framework including:

- Clause 21.02 (Settlement) in providing improved and upgraded Residential Aged Care Facilities, Medical Centre and allied land uses on an appropriately located and zoned existing facility.
- Clause 21.03 (Environment and Landscape Values) and Clause 21.05 (Natural Resource Management) in ensuring appropriate development and integration with the environmental landscape values of Hopkins River.
- Clause 21.04-1 (Climate Change Impacts).
- Clauses 21.06-1 (Urban Design and Clause 21.06-2 (Sustainable Development)).
- Clause 21.07 (Housing) in facilitating aged person's accommodation.
- Clause 21.10 (Infrastructure) in expanding Lyndoch Living's Aged Care Facilities.

ADVERTISED

8.3 Public Use Zone

The proposal accords with the purposes of the Public Use Zone – Schedule 3 (PUZ3) in providing the community services and facilities that are envisaged from the land demonstrating a high level of compliance with the decision guidelines set out at Clause 36.01-4 including those provided at:

- Clause 63;
- The suite of relevant policies provided by the state and local planning policy frameworks; and
- The location and design detail of the development; as well as
- The scope and intent of land uses.

8.4 Particular Provisions

The dispensation sought to provision of car parking is well justified and worthy of support pursuant to Clause 52.06 Car Parking.

The proposal provides bicycle parking facilities in accordance with Clause 52.34.

9.0 Conclusion

In conclusion, the proposal is a well-found response to the contextual circumstances of the site.

The proposed land uses, buildings and works do not raise any tensions with the suite of planning controls that relate to the site.

The proposal responds appropriately to all relevant aspects of state and local planning policy framework, planning controls and relevant particular provisions of the planning scheme.

The proposal will result in an improved community focus to an existing age care and retirement village facility and will result in substantial net community benefit as a result of its construction, increased employment opportunities as well as the improved facilities to the local and existing community.

Yours faithfully
for FASTNET CONSULTING



Phil Edwards
B.App.Sci.Planning
MPIA CPP

