

LANDZ SURVEYING

FEATURE SURVEY PLAN OF TP 646179 No. 118-120 PRINCE STREET, ROSEDALE 3847 LEVELS ARE TO AN ARBITRARY HEIGHT DATUM CONTOUR INTERVAL 0.2 METRES JOB NUMBER: 00961

DEMOLITION NOTES

ALL BUILDINGS ON SITE ARE TO BE COMPLETELY DEMOLISHED INCLUDING:
THE EXISTING OUTBUILDING ON SITE

ASBESTOS AUDITS TO BE UNDERTAKEN PRIOR TO DEMOLITION AND ANY ASBESTOS MATERIALS TO BE REMOVED BY LICENSED REMOVALIST AND A CLEARANCE CERTIFICATE MUST BE ISSUED

ALL BUILDINGS ARE TO BE DISCONNECTED FROM SERVICES PRIOR TO DEMOLITION AS PER SERVICES PLANS & DBYD

NOMINATED VEGETATION ON SITE IS TO BE REMOVED COMPLETELY. ANY SOFT OR LOOSE SOIL THAT DOES NOT RESPOND TO COMPACTION SHOULD BE EXCAVATED TO ACHIEVE A FIRM WORKING BASE (ENGINEER DESIGNED FOOTING SYSTEM MAY BE REQUIRED)

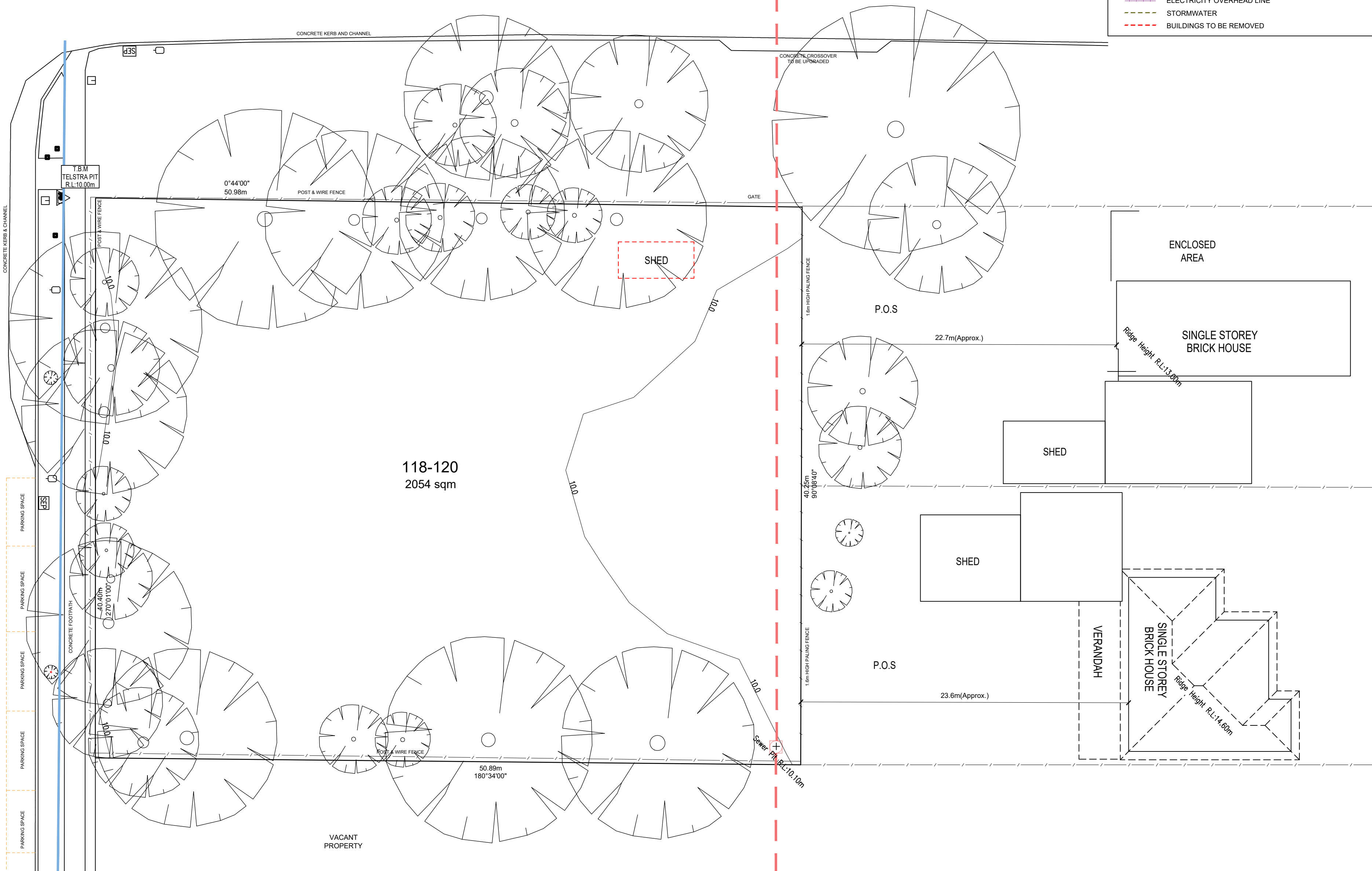
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

LEGEND	
	EXISTING VEGETATION TO BE RETAINED
	VEGETATION TO BE REMOVED
	ELEMENTS TO BE REMOVED
	SEWER MAIN
	NBN U/G CABLE
	GAS MAIN
	WATER MAIN
	ELECTRICITY OVERHEAD LINE
	STORMWATER
	BUILDINGS TO BE REMOVED

MACKAY STREET

PRINCE STREET
TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

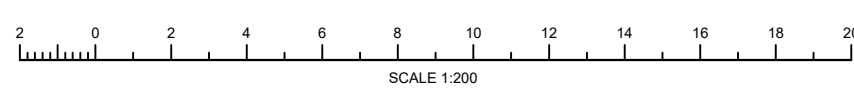


LVD
Latrobe Valley Drafting

SHOP 6, 11 MOORE STREET
MOE VIC 3825
P.O. BOX 585, MOE VIC 3825
PH: (03) 5126 2431
EMAIL: admin@lvdrafting.com.au
WEB: www.lvdrafting.com.au
D.P.A.D. 20258

Design Matters
This is a member of the
Latrobe Valley Drafting Association
Member

DISCLAIMER: LATROBE VALLEY DRAFTING RETAINS COPYRIGHT OF THESE DRAWINGS AND ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION FROM LATROBE VALLEY DRAFTING PTY LTD SHALL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT AS PER THE COPYRIGHT ACT 1968



REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING

DRAWN: K.H.
DATE: 18/05/2022

SHEET No: 1 OF 6
DO NOT SCALE
A2 SIZE SHEET

EXISTING SITE PLAN

PROJECT: PROPOSED MEDICAL CENTRE
ADDRESS: 118-120 PRINCE STREET, ROSEDALE

SCALE: 1:200
DRG. NO: L4537 - 002
REV: P4

SITE ANALYSIS	
TOTAL SITE:	1042.00sqm = 100%
BUILDINGS:	205.08sqm = 20%
CONCRETE:	454.30sqm = 43%
LANDSCAPING:	382.62sqm = 37%

LEGEND	
	EXISTING VEGETATION TO BE RETAINED
	VEGETATION TO BE REMOVED
	ELEMENTS TO BE REMOVED
	SEWER MAIN
	NBN U/G CABLE
	GAS MAIN
	WATER MAIN
	ELECTRICITY OVERHEAD LINE
	STORMWATER
	BUILDINGS TO BE REMOVED

SITE ANALYSIS	
TOTAL SITE:	1042.00sqm = 100%
BUILDINGS:	205.08sqm = 20%
CONCRETE:	447.07sqm = 43%
LANDSCAPING:	389.85sqm = 37%

TREE PROTECTION ZONES

IN ACCORDANCE WITH AS4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITE, TREE PROTECTION ZONES TO RESTRICT VEHICLE AND EXCAVATION WORKS MUST BE ESTABLISHED AND MAINTAINED AS PER THE TABLE BELOW.

TREE #	SPECIES	EXCLUSION ZONE
1	EUCALYPTUS SP	4m
2	EUCALYPTUS SP	2.5m
3	EUCALYPTUS SP	2m
4	EUCALYPTUS SP	3m
5	EUCALYPTUS SP	2.5m
6	ACER RUBRUM	1.5m
7	ACER RUBRUM	1.5m

EXCLUSION ZONES HAVE BEEN NOMINATED WITH RED HATCHED AREAS AND MARKED AS PER NOMINATED TREE. EXCLUSION ZONE IS A RADIUS FROM THE BASE OF THE TREE - TBC ON SITE

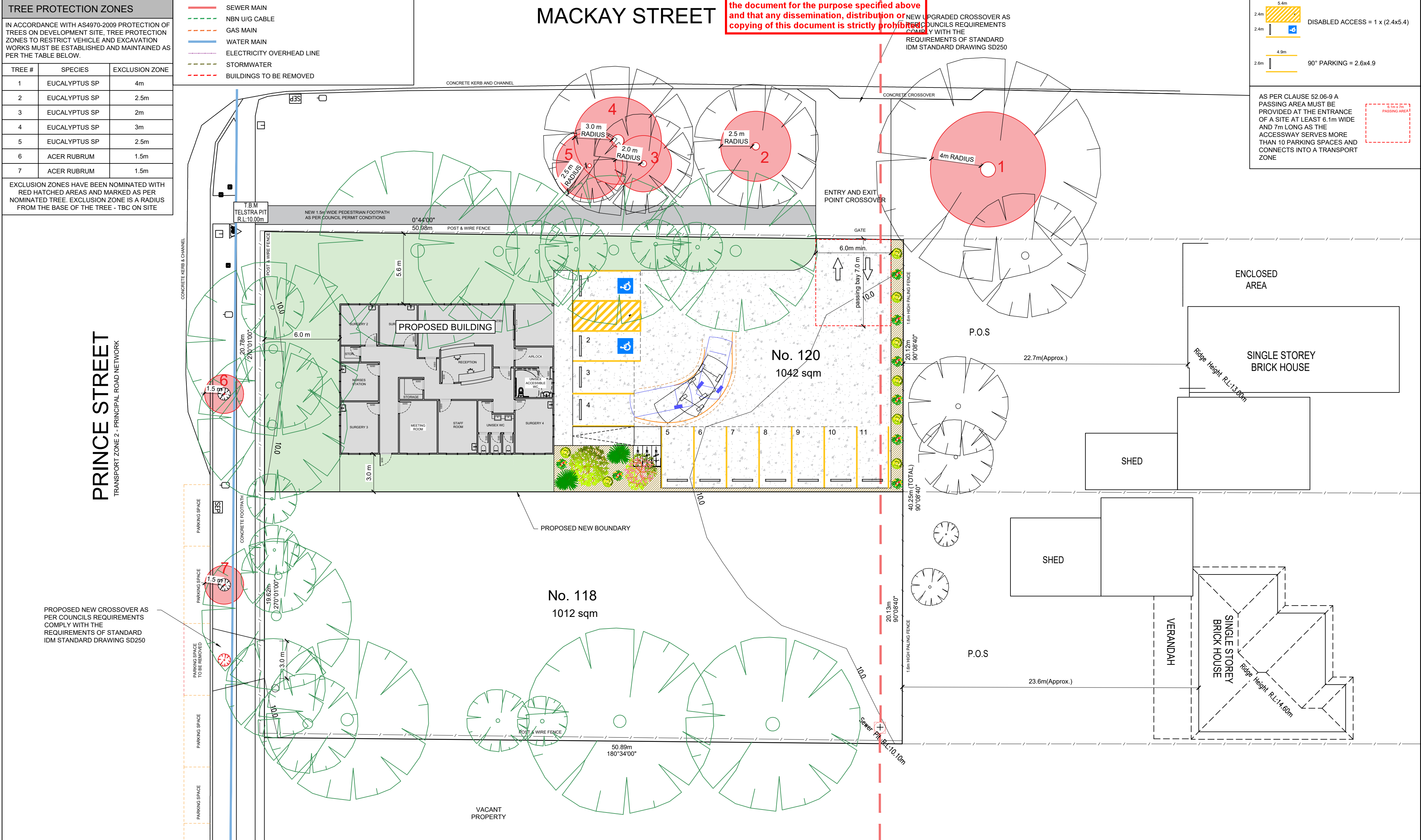
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

BICYCLE FACILITIES	
EMPLOYEE = 1 x BICYCLE SPACE REQUIRED TO EACH 8 PRACTITIONERS	
VISITOR = 1 TO EACH 4 PRACTITIONERS	
= 3 x BICYCLE SPACES REQUIRED	

USAGE - CAR PARKING	
NOTE: WELLINGTON SHIRE CLAUSE 22.04 APPLIES TO THIS PROPOSAL	
REQUIREMENT: 4 CAR PARKS TO EACH PRACTITIONER	
4 MEDICAL PRACTITIONERS = 16 PARKS REQUIRED	
11 CAR PARKS ARE SUPPLIED ON SITE A WAIVER OF 5 CAR PARKS WILL BE REQUIRED	

AS PER CLAUSE 52.06-9 A PASSING AREA MUST BE PROVIDED AT THE ENTRANCE OF A SITE AT LEAST 6.1m WIDE AND 7m LONG AS THE ACCESSWAY SERVES MORE THAN 10 PARKING SPACES AND CONNECTS INTO A TRANSPORT ZONE

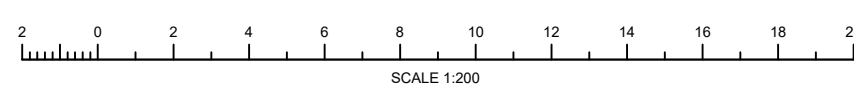


LVD
Latrobe Valley Drafting

SHOP 6, 11 MOORE STREET
MOE VIC 3825
P.O. BOX 585, MOE VIC 3825
PH: (03) 5126 2431
EMAIL: adm@lvdrafting.com.au
WEB: www.lvdrafting.com.au
D.F.A.D 20258

Design Matters
The only body for the Landmark Design Profession
Member

DISCLAIMER
LATROBE VALLEY DRAFTING RETAINS COPYRIGHT OF THESE DRAWINGS AND ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION FROM LATROBE VALLEY DRAFTING PTY LTD WILL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT AS PER THE COPYRIGHT ACT 1968



REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING

DRAWN: R.G.
DATE: 20/11/2024

SHEET No: 2 OF 6
DO NOT SCALE
A2 SIZE SHEET

PROPOSED SITE PLAN

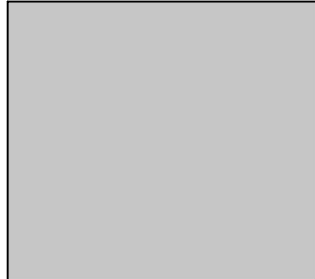
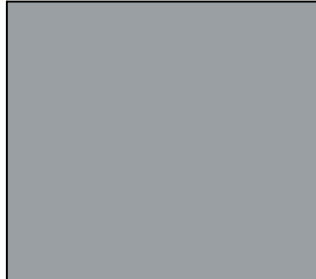
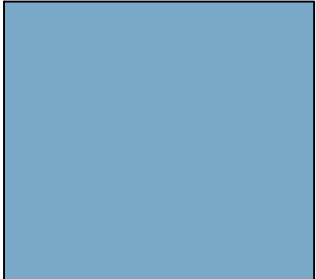
PROJECT: PROPOSED MEDICAL CENTRE
ADDRESS: 118-120 PRINCE STREET, ROSEDALE

SCALE: 1:200
DRG. NO.: Lv4537 - 002
REV: P4

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

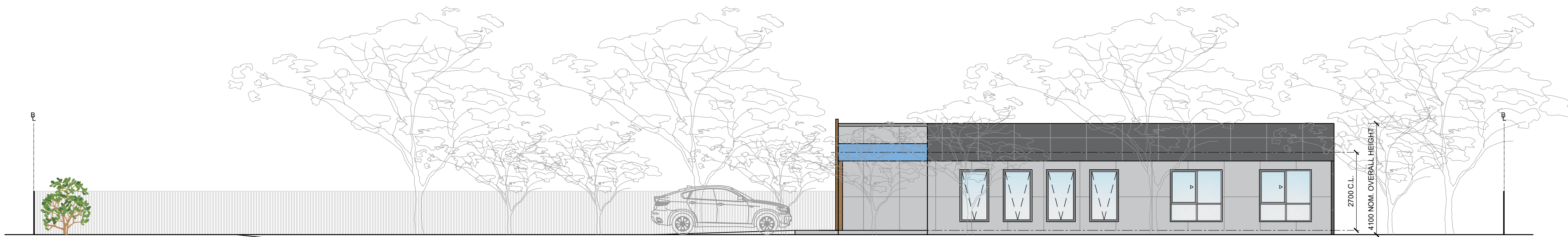
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

COLOURS & MATERIALS

		
DULUX: 'ASHVILLE' OR SIMILAR	DULUX: 'ENDLESS DUSK' OR SIMILAR	DULUX: 'SEABORNE' OR SIMILAR



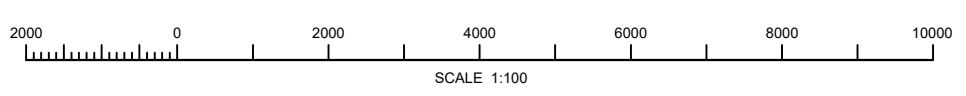
NORTH ELEVATION - PRINCE STREET VIEW



WEST ELEVATION - MACKAY STREET VIEW


 SHOP 6, 11 MOORE STREET
 MOE VIC 3825
 P.O. BOX 585, MOE VIC 3825
 PH: (03) 5126 2431
 EMAIL: admin@lvdrafting.com.au
 WEB: www.lvdrafting.com.au
 D.P.A.D. 20258


DISCLAIMER:
 LATROBE VALLEY DRAFTING RETAINS COPYRIGHT OF THESE DRAWINGS AND ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION FROM LATROBE VALLEY DRAFTING PTY LTD SHALL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT AS PER THE COPYRIGHT ACT 1988.



REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING

DRAWN: K.H.
 DATE: 18/05/2022
 SHEET No: 3 OF 6
 DO NOT SCALE
 A2 SIZE SHEET

SITE ELEVATIONS

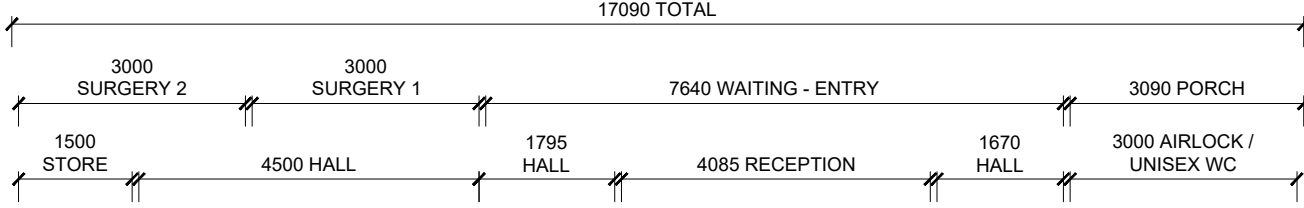
PROJECT: PROPOSED MEDICAL CENTRE
 ADDRESS: 118-120 PRINCE STREET, ROSEDALE
 SCALE: 1:100
 DRG. NO: Lv4537 - 004
 REV: P4

AREA ANALYSIS	
MEDICAL CONSULTING SPACE 1 PORCH AREA	194.69m ² 10.39m ²
TOTAL BUILDING AREA	205.08m ²
TOTAL SQ	22.07sq
TYPICAL CONSTRUCTION	
FRAME:	90mm THICKNESS
CLADDING:	JAMES HARDIE MATRIX CLADDING
EAVES:	NO EAVES
DOORS:	2040x820 U.N.O

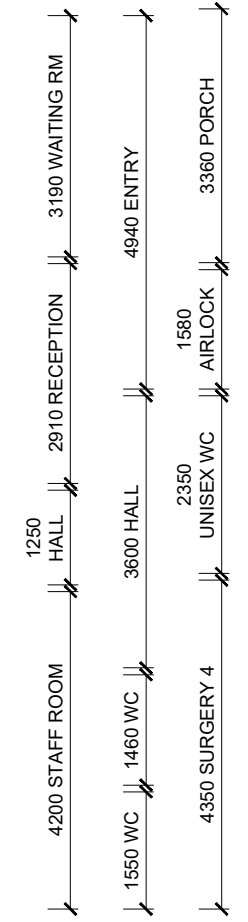
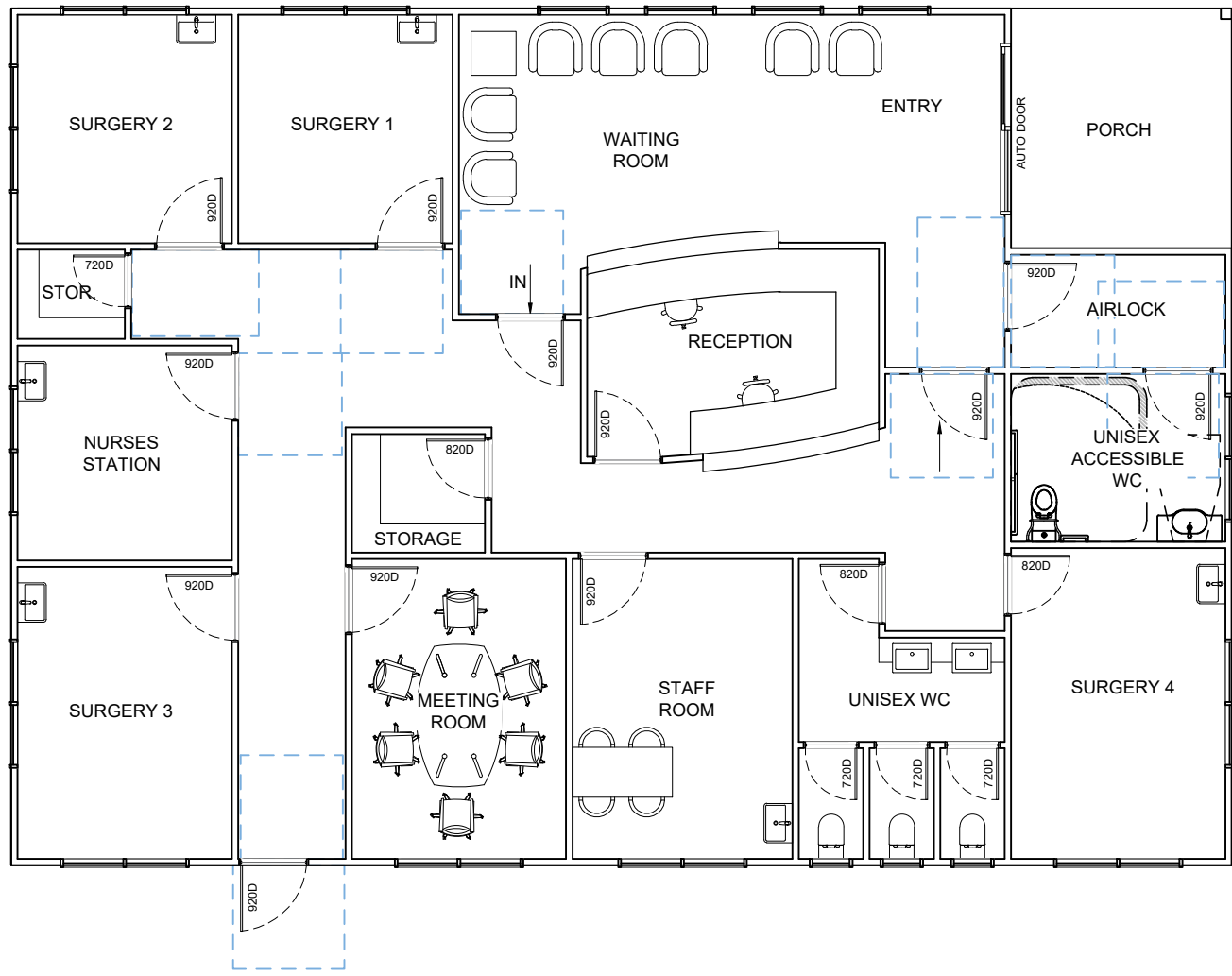
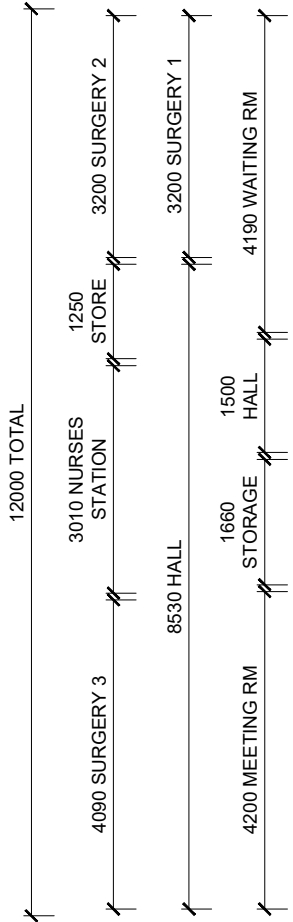
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

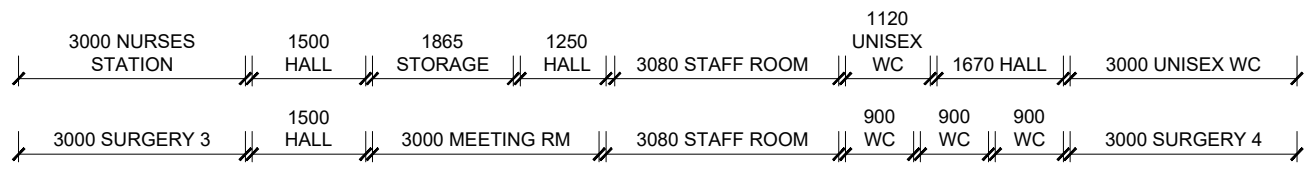
B
006



A
006



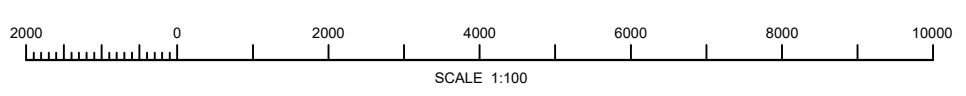
C
006



D
006


 SHOP 6, 11 MOORE STREET
 MOE VIC 3825
 P.O. BOX 585, MOE VIC 3825
 PH: (03) 5126 2431
 EMAIL: admin@lvdrafting.com.au
 WEB: www.lvdrafting.com.au
 D.P.A.D. 20258

 This is a logo for the Latrobe Valley Drafting Association Member.



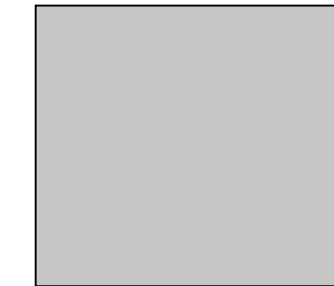
REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING		FLOOR PLAN	
DRAWN: K.H.	PROJECT: PROPOSED MEDICAL CENTRE	ADDRESS: 118-120 PRINCE STREET, ROSEDALE	
DATE: 18/05/2022	SHEET No: 4 OF 6		
DO NOT SCALE A2 SIZE SHEET	SCALE 1:100	DRG NO. L4537 - 005	REV. P4

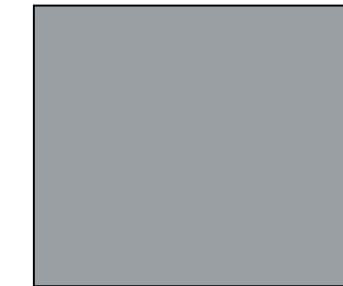
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

COLOURS & MATERIALS



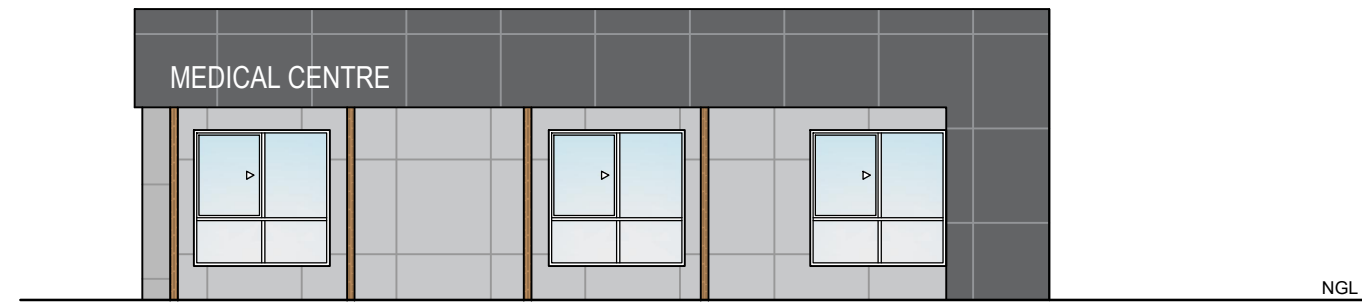
DULUX: 'ASHVILLE' OR SIMILAR



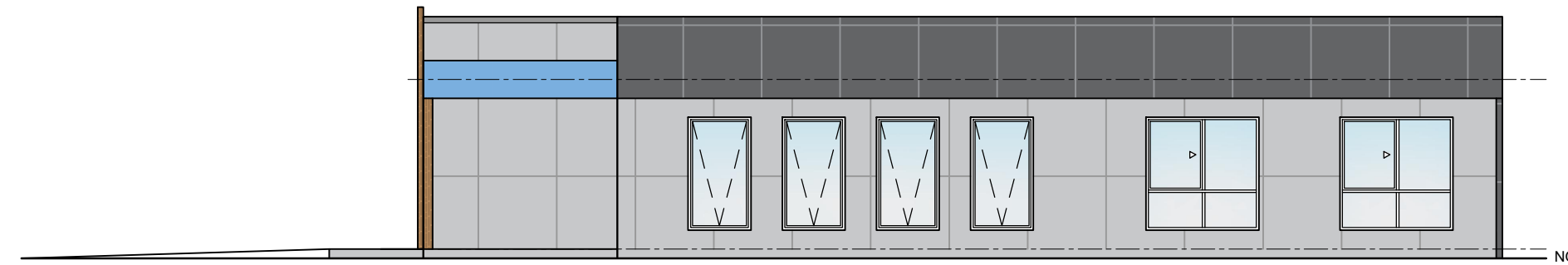
DULUX: 'ENDLESS DUSK' OR SIMILAR



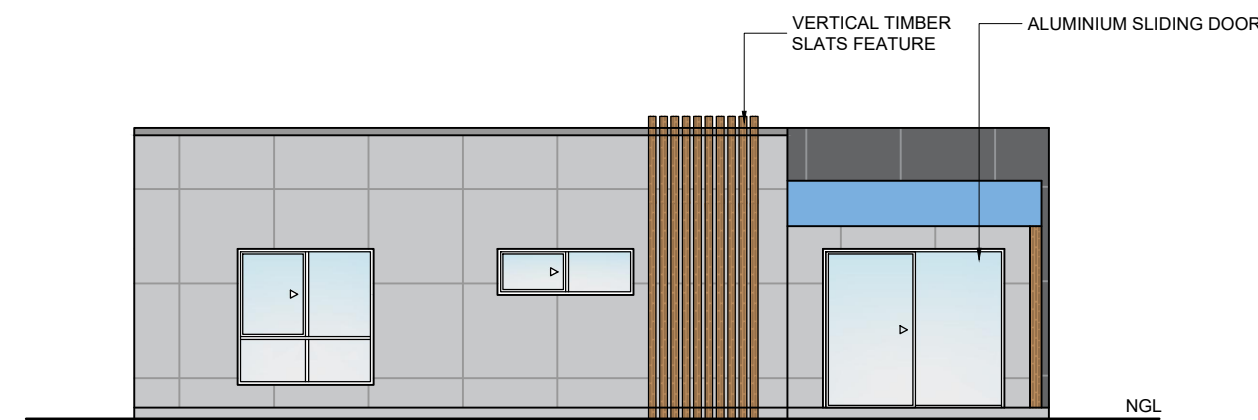
DULUX: 'SEABORNE' OR SIMILAR



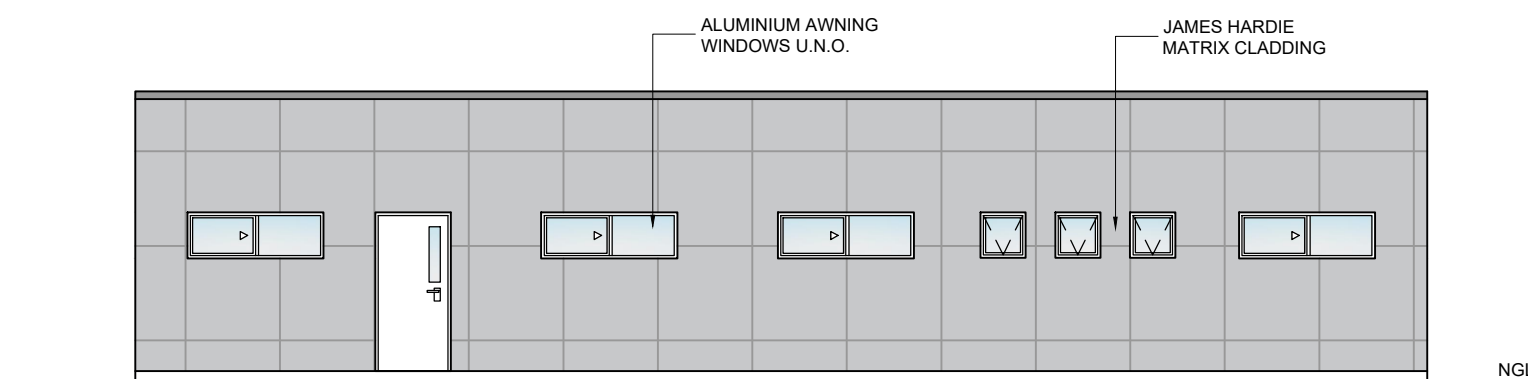
SOUTH ELEVATION A
005



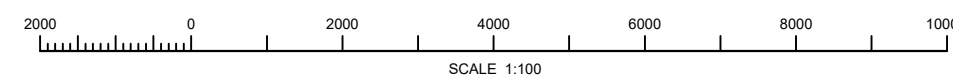
WEST ELEVATION B
005



NORTH ELEVATION C
005



EAST ELEVATION D
005



REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING

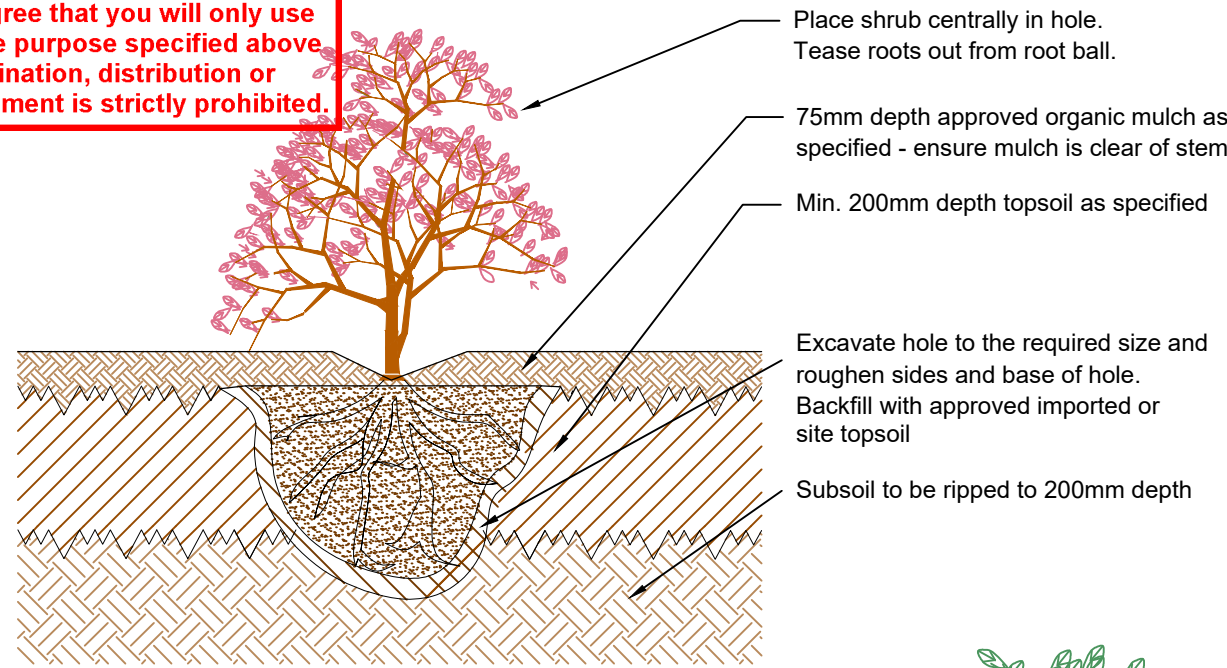
DRAWN:	K.H
DATE:	18/05/2022
SHEET No:	5 OF 6
DO NOT SCALE	
A2 SIZE SHEET	

ELEVATIONS

PROJECT: PROPOSED MEDICAL CENTRE		
ADDRESS: 118-120 PRINCE STREET, ROSEDALE		
SCALE	1:100	DRG NO.
		Lv4537 - 006
REV.	P4	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Typical shrub planting detail
Section detail

Note: Strong central leading trunk to be evident at time of planting

3 Stakes tied to tree as indicated
Stakes must not damage root ball
Install ties 1/3 height of tree with enough slack to permit trunk movement in wind

Place tree centrally in hole. Tease roots out from root ball. Ensure soil covers top of root ball without covering the trunk fare.

Mound dug-out site soil in a ring around outer edge of rootball to form a watering bowl. Cover with 75mm depth approved organic mulch. ensure mulch is clear of stem.

Prepare base of pit with nutrient additives if specified. Base of hole to be no deeper than the height of the root ball and 2 to 3 times the width of root ball. Slope sides of planting holes, and roughen soil interface. Back fill with approved imported or site soil.

Compact soil beside and under rootball to stabilise tree rootball in ground.

Rip subgrade to 200mm depth.



Typical advanced tree planting detail (3 stakes)

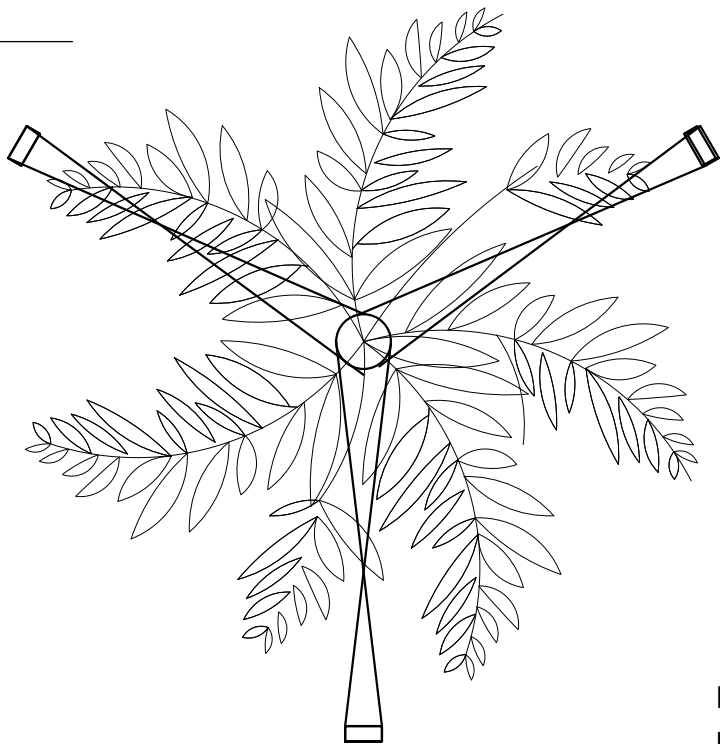
WARNING

BEWARE OF UNDERGROUND SERVICES

Note that the location shown of existing underground services is indicated only and may not be accurate at the time of landscape works. No guarantee is given that all existing services are shown. Determination of the exact position and extent of underground services is the responsibility of the contractor and is to be confirmed prior to commencement of work.

GENERAL NOTES:

1. Before commencement of works it is the responsibility of the landscape contractor to contact 'Dial before you dig' (ph: 1100) for information on services in the area shown on the plan.
2. The contractor shall verify the location and depth of all services prior to commencing on site.
3. The contractor shall be liable for any damage to services during landscaping works.
4. The contractor shall verify the location of any existing trees shown to be retained and protect them during works.
5. All trees shall be planted in locations show on the plan.
6. Any change to plant species must have the approval of the landscape architect.
7. Trees shall be planted no less than the following distances from landscape elements:
 - Footpaths - 1.2m
 - Driveways and crossings - 3.0m
 - stormwater and sewerage pits - 2.0m
 - Intersections - 10.00m
 - Service crossings - 2.0m
 - Kerb and channel - 2.0m
 - Street lights - 4.0m
8. Construction certification for all structural elements is to be provided prior to practical completion being granted.
9. The contractor shall protect all existing structures and pavements within and adjacent to the site for the duration of the works and make good any damage done.



Plan view

LANDSCAPE SPECIFICATION

Plant material:

Plant shall have large healthy root systems, with no evidence of root curl, restriction or damage. Be vigorous, well established, free from disease and pests, of good form consistent with the species or variety, and are hardened off, not soil or forced, and suitable for planting in the natural climatic conditions prevailing at the site. Trees shall be multi-stemmed and have a single leading shoot.

Plant installation:

Refer to tree and shrub planting details for planting method. Plant plants in locations indicated on the plan. Where planting locations are not shown arrange planting in a grid pattern at the spacing noted in the planting schedule.

Soil improvement

Subsoil is to be tested to determine ameliorants to be added if required to promote vigorous and healthy growth of planted material.

Imported topsoil material

Supply and install imported topsoil to all garden beds. Soil is to comply with the following.

- Total Salts: less than 1000ppm
- Drainage rate: 50-100 mm/hr
- Organic matter: 5-20% (preference for composted materials)
- Nutrient levels
 - . Phosphate
 - . Postassium
 - . Calcium
 - . Magnesium
 - . C.E.C.
 - . Sodium % C.E.C.
- Bulk Density
- Moisture %

- Free from:
- . Perennial weeds, their roots, bulbs and rhizomes;
 - . Extraneous materials including bricks, glass, concrete or any other material deleterious to plant growth or the installation operators;
 - . Rocks and stone greater than 5mm in diameter, and than 3% stone by dry weight;
 - . Heavy metal contaminants as specified for EPAV (1991) clean fill requirements;
 - . Organic material greater than 20mm in length. Composted materials are preferred;
 - . Any imported topsoil samples shall be submitted for approval by the Superintendent 14 days prior to delivery
 - . Topsoil raised to the standard of the appropriate type by the use of additives may be used subject to compliance with the relevant test criteria;

Mulch material

Mulch shall be applied to all garden beds and around all planted trees within scope of works. Use mulch, which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Soil installation

Place 200mm topsoil on the prepared subsoil. Spread and grade evenly, making the necessary allowances so that the required finished levels and contours may be achieved after light compaction. Grassed areas shall be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips. Finished level of topsoil is at least 125mm below weepholes in buildings to allow for 75mm mulch cover and 50mm clearance of plants.

Prevent excess compaction caused by constructional plant. Compact lightly with a roller weighing between 200-220kg per metre length. Compact uniformly in 150mm layers. Avoid differential subsidence and produce a finished topsoil surface which is at design levels; smooth and free from stones or lumps of soil; grade to drain freely, without ponding, to catchment points; graded evenly into adjoining ground surfaces; and ready for planting. Dispose of surplus topsoil as directed by the superintendent.

Mulch installation

Mulch to be Organic Mulch from composted green waste. Place mulch to the required depth, refer to landscape plan, generally 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Requirement: Spread and roll mulch so that after settling, or after rolling it is smooth and evenly graded between design surface levels; flush with adjacent finish levels; of the required depths; and sloped towards the base of plant stems in plantation beds, but not contact with stem. Place mulch in mass planted areas after the preparation of the planting bed but before planting and all other work. In smaller areas, place after the preparation of the planting bed, planting and all other work. Where mulching is done before planting, avoid mixing of mulch and soils - no mulch is to be buried, or soil left on top of the mulch.

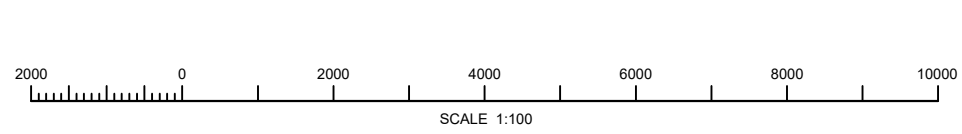
Grassing:

Install lawn where nominated on the drawings to repair damage to the existing lawn nature strips. Finish and level soil surface as specified. Seed mix to be a general non-irrigated parkland and nature strip blend, comprising of the following species (or other approved by council)

- . 60% dwarf tall fescue-drought tolerant cultivars
- . 20% perennial rye-drought tolerant cultivars
- . 10% sheep's fescue
- . 10% hard fescue

Irrigation:

An in-ground irrigation system is to be supplied to all landscaped areas



REV #	DESCRIPTION	DRAWN BY	DATE
P4	ISSUED FOR PLANNING APPROVAL		16/01/2025

FOR PLANNING	
DRAWN:	K.H
DATE:	18/05/2022
SHEET No:	6 OF 6
DO NOT SCALE	A2 SIZE SHEET

LANDSCAPING DETAILS		
PROJECT: PROPOSED MEDICAL CENTRE		
ADDRESS: 118-120 PRINCE STREET, ROSEDALE		
SCALE	1:100	REV. P4
DRG NO.	Lv4537 - 007	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

118-120 Prince Street,
Rosedale
VIC 3847

Proposed Medical Centre
with access to a Transport
Zone and a Proposed
Subdivision

January 2025

Produced by:



Unit 6, 1F Moore Street, Moe
P.O. Box 585, Moe
Email: admin@lvdrafting.com.au

Ph: 03 51262431
www.lvdrafting.com.au
DP-AD 20258

Contents

1	Background	3
2	Introduction	3
3	Site and Context Description	3
4	Clause 32.08 – General Residential Zone	5
5	Clause 36.04 – Transport Zone	8
6	Clause 52.06 – Car Parking	8
7	Clause 56 – Residential Subdivision	14
8	Conclusion	23
9	Site Photos	24

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Attachment Schedule		
PAGE NO.	TITLE	REFERENCE
1	Title & Title Plan	-
2	Existing Site Plan	Lv4537-002 / Rev P4
3	Proposed Site Plan	Lv4537-003 / Rev P4
4	Site Elevations	Lv4537-004 / Rev P4
5	Floor Plan	Lv4537-005 / Rev P4
6	Elevations	Lv4537-006 / Rev P4
7	Landscaping Details	Lv4537-007 / Rev P4

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

1 Background

Address:	118-120 Prince Street, Rosedale VIC 3847
Lot Number:	Allot. 10 Sec. 10 Township of Rosedale
Council Property Number:	192211
Lot Size:	2054sqm
Planning Zone	General Residential Zone (Schedule 1), Transport Zone 2
Planning Overlays:	None
Proposal:	Proposed Medical Centre with access to a Transport Zone and a Proposed Subdivision

The proposed site is located within **Wellington**. Please refer to the **Wellington** Planning Scheme when reading this report.

2 Introduction

Latrobe Valley Drafting Pty Ltd, acting on behalf of [REDACTED] submits this application for the proposed construction of a medical centre and subdivision of the property located at 118-120 Princes Street, Rosedale.

A planning permit (Permit No. P336/2022) was issued on November 2, 2022, for the use and development of the land for a medical centre. However, the revised application reflects the owner's intention to subdivide the allotment and construct the medical centre on one of the newly created lots (refer to attached plans). [REDACTED] is the current owner of the site, which is presently vacant (excepting a small shed) and contains existing trees. The proposal seeks to subdivide the land into two separate allotments and construct a smaller medical centre than originally approved.

Under the proposed subdivision, the current address of 118-120 Princes Street will be divided into two separate lots: 118 Princes Street and 120 Princes Street. The updated plan includes the following:

- Construction of a medical centre on the newly designated Lot 120 Princes Street.
- A waiver of five (5) car parking spaces.
- Subdivision of the allotment.
- Upgrading the existing concrete crossover along Mackay Street.
- Construction of a new crossover to serve Lot 118 Princes Street.

The proposed medical centre aims to enhance access to healthcare services for the residents of Rosedale and surrounding areas. Currently, there are limited options available, with one small medical centre along Princes Street and another located further south-east. Given Rosedale's

growing population, the establishment of an additional medical facility will provide significant community benefits by addressing the increasing demand for medical services and resources.

We now wish to submit for a new planning application for the proposed works at 118-120 Princes Street, Rosedale 3847.

3 Site & Context Description

The site is located within a General Residential Zone (schedule 1) as shown on figure 4 and is currently accessible from Mackay Street (the proposal will create an additional access point from Prince Street).

The subject site is located on the corner of a main road of Rosedale approximately 750m (1-minute drive) from the centre of the Rosedale CBD.

The subject site is 2,054 sqm in size (see attached plans) and is surrounded by existing developed and occupied sites of the same zoning; most of which are developed with single dwellings and various out-buildings used for storage associated with residential living. There are some other sites within Rosedale that are used for medical consultants and specialists, similar to the proposed.

The medical centre will be set in a cleared area of land

The site is relatively flat with little to no cut and/or fill required for the proposal.

Figure 1: Close aerial image showing the site – trees to the east are to be removed, refer to the attached architectural plans for more details.



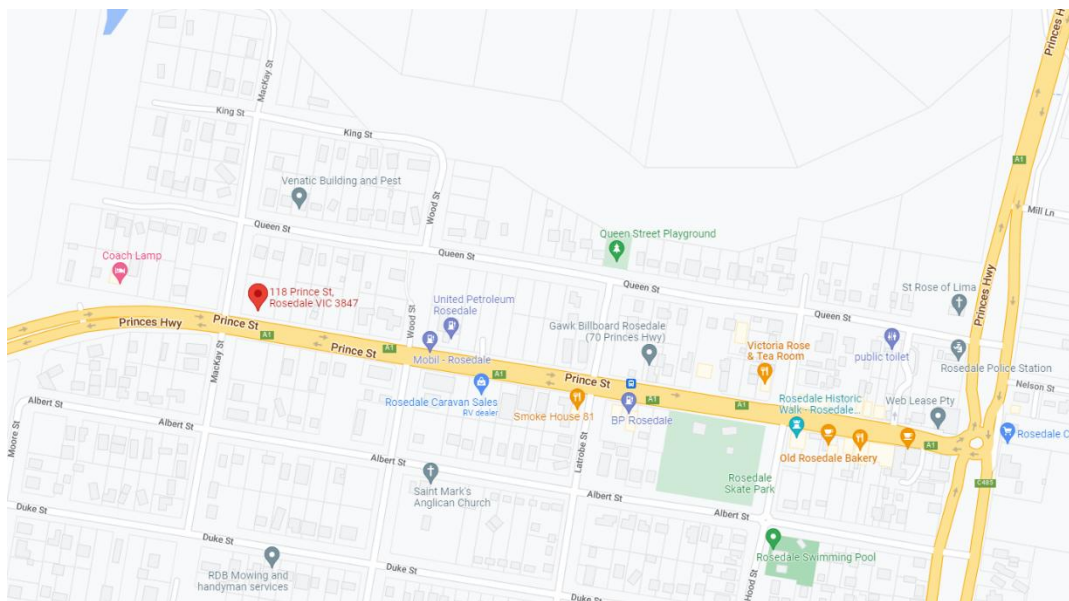
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Figure 2: Far aerial showing the site and surrounds.



Figure 3: Map view showing surrounding businesses and site uses.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

4 Clause 32.08 – General Residential Zone

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

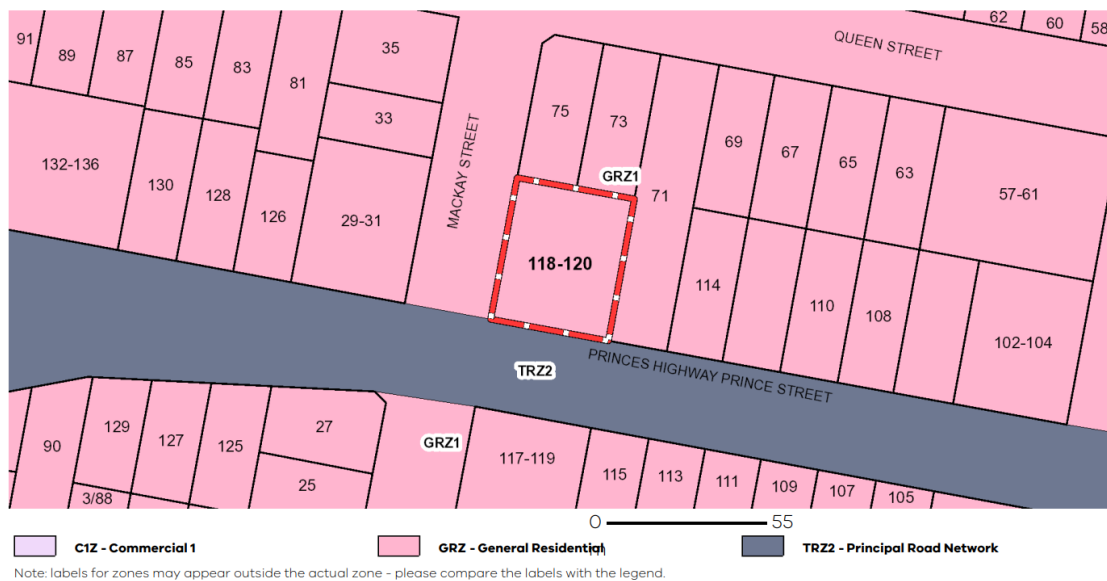


Figure 4: Location Area & Zoning Map – General Residential Zone (Schedule 1)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreations, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.08-2 Table of Uses

Section 1 - Permit not required	
Use	Condition
Dwelling (other than Bed and breakfast) Home based business Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under Clause 52.06-3. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.

Response:

The gross floor area of the proposed medical centre does not exceed 250sqm.

A permit is required under Clause 52.06-3 as the proposal requires a waiver of 5 parks

The site adjoins a road in a Transport Zone 2.

A permit is required to subdivide land.

- Permit required.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

32.08-9 Buildings and works associated with a Section 2 use

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.

32.08-13 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General:

Items to be considered:	Response:
The Municipal Planning Strategy and the Planning Policy Framework.	<p>The proposal has been considered against the following Municipal Planning Strategies and Planning Policy Frameworks:</p> <p>13.05 – Noise</p> <p>The proposed site is located with access to a main road (Princes Street) which is also part of the Princes Highway. It is not uncommon for this road to carry heavy traffic. The only noise increase from the site would be from an increase in traffic and since the site is already by a main road, this will not have any significant impact to the site and its surrounds.</p> <p>13.07 – Amenity, Human Health & Safety</p> <p>The land use is compatible with the adjoining and nearby land uses. Within the General Residential Zone’s purpose it states: “To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.” The proposed medical centre will serve community needs and will benefit the people of Rosedale and surrounding areas. The site has access to all services required.</p> <p>15.01 – Built Environment</p> <p>The proposed medical centre has been designed so that it stands out from the surrounding residential area while also being attractive and suitable for its use and the area. A mix of colours and materials have been used to separate the two medical centres within this building.</p>
The purpose of this zone.	The purpose of this zone is to encourage a diversity of residential developments as well as other educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs. A medical centre comes under this purpose.
The objectives set out in a schedule to this zone.	None specified.
Any other decision guidelines specified in a schedule to this zone.	None specified.
The impact of overshadowing on existing rooftop solar energy systems on dwellings adjoining lots in a General Residential Zone, Mixed Use Zone,	There will be no issues of overshadowing on existing rooftop solar energy systems on dwellings.

Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	
---	--

Subdivision:

Items to be considered:	Response:
The pattern of subdivision and its affect on the spacing of buildings	The parcel, currently identified as No. 118-120 Princes Street, is approximately twice the width of many other allotments along the street. The proposed subdivision aligns closely with the existing pattern and layout of allotments in the area.
For the subdivision of land for residential development, the objectives and standards of Clause 56	The subdivided allotment will be sold and there is no residential development proposed at this stage.

Dwellings and residential buildings:

This proposal is for a medical centre – not applicable.

Non-residential use and development:

Items to be considered:	Response:
Whether the use or development is compatible with residential use.	As mentioned previously, the purpose of this zone is to provide for residential use but also other non-residential uses to serve local community needs. A medical centre comes under this range of uses.
Whether the use generally serves local community needs.	The proposal is for a medical centre. This will serve the local community needs.
The scale and intensity of the use and development.	The proposal will create a new medical centre. It will be single storey and the building will take up approximately 20% of the newly subdivided site. The scale and intensity of this development is relatively small to suit the small-town style of Rosedale. Existing native vegetation will remain.
The design, height, setback and appearance of the proposed buildings and works.	Refer to the attached architectural drawings.
The proposed landscaping.	Refer to the attached architectural drawings.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The provision of car and bicycle parking and associated accessways.	Car parking has been provided on the site; however, a waiver of 5 parks is required. 3 bicycle parking spaces have been provided on the site which complies with Clause 52.34.
Any proposed loading and refuse collection facilities.	All waste will be collected from curb side bins with the local bin collection.
The safety, efficiency and amenity effects of traffic to be generated by the proposal.	The speed limit as of July 2019 along Prince Street was 60km/h. Practitioners and visitors will enter the site from Mackay Street (residential side street) which is much quieter. There is a turning lane provided along the west bound side of Prince Street which practitioners and visitors could use to enter Mackay Street. The turning lane and low speed limit will aid in a safe access to the site.

5 Clause 36.04 – Transport Zone

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for an integrated and sustainable transport system.
- To identify transport land use and land required for transport services and facilities.
- To provide for the use and development of land the compliments, or is consistent with, the transport system or public land reservation.
- To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

The proposal will create a new crossover with access to a Transport Zone 2 – Principal Road Network – **Permit Required.**

6 Clause 52.06 – Car parking

Purpose

1. To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
2. To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
3. To support sustainable transport alternatives to the motor car.
4. To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
5. To ensure that car parking does not adversely affect the amenity of the locality.
6. To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-3 Permit requirement

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

- The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.
- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

Response:

The proposal will require a waiver of 5 parking spaces – **Permit required**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Table 1: Car parking requirement

Use	Rate	Rate	Car Parking Measure
	Column A	Column B	
Manufacturing sales	4	3.5	To each 100 sq m of leasable floor area
Market	8	3.5	To each 100 sq m of site area
Materials recycling	10	10	Per cent of site area
Medical centre	5		To the first person providing health services plus
	3		To every other person providing health services
		3.5	To each 100 sq m of leasable floor area
Milk depot	10	10	Per cent of site area
Motel	1	1	To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any

The proposed medical centre will have 4 practitioners. Parking spaces required = 16. 11 parks have been provided on site – the application required a waiver of 5 parks.

52.06-7 Application requirements and decision guidelines for permit applications

For applications to reduce the car parking requirement

An application to reduce (including to zero) the number of car parking spaces required under Clause

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

The following matters must be addressed within the Car Parking Demand Assessment to the satisfaction of the responsible authority:

Matter to be addressed:	Response:
The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	As the site is mostly surrounded by residential buildings, the likelihood of multi-purpose trips combined with a trip to the site is low.
The variation of car parking demand likely to be generated by the proposed use over time.	The car parking demand over time would be generally the same year round.
The short-stay and long-stay car parking demand likely to be generated by the proposed use.	There would be a variation of long-stay and short-stay demand generated by the proposed use. Long-stay parks would be required for employees and short-stay parks would be required for visitors.
The availability of public transport in the locality of the land.	There is a bus stop approximately 450m away from the proposed site.
The convenience of pedestrian and cyclist access to the land.	The site has been designed to ensure that bicycle and pedestrian access is available. Bicycle parking has been supplied on the site.
The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.	Bicycle parking has been provided on the site. End of trip facilities have not been provided on this site.
The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.	The anticipated car ownership rates of visitors would be moderate. This is due to the fact that multiple visitors could come in one vehicle such as a partners, parent and children etc; however, visitors could also be one person per vehicle.
Any empirical assessment or case study.	To be considered by the relevant authority.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

Matter to be addressed:	Response:
The Car Parking Demand Assessment.	Refer to the table above.
Any relevant local planning policy or incorporated plan.	clause 52.06. Refer above for it's implementation.
The availability of alternative car parking in the locality of the land, including: <ul style="list-style-type: none"> – Efficiencies gained from the consolidation of shared car parking spaces. – Public car parks intended to serve the land. – On street parking in non residential zones. 	Line-marked parallel parking is available along Prince Street (two parks will require removal for the proposed Prince Street Crossover location. Non-line marked parking is also available along Mackay Street. As the driveways and nature strips are quite large here, the residential sites should not be negatively impacted much from on-street

– Streets in residential zones specifically managed for non-residential parking.	parking. Refer to the photographic survey at the end of the report for images of Prince Street Parking.
On street parking in residential zones in the locality of the land that is intended to be for residential use.	As mentioned above, Mackay Streets residential sites have large driveways and nature strips which reduced the requirement for visitors/residents parking on the street. Refer to the photographic survey at the end of this report.
The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.	It is not practical to provide all the parks on the site as on-street line-marked parking is available along Prince Street, bicycle parking has been provided on the site and there is public transport available in close proximity to the site.
Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.	The reduced parks will not have any impact on any nearby activity centre.
The future growth and development of any nearby activity centre.	Not applicable for this site.
Any car parking deficiency associated with the existing use of the land.	None.
Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.	Not applicable.
Local traffic management in the locality of the land.	To be considered by the relevant authority.
The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.	There will be no negative impacts on the local amenity from a reduced parking requirement.
The need to create safe, functional and attractive parking areas.	The parking area has been designed so that it is attractive and has easy access to the medical centre from the parking area.
Access to or provision of alternative transport modes to and from the land.	As mentioned previously, there is a bus stop approximately 450m from the site. Bicycle parking has been included into the design. The site is situated within an existing residential area which will allow many residents to walk to the medical centre instead of using other means of transport.
The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.	To be considered by the relevant authority.
The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.	Reducing the parking on the site will not negatively impact the character of the surrounding area.
Any other matter specified in a schedule to the Parking Overlay.	Not applicable.
Any other relevant consideration.	To be considered by the relevant authority.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

52.06-10 Decision guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Items to be considered:	Response:
The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.	The site is located on a corner. Prince Road is a Transport Zone (Principal Road Network) and forms part of the Princes Highway. Mackay Street is a normal residential road. This is to be considered by the relevant authority.
The ease and safety with which vehicles access and circulate within the parking area.	Refer to the attached architectural plans.
The provision for pedestrian movement within and around the parking area.	Pedestrian movement within the site has been taken into consideration. Concrete footpaths have been incorporated into the design to access the building entrances.
The provision of parking facilities for cyclists and disabled people.	Three (3) bicycle parking spaces have been provided on site – complies. In AS2890.6 it states that for a site that requires 21-50 parking spaces, not less than 2 of those spaces need to be accessible. The site requires less than 21 car parks, so therefore only 1 accessible parking space has to be provided on the site – complies.
The protection and enhancement of the streetscape.	The proposed site is on a main road (Prince Street) and is currently vacant. The site has some vegetation which will remain. The streetscape has great potential to be improved. The proposal will retain majority of the trees in close proximity to roads on site which help keep the rural feeling/look of Rosedale.
The provisions of landscaping for screening and shade.	The trees that will be retained on site will be used for parking shade and screening. Additional landscaping has been proposed on site as shown on the attached architectural plans.
The measures proposed to enhance the security of people using the parking area particularly at night.	The site will not be accessed at night.
The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.	The site is within a General Residential Zone and has access to a Transport Zone 2 (Prince Road). Prince street is not only a main road but is also part of the Princes Highway. Many drivers utilise this road to travel into east Gippsland and so it would not be uncommon for this road to have heavy traffic. As the proposal is for a medical centre, any increased noise would be from traffic and since this site

	already abuts a main road, there will be no significant increase in noise from the proposal.
The workability and allocation of spaces of any mechanical parking arrangement.	Not applicable for this application.
The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.	Refer to the attached architectural plans.
The type and size of vehicle likely to use the parking area.	The largest sized vehicle entering the site would be a normal personal vehicle such as a car or small van.
Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.	Refer to the attached architectural plans.
The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.	Not applicable for this application.
Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).	Refer to the attached architectural plans.
The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-7 and 56-06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.	Not applicable for this application.
Any other matter specified in a schedule to the Parking Overlay.	Not applicable.

7 Clause 56 – Residential Subdivision

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- Metropolitan Melbourne growth areas.
- Infill sites within established residential areas.
- Regional cities and towns.

To ensure residential subdivision design appropriately provides for:

- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

56.01 Subdivision site and context description and design response

Objective	Response
<p>56.01-1 Subdivision Site and context description In relation to the site:</p> <ul style="list-style-type: none"> – Site shape, size, dimensions and orientation. – Levels and contours of the site. – Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. – The siting and use of existing buildings and structures. – Street frontage features such as poles, street trees and kerb crossovers. – Access points. – Location of drainage and other utilities. – Easements. – Any identified natural or cultural features of the site. – Significant views to and from the site. – Noise and odour sources or other external influences. – Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. – Any other notable features or characteristics of the site. – Adjacent uses. – Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. 	<p>Refer to architectural plans for the required information. Both sites will be rectangular in shape.</p> <div data-bbox="815 1144 1425 1496" style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p>By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>
<p>An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:</p> <ul style="list-style-type: none"> – The pattern of subdivision. – Existing land uses. – The location and use of existing buildings on adjacent land. – Abutting street and path widths, materials and detailing. – The location and type of significant vegetation. 	<p>Subdivision is for two lots only</p>
<p>56.01-2 Subdivision Design Response The design response must explain how the proposed design:</p>	<p>Refer to site plan Lv4537-002. The parcel, currently identified as No. 118-120 Princes Street, is approximately twice the width of</p>

Derives from and responds to the site and context description.
 Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
 Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
 Meets the relevant objectives of Clause 56.
 The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

many other allotments along the street. The proposed subdivision aligns closely with the existing pattern and layout of allotments in the area.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

56.03 Liveable and sustainable communities

Standard

Response

56.03-5 Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

Standard C6

Subdivision should:

Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.

Respond to and integrate with the surrounding urban environment.

Protect significant vegetation and site features.

The development respects the existing neighbourhood character by maintaining larger sized subdivided blocks, consistent with the scale and size of existing surrounding lots, and allow for larger private open spaces, while enhancing medium density and diverse housing to the area.

Refer to architectural plans.

56.04 Lot design

Standard

Response

56.04-1 Lot diversity and distribution objectives

To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.

To provide higher housing densities within walking distance of activity centres.

To achieve increased housing densities in designated growth areas.

To provide a range of lot sizes to suit a variety of dwelling and household types.

Standard C7

The development allows for more opportunities for development along Princes Street, with lots suitable for dwellings of a variety of household types (such as couples and families), within close proximity to town.

A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.

Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.

A range and mix of lot sizes should be provided including lots suitable for the development of:

Single dwellings.

Two dwellings or more.

Higher density housing.

Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

56.04-2 Lot area and building envelopes objective

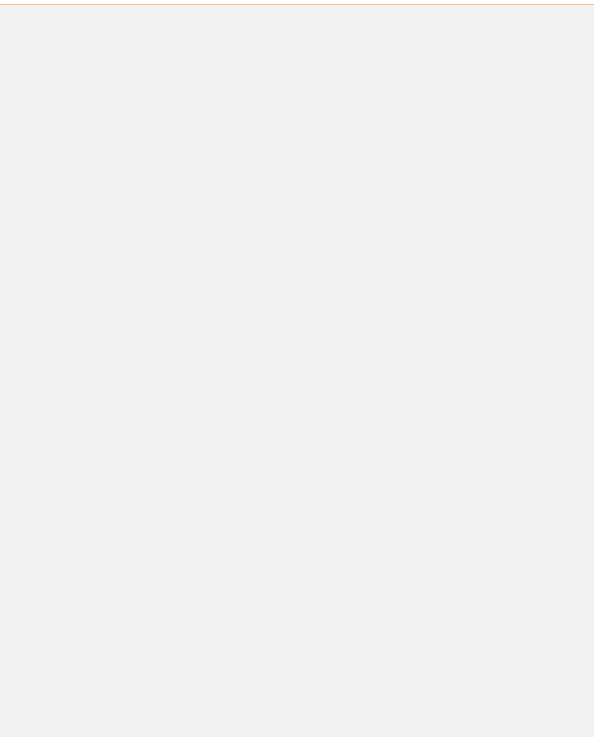
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

56.04-3 Solar orientation of lots objective



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The lots provided by the development enable to appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management and easements and the retention of site features.

The development allows for appropriate solar orientation of lots and solar access for

<p>To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> - The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>dwellings. The short axis of the lot is north facing. This would ensure that any dwelling constructed on the subdivided lot could have the private open space facing north, with large areas gaining east / morning sun.</p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p>By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>
<p>56.04-4 Street orientation objective</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p> <p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> - Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. - Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. - Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. - Providing roads and streets along public open space boundaries. 	<p>Both allotments will face the street; ensuring increased visibility and surveillance.</p>
<p>56.04-5 Common area objective</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p> <p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p>	<p>No common area proposed.</p>

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

56.05 Urban landscape

Standard

56.05-1 Integrated urban landscape objectives

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

Response

The development ensures the landscape character and identity of the neighbourhood is retained – with existing native trees on the nature strip to remain under the current proposal.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

56.06 Access and mobility management

Standard

56.06-1 Integrated mobility objectives

To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.

To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.

Standard C14

Response

The development enables the integration from the development to the activity centres of Rosedale for walking, cycling, public transport and motor vehicles.

<p>56.06-2 Walking and cycling network objectives To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. Standard C15</p>	<p>The development provides safe and direct movement through the development and between neighbourhoods by pedestrians and cyclists, encouraging walking and cycling and reduce car use.</p>
<p>56-06-4 Neighbourhood street network objective To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. Standard C17</p>	<p>The development provides for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>
<p>56.06-5 Walking and cycling network detail objectives To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. Standard C18</p>	<p>A new public footpath will be installed along Mackay Street as directed by Council. This will connect safely to existing paths, and be designed to accommodate wheelchairs, prams, scooters and other footpath vehicles.</p>
<p>56.06-7 Neighbourhood street network detail objective To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users. Standard C20</p>	<p>The internal accessway is to be designed to meet all standards where relevant.</p>
<p>56.06-8 Lot access objective To provide for safe vehicle access between roads and lots. Standard C21</p>	<p>The development is to provide for safe vehicle access between the street and internal accessway and lots, and to meet all the standards where relevant. A passing bay will be constructed to ensure safe access and egress.</p>

56.07 Integrated water management

Standard

Response

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.
 To provide an adequate, cost-effective supply of drinking water.

Standard C22

The supply of drinking water will be designed and constructed in accordance with the requirements and to the satisfaction of the relevant water process as set provided to the

This document has been copied and made available for the purpose of the planning process as set provided to the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p>The supply of drinking water must be: - Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p>boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>
<p>56.07-2 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. Standard C23 Reused and recycled water supply systems must be: - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Any reused and recycled water supply systems will be designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services, and provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>
<p>56.07-3 Waste water management objective To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. Standard C24 Waste water systems must be: - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. - Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Reticulated waste water systems will be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p>By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>
<p>56.07-4 Stormwater management objectives To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p>	<p>The stormwater management system will be designed by a drainage engineer in accordance with the requirements and to the satisfaction of the relevant drainage authority. It will be managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</p>

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard C25

56.08 Site management

Standard

Response

56.08-1 Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Standard C26

A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

The following describes how the site will be managed prior to and during the construction periods:

- this site will be treated as a normal building site and as such will have a rubbish skip on site to contain litter, concrete and other construction wastes;
- dust will be controlled by dampening at appropriate intervals;
- erosion and sediment are not considered relevant for this site;
- chemical contamination – not applicable
- the vegetation and natural features planned for retention will be protected by temporary fencing as deemed appropriate.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

56.09 Utilities

Standard

Response

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.

Standard C27

Shared trenching for reticulated services (water, gas, electricity and telecommunications) will be provided where applicable/practical, to the satisfaction of the relevant authority, to minimise construction costs and land allocation for underground services.

56.09-2 Electricity, telecommunications and gas objectives

To provide public utilities to each lot in a timely, efficient and cost-effective manner.

The electricity supply is to be designed in accordance with the requirements of the relevant authority and be provided to the boundary of all lots in the subdivision.

<p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. Standard C28</p>	
<p>56.09-3 Fire hydrants objective To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. Standard C29</p>	<p>If the existing fire hydrant services do not comply with this standard, fire hydrants and fire plugs will be provided to the satisfaction of the relevant fire authority.</p>
<p>56-09.4 Public lighting objective To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. Standard 30</p>	<p>Security/garden lighting is to be provided to the common internal accessway to ensure the safety of pedestrians, cyclists and vehicles, and provide residents with a sense of personal safety at night. Lighting is to be energy efficient and any flood lights are to have movement sensors.</p>

8 Conclusion

This report outlines regulations and requirements for the construction of a new medical centre and subdivision at 118-120 Prince Street, Rosedale. The client wishes to provide additional opportunities for the people of Rosedale and surrounding areas to access medical advice and resources. It is our opinion that the development will be respectful of the surrounding residential area and neighbourhood character.

Overall, it is considered that the proposed building represents an appropriate response to the policy framework.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

9 Site Photos

Image 1: Facing south-east – Image taken from 118-120 Prince Street, Rosedale. Facing Prince Street.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Image 2: Facing south-west – Facing the intersection between Prince Street & Mackay Street.



Image 3: Facing West – Image facing Mackay Street.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Image 4: Facing north-west – Mackay Street can be seen to the left of the image. Existing shed on site shown.



Image 5: Facing north – existing shed can be seen.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Image 6: Facing north-east – trees to be removed can be seen to the right of the image.



Image 7: Facing east – Existing trees on site to be removed.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- END OF REPORT -