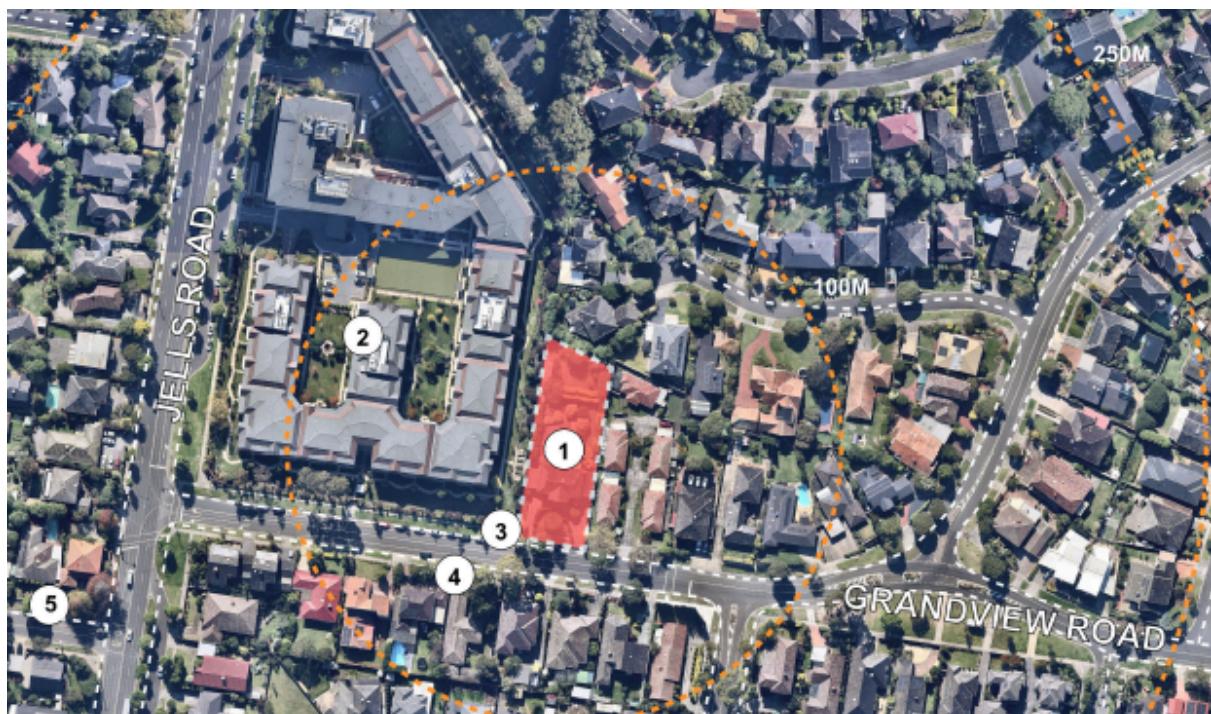


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15 Grandview Road, Wheelers Hill

Town Planning Report

Planning Permit Application



Updated for Section 57A Amendment Application
November 2024

EQ PAS Pty Ltd
ABN: 84 711 627 894

Quality control

DOCUMENT No.	DOCUMENT FORM	PREPARED BY	REVIEWED BY	DATE
1.	Draft	EQ	TB	15/06/2023
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3.	Final	EQ	TB	21/08/2023
4.	Final UPDATED for S57A Amendment sub	EQ	TB	8/11/2024

1. Introduction

This report has been prepared as part of a planning permit application to the City of Monash ('Council') for the development of the land 15 Grandview Road, Wheelers Hill, ('the site'), for the purpose of a single-storey childcare centre.

The applicant seeks planning approval to a single storey building. This report, in conjunction with the attached documentation, forms a planning permit application to the City of Monash for the proposed development of the site.

This report has been informed by:

- A review of the City of Monash Planning Scheme and the relevant clauses and planning policy contained therein;
- A detailed inspection of the subject site and surrounding area;
- A review of the Certificate of Title, and
- A review of the architectural plans prepared by *Aqua Design Architects* (ADA), and all supporting technical reports.
- A pre-application meeting with Council was held on 31st January 2023 via a telephone call.

This report provides the following:

- A description of the subject land and surrounding context;
- A description of the proposed works;
- A summary of the applicable statutory controls and policy provisions of the Monash Planning Scheme;
- An analysis of the proposed development against relevant Planning Policy Framework and Local Planning Policies of the Monash Planning Scheme;
- An assessment of the key planning issues as they relate to the proposal, including: land use, design and built form, urban design, neighbourhood character, amenity (including noise) considerations, traffic and parking, sustainable design, waste management and landscape.

This planning report should be read in conjunction with the accompanying documents:

- Architectural Plans (*prepared by ADA*);
- Certificates of Title;
- Survey Plan;
- Traffic Report (*prepared by Traffix*);
- Waste Management Report (*prepared by Traffix*), and
- Arborist Report (*prepared by Bluegum*).
- Acoustic Report (*prepared by DDEG*).

Overall, we submit that the proposal is generally consistent with the relevant policy objectives and intent of the Monash Planning Scheme and presents an important contribution to the local community. Additionally, the proposal presents a modest scale, high quality architectural design response to the site's opportunities, constraints and strategic context.

2. Site Context

The site is located at 15 Grandview Road, Wheelers Hill. The relevant Certificates of Title confirm the site's legal descriptions as:

- Lot 503 on LP124856 (Volume 9322 Folio 899)

The site is generally irregular in shape and has a frontage to Grandview Road of approximately 26.35m, a depth of approximately 78.50m and 69.50m, with a total area of 1920 sqm.



Figure 1: Subject Site (VicPlan, 2023)

Existing conditions

The subject site is currently occupied by one (1) double-storey brick residential dwelling and two separate double garages. Vehicular access is taken via Grandview Road, which has good immediate access to Jells Road. These streets provide good access to arterial roads including Ferntree Gully Road, Monash Freeway, Wellington Road, and the Eastern Freeway.

The site contains notable vegetation and established trees to the front and along the rear boundary. Please refer to the Arborist Report prepared by *Bluegum* for further details.

Site interfaces

The site is located along the northern side of Grandview Road, and interfaces with adjoining properties to the north, south, and east. The surrounding area comprises a predominantly residential use characterised by incremental densification in development yield, notably infill residential development of contemporary townhouses on a lot.

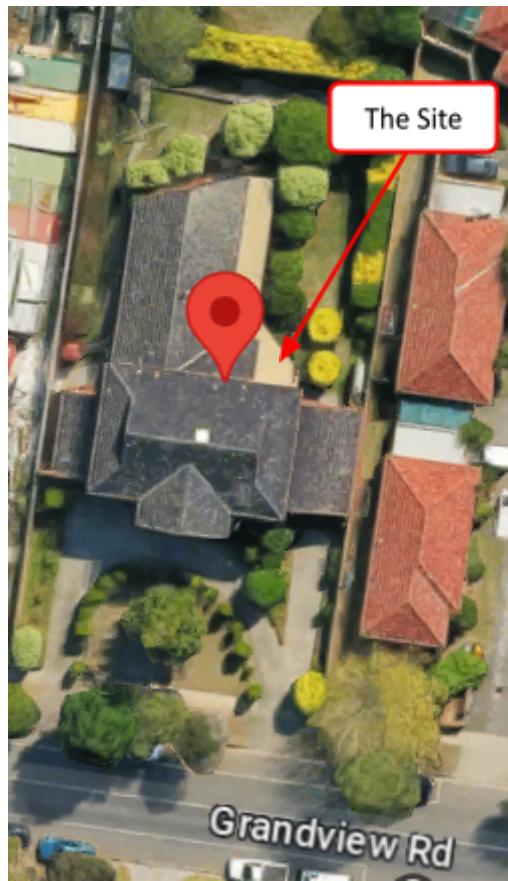


Figure 2: The Site (Google Images, 2023)

North

To the immediate north the site interfaces with 7 Wendy Court. The property comprises a double-storey brick veneer dwelling on a lot, highly typical of the mid-20th Century architectural style in the surrounding area. This character continues further afield, interspersed by some recent examples of infill residential development of contemporary townhouses on a lot.

Further north of the site is Ferntree Gully Road, where a mix of community, commercial and recreational land uses are located, including Jells Park, and Glen Waverley Golf Course.

East

The immediate east of the site is an interface with the Weary Dunlop Retirement Village, which is operated by Ryman Healthcare. The site is noticeably large, with apartment developments and recreational facilities including a bowling green, and communal open space. To the north east, directly north of the retirement village is the Wheelers Hill Business centre which comprises of a mix of commercial and retail land uses.

Further east of the site, the residential land use continues predominantly. There are several open spaces and parks, and Wheelers Hill Secondary College.

South

To the immediate south is Grandview Road, which consists of single and double storey single dwellings on a lot. This residential character continues farther afield. Further afield is the St Justin's Catholic Primary School, and Mulgrave Country Club. The land to the north of the site comprises of residential and commercial use land. The land south of Wellington Road comprises more diverse land zoning, including industrial and mixed use zones.

West

To the immediate west of the site is 236C/242 Jells Road, which comprises of the Weary Dunlop Retirement Village. The retirement village forms a large development which falls immediately south of the Wheelers Hill Shopping Centre. Further west, the residential character continues until the Monash Freeway, where the land use becomes diversified. West of the Monash Freeway there are notable land uses including Monash University Clayton Campus, the Monash Technology Precinct, and several industrial and mixed use precincts.

Surrounding area

The subject site is located in a primarily residential area with small and medium pockets of recreational open space, and convenient access to public transport networks, commercial and retail services, and educational facilities.

Notable nearby land uses are detailed below:

- Weary Dunlop Retirement Village, located adjacent to the west of the site;
- Columbia Park, located approximately 350m walking distance south-west of the site;
- Waverley Meadows Primary School, located approximately 650m walking distance south-west of the site;
- Wheelers Hill Shopping Centre, located approximately 700m walking distance north of the site;
- St. Justin's Catholic Primary School, located approximately 700m walking distance south- east of the site, and
- Wheelers Hill Secondary College, located approximately 1.1km walking distance north- west of the site.

The site is located in the Neighbourhood Residential Zone 4 (NRZ4) which has as its purpose to recognise areas of predominantly single and double storey residential development, and to ensure development respects the identified neighbourhood character, heritage, environmental or landscape characteristics. The NRZ also seeks to allow educational, recreational, religious, community and other non-residential uses to serve local community needs in appropriate locations.

Access to transport, employment, services and amenities

The site is served by public transport services with bus services operating along the site's frontage to Grandview Road. The site is not located within the Principal Public Transport Network (PPTN) area.

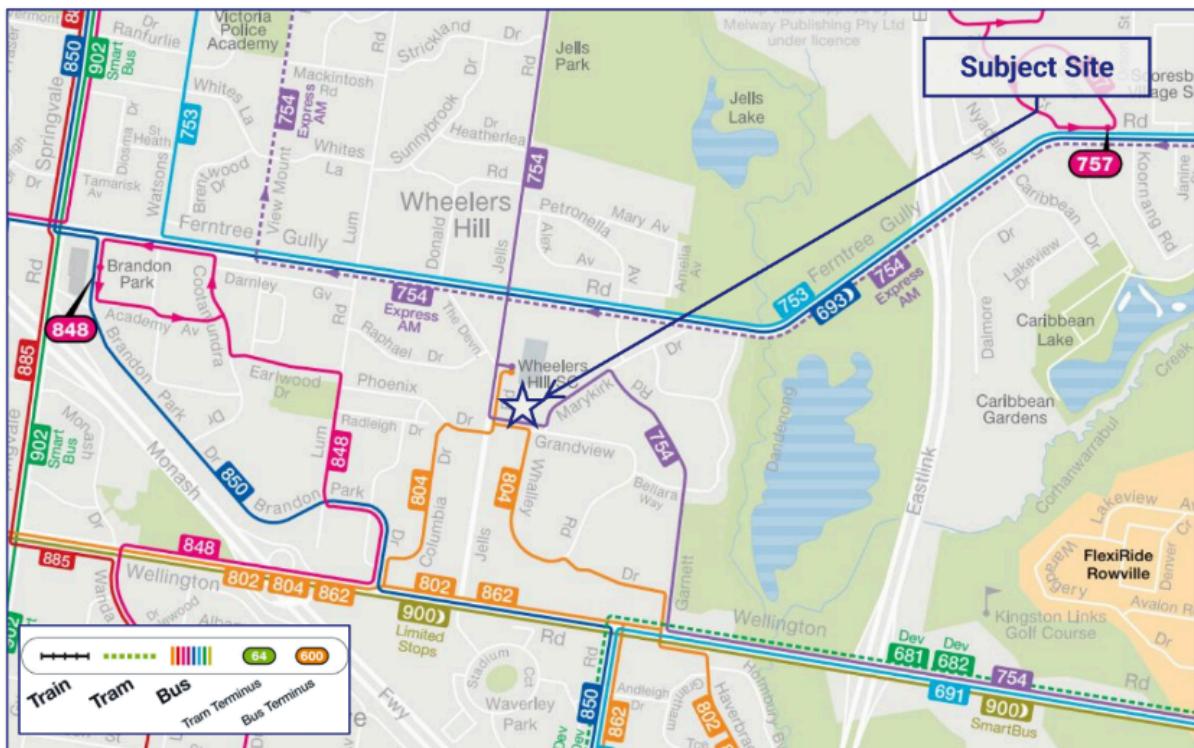


Figure 3: Public Transport access (Traffix, 2023)

The site has good access to arterial roads, including Jells Road (133m west), the Monash Freeway (2.18km west), Ferntree Gully Road (670m), Wellington Road (500m), and Eastlink (2.27km), in addition to public transport options along these routes. The site is located just outside the PPTN, however has good access to bus services operating along Grandview Road including:

- Route 754 – Rowville and Glen Waverley, via Caulfield Grammar and Wheelers Hill
- Route 804 - Dandenong and Chadstone, via Wheelers Hill and Oakleigh

Public open spaces

The site is in close proximity to a broad array of public open spaces which provide recreational and leisure facilities and natural features including Jells Park (to the north), Museum of Australian Photography (north), Marykirk Drive Reserve (east), and Lum Reserve and Lum Reserve Tennis Club (west). Further east of the site are larger state significant parklands including Churchill National Park, Lysterfield Park, and the Dandenong Ranges.

Care and Educational facilities

The site is also well located with close proximity to educational organisations, including Waverley Meadows Primary School, Columbia Park Preschool, St Justin's Catholic Primary School, Wheelers Hill Child care centre, Jells Park Primary School, and Caulfield Grammar School's Wheelers Hill campus. The small agglomeration of educational facilities in the Wheelers Hill area facilitates employment options and flexibility for families as well as education and childcare professionals, which provides significant community and economic benefit to the locality.

The site and surrounds are well positioned in an incrementally changing area of Monash, especially with regards to increasing diversity of demographics including age groups, and intensification and densification around activity centre nodes and arterial road corridors, which increases pressure for local community infrastructure like childcare centres. The site is highly accessible to a broad range of facilities, services, recreational opportunities, educational facilities, and employment opportunities which offer future users of the childcare centre flexibility in a 20 minute neighbourhood.

The site is also located adjacent to the Weary Dunlop Retirement Village which contains approximately 200 beds. The site provides a significant social infrastructure and associated employment opportunities for local residents in the surrounding locality.

Services

The site is well located to the Wheelers Hill Shopping Centre, Brandon Park Shopping Centre, and Waverley Gardens Shopping Centre.

3. The Proposed Development

The proposal seeks to demolish the existing double-storey residential dwelling on the subject site and construct a single storey childcare centre with a basement carpark.

The proposed development:

- Seeks to accommodate **122 childcare places**.
- Provides **26 on-site car spaces** for staff and parents, including 1 disabled car space, within a basement carpark.
- Vehicle access to the site will be via the two existing single-width crossovers to Grandview Road, located along the site's southern boundary to Grandview Road.
- The western crossover is strictly utilised for vehicle entry movements only, whilst the eastern crossover will be only used for vehicle exit movements.
- Post-development, there will be no net change to the on-street car spaces along the site's frontage to Grandview Road, with 2 unrestricted on-street spaces being retained.
- Pedestrian access to the development is provided via a dedicated footpath to Grandview Road at approximately the midpoint of the site's southern boundary.
- The operating hours of the childcare centre will be between **6:30am-6:30pm Monday-Friday**.

Land use

The proposal seeks the development of a childcare centre, a section 2 use in the table in Clause 32.09-2.

Please refer to attached Architectural Plans by *ADA Architects* for more details.

Built Form

The built form for the proposed childcare centre is a single-storey building, separated into two sections with a courtyard and outdoor play spaces.

The proposed development contains:

- 26 car parking spaces
- 7 childrens rooms
- Site coverage of 823 sqm (42.86% of the site area)
- 54.1% site permeability

The proposed childrens' rooms vary slightly in size and meet the required minimum space per child for both indoor and outdoor spaces.

	CHILDREN	AREA (PROVIDED)	REQUIRED (3.25m ² /CHILD)	REQUIRED OUTDOOR (7m ² /CHILD)
ROOM 1	18	60m ²	58.5m ²	126m ²
ROOM 2	18	60m ²	58.5m ²	126m ²
ROOM 3	18	60m ²	58.5m ²	126m ²
ROOM 4	14	50m ²	45.5m ²	98m ²
ROOM 5	12	40m ²	39m ²	84m ²
ROOM 6	22	75m ²	71.5m ²	154m ²
ROOM 7	20	65m ²	65m ²	140m ²
TOTAL	122	410m ²	396.5m ²	854m ²

Figure 4: Proposed childcare centre - childrens rooms and adherence with minimum childcare room size requirements (ADA Architects, 2023)

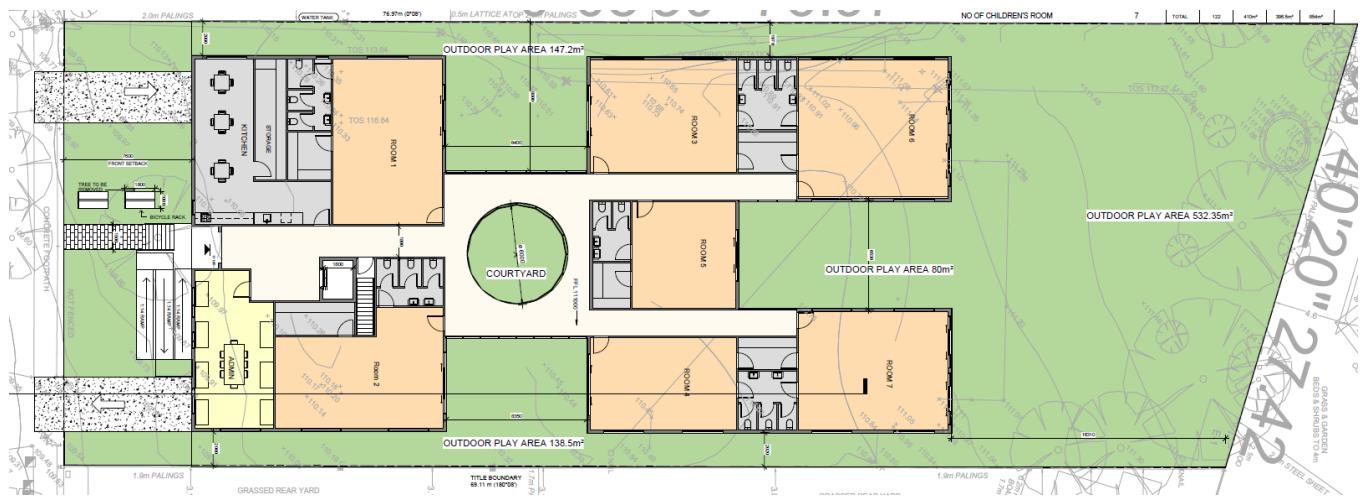


Figure 5: Proposed childcare centre (ADA Architects, 2023)

Vehicle access to the site will be via the two existing single-width crossovers to Grandview Road, located along the site's southern boundary to Grandview Road. The western crossover is strictly utilised for vehicle entry movements only, whilst the eastern crossover will be only used for vehicle exit movements. Pedestrian access to the development is provided via a dedicated footpath to Grandview Road at approximately the midpoint of the site's southern boundary.

Please refer to the attached Architectural Drawings, prepared by ADA Architects for further details.

Materiality and colours

Landscaping and the use of warm, textural materials create an interesting and welcoming experience and a sense of address to the site. The proposal adopts a classic architectural style which responds to the surrounding neighbourhood character of the area, with design details including pitched roof, natural and warm tones and materiality.

The proposed development will incorporate a range of quality materials, and warm and neutral colours which provide a visually aesthetic outcome which responds to the existing and evolving neighbourhood character along Grandview Road and the surrounding locality. The proposal will comprise of materials and colours that are complementary to the surrounding area, including warm brown brickwork, slate roof tiles, steel roller doors, and powder coated aluminium window frames.

The proposal seeks to use robust and low maintenance materials and finishes that blend with the surrounding built and natural environment and will withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials). This responds to the existing surrounding built form which consists largely of brick and timber buildings in grey, red, brown and charcoal, and tiled, pitched roofs.

R1	SELECTED RENDER FINISH DULUX "GREY"
BR1	SELECTED BRICK WORK(GREY)
BR2	SELECTED BRICK WORK(BEIGE)
BR3	SFI FCTFD BRICK WORK(BROWN)
TL1	SELECTED ROOF TILE (SLATE GREY)
SPOUTING	COLORBOND WOODLANDGREY
WINDOW FRAMES	POWDERCOATED ALUMINIUM FRAME (CHARCOAL)
GARAGE DOOR	STEEL ROLLER DOOR, COLORBOND "SHALE GREY"

Figure 6: Proposed materiality schedule (ADA Architects, 2023)

4. Statutory Planning Controls

Zone

Neighbourhood Residential Zone – Schedule 4 (NRZ4)

The NRZ holds primary objectives:

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

Schedule 4 of the NRZ identifies the site to fall within the 'Dandenong Valley Escarpment Areas' which outlines a range of neighbourhood character objectives, application requirements, and decision guidelines.

The NRZ4 neighbourhood character objectives are:

- *To ensure new development maintains the important view lines to the Dandenong Ranges, along the streets and between buildings.*
- *To ensure development is defined by its spacious and generous garden settings, tall canopy trees and consistent built form and setbacks.*
- *To encourage open gardens to the street, and the planting and retention of significant trees.*

The application requirements under the NRZ4 are:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - *Responds and enhances the 'Dandenong Creek Escarpment'.*
 - *Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.*
 - *Proposes new canopy trees and other vegetation that will enhance the landscape character of the creek environs particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space areas.*

- Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material
- Provides the location and details of all fencing and external lighting.
- Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
- Contains details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.

- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

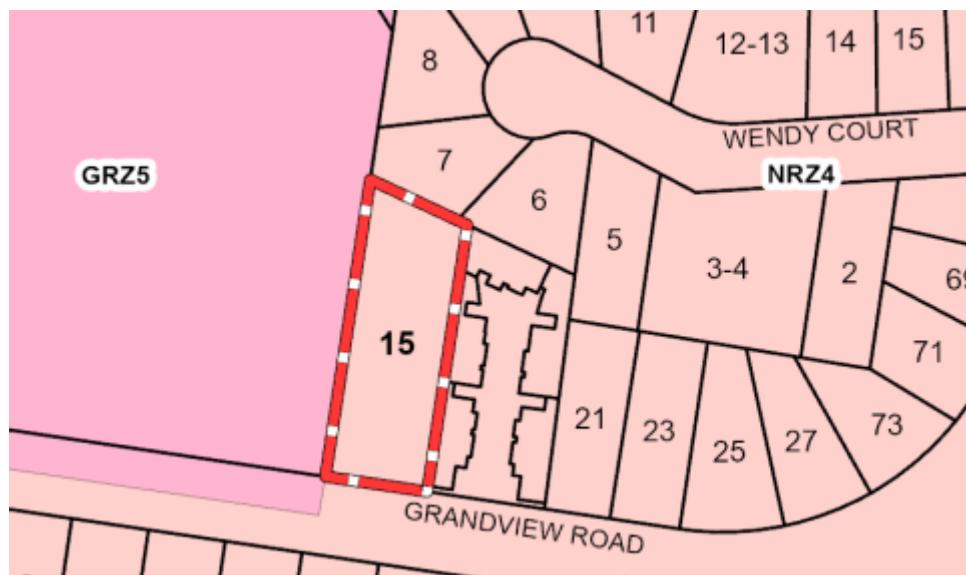


Figure 7: Neighbourhood Residential Zone 4 (NRZ4), (VicPlan, 2023)

Overlays

Vegetation Protection Overlay - Schedule 1 (VPO1)

The VPO holds primary objectives:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

Schedule 1 to the VPO identifies the site to fall within the 'Tree Protection Area'. The objectives to be achieved are:

- To conserve significant treed environments and ensure that new development complements the Garden City Character of the neighbourhood.

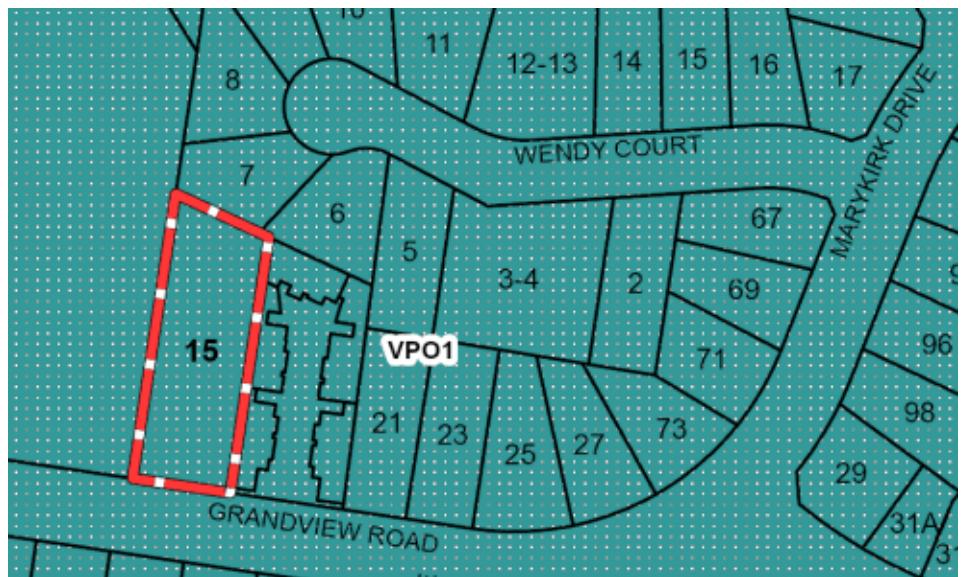


Figure 8: Vegetation Protection Overlay 1 (VPO1), (VicPlan, 2023)

Particular provisions

Clause 52.06 - Car parking

Pursuant to Clause 52.06 of the Monash Planning Scheme, the relevant car parking objectives include:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *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.*

The proposed development falls under the land-use category of 'childcare centre' under Clause 73.03 of the Planning Scheme.

The site is located outside the Principal Public Transport Area (PPTN Area) and accordingly, the Column A rates set out at Table 1 of Clause 52.06-5 apply to the site. Column A and Column B rates are the same for childcare centres.

As stated above, the proposal satisfies the statutory requirements of Clause 52.06-5, and a car parking reduction is not required.

For a childcare centre catering for 122 children, the car parking requirement is **26 car spaces**. The proposal satisfies the statutory requirements of Clause 52.06-5, and a car parking reduction is not required.

Clause 52.34 - Bicycle parking

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments. The purpose of Clause 52.34 is to:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

No bicycle parking is required for the land use of a childcare centre under Clause 52.34, however, 4 bicycle spaces are provided in the form of 2 floor-mounted horizontal bicycle rails, located near the main pedestrian entrance of the development on the ground floor.

5. Planning Permit Requirements

The planning permit triggers associated with the proposed development are summarised in the following points.

Land use

Pursuant to the Table of Uses at Clause 32.09-2 of the Monash planning scheme, a childcare centre is a Section 2 use, and a planning permit **is required**.

Buildings and works for a Section 2 use

Pursuant to Clause 32.09-9 of the Monash planning scheme, a planning permit **is required** for buildings and works with a Section 2 use.

Car parking

Pursuant to Clause 52.06 of the Monash planning scheme, a planning permit **is not required** for car parking provision or reduction.

Removal of vegetation

Pursuant to the schedule to Clause 42.02 of the Monash planning scheme, a planning permit **is required** to remove vegetation.

Notice and Review

The application **is not exempt** from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

6. Relevant Planning Policy

Planning Policy Framework

The Planning Policy Framework (PPF) seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are adopted through appropriate land use and development policies and practices. It informs the preparation and implementation of local planning policy objectives and the introduction of zone and overlay controls, and seeks to integrate relevant environmental, cultural, social and economic factors in the interest of net community benefit and sustainable development.

Those strategies and policies most relevant to the proposal include:

Plan Melbourne

Plan Melbourne (2017-2050) is a State-level strategic planning document outlining the strategic framework for the metropolitan Melbourne region to 2050. The document identifies a hierarchy of activity centres, employment precincts, transport networks, and encourages the redevelopment of underutilised land, particularly urban-renewal and established residential areas within close proximity to employment, various services and public transport infrastructure.

Victorian Planning Provisions

- Clause 11.02-1S Supply of urban land: *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- Clause 11.03-1S Activity centre planning: *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community*
- Clause 13.07-1S Land use compatibility: *To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.*
- Clause 15.01-2S Building design: *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- Clause 15.02-1S Energy and resource efficiency: *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*
- Clause 17.01-1R Diversified economy - Metropolitan Melbourne: *To strengthen and diversify the economy.*
- Clause 18.01-1S Land use and transport planning: *To create a safe and sustainable transport system by integrating land-use and transport.*
- Clause 18.02-1S Sustainable personal transport: *To promote the use of sustainable personal transport.*
- Clause 18.02-2S Public Transport: *To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.*
- Clause 18.02-4S Car parking: *To ensure an adequate supply of car parking that is appropriately designed and located.*

The above-mentioned policies and objectives relate to the general provisions of the Planning Scheme and are relevant to the proposal in a general sense. The principles of land use and development have been adhered to and the proposed development meets the strategic directions outlined in the PPF.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) sets a local and regional strategic policy context for a municipality. It comprises the Municipal Strategic Statement (MSS) and specific local planning policies and operates consistently with the PPF.

Municipal Strategic Statement

Council's MSS outlines the vision, strategies and objectives for use and development of land in the municipality. It provides the basis for the application of local policies, zones, overlays and other provisions in the Monash Planning Scheme.

Those clauses most relevant to the current proposal include:

Clause 21.01 – Municipal Profile

The Municipal Profile outlines the Monash municipality, which is described as one of Melbourne's populous municipalities. Clause 21.01 notes that critical common land use issues relate to open space, transport linkages, provision of appropriate housing and industrial uses, drainage catchment health and environmental works both upstream and downstream of the municipality, the interface between conflicting land uses and linkages to key educational facilities.

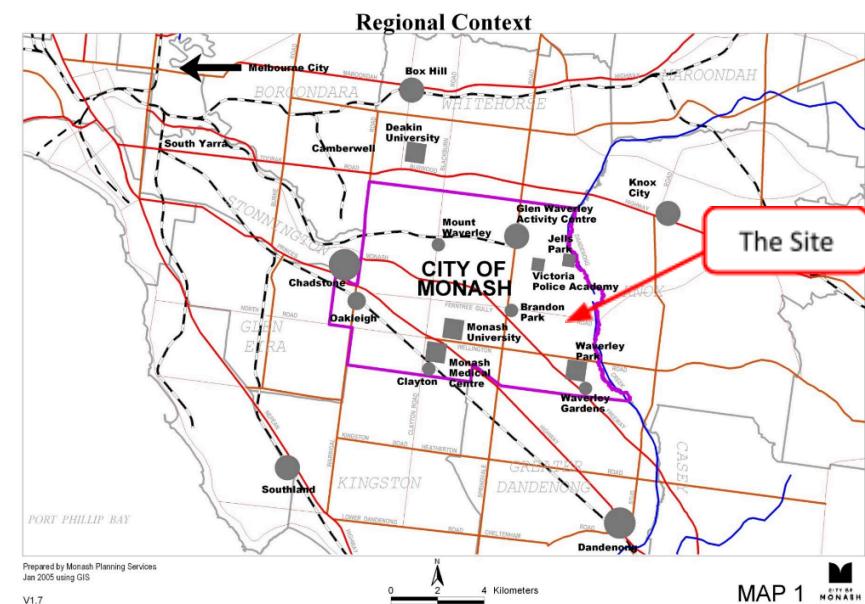


Figure 9: Municipal Profile - Regional Context (Monash Planning Scheme 2023)

Clause 21.05 – Economic Development

Economic development is a significant priority within Monash, with the municipality recognised as a major generator of 'wealth, prosperity, and employment in Melbourne's South East Region'. The strengths of the municipality include the proximity to the CBD and the south-eastern growth corridor, strong public transport connections, the presence of the Monash Technology Precinct, and the medical, educational, retail, industrial and commercial facilities within the Monash area, including the Monash Medical Centre, Monash University, and the Australia Synchrotron.

It is recognised that industry, business and activity centres in Monash need to continue to positively attract and retain local business to provide employment opportunities and investment. This may be achieved by proactively supporting the industry and business communities, retaining and enhancing the competitive advantages of Monash, and by creating viable, attractive and convenient industry, business and activity centres.

The key objectives of clause 21.05-3 are:

- *To create an environment which is attractive to investors and fosters business growth.*
- *To develop strong links with members of the business community and ensure that Council is responsive to their needs.*
- *To increase the number and range of viable local employment opportunities.*
- *To facilitate the revitalisation of key areas and ensure that new development is of a high standard that adds to the attractiveness of business and industrial areas and enhances Garden City Character.*
- *To encourage appropriate mixed use development while ensuring that the amenity of neighbourhoods is not adversely affected.*
- *To facilitate innovation and growth in the knowledge economy, particularly in science, technology and emerging industries.*

The key strategies of clause 21.05-3 include:

- *Enhance the relationship and linkages between the Monash Technology Precinct (Map 4) and the Synchrotron Facility, Monash University and Monash Medical Centre to take advantage of supporting infrastructure and complementary activities.*
- *Support and promote the developing cluster of leading edge and international IT firms encompassing the Monash Enterprise Centre, Monash University's Science Technology Research and Innovation Precinct (STRIP) and the Monash University business incubator.*
- *Develop and maintain a streamlined development approvals process for significant business investment and development proposals including a register of major vacant properties to highlight potential investment opportunities, supported by clear development guidelines (information sheets) for key strategic sites and a register of contacts for those interested in the development of those sites.*
- *Discourage out of centre development and overspill from larger activity centres of centre-based uses such as large convenience restaurants.*

Clause 21.06-3 - Major Activity and Neighbourhood Centres

The Monash National Employment and Innovation Cluster (NEIC) is Melbourne's largest established cluster, representing the largest concentration of employment outside the central city with a critical mass of leading education, health, research and commercial facilities, and existing industrial businesses. The NEIC includes the Monash Technology Precinct, which encourages research and development based industries in the Precinct.

The objectives of clause 21.06-3 include:

- *To develop vibrant major activity and neighbourhood centres with a broad mix of uses appropriate to the type of centre and needs of the target population, that have improved access for walking, cycling and levels of public transport services, and that provide a focal point for the community, fostering social and cultural development.*
- *To promote more sustainable transport patterns by ensuring major activity and neighbourhood centres are well serviced by public transport, by encouraging walking and cycling through providing safe and accessible public spaces, and by concentrating activities that generate high numbers of trips in highly accessible locations.*

- *To promote and facilitate the hierarchy of activity and neighbourhood centres as the most efficient and equitable framework to provide the range of civic, retail, recreational, residential, entertainment, health, educational, restaurant and other service requirements of the community.*
- *To promote and enhance the unique characteristics of each shopping centre to ensure a strong sense of identity and character, including appropriate signage.*

Strategies of clause 21.06-3 include:

- *In considering future development in activity centres, maintain the hierarchy of the existing major activity and neighbourhood centres and promote the development and expansion of retail and related facilities appropriate to the centre's role.*
- *Enhance the structure and function of major activity and neighbourhood centres by encouraging a variety of mixed use development, enhancing streetscapes and access including public transport, walking and cycling, improving car parking and creating attractive environments for the benefit of the local community.*
- *Enhance the landscape and signage character of the streetscape and improve the safety and amenity of pedestrian networks including cycle ways, public transport access and parking opportunities where necessary, in all activity centres.*
- *Encourage development that incorporates improved energy efficiency during both building and operation, and minimises production of waste and pollution of the air.*
- *Consider the interface between major activity and neighbourhood centres and residential areas to minimise and/or manage any impact on the residential character and loss of amenity through innovative and high quality architectural design, appropriate setbacks and landscaping.*
- *Address the current decline of some smaller major activity or neighbourhood centres by encouraging redevelopment to residential/office or other mixed uses and by streetscape improvements.*

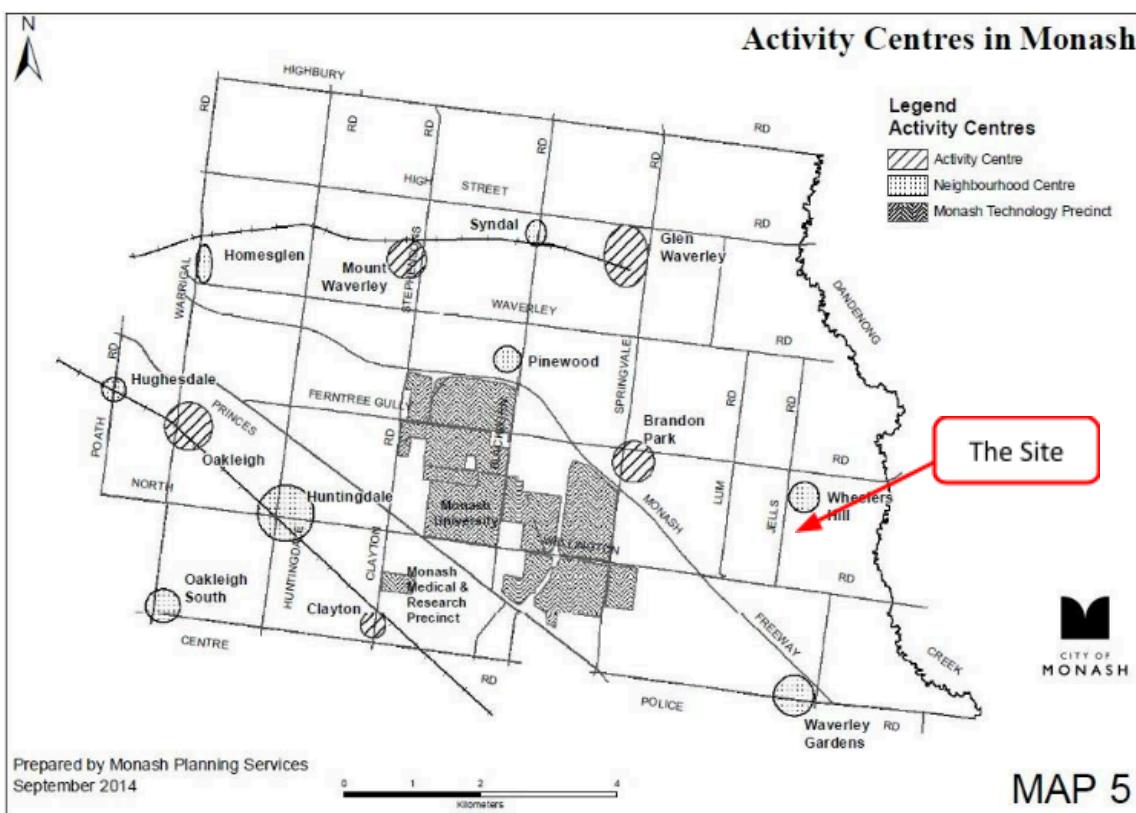


Figure 10: Activity Centres in Monash (Monash Planning Scheme, 2023)

In Table 1: Hierarchy of Activity Centres in Monash, the Wheelers Hill Neighbourhood Activity Centre's primary focus is outlined as below:

- *Primary focus for weekly convenience shopping, generally with a supermarket as the main drawcard of the Centre.*
- *Accessible by local public transport services with links to one or more Major Activity centres.*
- *Important community focal point, ideally close to schools, libraries, child care, health services, police stations and other facilities that benefit from various modes of public transport.*

Strategic directions are outlined as below:

- *Encourage a variety of service based facilities to meet local needs.*
- *Promote the attractiveness of the Centre for local needs.*
- *Encourage the broadening of the community activities base within the Centre.*
- *Encourage development within the Centre that is of a moderately higher scale than surrounding residential areas.*
- *Promote upgrading of uses and facilities within the Centre.*
- *Encourage walking, cycling and local public transport use.*
- *Ensure parking is provided to meet the needs of the Centre.*
- *Ensure ongoing development does not impact on the adjacent residential areas.*

Clause 21.08 - Transport and Traffic

Clause 21.08 outlines the many forms of transport available in Monash, including a strong public transport network, access to arterial roads and freeways, and bicycle and pedestrian infrastructure. Traffic congestion is identified as an issue which can be mitigated through uptake in use of public transportation and active forms of transportation.

Objectives of clause 21.08 include:

- *To ensure regional traffic objectives do not adversely affect the amenity of Monash residents and minimise the negative impacts of through traffic.*
- *To improve local area traffic management, safety and amenity and promote appropriate traffic speeds in local residential areas.*
- *To ensure that adequate vehicle parking is provided for all new uses and developments and that the cost is shared on an equitable basis.*

Strategies of clause 21.08 include:

- *Reduce travel time for residents of Monash by improving local employment opportunities by encouraging office and research and development land uses within business and industrial zones and encouraging home based businesses.*
- *Encourage the improvement of public transport services including more comfortable and convenient facilities, expansion of the bus service network and extended operating hours and investigate options for additional fixed rail services.*

Clause 21.13 - Sustainability and Environment

This clause outlines the significance of the natural environment in Monash, and council's commitment to protecting the biodiversity and environment.

Objectives of clause 21.13 include:

- *To minimise the adverse impact on air quality caused by exhaust fumes from motor vehicles using the main roads in Monash by maximising use of alternative modes of transport such as walking, cycling and public transport.*

Strategies of clause 21.13 include:

- *Promote more sustainable transport patterns by ensuring activity centres and residential areas are well serviced by public transport, by encouraging walking and cycling through providing safe and accessible public spaces, and by concentrating activities that generate high numbers of trips in highly accessible locations.*
- *Ensure that standards of living are not unreasonably affected by noise from traffic, industry or domestic activity.*

Clause 22.01 - Residential Development and Character Policy

This clause notes the importance of change management in the evolving residential environments within Monash. The clause notes that residential growth should be directed to activity and neighbourhood centres that are well serviced by public transport, commercial, recreational, community and educational facilities to make optimum use of the services available.

The objectives of this clause are:

- *To build upon the important contribution that landscaping makes to the garden city character of Monash.*
- *To encourage new development to achieve architectural and urban design outcomes that positively contribute to neighbourhood character having particular regard to the applicable preferred future character statement for the area.*
- *To protect and enhance the special character of the heritage precincts, the creek environs and the Dandenong Valley Escarpment.*
- *To encourage the provision of a variety of housing types to accommodate future housing needs and preferences.*
- *To achieve best practice environmentally sustainable development.*
- *To direct residential growth to neighbourhood and activity centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway).*

The clause contains a range of general, setback, site coverage, landscaping, and built form policies. The policy notes that development should be consistent with the preferred future character statement identified in Clause 22.01-4.

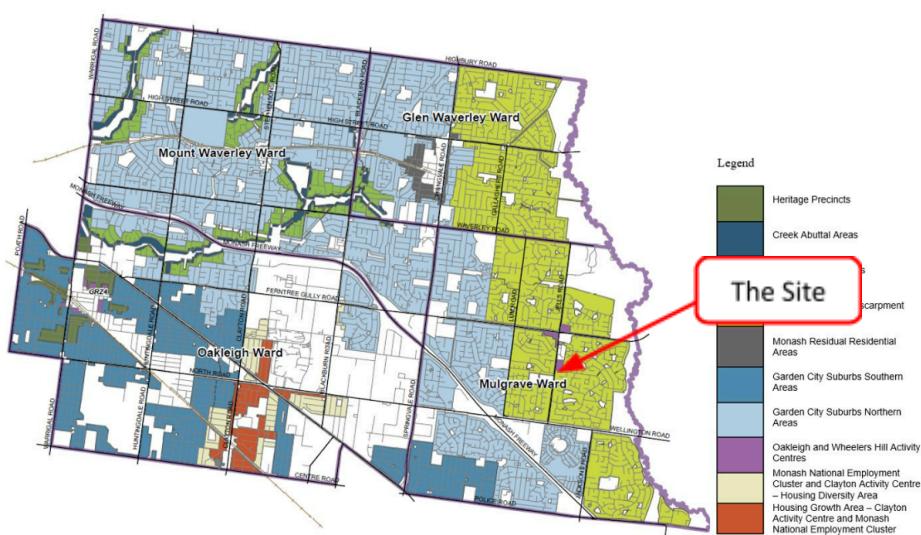


Figure 11: Residential Development and Character Policy (Monash Planning Scheme, 2023)

The site is identified to be within the '**Dandenong Valley Escarpment Areas**' at Clause 22.01-4.

Clause 22.04 - Stormwater Management Policy

This clause notes the pressures on local stormwater infrastructure due to increased urban development and associated increase in impervious surfaces.

Clause 22.05 - Tree Conservation Policy

This clause outlines the importance of maintaining and enhancing the Garden City Character of Monash by protecting established trees and encouraging the planting of canopy trees as part of development.

Clause 22.06 - Wheelers Hill Neighbourhood Activity Centre Policy

This policy applies to land within and immediately surrounding the Wheelers Hill Neighbourhood Activity Centre as shown on the attached Precinct Plan.

The site falls outside of Precinct 1 - The Ridge Precinct and Precinct 2 - The Shopping Centre Precinct, falling within the 'interface area'. The interface area includes the land generally within 400 metres of the Activity Centre.

The objectives of the policy are:

- *To ensure development is respectful of the Garden City character of Wheelers Hill and enhances the intersection as a focal point in the Neighbourhood Activity Centre*
- *To ensure new development respects and integrates with the scale, siting and character of the prevailing built form*
- *To ensure long distance views of the precinct are not dominated by the built form*
- *To enhance and protect the liveability and amenity of residential areas within Wheelers Hill from inappropriate development and land uses*
- *To enhance housing choice to meet community housing needs and to facilitate residential dwellings for aged persons in well-designed, medium-rise buildings*
- *To provide for the daily and weekly convenience shopping needs of the local community*
- *To provide a limited range of professional services, employment opportunities, entertainment and health facilities that primarily serves the local community*
- *To ensure safe and convenient access to the activities in the precinct*
- *To retain and enhance the treed, garden character of the residential areas*



Figure 12: Wheelers Hill Neighbourhood Activity Centre Precincts (Monash Planning Scheme, 2023)

The policy outlines:

- *The overall height of development should be limited to ensure that buildings remain subservient to the predominant landscape character of Wheelers Hill, while allowing a development density appropriate to a neighbourhood activity centre.*
- *Buildings should be designed to have a height that reflects the slopes and terrain of the particular site.*
- *Development at the residential interface of all sites should be consistent in height and setback with the buildings on adjacent land.*
- *Development abutting existing residential properties should achieve a transition between the building scale and massing of the activity centre and that of the surrounding residential areas.*
- *A 10 metre landscaped front setback is required abutting main road frontages to ensure that any development adjacent to main road frontages achieves a continuation of the "Boulevard" character established throughout the City of Monash.*
- *The walls of buildings facing Ferntree Gully Road and Jells Road should be designed with extensive articulation and variation in massing to minimise the appearance of building bulk and height.*
- *Development adjacent to local road frontages must be limited to a maximum of 2 storey's height to ensure that development is in character with existing development in the street, while allowing a development density appropriate to a neighbourhood activity centre.*
- *Development should provide opportunities for walking, running, cycling and other passive recreation activities as well as informal social interaction and casual surveillance of open areas.*

Clause 22.09 - Non-residential use and development in Residential areas

This policy applies to non-residential use and development within a Residential Growth, General Residential, Neighbourhood Residential or Mixed Use Zone. This clause recognises the importance of providing employment opportunities and non-residential uses including educational facilities, and notes that the zone provisions provide for educational uses to cater for the needs of the local economy. Council supports such uses where it can be demonstrated that the use meets the zone purpose, and the built form is compatible with the residential scale and character of the surrounding area. The application of locational criteria is considered particularly important to ensure that there will be minimal impacts on residential amenity.

Built environment objectives include:

- *To ensure that development is appropriate having regard to the residential environment of the surrounds and that the amenity of the neighbourhood is not adversely affected by a business conducted in a residential area.*
- *To ensure that all built form in residential areas is respectful of residential character.*
- *To ensure that adequate and well-located vehicle parking is provided for all new developments.*

Performance and locational criteria for non-residential use and development are outlined in the clause. **A comprehensive assessment is provided in the following report section.**

Clause 22.13 Environmentally Sustainable Development policy

This policy applies to residential and non residential developments that require a planning permit, in accordance with the thresholds in Table 1 of clause 22.13. The policy seeks to meet energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, and urban ecology objectives where applicable

Table 1 of 22.13-4 outlines application requirements:

Type of Development	Application Requirements
Development of a non-residential building with a gross floor area between and including 500m ² and 1000m ² .	Sustainable Design Assessment (SDA)
Development of a non-residential building with a gross floor area of more than 1000m ² .	Sustainability Management Plan (SMP)

Table 1, clause 22.13 - Environmentally Sustainable Development (Monash Planning Scheme, 2023)

The proposed development seeks to build a new childcare centre of 823 sqm, and therefore meets the threshold within Table 1. An SDA is required as part of the planning permit application package.

A detailed assessment of the above policy requirements are outlined in the Planning Assessment section below.

7. Planning Assessment

A consideration of the planning merits of the proposal and how it responds to relevant policies and planning provisions in relation to land use and urban consolidation has been divided and assessed under the following headings:

- **Strategic Planning Policy Objectives**
- **Land Use and Activity**
- **Urban Design and Built Form**
- **Amenity concerns**
- **Traffic, Transport and Waste**
- **Tree removal, provision, and landscaping**
- **Sustainable design**

Urban Consolidation and Strategic Planning Policy Objectives

A number of Planning Policy Framework (PPF) provisions are particularly relevant to the proposal, including Clauses 11 Settlement, 15.01 Urban Design, 18 Transport, and 19 Infrastructure.

The objectives of the policies provide impetus for the residential intensification of sites that are located around activity centres and well-served by physical and social infrastructure. In particular, the Planning Policy Framework includes specific direction for the encouragement of a diversity of housing types at higher densities in and around activity centres that fit the context and enhance the character of the area while providing a variety of housing options for different households. As housing intensification and densification occurs within key activity centres and arterial roads, accompanying community infrastructure is also required to meet the needs of current and future residents. The site falls just outside of the Principal Public Transport Network and is located in an accessible location suitable for medium densification of development.

Specific support for appropriate residential intensification is also highlighted in Clause 16 Housing and Clause 18 Transport. Strategies relate to increasing housing supply in established urban areas and to increase the proportion of housing in Metropolitan Melbourne particular near activity centres and employment corridors.

Broadly speaking, within the Planning Policy Framework and Local Planning Policy key themes emerge in relation to the strategic directions and policy objectives. Those relevant to this application include:

- Supporting urban consolidation and increasing housing choice and diversity by promoting opportunities for higher-density housing in strategic locations in and around hubs of activity with good access to infrastructure, services, facilities, public transport and employment opportunities.
- Increasing employment opportunities, choice and diversity through provision of community infrastructure and services in a strategic neighbourhood activity centre..
- Contributing to existing built form to contain uses within established activity centre precincts and avoiding 'spill over' into residential or other zones.
- Recognising the potential for residential change as a result of new social and economic conditions, changing housing preferences and State and local planning policies.
- Enhancing and improving the quality of the urban and built environment and ensuring valued characteristics are protected to create safe, functional places with a strong sense of

connection and identity. The proposal ensures the provision of important local community infrastructure which will service the locality, while also providing local employment opportunities.

- Promoting ESD initiatives by achieving best-practice standards and promoting sustainable transport options and utilising existing infrastructure and making provision for new infrastructure for use by the community.

Land Use and Activity

Neighbourhood Residential Zone 4 (NRZ4)

The development attains a high level of consistency with Planning Policy Framework and Local Planning Policy Provisions by complying with the more specific requirements delineated within the NRZ4. The objectives of the NRZ place emphasis on encouraging development that respects the neighbourhood character of the area with predominantly single and double storey residential development. The proposed development responds to the zone objectives by providing a modest scale, single-storey building which has similar design detail, colour, and materiality to the existing and surrounding built form. The proposed development also acknowledges the objective to allow for educational uses to serve local community needs in an appropriate location. The proposal is respectful and complementary to the existing neighbourhood character.

Conclusions

In summary, the proposal provides a modest yet valuable uplift to the socio economic viability of the locality by utilising its location within the Wheelers Hill Neighbourhood Activity Centre to provide valuable social infrastructure. The proposal has strong adherence to the PPF, LPPF, and its zone and overlay objectives. This adapts to changing demographics and increasing populations by providing social infrastructure and local employment. The proposed use is consistent with the purpose of the zone and key policy and strategic directions for the area.

Urban Design and Built Form

The proposed built form achieves an architectural and urban-design outcome that enhances the local urban character while minimising detrimental impact on neighbouring properties, through:

- employing a measured architectural approach and provision of a modest scale single storey development in a strategic location that improves the current site conditions.
- provision a single-storey height which falls under the double storey maximum outlined in the NRZ4 and local policies which seek to protect existing low density neighbourhood character, view lines to the Dandenong Ranges, and the Garden City character of the locality.
- use of colouring, materiality, and scaling which is respectful and harmonious with the existing neighbourhood character, which ensures the proposal's scaling and massing appropriately considers adjoining properties, while maximising the site's location within a neighbourhood activity centre to provide social infrastructure and employment opportunities for residents in Wheelers Hill and surrounds.
- tactfully use of materials, colour palette, and design detailing such as pitched roof form and natural toned brick facades to complement the existing neighbourhood character, while establishing a quality piece of local infrastructure to service the local community, with the versatility to adapt to future community needs.

The proposal responds appropriately to the site and locational context and offers a significantly enhanced architectural outcome that will complement the area.

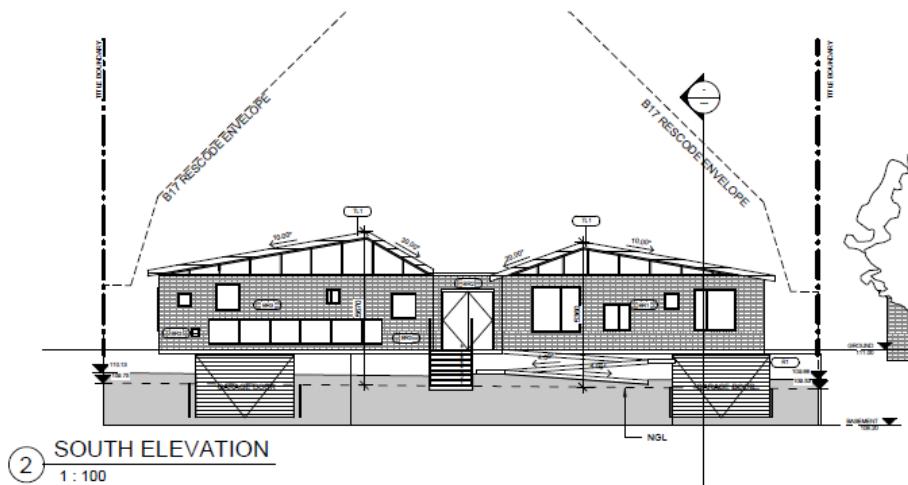


Figure 13: The proposal - South elevation (ADA Architects, 2023)

The proposed development responds to the City of Monash's local policies relating to residential development:

Local Policy	Objective / Policy	The proposed development provides built form responses:
Clause 22.06 - WHEELERS HILL NEIGHBOURHOOD ACTIVITY CENTRE POLICY		
	<p>Objectives</p> <p><i>To ensure development is respectful of the Garden City character of Wheelers Hill and enhances the intersection as a focal point in the Neighbourhood Activity Centre.</i></p> <p><i>To ensure new development respects and integrates with the scale, siting and character of the prevailing built form.</i></p> <p><i>To ensure long distance views of the precinct are not dominated by the built form.</i></p> <p><i>To enhance and protect the liveability and amenity of residential areas within Wheelers Hill from inappropriate development and land uses.</i></p> <p><i>To enhance housing choice to meet community housing needs and to facilitate</i></p>	<p>The proposal employs a measured architectural approach and provision of a modest scale single storey development in a strategic location that improves the current site conditions.</p> <p>The proposal uses scaling, siting, colouring, materiality, and scaling which is respectful and harmonious with the existing neighbourhood character, which ensures the proposal's scaling and massing appropriately considers adjoining properties, while maximising the site's location within a neighbourhood activity centre to provide social infrastructure and employment opportunities for residents in Wheelers Hill and surrounds.</p> <p>The low density form of the proposal does not impact on long distance views.</p> <p>The proposal provides increased employment opportunities and caters to community needs by providing important infrastructure and services.</p>

	<p><i>residential dwellings for aged persons in well-designed, medium-rise buildings.</i></p> <p><i>To provide for the daily and weekly convenience shopping needs of the local community.</i></p> <p><i>To provide a limited range of professional services, employment opportunities entertainment and health facilities that primarily serves the local community.</i></p> <p><i>To ensure safe and convenient access to the activities in the precinct.</i></p> <p><i>To retain and enhance the treed, garden character of the residential areas.</i></p>	<p>The proposal provides safe and convenient access to and from the site, as well as to the Wheelers Hill Neighbourhood Activity Centre.</p>
Policy	<p><i>The overall height of development should be limited to ensure that buildings remain subservient to the predominant landscape character of Wheelers Hill, while allowing a development density appropriate to a neighbourhood activity centre.</i></p> <p><i>Buildings should be designed to have a height that reflects the slopes and terrain of the particular site.</i></p> <p><i>Development at the residential interface of all sites should be consistent in height and setback with the buildings on adjacent land.</i></p> <p><i>Development abutting existing residential properties should achieve a transition between the building scale and massing of the activity centre and that of the surrounding residential areas.</i></p> <p><i>Development adjacent to local road frontages must be limited to a maximum of 2 storey's height to ensure that development is in character with existing development in the street, while allowing a development density</i></p>	<p>The proposal is a single-storey height which falls under the double storey maximum outlined in the NRZ4 and local policies which seek to protect existing low density neighbourhood character, view lines to the Dandenong Ranges, and the Garden City character of the locality.</p> <p>The proposal is consistent in height and setback with buildings on adjacent land, notably the front street and side setbacks. The height provides suitable integration between the neighbourhood activity centre and the residential interfaces along the east and the south.</p> <p>Pedestrian pathways are provided to the proposed childcare centre, integrating the pedestrian footpaths along Grandview Road and Jells Road.</p>

	<p><i>appropriate to a neighbourhood activity centre.</i></p> <p><i>Development should provide opportunities for walking, running, cycling and other passive recreation activities as well as informal social interaction and casual surveillance of open areas.</i></p>	
Residential Interface Area	<p><i>Housing choice through appropriate infill residential development is encouraged.</i></p> <p><i>New residential development surrounding the Activity Centre respects and integrates with the scale, siting and character of the prevailing built form.</i></p> <p><i>Residential development is consistent with the Garden City Character for Wheelers Hill.</i></p> <p><i>Access to and within the precinct by bicycle and foot is provided.</i></p>	Access to and within the precinct by bicycle and foot is provided through provision of connecting footpaths and bicycle parking.
Clause 22.09 - NON-RESIDENTIAL USE AND DEVELOPMENT IN RESIDENTIAL AREAS		
Objectives	<p><i>To ensure that development is appropriate having regard to the residential environment of the surrounds and that the amenity of the neighbourhood is not adversely affected by a business conducted in a residential area.</i></p> <p><i>To ensure that all built form in residential areas is respectful of residential character.</i></p> <p><i>To ensure that adequate and well-located vehicle parking is provided for all new developments.</i></p>	<p>The development integrates into the surrounding locality through appropriate siting, scale, detailed design, colour, and materiality. The single-storey dwelling with warm neutral tones and brick materials complement the existing neighbourhood character of the area, and does not adversely impact the surrounding residential area.</p> <p>Adequate car and bicycle parking is provided in a basement garage, to allow for increased traffic. Appropriate car parking in the garage and retention of the two existing on street parking spaces ensure that any associated amenity impacts caused by increased traffic is mitigated.</p>
Policy	<p><i>Home based businesses be promoted having regard to local amenity considerations including the reasonable expectations of neighbourhoods in terms of traffic, car parking, privacy, noise and hours of operation.</i></p> <p><i>Overspill from larger activity centres of centre-based uses such as large convenience restaurants be discouraged.</i></p>	<p>The proposal is not a large convenience restaurant.</p> <p>The proposal does not fall within a heritage precinct, or within a lower order street or cul-de-sac.</p> <p>The proposal supports key regional assets in the Monash Technology Precinct and Monash University, Clayton Campus by providing supportive social environments which cater to workers and their families.</p>

	<p><i>Non-residential uses be discouraged from establishing in heritage precincts and in lower order residential streets and cul-de-sacs.</i></p> <p><i>Key regional assets be assisted to remain leading edge institutions through the on-going development of supportive physical, social and commercial environments.</i></p> <p><i>New development be carefully designed and sited to complement the current character and satisfy the desired future character of residential areas.</i></p> <p><i>Car parking satisfies the needs of users without detriment to the local amenity.</i></p> <p><i>Traffic generated by a non-residential use is appropriate to the street and locality and not adversely affect the existing traffic pattern.</i></p> <p><i>The human rights of any persons affected by the application or the proposed development must be considered.</i></p>	<p>Car parking satisfies the needs of users without detriment to the local amenity, and traffic is appropriate given the site's location near an arterial road. A traffic engineering assessment is provided in the supporting report prepared by <i>Traffix</i>.</p>
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Performance and locational criteria for non-residential use and development

Locational criteria	<p><i>Locate discretionary non-residential uses in residential areas adjacent to existing activity centres and on higher order and busier streets and roads, and particularly on corner sites.</i></p> <p><i>Avoid locating in heritage precincts and in lower order residential streets and cul-de-sacs.</i></p> <p><i>Locate centre-based uses such as large convenience restaurants within larger activity centres.</i></p> <p><i>Avoid a concentration of non-residential uses in any particular area where the cumulative impact on residential amenity is unacceptable.</i></p>	<p>The proposed development is a non-residential use within the Wheelers Hill Neighbourhood Activity Centre, and is located by a corner site, on a higher-order street directly adjacent to an arterial road.</p> <p>The proposal does not fall within a heritage precinct, a lower order residential street, or a cul-de-sac.</p>
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	<p>Provide appropriate buffers and interface between commercial, residential and industrial land uses.</p>	
Urban Design criteria	<p><i>Apply creative design solutions that enhance the quality of all residential areas, particularly in relation to streetscape issues, scale of buildings, provision of open space and setbacks to ensure adequate landscaping.</i></p> <p><i>Take into account the preferred future character statement for the applicable residential character type identified in Clause 22.01-4.</i></p> <p><i>Maintain and enhance the established canopy treed environment throughout the municipality, continuing its significance in defining the garden city character of Monash.</i></p> <p><i>Maintain a consistency of street setbacks and building height with existing residential neighbourhood and residential scale.</i></p> <p><i>Retain existing residential buildings wherever feasible.</i></p> <p><i>If it can be demonstrated that the continued residential use of a heritage building is not viable, sensitively designed non-residential development in accordance with Clause 22.07 may be considered to enable retention of the building.</i></p> <p><i>Utilise unobtrusive identification signs respectful of neighbourhood character in accordance with Clause 22.08 - Outdoor Advertising Policy and Clause 52.05-9 (Category 3).</i></p>	<p>The proposed child care centre has been designed to complement existing neighbourhood through respectful scaling of a single-dwelling built form, provision of setbacks and landscaping, and basement car parking.</p> <p>The preferred future character statement for the site at clause 22.01-4 is for the 'Dandenong Valley Escarpment' area. The proposal addresses the character statement through</p> <ul style="list-style-type: none"> - its minimal (if any) impact on view lines to the Dandenong Ranges, - appropriately modest building scale, height and bulk which are consistent with existing neighbourhood and residential scale - incorporation of basement car parking to ensure car parking does not dominate the facade of the building/streetscape - provision of appropriate front, side, and rear setbacks which mirror nearby residential dwellings - use of robust and low maintenance materials and finishes that blend with surrounding natural environment
Car parking criteria	<p>Provision of car parking to comply generally with Clause 52 and 'A Guide to Car Parking in Monash, City of Monash, (6 February 2001 or as amended).</p>	<p>26 car parks have been provided in the basement carpark. Disruption and nuisance to adjacent residential properties and the residential neighbourhood are minimised through</p>

	<p><i>Avoid reliance upon on-street car parking.</i></p> <p><i>Minimise disruption and nuisance to adjacent residential properties and the residential neighbourhood.</i></p>	appropriate provision of visitor and staff car parking, and the site's appropriate location adjacent to an arterial road. Refer to the supporting traffic engineering assessment prepared by <i>Traffix</i> .
Landscaping criteria	<p><i>Landscaping to be consistent with garden character of the neighbourhood.</i></p> <p><i>Buffering of car parking areas.</i></p> <p><i>Retention of canopy trees.</i></p>	Appropriate landscaping has been provided in front, rear, and side setbacks. Refer to the Arborist Report prepared by <i>Bluegum</i> .

Amenity

The proposed development will deliver a high standard of amenity to future occupants, whilst avoiding unreasonable impacts on adjoining sites through a well-conceived and resolved design response that addresses the identified constraints of the site.

Please refer to the architectural plans prepared by *ADA Architects*.

Amenity - Acoustic impacts

The proposed childcare centre will have a maximum of 122 children. This maximum is not expected to be reached at any given time, however it provides certainty for the maximum operational and commercial capacity of the centre.

Noise impacts will predominantly be felt in the outdoor area to the rear of the site. The project acoustic consultant has conducted several investigations and confirmed the following approach for the centre to be in full compliance with the Association of Australasian Acoustical Consultants (ACCC) Guideline for *Child Care Centre Acoustic Assessment Version 3.0*.

The proposed childcare centre will have a maximum of 74 children in outdoor play areas at any given time, and a range of acoustic treatments and solutions will be used to mitigate any adverse noise impacts, with full compliance of ACCC guidelines.

- Acoustic fencing will be used along the northern, western and eastern side boundaries, with fencing lined with sound absorbing material to the specifications outlined in the Acoustic Report prepared by DDEG (Rev 2).
- Child play areas will be split across three segmented play areas which are a mix of active and passive play areas for a maximum of 74 children:
 - Outdoor Play Area A (28 children)
 - Outdoor Play Area B (28 children)
 - Outdoor Play Area C (18 children)

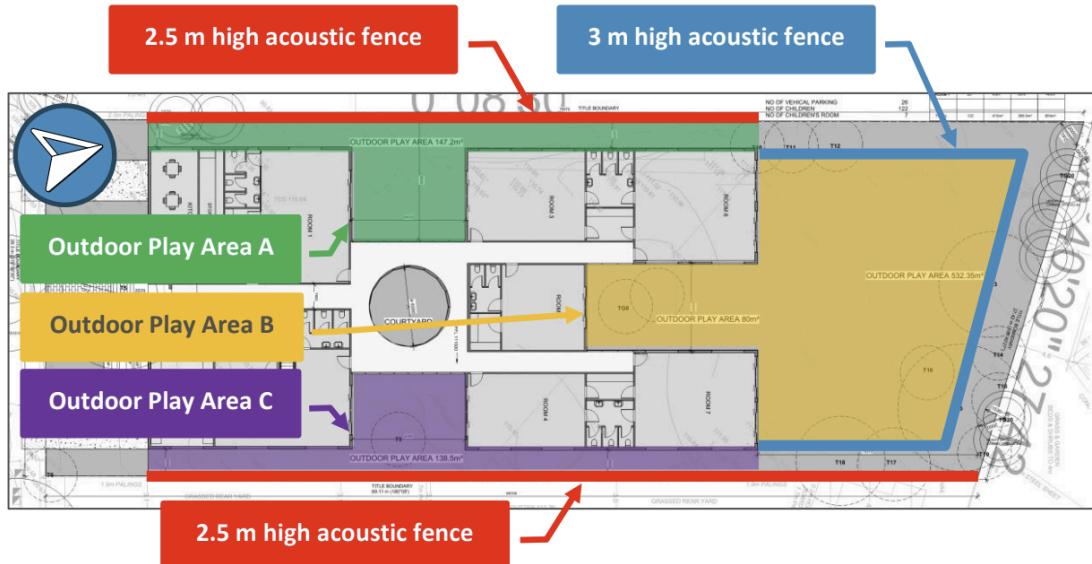


Figure 14: Acoustic treatments for full ACCC compliance: acoustic fencing and segmented outdoor child play areas (DDEG 2024, Acoustic Report Rev 2, pg 24)

Outdoor Play Area	Age Group, Years Old	Allowable Type of Play	Maximum No. of Children in Play Area Simultaneously
A	0-2	Active / Passive Play	28
B	0-6	Passive Play Only	28 (See notes below)
C	2-3	Active / Passive Play	18

Figure 15: Segmented outdoor child play areas with maximum children outdoors at any given time (DDEG 2024, Acoustic Report Rev 2, pg 23)

This also responds to Councils original RFI item: *An acoustic report prepared by a suitably qualified person to demonstrate noise levels from inside and outside the building and any impacts to adjoining properties. This report shall also investigate the need for acoustic fencing along common boundaries.*

In regard to both indoor and outdoor play areas' full compliance with ACCC guidelines, Section 7.6 of DDEG's Acoustic Report confirms that:

- **Indoor areas:** *indoor areas of the childcare centre will benefit from sound insulation provided by the building envelope construction. Even with windows open for ventilation, noise levels at the surrounding residences due to indoor play areas would be less than due to outdoor play areas. On this basis, acoustic treatment to the building is not required to control noise from indoor areas of the childcare centre.*
- **Outdoor areas:** *The outdoor play area should be segmented into three smaller play areas using fencing and/or gates, as indicated in Figure 5. The maximum number of children occupying each play area simultaneously must not exceed the numbers outlined in Table 15 (page 23).*
- *All acoustic fencing should be lined on the childcare centre side with sound absorbing material. The selected sound absorbing material should meet the acoustic specifications specified in the DDEG report.*

An operational noise management plan (ONMP) will be prepared and implemented for the childcare centre. All administrative controls will be captured in the ONMP and it is proposed

that this is submitted as part of the condition 1 endorsement stage.

The proposal will have full compliance with applicable acoustic legislation and guidelines. The maximum number of children conditioned on the planning permit.

Mechanical Plant noise

DDEG's Acoustic report confirms that the proposed childcare centre is considered to have compliance with the EPA Noise Protocol Part I noise limits for all periods, and will be achieved without noise control measures.

Kitchen Exhaust and Ventilation

DDEG's Acoustic report confirms that kitchen and toilet exhaust fans at the childcare centre will be domestic-type in-line fans located in the ceiling space and ducted to an external wall or roof. Noise emissions from these fans are not expected to require acoustic treatment to control noise impacts to nearby residential receptors.

Car parking

DDEG's Acoustic report confirms that the proposed basement car park for the childcare centre and that noise from vehicle movements is considered to have no adverse impact on the health and safety of nearby residents. The proposal is deemed to comply with the EPA Noise Protocol Part I noise criteria that have been adopted as a guideline, for all relevant periods.

Refer to the Acoustic Report prepared by DDEG for further details (Rev 2, prepared by DDEG, October 2024).

Transport and Traffic

The proposed development falls under the land-use category of 'childcare centre' under Clause 73.03 of the Planning Scheme.

- The site is located outside the Principal Public Transport Area (PPTN Area) and accordingly, the Column A rates set out at Table 1 of Clause 52.06-5 apply to the site. Column A and Column B rates are the same for childcare centres.
- The proposal satisfies the statutory requirements of Clause 52.06-5, and a car parking reduction is not required.
- For a childcare centre catering for 122 children, the car parking requirement is **26 car spaces**. The proposal satisfies the statutory requirements of Clause 52.06-5, and a car parking reduction is not required.
- No bicycle parking is required for the land use of a childcare centre under Clause 52.34, however, 4 bicycle spaces are provided in the form of 2 floor-mounted horizontal bicycle rails, located near the main pedestrian entrance of the development on the ground floor.
- the layout of the on-site parking areas is acceptable and accords with the relevant requirements of Clause 52.06-9, AS2890.1-2004 (where relevant) and AS2890.6-2009 (where relevant),
- Loading activities associated with the proposed childcare centre can be accommodated within the on-site carpark during off-peak times when demand for car parking is low.

- Waste collection will occur on-site, outside of operating hours and does not pose any significant traffic engineering issues,
- Traffic associated with the development will be moderate, spread across the peak periods and will be accommodated by Grandview Road and the surrounding road connections, and
- There are no traffic engineering reasons why a planning permit for the proposed childcare development at 15 Grandview Road, Wheelers Hill should be refused, subject to appropriate conditions.

Having regard for the above, there are no traffic or parking grounds which should warrant refusal of the sought Planning Permit.

Please refer to the Traffic and Waste Management Reports prepared by *Traffix*.

Tree removal, provision, and landscaping

An Arborist report is provided with this planning application to provide justification and support for tree removal. The Arborist report demonstrates:

- There are 16 trees located on this property, all of which have low retention value (except tree 5) and could be removed and replaced as part of the proposed development.
- Tree 5 is in good health and condition and has moderate to high retention value. This tree should be retained as part of the proposed development. The tree is likely to be directly affected by the proposed development. Provided that there is only a minor intrusion ($\leq 10\%$) from the proposed development and that basic tree protection measures (see below) are implemented there should be no adverse impacts on the health of this tree from the proposed development.
- Trees 20-23 are in adjoining properties; these trees are unlikely to be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of these trees from the proposed development.
- The remaining trees included in this report are three street trees located outside this property. These trees are unlikely to be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of these trees from the proposed development.

Landscaping and canopy tree planting have been provided to ensure amenity, aesthetic, and the myriad of benefits provided by canopy trees, including urban cooling and greening and biodiversity.

The Arborist Report outlines that the trees which are sought to be removed are either of low to very low retention value, or unlikely to be impacted by the proposed development.

Please refer to the attached Arborist Report, prepared by *Bluegum* for details.

Sustainable Design

The proposal responds to the objectives of Clause 22.13 – Environmentally Sustainable Development policy through:

- Optimising reduced energy peak demand through particular design measures (e.g., high permeability and low site coverage, provision of pervious surfaces, and canopy tree planting and landscaping which provide shading and cooling in the warmer months).
- Providing social community infrastructure and employment opportunities in a neighbourhood activity centre and within close distance to other activity centres, ensuring that the built environment is designed to promote the use of walking, cycling and public transport.
- A Sustainable Development Assessment (SDA) is required, given that the proposal seeks approval for a built form which exceeds 500sqm.

8. Conclusion

In conclusion, we submit that the proposal:

- Provides an appropriate land use and activity for the Neighbourhood Residential Zone, and meets the objectives of the PPF, LPPF, zone, and overlays.
- Provides a valuable community benefit through social infrastructure which also provides employment opportunities for the locality.
- Provides a modest built form which includes quality design detailing that acknowledges and complements the existing neighbourhood character and policy objectives.
- Minimises amenity impacts to the locality and along Grandview Road through provision of a basement car park, providing sufficient car parking spaces for future workers and visitors, while providing incentive for future workers and visitors to minimise car dependency and use active modes of transportation, by catching public transport, walking, and cycling.
- Introduces minimal amenity impact on the surrounding locality, and maximises its site location within the Wheelers Hill Neighbourhood Activity Centre and adjacent to an arterial road.
- Will include acoustic treatments including acoustic fencing material and segmented child play areas with a maximum cap of children outdoors at any given time, to meet full ACCC guidelines. Amenity impacts to neighbouring residents will be minimal.

Overall, the proposal is consistent with the strategic planning policy for the area as established by the relevant Planning Policy Framework and Local Planning Policy in the Monash Planning Scheme. The development addresses strategic directions and policy objectives by supporting urban consolidation, neighbourhood character and environmental considerations, promoting valuable social infrastructure and employment opportunities that have good access to the PPTN, and services and employment in local, major and metropolitan activity centres.

The proposal is supported by technical reports which demonstrates its viability.

We respectfully consider that the proposal is consistent with all relevant requirements of the Monash Planning Scheme and request that the application be supported, and a planning permit granted.