

AGENDA

Planning Delegated Committee Meeting

5:30pm Thursday 11 April 2024

VENUE: Committee & Council Room 76 Deakin Ave, Mildura

Copies of Mildura Rural City Council's Agendas & Minutes can be obtained online at www.mildura.vic.gov.au

Prayer

Almighty God,
We who are gathered together in Council,
pledge ourselves to work in harmony for
the welfare and development of our Rural City.

Guide us, we pray, in our deliberations, help us to be fair in our judgement and wise in our actions, so that prosperity and happiness shall be the lot of our people.

Amen.

Acknowledgement of Country

"Mildura Rural City Council would like to acknowledge the Traditional Owners and Custodians of the land, which now comprises the Mildura Rural City municipality. We pay our respects to Elders past and present and celebrate and respect their continuing cultures and acknowledge the memories of their ancestors".

Note to Councillors

Declaration of Interest

Councillors should note that in accordance with section 130 of the *Local Government Act 2020*, there is an obligation to declare a conflict of interest in a matter before Council.

A conflict of interest can be *general* or *material* in nature.

A Councillor has a *general conflict of interest* if an impartial, fair-minded person would consider that the Councillor's private interests could result in that Councillor acting in a manner that is contrary to their public duty.

- Private interests means any direct or indirect interest of a Councillor that does not derive from their public duty and does not include an interest that is only a matter of personal opinion or belief.
- Public duty means the responsibilities and obligations that a Councillor has to members of the public in their role as an elected representative.

A Councillor has a *material conflict of interest* if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter.

The benefit may arise or the loss incurred -

- (a) directly or indirectly; or
- (b) in a pecuniary or non-pecuniary form.

An Affected Person includes:

- (a) the relevant person;
- (b) a family member of the relevant person;
- a body corporate of which the relevant person or their spouse or domestic partner is a Director or a member of the governing body;
- (d) an employer of the relevant person, unless the employer is a public body;
- (e) a business partner of the relevant person;
- (f) a person for whom the relevant person is a consultant, contractor or agent;
- (g) a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee;
- (h) a person from whom the relevant person has received a disclosable gift.

Disclosure of Conflict of Interest

A Councillor must make full disclosure of a conflict of interest by advising the type and nature of the interest immediately before the matter is considered at the meeting. Following the disclosure and prior to the matter being considered or any vote taken, the Councillor with the conflict of interest must leave the room and notify the Chairperson that he or she is doing so.

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MARTIN HAWSON

CHIEF EXECUTIVE OFFICER

- PRAYER AND ACKNOWLEDGEMENT OF COUNTRY 1
- 2 **OPENING AND WELCOME**
- 3 **PRESENT**
- 4 **APOLOGIES AND ABSENCES**

5 PLANNING REPORTS

5.1 25 PRINCES STREET MILDURA - EXTENSION TO AGED CARE FACILITY CAR PARK WAIVER & EASEMENT REMOVAL

File Number: 005.2023.00000322.001

Officer: General Manager Strategy & Growth

1. Summary

Date Received:	15 November 2023		
Subject Property:	25 Princes Street Mildura		
Proposed Use/Development:	Extension to a Residential Aged Care Facility,		
	Reduction in Carparking Requirements, removal		
	of an easement and associated works		
Zone:	General Residential Zone 1,		
	Public Use Zone 3		
Overlays:	Specific Controls Overlay Schedule 1		
Applicant:	James Golsworthy Consulting Pty Ltd		
Application Triggers:	Clause 32.08-8 Buildings and works		
	Clause 52.02 Easement, restrictions and		
	reserves		
	Clause 52.06-5 reduction in carparking		
	requirements		
Relevant Provisions:	Clause 02.03-1 Settlement		
	Clause 02.03-6 Housing		
	Clause 11.01-1S Settlement		
	Clause 15.01-1L Urban design in Mildura		
	Clause 15.01-2S Building design Clause 15.01-5S Neighbourhood character		
	Clause 16.01-1L-01 Housing supply in Mildura		
	Clause 16.01-12-01 Housing supply in Mildura Clause 16.01-5S Residential aged care facilities		
	Clause 17.01-1S Diversified economy		
	Clause 19.02-1S Health facilities		
	Clause 32.08 General Residential Zone		
	Clause 36.01 Public Use Zone		
	Clause 52.06 Carparking		
	Clause 53.17 Residential Aged Care		
	Clause 53.18 Stormwater Management in Urban		
	Design		
	Clause 65 Decision Guidelines		
Objections Received:	11		

The permit applicant, James Golsworthy Consulting, seeks permission for the development of land for an extension to a residential aged care facility, reduction in carparking requirements, removal of an easement and associated works on the subject land at 25 Princes Street, Mildura.

The proposed development a two-storey building (ground floor and first floor) encompassing all elements associated with the provision of aged care. A total of fifty (50) lodging rooms (each with ensuite), medical rooms, staff facilities, reception and laundry services are included in the facility. The development also includes the re-

location of the existing 66 space car park to the south-west of the proposed facility which can be accessed via Argyle Street and Princes Street.

The application was notified as per Section 52(1)(a) and (d) of the Planning and Environment Act 1987 with the application receiving 11 objections to date:

The key issues that were raised in the objections are:

- Increase in traffic through Argyle Street through the proposed carpark.
- Increase in traffic in Princes Street.
- Argyle Street width issues exist with access to existing medical issues.
- Carpark reduction queries over the Traffic Impact Assessment.
- Noice Emissions produced from the service area, laundry and carpark.
- Overlooking issues to the adjoining property at 26 Princes Street.
- Lighting and opening hours of the proposed carparking.

The application was assessed against all relevant provisions within the Mildura Planning Scheme. The application responds positively and is encouraged by the Planning Policy Framework. The application has been supported with a Traffic Impact Assessment(TIA) (prepared by onemilegrid) and an Acoustic Report (prepared by Resonate). The TIA determined that the amount of car parking would be sufficient and the surrounding road network could cater for the increased traffic flows and there would not be an adverse impact on the surrounding road networks.

Overlooking and overshadowing to the adjoining property (26 Princess Street) requirements have been met through the development requirements of clause 53.17 Residential Aged Care Facilities. This is further supported via a separation service lane and a 1.8m acoustic wall to limit the noise emissions produced.

It was found that the permit requirements are met and additionally, the building is designed in a form that respects the design requirements of clause 53.17. A notice of decision to grant a planning permit is recommended.

2. Recommendation

Council having caused notice of **Planning** Application 005.2023.00000322.001 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to issue a Notice of Decision to Grant a Permit under the provisions of Clauses 32.08-8 52.02-2, and 52.06 of the Mildura Planning Scheme in respect of the land known and described as 25 Princes Street MILDURA, 29 Princes Street MILDURA, 26 Argyle Street MILDURA, 159 Thirteenth Street MILDURA (Lot: 2 Sec: 17 Blk: E LP: 15003, PC: 372133R, Lot: 2 Sec: 17 Blk: E LP: 15047, Sec: 17 Blk: E PC: 364456L) for the Use and Development of land for an Extension to a Residential Aged Care Facility, Reduction in Carparking Requirements, removal of an easement and associated works, subject to the following conditions:

Amended Plans

(i) Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and

will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a. A detailed drainage design plan must be submitted for the site to show how much detention is achieved with the proposed building area
- b. Each noise control measure as detailed in *Planning Stage Acoustic Report Princess Court Community Living Mildura (M210898RP1 Revision C (9 November 2023)* prepared by Resonate clearly noted on plans.

Use and development in accordance with endorsed plans

(ii) The use and development as shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the Responsible Authority.

Amenity

- (iii) Before the buildings approved by this permit are occupied, the noise control measure as detailed on the endorsed plans and as detailed within Planning Stage Acoustic Report Princess Court Community Living Mildura (M210898RP1 Revision C (9 November 2023) prepared by Resonate must be implemented to the satisfaction of the responsible authority.
- (iv) At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.
 - Noise Protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.
- (v) External lighting must be designed, baffled and located so as to prevent any adverse

Easements

(vi) All existing, proposed or easements to be removed for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

Landscaping

(vii) Before the buildings approved by this permit are occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary this requirement.

(viii) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced to the satisfaction of the responsible authority.

Waste

- (ix) All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.
- (x) Waste refuse collection trucks must only collect waste between the following times unless otherwise agreed by the responsible authority:

Monday to Saturday: 7am to 6pm

(xi) All waste material not required for further on- site processing must be regularly removed from the site to the satisfaction of the responsible authority. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to the satisfaction of the responsible authority.

Engineering Conditions

- (xii) Detailed drainage design plans must be submitted for the proposed Carpark.
- (xiii) Plans must also include the civil design so detention volumes and overland flow paths can be checked.
- (xiv) Before the buildings approved by this permit are occupied, all works required as per the endorsed drainage plans must be completed.
- (xv) Before the buildings approved by this permit are occupied any new vehicular crossings must be constructed to the satisfaction of the responsible authority.
- (xvi) Before the buildings approved by this permit are occupied, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
 - a. constructed
 - b. properly formed to such levels that they can be used in accordance with the plans
 - c. surfaced with an all-weather-seal coat
 - d. drained
 - e. line marked to indicate each car space and all access lanes
 - f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the responsible authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes.

Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

Lower Murray Water Conditions

- (xvii) The requirements of Lower Murray Water must be met, regarding the provision of water supply and sewerage services to the land, including payment of all associated costs prior to commencement of works.
- (xviii) A Backflow Prevention Device is required to be installed on the water service to this property with all costs to be met by the Landowner. The Landowner is required to register the device with LMW and meet the requirements of LMW's Backflow Prevention Agreement.

Permit Expiry

- (xix) The above-mentioned planning permit expires if;
 - a. the development or any stage of it does not start within two years of the date of issue of the permit or;
 - b. the development or any stage of it is not completed within four years of the date of issue of the permit.

The permit time may be extended pursuant to Section 69 of the Planning and Environment Act 1987 if a written request is received by the Responsible Authority before the permit expires or; within six months of the expiry date of commencement.

3. Time Frame

Outline key dates

Application Received	16 November 2023	
Application Referred	24 January 2024	
Application Notified	26 January – 12 February 2024	
Objector Consultation Meeting	29 February 2024	
Amended Plans Received	N/A	
Amended Plans Notified	N/A	

4. Strategic Plan Links

This report relates to the Council Plan 2021-2025 in the Strategic Direction:

<u>Place</u>

Outcome to be achieved:

A well-developed long-term land use vision.

5. Asset Management Policy/Plan Alignment

This is not relevant to the subject application.

6. Implications - Assessment of the Application

Policy

The State Planning Policy Framework (SPPF), Local Planning Policy Framework (LPPF) and the Planning Scheme Provisions are discussed in the attached report.

Legal/Statutory

Council is required to determine the application pursuant to section 61 of the *Planning and Environment Act 1987*. Council's decision is subject to possible review by the Victorian Civil and Administrative Tribunal (VCAT).

Financial

All relevant fees have been paid. In the event of an application for review by VCAT, each party will be required to bear their own costs.

Environmental

As detailed in the Assessment of the Application.

Social

As detailed in the Assessment of the Application.

Economic

As detailed in the Assessment of the Application.

7. Risk Assessment

Council's decision is subject to possible review by VCAT. In the event of an application for review by VCAT, each party will be required to bear their own costs.

8. Conflicts of Interest

No conflicts of interest were declared during the preparation of this report.

Attachments

- 2. Site Photos
- **3**[₫] Plans
- 4. Application Documents

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Planning Delegation Report

Application Number

005.2023.00000322.001

Received Date

16 November 2023

Applicant

James Golsworthy Consulting Pty Ltd

Subject property (Parcel No/s 5503, 35467, 236, 31579)

25 Princes Street MILDURA, 29 Princes Street MILDURA, 26 Argyle Street MILDURA, 159 Thirteenth Street MILDURA

(Lot: 2 Sec: 17 Blk: E LP: 15003, PC: 372133R, Lot: 2 Sec: 17 Blk: E LP: 15047, Sec: 17 Blk: E PC: 364456L)

Proposal

Development of an extension to an existing residential aged care facility, reduction in car parking requirements, removal of an easement and associated works.

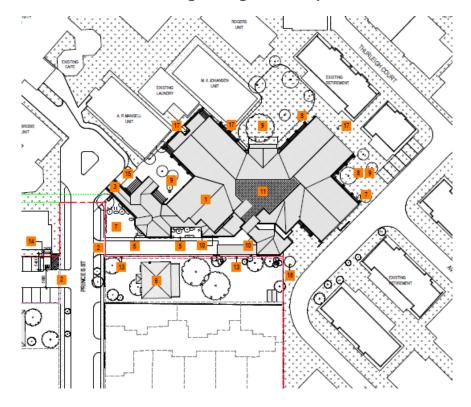
The proposed development comprises a two storey building (ground floor and first floor) encompassing all elements associated with the provision of aged care under one roofline. A total of fifty (50) lodging rooms, each with ensuite, medical rooms, staff facilities, reception and laundry services are included in the facility. The development also includes the re-location of the existing 66 space car park to the south-west of the proposed facility.

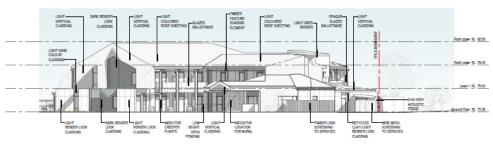
The application was submitted with a Traffic Impact Assessment that provided an independent assessment of the car parking demand that the proposal would generate as well as the impact of traffic flows on surrounding road.

The application was also submitted with an Acoustic Report that calculated the anticipated noise levels that the proposal would generate, their compliance with EPA noise regulations and made recommendations on any required mitigation measures to comply with the EPA regulations.

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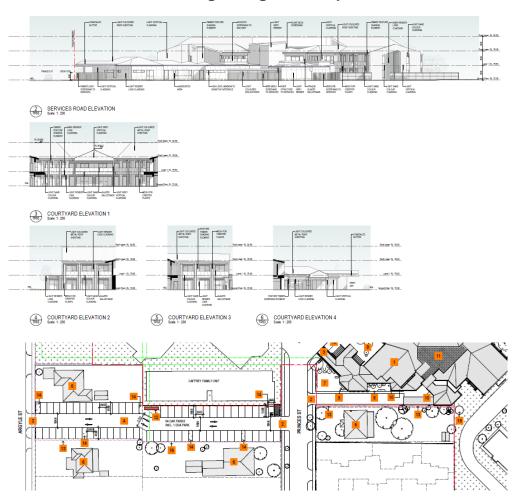




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Zones/Overlays

Public Use Zone 3 Health and Community

General Residential Zone - Schedule 1

Specific Controls Overlay Schedule 1

Relevant Provisions

Clause 02.03-1 Settlement

Clause 02.03-6 Housing

Clause 11.01-1S Settlement

Clause 15.01-1L Urban design in Mildura

Clause 15.01-2S Building design

Clause 15.01-5S Neighbourhood character

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Clause 16.01-1L-01 Housing supply in Mildura

Clause 16.01-5S Residential aged care facilities

Clause 17.01-1S Diversified economy

Clause 19.02-1S Health facilities

Clause 32.08 General Residential Zone

Clause 36.01 Public Use Zone

Clause 52.06 Carparking

Clause 53.17 Residential Aged Care

Clause 53.18 Stormwater Management in Urban Design

Clause 65 Decision Guidelines

Permit Triggers

Clause 32.08-8 Buildings and works

Clause 52.02 Easement, restrictions and reserves

Clause 52.06-5 reduction in carparking requirements

Statutory Days

The application has been in progress 126 days (in Council's hands)

Application received:	16/11/2023
Further information received:	N/A
Application referred:	24 January 2024
Notification directed:	24 January 2024
Application notified:	26 January 2024 – 12 February 2024
Statutory declaration received:	12 February 2024

Benchmark

Level 3

Subject site & locality

An inspection of the site and the surrounding area has been undertaken.

The subject land comprises various parcels located between Thirteenth Street and Argyle Street within the Mildura Main Urban Area and to the south-west of the Mildura Primary Activity Centre. The primary parcel is located at the north-western end of Princes Street. The multiple parcels of land have a combined land area of approximately 4.5ha. The area proposed for the extension consists of approximately 4,590m2.

Permit/Site History

The history of the site includes:

None Applicable

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

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- Sending notices to the owners and occupiers of adjoining land.
- Placing signs on site
- Other -Notice in Newspaper

The notification has been carried out correctly.

Council has received 11 objections to date. The key issues that were raised in the objections are:

Objection	Response
Increased traffic in Argyle Street through the proposed carpark.	Please refer to response given at Clause 52.06 carparking and 53.17 Residential Aged Care Facilities of this report
Increase in traffic in Princes Street.	Please refer to response given at Clause 52.06 carparking and 53.17 Residential Aged Care Facility of this report
Argyle Street width - issues exist with access to existing medical centres.	Please refer to response given at Clause 52.06 carparking and 53.17 Residential Aged Care Facility of this report
Concerns that a reduction in carparking provision will adversely impact on parking provision within adjoining streets.	Please refer to response given at Clause 52.06 carparking and 53.17 Residential Aged Care Facility of this report
Adverse impact due to noise produced from the service area, laundry and carpark.	Please refer to the response given at Clause 53.17 Residential Aged Care Facility of this report. A condition is recommended to be included on any permit issued that also requires noise mitigation measures as recommended by the submitted Acoustic Report to ensure that the development would comply with EPA noise regulations and minimise the impact on the amenity of the area.
Overlooking issues to the adjoining property at Princes Street.	Please refer to the response given at Clause 53.17 Residential Aged Care Facility of this report
Lighting and opening hours of the proposed carparking.	A lighting plan has been produced by a suitably qualified professional. A condition is also recommended to be included on any permit issued that also requires lighting to be

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baffled to minimise impact on the amer	
	the area.

Cultural Heritage Management Plan

A Cultural Heritage Management Plan was not required to be undertaken as the activity was exempt pursuant to Division 2 of the Aboriginal Heritage Regulations 2018 No. 59

Registered Restrictions

In accordance with Section 61(4) of the *Planning and Environment Act 1987*, the Responsible Authority must not issue a permit that breaches a registered restriction.

The subject site does not contain any restrictions or agreements under Section 173 of the *Planning and Environment Act 1987.*

Consultation

Consultation is provided through all objectors to the application being invited to a planning forum to be held 8 April 2024.

Conflict of Interest

No conflicts of interest were declared during the preparation of this report

Referrals

External Referrals/Notices Required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Lower Murray Water do not object to the granting of a planning permit subject to conditions which can be found at the bottom of this report.
Section 52 notices	N/A

Internal Council Referrals	Advice/Response/Conditions
Engineering	Prior to plan being endorsed detailed drainage design plans must be submitted for site show much detention is achieved with the proposed building area.
	Detailed drainage design plans must be submitted for the proposed Carpark. Plans must also include the civil design so detention volumes and overland flow paths can be checked.
	Prior to commencement of use, all works required as per the endorsed drainage plans must be completed.

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Planning Assessment

Zoning

The site is partly located within the General Residential Zone (GRZ) and partly located within the Special Use Zone – Schedule 3 (SUZ3).

General Residential Zone (GRZ)

The purpose of the GRZ at Clause 32.08 of the Scheme is:

- 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, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

Permit Triggers

Pursuant to Clause 32.08–9, a permit is required to construct a building or construct or carry out works for a residential aged care facility. Any application for a residential aged care facility must meet the requirements of Clause 53.17 - Residential aged care facility.

Comment

A permit is not required to use the land for the purpose of a residential aged care facility under the GRZ. It is an expected use within the zone. A permit is required to construct such a facility and the design requirements of clause 53.17 seek to ensure that the internal amenity and any adverse impact on the amenity of the surrounding area is minimised to an acceptable level. The development is seen to be contributing to the diversity of housing types and growth in a location that is easily accessible to all services and transport. The RACF will service the local community and its ageing population.

As part of the application the applicant has provided an assessment against Clause 53.17 which is located under the "Particular Provisions" of this report.

Public Use Zone - Schedule 3 (PUZ3)

The purpose of the SUZ3 at Clause 36.01 of the Scheme is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Permit triggers

A permit is not required to use and develop land for the purpose of the public land use associated with the relevant schedule of the land affecting the site. In relation to this site the land is zone PUZ3 that relates to the purpose of health and community. While the existing and proposed use and development on the site is for a health and community purpose, it is noted

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that the site is owned and operated by a private enterprise. A copy of consent from the owner of the site accompanies the application. It is on this basis that it is considered that a permit is not required to use the land for an aged care facility.

A permit is not required under the PUZ3 as the works are associated with a health and community purpose.

Comment

The proposal supports the purpose of the Public Use Zone – Schedule 3 by supplying a health and community related land use.

Overlays

Specific Controls Overlay Schedule 1 (SCO1)

The site is affected by the SCO1 pursuant to Clause 45.12 of the Scheme. The purpose of the SCO is '...to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.'

The SCO1 incorporates the *Mildura Older Irrigation Area Incorporated Document (October 2023)* into the Scheme. The land identified the incorporated document may only be developed and used in accordance with the specific controls contained in the document.

As the land identified within the document only relates to Farming Zone land within the mapped area of the Mildura Older Irrigated Area, this overlay is not relevant to the assessment of this application.

Municipal Planning Strategy and Planning Policy Framework (PPF)

The following policies are relevant to the application.

Clause	Purpose/Strategies	
Clause 11.01-1S Settlement	To recognise, support and protect neighbourhood character, cultural identity, and sense of place.	
Clause 16.01-1L-01 Housing supply in Mildura	 Encourage smaller dwellings, including apartments, to provide an affordable entry point for first home buyers. Support retirement living and aged care development with convenient access to services and facilities and integrated with their surrounds. Encourage residential growth in the Mildura central business district, riverfront and Mildura Marina. Encourage buildings to be designed to accommodate different groups within the Mildura community, including larger dwellings for culturally and linguistically diverse and indigenous family groups, and accessible housing for the elderly or mobility impaired. 	
Clause 16.01-5S Residential aged care facilities	Purpose To facilitate the development of well-designed and appropriately located residential aged care facilities. Strategies Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.	

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	Recognise that residential aged care facilities are different to dwellings in		
	their purpose and function, and will have a different built form (including		
	height, scale and mass).		
	Ensure local housing strategies, precinct structure plans and activity centre		
	structure plans provide for residential aged care facilities.		
	Ensure that residential aged care facilities are located in residential areas,		
	activity centres and urban renewal precincts, close to services and public transport.		
	Encourage planning for housing that:		
	Delivers an adequate supply of land or redevelopment opportunities		
	for residential aged care facilities.		
	 Enables older people to live in appropriate housing in their local community. 		
	Provide for a mix of housing for older people with appropriate access to care and support services.		
	Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.		
	Ensure that residential aged care facilities are designed to respond to the		
	site and its context.		
	Promote a high standard of urban design and architecture in residential		
	aged care facilities.		
Clause 17.01-1S Diversified Objective			
economy	To strengthen and diversify the economy.		
	Strategies		
	Protect and strengthen existing and planned employment areas and plan for		
	new employment areas.		
	Facilitate regional, cross-border and inter-regional relationships to harness		
	emerging economic opportunities.		
	Facilitate growth in a range of employment sectors, including health,		
	education, retail, tourism, knowledge industries and professional and		
	technical services based on the emerging and existing strengths of each		
	region.		
	Improve access to jobs closer to where people live.		
	Support rural economies to grow and diversify.		
Clause 18.01-1S Land use	To facilitate access to social, cultural and economic opportunities by		
and transport integration	effectively integrating land use and transport.		
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Clause 19.02-1S Health	To assist the integration of health facilities with local and regional
facilities	communities.

Comment

The application for the RACF aligns with the Planning Policy Framework's objectives and strategies. The development achieves this through appropriate urban and building design, limits urban sprawl and directs growth into existing settlements. The proposed development facilitates the expansion of an existing health facility within the community and easily accessible to services and transport for the elderly.

More specifically Clause 16.01-5S objective is to facilitate the development of well-designed and appropriately located residential aged care facilities. The proposed development is within an existing aged care facility which has existed for 30+ years within an existing residential area. The development has taken into consideration the required facilities for the aged care facility to function whilst also considering the site and immediate locality. The clause includes strategies that recognise the built form will be different to that of a standard dwelling, especially with regards to building height and form. The development has been positioned to maximise the setbacks to the nearest dwelling being 26 Princess Street. The development also proposes the service entry to be located between the RACF and the neighbouring dwelling with measures such as acoustic fencing, covered waste areas to reduce negative amenity impacts.

Relevant Particular Provisions

Clause 52.02 – Easements restrictions and reserves

The purpose of this provision is:

 To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Permit requirement

A permit is required under this clause to create, vary or remove an easement or restriction amongst other things.

Comment

The easement proposed for removal is for the benefit of C/T. Vol. 9216 Fol. 880. The land is within the same ownership and Princes Court Living extends across both lots. The removal of the easement will not cause any effect to any other interested persons.

Clause 52.06 - Carparking

The purpose of this provision is:

- 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.

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- 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.

Clause 52.06-3 Permit requirement

A permit is required pursuant to Clause 52.06-3 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.

Clause 52.06-5 identifies that the below number of car parking spaces are required for a residential aged care facility.

Residential aged care facility	0.3	To each lodging room
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Clause 52.06-7 Application requirements and decision guidelines

An application 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 must be accompanied by a Car Parking Demand Assessment and responds to the relevant decision guidelines of the clause.

It is noted that clause 52.06-9 of the scheme also details the design standards, dimensions of car parks and access ways that must be met. The submitted plans detail how the development meets these standards.

The application has been submitted with a Traffic Impact Assessment that provides a response the requirements of the clause.

Comment

The proposal details that the existing 66 car park spaces are to be removed from the existing area and a new 64 car park space is to be located to the southwest of the aged care facility.

The proposed facility includes 50 lodging rooms which as per Table 1 of Clause 52.06-5 requires a total of 15 carparking spaces. As the proposal does not offer any further carparking and seeks to remove two existing car parking spaces, this results in a shortfall of 17 carparking spaces.

The application has been supported by a Transport Impact Assessment (TIA) which includes a carparking demand assessment. The TIA has been prepared by onemilegrid. The carparking demand assessment assessed the historical demand for car parking on the site between 7 April 2023 and 7 August 2023 that found that the maximum occupancy of the existing 66 car parking spaces was 49. The assessment concluded that the proposed 64 carparking spaces to be provided was adequate and can accommodate the additional 15 spaces required for the proposed use.

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All car parking spaces, and aisle widths comply with the Design Standard 1 and 2 of the Mildura Planning Scheme and the provision of access/egress points from both Princes Street and Argyle Street allows traffic to be shared between the two streets. This can be found on page 18 and 19 of the TIA.

As stated, the proposed carpark will allow entry and egress from both Princes Street and Argyle Street. The TIA has concluded that the proposed 50 beds produce an expected total of 125 daily movements with 23 peak hour movements. It has been determined that these volumes will be distributed across both Princess Street and Argyle Street access points. It is likely that the traffic distribution will comprise of the below and can be found on Page 23 of TIA.

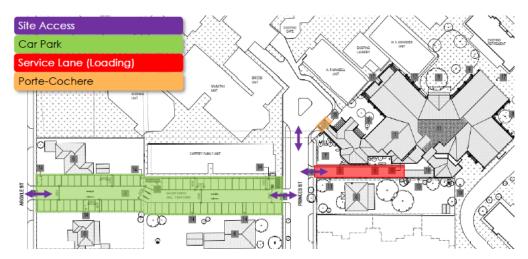
Princes Street: 80%Argyle Street: 20%

The TIA has concluded the below:

Considering the analysis presented above, it is concluded that:

- The car parking layouts and accesses have been designed generally in accordance with the requirements of the Planning Scheme and are considered appropriate;
- The provision of loading and pick-up/drop-off facilities and considered appropriate;
- The proposed provision of parking is considered acceptable in accommodating the parking demands for the proposed development in addition to the existing demand of Princes Court Homes: and
- The anticipated traffic volumes generated by the development is not expected to have an impact on the operation of Princes Street, Deakin Avenue or the surrounding road network.

As per the outlined above, the proposal meets the requirements of the clause 52.06 and the carparking reduction for the extension tot RAFC is considered to be acceptable.



Proposed carpark outlined between Argyle Street and Princes Street

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Clause 53.17 Residential Aged Care Facility

The purpose of this provision is:

- To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.
- To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.
- To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings or small second dwellings.

Clause 53.17-2 Application requirements

This clause details that an application for a residential aged care facility must be accompanied with, amongst other things, a site and context description of the area, a plan that details how the development response to the site and in its context and a landscape plan.

The plans submitted with the application respond to these requirements.

Further, an application for a residential aged care facility must detail how the proposed development meets the requirements of clause 53..17-2 and 53.17-3 of the scheme. This clause details requirements to be met that cover matters such as building heights, setbacks, access to daylight, overshadowing overlooking, noise impacts, access, open space, fencing amongst other things.

Below is the response from the applicant with regards to these provisions.

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Application Requirements

Clause 53.17-2

Title & Requirement	Complies / Does Not Comply / Variation Required
Design Response The design response must explain how the proposed design: Responds to the site and context description. Meets the requirements of this clause.	The plans and submission detailing the proposal outlines how the design responds to the existing site characteristics and the broader surrounding environment.
Landscape Plan The landscape plan must include: Landscaping of communal open space for the enjoyment of residents and staff.	The application provides for a landscape concept design for the proposal that is reflective of the overall site and localised area.
 Landscaping along the boundaries of the site. On-site management of run-off from paved areas. Retaining significant trees where possible. 	The landscape plan includes myriad spaces for residents and staff to enjoy in a safe and peaceful manner.
	Paved areas are bordered by generous permeable areas with run-off able to be absorbed. A stormwater management plan accompanies the application with further details of run-off management.

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Development Requirements

Clause 53.17-3

Operation

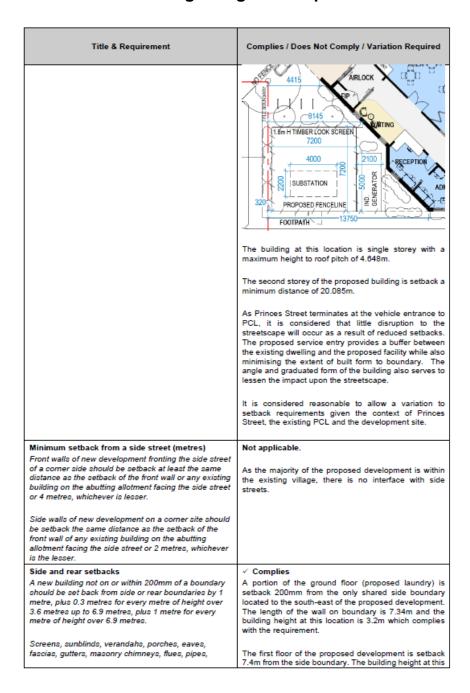
If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Building Height In the Neighbourhood Residential Zone, General Residential Zone and Township Zone the maximum building height must not exceed 16 metres. In the Mixed Use Zone and Residential Growth Zone the maximum building height should not exceed 16 metres.		ent	Complies / Does Not Comply / Variation Required
		ne the maximum metres. ntial Growth Zone	✓ Complies The proposal consists of a two storey building with a maximum height of 10.431m. The height of the building complies with the requirement in the General Residential Zone being a maximum building height of 18m.
Street setback			Variation required
Walls of buildings should be set back from streets the distance specified in the table:			The site includes one existing dwelling to the south-east of the proposed development. The dwelling is setback approximately 12.5m from Princes Street.
There is an exhalting stability are both the abulting all interests flatting the same about, and the site is real on a surrear. These is no exhalter to deliberate one.	The printings distance of the relication of derivate which is the resting buildings on the relication, which is the resting buildings on the relication, distances for basing buildings on the relication and relication to the printings of the relication of the relic	Plot reprinsión	Princes Street extends for a distance of 17.6m beyond the north-western boundary of the existing dwelling at 26 Princes Street before terminating at the entrance to Princes Court Living (PCL).
There is extended public or when of the whole was selected to the submitting selected country to compare the compared to the c	distances for advances in Transport Jame 2 and 4 colored for Otto of Parish 1 and 1	Not explicable Control until all new dissipations fronting the side stated of a control and stated fronting the side stated of a control and stated fronting the side stated for some distance and in stated and visit from the side stated stated from the side sta	On the south-western side, 25 Princes Street is currently vacant with the Caffrey Family Unit of PCL occupying the adjacent lot to the north-west. While the majority of the proposed development is
			within PCL, a small portion of the facility is integrated with Princes Street. Within the street setback, to the immediate north-west of the existing dwelling, a service entry with a width of 4.5m is proposed. Beyond the service entry, a fenced compound to house a substation is proposed. The compound is to be screened with a timber look fence for a distance of 7.20m and a height of 1.80m. The screening fence is to be setback 0.32m from the boundary with landscaping employed to soften the interface. To the north-east of the compound, the ground floor of the proposed building is on a 45 degree angle to Princes Street with the following graduated setbacks: - 4.415m to projected corner - 10.10m to parallel length with a distance of 2m - 13.75m to furthest portion of building

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Title & Requirement Complies / Does Not Comply / Variation Required location is 8.5m. The required setback for this height is 2.47m ((8.5 – 3.6) x 0.3 = 1.47, 1.47 + 1 = 2.47m) and domestic fuel or water tanks, and heating or cooling equipment or other services may encroach therefore the proposed development complies with the not more than 0.5 metres into the setbacks of this requirement. Landings having an area of not more than 2 square The proposed development includes a bin store/clinical waste/dirty linen compound with a setback of 0.5m. The metres and less than 1 metre high, stairways, proposed compound is fenced and roofed. The requirements allow an encroachment of 0.5m for ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. pergolas and carports which are of a similar nature. It is considered that the compound therefore complies with the requirement. Walls on boundaries √ Complies A new wall constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary The proposed development includes a wall and a for a length of more than: roofed structure setback on or within 1m of a side 10 metres plus 25 per cent of the remaining boundary, as detailed above. The solid wall at a setback of 200mm has a length of 7.34m. The roofed length of the boundary of an adjoining lot, or structure at a setback of 0.5m has a length of 12.83m. A total of 20.17m is therefore considered to be on the Where there are existing or simultaneously constructed walls or carports abutting the boundary for the purposes of this requirement. boundary on an abutting lot, the length of the existing or simultaneously constructed walls The length of the side boundary is 58.75m. Pursuant to whichever is the greater. the requirement, walls on boundaries are permitted for a length of 22.19m ((58.75-10) x 0.25 = 12.19m, 10+12.19 = 22.19m). The proposed development therefore complies with the requirements. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport The roofed structure at a setback of 0.5m has a height being less than 2 metres on the abutting property of 2.30m and therefore complies with the requirement. boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. Daylight to existing windows Complies Buildings opposite an existing habitable room window should provide for a light court to the existing window The internal orientation and limited residential interfaces ensure that the proposed development does not impact that has a minimum area of 3 square metres and upon the daylight to existing habitable room windows. minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the All windows to existing habitable rooms include a abutting lot. minimum area of 3m² with a minimum dimension of 1m clear to the sky. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The a may be swung to within 35 degrees of the plane of the wall containing the existing window.

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Title & Requirement	Complies / Does Not Comply / Variation Required
Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
North-facing windows If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	✓ Complies There are no existing north facing habitable windows affected by the proposal. The proposed development is to the south-east of existing living units within PCL with no north facing habitable room windows to be impacted. The proposed development is to the north-west of the existing dwelling with no north facing habitable room windows to be impacted.
Overshadowing open space Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ Complies The proposed development, particularly the proposed acoustic fencing, results in a minor amount of additional overshadowing to the SPOS of the existing dwelling to the south-east, beyond the shadowing created by the existing fencing, at 3pm on 22 September. The increased amount of shadow equates to approximately 26.50m² and is not anticipated to reduce available sunlight to the SPOS of the existing dwelling by an unreasonable amount.
Overshadowing solar energy systems Buildings should be sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.	Not applicable. There are no existing solar energy systems on the buildings adjoining or within the subject site at the time of lodgement.
Overlooking A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.	✓ Complies The development proposes a shared balcony to the south. The proposed balcony includes an opaque balustrade to a minimum height of 1.0m ensuring that any opportunity for overlooking into the adjoining SPOS is mitigated.
Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.	The proposal does not include any direct views into habitable room windows.
A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.	

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Title & Requirement Complies / Does Not Comply / Variation Required Have sill heights of at least 1.2 metres above floor Have fixed, obscure glazing in any part of the window below 1.2 metres above floor level. Have permanently fixed external screens to at least 1.2 metres above floor level and be no more than 25 per cent transparent. à Obscure glazing in any part of the window below 1.2 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. Noise impacts Noise sources, such as mechanical plant, should not be located near bedrooms of immediately The noise sources associated with the development are adjacent existing dwellings. not located near bedrooms of immediately adjacent existing dwellings. The substation and generator are located approximately 10m from the existing dwelling with two acoustic treatments between their location and the existing dwelling. While noise from the substation and generator are limited to intermittent operation, the acoustic treatments mitigate against any impact to neighbouring properties. Complies Daylight to new windows A window in a habitable room should be located to face: Each habitable room includes a window and a glazed An outdoor space clear to the sky or a light door that is clear to the sky or facing a verandah that is court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to open for at least one third of its perimeter. the sky, not including land on an abutting lot, A verandah provided it is open for at least one third of its perimeter, or

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Title & Requirement	Complies / Does Not Comply / Variation Required
 A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	
Site coverage The site area covered by buildings should not exceed 80 percent. Access	✓ Complies The PCL includes a site area of approximately 5.692 hectares (inclusive of CA2042 not subject to this application). The existing built form is approximately 2.0772 hectares with the proposed built form to increase this amount to 2.19 hectares equating to 38.51% of site coverage and compliant with the standard. ✓ Complies
Access ways should be designed to: Provide direct access to on-site designated areas for car and bicycle parking. Provide direct access to the building for emergency vehicles. Provide access for service and delivery vehicles to on-site loading bays and storage areas. Ensure vehicles can enter and exit a development in a forward direction. Provide a carriageway width of at least 5.5 metres and an internal radius of at least 4 metres at a change of direction. The number and location of access points from streets to the site and the design of crossovers must be to the requirements of the relevant road authority. Shared access ways or car parks should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced by 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.	Access to the car park is located at Princes Street and Argyle Street. The proposed car park is situated in proximity to the proposed facility and is located to also provide direct and convenient access to other areas of PCL. Emergency services have direct access to a 'Porte Cochere' from the PCL entrance at the extension of Princes Street. The proposal includes a separate service entry with direct access from Princes Street. Vehicles can enter and exit the 'Porte Cochere' drop off point in a forward manner by utilising the turning circle at the PCL entrance. The car park includes entry/exit at both Princes Street and Argyle Street and all vehicles can exit in a forward manner. The entrance points are limited with entrance point to the facility and two entrance points to the car park. The entrance points are located to avoid conflict with existing crossovers and road users. All shared access ways and car parks are located at least 1m from the windows of habitable rooms with fencing of greater than 1.5m provided.
Building Entry The main pedestrian entry to a building should: Have convenient access from a street. Be sheltered from the weather. Have convenient access from on-site car parking. Have a designated vehicle standing area suitable for use by a community bus and a disabled parking area should be provided in an area that is convenient for the drop-off and pick-up of residents.	✓ Complies The main pedestrian entry to the building has convenient access from the internal extension of Princes Street. The entry is well delineated and sheltered. Car parking associated with the proposed development is located proximate to the entrance with consistent ground level and clear pedestrian access to the facility.

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Title & Requirement	Complies / Does Not Comply / Variation Required
	A common drop off area at the facility entrance includes areas for vehicle standing and is convenient for drop-off and pick-up of residents.
	Broader site access is clearly designated via vehicle entrances and internal directional signage.
Communal open space	✓ Complies
Accessible and useable communal open space should be provided for residents and staff.	The proposed facility provides numerous communal open space areas for residents and staff.
Front fence	Variation required.
A front fence within 3 metres of a street should not exceed: 2 metres in height in streets in a Road Category 1; and 1.5 metres in height on all other streets.	The proposed development includes fencing with a height of 1.8m at the interface with Princes Street. Given the context of the site and the termination of Princes Street at PCL, it is considered that the front fencing will not detract from the streetscape or create any safety issues.

Clause 53.17-4 Decision Guidelines

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- How the proposed development responds to the site and context description.
- Where the requirements of this clause are not met, the impact on the amenity of the adjoining dwellings or small second dwellings.
- The proposed amenity for future residents of the residential aged care facility.
- The effect of overshadowing on an appropriately located existing rooftop solar energy system on an adjoining lot.

Comment

As stated previously in the report, the location for the RACF is supported by the Mildura Planning Strategy and the Planning Policy Framework. The response provided by the applicant aligns with Clause 53.17 by providing a RACF that will meet the existing and future needs of its residents which does not have an adverse impact on the locality. The impact on the amenity of the adjoining dwelling to the southwest will be minimised given the buffer created by the service entry lane. Given the context of the site and the termination of Princes Street, it is considered that the reduced street setback and elevated fence height will have little impact on the overall streetscape.

However, the above assessment required variation of two development requirements which are deemed appropriate. The variations required are for the street setback and front fencing as a result of the proposed substation compound. The compound is to be screened by timber look fencing with a height of 1.8m at a setback of 0.32m from the boundary with Princes Street.

Landscaping is to be included within the reduced setback to soften the impact of the fencing Given the overall layout of the site, these two variations will have minimal impact on the streetscape and are deemed to be satisfactory.

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The proposal seeks access to the repositioned carpark from both Argyle Street and Princess Street. The access points create an increase in traffic movement through Argyle Street for entry and egress.

The TIA submitted with the application determined that the impact on traffic flows within both streets will not be excessive. The TIA concludes that both Argyle Street and Princess Street have adequate capacity for the increase in traffic. The proposed development would generate a perceived 20 per cent gain in extra daily movements. Although there will be an increase in traffic flow within both streets, the TIA concludes that both streets will be able to adequately manage the increase traffic flows and will not be overburdened by the increase in traffic.

The application was also referred to Councils Engineering Department who did not object to the application, nor raise concerns in relation to increased vehicle movements within surrounding streets.

At the time of the planning permit being made the existing house to the southeast of the development does not have an existing rooftop solar system. The overshadowing plans that have been submitted as part of the application show that there will be minimal effect on the adjoining dwelling and that in the future should they wish to install a solar energy system there will be no effect on the efficiency output caused from overshadowing.

Noise produced from the facility is mitigated through appropriate setbacks and the submitted Acoustic Report recommends that acoustic treatments be provided to limit noise emissions to ensure that they will be below noise limits set by EPA regulations. The main source of noise will be produced from the substation and generator. This is appropriately setback 10 metres with mitigation measures of two acoustic treatments between the substation/generator and the adjoining dwelling.

Overall, the development aligns with the requirements of clause 53.17.

Clause 53.18 Stormwater Management in Urban Design

The purpose of this clause is:

 To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-7 Decision guidelines

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

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.

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- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

Comment

The applicant submitted a stormwater management concept plan which provides details of how stormwater is to be directed and retained throughout the development site. The engineering development have reviewed the stormwater management plan with conditions to be included on the planning permit.

The decision guidelines of Clause 65

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate the decision guidelines detailed at Clause 65 of the Scheme. In response to these guidelines, the following comments are made:

Comment

This proposal meets this criteria given that:

- The proposed extension to an existing aged care facility for a RACF has been designed to
 ensure off-site impacts are minimised and they will not negatively affect the orderly
 planning of the area.
- The relevant state and local planning provisions are met as outlined above.
- The proposal will facilitate the orderly development of the area by providing housing for elderly persons within the locality.
- The impact on the amenity of the area has been assessed and deemed appropriate as outlined above.
- The impact on the land is reduced by the siting of the facility on and existing carpark with existing access.
- No vegetation is required to be removed.
- The is no nearby public land which will be impacted by the proposal.
- There will be no adverse impacts of land degradation, salinity or reduced water quality.
- The subject site is not located in a bushfire prone area or floodway overlay.
- The proposed works are not likely to cause any landslip or erosion on the site.

Other relevant adopted State policies/strategies - (e.g. Melbourne 2030.)

N/A

Relevant incorporated or reference documents

N/A

Relevant Planning Scheme amendments

N/A

Summary of Key Issues

Residential Aged Care Facility - Car parking requirements

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Conclusion

It is in the opinion of the accessing officer that the proposed development delivers a site responsive and well-designed RACF that aligns with the Mildura Planning scheme and meets existing and future needs of Mildura's ageing population. The application should be supported via planning permit with appropriate conditions as below.

Recommendation

Notice of Decision to Grant a Permit

That Council, having caused notice of Planning Application No. 005.2023.00000322.001 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08 and 52.06 of the Mildura Planning Scheme in respect of the land known and described as 25 Princes Street MILDURA, 29 Princes Street MILDURA, 26 Argyle Street MILDURA, 159 Thirteenth Street MILDURA, for the use and development in accordance with the endorsed plans, with the application dated 15 November 2023, subject to the following conditions:



Proposed Conditions

Amended Plans

- Before the development start(s), amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - A detailed drainage design plan must be submitted for the site to show how much detention is achieved with the proposed building area.
 - b) Each noise control measure as detailed in *Planning Stage Acoustic Report Princess Court Community Living Mildura (M210898RP1 Revision C (9 November 2023)* prepared by Resonate clearly noted on plans.

Use and development in accordance with endorsed plans

- The use and development as shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the Responsible Authority.
- All internal access driveways and car parks must be constructed in an all-weather sealed surface to the satisfaction of the Responsible Authority prior to the commencement of use.

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Amenity

- 4) Before the buildings approved by this permit are occupied, the noise control measure as detailed on the endorsed plans and as detailed within Planning Stage Acoustic Report – Princess Court Community Living Mildura (M210898RP1 – Revision C (9 November 2023) prepared by Resonate must be implemented to the satisfaction of the responsible authority.
- At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority. Noise Protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.
- External lighting must be designed, baffled and located so as to prevent any adverse

Easements

7) All existing, proposed or easements to be removed for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

Landscaping

8) Before the buildings approved by this permit are occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary this requirement.

9) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced to the satisfaction of the responsible authority.

Waste

- All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.
- 11) Waste refuse collection trucks must only collect waste between the following times unless otherwise agreed by the responsible authority:
 - a) Monday to Saturday: 7am to 6pm
- 12) All waste material not required for further on- site processing must be regularly removed from the site to the satisfaction of the responsible authority. All vehicles removing waste

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must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to the satisfaction of the responsible authority.

Engineering Conditions

- 13) Detailed drainage design plans must be submitted for the proposed Carpark.
- 14) Plans must also include the civil design so detention volumes and overland flow paths can be checked.
- 15) Before the buildings approved by this permit are occupied, all works required as per the endorsed drainage plans must be completed.
- 16) Before the buildings approved by this permit are occupied any new vehicular crossings must be constructed to the satisfaction of the responsible authority.
- 17) Before the buildings approved by this permit are occupied, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
 - a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans
 - c) surfaced with an all-weather-seal coat
 - d) drained
 - e) line marked to indicate each car space and all access lanes
 - f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the responsible authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes.

Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

Lower Murray Water Conditions

- 18) The requirements of Lower Murray Water must be met, regarding the provision of water supply and sewerage services to the land, including payment of all associated costs prior to commencement of works.
- 19) A Backflow Prevention Device is required to be installed on the water service to this property with all costs to be met by the Landowner. The Landowner is required to register the device with LMW and meet the requirements of LMW's Backflow Prevention Agreement.

Permit Expiry

- 20) The above-mentioned planning permit expires if;
 - the development or any stage of it does not start within two years of the date of issue of the permit or;
 - b) the development or any stage of it is not completed within four years of the date of issue of the permit.

Page 26 of 27

Mildura Rural City Council

Statutory Planning Department

Planning Delegation Report

The permit time may be extended pursuant to Section 69 of the Planning and Environment Act 1987 if a written request is received by the Responsible Authority before the permit expires or;

Page 27 of 27



Existing Entrance at Princes Street



Existing Streetscape ant the end of Princes St



Proposed location of carpark



Existing Carpark interface with existing dwelling to the south east

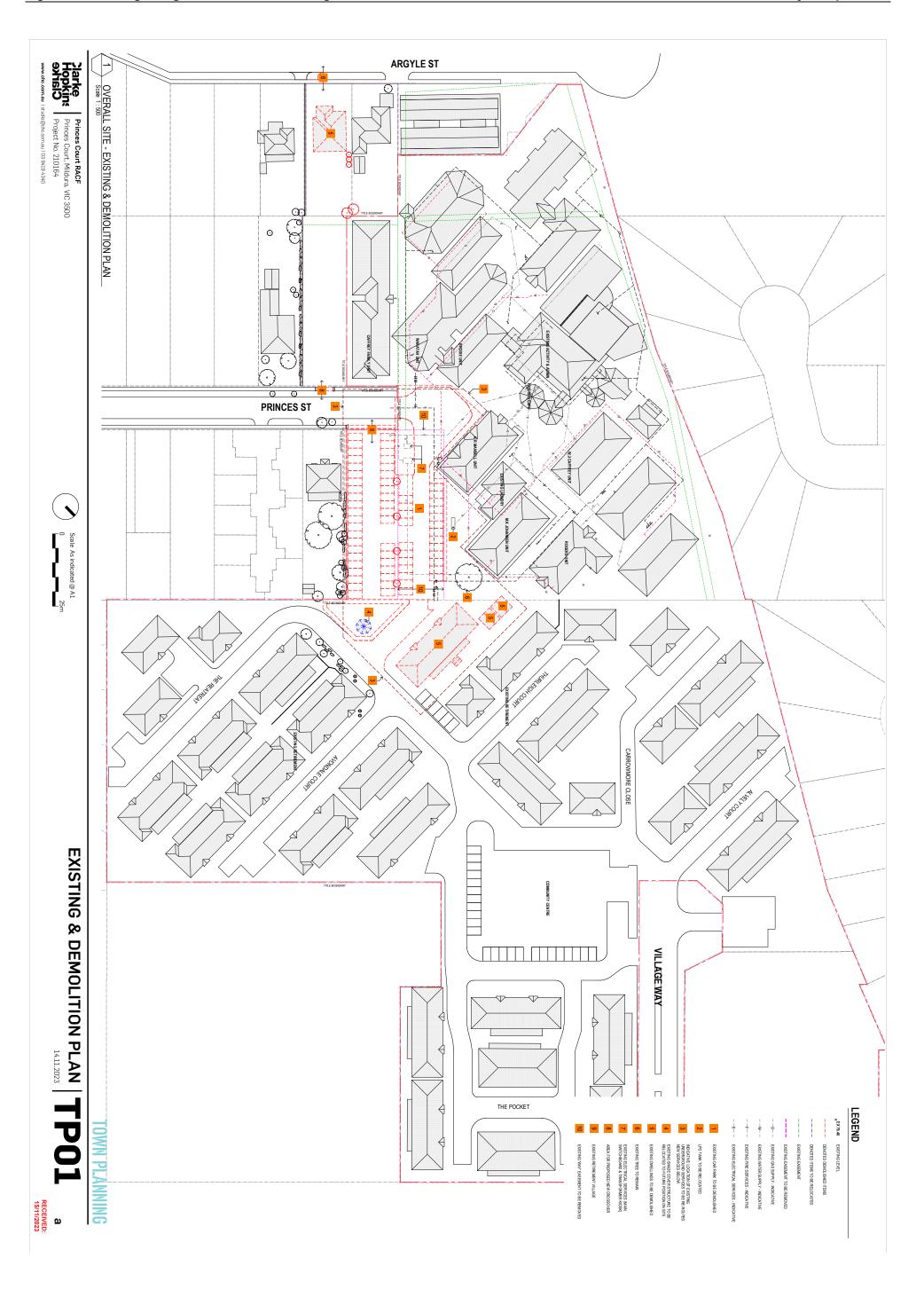


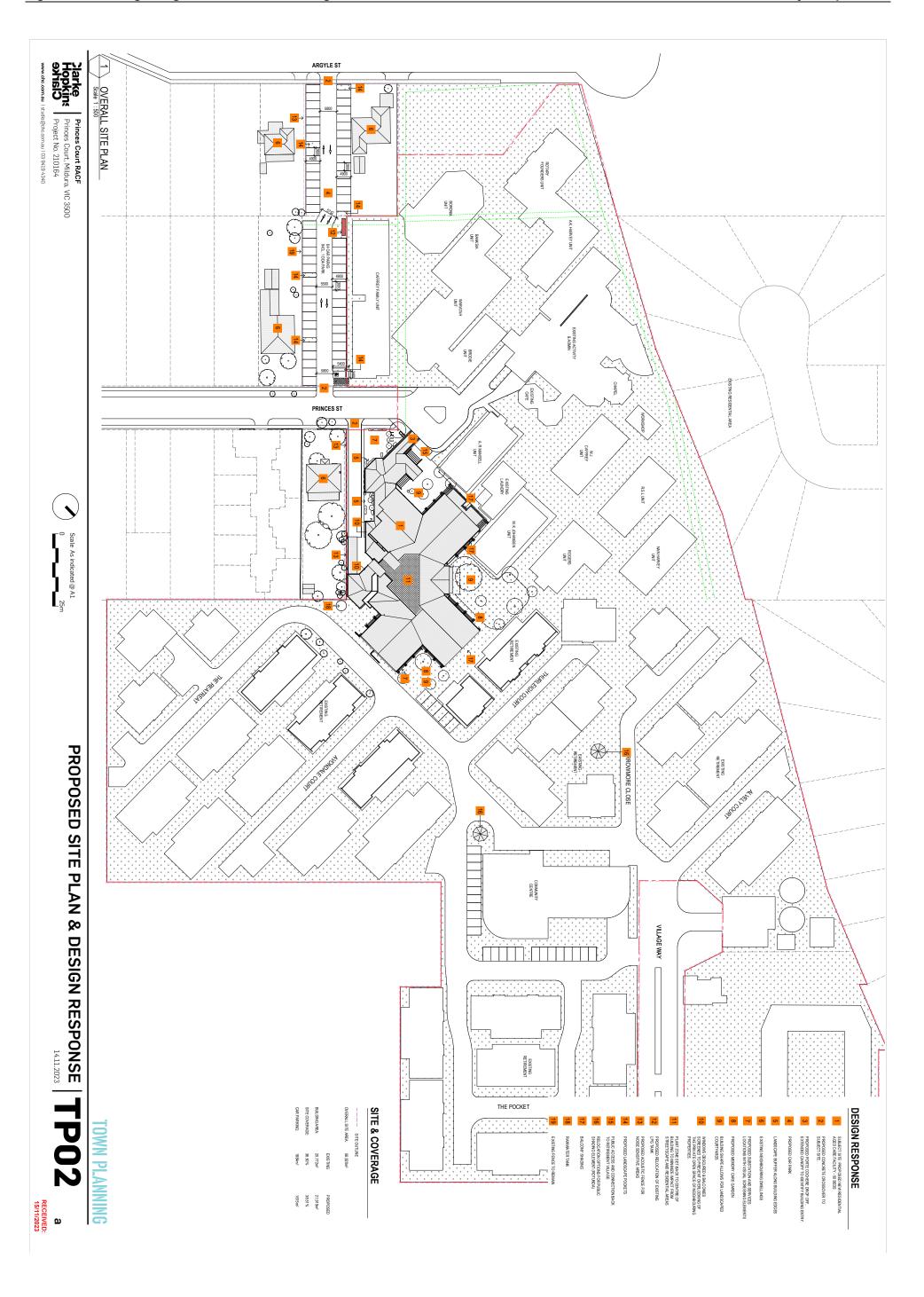
Princes Court RACF
210164 | Princes Court, Mildura, VIC 3500

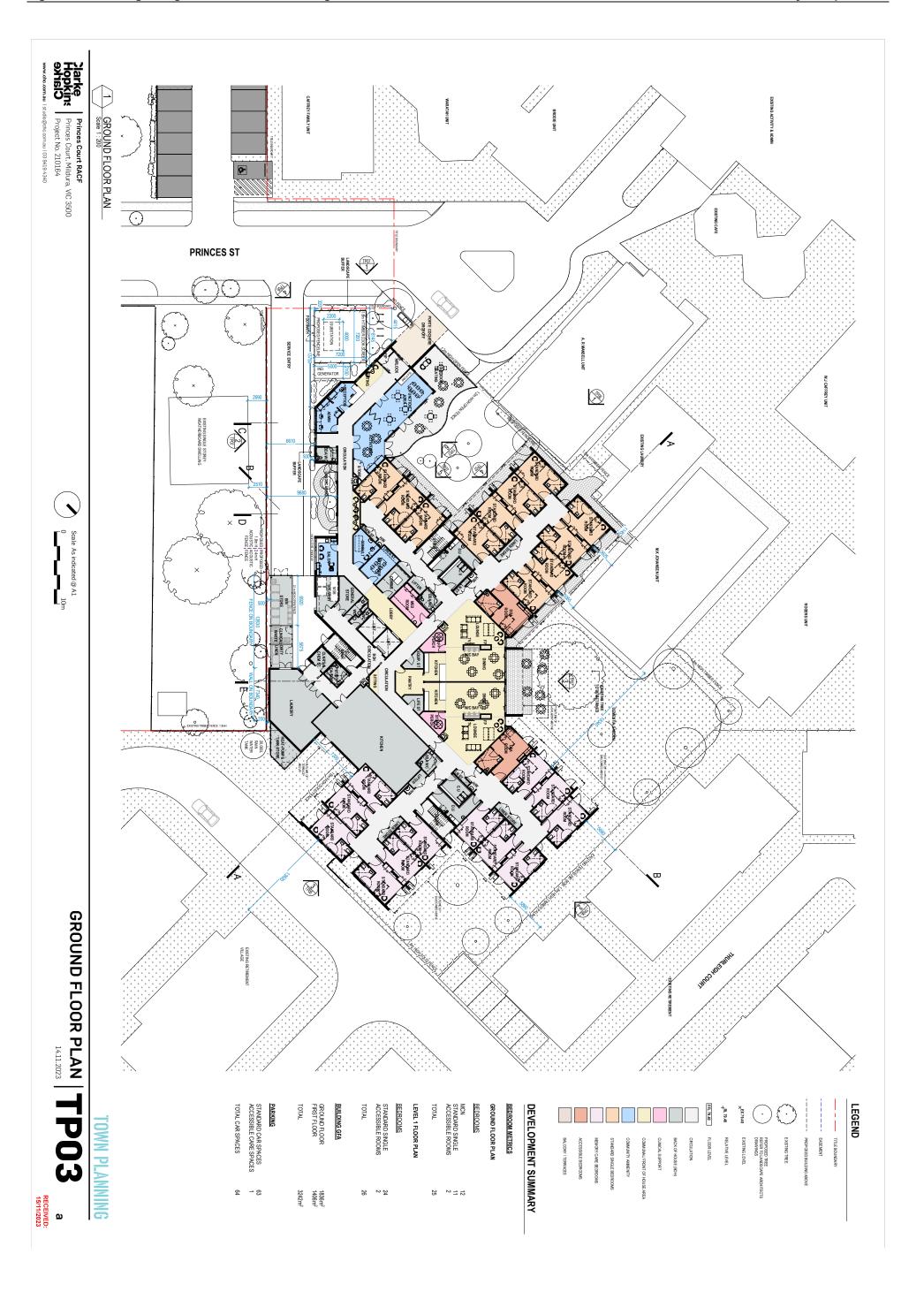
WN PLANNING



Page 41 Item 5.1 - Attachment 3

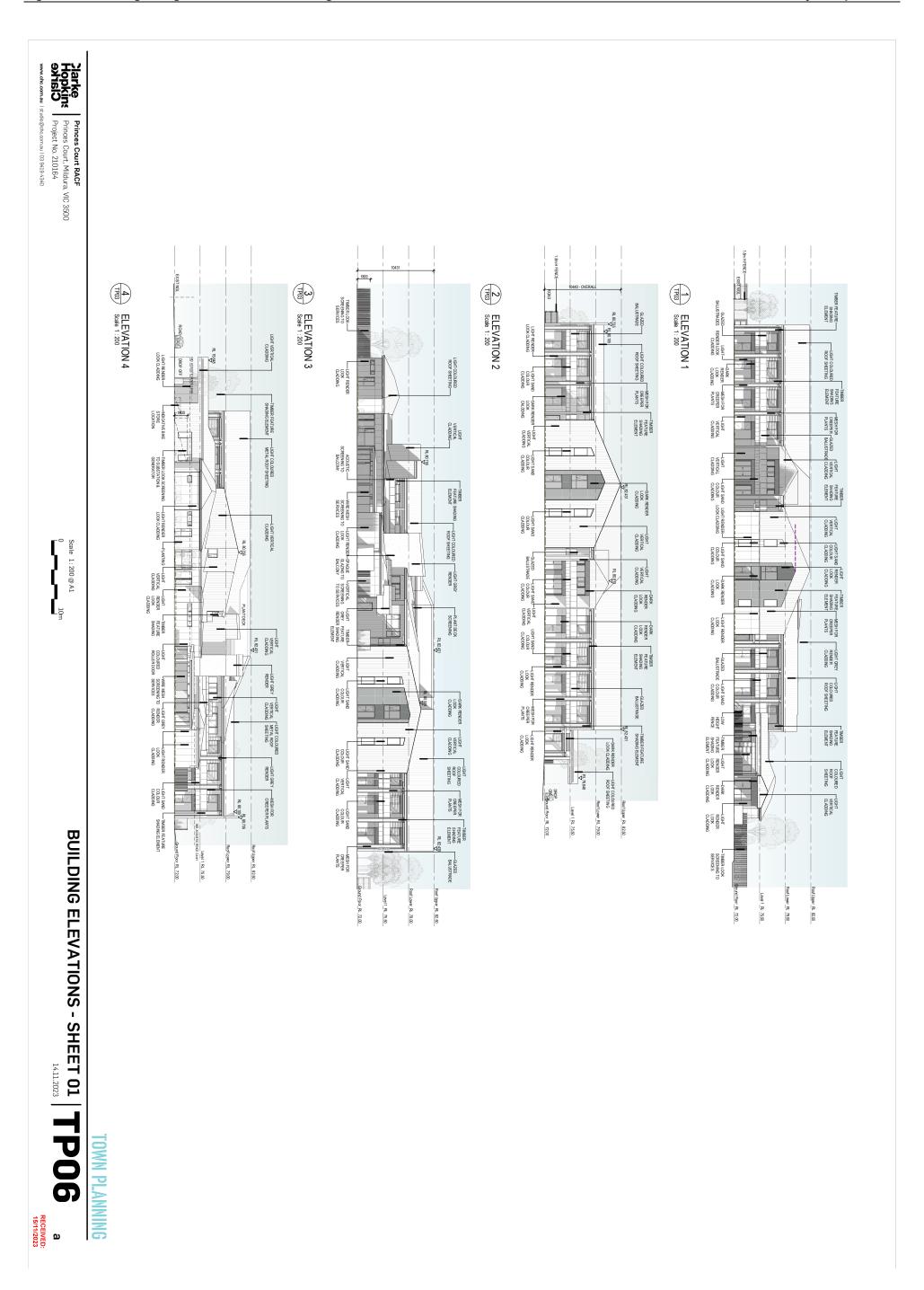


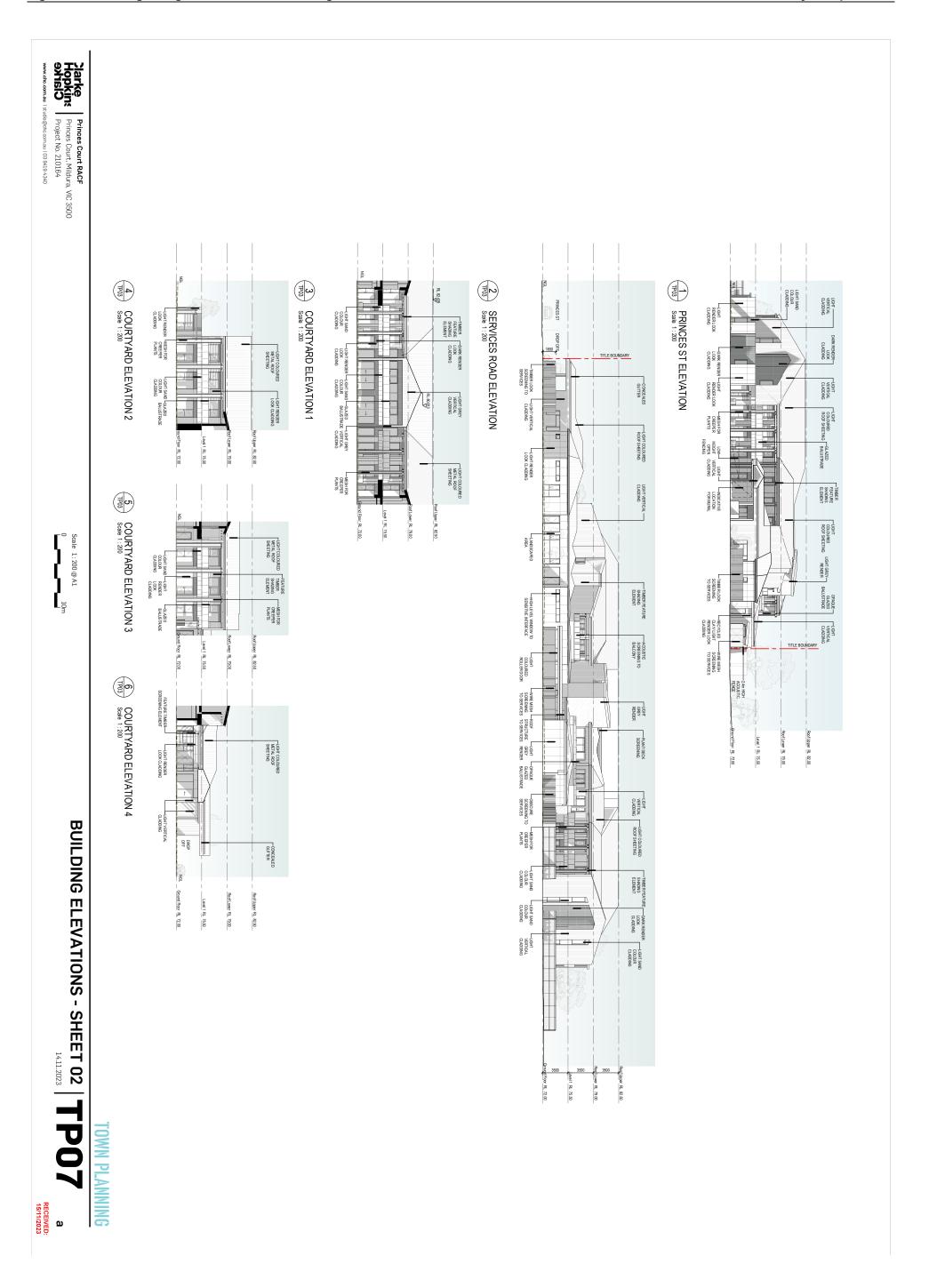


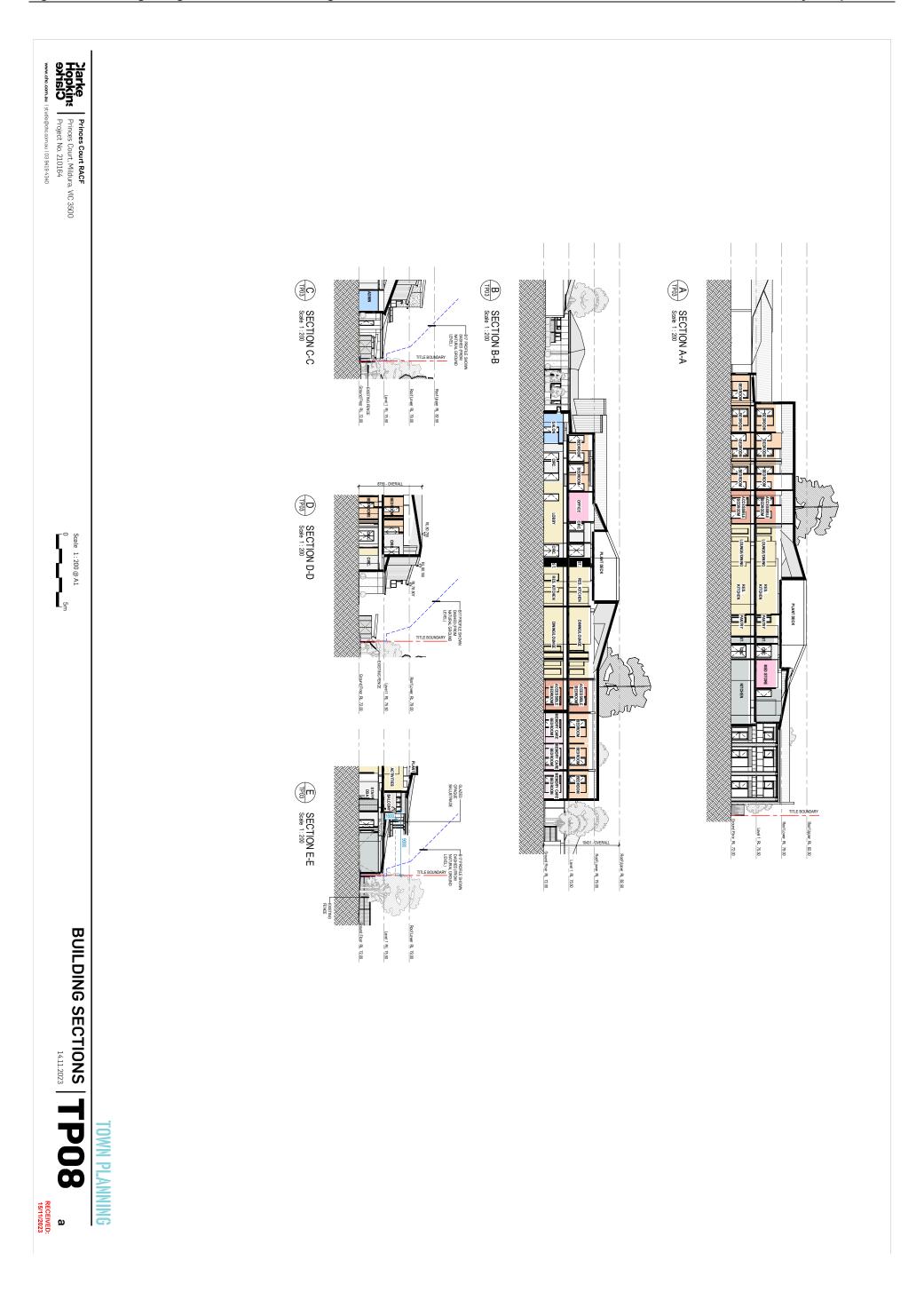


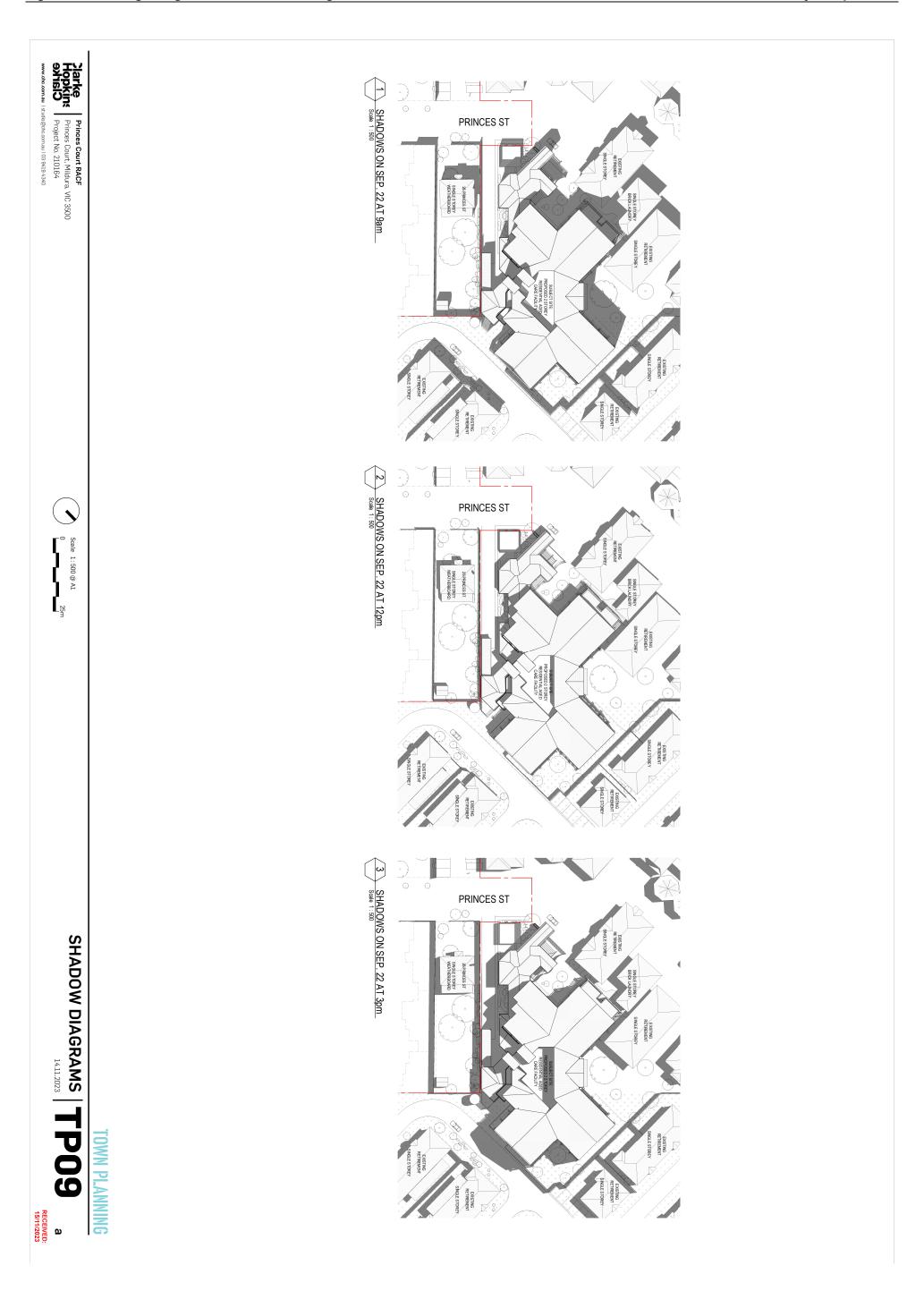










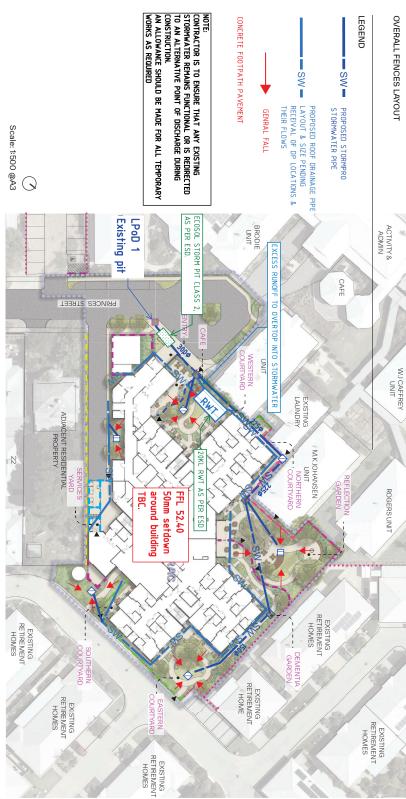


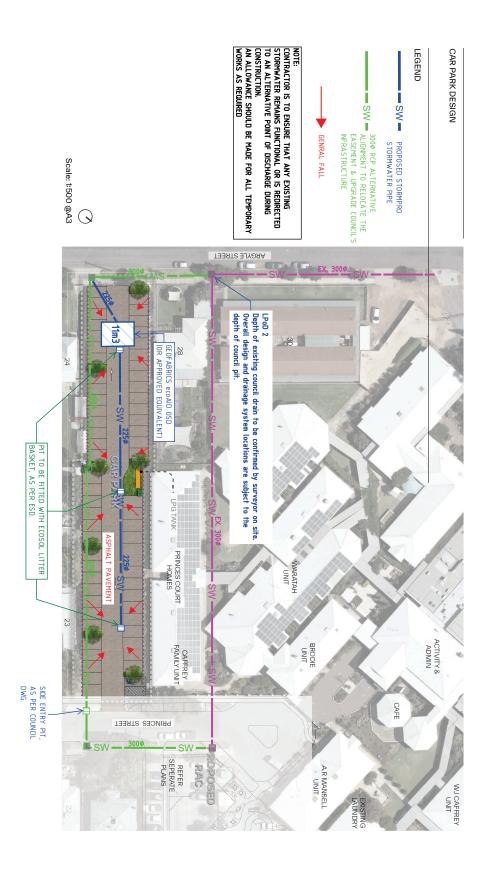




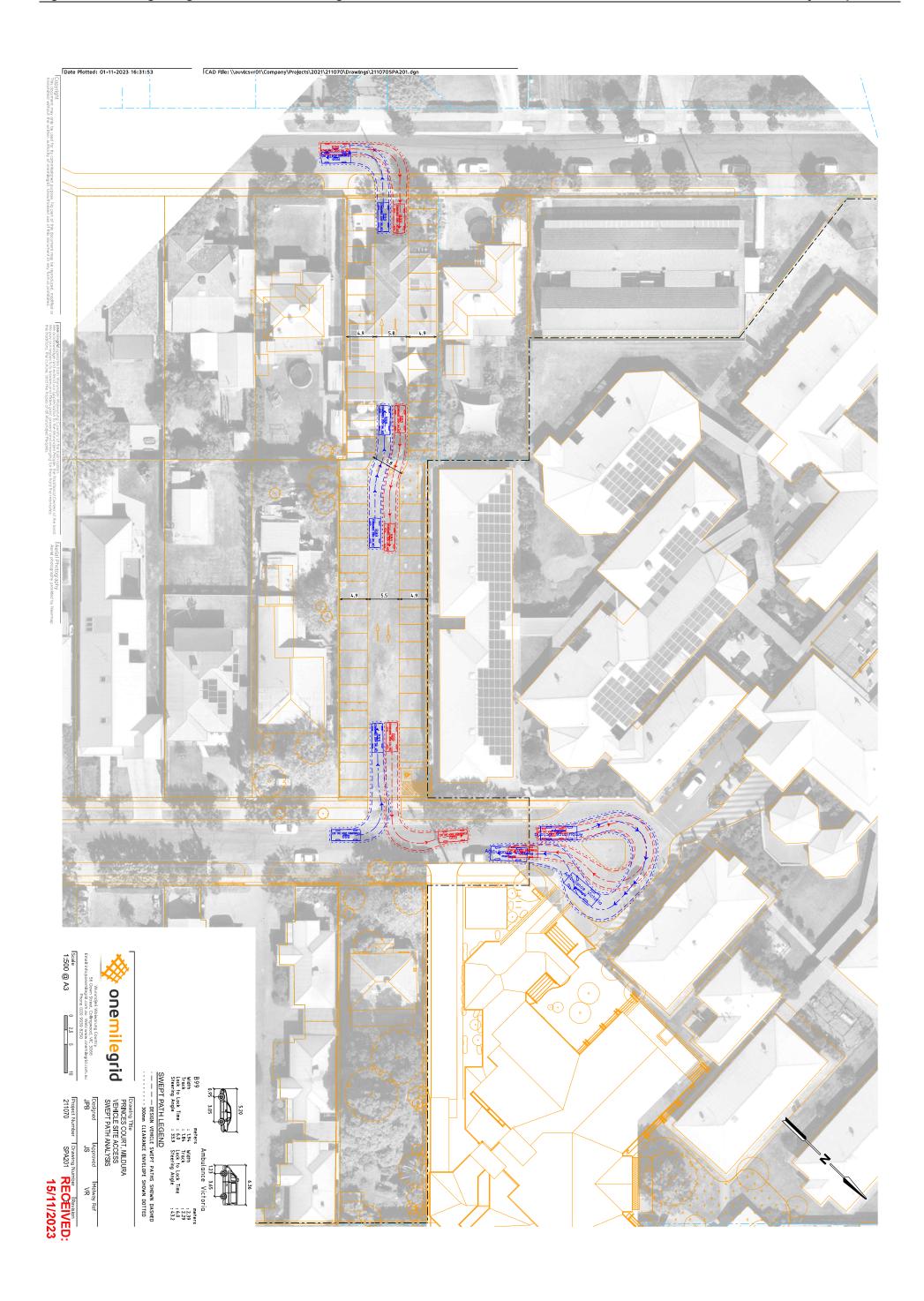














MEMORANDUM

NCE CONSULTING PTY LTD
ABN: 69636396570
Contact: office@nceconsulting.com.au
Phone: 03 98036895/ 0403476295

PROJECT NO.	2008.002	DATE	31.10.2023
PROJECT NAME	Princes Court Homes - Mildura	SERVICES	Electrical
ТО	James Goldworthy	PAGES	1 – 5 page attachment
EMAIL ADDRESS	james@jgconsult.com.au	TRANSMITTED BY	Mail ☐ Hand ☐ Email ☒

SUBJECT Mildura Princes Court Homes - External lighting spill standards – AS4282 -2019	
--	--

AS4282 -2019 Control of the obtrusive effects of outdoor lighting

COMPLIANCE STATEMENT

The external lighting is designed in accordance with the Australian Standard AS4282-2019 to minimise lighting spill into neighbouring properties.

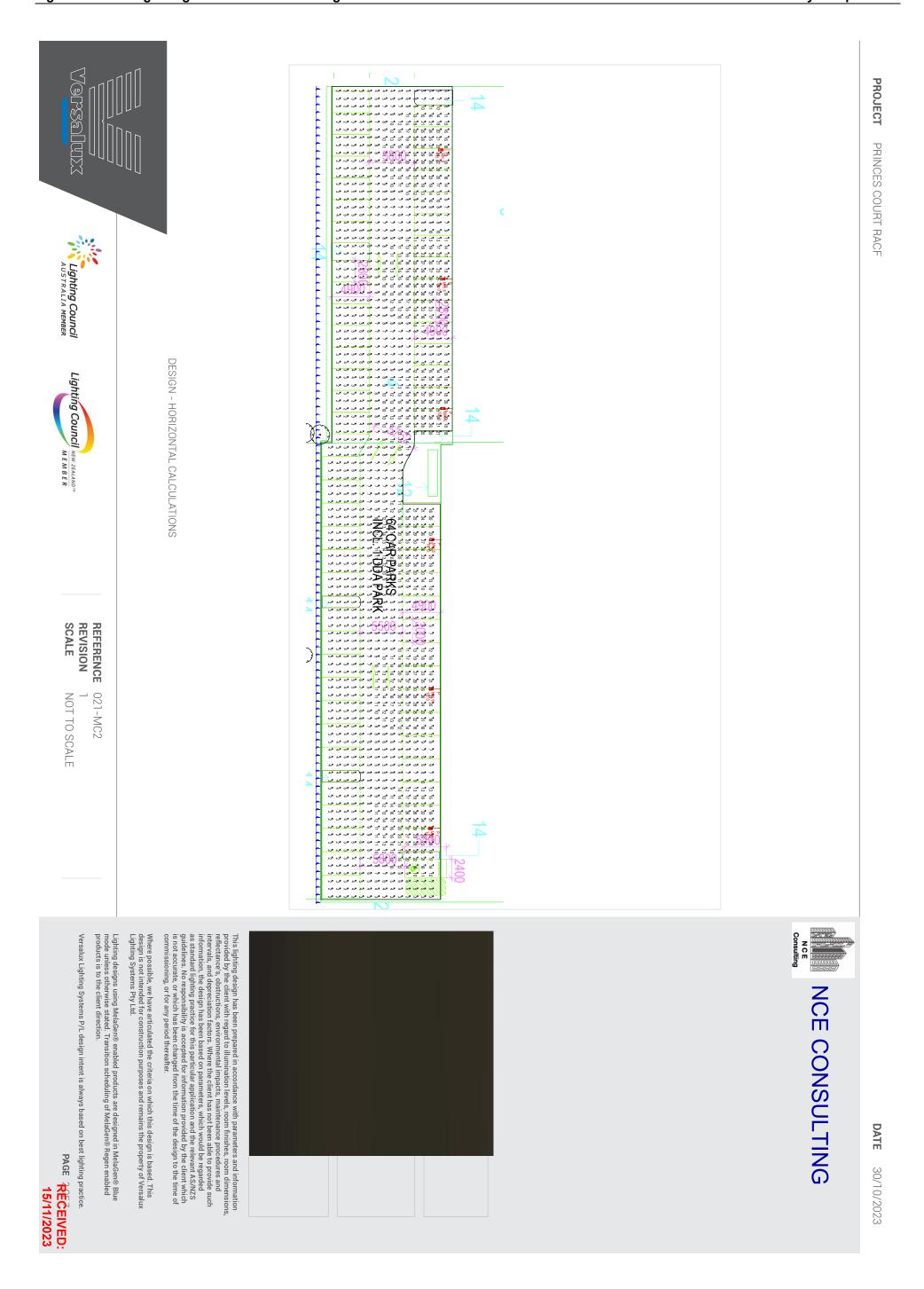
There will be a timer on the external car park lighting and daylight sensors.

The hours of operation will be from dawn to dusk.

Please see attached lighting calculation report for your reference

ISSUED BY	NICK CHEN (NCE CO	NSULTING)	DATE	31 / 10/2023
-----------	-------------------	-----------	------	--------------

NCE CONSULTING Engineers Direction Rev B • 07/04/2018
Page 1 of 1











REFERENCE REVISION SCALE

NOT TO SCALE

021-MC2

DESIGN - VERTICAL 1 CALCULATIONS

5800 MH 6 MH: 6 Tit: 0 4900 MH:6 64 CAR PARKS
INCL. 1 DDA PARK 4900 MH: 6 Tit: 0 5800 **Q**•

This lighting design has been prepared in accordance with parameters and information provided by the client with regard to illumination levels, room finishes, room dimensions, reflectance's, obstructions, environmental impacts, maintenance procedures and intervals, and depreciation factors. Where the client has not been able to provide such information, the design has been based on parameters, which would be regarded as standard lighting practice for this particular application and the relevant AS/NZS guidelines. No responsibility is accepted for information provided by the client which is not accurate, or which has been changed from the time of the design to the time of commissioning, or for any period thereafter.

Lighting designs using MelaGen® enabled products are designed in MelaGen® Blue mode unless otherwise stated. Transition scheduling of MelaGen® Regen enabled products is to the client direction. Versalux Lighting Systems P/L design intent is always based on best lighting practice. PAGE RÉCEIVED: 15/11/2023

Where possible, we have articulated the criteria on which this design is based. This design is not intended for construction purposes and remains the property of Versalux Lighting Systems Pty Ltd.

Item 5.1 - Attachment 3 Page 60

E CONSULTING

DATE 30/10/2023









REFERENCE REVISION SCALE

NOT TO SCALE

021-MC2

DESIGN - VERTICAL 2 CALCULATIONS

5800 MF 6 4900 4900 64 CAR PARKS 8 4900 MH:6 Tilt:0 546 5800 **P**

This lighting design has been prepared in accordance with parameters and information provided by the client with regard to illumination levels, room finishes, room dimensions, reflectance's, obstructions, environmental impacts, maintenance procedures and intervals, and depreciation factors. Where the client has not been able to provide such information, the design has been based on parameters, which would be regarded as standard lighting practice for this particular application and the relevant AS/NZS guidelines. No responsibility is accepted for information provided by the client which is not accurate, or which has been changed from the time of the design to the time of commissioning, or for any period thereafter. Where possible, we have articulated the criteria on which this design is based. This design is not intended for construction purposes and remains the property of Versalux Lighting Systems Pty Ltd.

Item 5.1 - Attachment 3

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Versalux Lighting Systems P/L design intent is always based on best lighting practice.

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Thursday 11 April 2024

E CONSULTING

DATE 30/10/2023

Page 61

Lighting Council
AUSTRALIA MEMBER

Lighting Council NEW ZEALAND!"
MEMBER

REFERENCE REVISION SCALE

NOT TO SCALE

021-MC2

PROJECT PRINCES COURT RACF

Mounting Height (m) Ceiling Height (m) Reflectance (C\W\F) Tilt

AS SHOWN N/A N/A N/A N/A

CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	PtSpcLr	PtSpcTb	Calc Height
Illuminance	Lux	9.7	30	2	4.8	15.0	3.1	_		0.0
Illuminance	Lux	4.9	12.5	1.1	4.5	11.4	2.5	0.5	N.A.	N.A.
Illuminance	Lux	4.6	10.7	1.0	4.6	10.7	2.3	0.5	N.A.	N.A.
	CalcType Illuminance Illuminance Illuminance	8 8 8	Units ce Lux ce Lux	Units Avg De Lux 9.7 De Lux 4.9 De Lux 4.6	Units Avg Max ce Lux 9.7 30 ce Lux 4.9 12.5 ce Lux 4.6 10.7	Units Avg De Lux 9.7 De Lux 4.9 De Lux 4.6	Units Avg Max Min Avg/Min Avg/Min ce Lux 9.7 30 2 4.8 ce Lux 4.9 12.5 1.1 4.5 ce Lux 4.6 10.7 1.0 4.6	Units Avg Max Min Avg/Min Max/Min ce Lux 9.7 30 2 4.8 15.0 ce Lux 4.9 12.5 1.1 4.5 11.4 ce Lux 4.6 10.7 1.0 4.6 10.7	Units Avg Max Min Avg/Min Max/Min Max/Avg ce Lux 9.7 30 2 4.8 15.0 3.1 ce Lux 4.9 12.5 1.1 4.5 11.4 2.5 ce Lux 4.6 10.7 1.0 4.6 10.7 2.3	Units Avg Max Min Avg/Min Max/Min Max/Avg PtSpcLr ce Lux 9.7 30 2 4.8 15.0 3.1 1 ce Lux 4.9 12.5 1.1 4.5 11.4 2.5 0.5 ce Lux 4.6 10.7 1.0 4.6 10.7 2.3 0.5

6	Qty	LUMI
P	Label	NAIRE S
Single	Arrangement	CHEDULE
4951	Total Lamp Lumens	
36.6	Lum. Watts	
0.800	뜌	
FEEZE M ASY4_0 16 LED High-Power 4000K	Description	
219.6	Total Watts	
FEEZEM_4016H_4070	Tag	

E CONSULTING

This lighting design has been prepared in accordance with parameters and information provided by the client with regard to illumination levels, room finishes, room dimensions, reflectance's, obstructions, environmental impacts, maintenance procedures and intervals, and depreciation factors. Where the client has not been able to provide such information, the design has been based on parameters, which would be regarded as standard lighting practice for this particular application and the relevant AS/NZS guidelines. No responsibility is accepted for information provided by the client which is not accurate, or which has been changed from the time of the design to the time of commissioning, or for any period thereafter.

Where possible, we have articulated the criteria on which this design is based. This design is not intended for construction purposes and remains the property of Versalux Lighting Systems Pty Ltd.

Lighting designs using MelaGen® enabled products are designed in MelaGen® Blue mode unless otherwise stated. Transition scheduling of MelaGen® Regen enabled products is to the client direction. Versalux Lighting Systems P/L design intent is always based on best lighting practice.

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Item 5.1 - Attachment 3

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DATE 30/10/2023

ObtrusiveLight__Cd_Seg1

Calculation Label

Calculations Tested (1):

Luminous Intensity (Cd) At Vertical Planes Maximum Allowable Value: 25000 Cd

PROJECT

PRINCES COURT RACF

OBIROSIVE CALCULATION SUMMARY											
Label	CalcType	Units	Avg	Max	Min	Max Min Avg/Min Max/Min	Max/Min	Max/Avg	PtSpcLr	PtSpcTb	Calc Height
ObtrusiveLightCd_Seg1	Obtrusive - Cd	N.A.	N.A. 227.5 873	873	7	32.5	124.7	3.8			N.A.
ObtrusiveLightIII_Seg1	Obtrusive - III	Lux	1.2	4	0	N.A.	N.A.	ω ω	_		N.A.

6	Qty	LOM
P	Label	NAIRE :
Single	Arrangement	SCHEDULE
4951	Total Lamp Lumens	
36.6	Lum. Watts	
_	LLF	
FEEZE M ASY4_0 16 LED High-Power 4000K	Description	
219.6	Total Watts	
FEEZEM_4016H_4070	Tag	

E CONSULTING

DATE 30/10/2023

Obtrusive Light - Compliance Report AS/NZS 4282:2019, A3 - Medium District Brightness, Non-Curfew L2

Filename: Car Park 31/10/2023 11:05:22 AM

Maximum Allowable Value: 10 Lux

Calculation Label
ObtrusiveLight_IILSeg1 Calculations Tested (1): Test Results PASS Max. Illum.

TYPES P

Versatile area light with smart driver options Multiple sizes, beam spreads, and outputs FEEZE M

Multiple mounting options

CODE: FEEZEM_4016H_4070



REFERENCE REVISION SCALE 021-MC2 NOT TO SCALE

Lighting Council
AUSTRALIA MEMBER

Lighting Council NEW ZEALAND TO MEMBER

This lighting design has been prepared in accordance with parameters and information provided by the client with regard to illumination levels, room finishes, room dimensions, reflectance's, obstructions, environmental impacts, maintenance procedures and intervals, and depreciation factors. Where the client has not been able to provide such information, the design has been based on parameters, which would be regarded as standard lighting practice for this particular application and the relevant AS/NZS guidelines. No responsibility is accepted for information provided by the client which is not accurate, or which has been changed from the time of the design to the time of commissioning, or for any period thereafter.

Lighting designs using Mela mode unless otherwise stat products is to the client dire Where possible, we have articulated the criteria on which this design is based. This design is not intended for construction purposes and remains the property of Versalux Lighting Systems Pty Ltd.

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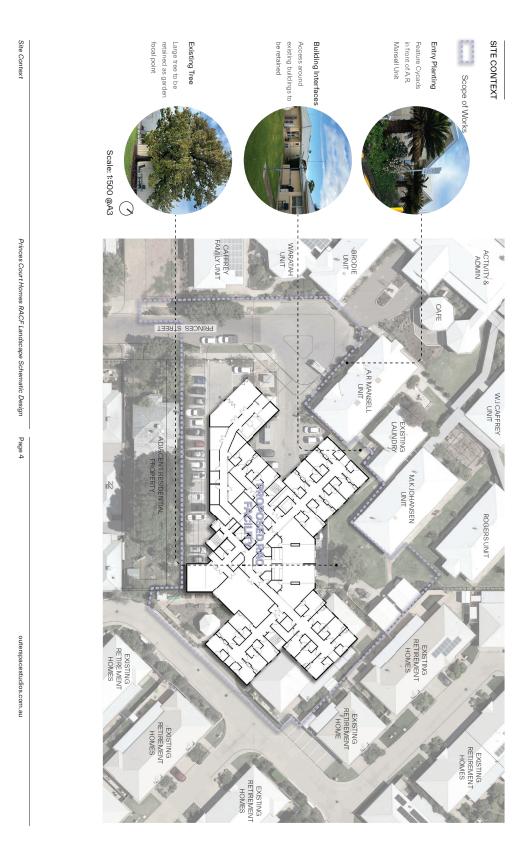
OUTERSPACE STUDIOS

Introduction	P4 27.10.2023		P1 25.08.2023	REVISION DATE	Document Control		Contact	Prepared by	Date	Client	Title
Princes Court Homes RACF Landscape Schematic Design	23 Town Planning Issue	ω	023 Draft Issue for Client Review	DESCRIPTION	<u>s.</u>						
ign Page 2 outerspacestudios.com.au						We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices. We acknowledge that this project will be delivered on the lands of the people of Latji Latji people.	Kathy Bawden T. 08 8223 3228 E. kathy.b@outerspacestudios.com.au	Outerspace Landscape Architects Pty Ltd ABN 56 137 837 355 258a Rundle Street Adelaide SA 5000	27.10.2023	Clarke Hopkins Clarke	Princes Court Homes RAC Facility Landscape Schematic Design

OUTERSPACE STUDIOS

SECTION	SUBJECT	
Section 1	Site Context	4
Section 2	Overall Schematic Design	σı
Section 3	Overall Fences Layout	o
Section 4	Car Park Schematic Design	7
Section 5	Schematic Design Plans	ω l
Section 6	Planting Palette	ದ
Section 7	Materials Palette	4

ECEIVED 5/11/2023





RECEIVED: 15/11/2023

Princes Court Homes RACF Landscape Schematic Design

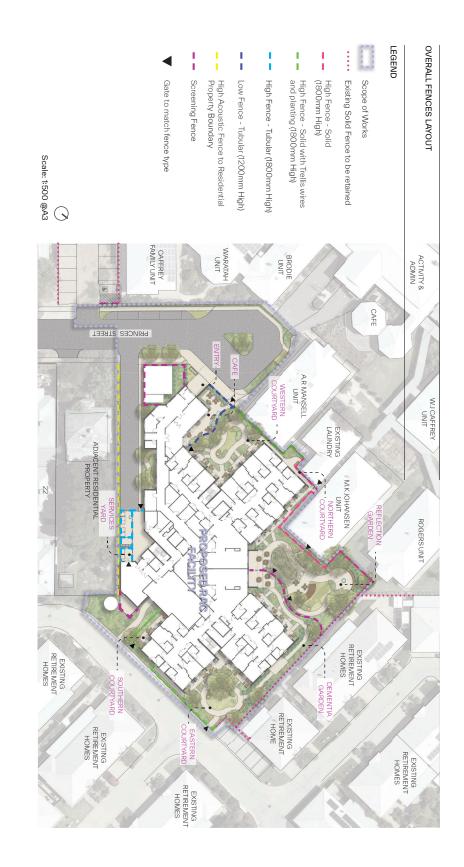
Page 5

Overall Fences Layout

Princes Court Homes RACF Landscape Schematic Design

Page 6

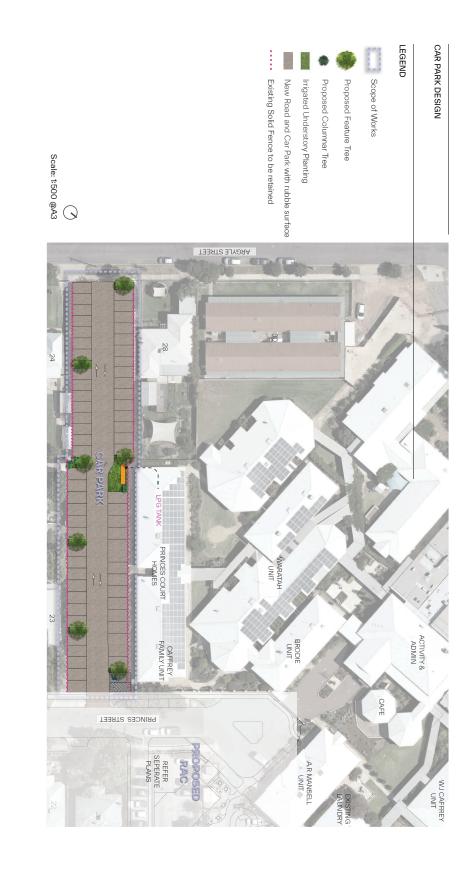
OUTERSPACE STUDIOS



Car Park Schematic Design

Princes Court Homes RACF Landscape Schematic Design

Page 7



OUTERSPACE STUDIOS





OUTERSPACE STUDIOS



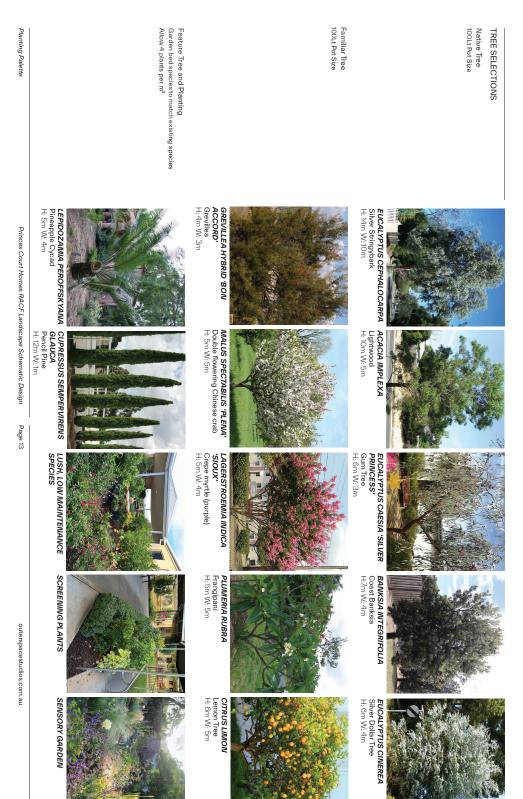
OUTERSPACE STUDIOS





OUTERSPACE STUDIOS

Planting Palette



OUTERSPACE STUDIOS

Material Palette

Small Sculpture within Gardens



Planning Enquiries Phone: 03 5018 8100 Web: http://www.mildura.vic.gov.au

Application No.: Application Violation Rural City Council Planning Permit Plan Document

If you need help to complete this form, read <u>How to Complete the Application for Planning Permit form</u>.

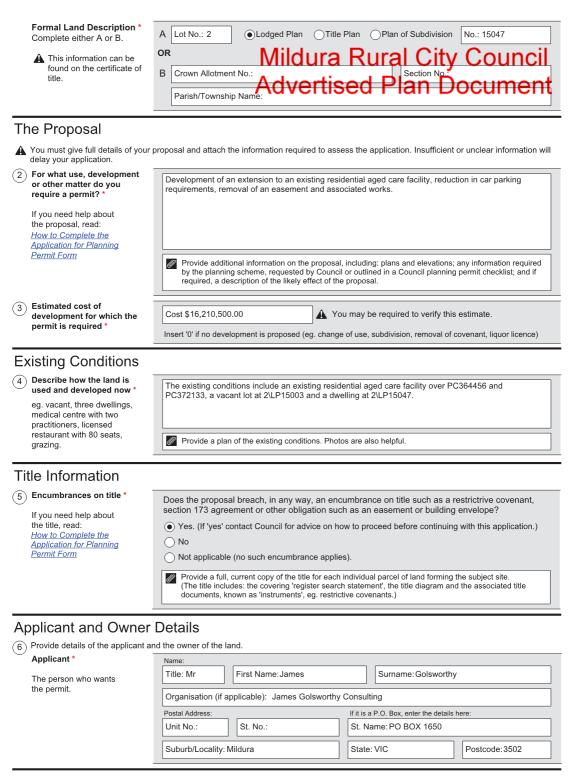
- Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.
- A Questions marked with an asterisk (*) are mandatory and must be completed.
- ▲ If the space provided on the form is insufficient, attach a separate sheet.

e Land					
Address of the land. Complete	the Street Address and one of the Formal Land Descriptions.				
Street Address *	Unit No.: St. No.: 159 St. Name: Thirteenth Street				
	Suburb/Locality: Mildura Postcode:3500				
Formal Land Description * Complete either A or B.	A Lot No.: OLodged Plan Title Plan Plan of Subdivision No.: PC364456				
This information can be found on the certificate of title.	B Crown Allotment No.: Section No.:				
	Parish/Township Name:				
Street Address *	Unit No.: St. No.: 29-29A St. Name: Princes Street				
	Suburb/Locality: Mildura Postcode:3500				
Formal Land Description * Complete either A or B.	A Lot No.: OLodged Plan Title Plan Plan of Subdivision No.: PC372133				
♠ This information can be found on the certificate of title.	B Crown Allotment No.: Section No.: Parish/Township Name:				
Street Address *	Unit No.: St. No.: 25 St. Name: Princes Street				
	Suburb/Locality: Mildura Postcode:3500				
Formal Land Description * Complete either A or B.	A Lot No.: 2				
This information can be found on the certificate of title.	B Crown Allotment No.: Section No.:				
	Parish/Township Name:				
Street Address *	Unit No.: St. No.: 26 St. Name: Argyle Street				
	Suburb/Locality: Mildura Postcode: 3500				

Application for Planning Permit 2007

VIC. Aus

Page



Application for Planning Permit 2007 VIC. Aus

Page 2

Where the preferred contact person for the application is different from the applicant, provide the details of that Contact person's details * Same as applicant (if so, go to 'contact information') Organisation (if applicable) Postal Addr St. No.: Unit No.: St. Name: Suburb/Locality: State: Postcode: Please provide at least one Contact information contact phone number Business Phone: 03 5022 8411 Email: admin@jgconsult.com.au Fax: Mobile Phone: Owner * The person or organisation who owns the land Where the owner is different from the applicant, provide the details of that person or organisation.

Declaration

This form must be signed by the applicant.

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

James Jolsworthy

day / month / year

Application for Planning Permit 2007

VIC. Aus

Page 3

Need help with the Ap					
If you need help to complete this form General information about the planning	, read <u>How to complete the</u> g process is available at <u>ht</u>	Application for Plann tp://www.thcd.vid.fo	a City Council		
			Tised Plan Document		
8 Has there been a pre-application meeting	○ No ● Yes	If 'yes', with whom?	?:Damien Sutton and Donna Clode		
with a Council planning officer?		Date: 26 Sep 2023	day / month / year		
Checklist					
9 Have you:	✓ Filled in the form co	mnletely?			
	✓ Paid or included the		Most applications require a fee to be paid. Contact Council to determine the appropriate fee.		
Provided all necessary supporting information and documents?					
	✓ A Full, current cop	y of title information for ea	ach individual parcel of land, forming the subject site.		
	A plan of the existi	ing conditions.			
	-	layout and details of the p			
	Any information re permit check list.	quired by the planning sch	cheme, requested by council or outlined in a council planning		
	✓ If required, a desc	ription of the likely effect of	of the proposal (eg. traffic, noise, environmental impacts).		
	✓ Completed the relev	vant Council planning	g permit checklist?		
	✓ Signed the declarat	ion (section 7)?			
Lodgement					
Lodge the completed and signed form, the fee payment and all documents with:	Mildura Rural City Counc PO Box 105 Mildura VIC				
	Contact information:				
	Telephone: 61 03 50188 Email: mrcc@mildura.vi				
	DX: 50014	0.g01.uu			

Application for Planning Permit 2007 VIC. Aus Addendum



Planning Application & Amendment Checklist

Information to be submitted with an application – standard requirements:

The following information is the minimum that must be provided with an application (excluding applications to be assessed under ResCode). To assist with the lodgment of your application you must submit this checklist with your application to demonstrate that you have supplied this information. If you have any inquiries, please contact the planning department on 5018 8410.

A properly completed Application Form			Х		
A completed declaration form, in addition with a can be located at www.aav.nrms.net.au/aavQu requirements for a Cultural Heritage Management Aboriginal Heritage Act 2006.	estion1.aspx	confirming	x		
The appropriate fee	\$	28,961.90	х		
A current copy of title including details of any restrictions/covenants (Current being not older then 6 months)					
An accompanying letter/submission detailing the	e proposal		x		
 3 sets of plans showing the layout and elevatio any buildings and works associated with the all other buildings/structures on site 		nd	x		
An A3 copy of the plans			x		

Plans

The plans submitted will need to be fully dimensioned and be drawn to a scale of 1:100 or 1:200 unless otherwise agreed to by the Planning Department. As a minimum the plans should include the following information:

- > A north point and the scale
- > The boundaries and dimensions of the site
- > The location of existing buildings on the land
- The location and dimensions of all proposed buildings/works
- > Elevations of the proposed buildings/works including the materials and colours
- Location and surface treatment of vehicle access and car parking areas
- > The location, type and height of fencing
- Any other features of the site if relevant (ie. contours, vegetation etc)
- > The location and use of buildings on adjoining land

Council will not accept your application if this information is not provided.

Page 1 of 1

Aboriginal Heritage Act 2006

Mildura Rural City Council Cultural Heritage Management Plan Advertised Plan Document

- Changes to the Aboriginal Heritage Act 2006 were introduced on 28 May 2007
- The purpose of the Act is to provide for the protection of Aboriginal Cultural Heritage in Victoria.
- You must find out if a CHMP is required under the Aboriginal Heritage Act.
- Information in relation to the Aboriainal Heritage Act and requirements can be found at http://www1.dvc.vic.gov.au/aav/

Information to be submitted with an application

The following information must be provided when lodging a planning application.

It is the legal responsibility of the applicant to determine if a Cultural Heritage Management Plan is required.

Please	advise	which is	applicable to	vour planning	application
rieuse	aavise	MUICU IS	applicable to	your planning	application.

A Cultural Heritage Management Plan is NOT required:	X
An approved Cultural Heritage Management Plan is attached:	
A Cultural Heritage Management Plan is required and has NOT been approved. Refer note 1.	

Note 1: Under Section 52 (1) of the Aboriginal Heritage Act 2006 the responsible authority must not grant a planning permit without an approved CHMP if one is required under the Act.

Under Section 52 (4) of the Aboriginal Heritage Act 2006 until the responsible authority has received a copy of the approved CHMP the time required for the responsible authority to make a decision is deemed **NOT** to have commenced.

This form must be signed

Remember it is against the law to provide false or misleading information, which could result in the I am the: (tick all that apply) planning permit being invaild.

I declare that the above information is true and correct and the owner (if not myself) has been advised.

Name: James Golsworthy Consulting

Owner **Applicant** Х

Signature:

Date:

15.11.2023

Council will not accept your application if this form is not completed.





environmental, planning and development consultants

jgconsult.com.au

telephone 03 5022 8411
email admin@jgconsult.com.au
140 pine avenue mildura victoria 3500
po box 1650 mildura victoria 3502
ABN 51 124 624 148

Manager Statutory Planning Mildura Rural City Council damien.sutton@mildura.vic.gov.au

15 November 2023

THIRTEENTH, PRINCES & ARGYLE STREETS MILDURA
PLANNING PERMIT APPLICATION
DEVELOPMENT OF AN EXTENSION TO AN EXISTING RESIDENTIAL AGED CARE FACILITY, REDUCTION IN CAR
PARKING REQUIREMENTS, THE REMOVAL OF AN EASEMENT AND ASSOCIATED WORKS

Please find attached a planning permit application for a proposed extension to an existing residential aged care facility, reduction in car parking requirements, removal of easement and associated works.

A submission detailing the requirements of the Planning and Environment Act and Mildura Planning Scheme and an assessment against Clause 53.17 of the Mildura Planning Scheme, as appropriate, is attached in support of the application.

We would appreciate your feedback in relation to the proposal and would be happy to meet with you to discuss the proposal further, if required.

Should you have any queries, please contact our office on 03 5022 8411.

Yours sincerely

James Golsworthy Consulting

James Golsworthy

Director

Encs: Application

Our Ref: 22-066

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10905 FOLIO 280 Security no : 124110449029L Produced 13/11/2023 10:45 AM

LAND DESCRIPTION

Land in Plan of Consolidation 364456L.
PARENT TITLES:
Volume 10783 Folio 373 Volume 10891 Folio 333
Created by instrument PC364456L 12/10/2005

REGISTERED PROPRIETOR
----Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 29 Retirement Villages Act 1986 AE266816H 29/03/2006

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 9(1)(a) Retirement Villages Act 1986 AE266815K 29/03/2006

DIAGRAM LOCATION

SEE PC364456L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

 NUMBER
 REMOVAL OF NOMINATION
 Completed
 09/08/2023

 AX134158T (E)
 REMOVAL OF NOMINATION Completed
 09/08/2023

 AX13424H (E)
 NOMINATION OF ECT TO LC Completed
 09/08/2023

 AX134245Y (E)
 CHANGE OF PROPRIETOR NAME Registered
 11/08/2023

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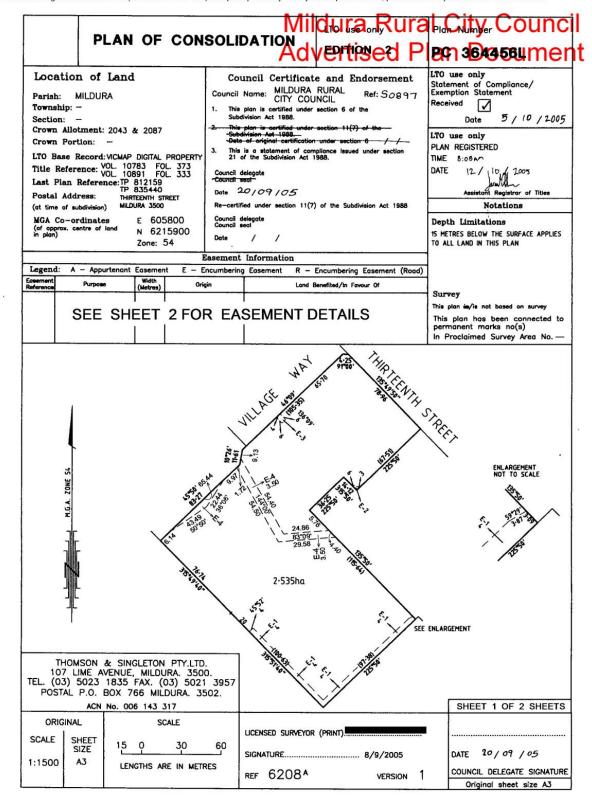
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PLAN OF SUBDIVISION No: PG3644561 City Council

EASEMENANTORMATIONED Plan Documen

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1	SEWERAGE	SEE DIAG	C/G VOL.10783 FOL.373	LOWER MURRAY REGION WATER AUTHORITY
E-2	TRANSMISSION SUPPLY OR DISTRIBUTION OF ELECTRICITY	SEE DIAG	C/G VOL.10891 FOL.333	SEE CROWN GRANT VOL.10891 FOL.33
E-3	POWERLINE	4	PC364456L - SECT 88 ELECT. IND ACT 2000	POWERCOR AUSTRALIA LTD
E-4	DRAINAGE	SEE DIAG	AH327412V	MILDURA RURAL CITY COUNCIL

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LAND DESCRIPTION

Land in Plan of Consolidation 372133R.
PARENT TITLES:
Volume 06109 Folio 708 Volume 10299 Folio 175 Created by instrument PC372133R 09/12/2009

REGISTERED PROPRIETOR

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ACTIVITY IN THE LAST 125 DAYS

REMOVAL OF NOMINATION NOMINATION OF TOTAL DATE 10/08/2023 NUMBER STATUS AX138178Q (E) AX138184V (E) REMOVAL OF NOMINATION Completed NOMINATION OF ECT TO LC Completed 10/08/2023 CHANGE OF PROPRIETOR NAME Registered AX140677H (E) 16/08/2023

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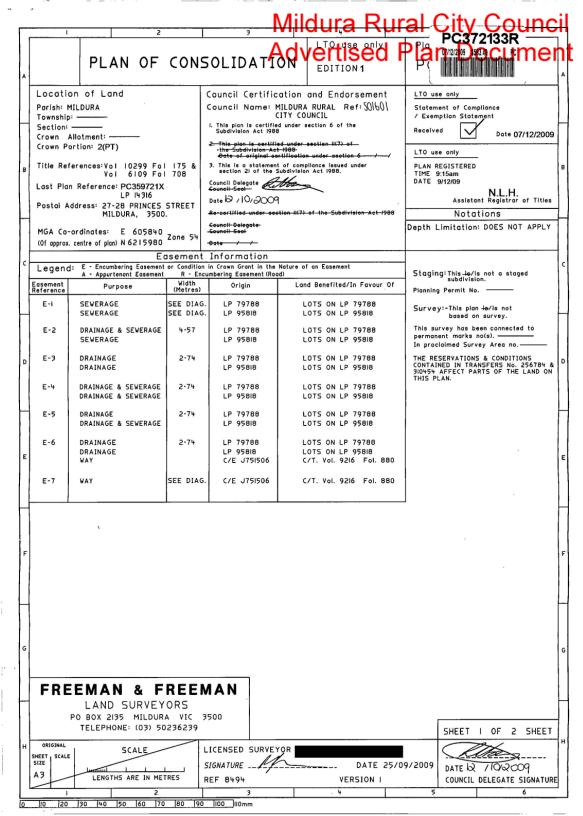
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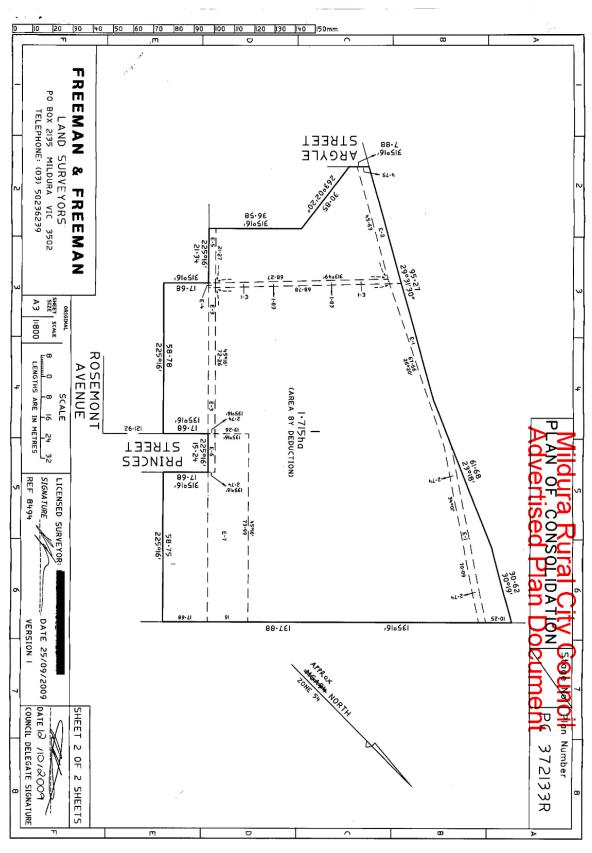
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 015003. PARENT TITLE Volume 06121 Folio 052 Created by instrument 1741748 15/08/1939

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

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AX138184V (E)	NOMINATION OF ECT TO LC	Completed	10/08/2023
AX140677H (E)	CHANGE OF PROPRIETOR NAME	Registered	16/08/2023

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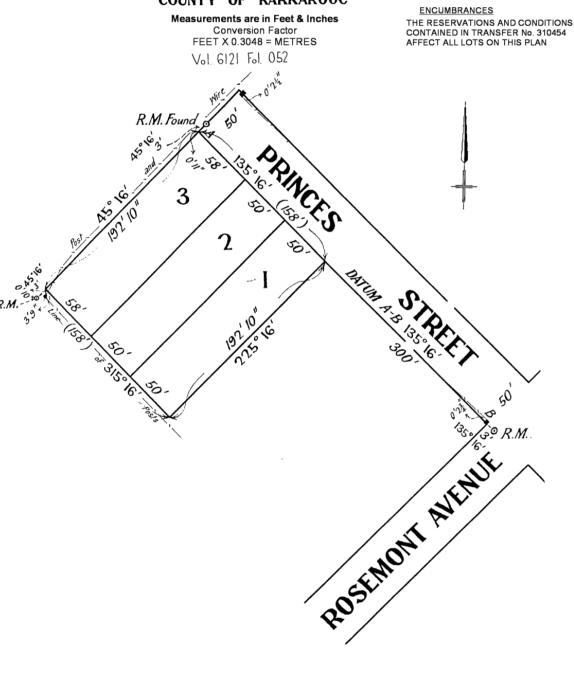
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 015047. PARENT TITLE Volume 05703 Folio 434 Created by instrument 1776673 19/06/1940

REGISTERED PROPRIETOR

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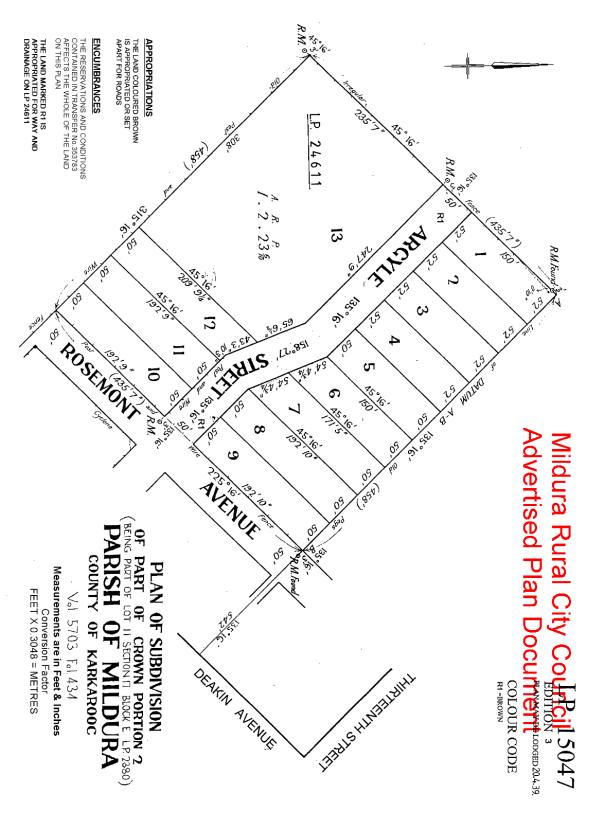
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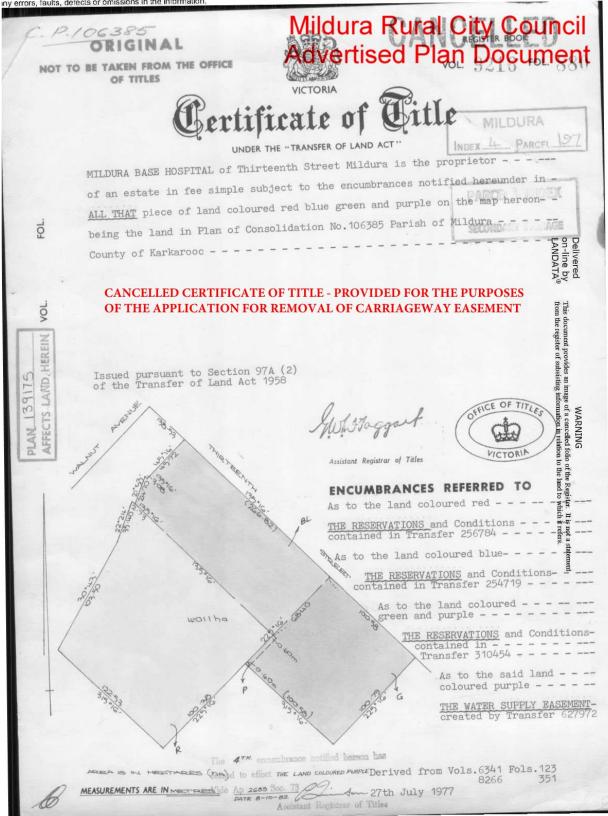
9496/835 CANCELLED Lot 1 on Plan of Subdivision 139175 9496/835 CANCELLED Lot 1 on Plan of Subdivision 202000R 9496/835 CANCELLED Lot 2 on Plan of Subdivision 202000R 9496/837 CANCELLED Roads on Plan of Subdivision 139175

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APPURTENANT EASEMENT

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A Carriage Way Easement appurtenant to the within described land has been created by Instrument J751506 Registered 14th December 1981 No.J751506

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the following Titles have been issued Pursuant to Regulation 12 of the

Transfer of Land Act

on 4k January 1983 Lots one to 2 in Vol. 949 Col. to Vol 9 4 9 60L

834

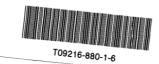
Pursuant to Section 32 of the Transfer of Land Act

¥9496 €1. 836 Part of Lot 2 on P5 18503 in

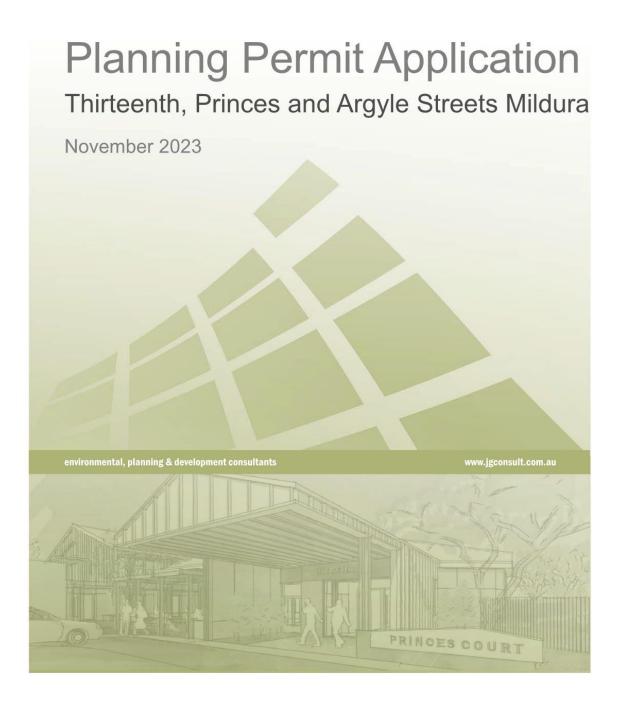
Land appropriated or set apart for easements of way drainage and sewerage in Vol. 9496 Fol LP 139175

CANCELLED

CANCELLED CERTIFICATE OF TITLE - PROVIDED FOR THE PURPOSES OF THE APPLICATION FOR REMOVAL OF CARRIAGEWAY EASEMENT









James Golsworthy Consulting

140 Pine Avenue Mildura VIC 3500 PO Box 1650 Mildura VIC 3502

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2 Planning permit application – Thirteenth, Princes and Argyle Streets Mildura



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Introduction

A planning permit is sought for the development of the land for the purpose of a residential aged care facility (RACF), reduction in car parking requirements and the removal of an easement. The RACF is associated with an existing aged care facility known as Princes Court Living (PCL) predominantly located at 29 Princes Street and 159 Thirteenth Street, Mildura. An associated car park is proposed at 25 Princes Street and 26 Argyle Street, Mildura.

Residential aged care facilities offer a range or benefits for older adults who may require assistance with daily living activities or need specialised care due to age-related health conditions. Benefits include:

- Professional care and support from trained staff
- Safety and security
- Healthcare services
- Assistance with daily living activities
- Nutritious meals
- Social and recreational activities
- Community and companionship
- Respite care
- Specialised care units
- Home-like environment
- Access to allied health services
- Relief for caregivers
- End-of-life care

PCL is a leading aged care provider, currently offering a wide range of community living options including residential, respite, dementia and palliative care in residential aged care facilities and independent living units (ILU's).

PCCL has been part of the Mildura community for more than 60 years and has the experience and expertise to support families during aged care considerations. The existing PCL facility extends across approximately 4.6 hectares of land within central Mildura. The secure site is complimented by its garden setting and offers residents access to numerous outdoor spaces while also being proximate to services and public transport.

The facility is currently home to approximately 90 residents who are supported by approximately 150 full time, permanent part-time and casual staff members. The proposal will result in the capacity of the facility to increase to 132 residents.

The proposed RACF constitutes the first stage in the improvement and expansion of PCL to better facilitate the needs of the aged community. The proposal demonstrates a considered design respectful of the immediate locality with thoughtful positioning to mitigate amenity impacts and avoid unnecessary impact upon surrounding properties.

The proposal is considered to respond to and be consistent with the requirements of the Mildura Planning Scheme for reasons outlined in this submission and the plans attached. As a result, it is considered appropriate for the application to be supported by the issue of a planning permit.



Figure 1 Proposed development site

5 Planning permit application - Thirteenth, Princes and Argyle Streets Mildura



Proposal

The application proposes the use and development of a residential aged care facility (RACF) and associated car park. The removal of an easement (E-7) for the purposes of 'way' is required to allow the proposed development.

The proposal constitutes an improvement and expansion of the existing aged care facility known as Princes Court Living (PCL).

The proposed facility comprises a comprehensive twostorey building (ground floor and first floor) encompassing all elements associated with the provision of aged care under one roofline. A total of fifty (50) lodging rooms, each with ensuite, is to be provided inclusive of four accessible rooms

The design of the facility draws upon farmhouse qualities to deliver a warm and earthy appearance with extensive landscaping to provide numerous outdoor areas and to better integrate the RACF to its surrounds.

The RACF is to be located within the existing facility and utilise the existing vehicle entrance. While the majority of the proposed development is integrated with existing buildings, the demolition of one building comprising two ILUs is required.

The proposed development includes the re-location of the existing car park to the south-west of the proposed facility.

The RACF comprises the following areas:

- Ground floor 1,836m²
- First floor 1,406m²
- Gross floor area 3,242m²

The main components of the RACF include the following:

Ground floor:

- Twenty-five (25) lodging rooms with private ensuite and outdoor areas (including 12 memory care rooms).
- Reception area.

- Centrally located dining, lounge and kitchen areas with attached outdoor dining area.
- Commercial kitchen.
- Commercial laundry.
- Function room/Activity area.
- Medical rooms.
- Salon
- Office and administration areas.
- Elevators and fire-isolated stairwells.

First floor:

- Twenty-five lodging rooms with private ensuite and balconies.
- Centrally located dining, lounge and kitchen areas with attached balcony.
- Activities areas.
- Staff facilities and training rooms.
- Office and administration areas.
- Elevators and fire-isolated stairwells.

External features:

- Extensive landscaped gardens and numerous outdoor spaces.
- Ambulance accessible Porte-Cochere pick up/dropoff point.
- Separate service entry.
- Bin storage/clinical waste/dirty linen compounds.
- · Substation and switchboard compound.
- · Car park with provision of 64 spaces.

Additional detail on the various components of the RACF is included below:

Lodging rooms

As discussed above, the facility proposes a total of 50 lodging rooms with 25 rooms on each floor. The lodging rooms include the following attributes:

- Each room has a minimum area of 17.5m².
- Accessible rooms have a minimum area of 21.3m².
- All rooms include private ensuite.

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 All rooms include direct access to external garden or private balcony.

Medical facilities

The provision of medical facilities includes consulting rooms, medical rooms, offices and clinical administration. Medical facilities are provided on both floors ensuring optimal medical care for residents.

Activity areas

A number of activity areas are provided throughout the proposed RACF including large communal spaces for dining, lounge areas with fireplace and television, flexible spaces for functions and activities, and a gym.

Landscaping and outdoor areas

The development includes a considered landscape design that aims to compliment the built form, integrate the RACF with the surrounds and provide a number of pleasant and sensory outdoor spaces for residents.

The landscape design incorporates hardstand features with manoeuvrability a prominent consideration. Integrated furniture and fencing delineates a variety of spaces and contributes to the variety of textures and colours.

Consideration of climatic conditions have directed species selection to ensure long-term viability as well as to provide shade. Stormwater runoff from paved paths and terraces are to drain directly into adjacent pervious landscaping to assist in water reuse and reduce stormwater being directed into the drainage system.



Figure 2 Proposed landscaping

Car parking

The proposed development includes the provision of 64 car parking spaces to be located to the south-west of the proposed RACF. The proposed car park allows two-way access and includes access/egress at both Princes and Argyle Streets. The proposed car park is ideally situated to provide access to the existing village as well as the proposed RACF.

The location of the car park utilises one vacant lot and requires the demolition of an existing dwelling located at 26 Argyle Street.

Service lane

The proposed RACF includes a separate service lane for collection and deliveries. The service lane is located toward the termination of Princes Street to avoid disruption to the surrounding properties and the existing PCL facility.

The location of the service entry also ensures that the majority of the built form is setback a minimum of 6.610 metres from the adjacent side boundary.



Figure 3 Proposed service lane

Waste management

The collection of waste is to be by appointed private waste contractors. The private collection service is to occur on an alternate day to the Council service to avoid confusion.

The proposed RACF includes a separate, roofed, bin store area in which shared bins are to be located. Control of odour is to be managed by natural ventilation with bins to be serviced regularly.

The proposed development includes a service lane allowing waste collection to occur without obstructing traffic circulation and minimising disruption to surrounding

7 Planning permit application – Thirteenth, Princes and Argyle Streets Mildura

Mildura Rural City Council Advertised Plan Document

properties. The turning circles at the service entry allow for vehicles to reverse into the service lane and exit in a forward manner. Swept path diagrams have been provided in a supporting Transport Impact Assessment demonstrating appropriate manoeuvrability.

Collection of waste is to occur during restricted hours to avoid disturbance to residents of the RACF and neighbouring properties.

The expected frequency of waste collection is detailed in Table 2 below.

Table 1 Frequency of waste collection

Table T Trequency of Waste Collection					
Type of waste	Frequency of collection				
General waste	1 x weekly				
Co-mingled recycling	1 x weekly				
Glass	As required				
Organic food waste	1 x weekly				
Medical waste	As required				
Garden waste	As required				

Deliveries

The operation of the RACF will require a number of deliveries with the service lane to be utilised for the majority of these.

An indication of expected deliveries is outlined in Table 2 below.

Table 2 Frequency of expected deliveries

Tallotte 2	
Type of delivery	Frequency of delivery
General consumables	1 x daily
Kitchen deliveries	3 x daily
Linen	2 x 3 times per week

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Stormwater management

Stormwater management at the site aims to:

- · Reduce the impact of stormwater run-off.
- Improve the quality of stormwater run-off.
- Achieve best practice stormwater quality outcomes.
- Incorporate the use of water sensitive urban design including stormwater re-use.

Stormwater management measures include:

- Installation of a rainwater tank to be connected to landscape irrigation and toilets for flushing.
- Below ground on-site-detention tanks.
- · On-site water use and infiltration measures.
- Incorporated allowable discharge rate to Council requirements.
- Overland flows directed towards the north-west of the site
- Minimising impervious surfaces.

The application is supported by a schematic design for stormwater management and an Environmentally Sustainable Design - Sustainability Management Plan. The final design of the stormwater management system is to be to the satisfaction of Council.

Materials

The proposed RACF is to utilise a variety of materials reflective of Mildura's agricultural heritage to achieve a farmhouse style with a modern approach. Materials include dark and light render look cladding, light vertical cladding, light sand colour cladding, timber elements, and feature brick paving.

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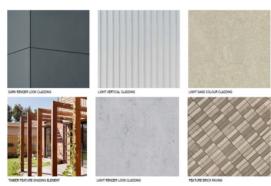


Figure 4 Proposed material schedule

Acoustic measures

The application is supported by an Acoustic Report assessing potential impacts on nearest noise sensitive areas (NSAs). Identified among the NSAs are dwellings within the PCCL and dwellings adjacent to the proposed RACF. Identified noise sources include the following:

- · Collections and deliveries at service lane
- Mechanical services for heating/cooling (rooftop)
- Mechanical services for ventilation
- · Water heating and distribution
- Electrical substation transformers

A number of recommendations have been adopted to mitigate noise impacts including:

- Acoustic screening of the RACF service lane with an acoustic barrier extending between 1.8m to 2.4m along the fence line of 26 Princes Street.
- · Acoustic barriers around substation ventilation.
- Minimum 1.2m high balustrades on first floor, southeast facing balconies.
- Restriction of overhead lifting waste disposal trucks.
- External building plant to be located on rooftop of RACF with attenuation of noise emissions.
- Delivery vehicles to be fitted with broad spectrum reversing warning beepers.
- Restriction of delivery and collection times.
- 1.8m high timber paling fence along boundary of car park to 24 and 28 Argyle Street.

Mechanical equipment

Mechanical equipment associated with the proposed RACF include the following:

- Heating and cooling services comprised primarily of VRF/VAV condenser systems to be located in rooftop plant with acoustic screening.
- Services for ventilation including kitchen exhaust and substation ventilation. Kitchen exhaust is to be location within rooftop plant while substation ventilation is to be adjacent to service lane.
- Water heating and distribution to be located within rooftop plant.
- Electrical substation transformers to be adjacent to service lane.

Recommendations adopted from the Acoustic Report, as described above, assist in mitigating impacts caused by mechanical equipment.

Easement removal

The easement (E-7) required for removal is registered on PC 372133 for the benefit of Certificate of Title with Volume 9216 and Folio 880. The easement, E-7, has a width of 16 metres, a length of 73.99 metres and is for the purpose of 'Way'.

The benefiting Vol/Fol is a cancelled title. A number of subdivisions and consolidations has resulted in the land referenced as having Vol 9216/Fol 880 now being known as PC 364456 which is within the same ownership as the burdened land and which forms part of the land for which this application applies.

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Planning controls

Definition

Residential aged care facility

Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.

Zoning

The proposed development is on land within the General Residential Zone (GRZ) and the Public Use Zone 3 – Health and Community (PUZ3).

Clause 32.08 - General Residential Zone (GRZ)

The purpose of the GRZ is:

- 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, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-2, a permit is not required for the use of land for a residential aged care facility.

Pursuant to Clause 32.08-8, a permit is required to construct a building or construct or carry out works for a residential aged care facility. A development must meet the requirements of Clause 53.17 – Residential aged care facility.

Clause 36.01 - Public Use Zone 3 – Health and Community (PUZ3)

The purpose of the PUZ is:

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

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Pursuant to Clause 36.01-1, a permit is not required for a use for the purpose described in Clause 36.01-6. The use must be carried out by or on behalf of the public land manager.

Clause 36.01-6 specifies PUZ3 as public land use for the purpose of Health and Community. While the use is associated with Health and Community, the land is privately owned. A Public Use Zone over private land is an anomalous zone. The land is not public land and obtaining consent from a public land manager is not possible nor relevant. Due to the anamoly of the zone, it is considered that no permit for use is required under the PUZ3 provided that the use is associated with Health and Community. In the absence of a public land manager, the application is supported by a signed letter of consent by the land owner and land manager.

Pursuant to Clause 36.01-2, a permit is required to construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. As the proposal is a Section 1 – permit not required use, no permit is required under Clause 36.01-2 for buildings and works.



Figure 5 Zone map

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Overlay controls

Specific Controls Overlay - Schedule 1 (SCO1)

The purpose of the SCO1 is:

 To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

Schedule 1 refers to the *Mildura Older Irrigation Area Incorporated Document (May 2020)*. The incorporated document applies to land zoned Farming Zone and therefore a permit is not required under Clause 45.12.



Figure 6 Overlay map

Particular provisions

There are several particular provision that relate to the proposed development:

Clause 52.02 - Easements, restrictions and reserves

The purpose of the particular provision is:

 To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interest of affected people are considered. A permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or remove a condition in the nature of an easement in a Crown grant.

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider the interests of affected people.

Clause 52.06 - Car parking

The purpose of the particular provision is:

- 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.

Pursuant to Clause 52.06-1, Clause 52.06 applies to:

- A new use: or
- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use

Pursuant to Table 1 of Clause 52.06-5, the use of land for a residential aged care facility requires that 0.3 spaces are provided for each lodging room. The proposed development includes 50 lodging rooms requiring a total of 15 car parking spaces.

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The existing car park provides 66 spaces with the proposed car park to provide a total of 64 spaces inclusive of one accessible space. A permit is required for a reduction in car parking requirements and a car parking demand assessment has been prepared and is attached to this application to justify the reduction.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention and discharges of stormwater to the drainage system. A stormwater report and concept has been prepared in support of the application and is attached.

Clause 53.17 - Residential Aged Care Facility

The purpose of the particular provision is:

- To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.
- To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.
- To ensure residential aged care facilities do not unreasonably impact upon the amenity of adjoining dwellings.

This clause applies to an application to construct a building or construct or carry out works for a residential aged care facility in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

An assessment against the requirements of Clause 53.17 is attached to this submission.

Clause 53.18 - Stormwater Management in Urban Design The purpose of the particular provision is:

 To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works:

- Must meet the requirements of Clauses 53.18-5 and 53.18-6.
- Should meet all the standards of Clauses 53.18-5 and 53.18-6.

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) provides an overview of important local planning issues, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme. Issues of note within the MPS are outlined below:

Clause 02.03-1 Settlement

Strategic direction:

Facilitate the urban expansion of the 'Main Urban Area' (Mildura, Irymple and Nichols Point) as the focal point for residential growth.

Clause 02.03-3 Environmental risk and amenity

Strategic direction:

Facilitate development that responds to local climatic conditions, including the impacts of climate change.

Clause 02.03-5 Built form and heritage

Strategic direction:

Preserve and protect the history and cultural heritage of the municipality.

Clause 02.03-6 Housing

The demographic profile of Mildura's population is changing and the population is ageing, driving the need for medium density housing. An ageing population also requires housing that is accessible or is able to be adapted to meet accessibility requirements.

Strategic direction:

- Facilitate a diversity of housing to meet anticipated future needs.
- Direct the majority of housing development to established urban centres.



Planning Policy Framework

The Planning Policy Framework (PPF) seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. Issues of note within the PPF, including several that specifically relate to an aging population, are outlined below:

Clause 11.01-1S Settlement

Objective:

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies:

- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill development.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.01-1R Settlement Loddon Mallee North

Strategies:

Facilitate growth of Mildura as the regional city, through planned development incorporating the nearby settlements of Red Cliffs, Irymple and Merbein, and encourage urban consolidation, particularly in the Central Business District.

Clause 15.01-1S Urban design

Objective:

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies:

 Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient

Clause 15.01-1L Urban design in Mildura

Objective:

To require building and neighbourhood design to be responsive to Mildura's climate.

Clause 15.01-2S Building design

Objective:

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-5S Neighbourhood character

Objective:

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16.01-1S Housing supply

Objective:

To facilitate well-located, integrated and diverse housing that meets the community needs.

Strategies:

- Ensure that an appropriate quantity and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in designated locations in established urban areas (including underutilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Identify opportunities for increased residential densities to help consolidate urban areas.



Clause 16.01-1L-01 Housing supply in Mildura Strategies:

- Support retirement living and aged care development with convenient access to services and facilities and integrated with their surrounds.
- Encourage buildings to be designed to accommodate different groups within the Mildura community, including larger dwellings for culturally and linguistically diverse and indigenous family groups, and accessible housing for the elderly or mobility impaired.

Clause 16.01-5S Residential aged care facilities Objective:

To facilitate the development of well-designed and appropriately located residential aged care facilities. Strategies:

- Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.
- Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).
- Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.
- Provide for a mix of housing for older people with appropriate access to care and support services.
- Ensure that residential aged care facilities are designed to respond to the site and its context.
- Promote a high standard of urban design and architecture in residential aged care facilities.

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Clause 19.02-1S Health facilities

Objective:

To assist the integration of health facilities with local and regional communities.

Strategies:

- Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.
- Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.
- Provide adequate car parking for staff and visitors of health facilities.

Clause 17.01-15 Diversified economy Objective:

To strengthen and diversify the economy.

Clause 18.01-1S Land use and transport integration Objective:

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Site and surrounding area

Subject site

The subject land comprises various parcels located between Thirteenth Street and Argyle Street within the Mildura Main Urban Area and to the south-west of the Mildura Primary Activity Centre. The primary parcel is located at the north-western end of Princes Street.

The subject land includes two large lots of irregular form and two smaller, rectangular lots. While the total area of the land is approximately 4.5 hectares, the area directly affected by the proposal is approximately 4,590m².

The primary vehicle access is currently provided at the termination point of Princes Street leading directly to a large turning circle at the PCL entrance. As Princes Street terminates at the entrance to PCL, the subject land has only short lengths (17.68m) of direct interface with both sides of the street.

The subject land is owned by Princes Court Limited with the majority of the land currently occupied by the existing PCL facility comprising a mixture of independent living units and assisted living accommodation buildings. The PCL facility currently features a relatively modest density with all buildings single storey in nature separated by numerous gardens and open spaces.

The majority of the proposed RACF is to be located at the existing car park which is accessed from the PCL entrance at the termination of Princes Street. The existing car park currently provides 66 spaces across a level surface. The car park includes moderate landscaping with four canopy trees and electrical and mechanical equipment located at the car park entrance. The limited street frontage includes a large power pole that will require re-location and one street tree.

Within the PCL facility, the proposal includes the demolition of one building comprising two independent living units located to the north of the existing car park. The proposed RACF is sited in proximity to a laundry and two assisted living units being the A.R Mansell Unit and the M.K Johansen Unit. A number of habitable room

windows are located on the south-western façade of the M.K Johansen Unit.

To the immediate south-east, the development site abuts an existing single-storey, detached dwelling. An existing boundary fence provides separation with a number of canopy trees extending above the fencing.

The proposal includes the re-location of the car park to two smaller residential lots being 25 Princes Street and 26 Argyle Street. While 25 Princes Street is currently vacant, 26 Argyle Street is occupied by a single storey dwelling which is to be demolished. The location of the proposed car park abuts three residential lots developed with single-storey, detached dwellings and the Caffrey Family Unit of PCL. The street frontage of 25 Princes Street includes two street trees while the street frontage at Argyle Street includes two street trees and a powerpole.



Figure 7 Subject land

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Figure 8 Development site



Figure 9 Existing entrance at extension of Princes Street



Figure 10 Existing car park at development site



Figure 11 Existing mechanical equipment at entry



Figure 12 Streetscape at Princes Street termination



Figure 13 Existing ILUs to be demolished



Figure 14 Interface with dwelling to south-east

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Figure 15 Dwelling to south-east



Figure 19 Proposed car park interface with PCL



Figure 16 Eastern façade of M.K Johansen Unit



Figure 20 Proposed car park interface south-east



Figure 17 South-eastern façade of A.R Mansell Unit and Laundry



Figure 21 Dwelling at Argyle Street to be demolished





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Locality

The development site is located within a predominantly residential area within the Mildura Main Urban Area.

The residential area is characterised by a diversity of housing with the existing PCCL village occupying land to the north, north-west and north-east of the proposed RACF. Land to the immediate south and south-east are typically detached, single storey dwellings interspersed with a number of multi-dwelling developments located at Princes Street, Argyle Street and Rosemont Avenue.

Supported housing is also located on Argyle Street with Carry-On Mildura and Mildura Legacy providing attached housing units for ex-service men and women and the families of ex-service men and women.

A divergence from traditional accommodation styles has been occurring within the wider area with the Old Mildura Base Apartments complex of 63 apartments over three storeys and the Mildura Base Public Hospital Student Accommodation both located on Thirteenth Street.

Beyond the immediate locality, the area is better characterised as multi-use with recreational, office, educational and retail facilities integrated among residential pockets. Approximately 700 metres to the north-west along Thirteenth Street, is a medical precinct with numerous examples of large facilities and some examples of smaller facilities interspersed in residential areas as Thirteenth Street approaches PCL.

The road network within the immediate area is somewhat disrupted by the large tracts accommodating PCL as well as S.C Mills Reserve and Chaffey Secondary College. From PCL, Princes Street and Argyle Street have convenient access to Deakin Avenue which provides connection to the Mildura activity centre and other significant areas.



Figure 22 Princes Street toward PCL



Figure 23 Argyle Street toward S.C Mills Reserve



Figure 24 Carry-On accommodation units



Figure 25 Mildura Legacy Club Flats

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Figure 26 Old Mildura Base Apartments



Figure 27 Mildura Base Public Hospital Student Accommodation



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Opportunities and constraints

An assessment of the site context indicates the following opportunities and constraints:

Development Opportunities

- The proposal is an opportunity to provide a facility of the highest standards for the ageing population of Mildura and the surrounding regions.
- The proposal provides a site responsive design to capitalise on infill development and urban renewal.
- The majority of the development site is within an existing aged care facility.
- The development site is largely undeveloped being currently used for car parking.
- The location of the proposed car park includes one vacant lot.
- The site enjoys existing connection to all required services.
- Construction can occur with minimal disturbance to the continued operation of the existing PCL facility.

Development Constraints

- Development site includes interfaces with dwellings.
- The proposed development is situated at the end of a predominantly residential street.
- The necessary elements of the RACF require a largescale building.

Location attributes

- The subject land is within an area that has experienced the emergence of diverse forms of housing.
- The location of the proposed facility and the proposed carpark are toward the end of Argyle and Princes Street minimising disruption to the existing streetscape.
- The location provides convenient access to services and public transport.

Design response

The use and development of the land contains the following elements that are considered important to its philosophy and relationship to the area:

- The proposed development incorporates a site responsive design to maximise on infill opportunities and urban renewal.
- The appearance of the proposed facility draws upon the characteristics of the area and the wider region with elements reflective of the natural environment.
- The proposed development utilises graduated form toward the existing PCCL village to minimise impacts on adjoining properties.
- The proposed car park allows traffic to be shared between Princes Street and Argyle Street.

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Planning assessment

Policy context

The proposed development is consistent with the broad planning objectives and principles outlined in the Municipal Planning Strategy and the Planning Policy Framework of the Mildura Planning Scheme, including:

- It responds to Council's strategic directions for housing (Clause 02.03-6) by facilitating a diversity of housing to meet anticipated future needs and by directing housing development to established urban centres.
- It facilitates settlement strategies (Clause 11.01-1S) by limiting urban sprawl and directing growth into existing settlements through urban renewal, infill development and compact urban areas.
- It responds to urban design objectives (Clause 15.01-1S) by considering the character, cultural identity, natural features, surrounding landscape and climate of the area to deliver a site responsive design that integrates with the existing environment.
- It responds to building design objectives (Clause 15.01-2S) by acknowledging the local context and achieving an environmentally sustainable development.
- It achieves an appropriate quantity and type of housing suitable for older people (Clause 16.01-1S).
- It responds to objectives that seek to support retirement living and aged care development with convenient access to services and facilities (Clause 16.01-5S).
- It facilitates the expansion of an existing healthrelated facility in the community (Clause 19.01-1S).
- It incorporates strategic design elements to reduce amenity impacts to neighbouring properties and the surrounding area.

The proposal is directly aimed at facilitating the higherlevel care requirements of a major demographic of the municipality's ageing population to satisfy both short and long-term needs. The proposal is an innovative example of a comprehensive facility that responds to the needs of residents and staff while considering the potential impacts upon neighbouring properties and the surrounding area.

Municipal Planning Strategy

The proposal aligns with the vision for future use and development and the strategic directions outlined in the Municipal Planning Strategy by facilitating a diversity of housing within the established urban centre.

The proposal responds to Clause 02.03-1 by facilitating urban expansion through densification and in-fill development. The capacity of the proposed RACF far exceeds the capacity of similar housing within the existing PCL facility ensuring that the needs of an increasing ageing population can be accommodated.

The proposal responds to Clauses 02.03-3 and 02.03-5 by considering climate conditions while delivering an appearance that is representative of Mildura's agricultural history and respectful of the existing neighbourhood character.

Clause 02.03-6 highlights Mildura's ageing population and the need for appropriate housing. The proposal considers both the immediate need and the future needs of the municipality's changing demographic profile. The opportunity to expand upon existing space within PCL has allowed an increase in housing within the established urban area while minimising urban sprawl or the need to reduce the existing housing stock by locating the facility elsewhere.

Planning Policy Framework

The proposal aligns with Clause 11.01-1S and Clause 11.01-1R by facilitating sustainable growth capitalising on the opportunity to undertake urban renewal and augment infill development to limit urban sprawl. The proposal contributes to a more compact urban area by utilising site responsive design to incorporate a double storey building within the available space and utilising graduation and articulation to minimise the sense of scale.

The proposal responds to Clause 15.01-1S and Clause 15.01-1L by contributing to the improvement of the urban environment. The design of the proposed RACF has considered the character, cultural identity, surrounding



landscape and climate of its context and delivered a composition that is attractive while offering a safe environment with accessible and inclusive spaces.

In the current socio-economic climate, the issue of housing is forefront of the political spectrum. Planning has long recognised the need to facilitate the required quantity of appropriate and diverse housing to see regions provide for its residents into the future. Clause 16.01-1S and Clause 16.01-1L reflect the importance of housing supply as an essential consideration and provide strategies to ensure the nature of housing is responsive to the needs. Of particular note is the specific reference to the housing needs of older people including integration and convenient access to services and facilities. The proposal responds to both the strategies related to older people as well as responding to the broader strategies including the need to increase the proportion of housing in established locations and increasing residential densities.

Clause 16.01-5S draws upon the above Clause to directly consider residential aged care facilities. The objective aims to ensure the development of well-designed and appropriately located facilities. The proposal has been designed to incorporate all the required facilities while also being responsive to the site and surrounds and maximising upon the opportunities the existing facility offers.

The Clause includes strategies to ensure decision makers recognise the contribution of RACFs to housing diversity and choice and the appropriateness of facilities within residential areas while recognising that the built form will differ from traditional residential forms particularly in relation to height, scale and mass.

In relation to the above, it is recognised that the proposed facility is a divergence from the typically single-storey, detached, residential development to the south. The necessary divergence aligns with a natural progression toward more diverse built form for accommodation to ensure policies related to compact urban areas and capitalising on infill development are observed. Nearby examples of a similar divergence from traditional accommodation styles can be seen at the Old Mildura

Base Apartments and the Mildura Base Public Hospital Student Accommodation.

Among the strategies is the need to encourage planning for housing that enables older people to live in appropriate housing in their local community. The concept of appropriate housing for older people necessarily requires a range of forms responsive to varied care and support needs of our ageing community. The importance of providing appropriate accommodation and continued connection in the local community is particularly crucial in a regional area such as Mildura where older people enjoy a strong sense of place and community.

The site has posed some challenges caused by the need to arrange the development within the available space constrained by existing built form and neighbouring properties. By using internal orientation and situating the building toward the north-east, the development maximises the setbacks, particularly of the first floor, from the neighbouring property at 26 Princes Street. While the service entry is located adjacent to the property, measures have been employed to reduce amenity impacts including acoustic fencing, covered waste areas set well back from the dwelling, and limited delivery/collection times.

7ones

The proposal aligns with the purpose of both the General Residential Zone by contributing to diversity of housing types and housing growth in a location offering access to services and transport while respecting the neighbourhood character of the area. The decision guidelines of the General Residential Zone require consideration of the impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots. At the time of this application, there are no solar energy systems on dwellings on adjoining lots. Additionally, the proposed development has been designed with graduated setbacks that minimise overshadowing.

The zone directs assessment of RACFs to Clause 53.17 with a response to the decision guidelines of this clause addressed below.



The proposal aligns with the purposes of the Public Use Zone – Schedule 3 by delivering a health and community related land use. PCL is a not for profit community service and facility as proposed for in the purpose of the zone.

Clause 53.17 – Residential Aged Care Facility

Clause 53.17 applies to an application to construct a building or construct or carry out works for a RACF in the General Residential Zone and outlines application requirements, development requirements and decision guidelines.

The proposal aligns with the purpose of Clause 53.17 by facilitating a well-designed RACF to meet the existing and future needs of its residents in a comprehensive facility that does not unreasonably impact on the amenity of adjoining dwellings.

An assessment against the Application and Development Requirements of Clause 53.17-3 is included in this application.

The assessment required a variation of two development requirements. The variations are required in relation to street setbacks and front fencing as a result of the proposed substation compound. The compound is to be screened by timber look fencing with a height of 1.8m at a setback of 0.32m from the boundary with Princes Street. Landscaping is to be included within the reduced setback to limit the impact of the fencing.

Where the development requirements are not met, the decision guidelines of the particular provision requires consideration of the impact on the amenity of the adjoining dwellings. The development site presents a unique situation as it is located at the end of a no-through-road. PCL surrounds this portion of the development site in all directions with the exception of the dwelling to the southeast. The impact on the amenity of the adjoining dwelling is unlikely to be significant given the buffer created by the service entry. Given the context of the site and the termination of Princes Street, it is considered that the reduced street setback and elevated fence height will have little impact on the overall streetscape.

The proposal provides a suitable response to the remaining decision guidelines by implementing a site responsive design that maximises setbacks, provides excellent amenity in the private rooms, private outdoor spaces and communal areas for residents, limits overshadowing and implements measures to minimise off-site impacts.

Clause 53.18 - Stormwater Management in Urban Design

The attached stormwater management concept plan provides details of how stormwater is to be directed and retained throughout the development site.

The retention and reuse of stormwater is to be maximised to reduce the impact of stormwater on the drainage system. The stormwater system will provide filtration to the satisfaction of the responsible authority.

The site is to be managed during construction to minimise erosion and sediment. Measures are to be implemented to manage construction waste and to ensure the protection of drainage infrastructure.

Neighbourhood character

The proposal sits comfortably within the broader site context which includes a variety of built form particularly in relation to densified accommodation. The area to the south and north-west of the site is more characteristic of traditional single-storey, detached residential form with the emergence of multi-dwelling developments at Princes Street and Argyle Street. The area to the north, east and west provide examples of diverse housing styles including multi-storey apartment living and independent living units within PCL. The built form represents a considered design response in relation to the surrounding context and the existing PCL by emulating pitched roofing, maximising articulated form and employing muted tones and natural materials.

The proposed development is located at the end of a nothrough-road with the majority of built form located within the existing PCL facility. As a result, the development is to have limited exposure to the immediate streetscape. The main element at the streetscape is the substation and



generator compound which is screened by 1.80m high timber fencing. The compound has been setback a distance of 320mm from the boundary to allow landscaping between the compound and the pedestrian path.

The proposed car park located between 25 Princes Street and 26 Argyle Street has a greater interaction with the streetscape than the proposed built form. The proposed car park is to replace one dwelling at Argyle Street with a crossover of 5.50 metres to be located in the middle of the lot. The proposed car park is to include landscaping along the street frontage. The northern-western end of Argyle Street presents numerous atypical features including the Carry-On and Legacy accommodation facilities and the shift from the residential area to S.C Mills Reserve.

With the diverse styles found on Argyle Street, it is considered that the proposed car park will not cause a significant disruption to the streetscape. The location of the car park on Princes Street is immediately before the transition to the existing PCL and it is considered that the impact on the overall streetscape will therefore be limited.

Integration

The development responds appropriately to the built form and layout of the existing PCL and the surrounding area. While the double-storey building is not typical for the immediate area, the graduation of the first floor toward the existing village ensures that there is not an immediate confrontation of double-storey form from neighbouring properties.

The proposed building is heavily articulated and utilizes a variety of materials, colours and features to provide visual interest while also allowing elements of the building to visually recede.

Sufficient transition space and separation is provided onsite between the RACF and the existing independent living units through the provision of landscape pathways and the internal road network.

The inclusive nature of the building responds to the requirements of providing high level care. While the existing PCL offers a range of care types, the proposal is

specific to higher care needs. The development integrates both operationally and visually with the overall facility which will become even more apparent as other stages of the redevelopment masterplan take form.

Interface with neighbouring properties

The context of the development site results in a number of interfaces with neighbouring properties. The proposed RACF is to include an interface with one residential lot and established dwelling at 26 Princes Street. The design has taken a considered approach by locating the service lane at the interface. While the location of the service lane will result in some noise generation during delivery and collection times, the incorporation of noise mitigation measures as identified in the design and supporting specialist reports, will reduce the impact upon residents of the neighbouring property. It is considered that the benefit of setting the built form away from the interface to reduce overshadowing, overlooking and bulk, provide an appropriate balance given the noise reduction measures to be incorporated.

The proposed car park includes interfaces with the Caffrey Family Unit of PCL and three residential lots with established dwellings. The Caffrey Family Unit and all dwellings are setback a minimum of 1.0m from the proposed car park and fencing with a minimum height of 1.8m is in place along the side boundaries toward Princes Street and is to be installed along the side boundaries toward Argyle Street. An acoustic assessment attached to this application has confirmed that these measures are adequate to mitigate against noise impacts to the neighbouring properties.

Clause 52.06 - Car Parking and Access

The proposal includes the removal of the existing 66 space car park and the provision of a new 64 space car park to the south-west of the proposed RACF.

The proposed RACF includes fifty (50) lodging rooms with a total of 15 spaces required by Table 1 of Clause 52.06-5.

As no additional car parking is being proposed, a shortfall of 15 spaces results. A car parking demand assessment has been prepared and is provided as an attachment to

Mildura Rural City Council Management

this application within the supporting Traffic Impact Assessment.

The car parking demand assessment determines that the provision of 64 spaces is adequate to accommodate the additional 15 spaces required based on the existing demand.

All car parking spaces and aisle widths comply with the Design Standard 1 and 2 of the Mildura Planning Scheme and the provision of access/egress points from both Princes Street and Argyle Street allows traffic to be shared between the two streets.

As mentioned above, the application is supported by a Transport Impact Assessment which should be read in conjunction with this report.

Clause 52.02 - Easement removal

The easement proposed for removal is for the benefit of C/T. Vol. 9216 Fol. 880, it is understood that this volume and folio were for the adjacent lot prior to the consolidation of the lot in 2005. As the land is within the same ownership and PCL extends across both lots, the removal of the easement will not cause any effect.

The easement appears to have been generated from an historic reserve put in place for the potential extension of Princes Street. As the extension of Princes Street can no longer occur, the removal of the easements is considered to be a natural progression.

Clause 63.01 - Existing use rights

The land at PC372133 has accommodated PCL for more than 30 years. The land at PC364456 was progressively redeveloped in the mid to late 2000's with the expansion of the PCL. Previously, the land was associated with the Old Mildura Base Hospital at its former location in Thirteenth Street.

It is considered that the land benefits from existing use rights for a residential aged care facility as a result of the existing assisted living accommodation provision.



Figure 28 Aerial imagery dated 2005



Figure 29 Aerial imagery dated 2010 with PC364456 developed.

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Conclusion

The proposed development delivers a site responsive and well-designed RACF to meet existing and future needs of Mildura's ageing population.

The proposal is considered appropriate for the site for the following reasons:

- The land currently accommodates a residential aged care facility and independent living units. The proposal is the first stage of a masterplan to redevelop and expand upon the existing facility.
- The proposal aligns with the key objectives and strategies of the MPS and the PPF, in particular, the objective and strategies of Clause 16.01-5S – Residential aged care facilities.
- The proposal is a suitable response to the purpose of the relevant zones.
- The proposed development provides an appropriate response to the development requirements of Clause 53.17.
- The design, scale and integration of the proposed development considers the neighbourhood character and minimises impacts to the surrounding area with the use of mitigation measures.
- The proposal is supported by relevant specialist reports in relation to issues such as car parking, access, waste, stormwater, acoustics and landscaping.



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Assessment Table 1 – Clause 53.17 Residential Aged Care Facility

Refer to Clause 53.17 of the Planning Scheme for decision guidelines and a full description of application requirements.

Application Requirements

Clause 53.17-2

Title & Requirement	Complies / Does Not Comply / Variation Required		
Site and context description The site and context description may use a site plan.	The application submission provides detailed plans including a site plan with detailed information of the surrounding context.		
 The site and context description may use a site plan, photographs or other techniques and must include: Site shape, size, orientation and easements. Levels of the site and the difference in levels between the site and surrounding properties. The location of existing buildings on the site and on adjacent properties, including the location and height of walls built to the boundary of the site. The use of adjacent buildings and land. The location of secluded private open space and habitable room windows of adjacent properties which have an outlook to the site within 9 metres. Solar access to the site and to adjacent properties. Any contaminated soils and filled areas, where known. Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known. Street frontage features such as poles, street trees and kerb crossovers. Any other notable features or characteristics of the site. 	The application submission including the planning application report and architectural plans provide the information required in relation to the site and surrounding context.		
If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.			

Advertised Rlan Document Title & Requirement Design Response The plans and submission detailing the proposal outlines how the design responds to the existing site The design response must explain how the proposed characteristics broader surrounding and the environment. Responds to the site and context description. Meets the requirements of this clause. Landscape Plan The application provides for a landscape concept design for the proposal that is reflective of the overall The landscape plan must include: site and localised area. Landscaping of communal open space for the enjoyment of residents and staff. The landscape plan includes myriad spaces for Landscaping along the boundaries of the site. residents and staff to enjoy in a safe and peaceful On-site management of run-off from paved areas. manner. Retaining significant trees where possible. Paved areas are bordered by generous permeable areas with run-off able to be absorbed. A stormwater management plan accompanies the application with further details of run-off management.

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Mildura Rural City Council Advertised Plan Document Clause 53.17-3

Development Requirements

Operation

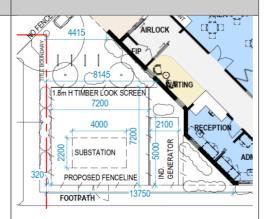
If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Title & Requirement		ent	Complies / Does Not Comply / Variation Required	
Building Height In the Neighbourhood Residential Zone, General Residential Zone and Township Zone the maximum building height must not exceed 16 metres. In the Mixed Use Zone and Residential Growth Zone the maximum building height should not exceed 16 metres.			✓ Complies The proposal consists of a two storey building with a maximum height of 10.431m. The height of the building complies with the requirement in the General Residential Zone being a maximum building height of 16m.	
Street setback			Variation required	
Walls of buildings should be set back from streets the distance specified in the table:		ck from streets the	The site includes one existing dwelling to the south-east of the proposed development. The dwelling is setback approximately 12.5m from Princes Street.	
There is an existing building on both the obusting allatments facing the same street, and the site is not on a corner. There is an existina building on one		Not applicable	Princes Street extends for a distance of 17.6m beyond the north-western boundary of the existing dwelling at 26 Princes Street before terminating at the entrance to Princes Court Living (PCL).	
the abstract shoring the some street, and the sits in vot on a corner. The able is on a corner.	whichever is the lesser. This does not include a porte	existing building on the obuilting allotment facing the side street or 4 metres, whichever is the lessor. Side walls of new development on a corner side	On the south-western side, 25 Princes Street is currently vacant with the Caffrey Family Unit of PCL occupying the adjacent lot to the north-west. While the majority of the proposed development is	
			within PCL, a small portion of the facility is integrated with Princes Street. Within the street setback, to the immediate north-west of the existing dwelling, a service entry with a width of 4.5m is proposed. Beyond the service entry, a fenced compound to house a substation is proposed. The compound is to be screened with a timber look fence for a distance of 7.20m and a height of 1.80m. The screening fence is to be setback 0.32m from the boundary with landscaping employed to soften the interface. To the north-east of the compound, the ground floor of the proposed building is on a 45 degree angle to Princes Street with the following graduated setbacks: - 4.415m to projected corner - 10.10m to parallel length with a distance of 2m - 13.75m to furthest portion of building	

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Title & Requirement

Advertised Rlan Document



The building at this location is single storey with a maximum height to roof pitch of 4.648m.

The second storey of the proposed building is setback a minimum distance of 20.085m.

As Princes Street terminates at the vehicle entrance to PCL, it is considered that little disruption to the streetscape will occur as a result of reduced setbacks. The proposed service entry provides a buffer between the existing dwelling and the proposed facility while also minimising the extent of built form to boundary. The angle and graduated form of the building also serves to lessen the impact upon the streetscape.

It is considered reasonable to allow a variation to setback requirements given the context of Princes Street, the existing PCL and the development site.

Minimum setback from a side street (metres)

Front walls of new development fronting the side street of a corner side should be setback at least the same distance as the setback of the front wall or any existing building on the abutting allotment facing the side street or 4 metres, whichever is lesser.

Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Side and rear setbacks

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Screens, sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,

Not applicable.

As the majority of the proposed development is within the existing village, there is no interface with side streets.

✓ Complies

A portion of the ground floor (proposed laundry) is setback 200mm from the only shared side boundary located to the south-east of the proposed development. The length of the wall on boundary is 7.34m and the building height at this location is 3.2m which complies with the requirement.

The first floor of the proposed development is setback 7.4m from the side boundary. The building height at this

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Title & Requirement

Advertised Rlany Document

domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. location is 8.5m. The required setback for this height is 2.47m ($(8.5-3.6) \times 0.3 = 1.47, 1.47 + 1 = 2.47m$) and therefore the proposed development complies with the requirement.

The proposed development includes a bin store/clinical waste/dirty linen compound with a setback of 0.5m. The proposed compound is fenced and roofed. The requirements allow an encroachment of 0.5m for pergolas and carports which are of a similar nature. It is considered that the compound therefore complies with the requirement.

Walls on boundaries

A new wall constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports;

whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

✓ Complies

The proposed development includes a wall and a roofed structure setback on or within 1m of a side boundary, as detailed above. The solid wall at a setback of 200mm has a length of 7.34m. The roofed structure at a setback of 0.5m has a length of 12.83m. A total of 20.17m is therefore considered to be on the boundary for the purposes of this requirement.

The length of the side boundary is 58.75m. Pursuant to the requirement, walls on boundaries are permitted for a length of 22.19m ((58.75-10) x 0.25=12.19m, 10+12.19=22.19m). The proposed development therefore complies with the requirements.

The roofed structure at a setback of 0.5m has a height of 2.30m and therefore complies with the requirement.

Daylight to existing windows

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

✓ Complies

The internal orientation and limited residential interfaces ensure that the proposed development does not impact upon the daylight to existing habitable room windows.

All windows to existing habitable rooms include a minimum area of $3m^2$ with a minimum dimension of 1m clear to the sky.

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Title & Requirement

Advertised Rlany Document

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

North-facing windows

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

✓ Complies

There are no existing north facing habitable windows affected by the proposal.

The proposed development is to the south-east of existing living units within PCL with no north facing habitable room windows to be impacted.

The proposed development is to the north-west of the existing dwelling with no north facing habitable room windows to be impacted.

Overshadowing open space

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

✓ Complies

The proposed development, particularly the proposed acoustic fencing, results in a minor amount of additional overshadowing to the SPOS of the existing dwelling to the south-east, beyond the shadowing created by the existing fencing, at 3pm on 22 September. The increased amount of shadow equates to approximately 26.50m^2 and is not anticipated to reduce available sunlight to the SPOS of the existing dwelling by an unreasonable amount.

Overshadowing solar energy systems

Buildings should be sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Not applicable.

There are no existing solar energy systems on the buildings adjoining or within the subject site at the time of lodgement.

Overlooking

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.

Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.

✓ Complies

The development proposes a shared balcony to the south. The proposed balcony includes an opaque balustrade to a minimum height of 1.6m ensuring that any opportunity for overlooking into the adjoining SPOS is mitigated.

The proposal does not include any direct views into habitable room windows.

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Title & Requirement

Advertised Rlany Document

Have sill heights of at least 1.2 metres above floor level.

Have fixed, obscure glazing in any part of the window below 1.2 metres above floor level.

Have permanently fixed external screens to at least 1.2 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.2 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

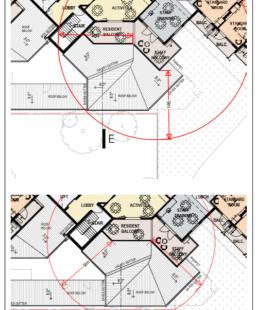
Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.

Permanent, fixed and durable.

Designed and coloured to blend in with the

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less

than 0.8 metres above ground level at the boundary.



Noise impacts

development.

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

✓ Complies

The noise sources associated with the development are not located near bedrooms of immediately adjacent existing dwellings.

The substation and generator are located approximately 10m from the existing dwelling with two acoustic treatments between their location and the existing dwelling. While noise from the substation and generator are limited to intermittent operation, the acoustic treatments mitigate against any impact to neighbouring properties.

Daylight to new windows

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or

✓ Complies

Each habitable room includes a window and a glazed door that is clear to the sky or facing a verandah that is open for at least one third of its perimeter.

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

Advertised Rlan Document Title & Requirement A carport provided it has two or more open sides and is open for at least one third of its perimeter. Complies Site coverage The site area covered by buildings should not exceed The PCL includes a site area of approximately 5.692 hectares (inclusive of CA2042 not subject to this application). The existing built form is approximately 2.0772 hectares with the proposed built form to increase this amount to 2.19 hectares equating to 38.51% of site coverage and compliant with the standard. Complies Access Access ways should be designed to: Provide direct access to on-site designated Access to the car park is located at Princes Street and areas for car and bicycle parking. Arayle Street. Provide direct access to the building for emergency vehicles. The proposed car park is situated in proximity to Provide access for service and delivery the proposed facility and is located to also provide vehicles to on-site loading bays and storage direct and convenient access to other areas of Ensure vehicles can enter and exit a development in a forward direction. Provide a Emergency services have direct access to a 'Porte carriageway width of at least 5.5 metres and Cochere' from the PCL entrance at the extension an internal radius of at least 4 metres at a of Princes Street. change of direction. The proposal includes a separate service entry The number and location of access points with direct access from Princes Street. from streets to the site and the design of crossovers must be to the requirements of the Vehicles can enter and exit the 'Porte Cochere' relevant road authority. drop off point in a forward manner by utilising the Shared access ways or car parks should be turning circle at the PCL entrance. The car park located at least 1.5 metres from the windows of habitable rooms. This setback may be includes entry/exit at both Princes Street and Argyle Street and all vehicles can exit in a forward reduced by 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way. The entrance points are limited with entrance point to the facility and two entrance points to the car park. The entrance points are located to avoid conflict with existing crossovers and road users. All shared access ways and car parks are located at least 1m from the windows of habitable rooms with fencing of greater than 1.5m provided. **Building Entry** Complies The main pedestrian entry to a building should: Have convenient access from a street. The main pedestrian entry to the building has convenient access from the internal extension of Be sheltered from the weather. Princes Street. The entry is well delineated and Have convenient access from on-site car parking. sheltered. Have a designated vehicle standing area suitable for use by a community bus and a disabled parking area

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment

should be provided in an area that is convenient for the

drop-off and pick-up of residents.

Page 8

Car parking associated with the proposed development

is located proximate to the entrance with consistent

ground level and clear pedestrian access to the facility.

	<u> </u>
Title & Requirement Adv	ertised.Rlan, Dosumer
	A common drop off area at the facility entrance includes areas for vehicle standing and is convenient for drop-off and pick-up of residents.
	Broader site access is clearly designated via vehicle entrances and internal directional signage.
Communal open space	✓ Complies
Accessible and useable communal open space should be provided for residents and staff.	The proposed facility provides numerous communal open space areas for residents and staff.
Front fence	Variation required.
A front fence within 3 metres of a street should not	
exceed:	The proposed development includes fencing with a
2 metres in height in streets in a Road Category 1; and	height of 1.8m at the interface with Princes Street. Given the context of the site and the termination of Princes
1.5 metres in height on all other streets.	Street at PCL, it is considered that the front fencing will not detract from the streetscape or create any safety issues.

Thirteenth, Princes & Argyle Streets Mildura Planning Permit Application - Clause 53.17 Assessment



14 November 2023

To whom it may concern,

as the land owner and the land manager hereby consents to an application for the development of a Residential Aged Care Facility being made on the land formally known as PC364456 and PC372133.

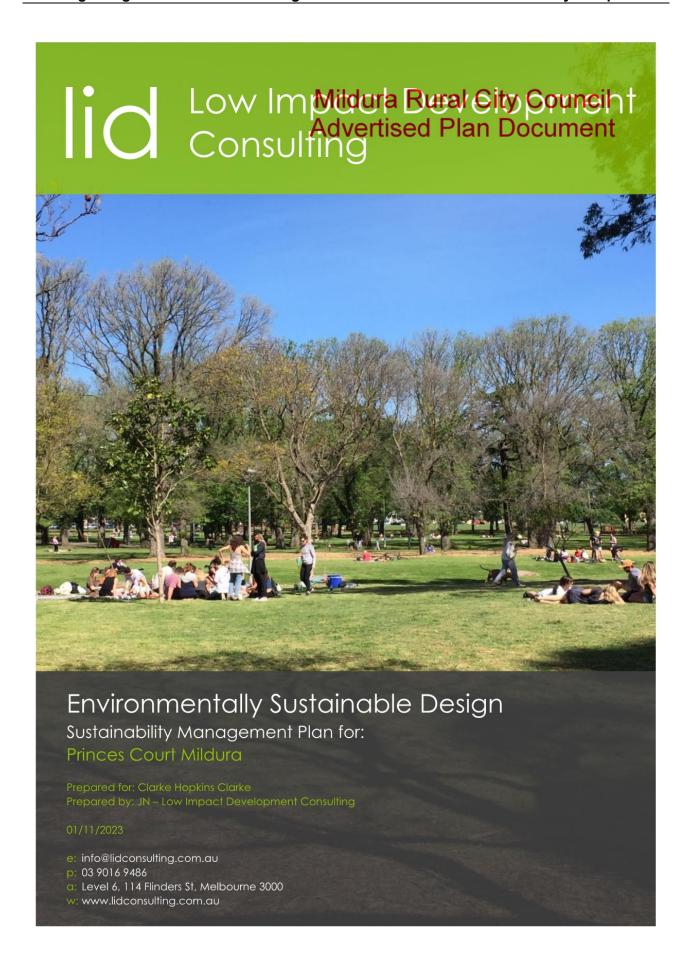
Yours sincerely,



Chief Executive Officer

Mildura Rural City Council Advertised Plan Document







Version	Date	Description	Drawings	Prepared	Checked
1.0	01/11/2023	TP Issue	Rev. c - 20/10/2023	JN	СН

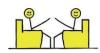
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Development highlights



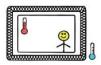
Communal living areas



Improved energy efficiency - use of double glazed windows



Energy and water efficient heating and cooling



Well insulated building fabric and windows



Separate waste stream and recycling facilities



Onsite water use and infiltration -Best Practice Stormwater treatment



Potable (drinking) water savings – 20,000L Rainwater tank connected to irrigation



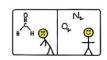
Potable (drinking) water efficient fixtures



Environmentally friendly materials choices



Avoidance of use of rainforest timbers



Improved indoor air quality due to reduced use of off-gassing materials



High quality natural light ingress

Icons copyright LID Consulting



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LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.



Executive summary

Project summary

This ESD report is for the proposed Stage 1 RACF building works at Princes Court Mildura and is based on the drawing set provided by Clarke Hopkins Clarke on the 26th of October, 2023.



Figure 1: Proposed Site Layout

This report addresses the environmentally sustainable development requirements under the Mildura Rural City Council Planning Scheme (relevant clauses listed below), specifically per clause 15 Built environment and heritage:

Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- Is adapted and resilient to climate related hazards
- Supports the transition to net zero greenhouse gas emissions
- Minimises waste generation and supports resource recovery
- Conserves potable water
- Supports the use of, and access to, low emission forms of transport
- Protects and enhances natural values
- Minimises off-site detrimental impacts on people and the environment.

This sustainability report details measures that meet and often exceed mandatory Environmentally Sustainable Design (ESD) requirements for this type of development.



The body of the report contains a full list of ESD initiatives to be included in the development. A summary of the major ESD initiatives committed to are included below:

- Net Zero carbon / carbon neutral capability
 - The development will be future proofed and built to enable net zero carbon emissions capability in operation. The project has electricity rather than gas as the fuel source for all services, including space heating and cooling, hot water heating and cooking.
- Energy
 - Energy efficient heat pump heating and cooling systems beyond minimum standards (within one star of best available)
- Water and Stormwater
 - On-site water use and infiltration measures to meet CSIRO Best Practice Stormwater Management (Water Sensitive Urban Design) treatment quality requirements
 - Rainwater tank of size 20,000L connected to landscape irrigation to reduce potable water consumption and assist with stormwater quality management requirements.
 - Potable (drinking) water saving measures including low flow toilets, showers and taps
- Indoor Environment Quality (IEQ)
 - o Daylight levels assessed to BESS Best Practice standards
 - Minimised indoor pollutants from the use of low off-gassing materials such as low VOC paints, carpets and adhesives, and low formaldehyde products
- Sustainable materials
 - o Avoidance of the use of endangered rainforest timbers in this development.
 - o Use of lower embodied carbon/energy alternatives for concrete.
 - More environmentally friendly material alternatives for timber, insulation and other building components
- Sustainable transport
 - o Electric vehicle (EV) charging infrastructure will be installed to 2no. car spaces
- Urban ecology
 - Inclusion of significant vegetation for Urban Heat Island (urban cooling) and biodiversity benefits
 - Light coloured roofing to help mitigate the effects of the Urban Heat Island effect

Generally, other non-mandatory guidelines and good design principles (eg. Green Star and BESS concepts) have also been incorporated where deemed to be relevant in respect to the scope and nature of this development. This encourages further levels of sustainability above and beyond the mandatory requirements.

The proposed development advances basic sustainability principles by increasing the potential use of the site, in line with the surrounding environment. In the context of rising living costs and a need to limit use of material, energy and land resources, the proposed development enables a more affordable and energy efficient model of building. The expected design life of this development would be in excess of 40 years.

Mandatory guidelines and tools addressed in this report as relevant to sustainability include:

 National Construction Code (NCC) / Building Code of Australia (BCA) Volume One Section J:



- Victorian Planning Policy (VPP) and Local Planning Policy (LPP) clauses including
 - 11 Settlement
 - 12 Environmental and Landscape Values
 - o 15 Built Environment and Heritage
 - o 15.01-2S Building Design
 - o 18.02 Movement Networks
 - o 53.18 Stormwater Management in Urban Development
- The STORM assessment.

The proposed development will address the relevant ESD requirements of the above planning scheme provisions.

Commitment & documentation on plans

Where possible the "ESD initiatives" in each section **should be included on the plans**. Examples include (where relevant):

- Water tank retention size(s) and location including whether above ground or underground
- Raingarden size(s) and location. Where rain gardens pick up water from paved surfaces levels and falls must be shown to the rain gardens.
- Permeable paving location
- Shading devices
- The openable component of a window
- Air-conditioning indoor and outdoor units
- Hot water system location and type
- Solar panels and total capacity
- Internal / external clotheslines
- Bicycle racks (including in garages)
- External materials
- Car park CO sensor
- Electric Vehicle (EV) charging station connection points
- Location for internal and external waste bins (should allow for separation of comingled recycling, food organics, glass and landfill as a minimum)
- Other relevant readily shown items.

Where items are not usually shown on town planning plans, these can be included on a notes box on the drawings to ensure they flow through to construction drawings, or included in the specification.

As a minimum this ESD report must be referenced in a single note, such as:

"Plans are to be read in conjunction with the endorsed ESD report (which forms part of the town planning permit submission), and all initiatives contained within must be implemented to the satisfaction of the responsible authority"

Abbreviations used in this report include:

- BCA Building Code of Australia
- SDAPP Council Sustainable Design Assessment in the Planning Process
- BESS Built Environment Sustainability Scorecard



1 Net zero carbon emissions - Carbon neutral energy capability

Goals

To support the transition to net zero greenhouse gas emissions (planning scheme c115)

Minimising greenhouse gas emissions means reducing carbon dioxide (carbon) and other greenhouse gas emissions. Actions to minimise emissions can occur during the operation of a building, and also during the construction of that building/development.

Minimised greenhouse gas emissions from operational energy consumed – Energy source selection

Net zero carbon/carbon neutrality in operational energy consumption is not difficult to achieve in new developments.

Developments can be built to be net zero carbon/carbon neutral emissions capable in terms of operational energy consumption where the energy source can readily be supplied from a renewable, fossil free fuel source. Electricity is an energy source for buildings that can readily be sourced from renewable energy whether from onsite solar photovoltaic (PV) panels, or offsite solar PV systems or wind via readily accessible GreenPower or carbon neutral energy purchasing. Installing electricity infrastructure ensures building occupants can readily choose when they wish to purchase 100% renewable zero carbon energy.

In addition, standard business-as-usual purchasing of electricity from the electricity grid is increasingly relying on more renewables for electricity generation. In the last year 39.8% of Victoria's grid electricity came from renewable electricity¹. By 2030 this will be beyond 50%². All electric services and appliances will automatically become greener due to the greening of the electricity network.

Installing gas infrastructure into buildings ties the development to burning a greenhouse gas fuel until the infrastructure is replaced. It is better for the environmentally conscious tenants and future users not to install gas infrastructure at the time of building development.

energy supply ready	net zero carbon emissions in operation. To achieve this, no gas will be included within the development. • Space heating and cooling will be heat pump technology, not gas. • HWS will be electric storage. • Cooking (if any) will be electric induction.	sustainability practice
0, 11,	achieve this, no gas will be included within the	,
	 Space heating and cooling will be heat pump technology, not gas. HWS will be electric storage. 	

OpenNEM https://opennem.org.au/energy/vic1/?range=1y&interval=1M 15 May 2022 – 15 May 2023.

² Victorian Government legislated Renewable Energy (Jobs and Investment) Act 2017 https://www.energy.vic.gov.au/renewable-energy/victorias-renewable-energy-targets



2 Energy Efficiency

Goals

- To improve the efficient use of energy and reduce total operating greenhouse gas emissions
- To reduce energy peak demand through particular design measures (e.g. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades

Initiatives

Building sealing	Building sealing will be in accordance with NCC 2022 Volume 1 Part J5 Building Sealing	NCC2022 Volume 1 Part J5
	No power data points etc. will be installed on external walls where insulation removal for electrical safety would compromise the external wall envelope. Alternatively, if installed, acoustic fire rated wall boxes will be installed behind these power and data points.	Additional sustainability practice
Improved building fabric, heating and cooling, and hot water supply	The proposed development will achieve improvements on the Deemed to Satisfy (DtS) requirements of NCC 2022 Section J, including: 10% improvement on NCC insulation levels (total R-value upwards and downwards) for all exposed floors and ceilings (forming part of the envelope); Wall insulation and glazing systems within NCC2019 allowances for wall-glazing fabric; Heating and cooling systems within 85% of the best CoP/EER available (or within one star) for the required capacity; and Water heating systems within one star of the best available, or 85% of the performance of the best available for the required capacity. Alternatively, if JV3 modelling is undertaken to verify building fabric performance, the proposed building will demonstrate equivalent or better energy efficiency when compared to an 'intermediate building' representing 10% improvement on NCC2019 Section J Deemed to Satisfy floor/roof insulation levels (BESS Best Practice).	NCC2022 Part J, BESS Energy



Hot water supply	The hot water supply will be from electric storage units.	SDAPP - Energy efficiency / BESS tool
Space heating and cooling	Heating and cooling will be delivered via efficient electric inverter air-conditioner/heat pump units selected to be within 1 star of the best available system on the market of relevant capacity.	SDAPP - Energy efficiency / BESS Energy
Energy efficient cooking	Kitchen cooktops will be electric induction type. These are significantly more energy efficient than traditional electric coil or ceramic cooktops, and allow for elimination of gas services from the building to facilitate net zero carbon operational energy.	Additional sustainability practice
Windows	Windows will be specified in accordance with NCC2022 Part J4 Building fabric requirements.	NCC2022 Part J4, NatHERS, BESS Energy
Ceiling fans	Improved efficiency DC (more efficient than AC powered) ceiling fans will be installed in the following rooms to remove or reduce the need for air-conditioning use during warm conditions: Bedrooms Living rooms Dining rooms	Additional sustainability practice
Natural ventilation	Operable windows are provided to all primary habitable spaces, including resident bedrooms, offices and communal areas, reducing reliance on mechanical cooling and ventilation.	Additional sustainability practice
Lighting power density	Lighting power density will conform to NCC2022 Part J7 allowances.	NCC2022 Part J7
Downlights	Downlights will be LED IC4 rated, running cooler and allowing for insulation to be directly installed over the downlight fitting itself (as per manufacturer's instructions).	Additional sustainability practice
Lighting switching in perimeter zones	Lighting in a natural lighting zone within 3m of a window will be separately controlled from artificial lighting in a separate zone not adjacent to windows.	NCC2022 Part J7
External lighting	External lighting to paths and the carpark will have a daylight sensor and either timer or motion sensors installed.	NCC2022 Part J7



Additional Details

Building sealing

Building sealing prevents un-intended air movement through the thermal envelope (infiltration and exfiltration). Air gaps in the building fabric result is uncontrolled heating and cooling demands in addition to high risk of structural damage due to condensation internally in well insulated envelope walls.

It is important to ensure air-tight connections between internal lining on exterior walls, ceiling and floor plate, around electrical and hydraulic penetrations going through the air-tight barrier by using a system of grommets, membranes and tapes. Alternatively, a combination of plasterboard and caulking with high level attention to detail can make a large difference to the air leakage rate of the building

To address air leakage through doors and windows, the following measures are recommended:

- Compressible foam or similar seals provided around doorways from conditioned to non-conditioned spaces;
- Draft protection devices along the bottom edge of external swing doors;
- Multi-fit cable and pipe seals/adhesive membrane grommets for sealing around pipes or conduits passing through the building envelope; and
- Self-closing dampers fitted to exhaust fans.

Windows

When selecting a window system, attention must be paid to all components of the system, not just the average thermal values of the glass.

Framing material with low thermal conductivity must be selected to ensure the internal surface of the frame remains at a temperature higher than dew point of the indoor air in winter.

The spacer material between the glass panes must also be detailed in a material with low thermal conductivity to ensure the temperature along the edge of the glazing does not drop below dew point.

If such details are not in place, condensation will form on the internal side of the frames in winter. This will provide good growing conditions for mould and is likely to damage the construction.



3 Indoor Environment Quality

Background

Access to daylight and sunshine is advantageous to the wellbeing of humans.

Many paints, adhesives, sealants and flooring types contain Volatile Organic Compounds (VOCs) which are released into the indoor air. Joinery has, over the last 30 years, contained high levels of formaldehyde. VOCs and formaldehyde are recognised as potentially harmful to humans as well as contributors to atmospheric pollution.

Goals

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals levels.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Initiatives

Natural ventilation	All primary habitable spaces have operable windows allowing occupants to control provision of fresh air for air quality and thermal comfort benefits.	BESS IEQ
Exhaust fans	For occupant health benefits, bathroom and shower area exhaust fans will run on inexpensive commonplace timers built into switches that operate for a predetermined time (eg 5 minutes) after the fan has been turned off, to ensure moisture is removed from these areas thereby reducing the chance of mould build up, Alternatively, extraction fans may run on humidity sensors.	Additional sustainability practice
Daylight	Glazing levels will meet the BCA minimum 10% room allowance in all habitable rooms. Daylight levels will exceed BESS framework Best Practice daylight criteria. Light coloured walls internally will help to	NCC2022 Section F
	maximise daylight levels.	sustainability practice
Lighting Comfort	Lights installed in the development will be flicker-free.	Green Star



Low VOC products	For occupant health benefits, paints and adhesives will be low volatile organic compounds (VOC) types. Carpets will be low VOC and comply with the limits as outlined in additional details.	Green Star / BESS tool
Low formaldehyde products	For occupant health benefits, engineered wood products (including MDF, particleboard and plywood) will be Class E1 formaldehyde or better.	Green Star

Additional details

Low VOC

Volatile Organic Compounds is the term used to describe several hundred petrochemical solvent type compounds found in paints, adhesives, sealants, carpets, reconstituted wood products, and new furniture. Newer buildings generally have higher concentrations of these VOC's that contribute to headache, lethargy etc. in occupants.

Low VOC paints, adhesives and sealants – the VOC content of paints, adhesives and sealants will not exceed the levels listed in the table below (VOC limits are less water and exempt compounds) (from the Green Star Design and As Built v1.1 guidelines). Low VOC adhesives and sealants are readily available and can be purchased in bulk to minimise the price premium. Mapei adhesives offer a full low VOC adhesives range.

Product category	Maximum VOC content (g/litre)
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One & two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membrane and sealant, fire retardant sealant and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesive and sealants	100

Low VOC paints are readily available at all suppliers:

- Wattyl ID Eco System Low VOC
- Haymes <u>www.haymespaint.com.au</u>
- Porters Paints www.porterspaints.com
- Bio Products Aust <u>www.bioproducts.com.au</u>
- Ecolor <u>www.ecolour.com.au</u>
- Livos <u>www.livos.com.au</u>



- Murobond <u>www.murobond.com.au</u>
- Oikos non toxic Paints http://www.nontoxicpaint.com.au
- The Natural Paint Company

Low VOC carpets – the VOC content of carpets will not exceed the levels listed in the table below in accordance with the relevant test protocols (from Green Star Design and As Built v1.1 guidelines).

Test protocol	Limit
ASTM D5116 – Total VOC limit	0.5mg/m² per hour
ASTM D5116 – 4-PC (4-Phenylcyclohexene)	0.05mg/m² per hour
ISO 16000/EN13419 – TVOC at three days	0.5mg/m² per hour
ISO 10580 / ISO/TC 219 (document N238) -	0.5mg/m² per hour
TVOC at 24 hours	

Low formaldehyde products Formaldehyde is used in the production of resins that act as glues for engineered wood products and is a colourless gas with a strong odour. Exposure to formaldehyde can cause irritation in the eyes, nose and throat with various authorities recommend E1 as a maximum emissions class.

Reduced formaldehyde emissions in engineered wood products are classed as below:

Class	Limits (mg/L)
Super E0	Less than or equal to 0.3
EO	Less than or equal to 0.5
El	Less than or equal to 1.0
E2	Less than or equal to 2.0
E3	Greater than 2.0

Companies offering low formaldehyde engineered wood products include:

- Polytec offers E1 and E0.
- Nikpol offers E1, E0 and Super E0 for select products.
- Austral Plywood E1, E0 and Super E0 for select products.
- Laminex Australia offer E1, E0, Super E0 and no added formaldehyde for select products.



4 Water Conservation

Background

As populations increase and global warming contributes to fast climate change, the access to clean potable water will become more of an issue to Australians and the world. Inefficient use of water can lead to the destruction of habitat for dams, over-use of artesian water supplies creating a rising water table or intensive energy use for desalination plants.

Goals

- To ensure the efficient use of water.
- To reduce total operating potable water use.
- To encourage the collection and re-use of stormwater
- To encourage the appropriate use of alternative water sources.
- To minimise associated water costs.

Initiatives

Water efficient fixtures, fittings and appliances	Water saving, water efficient fixtures, fittings and appliances have been selected in line with the following WELS ratings: • 4 star shower (6-7.5L/min) • 4 star toilets • 5 star taps	BESS, Green Star
Rainwater collection and use	Rainwater collection will reduce potable (drinking water) consumption. Rainwater collection and use will involve the installation of rainwater tank(s) of minimum 20,000L retention capacity, collecting water from all roof areas and supplying it to landscape irrigation.	STORM, BESS tool, Green Star
Accessibility of pumps	Water pumps and manual over-ride switches will be readily accessible for access in the event of malfunction.	Additional sustainability practice
Water efficient landscaping	Landscaping will include low water use planting suited to the local climate. Irrigation (where installed) will be connected to rainwater harvesting systems, with no potable water demands.	BESS Water 3.1
Building systems water use reduction	Where installed, fire safety system test water will be reticulated to retention tanks in accordance with VBA PN-61-2018, ensuring a minimum 80% reduction in potable water consumption. No water-based heat rejection systems are proposed for this development.	BESS Water 4.1



Additional details

Water efficient fixtures & fittings

All fittings to be specified are based on recommendations from www.savewater.com.au or from the product search on the following site www.waterrating.gov.au and will be amongst the most efficient on the market, and a significant improvement on fittings historically used in most buildings. Traditionally shower heads would use more than 16 litres of water per minute. One star shower heads use between 12 – 16 litres per minute, 2 star shower heads use between 9-12 litres per minute. To reduce this to 6-7.5 litres per minute with a 4 star shower head is a significant improvement.

Further water efficient appliances will be determined from sources such as the following web site http://www.waterrating.gov.au.

5 Stormwater Management

Background

Pollutants that build up on impervious surfaces get washed into the stormwater system and end up in local waterways. Water Sensitive Urban Design is now a major goal of urban development to prevent this occurring.

The quality of water leaving a site (and peak and total stormwater run-off volumes) can be improved by collection of water in water tanks, natural infiltration through gardens and lawns into the soils, and minimisation of impervious pavements or the shedding of water from impervious surfaces into garden beds that have particularly good infiltration into the ground – known as infiltration beds. The following measures have been adopted to ensure these concerns are addressed.

Goals

- To reduce the impact of stormwater run-off
- To improve the quality of stormwater run-off
- To achieve best practice stormwater quality outcomes
- To incorporate the use of water sensitive urban design, including stormwater re-use

Initiatives

Best Practice	The following is proposed to achieve Best	STORM, Planning
Stormwater	Practice Environmental Management Guidelines	scheme clause
treatment	(BPEMG) stormwater quality objectives:	53.18-5
	 Rainwater shed from all roof areas will be 	
	collected in rainwater tank(s) of 20,000L	
	retention capacity.	
	 Rainwater tanks will be connected to 	
	landscape irrigation for potable water	
	savings and stormwater quality benefits.	
	 Leaf diverting rain heads and first flush 	
	diverters will be included upstream of the	
	tank to divert the initial sediment flow	



when rain events occur from entering the tank.

- In accordance with the Australian Rainfall and Runoff (ARR2019) guidelines, impervious areas are those which have an immediate rainfall runoff response (i.e. dedicated drainage from a surface or concentrated flows). Paved paths and ground level terraces have been considered effectively pervious as runoff from these surfaces will drain directly into adjacent pervious landscaping.
- The site will also be serviced by Ecosol litter baskets for pit inlets in carpark areas prior to OSD for LPoD 2, as well as an Ecosol Storm Pit (Class 2) for treatment of flow from the OSD to LPoD 1.

Additional details

Water sensitive urban design - rainwater tanks

The proposed rainwater tank collection system provides benefits of reducing the peak and total stormwater run-off when it rains. Since the water tanks are connected to toilets and irrigation, the tank water volumes are run down regularly.

This leaves spare capacity to collect new rainfall water and hence reduces the level of rain from the roofs going down the drains. In addition, the pollutants leaving the site to the stormwater system (and hence local creeks) is reduced, by water collected off the roofs, going via the toilets into the sewer system rather than stormwater system as would otherwise have been the case.

The final design of the Stormwater system will meet council drainage engineers' requirements. The designed system complies with the BPEMG stormwater quality objectives.

6 Material Selection

Background

Careful selection of construction materials can help to limit the environmental impacts of the production, transport and incorporation of these materials in our buildings. In many cases there are similarly performing, comparable but more environmentally friendly product selection options available.

Goals

The goals in environmentally sustainable construction material selection should be to:

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- Limit the use of new materials where possible to help minimise the detrimental outcomes of product manufacture or modification
- Select durable materials and re-use materials where possible increase the lifespan
 of all products.
- To minimise the environmental impacts materials used by encouraging the use of
 materials with a favourable lifecycle assessment based on the fate of materials, their
 recycling / reuse potential, their embodied energy, their biodiversity, human health,
 and environmental toxicity impacts.

Initiatives

Greener concrete mixes	20-35% slag and/or flyash or similar geopolymer mixes will be incorporated in on-site on-ground poured structural and paving concrete mixes where vehicles will not be regularly driving over the concrete, subject to structural engineer's approval. The proposed concrete mix has circular economy and lower embodied energy components. Waste product slag and/or flyash (Supplementary	SDAPP / Green Star
	Cement materials SCMs)- will partially substitute carbon intensive Portland cement in concrete mixes. In addition recycled aggregate, water and/or sand will be included in the concrete mixes	
Greener aggregate options	Aggregate and sand will be from circular economy and lower embodied energy sources. 50% recycled aggregate or recycled glass sand will be used as sub-base under paths and or roads subject to design engineer's approval.	Additional sustainability practice
Greener pipe bedding options	100% recycled glass sand will be used for pipe bedding (plumbing pipe, electrical cable etc) In preference to mined virgin sand, subject to the design engineer's approval.	Additional sustainability practice
Greener structural steel	Structural steel used in the project will be sourced from a Responsible Steel manufacturer. Fabricators will be required to confirm their steel is sourced from one of the Responsible Steel member suppliers listed here https://www.responsiblesteel.org/about/members-and-associates/	Additional sustainability practice / Green Star
Light coloured roofing	The building roof colour is to be light – medium colour (as per the BCA definitions) rather than dark to deliver a cooler surrounding microclimate) and help mitigate the overall Urban Heat Island effect.	Additional sustainability practice



	Lighter external surfaces also result in lower cooling requirements and less air-conditioning use.	
Light coloured paving	Paving will be light in colour to reduce solar absorption and mitigate the addition to the urban heat island effect. The alternative, dark pavers, would absorb more heat and potentially provides a hotter localised micro-climate on hot days requiring greater use of air-conditioning by occupants to keep cool.	Additional sustainability practice
Accredited plantation timber	Framing timber will be sourced from accredited sustainable plantations (either FSC or PEFC/AFS accreditation) that mitigates damage to ecosystems for flora and fauna.	SDAPP / Green Star
Sustainable timbers	No unsustainable rainforest timbers will be incorporated i.e. no Oregon, Western Red Cedar, Meranti, Merbau, Teak or Luan as timbers sourced from unmanaged (often overseas) rainforests disrupt under threat ecosystems.	Green Star
Glasswool insulation	Where glasswool insulation is to be used, a circular economy and lower embodied energy product with 80% recycled glass will be used. In addition, the product will avoid negative health effects by not using formaldehyde as a binder.	Additional sustainability practice
Carpet underlay	Where carpet is installed, underlay with recycled content providing circular economy and lower embodied energy benefits will be used under carpets. Alternatively, a carpet underlay with third party GECA envirionmental certificatrion will be used (e.g. Cloudwalk carpet cushion range).	Additional sustainability practice

Additional details

mixes - Partial cement replacement in concrete

Greener concrete Cement production is the single biggest industrial producer of greenhouse gas generating emissions. Cement production causes 8% of global emissions - more than the global car fleet. (From page 7 of the BZE Rethinking Cement report which references International Energy Agency 2015. Various data sources http://www.iea.org/statistics/).

> The industry standard cement type has been Portland cement, for which the raw material is limestone. The first stage of cement making is to transform limestone (calcium carbonate - CaCO₃) into lime (CaO), thus releasing carbon dioxide (CO₂) a Greenhouse Gas as a waste product. This single process accounts for about half of the carbon emissions associated with cement making, and therefore around 4% of the world's total emissions. The rest comes from the heat required to



drive the production processes and the energy to grind and transport material.

Alternative supplementary cementious materials (SCM) concrete mixes have a complying strength, are a similar price and use a reduced amount of high greenhouse gas producing Portland cement when compared with standard cement mixes. They also incorporate the recycling of industrial waste products such as fly ash and slag and reduce the amount of raw resources required to produce the end product.

Embodied energy levels:

Concrete Product	Embodied carbon TCO ₂ -e/m ³	Emboddied carbon as a percentage of OPC 32MPA
Generic 32MPA Ordinary Portland Cement	0.481	100%
With 20% flyash	0.397	82.5%
With 20% blast furnace slag	0.404	84.0 %
With 50% flyash	0.273	56.8%
With 50% blast furnace slag	0.288	60.0%
With 100% slag or flyash geopolymer replacement (must be structurally approved. Suitable for some applications)	0.120	25.0%
Holcim EcoPact (lowest non geopolymer we are aware of)	0.198	41.1%
Holcim EcoPact Zero (ECOPact with carbon offset)	0.028	5.8%

Source - The Green Book

Suppliers of geopolymer – Supplementary Cementitious Materials cement:

Company	Product	Contact
Hansen Concrete	Ask for the Green Star mix . Common mixes include 30-50% fly ash/slag component	Bob Aldersy 03 9274 3700 Kevin Skilling 9570 3244 Dave Miller 0418 548 321
Boral Concrete	Envirocrete Envirocrete Plus Envisia	Office 13 30 06 Tania Neil 0401 892 027
Barro Concrete	Triple blend mix is the fly ash/slag/cement mix - generally has 20-35% fly ash and/or slag	Tom Kovaks 9646 5520 Piero 0438 181 681
Holcim	ECOPact Low carbon concrete range offers between 30-60% reduction on embodied carbon.	Dylan Viviers 0429 790 600



Greener aggregate options

Recycled rock is cheaper than virgin quarry product and less product is required for a job, hence also reducing the transport emissions.

100% recycled rock is able to be used in road and path sub-base and per Alex Frasers advice can constitute up to 65% saving on embodied emissions depending on the distance of transport from plant to site.

Greener pipe bedding options

Recycled glass sand is competitively priced with beach sand and has OHS benefits as the grains are larger and have lower potential to cause health issues compared to virgin sand.

Responsible Steel

The Responsible Steel Standard V1.1 was developed to recognise steel sites that are operated in a responsible manner. The 12 Principles of the Standard cover environmental, social and governance issues.

- 1. Corporate Leadership
- 2. Social, Environmental and Governance Management Systems
- 3. Occupational Health and Safety
- 4. Labour Rights
- 5. Human Rights
- 6. Stakeholder Engagement and Communication
- 7. Local Communities
- 8. Climate Change and Greenhouse Gas Emissions
- 9. Noise, Emissions, Effluents and Waste
- 10. Water Stewardship
- 11. Biodiversity
- 12. Decommissioning and Closure

Light coloured roofing

The proposed development will adhere to the NCC2019 Section J Deemed to Satisfy requirements of J1.3 Roof and ceiling construction. The upper surface of all roof elements will have a solar absorptance not greater than 0.45.

The Colorbond colour range noted below can inform solar absorptance values of different finishes for metal roof construction.

https://colorbond.com/sites/default/files/pdf/brochures/colorbond_st_eel_colours_for_your_home_colour_chart.pdf

Light coloured paving

Light coloured paving has a low solar absorptance per below. Alternatively it has a high Solar Reflective Index (SRI) of 39 minimum initial value or 34 as a three year value (from the Green Star Design and As Built Credit 25 criteria).

Note typical initial SRI values are:

Description	SRI
Grey concrete 35	35
White concrete 86	86
Standard white paint 100	100
Standard black paint 5	5
New asphalt 0	0



Glasswool insulation

Recycled glass used for glasswool manufacture is typically glass that cannot be used in higher grade flat or container glass uses. If using glass based (glasswool/fibreglass) insulation batts the following products which have better environmental characteristics:

- Earthwool by Knauf Earthwool (Green Tag certified) is made using up to 80% recycled glass and with ECOSE® Technology a sustainable bio-based binder that contains no added formaldehyde or artificial colours or dyes, the brown colour is completely natural.
- CSR Bradford Gold batts (Green Tag certified) made from up to 80% recycled glass.

7 Location and Transport

Goals

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency
- To promote the use of low emission vehicle technologies and supporting infrastructure

Location

The location of this development meets urban consolidation goals as set out in government policy documents. The development is relatively close to public transport and facilities.

Initiatives

Public transport	The proposed location is serviced bus and train facilities, connecting residents, staff and visitors to	Additional sustainability
	the local area as well as train services to Melbourne via V/Line.	practice
Electric vehicle charging	To facilitate future zero carbon emissions transport, a minimum of two (2no.) car parking spaces will have a power supply suitable for electric vehicle charging. A sign will be placed next to the junction box/isolator indicating the car space is EV ready.	Additional sustainability practice

Additional details

Public transport Local bus and train line details can be accessed from

https://www.travelvictoria.com.au/mildura/transport/



8 Waste Management

Goals

- To promote waste avoidance, re-use and recycling during the design, construction and operation stages of development.
- To ensure durability and long term re-usability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Initiatives

Construction waste	A minimum of 80% of materials will be recycled during construction. Written documentation will be required from contractor(s) in advance on company letterhead confirming items to be recycled, and on completion, confirmation of percentage of materials recycled.	SDAPP - Waste
Plastering waste	The plastering contractor will be required to supply their own bin and recycle plasterboard off-cuts.	Additional sustainability practice
PVC pipe and conduit offcuts will be recycled	PVC pipe and conduit offcuts will be recycled at one of the firms listed in Additional information below.	Additional Sustainability

Additional details

Recyclable materials The following materials can generally be recycled:

- Brick
- Concrete products (ie. Blocks, roof tiles, pavers etc)
- Unpainted or treated timber
- Steel / metal products
- Glass
- Plasterboard
- Plastics
- Carpet underlay
- Carpet tiles
- Asphalt
- Cardboard
- Green waste

Bin companies or similar that recycle more than others include:

- Jobsite Recyclers. http://www.jobsiterecyclers.com.au/
- Mobius Waste http://www.mobiusmr.com.au/
- Eastern Recycling <u>www.easternrecycling.com.au</u>
- BinGo Industries <u>www.bingoindustries.com.au</u>



Plastering (recycling) Bins are available from plasterboard recyclers such as ecoGypsum (http://www.ecogypsum.com.au/collections.html) or Sunshine Groupe http://www.sunshinegroupe.com.au/. Alternatively contact recycling companies such as T&L recycling on 0407 867 133 or similar firms. Alternatively, Regyp http://www.regyp.com.au/ recycle plaster in NSW.

PVC pipe and conduit for recycling

Companies that accept clean used PVC pipe and conduit for recycling. Check conditions before collecting and sending pipe and conduit.

- Pipemakers Australia 07 3344 3377
- Armstrong Flooring P/L 03 9586 5548
- CryoGrind Australia 03 9794 6608
- Emmans 03 9462 1644
- NWC Recycling 0438 565 640
- Rojo Pacific 03 9872 1000
- Welvic Australia 03 9361 8700
- PVC Separation 03 5339-2096

9 Urban Ecology

Background

Urban development has seen the destruction and displacement of plant species and in turn wildlife habitat. With new developments there is an opportunity to redress this that should be taken up. In all infill development cases there should be an improvement on the current environment.

Goals

- To protect and enhance habitat bio-diversity of the urban environment
- To encourage the retention of significant trees
- To encourage the planting of indigenous vegetation.
- To reduce CO₂ in the atmosphere through increased vegetation
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation (c115.02-1S)
- Encourage retention of existing vegetation and planting of new vegetation as part of development proposals (cl15.02-1S)

Initiatives

Indigenous planting	New plantings will be predominantly indigenous or other low water use species.	Additional sustainability practice
Erosion control	Silt fences, erosion control blankets, and/or drain filters will be utilised during construction to ensure top soil/earth is not eroded to drains and creeks.	Additional sustainability practice



10 Management, Innovation, Climate Adaptation and Community Benefit

Goals

- To encourage design and innovation in the development, which positively influence the improved life of, and sustainability of, the building.
- To encourage a holistic and integrated design and construction process and ongoing high performance.

Initiatives

Climate	The development will address climate adaptation	
Adaptation and	and resilience by ensuring the following risks are	
Resilience	considered and addressed.	
	Higher temperature threats	
	Thermal envelope well insulated and	
	shaded to offer comfort in any	
	conditions	
	Cooling equipment will be located	
	out of the sun for improved efficiency	
	and air intake locations will be away	
	from heat surces.	
	installed so as to be protected from wind	
	blown vegetation or high wind loads	
	Extreme rainfall events - heating/cooling,	
	services, lifts and energy supply services will	
	be located to not suffer the effects of heavy	
	rainfall, hail stones or flooding of roof	
	drainage systems or flooding at ground level.	
	Poor indoor air quality - airborne dust or	
	smoke ingress has been considered and	
	addressed	
	Weather proofing - Windows and doors will be	
	designed to handle water from extreme	
	rainfall events.	



Appendix 1 - Daylight Assessment

The following details the Best Practice daylight outcomes for the development.

Level	Assessment Area (m2)	Compliant Floor Area (m2)	Compliant Floor Area (%)
G	734	325.3	44.3%
1	568.7	313.8	55.2%
Total	1302.7	639.1	49.1%

It was found that 49.1% of primary habitable spaces (including resident rooms, communal areas, staff rooms and kitchen areas) achieved the BESS Best Practice daylight criteria, per Green Star Daylight Hand Calculation methodology.

Daylight maps can be seen below, showing compliant floor areas and assessment areas.



Ground floor





First floor



Appendix 2 - MUSIC Model

A preliminary MUSIC modelling assessment was completed to demonstrate stormwater treatment requirements in accordance with the Best Practice Environmental Management Guidelines (BPEMG) stormwater quality objectives.

The site will incorporate:

- Rainwater harvesting from roof areas to a 20kL rainwater tank, to be connected to landscape irrigation.
 - Reuse demand from irrigation is based on an estimated 527m² of irrigation using 10mm (based on drought tolerant species) of water per week (274.8kL annually, distributed annually based on PET-rainfall).
- Filtration of rainwater tank overflow, hardstand runoff via proprietary filtration pit(s).
 Modelling is based on the Ecosol Storm Pit (Class 2).
- Filtration of carpark runoff via proprietary filtration pit(s). Modelling is based on the Ecosol Litter Basket pit inlets with maximum treatable flow rate of 53L/s (200micron filter mesh).
- OSD systems of 30m³ and 15m³ for LPoD 1 and LPoD 2 catchments respectively. Note
 no water removal or nutrient removal is attributed to these detention systems, and
 are included to account for flow attenuation only.

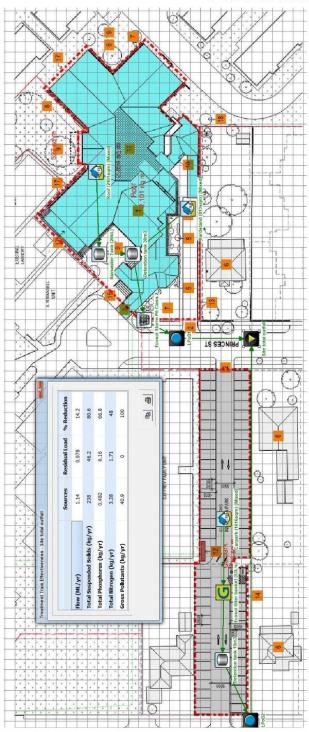
MUSIC modelling utilised the Mildura Airport (1953-1963) weather data available within the MUSIC software package. All other modelling parameters are in accordance with MUSIC software defaults and manufacturer specifications.

The model considers new works areas contributing to stormwater runoff (all new effective impervious areas), including:

- 2101m² roof area
- 1616m² carpark area
- 813m² hardstand area

MUSIC Model Schematic:

Mildura Rural City Council Advertised Plan Document

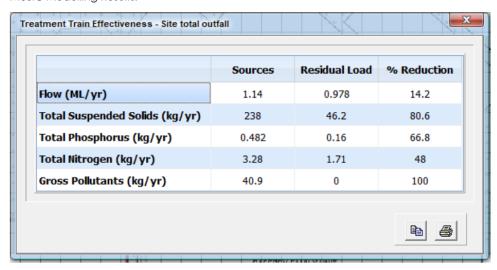


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MUSIC Modelling Results:



MUSIC modelling file can be made available on request.



Appendix 3 - WSUD System Maintenance Plan

Rainwater Tanks

The following maintenance schedule is to be used as a guide for rainwater tank maintenance. It is based on average maintenance requirements for rainwater tanks in Victoria, and timings may need to be adjusted to suit specific site assets. Regular inspections should be undertaken every three months. Inspection and maintenance of all rainwater tanks will be the responsibility of the facility management.

Refer to the Melbourne Water WSUD Maintenance Guidelines for further details.

Item	What to check for	Action	Frequency
Tank inlet	Tank inlet is not blocked by accumulated debris	Physically remove debris build up	1-3 months
First flush device and filters	First flush device and filters are not blocked and flow is not limited by litter or sediment accumulation	Physically remove litter and sediment from first flush device, or if it contains a flush-out valve, use water to remove sediment.	1-3 months
Tank outlet	Tank outlet is not restricted by sediment.	Flush tank as required.	1-3 months
Mosquito screens	Mosquito screens are not torn or loose	Replace mosquito screens if necessary. Put screens back carefully, ensuring they are tightly refitted.	1-3 months
Pumps	Water around pump equipment. Water pressure.	Replace seals where leaks are noted. Clean pumps as required to maintain pump pressure. Refer to pump manufacturer's maintenance requirements.	1-3 months
Roof and gutters	Accumulated debris in gutters. Discolouration of tank water, or notable odours.	Physically remove accumulated debris, including leaf and other plant material. More regular maintenance may be required where there are overhanging trees.	3-6 months
Overhanging trees	Vegetation overhanging roof and gutters	Prune overhanging trees where possible to reduce vegetation build up and chance of blockages in tank network.	3-6 months
Tank	Tank defects or damage. Sediment and sludge build up in tank, or sulphide/rotten egg odours.	Replace defect or damaged tank as necessary. Remove accumulated sediment and sludge from tank. Clean tank if required.	2-3 years



Ecosol Storm Pit (Class 2) & Ecosol Litter Basket

Refer to manufacturer Maintenance Guidelines for further details.

 $\underline{https://urbanassetsolutions.com.au/wp-content/uploads/UAS-Storm-Pit-Class-2-Technical-Specifications-2018.pdf}$

https://urbanassetsolutions.com.au/wp-content/uploads/UAS_Litter_Basket_Tech_Spec_v1_20-.pdf



Appendix 4 - Stormwater Management During Construction

Stormwater management Planning Scheme clause 53.18 (specifically 53.18-06) require measures in place to ensure the protection of drainage infrastructure and receiving waterways during construction.

The following is intended to inform the site management plan in matters relating to stormwater management during construction. Relevant principles per the EPA Civil Construction, Building and Demolition Guide³, and measures as per Urban Stormwater Best Practice Environmental Management Guidelines Section 6.3 are shown below.

The site management plan should restrict runoff to adjoining properties and ensure minimal earth disturbance occurs during construction. Additionally, building waste, dangerous chemicals and food waste must be managed to prevent damage to flora and fauna, or build up or blockage in drains and nearby creeks.

Item	Potential issues	Control Measure
Fences	Porous fences allow stormwater runoff to carry sediment across the site and discharge into the stormwater network.	Mesh fabric and silt fences to be installed on fences where site includes slopes greater than 1:20.
Pit inlets	Without sediment filters, pit inlets allow sediment to enter the stormwater network causing sediment build-up downstream.	Sediment traps or drain filters should be installed on all pit inlets.
Downpipes	Localised flooding due to lack of site drainage.	Temporary downpipes to be installed as soon as roofing is installed to minimise overland flow across the site (see plastic tube roll image below). These should be connected to the rainwater tank where possible, or alternatively the stormwater pipes.

³ EPA Civil Construction, Building and Demolition Guide, Publication 1834 (2020) https://www.epa.vic.gov.au/about-epa/publications/1834



Item	Potential issues	Control Measure
Vehicle traffic on site	Areas of vehicle traffic are subject to disturbance of soil.	Use stabilised vehicle entrances and paths, with crushed rock or other suitable material. Include rumble grates, track mats (where access is over sand), and physically remove mud from tyres of vehicles prior to leaving the site.
Mounded earth	Unsecured mounds create significant issues with sedimentation after rainfall.	Use erosion control blankets for mounded earth. Ensure correct installation, and incorporate secondary measures such as silt fences on steep sites.
Bins	Where suitable bins are not provided, litter can be washed from the site.	Ensure appropriate bins are provided for construction workers and staff. Ensure bins for lightweight food packaging and construction waste have lids to stop waste blowing away.
Waste material	Pollution of stormwater can occur where appropriate disposal methods for waste materials are not established on site.	Provide separate bins for paints and solvents to allow safe removal and disposal at accredited locations. Ensure all staff are aware of correct disposal methods.
Stockpiles	Incorrect stockpiling can lead to stormwater contamination, and site pollution.	Locate stockpiles away from drainage paths, and construct stockpiles with gentle slopes (max 1:2).

In addition, the contractor will be required to:

- Identify and document, prior to construction commencing, where these measures will be installed, and how erosion and loose waste will be managed.
- Install tarps on site waste bins every night.
- Avoid overfilling vehicles or cover all soil loads being taken offsite.
- Sweep up the site every day when works occur on site to ensure loose waste does not blow around the site and into the surrounding streets.
- Ensure erosion and sediment control measures are maintained through daily checks—maintenance measures may include removing sediment trapped in filters and topping up gravel on the vehicle entry path.

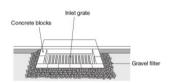
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Figure 2 - Temporary Downpipes



Figure 3 - Sediment Trap



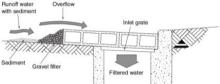


Figure 4 - Block and Gravel Filter (CSIRO)



Figure 5 - Sediment Trap

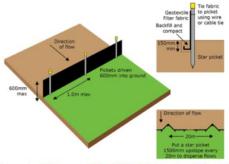


Figure 6 - Silt Fence (EPA 2004, Publication 960 p.30)



Figure 7 - Silt Fence (US EPA 2008)



Waste Management Plan & Operations Guide

Community Living Development

Prepared for:

Prepared by: PM - Low Impact Development Consulting

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Waste Management Plan -

Version	Date	Description	Prepared by	Checked by
1.0	14/11/2023	For issue	РМ	AV

Mildura Rural City Council Advertised Plan Document

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Commercial waste calculations are based on rates provided by government organisations and adopted and used as an industry standard. Bin numbers and spatial requirements have been calculated in accordance with these guidelines. The end user requirements may vary from this depending on the business use, type and operational practice.

Waste Management Plan

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LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.

1 Waste Summary

Mildura Rural City Council Advertised Plan Document

1.1 Proposed Development

Address:

Type: Community Living development

The proposed development comprises of occupant rooms, occupant amenities, medical care areas, staff amenity areas etc. An internal driveway connects main entrance to Princes Street, while a separate entry and driveway connects bin area to the Princes Street. Shared bins will be stored in the bin store areas as indicated on plans which would be collected by appointed private waste contractors.

1.2 Future 4-Bin Waste Streaming System

Victoria will implement a 4-bin colour coded waste and recycling system statewide in all residential settings by 2027.

It is important that new developments look to incorporate space for these waste streams now in the planning phase. This Waste Management Plan has made allowance for waste collection in the Mildura Rural City Council area. Non-residential developments are also to implement these waste streams to ensure as much waste to landfill is diverted into recycling streams, or provide space to accommodate these waste streams in future.

Where separate glass collections are not yet occurring, these bins may be temporarily swapped for co-mingled recycling bins. Similarly where food organics collections are not occurring these bins may be swapped for landfill bins. More information can be found at https://www.vic.gov.au/four-bin-waste-and-recycling-system



Mildura Rural City Council 1.3 Waste Collection Summar Advertised Plan Document

A private collection service is proposed to collect the following bins at the indicated frequency. The bins will be collected from within the bin store area.

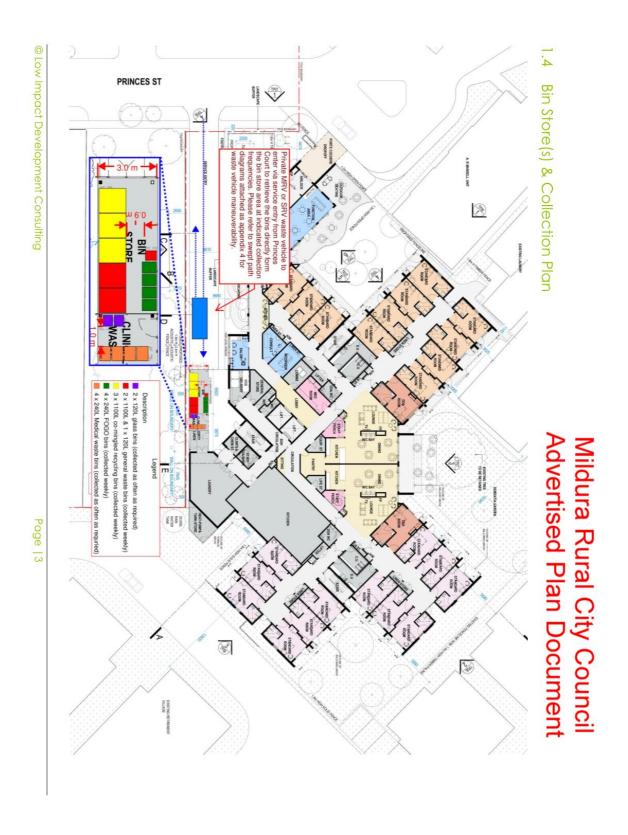
Commercial Waste	Private Collection Service – collection from the bin store area		
Waste streams	No. of bins and capacity	Collection frequency	
Co-mingled Recycling	3 x 1100L	once weekly	
Glass ¹	2 x 120L	As often as required	
Organic Food waste	4 x 240L	once weekly	
Landfill Waste	2 x 1100L & 1 x 120L	once weekly	
Medical Waste	4 X 240L	As often as required	
Hard Waste	N/A	As often as required to maintain space	
Smaller consumable recyclables: Soft plastics Hard plastics Batteries Light globes Printer cartridges	Optional but recommended that a space be allowed for additional 40L bins or a stack of tubs to allow separate storage of these other waste streams.	When bin/tub is full –building management is to arrange items to be collected or set to recycling facility.	
Waste Streaming:	Include in the kitchens joinery built in or space for: 5-7Lt food waste caddies, recycling, glass & landfill bins		

Greater streaming of waste does not change the volume of waste it just separates it more for better recycling. Where there is a larger number of bins the mix of bins may readily be changed to allow greater separation of recyclable streams of waste (while often not altering the number of bins overall). For example

- Landfill bins swapped out for FOGO bins
- · Recycling bins swapped out for glass bins

The approved Waste Management Plan (WMP) will be the model to be adopted for this development. Detailed design and as-built installation must incorporate the design proposed and approved under this WMP. Any revisions of the WMP or changes to the approved waste system of the development may require Council approval and may require a re-submitted Waste Management Plan. More detail is contained within this report.

¹ The Age (2019), https://www.theage.com.au/national/victoria/victorians-to-get-cash-for-bottles-scheme-20200224-p543ms.htm



Mildura Rural City Council Advertised Plan Document

2 Waste Stream Details

Low Impact Development (LID) Consulting was engaged by Princes Court Community Care to assess the proposed development at Princes Court Community Living, Mildura, VIC 3500 to provide a Waste Management Plan (as required by Statutory Planning).

A waste management analysis has been undertaken based on the following documents:

 a) Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018;

This report is based on the drawing sets:

TP03 prepared by Clarke Hopkins Clarke Architects.

2.1 Collection Solution Logic

The following issues / constraints were key considerations in preparing this waste collection strategy:

- a) Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.
- b) As subject development is a large-scale development with the estimated weekly waste generation quantities exceed the standard council bin allocation for each development, council requires a private waste collection service. The development will not be serviced by council's general waste, recycling, hard waste or green waste collections.
- c) The private collection service is to occur on an alternate day to the Council service so that the services are not confused.
- d) Onsite collection is the most feasible option with a private waste truck able to enter the site using service driveway reversing in under supervision and exiting back onto Princes Street in a forward motion.

2.2 Waste Streaming & Contamination

Managing waste contamination requires the correct separation of products that are recycled differently. This is called waste streaming. Correct streaming requires consideration by stakeholders that generate, dispose of or manage waste.

Good waste streaming reduces contamination to ensure more effective recycling. Refer to **Appendix 4** for Better Practice Waste Management links.

2.3 Food Waste Collections

Food waste is increasingly being collected and treated as a circular economy resource rather than a linear waste item that goes to landfill. In a country such as Australia with a very shallow soil profile, composted food waste provides valuable vegetative matter that re-invigorates soil fertility. The previous alternative was to landfill food waste where it decomposes underground and produces harmful greenhouse gases.

The Better Practice Guidelines² stipulates diverting food from landfill waste. This can be achieved in a number of ways including on site composting or treatment – refer **Appendix 4** below.

² Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)

Mildura Rural City Council a) In this instance a private collection service is to be engaged to collect FOCO / food waste. Advertised Plan Document

Commercial collection of dedicated food waste is provided by a number of private waste collection contractors for larger multi-unit, mixed-use and commercial developments. An organics food collection service is recommended for this type of development.

- b) Consideration should also be given to end of trip / processing of this waste by the engaged waste contractor to ensure this waste stream is appropriately treated and does not end up in landfill.
- c) Some current contractors using smaller waste collection vehicles that also collect organics include:
 - o Easywaste using 120 & 240L bins http://www.easywaste.com.au
 - o Waste Ninja 120 & 240L bins https://www.wasteninja.com.au
 - o Waste Wise Environmental www.wastewise.com.au
 - o Speedie Waste http://www.speediewaste.com.au/index.php
- d) Other current contractors that also collect organics include:
 - Sita 1.5m3, 3m3 & 4.5m3 bin options (via Cleanaway) http://www.sita.com.au/commercial-solutions/resource-recovery-recycling/organic-material/
 - KS Environmental 120L bins (inner metro only)
 https://ksenvironmental.com.au/services/recycling-services/food-organics/
 - Veolia using 1.5m3 bins only (front lift) https://www.veolia.com/anz/our-services/our-services/recycling-waste-services/recycling/organics

2.4 Green Garden Waste

Facility management is encouraged to compost as much garden as possible within their own site. This can be re-used for their own garden. Where not included in a FOGO collection a private maintenance contractor will be responsible for removing any common area green garden waste and can also by arrangement, remove green waste from private spaces if required.

a) Common area gardens are recommended to be designed to encourage low maintenance gardens and an annual or bi-annual pruning. This service will need to be arranged by the Facility Management.

2.5 Glass Collections

Glass is increasingly being removed from co-mingled recycling as crushed glass gets embedded in paper, cardboard and plastics and contaminates these waste streams, reducing their recycling value.

Space for additional glass bins is to be provided in all commercial developments in line with Victoria's future 4-bin system. These bins are to be maximum 120L due to the potential weight of full bins.

2.6 Bulky Hard Waste Collection

In the first instance, unwanted bulky items, clothes and other consumables should be donated to charities, sold on online or at second-hand market places if in good condition. If repairs are required, seek out repair community centres for re-purposing – Refer **Appendix 4** for more details.

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Mildura Rural City Council a) The facility management is to arrange divertised in Planir Document

- a) The racinity management is to alrange hara repositive concentors as required.
- b) Hard rubbish items will be required to be stored within the allocated storage areas.

As the council's standard kerbside collection is unable to be used, the development is ineligible for the Council's annual hard rubbish collection. As such the following disposal options are available:

- c) Hardwaste items can be taken directly to the Council run local waste recovery centre.
- d) A private waste contractor can be engaged to collect all bulky hard waste and eWaste items at a frequency to maintain the storage space.
- e) Local information regarding the disposal and recycling of common waste items for each Council can be found at:

https://www.sustainability.vic.gov.au/You-and-your-home/Waste-and-recycling/Councilwaste-and-recycling-services

www.recyclingnearyou.com.au

2.7 E-Waste & Battery Recycling

- a) As of 1st July 2019, there has been a ban on e-waste sent to landfill in Victoria. Any item with a plug, battery or cord can no longer be placed in kerbside bins and instead must be deposited at a designated e-waste drop-off point. Electronic waste includes old mobile phones, computers, audio devices, refrigerators and other white goods, hair dryers, TVs, heaters, and air-conditioners.
- b) Between collections, authorised electrical and battery waste disposal locations can be found:
 - Most council depots collect e-waste
 - Officeworks collects e-waste



- o https://recyclingnearyou.com.au/electrical
- https://www.sustainability.vic.gov.au/Campaigns/eWaste/Where-do-l-take-ewaste
- o https://www.mobilemuster.com.au

o Collection stand and collection service providers also exist factoristics. See the **EcoBatt** and **Envirostream** schemes. Collection locations are provided on their websites or you can arrange to have your own onsite stand. (Ecobatt include most Woolworths stores, EnviroStream most Bunnings and Officeworks stores.)



2.8 Medical waste collection

- a) With medical care facilities proposed to operate in the building, the provision for medical waste bins is to be provided as needed.
- b) A private contractor is to collect the bin on a frequency required by prior arrangement with entire bins replaced with clean ones. The contractor is to retrieve bins directly from within the clinical bin store area.
- c) No bins are to be left kerbside at any time.

2.9 Preliminary Waste Streaming

The development will include space in kitchens or central hubs for the initial separation/streaming of waste. These cupboards or spaces are to be readily accessible to all occupants are to accommodate separate bins or drawers for the following major waste streams:

- 1. Co-mingled plastic and paper
- 2. Glass
- 3. Food organics
- 4. Soft plastics
- 5. Batteries / eWaste
- 6. Bulky hard waste
- 7. Landfill

Mildura Rural City Council ^{3 Waste Management Fun}Atavelitised Plan Document

3.1 Management Responsibilities

The facility management is responsible for all aspects of waste management including implementing adequate safe operating procedures. Items to be addressed by the facility management include:

- a) Requesting a copy of the endorsed Waste Management Plan from Council if they do not have it or the developer has failed to provide the WMP to them.
- b) Ensuring minimal contamination occurs between waste streams to maximise recycling. This is to be achieved by:
 - Providing separate bins for each waste stream (including recycling, glass, food organics & landfill) in all units and work areas for staff and residents to appropriately stream waste.
 - Routine inspection of bins in shared bin stores and interim bin stores to ensure their appropriate use.
 - o Providing information to staff with guides of how to using the various bin systems e.g. boxes to be flattened, containers for recycling washed, bins to not be over-full.
 - o Ensuring building staff are aware of good recycling practices.
 - Providing feedback to occupants / staff if the system is not working properly.
 Undertaking a waste audit should it be suspected waste is not being placed in the correct bins.
- c) Ensuring all staff are aware of their responsibility with regard to waste & bin management.
- d) The facility Management is responsible in providing access for the waste contractor to enter the site and bin store on the day(s) of collection.
- e) The tenancy agreements are to outline a schedule of waste collection dates in accordance with the collection parameters outlined herein.
- f) Ensuring the waste contractor has access to the site and bin store area on the days of collection and for also providing information to make building occupants/ staff aware that waste vehicles enter the site.
- g) Allocation of responsibility to the contractor to retrieve bins directly from the bin store area and return emptied bins at the time of collection. Responsibility should include ensuring the contractor collects any waste that spills from the bins during emptying.
- h) Cleaners & staff are responsible for placing waste in the appropriate colour coded bins in provided in work/common amenity areas and then transferring them to corresponding bin in the bulk bin store to ensure all waste types are collected and recycled where possible.
- That bins and bins store areas are monitored regularly with bins rotated as required to ensure areas are fully operational with regular cleaning of the bins and bin store spaces and clean-up after collection if necessary.
- j) Management and coordination bulky hard waste, e-Waste and other waste collections.
- k) Managing communal composting areas (if applicable).
- a) Ensuring landfill placed in plastic bags before placement into bins
- b) Ensuring recycling materials are <u>not</u> bagged and are to be placed loosely into the recycling bins. (Items in plastic bags in recycling bins are not recycled). Recyclable items in domestic bin collections include:

- Rigid plastic containers
- Paper, cardboard
- o Glass bottles and jars
- Steel cans, aluminium cans and aluminium foil are among items that can be recycled.

But exclude:

- Soft plastic bags
- c) As of 1 February 2023 there will be a ban on single-use plastics from sale or supply across Victoria. These products include:
 - o Plastic drinking straws
 - o Plastic cutlery, plates, drink-stirrers
 - o Expanded polystyrene food and drink containers
 - Cotton bud sticks

This ban will also apply to items made from conventional plastic and those made from degradable, biodegradable and compostable plastic.

EPA Victoria is managing compliance monitoring and reports of suspected banned bags. Further information can be found at: https://www.vic.gov.au/single-use-plastics

d) As of 1st November 2019 there was also a ban on lightweight plastic shopping bags. All retailers including restaurants are not permitted to provide or use these plastic bags. The ban applies to all lightweight plastic shopping bags that have a thickness of 35 microns or less at any part of the bag, including degradable, biodegradable and compostable bags.

EPA Victoria is managing compliance monitoring and reports of suspected banned bags. Further information can be found at: https://vicbagban.com.au & https://www.sustainability.vic.gov.au/PlasticBags

3.2 What Goes in Each Bin

This information can be found at:

https://www.mildura.vic.gov.au/Services/Waste-and-Recycling/My-bins/What-goes-in-my-bins

3.3 Occupational Health & Safety

A preliminary OHS risk assessment has been included to identify potential OHS issues, however this risk assessment does not replace the need for the Management and collection contractors to complete their own OHS assessment for the bin collection process. See Appendix 3 for further detail.

3.4 Bin Store Area Design

The Bin store area design/location must include the following:

- a) All screening should be suitably designed for durability and to blend in with the development. Floor and wall surfaces are to be appropriately durable and easily cleaned.
- b) Doors located in the allocated storage areas should be designed for easy access of larger bins sizes.

- c) Space suitable for bin wash down is to be available in the development of this is the bin store then the floor is to be graded to contractor can be arranged to swap dirty bins for clean ones on a regular basis.
- d) If a bin wash is installed, a water tap and hose installed in or near the bin wash areas and correct drainage to sewer (never direct waste to storm water drains) should be designed in accordance with the relevant EPA Bunding Guidelines. Drains to the sewer to be located undercover to prevent rainwater infiltration.
- e) Bin stores or bins should be vermin proof particularly where food waste is included. Ensure bin lids are closed and lockable if needed or the bin store is an enclosed space and considered to be largely vermin proof.
- f) A waterproof power point in or near the bin store.
- g) Adequate mechanical or natural ventilation if not outdoors.
- Ensure adequate lighting is provided in accordance with National Construction Code (NCC) guidelines if to be accessed after hours.
- i) Space for a tug or bin lifter if required by the waste contractor(s) / facility management.
- i) Meter boxes should not be included in bin store areas.

3.5 Bin Store Area Access

A layout that allows access to all of the bins with adequate size to allow easy movement/transfer of the required number of bins. There is to be convenient access by staff.

- a) Manoeuvrability within the bin store area is open, with 0.9m minimum to walk between bins.
- b) There is to be no significant step at any threshold between the bin store area and the point of collection.

3.6 Bin Types & Bin Sizes

3.6.1 Mobile Wheelie Bins (MGBs)

The following sizes are indicative bin sizes based on the Sustainability Victoria Better Practice Guide specified sizes (Appendix 9). These sizes are the size allowances required by most Councils in bin store areas. Allow 100mm between 4 wheel bins and 50mm between 2 wheel bins for movement.



Size	Width	Depth	Height	Footprint
120L	485mm	560mm	940mm	0.27m ²
240L	580mm	735mm	1080mm	0.43m ²
1100L	1370mm	1245mm	1470mm	1.71m ²

3.6.2 Internal Bins – Commercial

Correct streaming in commercial developments requires consideration by staff, cleaners and visitors. It needs to be clear for all users as to where and how they dispose of their waste.

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Mildura Rural City Council
Where food and garden organic waste can be composted onsite, Bekashi Bins or Urban
Composters used in the kitchenettes can specific belief in bades. Document

- a) Correct streaming in these areas in the first instance reduces contamination to ensure more effective recycling occurs.
- b) Separation of landfill and recyclables is to initially occur in all work areas, communal spaces and kitchenettes and then in bin stores. For this reason, the development will include streamed waste bins on each floor or work area. Cleaners and/or staff would then transfer already streamed waste to the corresponding bin in the main storage area.
- c) Commercial waste is to be transferred to the shared bulk bin store with minimal manual handling. The tenancy is to include a trolley to cart bags of waste or wheeled bins to transfer waste.









Examples of streamed commercial waste bins. Larger sizes may be required to suit development

Example of trolley used for moving commercial waste to bulk bin storage location

Example of smaller 60L wheeled bins allow for easier transfer of waste

All bins are to be placed alongside each other to ensure recycling is easy.

- d) For larger mixed use and commercial developments with a public interface, litter bins are recommended to be provided within forecourts or public areas for building users to dispose of waste in the correct manner.
- e) Outdoor areas where people congregate, where possible should be smoke free zones. Locations where smokers congregate should include an ash box installed on the litter bins or a wall. This will help reduce cigarette butts being left on the ground and entering the stormwater system and creeks.









Example of external public litter bins appropriately located top encourage users to separate out waste for better recycling practices

Example of cigarette ash bin

3.7 Signage, Education & Safety

It will be the responsibility of the facility management to ensure all staff and cleaners have all of the material available to them and that they adhere to the required practices regarding waste management, sustainability and promoting waste minimisation.

- a) All education material will be in accordance with Council requirement or if this is not available, per signage on the following website:
 - https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage
- b) Ensure permanent "No Standing" sign / text and line markings are visible in the service entry area, indicating the parameters of the rubbish collection zone to ensure access for the collection vehicle.
- Directional signage should be installed to direct occupants and bin collectors to the bin storage areas.
- d) The hard waste storage zone should also be signed.
- e) Instructional signage within shared communal bin stores is to indicate which bin is for landfill and which is for recyclables or other waste streams.











Simple, brightly coloured signs to quickly communicate what items are acceptable for each bin.

e) A sign will be placed on the landfill bin that soft plastics can be recycled at any location identified on the Redcycle website http://www.redcycle.net.au/where-to-redcycle/













A quick guide to some most commonly recycled Soft Plastic items

NOTE: Redcycle have temporarily ceased collection as of 2022. A trial is planned for some selected areas later this year. It is envisaged that this soft plastic collection service will resume soon after the trial in 2024.

3.8 Waste Vehicle Requirements

- a) A 6.4m rear mini loader or 8.8m MRV waste vehicle only is to enter the site using service entry from Princes St, the waste vehicle would reverse in under supervision to collect bins from bin store area.
- b) The waste contractor will be responsible for retrieving, emptying and returning bins to/from the bin store at the time of collection.
- c) Upon collection, the private collection waste vehicle would exit back to the Princes Street using service driveway. Refer to the Swept Path Diagrams in appendix 4.
- d) The facility management is responsible for ensuring the waste contactor has access to the site and bin store on the days of collection. If there is a security code or key required for access, the contractor should be provided with these so they may access the bin store on the specified collection days.

Vehicle	Typical size		
Rear mini loader	6.4m long x 2.35m wide truck (basement collections) – 2.2m head clearance (Small Rigid Vehicles)		
Rear Loading	8.8m – 10m long x 2.6m wide truck – 4.0m head clearance (Medium Rigid Vehicles)		
NOTE: Larger vehicles may need to be assessed for clearances prior to entering the site.			

3.9 Traffic Management

- a) Traffic management along Princes St should not be an issue with collection occurring within the property boundary.
- b) Appropriate engineering standards will need to be addressed in the detailed design stage to ensure adequate pavement depths and clearance height.

3.10 Collection Times

Collection times will be in coordination with the facility management.

Collection times: Commercial waste – bin collection shall be in accordance with Council and EPA Noise Control Guidelines Publication 1254, which state:

- Collections occurring once a week are to be restricted to the hours 6:30 am 8 pm Monday to Saturday, or 9am – 8am Sundays and public holidays.
- Collections occurring more than once a week are to be restricted to the hours 7 am 8
 pm Monday to Saturday, and 9am 8am Sunday and public holidays.

Waste collection from private services are best suited on an alternate day to the Council service and completed at times of least interference in the conditions.

3.11 Noise management

Minimizing noise associated with waste movement and collections include:

- a) Locating bin stores and collection points at an appropriate distance from both onsite and adjoining developments.
- b) Collections occurring during the stipulated collection times restrict the hours of noise from collections.
- Collection vehicles should not break up bottles at the point of collection, only once off site.
 Compaction of waste should only be carried out whilst waste vehicles are on the move

3.12 Response to Increasing Waste

- a) The total waste capacity exceeds the required allowance calculation by rounding up to the nearest bin size so there is built in capacity should waste levels increase beyond estimates.
- b) A waste audit can be undertaken to understand the content of the waste bins. Audits provide feedback to clients of good or poor recycling practices. Images can be helpful to convey feedback.
- c) If landfill bins consistently overflow, then staff or cleaners are to be directed to educational material as to the appropriate streaming of waste including food and other recyclables.
- d) If recycling bins continue to overflow staff or cleaners should be reminded to crush and flatten all cardboard boxes before placing these in the recycling bin(s). If may also be appropriate to obtain an additional recycling bin.
- e) If recycling overflows, staff could be notified of the closest return and earn / container deposit scheme recycling exchange locations.
- f) The bin store area has spare space to accommodate additional bins if required.
- g) The last choice option is for more regular collections to occur.

3.13 Reducing Odour

Odour from waste primarily emanates from bin store areas. Control of odour must occur in the bin store area with the provision of suitable natural or mechanical ventilation. If installed the mechanical ventilation system for the bin storage area must not cause a public health nuisance (noise and odour generation) and comply with EPA requirements and in accordance with the ventilation requirements of the Building Code of Australia and AS 1668.2.

The bin store area and bins are to be monitored and cleaned on a regular basis to remove sources of smells.

3.14 Litter Spread

- a) Litter spread is to be managed by ensuring bins are not overloaded, and lids are always closed.
- b) Litter spread is to be managed by the system of contractors collecting bins from within the property. As bins are not left outside overnight, the possibility of vandalism is removed.

Mildura Rural City Council c) The collection contractor's agreement should require their pickup of any waste that spills from the bins during collections. Advertised Plan Document

Mildura Rural City Council 4 Minimising Waste to Land divertised Plan Document

A circular economy is a system where products and services are designed to be reused or ideally be regenerative i.e. to repair the environment. This differs from the predominantly linear model of "take, make and waste" that we have seen in the last few decades.

Food organics is an example of where waste can be regenerative. Food waste is now being actively used via composting to improve the quality of soils.

While occupants of buildings are generally limited in how they can impact on the design of products to make them re-useable, they can change their own and others behaviour to minimise waste.

Where possible building occupants should practice the waste reduction hierarchy identified in the Victorian Environmental Protection Act 2017.

Avoidance of landfill waste by building occupants might involve

- a) Purchase only what you will consume
- b) Purchase items of quality that can be re-used, sold on donated or up-cycled.
- Use re-usable drink bottles, lunch containers, shopping bags
- d) Avoid single use plastics
- e) Compost anything that once was alive





The **2025 National Packaging Targets** are supported by Australian industry and government to deliver a new and sustainable approach to packaging. They apply to all packaging that is made, used and sold in Australia.

The 2025 Targets are:

- 100% reusable, recyclable or compostable packaging.
- 70% of plastic packaging being recycled or composted.
- 50% of average recycled content included in packaging (revised from 30% in 2020).
- The phase out of problematic and unnecessary single-use plastics packaging.

In March 2020, The Australian Packaging Covenant Organisation (APCO) also released a series of material-specific sub-targets relating to the uptake of recycled content in packaging

The Australian Packaging Covenant Organisation (APCO) is a not for profit organisation leading the development of a circular economy for packaging in Australia. 3.

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³ https://apco.org.au/national-packaging-targets

Mildura Rural City Council 4.1 Good recycling practices Advertised Plan Document

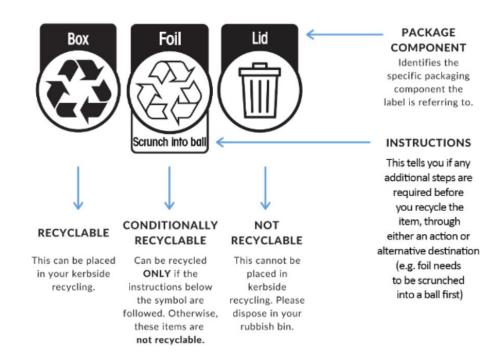
The following actions improve recycling outcomes.

- Empty containers and bottles of any leftover food or liquid. Ideally rinse them out.
- Generally, keep lids on all bottles even when made from another product or plastic type (as is the case with most plastic drink bottles).

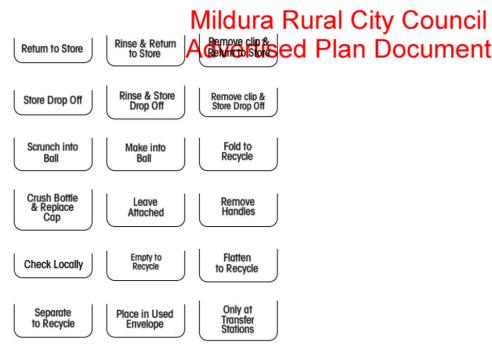




- Don't put anything inside plastic bottles or containers
- Paper if it can't be ripped, it can't be recycled due to the plastic coating.
- Ensure awareness of the Australasian Recycling Label (ARL) which is on an increasing number of products. The ARL indicates which components of packaging are recyclable and helps ensure better recycling of packaging waste.



For more detail including on the Conditionally recyclable label instructions refer to https://recyclingnearyou.com.au/arl/



- Select packaging products that include the ARL this is particularly relevant for high waste take-way food and beverage businesses. See below from Ward Packaging.
- Be aware that if they are not sure whether an item is recyclable, then it should be placed in the landfill bin(s). Placing incorrect items in recycling is to be avoided as it leads to contamination of recycling streams, and complexity in recycling.
- Understand not all plastic resin codes can be recycled in all states, cities or councils. Many Council areas or waste collection contractors can only recycle a number of the plastics codes. Check with Council publications.
- Plastic resin codes 1, 2 and 5 are readily recycled and collected by most councils,
- Be aware of whether compostable packaging is home/garden compostable or requires higher temperatures as is available in commercial composting.
- Ensure compostable packaging is not placed in recycling streams. Compostable packaging is not useful as a recycled plastic as it breaks down.
- Check local waste collection / contractor requirements – some recycle all plastic resin codes, some are more restricted. Some want lids on bottles, some want them separate and in landfill.

Symbol	Description
213 PETE	Clear tough plastic such as soft drink, juice and water bottles.
L23 HDPE	Common white or coloured plastic such as milk containers and shampoo bottles.
<u>چ</u>	Hard rigid clear plastic such as cordial bottles.
43 LDPE	Soft flexible plastic e.g. squeezable bottles such as sauce bottles.
<u>ئ</u> ے	Hard but flexible plastic such as microwave ware, takeaway containers, some yoghurt/ice cream/jam containers, hinged lunch boxes.
<u>6</u> 3	Rigid, brittle plastic such as small tubs and margarine/butter containers.
C73 OTHER	All other plastics, including acrylic and nylon. Examples include some sports drink bottles, sunglasses, large water cooler bottles.

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Mildura Rural City Council Appendix 1 - Supplementa Advertised Plan Document

4.2 Council Recycling Centre

Mildura Rural City Council Waste Directory:

https://www.mildura.vic.gov.au/Services/Waste-and-Recycling

4.3 Waste Contractors

Waste collection companies in Victoria:

- Waste Wise Environmental www.wastewise.com.au (Melb, Geelong, Ballarat)
- CSC Waste https://cscwaste.com.au/ (Melb only at 08/2021)
- Waste Ninja https://www.wasteninja.com.au
- Kartaway http://www.kartaway.com.au/melbourne/index.html
- iDump Waste Management <u>www.idump.com.au</u>
- Easy Waste http://www.easywaste.com.au
- Citywide <u>www.citywide.com.au</u>
- JJ Richards & Sons www.ijrichards.com.au (Australia wide depots per https://www.ijrichards.com.au/contact/)
- Suez (incl Sita) www.suez.com.au/en-au ph 13 13 35
- KS Environmental https://ksenvironmental.com.au/ (Melbourne only)
- Transpacific-Cleanaway https://www.cleanaway.com.au, ph 13 13 39
- Veolia https://www.veolia.com/en

4.4 Other Useful Links

- Sustainability Victoria https://www.sustainability.vic.gov.au
- PlanetARK https://recyclingnearyou.com.au
- Redcycle https://redcycle.net.au
- Sustainable Procurement Guide (for Commonwealth entities)
 https://www.awe.gov.au/sites/default/files/documents/sustainable-procurement-guide.pdf
- Wastech <u>www.wastech.com.au</u>
- EPA Victoria https://www.epa.vic.gov.au/report-pollution

Appendix 2 - Waste rates & calculation

Waste generation area: 238.6m²

Collection Type: Private waste collection

Collection Location: From bin store area

Waste rates source: Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018

Base Rates: 'Retirement village' waste rates for occupant rooms, I,e, 60L/room/week for each general waste and recycling) 'office' type waste rates for staff amenities and medical care offices.

Diversion rates: FOGO waste is considered to be approx. 30% of total General waste estimates

Wednesdays and Fridays. Medical waste bins would be collected once fortnightly. **Note:** Per 'Princes court community living' recommendation, general waste is to be collected 3 times a week on Mondays,

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Mildura Rural City Council Advertised Plan Document

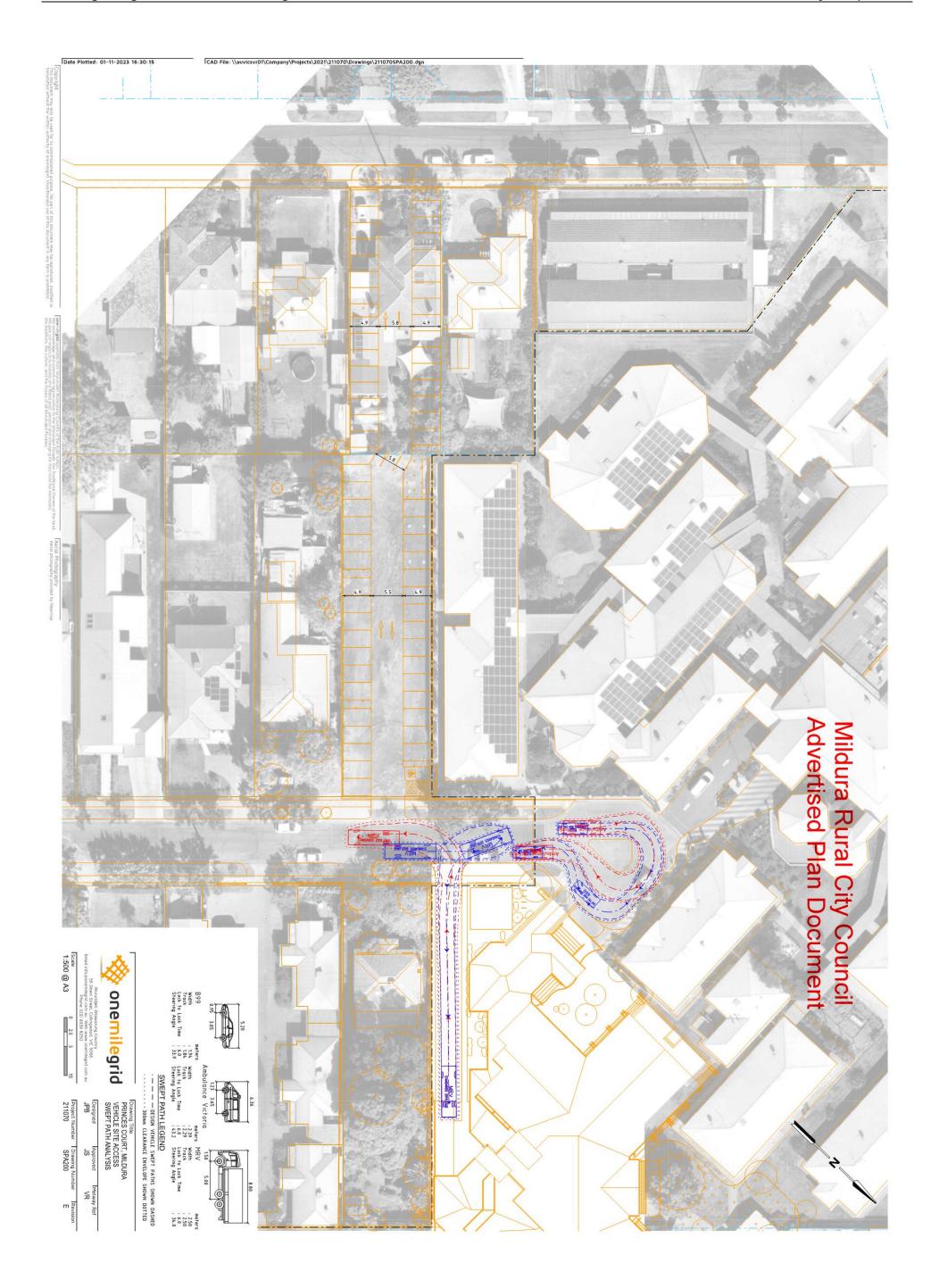
No of	Total		Admin ar generation 238.6m2		Rooms x 50	Type
No of bins required	Total waste volume		Admin and staff areas (waste generation areas only) Total – 238.6m2		s x 50	Type of space and quantity
		23.86L/day = 167L/week	Office area estimates: 10L/100m2/day For G.W. and recycling	60L/week x 50 rooms= 3000L per week of G.W. and Recycling	(Retirement village waste estimates: 60L/apartment/week for G.W. and recycling)	Waste estimates type and volume
2 x 1100L bins & 1 x 120L bin	2267 L/week		167L/ week	2100L /week (excl. 30% FOGO waste)	3000L/week	General waste
3 x 1100L bins	3167 L/week		167L/ week	3000L/week		Recycle
4 X 240L bins	900 L/week		N/A	900L/week	30% of GW	FOGO waste
-Glass bins: 2 x 120L provided -Medical waste bins:	N/A (space will allocated to provide additional glass and medical bins)		N/A		N/A	Glass

Appendix 3 - Preliminary Risk Review Class 1 Risk = Potential to cause death or permanent injury.

Class 3 Risk = Potential to cause an injury treatable with first aid.

Vehicle driver entering site is to survey carpark for activity and proceed at 10km per hour within the site. Vehicle driver entering site is to survey the area for activity. If there is no activity near reversing location, driver to execute reverse move immediately before the situation can change. If there is activity, the driver should ensure the person/persons moving in the area are aware of the pending reversing action, and have time to stay away from the reversing zone or ensure people are away from the reversing zone. Reversing should be at very slow speed. There should be no/few children/elderly people in the carpark area. Reversing buzzers to be applied to all trucks. A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.	Activity	Steps involved in completing activity & risk	Risk level	Risk miligating measures	Implementation responsibility
hitting young children, the elderly or unaware people, particularly when reversing. Yehicle driver entering site is to survey the area for activity. If there is no activity near reversing location, driver to execute reverse move immediately before the situation can change. If there is activity, the driver should ensure the person/persons moving in the area are away from the reversing zone or ensure people are away from the reversing should be at very slow speed. There should be no/few children/elderly people in the carpark area. Reversing buzzers to be applied to all trucks. A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.	Vehicle comes on site for	Large vehicle entering site, and reversing before exiting site. Major risk is	1	rpark for activity and	Waste collection contractor / Building
There should be no/few children/elderly people in the carpark area. Reversing buzzers to be applied to all trucks. A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.	collection	hitting young children, the elderly or unaware people, particularly when reversing,	_	the e to from	Management
Reversing buzzers to be applied to all trucks. A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.				There should be no/few children/elderly people in the carpark area.	
A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.				Reversing buzzers to be applied to all trucks.	
				A "No parking" sign effective at the times of collection to be installed in the visitor space of the carpark. This will allow the collection vehicle to reverse in and leave in a forward direction.	

Mildura Rural City Council Appendix 4 - Swept path diagrams Advertised Plan Document



Item 5.1 - Attachment 4 Page 200

Food Organics & Garden Organics

Tips for FOGO

- Place all food waste direct into Council provided FOGO bins
- · Keep the wheelie bin in a shady spot
- Use paper towel to line the bottom of approved compostable caddy liners to soak up any
 moisture that can cause the liner to break down quicker than normal
- Double wrap meat, bones and unwanted pet food (with newspaper or paper towel) before placing in your caddy
- Line the organics bin with newspaper to aid cleaning
- Wrap fish and seafood waste (in newspaper or paper towel) and place in your freezer until
 your next collection is due
- Sprinkle vinegar, baking soda, charcoal or eucalyptus oil in your organics bin to combat odours
- A mix of garden and food waste helps keep bin odours under control
- Purchase a Bin Kill tag that can be attached to the inside of your organics bin. The tag
 emits a vapour that kills flies and maggots. The product is available from Bunnings, Coles or
 Woolworths supermarkets.

Community Partnerships & Government Initiatives

- a) Love Food Hate Waste aims to raise awareness of avoidable food waste from Victorian households. The average family in Victoria loses over \$2,000 a year from wasting food. And two thirds of it could have been eaten. https://www.sustainability.vic.gov.au/
- Sustainability Victoria provides information for households, schools and businesses alike to reduce food waste through their Love a List Challenge.



- c) Sharewaste network <u>www.Sharewaste.com</u> to find local residents who are happy to accept compostable food in their compost heaps. The website allows the parties to connect to donate food scraps.
- d) Back to earth For more information about where your food goes when collected by contractors and how you can use it, see https://backtoearth.vic.gov.au an education initiative by Councils.



e) Join the Compost Revolution

https://compostrevolution.com.auAdvertised Plane Document

discount on a number of composting bins and accessories. It

also has a range of tutorials on how to compost.

Co-designed with councils, the Compost Revolution is a multiaward-winning program that educates and equips residents to cut their waste in half through home composting and worm farming. This platform is the only all-in-one education, infrastructure logistics and marketing program of its kind streamlining the process so that councils achieve waste and emissions reduction targets while saving money.



Plastics, Glass & Aluminium

Victoria Container Deposit Scheme

Victoria will have a container deposit scheme that will ensure more plastics, aluminium and glass containers are recycled, with the expected benefit that waste generation rates will be reduced further beyond estimates here.

This scheme will be implemented by 2023 and will allow everyone to actively participate by taking his or her recyclables directly to an out let in exchange for a monitory refund.

More information can be found at https://www.vic.gov.au/container-deposit-scheme

Hard Plastics

Hard plastic containers not collected in comingled recycling coded 1-7 (excluding polystyrene) can generally be recycled. This should be checked with each council or private collection contractor. le toys, tubs etc

Soft Plastic Recycling

Eliminating or reducing the use of single-use plastics can greatly reduce waste volumes both in residential and commercial settings. This includes straws, plastic bags and plastic wraps. Many private waste contractors can commercially collect soft Plastic.

- a) Coles and Woolworths both offer plastic bag and soft plastic recycling. Residents can place all plastics in one plastic bag and add it to the recycling bin at the supermarket for collection. Any location identified on the Redcycle website http://www.redcycle.net.au/where-to-redcycle/.
- b) Reground https://www.reground.com.au/ collect soft plastics and coffee grounds. They provide bags or bins, into which soft plastics or coffee grounds are separately emptied. Reground replace bins and/ or bags on a consistent regular basis, depending on how fast they fill up. They then collect the resource and take them to community gardens and home gardeners or local plastics recyclers who put the waste to positive use.
- c) Other commercial waste contractors may also be able to collect streamed soft plastics depending on your location.

Polystyrene

Expanded Polystyrene (EPS) is a problematic material that takes hundreds of years to breakdown in landfill. Despite 98% of the plastic packaging being air, EPS takes up large amounts of space in landfills where it can easily be blown away and enter our natural environment.

For commercial businesses, private commercial businesses, priv

- o http://epsa.org.au/about-us/collection-centres/victoria/
- o https://www.inspiredwastesolutions.com.au/polystyrene-recycling-melbourne/
- https://www.foamex.com.au/news/polystyrene-recycling-what-you-can-do

Other Items

Other Unwanted Items

Unwanted items, clothes and other consumables can be donated to charities, sold on online or at second-hand local market places if in good condition. If repairs are required, seek out repair community centres for re-purposing.

- b) **PlanetARK** for a comprehensive listing to each council. https://recyclingnearyou.com.au/councils/
- c) Suppliers such as Ecycle http://www.ecyclesolutions.net.au will deliver whitegoods and either collect clean polystyrene from retailers or take polystyrene away after delivery.
- d) TerraCycle is a national initiative where you can look up where to deposit non-recyclable waste such as contact lenses, coffee capsules, mailing satchels, toothbrushes & tubes. http://www.terracyclemap.com



Colgate Oral Care Recycling Program

Recycle your oral care through this program



- e) Recycle Smart collects household items from your house or business if based in Melbourne or Sydney. A reusable shopping bag costs \$5 for collection and each collection is minimum 2 bags or \$10. Items collected include soft plastics, clothes and textiles, e-waste, and other incl batteries, polystyrene, lightbulbs etc. For more details see https://www.recyclesmart.com/. Book a collection via their app.
- Toys for Joy recycle any brand of pre-loved toys for free with partners Big W & Terracycle. These are for toys that cannot otherwise be donated such as broken parts or just worn out. This avoids more toys in landfill. There are drop off points Australia wide at Big W stores. https://www.bigw.com.au/toys-for-joy

Nappy / Incontinence pads recycling

DiaperRecycle is a nappy waste collection for recycling service currently available in metropolitan Melbourne. From their website https://diaperrecycle.com/about/:

We're diverting used disposable nappies from landfills and decreasing greenhouse gas emissions. We're joining the circular economy and recycling a waste consumer product into other products. Using our process emits 80.6% LESS carbon than putting this waste in landfill!

We can recycle baby diapers through to aged care continence aids. The plastic is for plastic recyclers and we're using the fibre. Our first product for market is cat litter made from the fibre. Our fibre is also proven to be compostable using industrial composting, but we are concentrating on recycling only.

Mildura Rural City Council
We aim to build several recycling plants in Australia, and we're licensing our technology
here and overseas. Contact us if you would be a plan bocument

Clothes Recycling

Clothing in good condition can be donated to a number of charities. A dedicated tub / bin is to be provided to ensure fabrics are removed from landfill & able to be recycled appropriately. For clothes that cannot be re-worn, textile recyclers are available Australia wide for public and commercial donators including:

- o https://scrg.com.au
- https://texrecaus.com
- o https://upparel.com.au/toesox-australia/.

For larger multi-unit developments, a dedicated clothes / textiles bin is to be provided either from a recognised charity or a dedicated collection bin located permanently on site https://www.bremco.com.au/charity-donation-bin-bmp065/

Appendix 6 - Equipment

Business Recycling Equipment Catalogue

70% or more of general waste placed in commercial Landfill Bins can be recycled or diverted. The quantity and type or waste will vary from business to business. Planet Arc has developed the following catalogue for businesses to access to encourage recycling were possible. https://equipment.businessrecycling.com.au.

Resonate

Planning Stage Acoustic Report

M210898RP1 Revision C Thursday, 9 November 2023

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Document Information

Project	, ,
Client	Clarke Hopkins Clarke
Report title	Planning Stage Acoustic Report
Project Number	M210898

Revision Table

Date	Description	Author	Reviewer
31 August 2023	Town Planning Report Issue		
28 September 2023	Revision with latest floorplans/layouts		
24 October 2023	Revision with latest floorplans/layouts		
9 November 2023	Revision with carparking assessment		
	31 August 2023 28 September 2023 24 October 2023	31 August 2023 Town Planning Report Issue 28 September 2023 Revision with latest floorplans/layouts 24 October 2023 Revision with latest floorplans/layouts 9 November 2023 Revision with carparking	31 August 2023 Town Planning Report Issue 28 September 2023 Revision with latest floorplans/layouts 24 October 2023 Revision with latest floorplans/layouts 9 November 2023 Revision with carparking

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Glossary

A-weighting A spectrum adaption that is applied to measured noise levels to represent human hearing

at typical levels of environmental noise. A-weighted levels are used as human hearing does

not respond equally at all frequencies.

Adjustments Adjustments may be applied to effective noise levels noise sources to account for annoying

noise character, duration and/or measurement position.

Aggravated noise Noise defined by the Environment Protection Regulations to exceed the noise limits

established under the Noise Protocol by more than 15 dB, or to exceed a noise level of 75 dB L_{Aeq} during the day period, 70 dB L_{Aeq} during the evening period or 65 dB L_{Aeq} during the

night period.

Ambient noise The overall environmental noise level at a given location caused by all noise sources in the

area, both near and far, including all forms of traffic, industry, lawnmowers, insects, animals

and the like. It is typically described by the LAeq metric.

times of day.

Background noise The underlying noise level at a given location, measured in the absence of a noise source

under investigation and any other short-term noise sources such as intermittent traffic, industry, lawnmowers, insect, animals and the like. It is typically described using the L_{A90}

metric.

Day period Monday to Saturday (except public holidays), from 7 am to 6 pm as defined in the

Environment Protection Regulations.

dB Decibel—a unit of measurement used to express sound level. It is based on a logarithmic

scale which means a sound that is 3 dB higher has twice as much energy. We typically

perceive a 10 dB increase in sound as a doubling of loudness.

Duration adjustment

Adur

If noise emissions from the commercial, industrial or trade premises do not occur

continuously over the whole 30-minute period, a duration adjustment is applied to represent

the level of noise over the 30-minute period.

trade premises after relevant adjustments have been applied.

Environment Protection

Regulations

The Victorian Environment Protection Regulations are subordinate legislation to the Environment Protection Act 2017. They give force to noise limits for commercial, industrial

and trade premises

EPA Victoria Environment Protection Authority Victoria.

Evening period Monday to Saturday, from 6 pm to 10 pm; and Sunday and public holidays, from 7 am to 10

pm, as defined in the Environment Protection Regulations.

Frequency (Hz) The number of times a sound pressure wave oscillates (moves back and forth) in one

second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.

GED General Environmental Duty – As defined by Section 25(1) of the Environment Protection

Act 2017, it requires that any person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise

those risks, so far as reasonably practicable.

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Impulse adjustment

 A_{imp}

When noise is impulsive in character than an adjustment of +2 dB for just detectable impulse character of the noise, adjustment of +5 dB for prominent impulse character of the

noise

Intermittency adjustment A_{int}

An intermittency adjustment is applied to situations where noise from a commercial, industrial or trade premises increases noticeably in level on multiple occasions during a 30-

inute period

L_{A90} A-weighted sound pressure level, measured using the Fast time-weighting, that is

exceeded for 90% of the time interval considered. The LABO metric is often used to quantify

the background noise level in an environment.

L_{Aeq} The equivalent continuous A-weighted sound pressure level. It is the value of the A-

weighted sound pressure level of a continuous steady sound that has the same acoustic energy as a given time-varying A- weighted sound pressure level when determined over the same measurement time interval. The L_{Aeq} metric is used to quantify the effective noise

level from a premises.

Low frequency noise Noise that occurs at frequencies of below 200 Hz. Examples of low frequency noise include

truck engine noise and bass music noise.

Noise Limit The maximum effective noise level allowed in a noise sensitive area, as determined in

accordance with the Noise Protocol.

Night period Between 10 pm and 7 am of the following day as defined in the Environment Protection

Regulations.

Noise Protocol Environmental Protection Authority 1826.4 Noise limit and assessment protocol for the

control of noise from commercial, industrial and trade premises and entertainment venues.

The current version is published by EPA Victoria on its website.

Noise sensitive area Defined by the Environment Protection Regulations as the part of the land within the

boundary of a parcel of land that is:

within 10 m of the outside of external walls of dwellings (including a residential care facility but not including a caretaker's house), residential building or noise sensitive residential use,

ог

within 10 m of the outside of external walls of any dormitory, ward, bedroom or living room of a caretaker's house, hospital, hotel, residential hotel, motel, specialist disability accommodation, corrective institution, tourist establishment, retirement village or residential

village, o

within 10 m of the outside of external walls of a classroom or any room in which learning occurs during the operating hours of a child care centre, kindergarten, primary school or

secondary school.

Tonal adjustment A_{tone} When noise is tonal in nature then an adjustment is applied depending on the prominence

of the tonality. Examples of tonal noise may include reversing beepers or transformer hum.

Unreasonable noise Noise that is unreasonable due to its character as defined under the Environment

Protection Act or because it is prescribed to be unreasonable, for example because it exceeds a noise limit set forth under the Environment Protection Regulations.

Zone Level The Zone Level determined on the basis of land zoning around a noise sensitive area in a

rural area in accordance with the Noise Protocol.

Zoning Level The Zone Level determined on the basis of land zoning around a noise sensitive area in an

urban area in accordance with the Noise Protocol.

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1 Introduction

This report outlines the acoustic requirements for the Princes Court Living (PCL) redevelopment, specifically the construction of a new 50-bed Residential Aged Care Facilities (RACF), to be located at 29A Princes Street, Mildura VIC. It details the acoustic requirements and indicative treatments for the proposed development.

The main acoustic issues addressed in this report are:

- Control of traffic noise ingress to meet the internal acoustic amenity objectives.
- Control of environmental noise emissions from the development to proposed development and adjacent land
 uses this would include noise from external mechanical plant (e.g. exhaust fans, rooftop plant, etc.) and
 traffic noise associated with the development, such as:
 - movements within adjacent service lanes and loading areas
 - noise emissions associated with the carpark area servicing PCL and the RACF.

The design has been reviewed against the following guidelines:

- EPA Victoria Environment Protection Regulations 2021
- EPA Victoria Publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise Protocol)
- EPA Victoria Publication 1254.2 Noise Control Guidelines (Noise Control Guidelines)
- AS/NZS 2107:2016 Recommended design sound levels and reverberation times for building interiors
- Association of Australasian Acoustical Consultants (AAAC) relevant guidelines.

The assessment has been based on the town planning drawing package titled *Princes Court RACF*; Project number 20210164, issued by Clarke Hopkins Clarke Architects dated 20 October 2023.

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2 Project description

The proposed site for the development is within the Princes Court Community Living precinct, located at N/27-29 Princes St, Mildura VIC, as shown in Figure 1. The proposed development is a two-storey (Ground Floor and First Floor) aged care facility which is comprised of:

- 50 rooms of accommodation, including ensuites
- function room
- · activities and gym
- consult and clinical care rooms
- kitchen and laundry facilities
- dining rooms
- reception and staff rooms
- circulation, lobbies and amenities
- service lane, loading dock and bin enclosures
- substation and switchboard (as a separate stand-alone building)

Additionally, the development has proposed a carpark at 25 Princes Street Mildura which will allow for 64 carparks.

The development will be located predominantly within a PUZ3 Public Use Zone - Health And Community, with a portion of the south-eastern boundary sitting within a GRZ1 General Residential Zone 1, land that is currently being used as a car-park.

The nearest noise sensitive area (NSA) situated within a GRZ1 General Residential Zone 1 is a residential dwelling at 26 Princes Street, which is directly adjacent to the noise source boundary and approximately 7 metres from the proposed location of the Substation + Switchboard building. The NSA is shown in yellow on Figure 1,

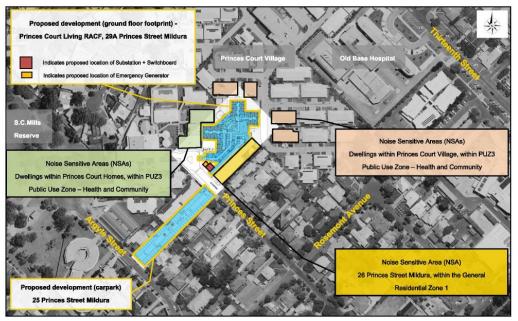


Figure 1 Site location; Image source: MetroMap https://web.metromap.com.au/3d

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The proposed site is to be located at the end of Princes Street, which in the absence of on-street parking, is a minor suburban street wide enough for one lane of traffic in each direction. Per the Victorian road rules, the default speed limit for roads in suburban areas where there are no speed limit signs displayed is 50 km/h.

The speed limit for streets within Princes Court Village is posted as 10 km/h.

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3 Legislation, policy and guidelines

3.1 Environment Protection Act 2017

3.1.1 General Environmental Duty

The Environment Protection Act 2017 (the Act) sets out environmental obligations and protections for Victorians. The cornerstone of the Act is the General Environmental Duty (GED), which states:

A person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable.

In the context of the Act, 'reasonably practicable' measures mean putting in controls to eliminate the risk of harm to human health and the environment so far as reasonably practicable. If eliminating the risk of harm is not reasonably practicable, then the risk of harm must be reduced so far as reasonably practicable. A number of matters must be considered in deciding what is reasonably practicable in the circumstances:

- the likelihood of those risks eventuating
- the degree of harm that would result if those risks eventuated
- what the person concerned knows, or ought reasonably to know, about the harm or risks of harm and any ways
 of eliminating or reducing those risks
- the availability and suitability of ways to eliminate or reduce those risks
- · the cost of eliminating or reducing those risks.

EPA Victoria Publication 1856: Reasonably practicable explains that, when dealing with a common risk or harm, it is possible to demonstrate that the risk has been reduced so far as reasonably practicable if well-established effective practices or controls have been adopted to eliminate or manage risk. Where well-established practices or controls do not exist, then it is necessary to show that effective controls have been assessed and adopted.

3.1.2 Unreasonable noise

The Act also prohibits the emission of unreasonable noise and aggravated noise. The Act provides a definition for 'Unreasonable noise' in two parts. Section 3(1)(a) states that noise that is unreasonable having regard to the following:

- its volume, intensity or duration
- its character
- the time, place and other circumstances in which it is emitted
- how often it is emitted
- any prescribed factor.

Section 3(1)(b) states that noise is unreasonable noise if it is prescribed to be so. Under the *Environment Protection Regulations*, noise that exceeds the noise limits established in accordance with EPA Victoria Publication 1826.4 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (Noise Protocol) is prescribed to be unreasonable noise.

Unreasonable noise occurs if noise meets the requirements of Section 3(1)(a) and/or Section 3(1)(b) of the Act.

3.2 Environment Protection Regulations

The Environment Protection Regulations (the Regulations) are subordinate legislation that support the Act. Under the Regulations, the assessment of noise from commercial, industrial and trade premises at noise sensitive areas must be

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carried out in accordance with the Noise Protocol, both in terms of establishing noise limits as noise sensitive areas and in terms of the measurement of noise from the subject premises.

The noise limits set under the Regulations apply to noise emitted from the Project site. The noise limits are not applicable to noise that may arise from the following sources relevant to the Project:

- construction works
- voices and noise from crowds
- intruder, emergency or safety alarms or sirens
- equipment used in relation to an emergency
- non-commercial vehicles (except for maintenance activities)

The general environmental duty still applies to noise arising from the above sources but compliance with the noise limits set under the Regulations is not mandatory.

Noise sensitive areas are defined in the Regulations as:

- The area within 10 m of the external walls of dwellings (including residential care facilities but excluding caretaker's houses), residential buildings and noise sensitive residential uses.
- The area within 10 m outside the external walls of any dormitories, wards, bedrooms and living rooms of
 caretaker's houses, hospitals, hotels, motels, residential hotels specialist disability accommodation, corrective
 institutions, tourist establishments, retirement villages and residential villages.
- The area within 10 m outside the external walls of classrooms or other rooms in which learning occurs at childcare centres, kindergartens, primary schools and secondary schools.
- · Within the boundary of tourist establishments, campgrounds and caravan parks that are located in rural areas.

The Regulations also define Day, Evening and Night periods for the assessment of noise, reproduced in Table 1.

Table 1 Applicable time periods

Time period	Details
Day	Monday to Saturday, 7 am to 6 pm
Evening	Monday to Saturday, 6 pm to 10 pm
	Sundays and public holidays, 7 am to 10 pm
Night	10 pm to 7 am any day

The Regulations define:

- Unreasonable noise as noise from commercial, industrial and time periods that exceeds the applicable noise limits from the Noise Protocol.
- Aggravated noise as noise commercial, industrial and time periods that exceeds:
 - 75 dB L_{Aeq,30m} or the Noise Protocol noise limit by more than 15 dB during the day
 - 70 dB L_{Aeq,30m} or the Noise Protocol noise limit by more than 15 dB during the evening
 - 65 dB L_{Aeq,30m} or the Noise Protocol noise limit by more than 15 dB during the night.

3.3 Relevant guidelines

3.3.1 Noise Protocol

EPA Victoria has prepared the Noise Protocol to specify methodologies for establishing noise limits for operational noise sources and for assessing noise levels against the noise limits. Compliance with the noise limits defined by the

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Noise Protocol is required by Regulations and is expected to assist with meeting the GED during the operational phase of the Project.

The Noise Protocol defines different procedures for establishing noise limits depending on whether the noise sensitive receiver is located within a major urban area or rural areas. Major urban areas are defined as those locations within Melbourne's urban growth boundary or within defined areas around major regional centres, such as Ballarat. The Project is located in an urban area.

For urban areas, the Noise Protocol defines noise limits dependent on the following:

- Time of day. Different noise limits apply for the different time periods of Day, Evening and Night.
- Land zoning used to determine the Zoning Level.
- The measured background noise levels in the area in the absence of noise due to commercial, industrial or trade premises used to determine the Background Level.

To determine the applicable noise limits under the Noise Protocol:

- The Zoning Level is determined for each time period through review of the planning scheme and application of Part I, Clause 1.1 of the Noise Protocol.
- The Background Level is determined for each time period through measurement and application of Part 4 of the Noise Protocol. The Background Level is classified as:
 - Low: where it is more than 12 dB below the Day Zoning Level or more than 9 dB below the Evening or Night Zoning Level.
 - High: where it is less than 6 dB below the Day Zoning Level or less than 3 dB below the Evening or Night Zoning Level, including if it is at or above the Zoning Level for any time period.
 - Neutral: for all other cases.
- The noise limit is determined as follows:
 - Where the Background Level is Low, the noise limit is set at a fixed level above the average of the Background Level and Zone Level, being 4.5 dB above during the Day and 3 dB above during the Evening and Night.
 - Where the Background Level is Neutral, the noise limit is set at the Zoning Level.
 - Where the Background Level is High, the noise limit is set at a fixed level above the Background Level being 6 dB above during the Day and 3 dB above during the Evening and Night. The noise limit at Night is not permitted to exceed 55 dB L_{Aeq,30min} regardless of the Background Level.

3.3.2 Noise Control Guidelines

EPA Victoria Publication 1254.2 Noise Control Guidelines (Noise Control Guidelines) provides guidance on managing noise from domestic waste collection as follows:

- Collection of refuse occurring once a week should be restricted to the hours of 6 am to 6 pm Monday to Saturday.
- Collections of refuse occurring more than once a week should be restricted to the hours of 7 am to 6 pm Monday to Saturday.
- Compaction should be carried out while the vehicle is moving.
- Bottles should not be broken up at collection site.
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

Delivery trucks

The Noise Control Guidelines also provide guidance on managing noise from deliveries to non-residential premises as summarised below. Table 2 presents the schedule for deliveries to non-residential land uses.

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Table 2 Schedule for deliveries to non-residential

Days	Time
Monday to Saturday	7 am to 10 pm
Sundays and public holidays	9 am to 10 pm

⁽¹⁾ Note: all ancillary motors or trucks should be turned off whilst making the delivery.

For deliveries outside the hours contained in the table above, the noise from the delivery should be inaudible in a habitable room of any residential properties regardless of whether any door or window giving access to the room is open.

3.3.3 Noise emissions from domestic plant

Environmental Protection Authority, Victoria (EPA) Publication 1973 Noise guideline: Assessing noise from residential equipment May 2021 sets out guidance in the assessment of 'unreasonable noise' as defined within the Environmental Protection Act 2017.

Publication 1973 is applicable to common residential equipment such as hot water systems, water pumps, exhaust fans, ducted vacuums, and air-conditioning equipment and sets out times that noise emissions no greater than 5dB above L₉₀ background levels may be considered reasonable (non-prohibited times), and when domestic plant noise audible within habitable rooms may be considered unreasonable (prohibited times).

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4 Noise limits and project criteria

4.1 Environmental noise limits

The following sub-sections provide information regarding the relevant noise limits applicable to environmental noise emissions from the project under the Environment Protection Regulations. Noise emissions subject to the Environment Protection Regulations that exceed the applicable noise limits are prescribed to be unreasonable noise as defined under the Environment Protection Act.

4.1.1 Normal operation

The determination of noise limits for this project has been undertaken under the urban area method, since this project is located in a major urban area, as defined by the Environment Protection Regulations.

The environmental noise limits that apply at noise sensitive area, such as residential areas, with respect to noise due to commercial, industrial and trade operations are dependent on:

- Zoning Levels, which are determined based on the planning scheme zoning types within 70 m and 200 m radii
 of the noise sensitive receiver.
- The time of day, with different limits applying for different time periods.
- The Background Level at the noise sensitive area, in the absence of noise due to commercial, industrial or trade operations.

For the purposes of this assessment and in the absence of background noise measurements, the Background Level has been assumed to be "Neutral", meaning that the noise limits are equivalent to the defined Zoning Levels. We note that this approach is generally conservative for the assessment of environmental noise in urban areas of metropolitan Melbourne. It also provides protection against the potential for background noise levels to change between locations or times of year.

The noise limits at the nearest noise sensitive areas have been calculated and are presented in Table 3.

Table 3 Environmental noise limits for normal operation

Noise sensitive area	Time period	Zoning Level	Background Level	Classification	Noise Limit
		dB L _{Aeq}	dB L _{A90}		dB L _{Aeq}
26 Princes Street, Mildura,	Day	54	-	Neutral	54
Princes Courts	Evening	48	-	Neutral	48
Homes, Princes Court Village	Night	43	=2	Neutral	43

4.1.2 Emergency operation

The Noise Protocol allows for noise limit concessions at noise sensitive receivers where the noise source is used solely in relation to emergencies, including a standby generator, standby boiler or fire pump. In these cases, the noise limit is increased by 10 dB for a day period or 5 dB for an evening or night period.

The development includes a standby generator (location is yet to be determined in this early stage of planning). The allowable limits of emergency equipment for the development that apply to noise from the generator are summarised in Table 4.

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Table 4 Emergency equipment noise limits

Emergency equipment	Time period Day Evening Night					
noise limits						
Noise Limit, L _{Aeq} dB	64 (54 + 10)	53 (48 +5)	48 (43 + 5)			

4.1.3 Balcony air-conditioner condensers

Table 5 presents the applicable time periods for Prohibited and Non-prohibited operating times for domestic plant, as well as indicative noise limits as per EPA Publication 1973 (Pub.1973) adjustments:

Table 5 Noise criteria for domestic plant emissions

Time period	Time	Noise limit L _{Aeq,15min} dB, per EPA Publication 1973 adjustments
Prohibited times	10 pm to 7 am Monday to Friday 10 pm to 9 am Weekends and Public Holidays	= Background L _{A90,15min} - 5dB ⁽¹⁾
Non-prohibited times	All other times	= Background L _{A90,15min} + 5dB ⁽²⁾

⁽¹⁾ Noise levels 5dB or greater below background levels are considered to be near-inaudible.

4.2 Internal noise

Internal noise levels and reverberation time criteria are based on the requirements of Australian/New Zealand Standard (AS/NZS) 2107:2016.¹ The design sound range criteria with regards to internal noise levels are presented in Table 6.

Table 6 Internal noise criteria — Residential Buildings

Type of occupancy/activity	Design sound level range, L _{eq,t} dB(A) ⁽²⁾					
Residential Buildings -						
Houses and apartments in suburban areas or near minor roads —						
Apartment common areas (e.g. foyer, lift lobby)	45 to 50					
Living areas	30 to 40					
Sleeping areas (night time) ⁽¹⁾	30 to 35					
Work areas	35 to 40					

⁽¹⁾ Night time period understood to be applicable to the hours between 10 pm and 7 am.

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Item 5.1 - Attachment 4

⁽²⁾ Should Noise Protocol limits for the Evening period result in a more stringent noise limit than if calculated through EPA Pub.1973, compliance with Noise Protocol Evening limits implies compliance with Non-prohibited time noise criteria.

⁽²⁾ Design sound level criteria is applicable to steady-state or quasi-steady-state sounds. A one (1) hour sound pressure level energy average measurement (L_{Aoq,1tr}) is widely accepted when assessing to AS2107 design sound level criteria.

¹ Australian/New Zealand Standard 2107:2016 Acoustics—Recommended design sound levels and reverberation times for building interiors.



The noise from kitchen exhaust fans and other similar user specific equipment will not be designed to achieve strict compliance with the AS/NZS 2107 internal noise criteria. AS/NZS 2107 specifically notes that the standard is not intended for '..noise due to specialist equipment associated with specific user requirements including fume cupboards, dust extractors, and similar items of equipment'. This acknowledges these types of equipment are typically not continually operational, may require louder sources, and can be difficult to attenuate due to other user specific factors. Noise attenuation will be provided to reduce noise levels within the space during the operation of the exhaust fans to provide a reasonable internal noise level (typically in the order of 50 – 55 dB(A)).

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5 Environmental noise assessment

5.1 Noise sources

The following noise sources relating to the proposed development have been considered as part of the town planning assessment.

Deliveries and pickups to and from the subject site – via the Service Lane and Loading Dock (adjacent to 26
Princes Street residential property). Resonate have been provided the following estimates for types of vehicle
arrivals and departures and frequency (i.e. number of events per week):

Collections

- 3 x 1100L and 1 x 120L general waste bins (collected 3x a week Monday, Wednesday and Friday),
- 2 x 1100L co-mingled recycling bins (collected weekly),
- 4 x 240L medical waste bins (typically collected fortnightly).

Deliveries

- General consumable on average one delivery a day,
- Kitchen deliveries about 3x deliveries daily on average could be a couple more depending on needs,
- Linen 2x deliveries every Monday, Wednesday and Friday.
- Mechanical services heating / cooling (understood to be comprised primarily of VRF / VAV air-conditioning systems).
- Mechanical services for ventilation (e.g. kitchen exhaust, substation ventilation),
- Water heating and distribution (pumps),
- Electrical substation transformers.
- Domestic air-conditioner outdoor condenser units (may be considered as part of the development)

Figure 2 shows the nominal locations of the equipment within the proposed development, as considered within the current early designs. Noise sensitive areas (NSAs) are indicated as receivers R1 thru R8. We note that R1 to R3 and R8 are situated 1.5 m above ground level, and R4 to R7 are situated at first floor level, 5 m above ground level.

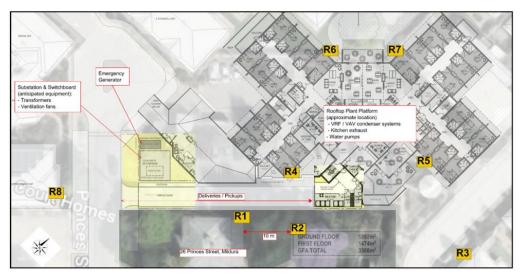


Figure 2 Locations of noise sources and noise sensitive receivers

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The sound power levels used within this assessment are summarised in Table 7. The sound power levels were based on similar equipment used as part of previous substation upgrade projects and supermarket assessments.

Table 7 Equipment sound power levels (raw data, no adjustments)

Unit	Sou	Sound power level in L _W dB (unweighted) at octave band centre frequency in Hz				tave	Overall L _{WA} dB		
	63	125	250	500	1000	2000	4000	8000	
Mechanical plant									
Daikin REYQ14TAY1 outdoor condenser; 4 units used in assessment; sound power level presented per single unit.	85	85	82	80	74	69	64	58	81
Fantech RVE1258FP12/14 vertical discharge roof-mounted kitchen exhaust	88	89	90	88	86	83	76	67	91
Total RACF rooftop plant deck maximum allowable sound power level	93	93	93	92	91	91	90	90	98
Substation equipment									
Transformer, 1000kVA ⁽¹⁾	67	67	61	60	62	50	35	-	64
Capacitor bank, 6 MVAr ⁽¹⁾	74	72	65	65	62	57	50	-	67
Fantech RDLE08010CP6/12 downflow roof-mounted Substation exhaust	72	65	65	67	67	60	47	42	70
Total RACF rooftop plant maximum allowable sound power level	72	75	65	67	67	60	47	42	70
Trucks									
Truck moving at 5 km/h	89	84	82	83	85	83	78	69	89
Garbage truck emptying	99	99	93	91	90	91	87	85	97
Van moving at 5 km/h	86	81	79	80	82	80	75	66	86
Van door close	87	91	92	94	93	96	95	87	101
Truck accelerating from loading dock	81	74	70	73	84	80	84	-	89

Note:

(1) Transformer and capacitor bank equipment is located within the Substation building. The noise levels from the substation will be attenuated through design of acoustic wall and roof constructions such that noise levels generated from equipment transferring to nearby NSAs will not have a material effect on overall noise emissions from the Substation. As such, their sound powers have been excluded from the maximum allowable sound power levels.

The sound pressure levels used within this assessment are summarised in Table 8, applicable to assessment of domestic air-conditioning outdoor condensing units. The sound pressure levels are taken from technical data books from similar equipment used within a previous multi-residential assessments.

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Table 8 Equipment sound pressure levels

Unit	Sound pressure level in L _P dB (unweighted) at octave band centre frequency in Hz				Overall L _{PA} dB				
	63	125	250	500	1000	2000	4000	8000	
Mitsubishi MUZ-AS90VGD (outdoor)(1,2)	58	59	57	54	50	48	40	33	56

- (1) Sound pressure levels measured in anechoic conditions to JIS standards, 1 metre horizontally from condenser fan outlet.
- (2) Highest sound pressure spectrum (either cooling or heating mode) presented.

5.2 Assumptions and adjustments for calculations

To calculate the maximum allowable sound power levels for the cumulative plant on the RACF or Substation rooftop the following has been assumed:

Mechanical plant

- It has been assumed that all plant will be continuously operational during the day, evening and night time periods.
- Acoustic shielding of the RACF and Substation rooftop plant will be required in the form of acoustic louvres or solid barriers based on the maximum allowable sound power level shown in Table 7.

Service lane and Loading dock

- The noise from waste collections at the site is expected to be prominently impulsive in nature. Therefore, a +5dB adjustment has been applied for impulsive noise relating to deliveries / collection.
- The following duration adjustments (A_{dur}) have been considered for delivery and collection events, calculated against a standard 30 minute measurement period in accordance with Noise Protocol:
 - A total of one (1) minute for waste collection truck driving in and out of service lane (single attendance):
 -15dB adjustment
 - A total of one (1) minutes for collection of three (3) 1100L general waste bins and one (1) 120L bin:
 -15dB adjustment (understood to be the worst-case noise event)
 - A total of two (2) minutes for van delivery / collection driving in and out of service lane (up to four attendances): -12dB adjustment
 - A total of 0.25 minutes (approximately) to accommodate up to eight (8) events for van doors opening and closing: -21dB adjustment

The nearest sensitive receivers for the RACF and Substation are shown as R1 to R8 in Figure 2. Other receiver are further away and therefore deemed compliant by meeting the criteria

5.3 Preliminary noise mitigation measures

The following measures described as shown in Figure 3 have been incorporated into the noise propagation model to reduce noise emission levels at noise sensitive receivers:

- Acoustic screening of the RACF Service Lane and Loading Dock will be required along the northern fence line
 of 26 Princes Street in the form of an acoustic noise barrier, extending between 1.8 m and 2.0 m in height
 (extent shown in Figure 4).
- The south-east facing balconies of the Level 1 resident rooms (located above the service lane) are contain balustrades of a minimum 1.2 m height which are free of gaps and comprised of a solid, dense material such as fibre cement sheet, glazing, or the like,
- Garbage collection trucks will require lifting and loading capabilities at the rear of the vehicle to keep noise sources below the height of the adjacent 2.0 m high noise wall. Waste disposal trucks that lift bins overhead will not be permitted.

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- External building plant is to be located on rooftops of the RACF. Noise emissions shall be attenuated through solid barriers or acoustic louvres where airflow is required.
- The loading dock will only operate during the day period hours, as outlined in Section 6.
- Delivery vehicles are to be fitted with broad spectrum reversing warning beepers as opposed to single-tone warning signals.

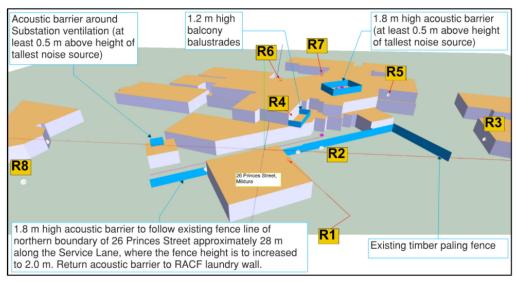


Figure 3 Nominal locations of preliminary noise mitigation measures (Image: SoundPLAN 3D acoustic model)

5.4 Predicted noise levels

The combined noise emissions levels from the RACF rooftop plant, Substation and delivery / collection sources outlined in Section 5.1 and 5.2 have been assessed at NSA receivers R1 to R8, shown in Figure 2 and Figure 3.

Three-dimensional digital noise models have been developed for the sites and surrounds using the ISO 9613-2 prediction algorithm, as implemented in SoundPLAN Version 8.2 environmental noise modelling software, which takes into account:

- distance attenuation,
- ground absorption, with a ground absorption factor of 0.25 (25% absorptive and 75% reflective) assumed for the site and surrounds,
- noise sensitive receiver locations as presented in sections above,
- air absorption based on a temperature of 10°C and a relative humidity of 70%
- meteorological conditions, with ISO 9613-2 advising that the application of this algorithm results in predicted noise levels representative of downwind propagation to receivers or propagation under a well-developed moderate ground-based temperature inversion.

The Noise Protocol sets out adjustments that must be applied to the predicted noise level from a noise source where, when assessed at a noise sensitive receiver, certain noise character is present. In the context of this assessment, the following has been assessed with respect to character adjustments:

Duration adjustment (potential reduction): With regards to mechanical plant, the noise source has been
assumed to operate continuously for an entire 30-minute period such that no reduction has been applied.

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Duration adjustments have been applied to vehicle collection and delivery activities within a 30 minute period. These adjustments have been detailed in Section 5.2.

- Impulse adjustment (potential increase): The noise from waste collections at the site is expected to be
 prominently impulsive in nature. Therefore, a +5dB adjustment has been applied for impulsive noise relating to
 deliveries / collection.
- Intermittency adjustment (potential increase): Based on the delivery and collection scheduling information
 provided, it is understood that the intermittency adjustment criteria is not satisfied. Therefore, no adjustment
 has been applied for intermittency.
- Tonal adjustment (potential increase): As noise from transformers has the potential to be tonal in nature but
 is not expected to control the overall noise emissions from the site, no adjustment has been applied for tonal
 character.

5.4.1 Mechanical services

The predicted overall noise levels from RACF and Substation rooftop mechanical services, including applicable adjustments and recommended mitigation measures, are presented in Table 9.

Table 9 Predicted Effective noise levels - Mechanical services (RACF and Substation rooftop), LAeq

Sensitive receiver	Time period	Predicted Effective noise level, L _{Aeq} dB	Noise limit, L _{Aeq} dB	Compliant with noise limits?
R1: 26 Princes Street, Mildura	Day		54	1
(house)	Evening	35	48	✓
	Night]	43	✓
R2: 26 Princes Street, Mildura	Day		54	1
(10m from house within rear yard)	Evening	34	48	1
	Night		43	1
R3: Princes Court Village (159	Day		54	✓
Thirteenth Street, Mildura) - Unit	Evening	37	48	1
	Night		43	1
R4: Princes Court RACF (Level 1	Day	43	54	1
Room, south-east facing)	Evening		48	1
	Night		43	1
R5: Princes Court RACF (Level 1	Day		54	✓
Room, south-west facing)	Evening	43	48	✓
	Night	1	43	1
R6: Princes Court RACF (Level 1	Day		54	✓
Room, north-east facing)	Evening	33	48	1
	Night]	43	~
R7: Princes Court RACF (Level 1	Day		54	1
Room, north-west facing)	Evening	33	48	1
	Night]	43	1

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Sensitive receiver	Time period	Predicted Effective noise level, L _{Aeq} dB	Noise limit, L _{Aeq} dB	Compliant with noise limits?
R8: Princes Court Homes (N27-29	Day		54	✓
Princes St) – Caffrey Family Unit	Evening	29	48	✓
	Night		43	✓

Based on the current design and equipment selection, the predicted noise levels comply with the applicable noise limits for all applicable time periods.

5.4.2 Deliveries and collection

The predicted overall noise levels from deliveries and collections within the RACF Service Lane and Loading Dock, including applicable adjustments and recommended mitigation measures, are presented in Table 9.

Table 10 Predicted noise levels - Waste collection (truck sound power sources), L_{Aeq}

		-		
Sensitive receiver	Time period	Predicted Effective noise level, L _{Aeq} dB ⁽¹⁾	Noise limit, L _{Aeq} dB	Compliant with noise limits?
R1: 26 Princes Street, Mildura (house)	Day	53	54	✓
R2: 26 Princes Street, Mildura (10m from house within rear yard)	Day	54	54	1
R3: Princes Court Village (159 Thirteenth Street, Mildura) – Unit	Day	42	54	1
R4: Princes Court RACF (Level 1 Room, south-east facing)	Day	54	54	1
R5: Princes Court RACF (Level 1 Room, south-west facing)	Day	44	54	1
R6: Princes Court RACF (Level 1 Room, north-east facing)	Day	34	54	1
R7: Princes Court RACF (Level 1 Room, north-west facing)	Day	34	54	1
R8: Princes Court Homes (N27-29 Princes St) – Caffrey Family Unit	Day	45	54	1

Note:

(1) Predicted noise level includes a +5dB adjustment for impulsive noise relating to deliveries / collection.

Based on the current design, assumptions, waste collection schedule and representative source sound power levels, the predicted noise levels for truck waste collection activity comply with the applicable noise limits for the day time period only (as defined in Table 1).

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Table 11 Predicted Effective noise levels – Deliveries and collection (van sound power sources), L_{Aeq}

Sensitive receiver	Time period	Predicted Effective noise level, L _{Aeq} dB ⁽¹⁾	Noise limit, L _{Aeq} dB	Compliant with noise limits?
R1: 26 Princes Street, Mildura (house)	Day	49	54	~
R2: 26 Princes Street, Mildura (10m from house within rear yard)	Day	50	54	✓
R3: Princes Court Village (159 Thirteenth Street, Mildura) - Unit	Day	34	54	✓
R4: Princes Court RACF (Level 1 Room, south-east facing)	Day	45	54	✓
R5: Princes Court RACF (Level 1 Room, south-west facing)	Day	29	54	✓
R6: Princes Court RACF (Level 1 Room, north-east facing)	Day	23	54	✓
R7: Princes Court RACF (Level 1 Room, north-west facing)	Day	20	54	✓
R8: Princes Court Homes (N27-29 Princes St) – Caffrey Family Unit	Day	40	54	✓

Note:

(1) Predicted noise level includes a +5dB adjustment for impulsive noise relating to deliveries / collection.

Based on the current design, assumptions, delivery and collection schedule and representative source sound power levels, the predicted noise levels for van activity comply with the applicable noise limits for the day and evening time periods (as defined in Table 1).

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6 Recommendations

6.1 Facade

The facade glazing construction is to be thermal double glazing, indicatively 6 mm glass / 12 mm air gap / 6 mm glass, which achieves a sound insulation rating of R_W 30 or greater.

Based on the proposed site location, being at the termination of a two-way suburban street containing speed limits of 50 km/h, or Village driveways of 10 km/h speed limits, this construction will be adequate to control noise intrusion into the building to the internal noise criteria outlined in Section 4.1.3.

We note that as the mechanical scheme design progresses, there may be certain rooms close to mechanical plant that require upgraded glazing (e.g. thicker, or laminated glass) for improved attenuation.

Solid, non-vision façade elements should be constructed so as to achieve no less than 10dB better performance than the façade glazing.

6.2 Building plant noise

Rooftop plant platforms are currently proposed in preliminary schematic designs, with residential and common areas within the facility being treated typically through bulkhead-enclosed air-conditioning units. The mechanical services are currently not selected or fully documented given the early stage of design.

6.2.1 Enclosed mechanical plant

Noise emissions from internal mechanical plant are typically adequately attenuated by the building envelope. Should mechanical plant rooms be considered during later design phases, noise mitigation measures to control noise emissions from the internal plant will include:

- Design and selection of mechanical plant with low noise emissions.
- Careful design and selection of ventilation louvres serving plant rooms, including locating and orienting the louvres to face away from noise-sensitive receivers.
- Consideration of acoustically absorptive treatments in plant rooms to reduce reverberant noise build up and thereby reduce noise emissions from plant.
- Acoustic design of plant rooms to ensure that the building envelope provide appropriate attenuation of external noise emissions.

6.2.2 Rooftop mechanical plant

Various mechanical plant items such as VRF / VAV condensers and exhaust fans are anticipated to be located on the RACF and Substation rooftop. Noise mitigation measures to control noise emissions from the rooftop have been detailed in Section 5.

6.2.3 Emergency equipment

A standby generator is proposed within the subject site. Noise emissions from the standby generator must comply with the emergency equipment noise limits in Table 4 at the nearest noise-sensitive receivers. This would be achieved through application of one or more of the following:

- selection of a generator set with a lower sound power level.
- use of an acoustic enclosure,
- orientation of the exhaust away from noise sensitive receivers,
- the use of shielding around the generator.

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Maintenance of the generator should be conducted during the day period to minimise the potential noise impact so far as reasonably practicable.

Fire pumps must comply with the emergency equipment day time noise limit in Table 4 at the nearest noise-sensitive receivers.

The operation of fire pumps for maintenance should be conducted during business hours only. It is understood that other operation is only possible by the brigade (through hydrant use) in an emergency. Due to low likelihood of operation during the night, the presence of other noise during fire event (sirens etc.) and the extensive treatment that may be required to achieve compliance at night, compliance with the emergency equipment limit during the day period is suggested to be appropriate.

6.2.4 Domestic air-conditioner outdoor condensers

With reference to the indicative sound output levels provided in Table 8, the following advice is provided for mitigation of balcony condenser units, should they be pursued by the project design team:

- Balcony AC condenser units are to be installed on acoustic vibration mounts so as to mitigate structure-borne noise transfer to adjacent dwellings and balconies.
- Balconies should be visually separated by a solid, non-perforated and full height exterior wall, typically formed
 via a row of studs with fibre cement cladding on both sides, or via a screen comprised of a single sheet of
 dense, heavy material such as compressed fibre cement.
- Condenser units should be selected for low noise output operation such that the noise received on adjacent balconies is 5 decibels below background noise during prohibited times, specifically within the following time periods:
 - 10 pm to 7 am Monday to Friday
 - 10 pm to 9 am Weekends and Public Holidays

6.3 Noise barriers

To attenuate the noise from the Service Lane, Loading Dock and Bin Enclosure, a solid acoustic barrier fence along the northern boundary of (as shown in Figure 3 and Figure 4) would allow the predicted noise levels at 26 Princes Street to comply with the established noise limits in Table 3 during the Day and Evening time periods. The fence is proposed as being 1.8 m in height and extending approximately 28 m into the Subject Site from the beginning of the Service Lane. The fence then raises to 2.4 m height and extends beyond the waste storage area, to then return and seal to the building façade at the Laundry room.

Additionally, the south-east facing balconies of the Level 1 resident rooms (located above the service lane) are to contain balustrades of a minimum 1.2m height extending from the balcony floor.

The solid barrier / fence is to:

- Be solid and free from gaps including at the transition points between different materials and bottom junction with the ground.
- Be constructed of materials with sufficient mass to attenuate noise, with at least an R_w 28 rating, such as:
 - Solid fence comprised of 6 mm thick fibre cement.
 - Transparent materials like Perspex, acrylic and/or polycarbonate, of nominal 8 mm thickness.
 - Proprietary modular walls that achieve R_w 28 or greater.
- Transparent materials like Perspex, acrylic and/or polycarbonate are to have a minimum surface mass of 10 kg/m³ and a minimum overlap of 25 mm when transitioning to a different material.

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Figure 4 Noise barrier / fence documented within the architectural drawings

6.3.1 Carpark fences

The existing fences which currently divide the proposed carpark from adjacent residential dwellings (shown in Figure 5 below) are understood to be constructed from timber paling (shown in purple) and corrugated sheet metal (shown in red). The timber paling fences are understood to be relatively new and are of good quality construction with minimal gaps.

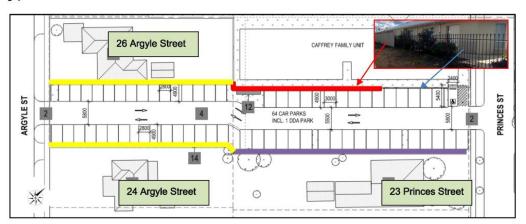


Figure 5 Carpark - Existing fence-line extent (red and purple line); Proposed new fence (yellow line)

The existing timber-paling fence construction and extent (purple line) is expected to provide mitigation from carparkrelated noise emissions at the residence at 23 Princes Street.

The existing sheet metal fence construction and extent (red line) is expected to provide mitigation from carpark-related noise emissions at the residence at the Caffrey Family Unit, although we note that the solid fence line transitions to an

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iron bar fence, which will not provide acoustic shielding. However, we understand that since the Caffrey Family Unit is a part of PCL and on the same land title, the project coordination team does not consider the Caffrey Family Unit to be a noise sensitive receiver.

Upon extension of the carpark through to Argyle Street, a similar height timber paling fence (minimum 1.8 m) should be installed along the boundary of the carpark for acoustic separation between carpark and the residences at 24 and 26 Argyle Street (shown in yellow line on Figure 5) which is then expected to also provide suitable attenuation of carpark noise.

6.4 Deliveries and waste collection

Deliveries and waste collection should be scheduled in accordance with the recommendations of the Noise Control Guidelines set out in Section 3.3.2, within the applicable time limits defined in Table 1 and as limited per vehicle-type as shown in Section 5.4.2. Specifically, with regards to allowable time periods:

- Refuse collection (truck) limited to the day time period only
- Collection and delivery (van) limited to the day time period only

During deliveries, ancillary motors or trucks should be turned off when the truck or van is not moving. Additionally, broad spectrum (e.g. pink noise) reversing beepers are preferential over single-tone warning systems.

For waste collection:

- Refuse bins should be located at sites that provide minimal annoyance to residential premises (i.e. screened
 off by acoustic noise walls / roofs.
- Waste bins are to be collected by waste disposal trucks that have rear-loading capability so that bins are
 emptied at heights below the proposed noise wall. Garage trucks that lift bins overhead (above the height of
 the noise barriers) are not permitted.
- Compaction should be carried out while the vehicle is moving.
- · Bottles should not be broken up at collection site.
- Noisy verbal communication between operators should be avoided where possible.

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7 Conclusion

This report outlines the acoustic requirements for the Princes Court Living (PCL) redevelopment, specifically the construction of a new Residential Aged Care Facilities (RACF), to be located at 29A Princes Street, Mildura VIC. It details the acoustic requirements and indicative recommended treatments for the proposed development.

The main acoustic issues addressed in this report are:

- Control of traffic noise ingress to meet the internal acoustic amenity objectives.
- Control of environmental noise emissions from the development to proposed development and adjacent land
 uses this would include noise from external mechanical plant (e.g. exhaust fans, rooftop plant, etc.) and
 traffic noise associated with the development, such as:
 - movements within adjacent service lanes and loading areas
 - noise emissions associated with the carpark area servicing PCL and the RACF.

The assessment has been based on the town planning drawing package titled *Princes Court RACF*; Project number 20210164, issued by Clarke Hopkins Clarke Architects dated 20 October 2023.

For predicted noise levels to achieve compliance with the applicable noise limits, implementation of the following noise control measures is recommended:

- Façade glazing construction to be nominally two layers of 6 mm thick glass separated by a 12 mm airgap, achieving minimum R_w 30 – as detailed in Section 6.1.
- Solid façade elements to be designed so as to achieve no less than 10 dB higher sound insulation than façade glazing — as detailed in Section 6.1.
- RACF and Substation rooftop plant to be acoustically screened from nearby NSAs through installation of plant
 platform barriers or acoustic louvres as shown in Figure 3. Barriers or acoustic louvre extent to be a minimum
 0.5 m above the tallest noise emitting unit.
- RACF and Substation rooftop plant located behind acoustic screens to be selected so as not to exceed
 maximum plant sound power levels outlined in Table 7.
- Fitting mechanical units with variable speed drives so as to avoid impulsive start / stop noise events, and
 maximising unit distance from noise sensitive receivers as detailed in Section 6.1.
- Emergency generators attenuated through the measures detailed in Section 6.2.3.
- If pursued by the project design team, air-conditioning outdoor condensers placed on RACF balconies should be provided with noise control measures detailed in Section 6.2.4.
- A 1.8 m to 2.4 m high noise wall erected along the existing fence line of the northern boundary of 26 Princes Street, and solid balustrades on the Level 1 balconies of the residents' rooms which face south-east, overlooking the service lane to specifications as detailed in Section 6.2.4.
- Timber paling fences of good construction and minimum 1.8 m height are to be erected along the south east and north west boundary of the carpark upon its extension through to Argyle Street, shown in Figure 5.
- Delivery and waste collection to be conducted in accordance with recommendations detailed in Section 6.4.

With implementation of the above, it is considered that noise emissions from the Princes Court Residential Aged Care Facilities (RACF) and associated carpark will achieve compliance with relevant noise limits and satisfy the requirements of the General Environmental Duty.

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Transport Impact Assessment



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DOCUMENT INFORMATION

Prepared for	Clarke Hopkins Clarke Architects				
File Name	211070TIA002B-Stage 1-F.docx	Report Date	1 November 2023		
Prepared by	NT	Reviewed by	JS		

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APPENDICES

APPENDIX A SWEPT PATH DIAGRAMS

1 INTRODUCTION

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onemile**grid** has been requested by Clarke Hopkins Clarke Architects to undertake a Transport Impact Assessment for Stage 1 of the redevelopment of

As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located within the **Phase Street** Community at 27-29 Princes Street, Mildura, as shown in Figure 1.

Figure 1 Site Location



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The overall site abuts Princes Street toward the south of the site, with Princes Street terminating at the entrance to the ent

As noted, the site is occupied by which comprises a total of 100 RAC beds across several buildings. Furthermore, a portion of the proposed development is currently occupied by 2 residential lots (1 accessed from Argyle Street and 1 accessed from Princes Street).

66 parking spaces are provided for the RAC facility located adjacent the Princes Street entrance.

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Mildura Rural City Council
Land use in the immediate vicinity of the site includes Princes Court Village as mentioned previously, in addition to residential properties in differential Document

An aerial view of the overall site provided below in Figure 2.

Site Context (7 April 2022)

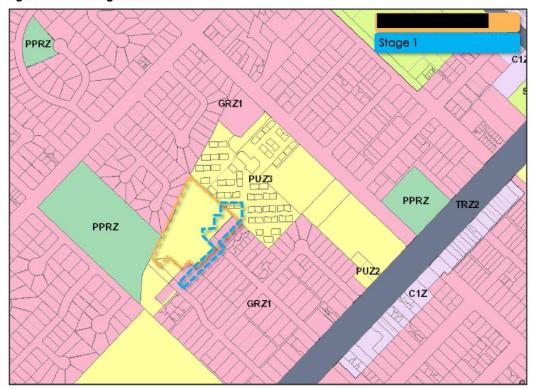


Copyright Nearmap

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It is shown in Figure 3 that the site is located within a Public Use Zone – Health and Community (PUZ3). Furthermore, Lanyon Flats and a portion of the site is located within a general residential zone.

Figure 3 Planning Scheme Zones



2.3 Road Network

Mildura Rural City Council Advertised Plan Document

2.3.1 Princes Street

Princes Street is a local road generally aligned northwest/southeast, running between Deakin Avenue in the southeast, and terminating approximately 300 metres in the northwest where it meets the subject site. Princes Street provides a single traffic in each direction adjacent to the site, with unrestricted kerbside parking permitted on both sides of the road.

The default 50km/h speed limit applies to Princes Street in the vicinity of the site.

2.3.2 Thirteenth Street

Thirteenth Street is a local road generally aligned northeast/southwest, running between Deakin Avenue in the southwest, and Ontario Avenue in the northeast. Thirteenth Street provides a single traffic lane in each direction adjacent to the site, separated by a flat central median with tress positioned intermittently. An unrestricted kerbside parking lane is provided on both sides of the road.

The default 50km/h speed limit applies to Thirteenth Street in the vicinity of the site.

2.3.3 Argyle Street

Argyle Street is a local road generally aligned northwest/southeast, running between Deakin Avenue in the southeast, and terminating approximately 400 metres in the northwest with a court bowl. Argyle Street provides a single traffic lane in each direction adjacent to the site, with unrestricted kerbside parking permitted on both sides of the road.

The default 50km/h speed limit applies to Argyle Street in the vicinity of the site.

Mildura Rural City Council 2.4 Existing Traffic Conditions Advertised Plan Document

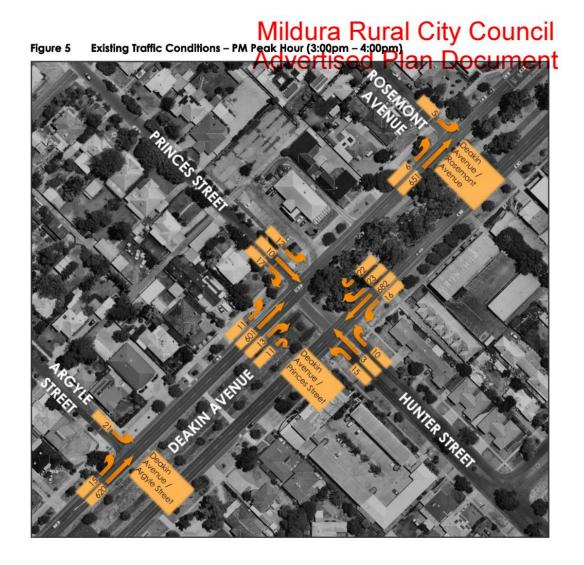
Traffic volume surveys were undertaken by Trans Traffic Survey on behalf of **one**mile**grid** at the following intersections on Wednesday 16th February 2022, between 9:30am and 5:00pm:

- > Deakin Avenue / Princes Street
- > Deakin Avenue / Rosemont Avenue
- > Deakin Avenue / Argyle Street

The results of the surveys are shown below in Figure 4 and Figure 5.

Figure 4 Existing Traffic Conditions – AM Peak (11:45am – 12:45pm)





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To assess the operation of the intersections above the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package/entised Plan Document

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay as described below.

Table 1 SIDRA Intersection Parameters

Parameter	Description			
	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below.			
	Degree of Saturation	Rating		
	Up to 0.60	Excellent		
.	0.61 – 0.70	Very Good		
Degree of Saturation (DoS)	0.71 – 0.80	Good		
Salutation (Dos)	0.81 – 0.90	Fair		
	0.91 – 1.00	Poor		
	Above 1.00	Very Poor		
	It is noted that whilst the range of $0.91 - 1.00$ is rated as 'poor', it is acceptable for critical movements at an intersection to be operating within this range during high peak periods, reflecting actual conditions in a significant number of suburban signalised intersections.			
Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds.			
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour			

Given the proximity of the surveyed intersections, they have been modelled as a network model, which accounts for coordination effected by adjacent intersections, and capacity reductions caused by downstream queueing effects.

Mildura Rural City Council
The results of the analysis are provided below in Table 2 to Table 4

Table 2 Deakin Avenue / Princes Street - Existing Conditions

Approach	Movement	DoS	Avg. Delay (sec)	Queue (m)
		AM Peak		
	Left	0.022	10.2	0.2
Hunter Street	Through	0.071	14.3	0.2
	Right	0.071	15.9	0.2
	Left	0.029	9.7	0.3
Princes Street	Through	0.042	13.2	0.3
	Right	0.042	15	0.3
	Left	0.155	5.6	0
Deakin Avenue	Through	0.155	0	0
(southwest)	Right	0.155	7.7	0
	U-Turn	0.155	9.5	0
	Left	0.206	5.7	0
Deakin Avenue	Through	0.206	0.1	0
(northeast)	Right	0.206	7.2	0
	U-Turn	0.206	8.8	0
		PM Peak		
	Left	0.045	10.3	1.2
Hunter Street	Through	0.074	15.2	1.2
	Right	0.074	17	1.2
	Left	0.061	10	1.6
Princes Street	Through	0.072	14.4	1.6
	Right	0.072	16.3	1.6
	Left	0.182	5.6	0
Deakin Avenue	Through	0.182	0	0
(southwest)	Right	0.182	7.9	0
	U-Turn	0.182	9.8	0
	Left	0.213	5.7	0
Deakin Avenue	Through	0.213	0.1	0
(northeast)	Right	0.213	7.6	0
	U-Turn	0.213	9.4	0

Mildura Rural City Council

Table 3	Deakin Avenue / Rosem	December		
	Approach	baven	Avg. Delay (sec)	D Queue (m) C N
		AM Peak		
Rosemo	nt Avenue (northwest)	0.003	9.1	0.1
Deakin /	Avenue (southwest)	0.154	0.1	0.0
		PM Peak		
Rosemo	nt Avenue (northwest)	0.005	9.4	0.1
Deakin /	Avenue (southwest)	0.177	0.1	0.0

Table 4 Deakin Avenue / Argyle Street – Existing Conditions

Approach	DoS	Avg. Delay (sec)	Queue (m)			
AM Peak						
Argyle Street (northwest)	0.026	9.1	0.3			
Deakin Avenue (southwest)	0.143	0.2	0.0			
PM Peak						
Argyle Street (northwest)	0.021	9.3	0.6			
Deakin Avenue (southwest)	0.172	0.2	0.0			

It is shown that all intersections are currently operating under excellent conditions, with minimal queues and delays for all movements.

The full public transport provision in the vicinity of the site is shown in Figure 6.

Figure 6 Public Transport Provision



It is shown that public transport in the area is limited to bus services, with several services operating along Deakin Avenue in the vicinity of the site, and to the north on Thirteenth Street. The closest bus stop is located approximately 350 metres walking distance from the site.

Mildura Rural City Council 3 DEVELOPMENT HISTORY Advertised Plan Document

The masterplan for seeks to demolish the existing buildings and redevelop the site to provide additional beds and improved facilities. The facilities will comprise assisted living apartments (ALA), residential aged care beds (RAC), individual living units (ILU) and a new community centre for use by residents and visitors to the site.

The masterplan will be delivered over four stages, as shown in Figure 7 and summarised below:

Stage 1: RAC

- > Demolition of the existing car park to allow for the construction of a 50 bed RAC facility; and
- Construction of a new car park adjacent the site with connections to Princes Street and Argyle Street.

Stage 2: ALA Building A

> Construction of 25 ALA apartments on top of the car park provided as part of Stage 1.

Stage 3: ALA Building B

- > Construction of an additional 25 ALA apartments; and
- > A new village green.

Stage 4: Additional Retirement

- > Construction of additional retirement facilities
- Construction of a new road connection between and Princes Court Village

Figure 7 Masterplan Development Staging



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Mildura Rural City Council DEVELOPMENT PROPOSA Advertised Plan Document

4.1 General

It is proposed to redevelop the site for the purposes of a residential aged care facility associated with Stage 1 of the masterplan that governs the site. The redevelopment will involve the demolition of all existing buildings and car parks within the Stage 1 area, and two residential lots to the south of the site along Princes Court and Argyle Street.

The new facility is to comprise 50 RAC beds within a single building, accessed from the existing internal road network slightly north of Princes Street. A new car park is proposed between in the southwest of the site in place of the existing residential dwellings, providing 64 parking spaces.

The layout of the proposed development is provided below in Figure 8.

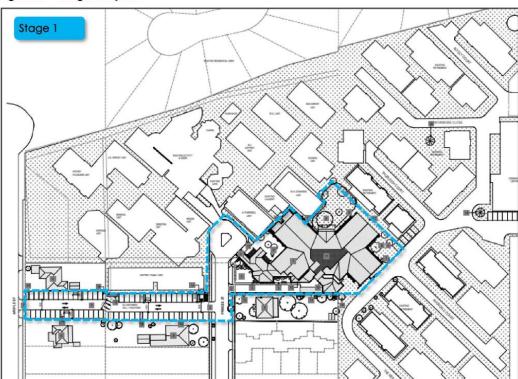


Figure 8 Stage 1 Layout

Mildura Rural City Council 4.2 Car Parking and Vehicular Access Advertised Plan Document

As mentioned, a total of 64 parking spaces are to be provided in an at-grade car park as part of the works associated with Stage 1 (inclusive of one accessible space).

The car park will provide parking for all existing users of Princes Court Village in addition to the proposed RAC facility. Vehicular access to the car park is proposed from both Princes Court and Argyle Street.

As part of the Stage 1 works, the existing hardstand area at the end of Princes Street will be modified and repurposed to provide a porte-cochere and turnaround area while maintaining an internal connection to the existing porte-cochere in the northeast.

Additionally, a service lane is proposed along the sites southern boundary to cater for all loading requirements and waste collection, accessed from Princes Street.

A view of the proposed car park and internal accessways are shown in Figure 9 below.



Figure 9 Car Parking and Vehicular Access

5 DESIGN ASSESSMENT

Mildura Rural City Council Advertised Plan Document

5.1 Mildura Planning Scheme – Clause 52.06

onemile**grid** has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following section.

5.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 5.

Table 5 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	Comments
Be at least 3 metres wide.	Satisfied – the minimum width of all internal two-way accessways is 5.5 metres.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied – changes of direction between accessways are more than 4.2m wide
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/a – private car park. No dead end aisle is proposed regardless
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	Satisfied – a minimum height clearance of 2.2 metres is achieve
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied – all vehicles can exit the site in a forwards direction
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	N/a – does not connect to a Transport Zone
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Satisfied – sight splays are provided on either side of the accessway clear of landscaping or obstructions greater than 900mm height
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	N/A – does not connect to a Transport Zone

Mildura Rural City Council 5.1.2 Design Standard 2: Car Parking Spaces Advertised Plan Document

The car spaces on the west side of the car park are proposed with a width of 2.8 metres, length of 4.9 metres and are accessed from aisles of no less than 5.8 metres, in accordance with Design Standard 2 of the Planning Scheme. The remaining spaces on the east side of the car park are proposed with a width of 3 metres, length of 4.9 metres and are accessed from aisles of no less than 5.5 metres, also in accordance with Design Standard 2 of the Planning Scheme

The accessible bay is proposed with a length of 5.4 metres and a width of 2.4 metres, and an adjacent shared area of the same dimensions, in accordance with the Australian Standard for Off-Street Parking for People with Disabilities AS2890.6.

Swept paths have been prepared in Appendix A demonstrating circulation with a 99.8th percentile passenger vehicle (B99) through the car park.

5.2 Porte-Cochere

The porte-cochere has been designed to accommodate vehicle up to a 6.4m ambulance. Swept paths have been provided in Appendix A demonstrating circulation of an ambulance within the internal turnaround area and access to the porte-cochere. The ambulance can park within the porte-cochere while allowing another vehicles to pass within the turnaround area.

5.3 Waste Collection

A bin storage area is located adjacent the service lane. Bins will be collected via a private contractor via the service lane on collection days.

Swept paths have been prepared demonstrating access to the service lane with an 8.8m medium rigid vehicle (MRV). The swept paths are attached in Appendix A.

6 LOADING

Clause 65 (Decision Guidelines) of the Mildura Planning Scheme identifies that "Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts."

A service bay is proposed along the sites southern boundary to cater for all loading requirements. The service lane has which has been designed to accommodate all loading vehicles expected to use the loading area such as laundry, food, and consumables trucks, in addition to vans and utility vehicles.

Swept paths have been prepared in Appendix A demonstrating access and circulation with a 8.8m medium rigid vehicle (MRV).

The provision for loading is therefore considered appropriate for the proposed use.

7 CAR PARKING

Mildura Rural City Council Advertised Plan Document

7.1 Removal of Car Parking

As part of the proposal, the existing 66 space car park that services the development will be removed and replaced with a new car park with 64 spaces.

To confirm the utilisation of the existing car park and ensure the reduction in parking will not have an adverse impact of the operation of the site, **one**mile**grid** has undertaken a review of aerial photography within existing on-site car park, using the latest available Nearmap imagery. A review of the five most recent weekday dates, between 7th April 2022 and 7th August 2023, provided the parking occupancy shown in Table 6 below.

Table 6 Parking Availability

Date	Day	Time	Vehicles Present	Utilisation (%)
7 th August 2023	Monday	10:15am	48	73%
17th April 2023	Thursday	11:15am	49	74%
30th November 2022	Wednesday	10:45am	47	71%
6th July 2022	Wednesday	11:15am	43	65%
7 th April 2022	Thursday	10:30am	46	70%
Average			47	71%

The review indicates that the site generates moderate parking demands with a maximum demand for 49 parking spaces, leaving no less than 17 spaces available at all times. It is noted that the aerial photographs are all taken within the late morning period, and were unlikely to have captured the shift change over periods, and therefore provide an indication of the expected typical peak demands.

Therefore, the reduction in 2 parking spaces resulting from the proposed development there will still be a minimum of 15 spaces available for use.

7.2 Statutory Car Parking Requirements

7.2.1 Car Parking Requirements – Clause 52.06

The car parking requirements for the subject site are identified in Clause 52.06 of the Mildura Planning Scheme, which specifies the following requirements for the proposed development.

Table 7 Clause 52.06 – Car Parking Requirements

Use	No	Rate	Car Parking Measure	Total
Residential aged care facility	50 beds	0.3	to each lodging room	15

Based on the above calculations, a total of 15 parking spaces are required for the proposed development.

Mildura Rural City Council 7.2.2 Proposed Car Parking Provision Advertised Plan Document

It is proposed to provide no additional parking for the development, resulting in a shortfall of 15 parking spaces.

In this regard, Clause 52.06-7 of the Mildura Planning Scheme indicates that an application to reduce (including reduce to zero) the requirement for car spaces must be accompanied by a Car Parking Demand Assessment. The Assessment must assess the car parking demand likely to be generated by the proposed development, having consideration to:

- > 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.
- > The variation of car parking demand likely to be generated by the proposed use over time.
- > The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- > The availability of public transport in the locality of the land.
- > The convenience of pedestrian and cyclist access to the land
- > The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land; and
- > Any empirical assessment or case study.

An assessment of the likely parking demands and the appropriateness of reducing the car parking provision below them is set out below.

7.3 Car Parking Demand Assessment

For assessment purposes, the Planning Scheme statutory rate for the residential aged care facility of 0.3 spaces per bed will be adopted for the additional 50 beds. This equates to a demand for 15 spaces, which is inclusive of staff and visitor demands.

Therefore, the proposed additions may generate a parking demand of up to 15 spaces. With no additional spaces proposed, the development results in a shortfall of 15 spaces.

In this regard, Clause 52.06-7 of the Mildura Planning Scheme further indicates that a permit may be granted to reduce the number of parking spaces with consideration of a number of strategic factors, including the availability of car parking associated with the existing use of the land, assessed below.

7.4 Review of Car Parking Provision

To determine if the car parking demands can be accommodated and the car parking lost will not have a detrimental impact across the site, a review of aerial photography within existing on-site car park has been undertaken, as detailed in Section 3. The review was undertaken to understand if the demands generated by the proposed development and the reduction in spaces could be accommodated for a typical day.

As the reviews naturally shows the existing demand only, it is only the proposed additions that needs to be considered (50 beds). As detailed above, the additional beds generate a parking demand of 15 spaces.

The aerial review indicates that a minimum of 15 spaces were available after the loss of car parking is taken into account. Therefore, there is sufficient car parking to accommodate the 15 space parking demand generated by the proposed development.

In light of the above, the provision of 64 parking spaces is sufficient in accommodating the parking demands of the existing and proposed development, and is considered appropriate.

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Mildura Rural City Council Accessible Car Parking Advertised Plan Document

The Building Code of Australia (BCA) specifies the minimum requirements for provision of accessible car parking.

The proposed aged care development, classified as a Class 9c building, requires provision of one accessible car spaces for every 100 car parking spaces or part thereof.

Noting the proposed provision of 64 car spaces on-site, the BCA requires at least one accessible car space on-site.

The proposed provision of one space thus satisfies the BCA requirements.

8 TRAFFIC

Mildura Rural City Council Advertised Plan Document

8.1 Overview

The proposed development involves the demolition of the existing the construction of a new car park accessed from Princes Street and Argyle Street, and the construction of a 50 bed RAC facility.

As no existing facilities are being removed and the provision of parking is not being reduced, there is not expected to be any change traffic generation of the existing development. As such, the below traffic generation section has been limited to the additional traffic for Stage 1 only. These volumes will then be overlayed onto the traffic volumes gathered from the turning movement surveys discussed in Section 2.4, which includes the existing site traffic volumes.

8.2 Traffic Generation

onemile**grid** and various other traffic consultants have undertaken a number of traffic generation surveys of aged care developments, summarised in Table 8.

Table 8 Aged Care Traffic Generation

		No.	Traffic Ge	neration (trips	/bed)
Location	Level of Care	Beds	Site Peak	Commuter Peak	Daily
Arcare, Caulfield North	High Care, Low Care	110	0.37	0.18	2.15
Broughtonlea, Surrey Hills	High Care, Low Care, Supported Residential	109	0.34	0.15 (ava.)	2.14
Regis Lake Park, Blackburn	High Care, Low Care, Respite Care, Dementia Care	202	0.39	0.15 (avg.)	2.32
Canterbury Nursing Home, Canterbury			0.39	0.21	
Lorikeet Lodge, Frankston		106	0.40	0.14	
Newmans on the Park, Templestowe	High Care, Low Care	109	0.47	0.09	3.2
47-49 Belgrave Road, Belgrave	High Care, Low Care	60	0.52	0.22	
Average			0.41	0.17	2.45

In order to provide a conservative assessment, the higher traffic generation rates of 2.5 and 0.45 movements per bed will be adopted for daily and commuter peak hour periods respectively.

Applying the above rates to the proposed 50 beds produces a total of 125 daily movements and 23 peak hour movements.

These traffic volumes will be distributed across the Princes Street and Argle Street access points. The following traffic distribution will be adopted:

Princes Street: 80%Argyle Street: 20%

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Based on the above, the following peak hour traffic volumes will be generated at each of the site access points. It has been assumed that velocity inbound and outbound movements.

Table 9 Site Peak Hour Traffic Generation

Site Access Point	Inbound	Outbound	Total
Argyle Street	3 movements	3 movements	6 movements
Princes Street	9 movements	9 movements	18 movements
Total	12 movements	12 movements	24 movements

Reviewing the volumes above, it is noted that a maximum of 18 additional vehicle movements per hour are expected for any one access point, equivalent to less than one vehicle trip every three minutes. This amount of traffic is considered very low, and is expected to be easily absorbed into the surrounding road network.

8.3 Traffic Distribution

All traffic generated from the site are required to exit onto Deakin Avenue from either Princes Street, Argyle Street or Rosemont Avenue. As the Deakin Avenue / Princes Court intersection offers left and right turning movements onto Deakin Avenue, (the other two intersections are restricted to left-out only), a higher portion of vehicles are expected to use this intersection, equating to the following distribution.

Table 10 Adopted Directional Traffic Distribution

Origin/Destination	Percentage
Princes Street	75%
Argyle Street	20%
Rosemont Avenue	5%

Furthermore, considering the location of the site in relation to the surrounding road network the external origin/destination shown in Table 11 has been adopted.

Table 11 Adopted Directional Traffic Distribution

Origin/Destination	Percentage
Deakin Avenue – Northeast	50%
Deakin Avenue – Southwest	45%
Hunter Street – Southeast	5%

Mildura Rural City Council 8.4 Post Development Traffic Yolumes Advertised Plan Document

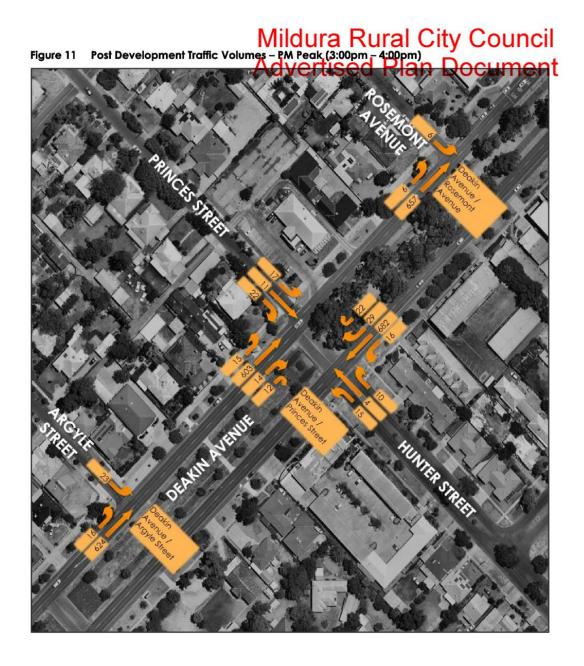
Based on the above, the post development traffic volumes are expected at the intersection of Deakin Avenue and Princes Court are shown below in Figure 10 and Figure 11.

Figure 10 Post Development Traffic Volumes – AM Peak (11:45am – 12:45pm)



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8.5 Traffic Impact

Mildura Rural City Council Advertised Plan Document

The traffic volumes have been input into SIDRA Intersection, a traffic modelling software package, to assess the operation of the intersection. The results of the analysis are provided in Table 12 to Table 14.

Table 12 Deakin Avenue / Princes Street – Existing/Future Conditions

Annyanah	Movement	D	oS	Avg. Del	ay (sec)	Que	ue (m)
Approach	Movemeni	Existing	Future	Existing	Future	Existing	Future
				AM Peak			
Hunter	Left	0.022	0.025	10.2	10.3	0.2	0.7
Street	Through	0.071	0.079	14.3	14.8	0.2	0.7
(southeast)	Right	0.071	0.079	15.9	16.5	0.2	0.7
Princes	Left	0.029	0.045	9.7	9.8	0.3	1.2
Street	Through	0.042	0.055	13.2	13.6	0.3	1.2
(northwest)	Right	0.042	0.055	15	15.5	0.3	1.2
	Left	0.155	0.158	5.6	5.6	0	0
Deakin	Through	0.155	0.158	0	0	0	0
Avenue (southwest)	Right	0.155	0.158	7.7	7.8	0	0
(30011144631)	U-Turn	0.155	0.158	9.5	9.7	0	0
	Left	0.206	0.208	5.7	5.7	0	0
Deakin	Through	0.206	0.208	0.1	0.1	0	0
Avenue (northeast)	Right	0.206	0.208	7.2	7.3	0	0
(Horniedsi)	U-Turn	0.206	0.208	8.8	9	0	0
				PM Peak			
Hunter	Left	0.045	0.048	10.3	10.4	1.2	1.3
Street	Through	0.074	0.084	15.2	15.6	1.2	1.3
(southeast)	Right	0.074	0.084	17	17.5	1.2	1.3
Princes	Left	0.061	0.08	10	10.1	1.6	2.1
Street	Through	0.072	0.086	14.4	14.9	1.6	2.1
(northwest)	Right	0.072	0.083	16.3	16.9	1.6	2.1
	Left	0.182	0.185	5.6	5.6	0	0
Deakin	Through	0.182	0.185	0	0	0	0
Avenue (southwest)	Right	0.182	0.185	7.9	8	0	0
(30011144631)	U-Turn	0.182	0.185	9.8	10	0	0
	Left	0.213	0.215	5.7	5.7	0	0
Deakin	Through	0.213	0.215	0.1	0.1	0	0
Avenue (northeast)	Right	0.213	0.215	7.6	7.7	0	0
(Horricusi)	U-Turn	0.213	0.215	9.4	9.6	0	0

Mildura Rural City Council Deakin Avenue / Rosemont Avenue Existing/Future Conditions

Table 13

Annogah	Do	s ave	Avg. De	lay (sec)	L Great	
Approach	Existing	Future	Existing	Future	Existing	Future
		AM Peak				
Rosemont Avenue (northwest)	0.003	0.004	9.1	9.2	0.1	0.1
Deakin Avenue (southwest)	0.154	0.156	0.1	0.1	0.0	0.0
		PM Peak				
Rosemont Avenue (northwest)	0.005	0.006	9.4	9.4	0.1	0.2
Deakin Avenue (southwest)	0.177	0.179	0.1	0.1	0.0	0.0

Table 14 Deakin Avenue / Argyle Street – Existing/Future Conditions

Annyagah	Do	o\$	Avg. Del	ay (sec)	Queue	e (m)
Approach	Existing	Future	Existing	Future	Existing	Future
		AM Peak				
Argyle Street (northwest)	0.026	0.031	9.1	9.1	0.3	8.0
Deakin Avenue (southwest)	0.143	0.145	0.2	0.2	0.0	0.0
		PM Peak				
Argyle Street (northwest)	0.021	0.023	9.3	9.3	0.6	0.6
Deakin Avenue (southwest)	0.172	0.173	0.2	0.2	0.0	0.0

As shown above, all intersections will continue to operate under excellent conditions during the morning and afternoon peak hours, with minimal increases in queues and delays experienced by motorists. Therefore, the proposed development is expected to have a negligible impact on the operation of Princes Street, Deakin Avenue or the surrounding road network.

9 CONCLUSIONS

Mildura Rural City Council Advertised Plan Document

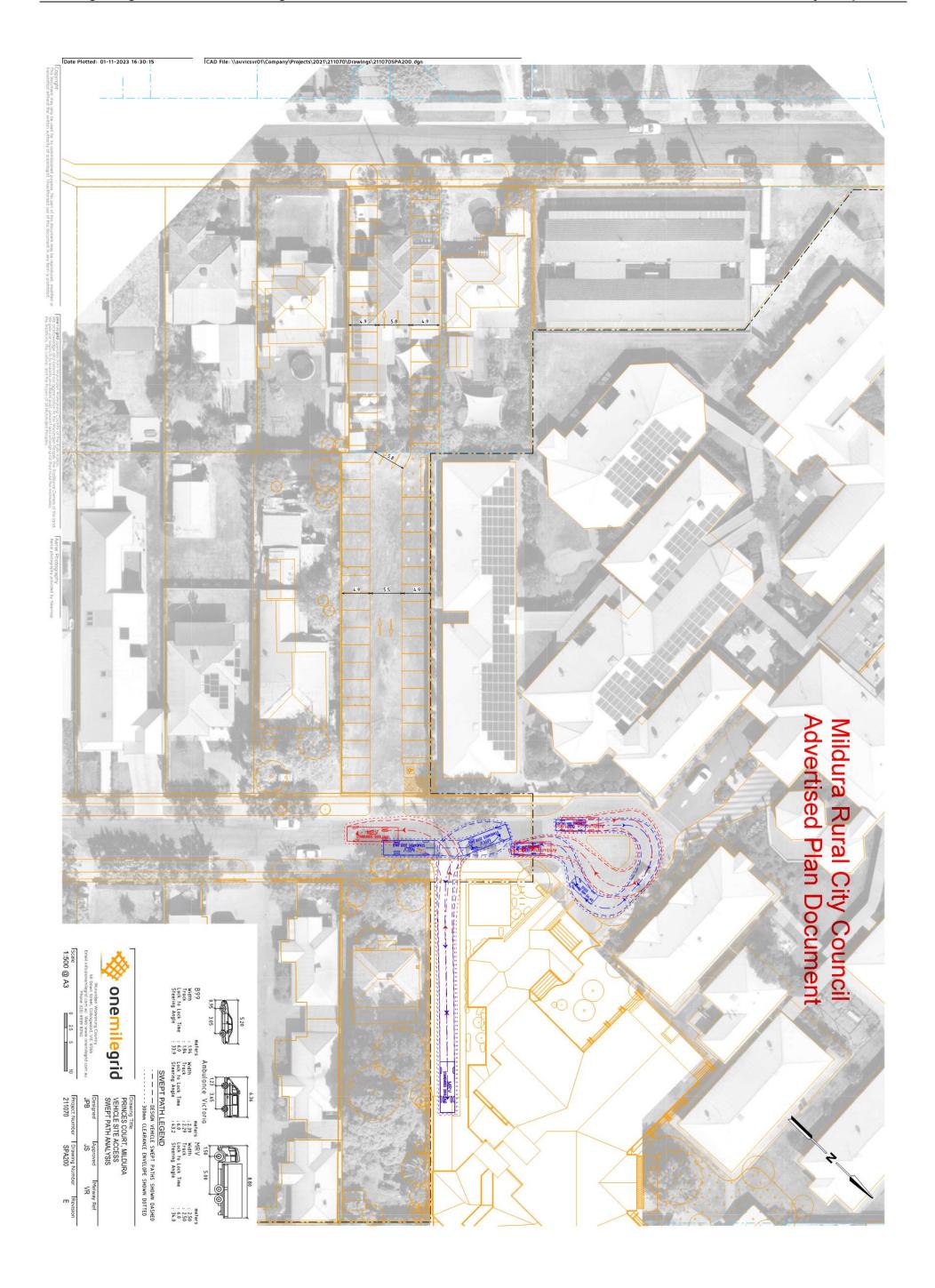
It is proposed to develop the site for the purposes of a residential aged care facility comprising 50 beds, associated with Stage 1 of the Masterplan. A total of 64 car parking spaces are proposed, for use by staff and visitors of the proposed development in addition to the existing users of

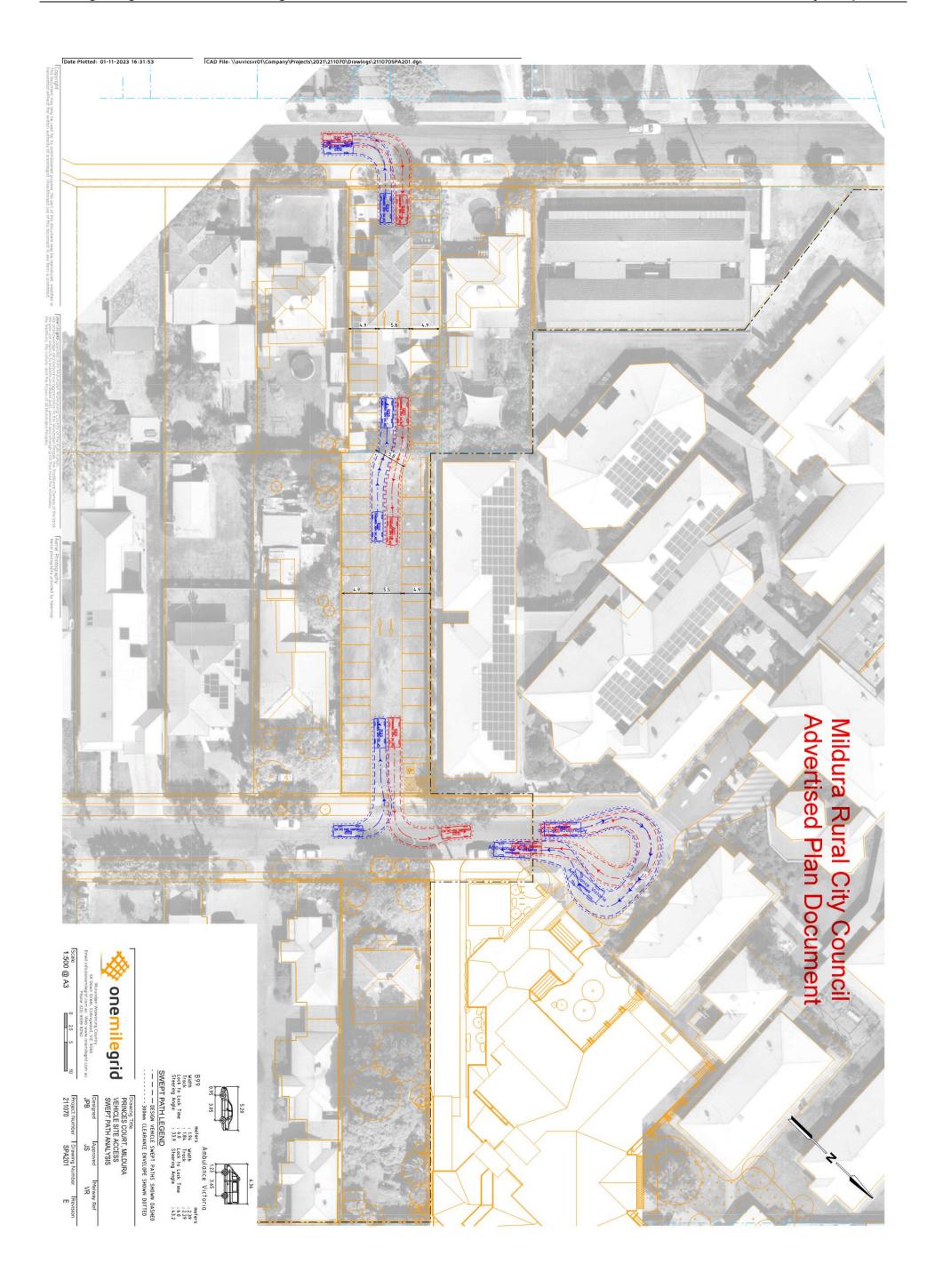
Considering the analysis presented above, it is concluded that:

- The car parking layouts and accesses have been designed generally in accordance with the requirements of the Planning Scheme and are considered appropriate;
- > The provision of loading and pick-up/drop-off facilities and considered appropriate;
- The proposed provision of parking is considered acceptable in accommodating the parking demands for the proposed development in addition to the existing demand of I and
- > The anticipated traffic volumes generated by the development is not expected to have an impact on the operation of Princes Street, Deakin Avenue or the surrounding road network.

Mildura Rural City Council Appendix Advertigent Peth Diagrament











PROJECT NAME	Princes Court Homes - Mildura	SERVICES	Electrical
то	James Goldworthy	PAGES	1 – 5 page attachment
EMAIL ADDRESS	james@jgconsult.com.au	TRANSMITTED BY	Mail ☐ Hand ☐ Email ☒

AS4282 -2019 Control of the obtrusive effects of outdoor lighting

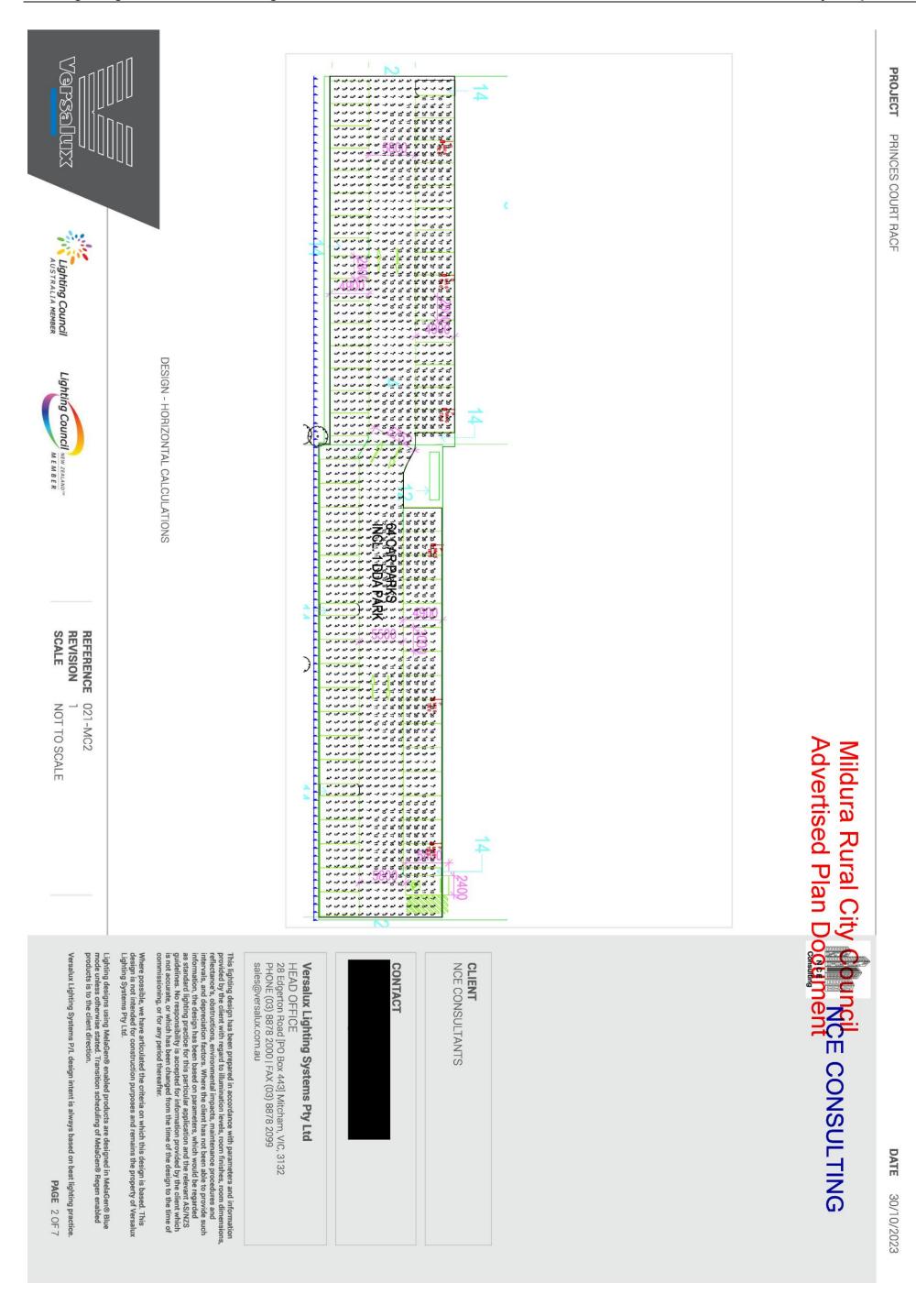
COMPLIANCE STATEMENT

The external lighting is designed in accordance with the Australian Standard AS4282-2019 to minimise lighting spill into neighbouring properties. There will be a timer on the external car park lighting and daylight sensors.

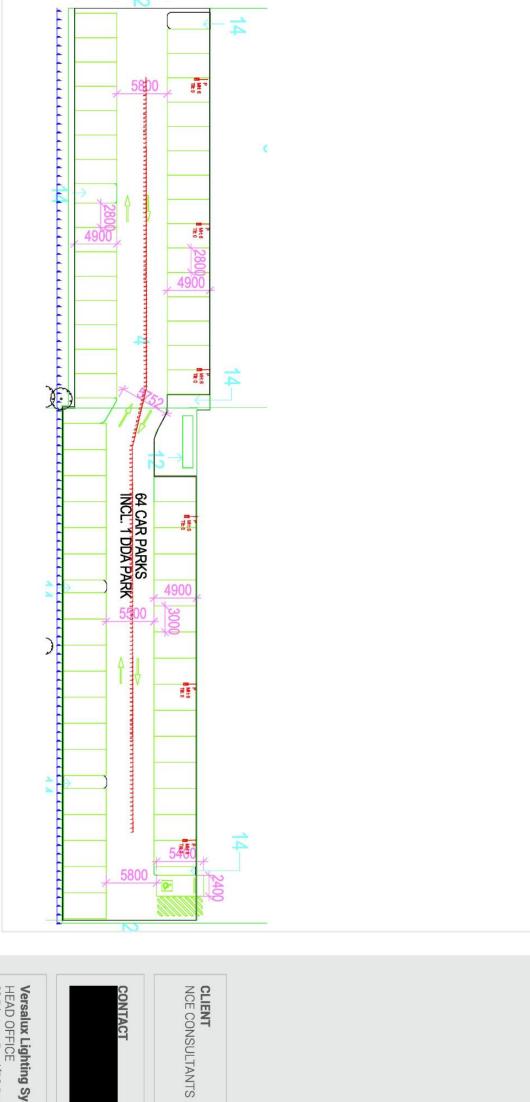
The hours of operation will be from dawn to dusk.

Please see attached lighting calculation report for your reference





PROJECT



Versalux Lighting Systems Pty Ltd
HEAD OFFICE
28 Edgerton Road [PO Box 443] Mitcham, VIC, 3132
PHONE (03) 8878 2000 | FAX (03) 8878 2099
sales@versalux.com.au

Where possible, we have articulated the criteria on which this design is based. This design is not intended for construction purposes and remains the property of Versalux Lighting Systems Pty Ltd. This lighting design has been prepared in accordance with parameters and information provided by the client with regard to illumination levels, room finishes, room dimensions, reflectance's, obstructions, environmental impacts, maintenance procedures and intervals, and depreciation factors. Where the client has not been able to provide such information, the design has been based on parameters, which would be regarded as standard lighting practice for this particular application and the relevant AS/NZS guidelines. No responsibility is accepted for information provided by the client which is not accurate, or which has been changed from the time of the design to the time of commissioning, or for any period thereafter.

DESIGN - VERTICAL 1 CALCULATIONS



Lighting Council
AUSTRALIA MEMBER

REFERENCE REVISION SCALE 021-MC2 NOT TO SCALE

Versalux Lighting Systems P/L design intent is alv

vays based on best lighting practice.

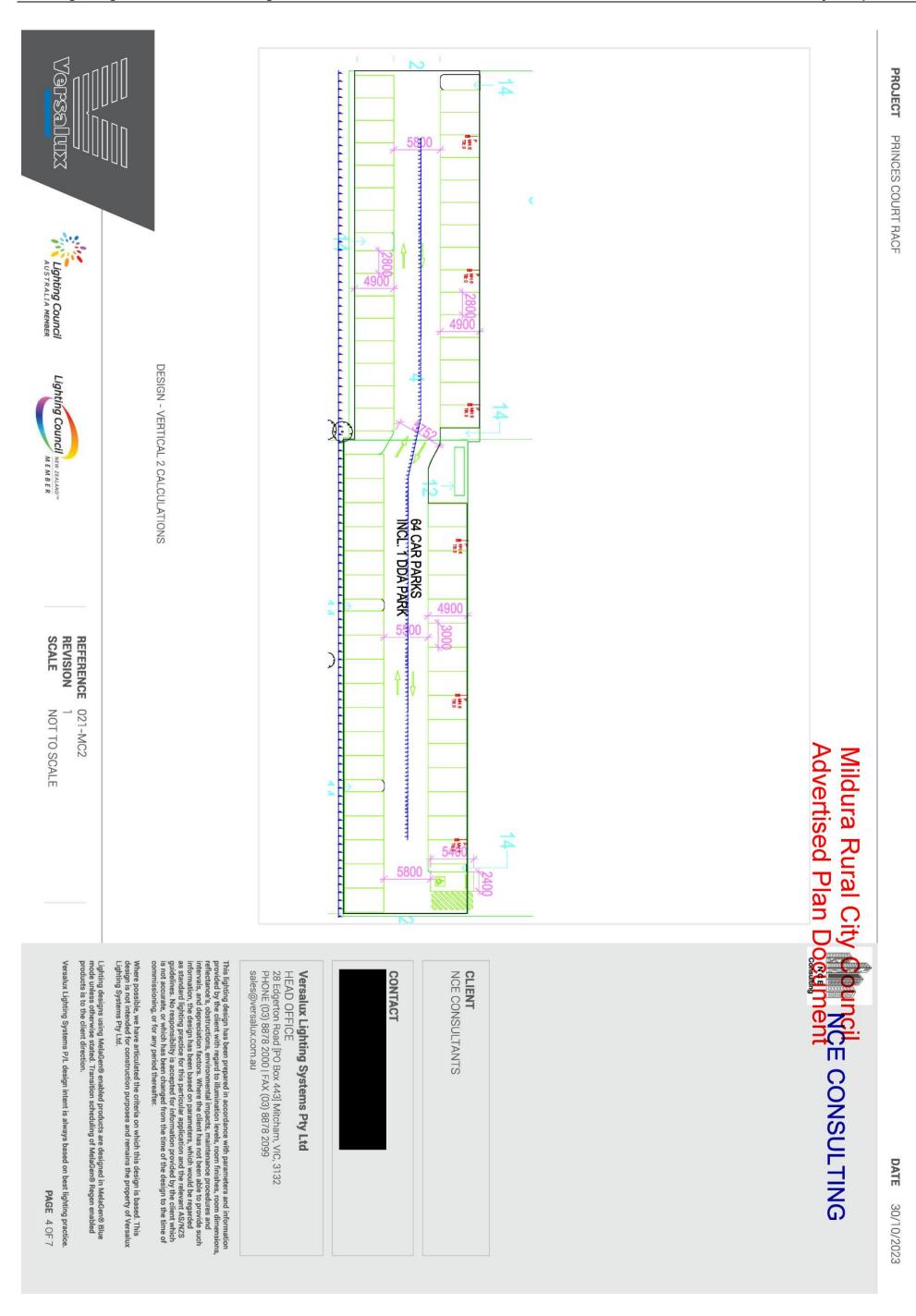
PAGE 3 OF 7

Lighting designs using MelaGen® enabled products are designed in MelaGen® Blue mode unless otherwise stated. Transition scheduling of MelaGen® Regen enabled products is to the client direction.

Item 5.1 - Attachment 4

Page 267

DATE 30/10/2023



PROJECT

PRINCES COURT RACF

ROOM Mount AS SH

ting Height (m)	Ceiling Height (m)	Reflectance (C\W\F)	≓.
NWOH	N/A	N/A	N/A

6	Qty	LUM		Car F	Car
ס	Label	NAIRES		Car Park_Vertical 2	Car Park_vertical I
Single	Arrangement	NAIRE SCHEDULE		tical 2	lical I
4951	Qty Label Arrangement Total Lamp Lumens Lum. Watts			Illuminance	IIIuminance
36.6	Lum. Wat			Lux	Lux
	lts L				
0 800	Ę			4.6	4.9
FFF7F	Description			10.7 1.0 4.6	0.7
N AS	ption			1.0	12.0 1.1 4.0
V4 0 16 F				4.6	4.0
EEEZE M ASVA O 18 I ED High-Dower ADDOK				10.7	11.4
ADDOK				2.3	0.7
27	To			0.5	0.0
2196	Total Watts			N.A.	N.A.
FFF7FM 4016H 4070	Tag			N.A.	N.A.

CALCULATION SUMMARY

CalcType

Lux Units

Avg 9.7

30

Max Min Avg/Min 4.8

Max/Min

Max/Avg PtSpcLr

PtSpcTb

Calc Height 0.0

15.0

3.

CLIENTNCE CONSULTANTS CONTACT

Versalux Lighting Systems Pty Ltd
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Versalux Lighting Systems P/L design intent is alv ays based on best lighting practice.

PAGE 5 OF 7

REFERENCE REVISION SCALE 021-MC2 NOT TO SCALE

Lighting Council
AUSTRALIA MEMBER Lighting Council NEW ZEALAND"

Item 5.1 - Attachment 4

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Mildura Rural City Mangbe consulting

DATE 30/10/2023

PROJECT PRINCES COURT RACF

Mildura Rural City Consulting Consulting Advertised Plan Document

DATE 30/10/2023

ObtrusiveLight_III_Seg1 ObtrusiveLight_Cd_Seg1 OBTRUSIVE CALCULATION SUMMARY Obtrusive - III Obtrusive - Cd CalcType Lux N.A. Units 1.2 227.5 Avg 4 873 Max M 0 N.A. 32.5 Avg/Min N.A. 124.7 Max/Min 3.8 Max/Avg PtSpcLr PtSpcTb Calc Height Z.A.

Label Arrangement Total Lamp Lumens Lum. Watts LLF Description Total Watts Tag P Single 4951 36.6 1 FEEZE M ASY4_0 16 LED High-Power 4000K 219.6 FEEZEM_4016H_4070	LOMIN	Qty	0
JEE Total Lamp Lumens Lum. Watts LLF Description Total Watts 4951 36.6 1 FEEZE M ASY4_0 16 LED High-Power 4000K 219.6	VAIRE S	Label	P
Lamp LumensLum. WattsLLFDescriptionTotal Watts36.61FEEZE M ASY4_0 16 LED High-Power 4000K219.6	CHEDULE	Arrangement	Single
LLF Description Total Watts 1 FEEZE M ASY4_0 16 LED High-Power 4000K 219.6		Total Lamp Lumens	4951
Description Total Watts FEEZE M ASY4_0 16 LED High-Power 4000K 219.6		Lum. Watts	36.6
Ntion Total Watts M ASY4_0 16 LED High-Power 4000K 219.6		LLF	_
Watts		Description	FEEZE M ASY4_0 16 LED High-Power 4000K
Tag FEEZEM_4016H_4070		Total Watts	219.6
		Tag	FEEZEM_4016H_4070

Obtrusive Light - Compliance Report AS/NZS 4282:2019, A3 - Medium District Brightness, Non-Curfew L2

Filename: Car Park 31/10/2023 11:05:22 AM

Maximum Allowable Value: 10 Lux

Calculation Label
ObtrusiveLight_IILSeg1 Calculations Tested (1): Test Results PASS Max. Illum.

Luminous Intensity (Cd) At Vertical Planes Maximum Allowable Value: 25000 Cd

ObtrusiveLight_Cd_Seg1

Calculation Label

Calculations Tested (1):





TYPES P

Versatile area light with smart driver options Multiple sizes, beam spreads, and outputs Multiple mounting options

CODE: FEEZEM_4016H_4070









REFERENCE REVISION SCALE 021-MC2 NOT TO SCALE

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PHONE (03) 8878 2000 | FAX (03) 8878 2099
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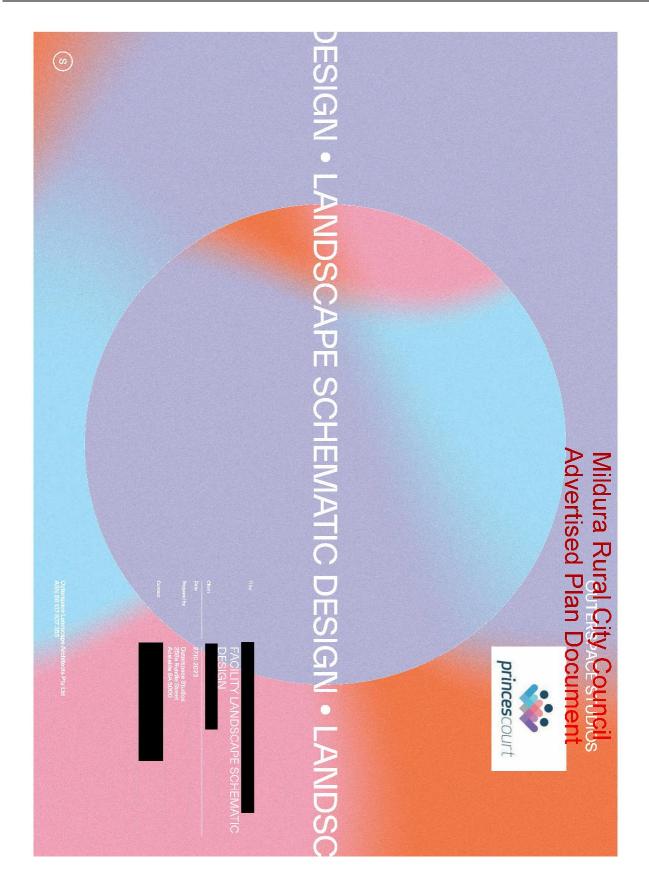
ulated the criteria on which this design is based. This istruction purposes and remains the property of Versalux

Versalux Lighting Systems P/L design intent lighting practice

PAGE 6 OF 7

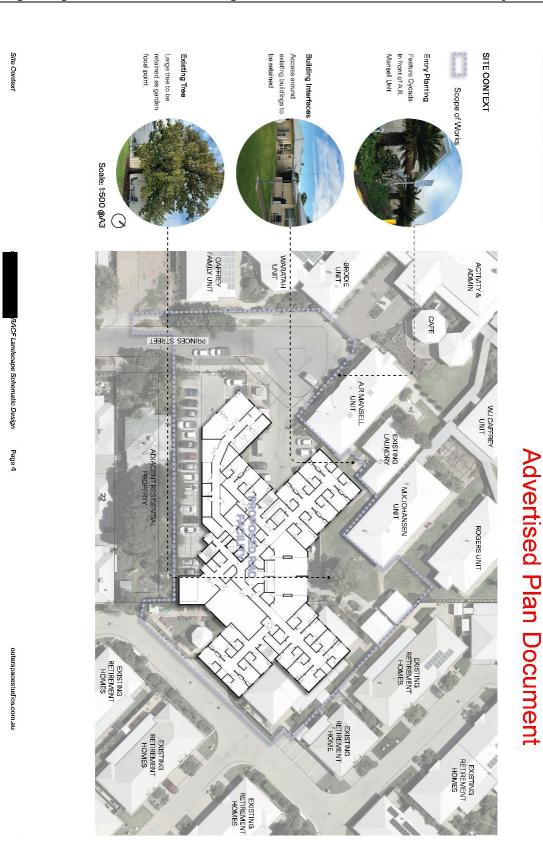
Page 270 Item 5.1 - Attachment 4

CLIENTNCE CONSULTANTS

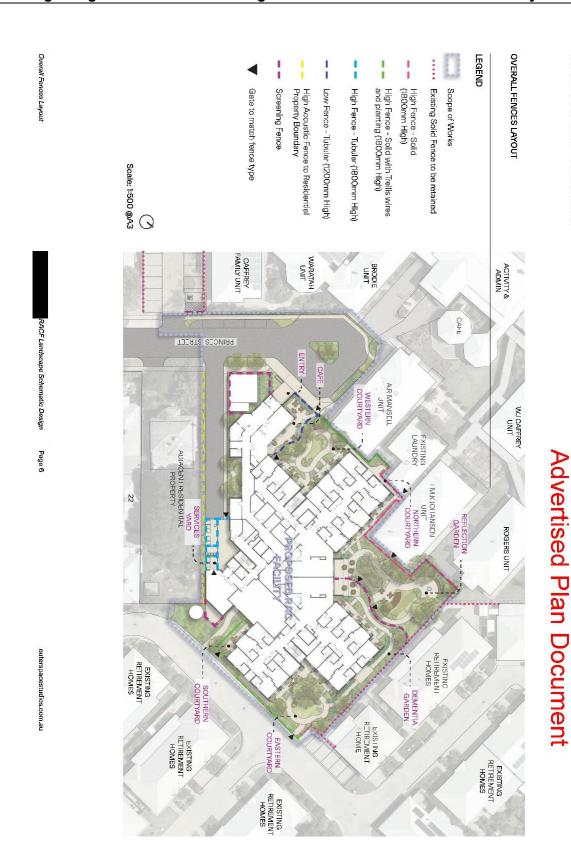


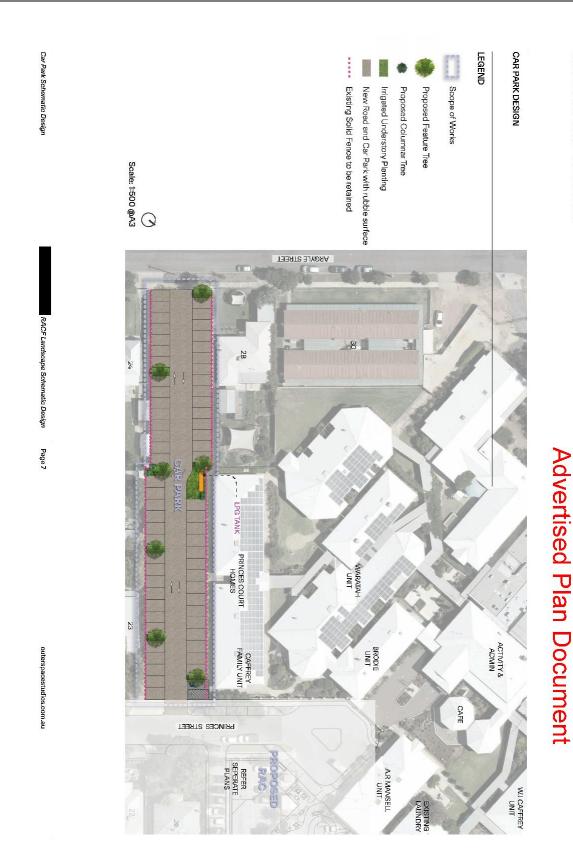
REVISION DATE DESCRIPTION	G 22	2 2	8	3	Document Control	Document Control	We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices. We acknowledge that this project will be delivered on the lands of the people of Latji Latji people.	Colleger	Contact	Prepared by Outerspace Landscape Architects Pty Ltd ABN 56 137 837 355 258a Rundle Street Adelaide SA 5000	Date 27.10.2023	Client	Title RAC Facility Lands	OUTERSPACE STUDIOS Advertised Plan Document
							We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices. We acknowledge that this project will be delivered on the lands of the people of Latji Latji people.			ects Pty Ltd			RAC Facility Landscape Schematic Design	City Council n Document

	Page 3 outerspacestudios.com.au	Introduction RACF Landscape Schematic Design
	Materials Palette	Section 7
 ಪ	Planting Palette	Section 6
 _{&}	Schematic Design Plans	Section 5
_ 7	Car Park Schematic Design	Section 4
 	Overall Fences Layout	Section 3
 σι	Overall Schematic Design	Section 2
4	Site Context	Section 1
	SUBJECT	SECTION
	Mildura Rural City Council Advertised Plan Document	OUTERSPACE STUDIOS

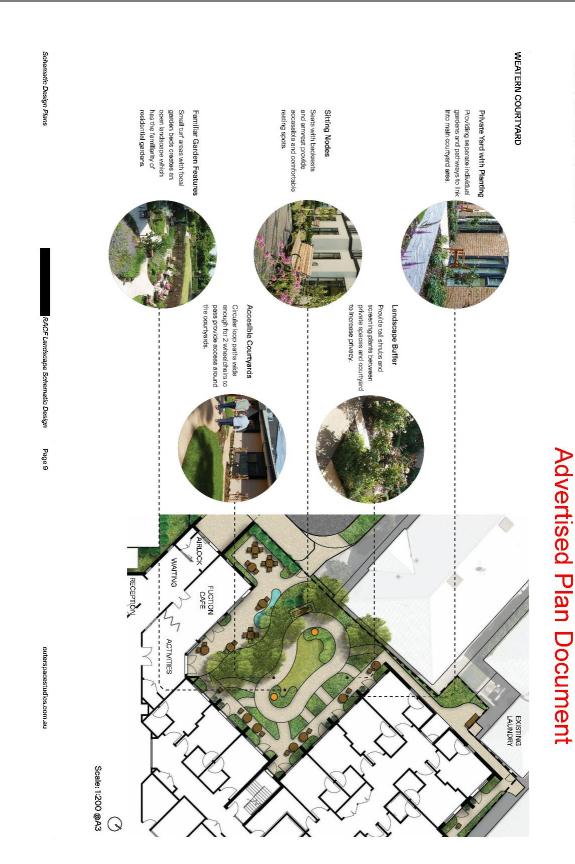


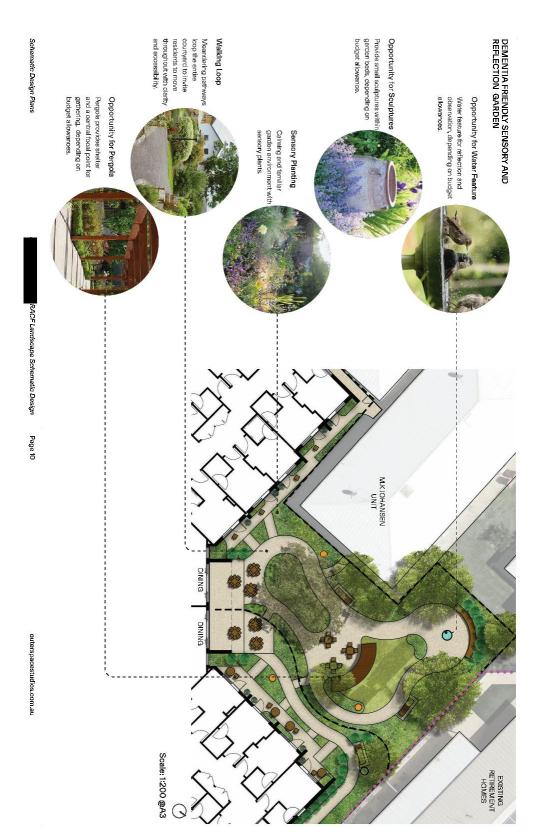












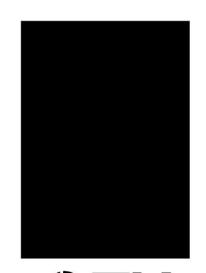
Mildura Rural City Council Advertised Plan Document



Mildura Rural City Council Advertised Plan Document

Mildura Rural City Council Advertised Plan Document





RACF
210164 | Princes Court, Mildura, VIC 3500

TP00 TP02 TP03 TP04 TP06 TP06 TP06 TP06 TP07 TP11

TOWN PLANNING

EXISTING & DEMOLITION PLAN

PROPOSED SITE PLAN & DESIGN RESPONSE

GROUND FLOOR PLAN

LEVEL 1 FLOOR PLAN

BUILDING ELEVATIONS - SHEET 0?

BUILDING BLEVATIONS - SHEET 02

BUILDING SECTIONS

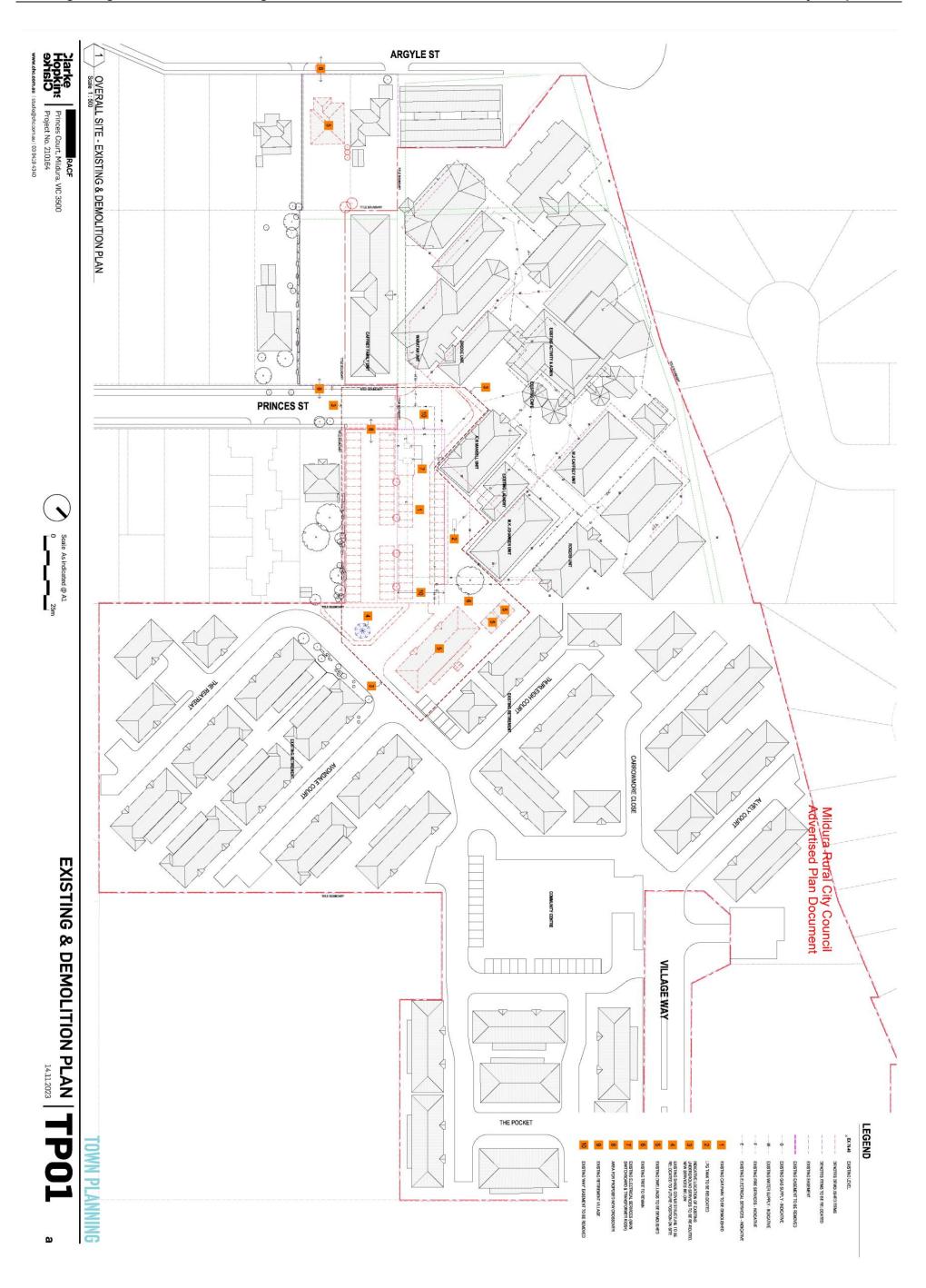
SHADOW DIAGRAMS

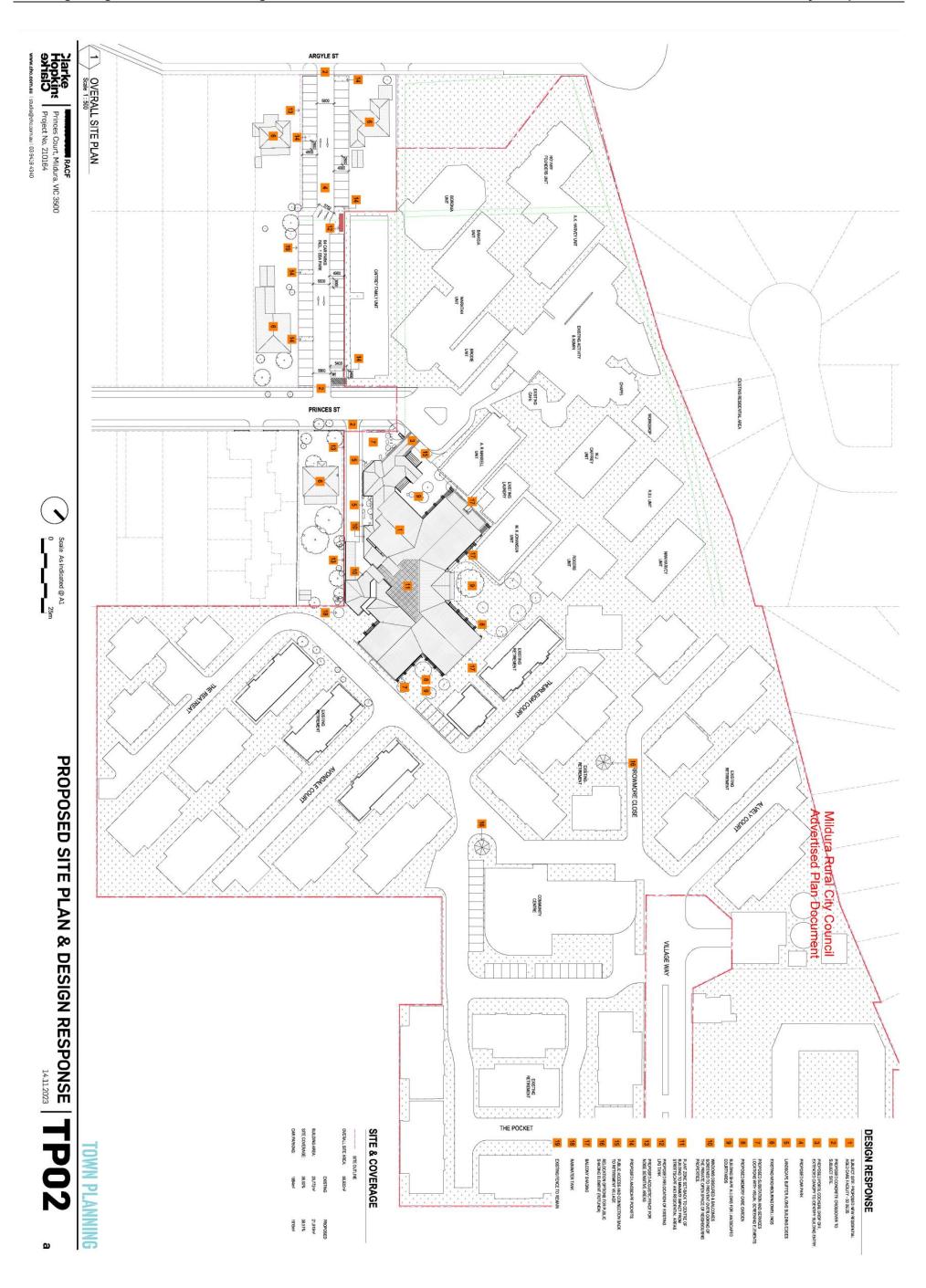
MATERIAL PAETITE

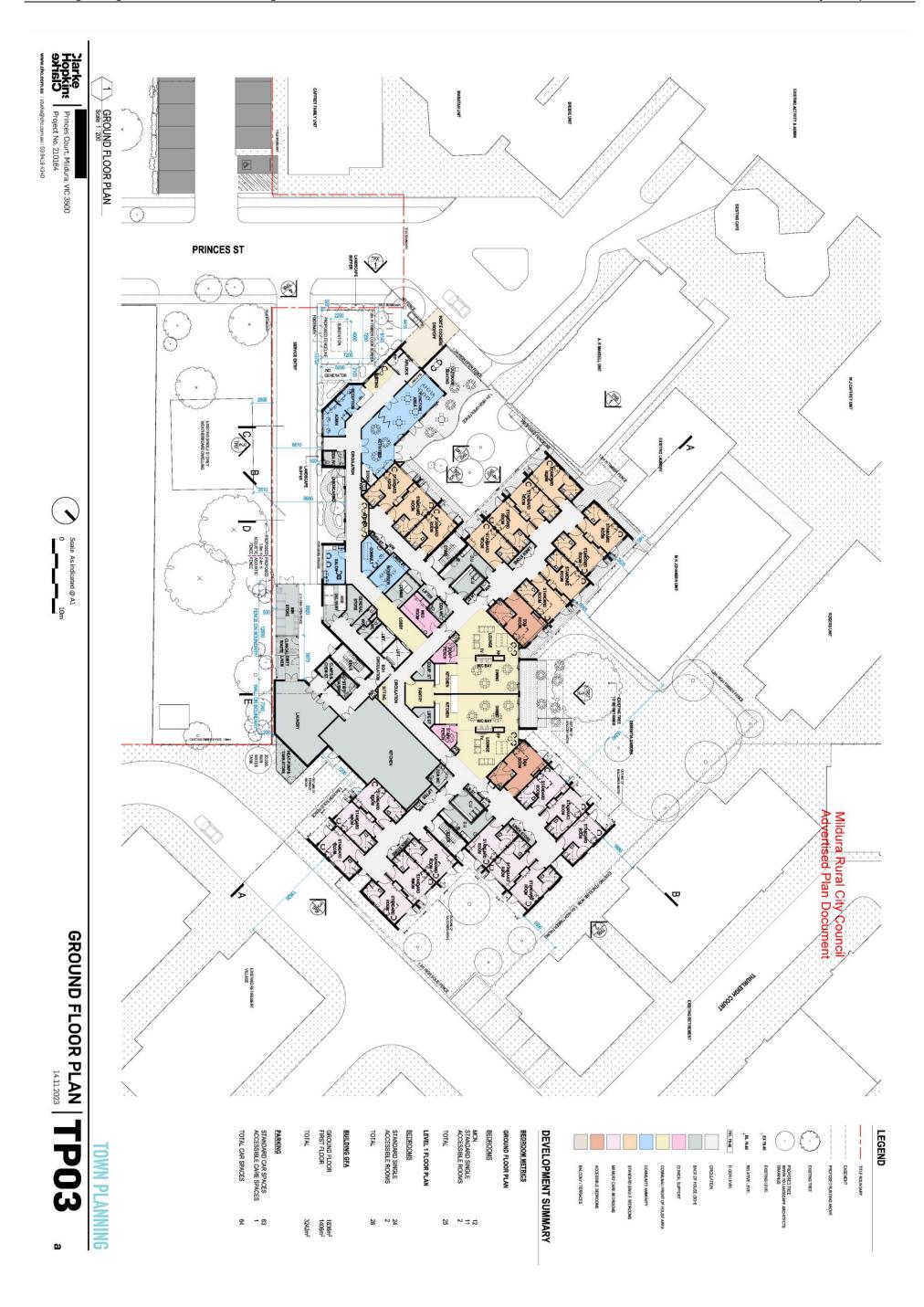
ARTISTIC IMPRESSION - VIEW 0?

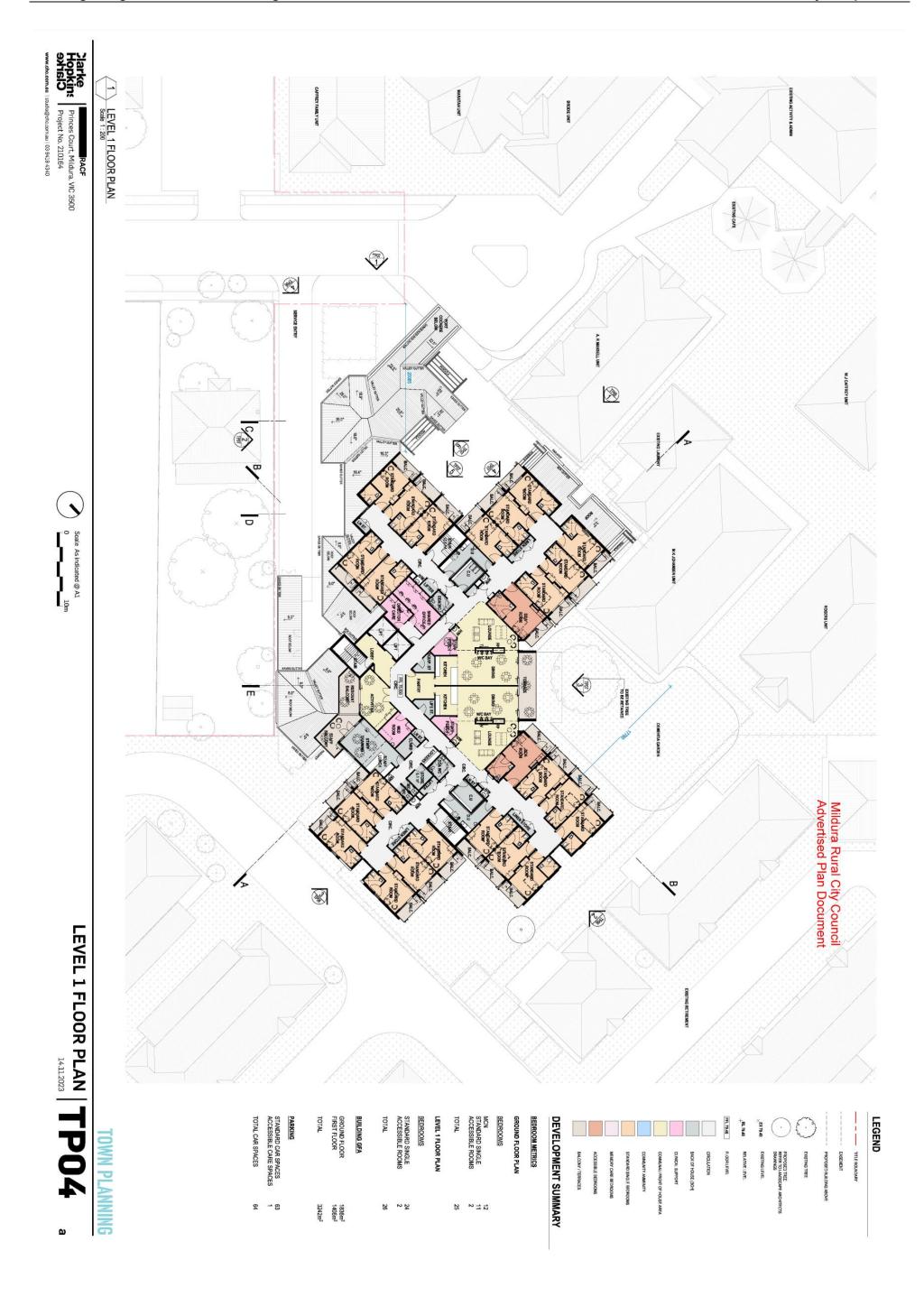
ARTISTIC IMPRESSION - VIEW 0?

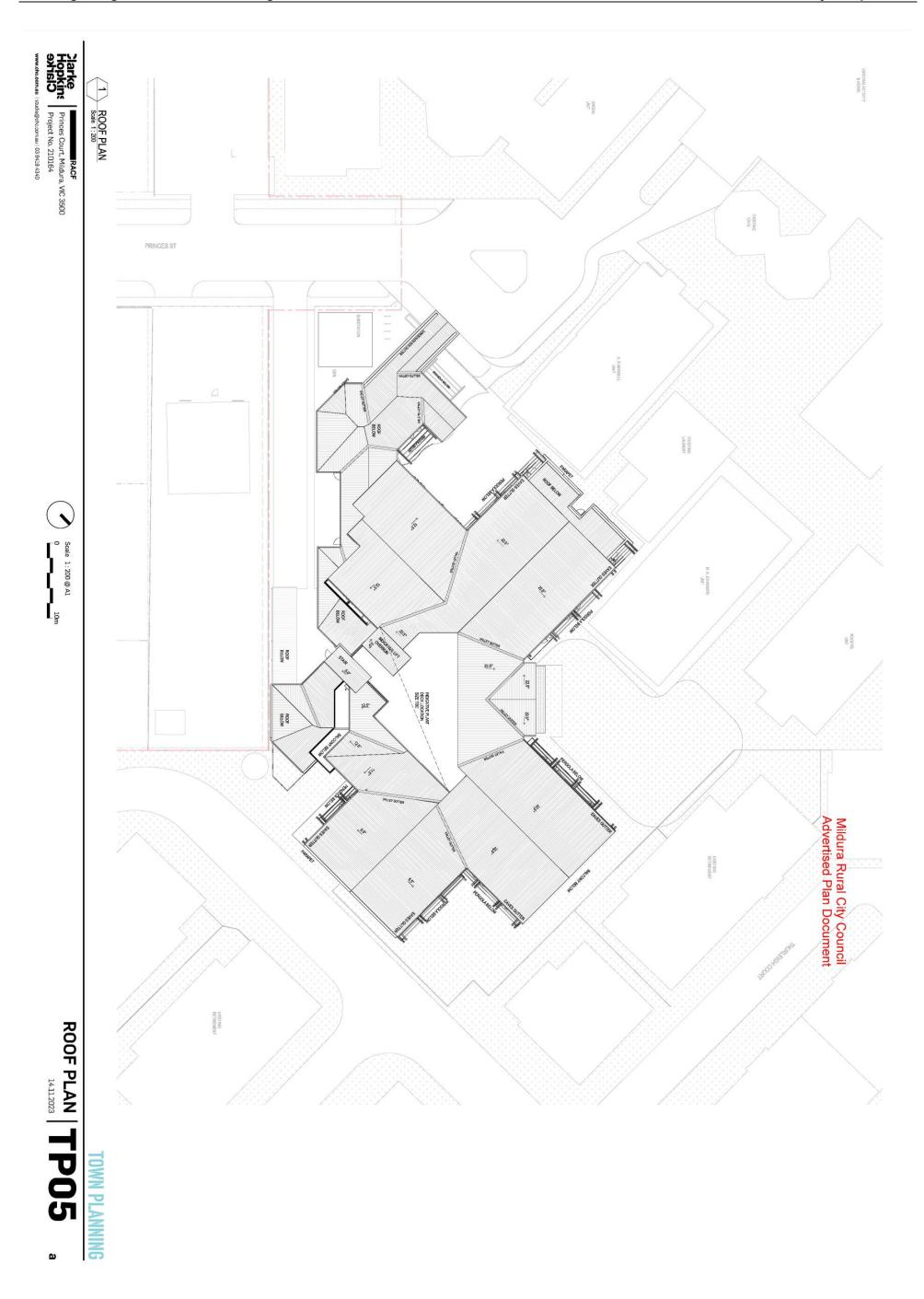
Page 285 Item 5.1 - Attachment 4

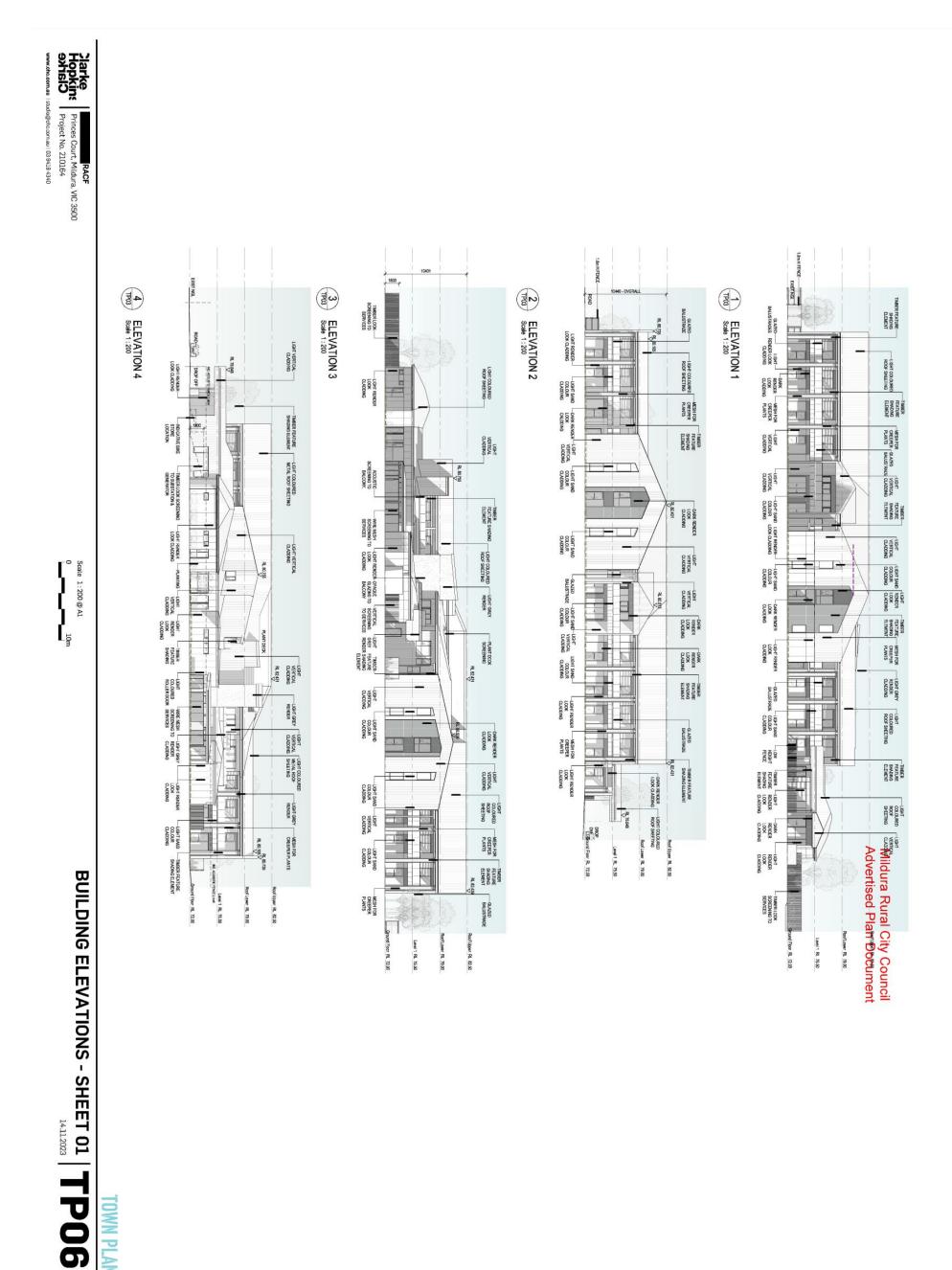


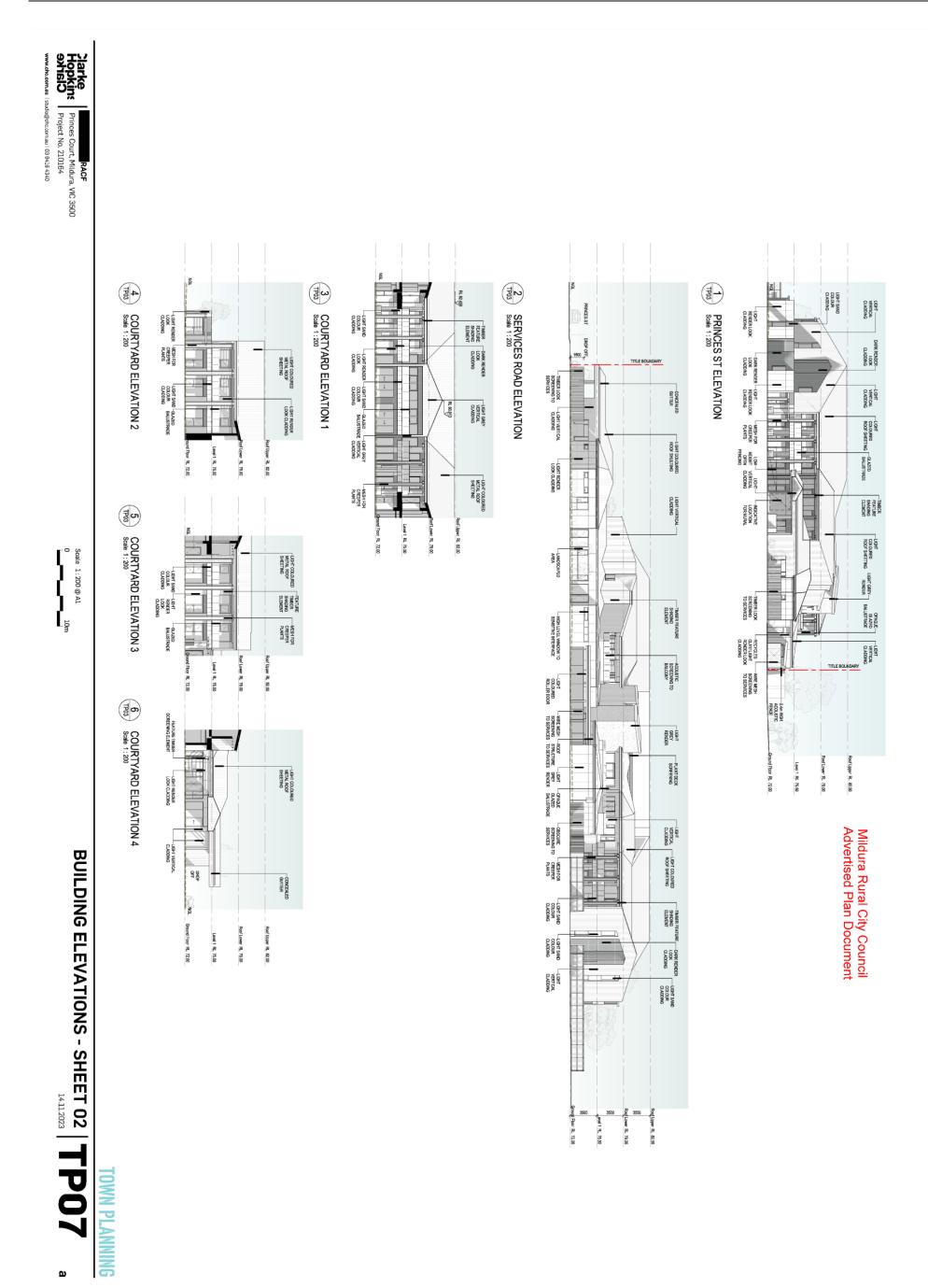


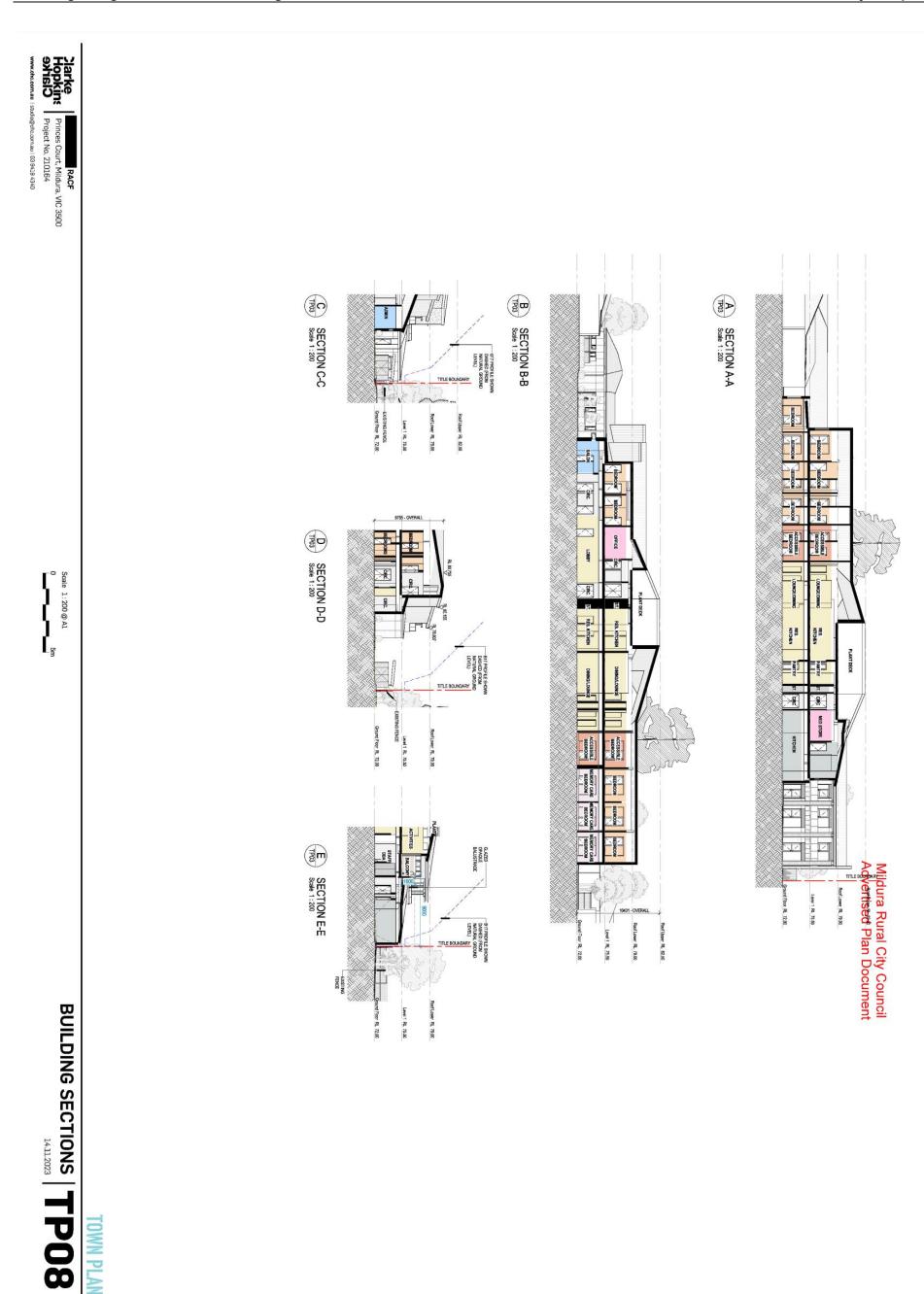








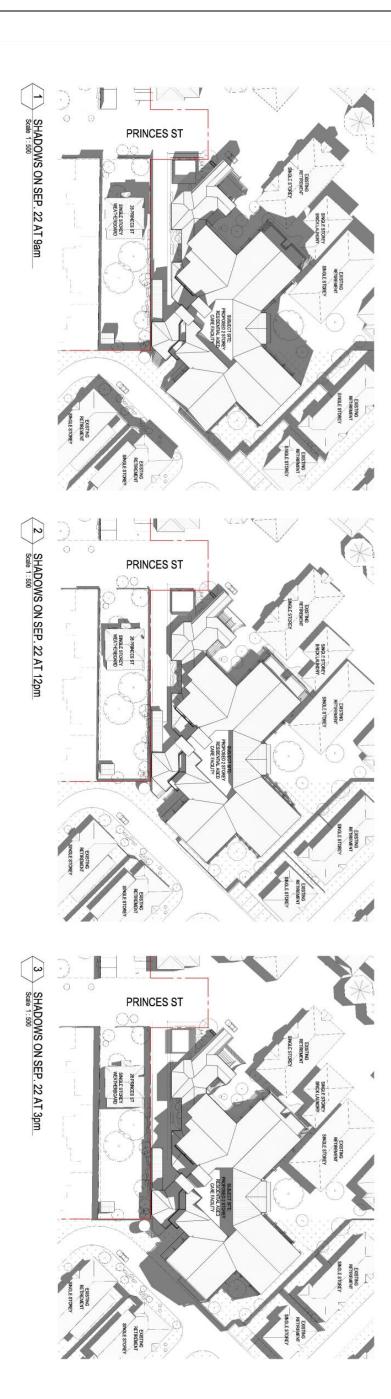












SHADOW DIAGRAMS TP09

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Scale 1:1@A1 NTS

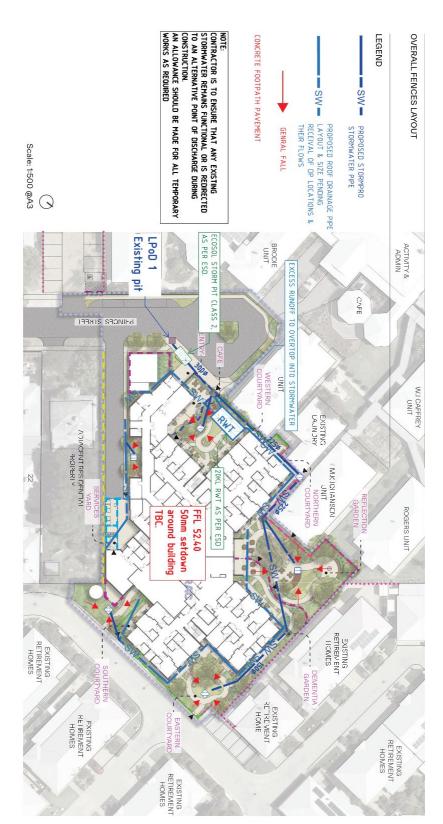


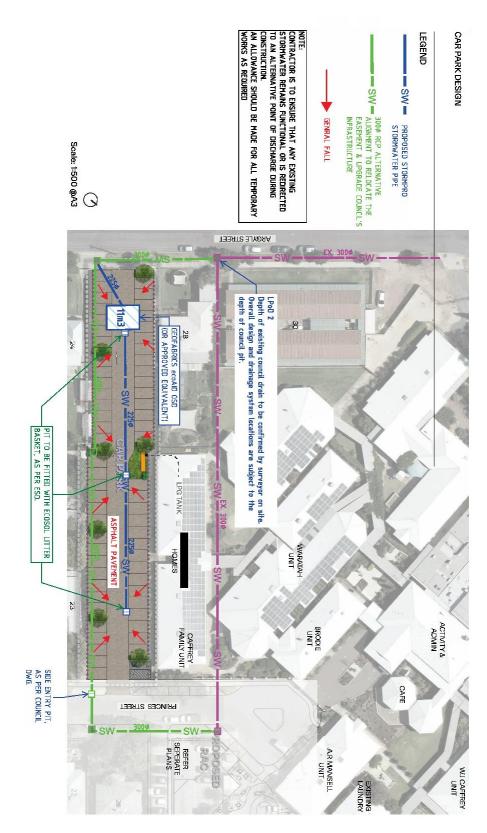
MATERIAL PALETTE TP10





Mildura Rural City Council Advertised Plan Document







5.2 220 SIXTEENTH STREET MILDURA - EIGHT LOT SUBDIVISION

File Number: 005.2023.00000355.001

Officer: **General Manager Strategy & Growth**

1. **Summary**

Date Received:	20 December 2023
Subject Property:	220 Sixteenth Street MILDURA
	(Lot: 1 Sec: 34 Blk: E LP: 41189)
Proposed Use/Development:	Eight lot subdivision
Zone:	General Residential Zone - Schedule 1
Overlays:	Dev Contributions Plan Overlay Sch 2
Applicant:	Jackson Planning
Application Triggers:	Nil
Relevant Provisions:	Planning Policy Framework
	 Clause 11 – Settlement
	 Clause 11.01-1S – Settlement
	 Clause 11.01.1R – Settlement – Loddon
	Mallee North
	 Clause 11.02-1S - Supply of Urban Land
	 Clause 11.02-3S – Sequencing of
	Development
	 Clause 15 – Built Environment and Heritage
	 Clause 15.01-3S - Subdivision design
	Local Planning Policy Framework
	Clause 21 - Municipal Strategic Statement
	 Clause 21.02-1 – Key influences and
	issues
	• Clause 21.03-1 – Vision
	Clause 21.04-1 – Settlement Hierarchy
	Clause 21.04-2 – Urban residential land
	supply in growth areas
	Clause 22 - Local Planning Policies
	Clause 22.03 - Healthy and Sustainable Name of Danier
	Neighbourhood Design
	Clause 32.08 – General Residential Zone Clause 43.03 – Design and Development
	 Clause 43.02 – Design and Development Overlay – Schedule 8
	Clause – Development Contributions Plan
	Overlay – Schedule's 1 and 2
	Clause 45.12 – Specific Controls Overlay
	Clause 53.01 – Public Open Space
	Contribution and Subdivision
	Clause 56 – Residential Subdivision
	Clause 65.01 – Approval of an Application
	or Plan
	Clause 65.02 – Approval of an Application
	to Subdivide Land
	Clause 32.08-3 – Subdivision

G : :	
Objections Received:	28 objections to date
Objections Neceived.	1 20 Objections to date

The proposal is for an eight lot subdivision at 220 Sixteenth Street, Mildura (Lot: 1 Sec: 34 Blk: E LP: 41189). Six of the lots are proposed to be 371m2, one of the lots is proposed to be 372m2 and one lot proposed to be 434m2. All lots have frontage to Wetlands Drive, with proposed Lot 1 also having frontage to Sixteenth Street.

The application was notified as per Section 52(1)(a) and (d) of the Planning and Environment Act 1987 with the application receiving 28 objections to date. The key issues that were raised in the objections are:

- Increased Car Traffic
- Children Safety due to increased car traffic
- Safety due to perceived demographic changes.
- Change to Neighbourhood Character
- Parking issue due to development
- Water Pressure and Drainage

The proposal is supported by the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework with regards to the subdivision of land in the General Residential Zone (GRZ). The matters to be considered by the GRZ and Clause 56 are appropriately met, with the proposal considered to be reflective of orderly planning.

No issues relating to land capability, land degradation, natural hazards, native vegetation, servicing, stormwater management and traffic are identified as a result of this application. The layout, size and orientation of the proposed lots can contain a range of dwelling designs and will provide for dwelling diversity in an existing residential area. No common property, staging, public open space or new roads are proposed.

A notice of decision to grant a planning permit is recommended.

2. Recommendation

That Council having caused notice of Planning Application No. 005.2023.00000355.001 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08-3 of the Mildura Planning Scheme in respect of the land known and described as 220 Sixteenth Street Mildura, for the 8 lot subdivision for the following reasons:

- (i) The proposal is supported by the General Residential Zone.
- (ii) The proposal is consistent with the Planning Policy Framework, including:
 - Clause 11 Settlement
 - Clause 11.01-1S Settlement
 - Clause 11.01.1R Settlement Loddon Mallee North
 - Clause 11.02-1S Supply of Urban Land
 - Clause 11.02-3S Sequencing of Development

- Clause 15 Built Environment and Heritage
- Clause 15.01-3S Subdivision design
- (iii) The proposal is consistent with the Planning Policy Framework, including:
 - Clause 21 Municipal Strategic Statement
 - Clause 21.02-1 Key influences and issues
 - Clause 21.03-1 Vision
 - Clause 21.04-1 Settlement Hierarchy
 - Clause 21.04-2 Urban residential land supply in growth areas
 - Clause 22 Local Planning Policies
 - Clause 22.03 Healthy and Sustainable Neighbourhood Design
 - Clause 32.08 General Residential Zone
 - Clause 43.02 Design and Development Overlay Schedule 8
 - Clause Development Contributions Plan Overlay Schedule's 1 and
 2
 - Clause 45.12 Specific Controls Overlay
 - Clause 53.01 Public Open Space Contribution and Subdivision
 - Clause 56 Residential Subdivision
 - Clause 65.01 Approval of an Application or Plan
 - Clause 65.02 Approval of an Application to Subdivide Land
 - Clause 32.08-3 Subdivision
- (iv) Objections in regard to traffic management and parking can be considered in a planning permit condition.

3. Time Frame

Outline key dates

Application Received	20/12/2023
Application Referred	N/A
Application Notified	19/02/2024
Objector Consultation Meeting	N/A
Amended Plans Received	N/A
Amended Plans Notified	N/A

4. Strategic Plan Links

This report relates to the Council Plan 2021-2025 in the Strategic Direction:

Place

Outcome to be achieved:

• A well-developed long-term land use vision.

5. Asset Management Policy/Plan Alignment

This is not relevant to the subject application.

6. Implications - Assessment of the Application

Policy

The State Planning Policy Framework (SPPF), Local Planning Policy Framework (LPPF) and the Planning Scheme Provisions are discussed in the attached report.

Legal/Statutory

Council is required to determine the application pursuant to section 61 of the *Planning and Environment Act 1987*. Council's decision is subject to possible review by the Victorian Civil and Administrative Tribunal (VCAT).

Financial

All relevant fees have been paid. In the event of an application for review by VCAT, each party will be required to bear their own costs.

Environmental

As detailed in the Assessment of the Application.

Social

As detailed in the Assessment of the Application.

Economic

As detailed in the Assessment of the Application.

7. Risk Assessment

Council's decision is subject to possible review by VCAT. In the event of an application for review by VCAT, each party will be required to bear their own costs.

8. Conflicts of Interest

No conflicts of interest were declared during the preparation of this report.

Attachments

- 1. Delegation Report
- 25 Site Photo
- 3¹ Plan
- 4. Application Documents

Statutory Planning Department

Planning Delegation Report

Application Number 005.2023.00000355.001

Received Date
20 December 2023

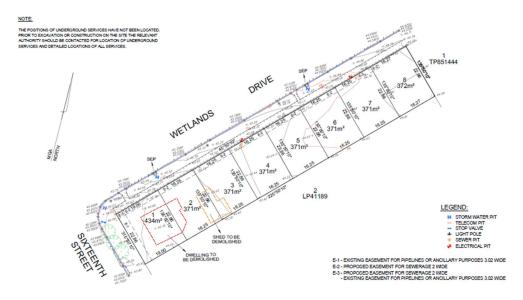
Applicant
Jackson Planning

Subject property (Parcel No/s 22831) 220 Sixteenth Street MILDURA (Lot: 1 Sec: 34 Blk: E LP: 41189)

Proposal

Eight lot subdivision

The proposal is for an Eight lot subdivision, six of the lots are proposed to be 371m2, one of the lots is proposed to be 372m2 and one lot proposed to be 434m2. All lots have frontage to Wetlands Drive, with proposed Lot 1 also having frontage to Sixteenth street.



Statutory Planning Department

Planning Delegation Report

Zones/Overlays

General Residential Zone - Schedule 1
Dev Contributions Plan Overlay Sch 2
Design & Development Overlay Schedule 8
Dev Contributions Plan Overlay Sch 1
Specific Controls Overlay Schedule 1

Relevant Provisions

Planning Policy Framework

- Clause 11 Settlement
- Clause 11.01-1S Settlement
- Clause 11.01.1R Settlement Loddon Mallee North
- Clause 11.02-1S Supply of Urban Land
- Clause 11.02-3S Sequencing of Development
- Clause 15 Built Environment and Heritage
- Clause 15.01-3S Subdivision design

Local Planning Policy Framework

- Clause 21 Municipal Strategic Statement
- Clause 21.02-1 Key influences and issues
- Clause 21.03-1 Vision
- Clause 21.04-1 Settlement Hierarchy
- Clause 21.04-2 Urban residential land supply in growth areas
- Clause 22 Local Planning Policies
- Clause 22.03 Healthy and Sustainable Neighbourhood Design
- Clause 32.08 General Residential Zone
- Clause 43.02 Design and Development Overlay Schedule 8
- Clause Development Contributions Plan Overlay Schedule's 1 and 2
- Clause 45.12 Specific Controls Overlay
- Clause 53.01 Public Open Space Contribution and Subdivision
- Clause 56 Residential Subdivision
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an Application to Subdivide Land
- Clause 32.08-3 Subdivision

Permit Triggers

32.08-3 - Subdivision.

Pursuant to Clause 32.08-3 of the General Residential Zone, a permit is required to subdivide land.

Statutory Days

Page 2 of 37

Statutory Planning Department

Planning Delegation Report

The application has been in progress 100 days (in Council's hands)

Application received:	20/12/2023
Further information received:	N/A
Application referred:	19/02/2024
Notification directed:	13/02/2024
Application notified:	20/02/2024 - 05/03/2024
Statutory declaration received:	08/03/2024

Benchmark

Level 1, 2, 3 or 4

Subject site & locality

An inspection of the site and the surrounding area has been undertaken.

The subject site comprises one parcel of land commonly known as 220 Sixteenth Street, Mildura, and more formally as Lot 1 on Plan of Subdivision 41189. The site is rectangular in shape and is relatively flat. It has an area of approx. 3041 square metres (sqm), a frontage of 22.86 metres (m) to Sixteenth Street and a secondary frontage of 132.82m to Wetlands Drive.

The site currently contains a single storey dwelling with existing access to Sixteenth Street at the southeastern end of the frontage. The site has access to all reticulated services. The site is situated within Mildura South, approximately 1.3 kilometres (km) to the south west of the Mildura Central Shopping Centre. The surrounding area consists of recently constructed dwellings to the northwest, Mildura South Primary School to the north east/east, older housing stock to the south east and vacant land undergoing subdivision to the south west.

The main site/locality characteristics are:

- General residential zone.
- To the north of the site is mainly undeveloped GRZ 1 with a number of empty lots
- To the south of the site and East is a mixture of similar size lots with dwelling and scattered vegetation. South the site seems to have more occupied lots with dwellings.
- To the west of the site undeveloped GRZ1

Mildura Rural City Council Statutory Planning Department Planning Delegation Report





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Mildura Rural City Council
Statutory Planning Department
Planning Delegation Report





Page 5 of 37

Mildura Rural City Council Statutory Planning Department Planning Delegation Report



Permit/Site History

The history of the site includes:

005.2021.00000128.001 - Five (5) lot residential subdivision
 Planning permit was issued subject to conditions on 07/07/2021.
 The subdivision was not certified within two years of the date of the permit.
 No extension of time has been applied for.
 The permit is now considered lapsed.

005.2020.00000298.001 - 8 LOT SUBDIVISION – Withdrawn

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land
- An on-site sign.

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The notification has been carried out correctly.

Council has received 28 objections to date. The key issues that were raised in the objections are:

- Increased Car Traffic
- Children Safety due to increased car traffic
- Safety due to perceived demographic changes.
- Change to Neighbourhood Character
- Parking issue due to development
- Water Pressure and Drainage

Cultural Heritage Management Plan

The subject land is not identified as being located in an area of Aboriginal Cultural Heritage Sensitivity under the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2008, and as such a Cultural Heritage Management Plan is not required for the proposal.

Registered Restrictions

The subject site does not contain any restrictions or agreements under Section 173 of the *Planning and Environment Act 1987*.

Consultation

Consultation was not undertaken.

Conflict of Interest

No conflicts of interest were declared during the preparation of this report

Referrals

External Referrals/Notices Required by the Planning Scheme:

Advice/Response/Conditions
 The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to Lower Murray Water pursuant to Section 8 of that Act. The requirements of Lower Murray Water must be met, in regard to the provision of water supply and sewerage services to the land, including payment of all associated costs prior to the Corporation agreeing to the issue of a Statement of Compliance.

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	The holder of this permit or authorised agent must meet Lower Murray Water's requirements regarding easements in favour of the Lower Murray Urban and Rural Water Corporation prior to the submission of any plan of subdivision for Certification. Developer to enter into a Developer Design & Construct Agreement with Lower Murray Water
Powercor	This letter shall be supplied to the applicant in its entirety.
	The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
	The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
	The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). Notes: Where electrical works are required to
APA Group	Comment: In accordance with Section 59(2) of the Planning and Environment Act 1987 and regulation 24 of the Planning and Environment Regulations 2015, the responsible authority is able to make a decision on the planning permit application as no response received by the referral authority within 28 days of being provided with the application. No response is required.

Internal Council Referrals	Advice/Response/Conditions
Works & Engineering	 Prior to Certification a 5.00m boundary cut off at the intersection of Wetlands Drive and Sixteenth Street must be shown. Development plans will need to be amended to suit.
	Prior to Statement of compliance the following must be completed
	Footpath along Sixteenth Steet must be constructed as per

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	the endorsed drainage.
	All proposed driveways must be constructed as per the endorsed drainage plan.
	All stormwater house connection points must be constructed as per the endorsed drainage plan.
	Site must be filled to the proposed Levels and retaining wall installed as per the endorsed drainage plan.
Waste Services	No comments
Parks and Waste Services (preliminary referral)	No referral required however request that landscape plan for the nature strip be submitted and approved by Council. Comment:
,	Landscape plan will be added as a condition on the planning permit.

Assessment

The zoning of the land and any relevant overlay provisions

Pursuant to Clause 32.08-3 of the General Residential Zone, a permit is required to subdivide land.

The purpose of the GRZ is:

- 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, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

In line with the purpose of the General Residential Zone, the proposal involves the orderly subdivision of land in an area identified for residential growth and development. The subdivision results in increased densities, which is appropriate for its location and will encourage housing diversity. The subdivision integrates with the existing road network and will not detract from the existing character of the area. The pattern of subdivision has no consequences in terms of the spacing of future buildings on the lots. The proposed lots are arranged in an orderly manner and are not of a size, orientation or topography that would render appropriate siting of a future dwelling unachievable. The proposed subdivision complies with the relevant objectives and standards of Clause 56 which are discussed further in the following section. Based on the above, it is considered that the proposal is supported by the relevant decision guidelines of the GRZ and is an appropriate subdivision outcome for the subject land.

The proposed lots are regular in shape and consistent in size with lots within the recently established subdivision to the north west. As such, the subdivision will reinforce the neighbourhood character of the area and provide for a consistent built form outcome in terms of

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the spacing and size of buildings. Given the minor nature of the subdivision, achieving a diversity of lot sizes is not imperative, which is discussed further below.

The SCO1 implements the Mildura Older Irrigation Area Incorporated Document 2023 which provides additional controls in relation to subdivision and dwellings within the Farming Zone. As the subject site is not within the Farming Zone, the SCO1 and Mildura Older Irrigation Area Incorporated Document 2023 do not have a role to play in the assessment of this application.

A permit is not required under the Design and Development Overlay as Schedule 8 contains an exemption for the subdivision of land.

MILDURA AIRPORT - OBSTACLE HEIGHT AREA NO. 1

Design Objective

To ensure that building height does not adversely effect the operation of the Mildura Airport. Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The Mildura Aerodrome Obstacle Limitation Surfaces (OLS) Contours plan.
- The location and height of the proposed development in relation to the airport.

Response:

Consideration of the DDO is required as subdivision is not specifically exempt under Schedule 8. As mentioned above, the proposed subdivision is not out of character with the surrounding area and is likely to encourage built form that complements existing residential development. The proposal will not have an adverse impact on the operation of the Mildura Airport as it involves subdivision only and future development is likely to be in the form of single storey detached dwellings. As such, the proposal is consistent with the purpose of the DDO and Schedule 8 to the DDO.

Clause 45.06 Development Contributions Plan Overlay (DCPO) Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the
 - purpose of levying contributions for the provision of works, services and facilities before development can commence.

Development contributions plan

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme. This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

Be consistent with the provisions of the relevant development contributions plan.
☐ Include any conditions required to give effect to any contributions or levies imposed
conditions or requirements set out in the relevant schedule to this overlay.
Comment:

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Schedules 1 and 2 to the DCPO have been incorporated into the Mildura Planning Scheme, therefore, a permit can be granted. A standard condition relating to payment of a development contribution levy will be included on the Planning Permit.

Clause 45.12 - Specific Controls Overlay

Purpose

To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

Use or development

Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

□ Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.

□ Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.

☐ Exclude any other control in this scheme.

Comment:

The Specific Controls Overlay does not apply to this application as the Mildura Older Irrigation Areas Incorporated Document 2020 only applies to land within the Farming Zone.

Clause 53.01 - Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

The Schedule to Clause 53.01 does not stipulate a mandatory public open space contribution that apply to the subdivision of residential, commercial or industrial land. Under Section 18(1AB) of the Subdivision Act 1988, the requirement for public open space does not apply to land in which an approved infrastructure contributions plan applies. It has been commonly held that if a contribution is required under an approved Development Contributions Plan, a separate Public Open Space Contribution is not required.

The Planning Policy Framework (PPF)

Clause 11.01-1S - Settlement

Objective

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

□ Develop sustainable communities through a settlement framework offering convenient

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access to jobs, services, infrastructure and community facilities. Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga. Ensure regions and their settlements are planned in accordance with their relevant regional growth plan. Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks. Create and reinforce settlement boundaries. Provide for growth in population and development of facilities and services across a regional or sub-regional network.
□ Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by: o Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments. o Developing settlements that will support resilient communities and their ability to adapt and change. o Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level. o Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes. o Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan. o Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan. o Improving transport network connections in and between regional cities, towns and Melbourne. □ Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions. □ Limit urban sprawl and direct growth into existing settlements. □ Promote and capitalise on opportunities for urban renewal and infill redevelopment. □ Develop compact urban areas that are based around existing or planned activity centres to
maximise accessibility to facilities and services. □ Ensure land that may be required for future urban expansion is not compromised
Clause 11.01-1R - Settlement - Loddon Mallee North
Strategies
□ Facilitate growth of Mildura as the regional city, through planned development incorporating the nearby settlements of Red Cliffs, Irymple and Merbein, and encourage urban consolidation, particularly in the Central Business District.
Comment: The proposal facilitates the growth of Mildura as a regional city by contributing to residential land supply. It results in increased densities appropriate for the site and does not compromise future urban expansion on adjoining lots. The site is within an area of residential growth area,

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limiting urban sprawl and maintaining defined settlement boundaries. The subdivision is within close proximity to education facilities, services and recreation opportunities.

Clause 11.02-1S - Supply of Urban Land

Objective
☐ To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Strategies
 □ Ensure that sufficient land is available to meet forecast demand. □ Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis. □ Planning for urban growth should consider:
o Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
o Neighbourhood character and landscape considerations. o The limits of land capability and natural hazards and environmental quality.
o Service limitations and the costs of providing infrastructure.
□ Monitor development trends and land supply and demand for housing and industry.
Comment: The proposed subdivision achieves the intent of the policy by providing additional residential land which will support the projected population growth over the next 15 years. Vacant residential land within the main urban area of Mildura is currently in high demand and the proposal will assist in alleviating this demand. The proposal facilitates orderly development of the land, where residential development is encouraged and utility infrastructure and services are available. There are no natural hazards that affect the site or other environmental constraints such as topography of the land and native vegetation.
Clause 11.02-3S – Sequencing of Development
Objective
To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.
Strategies
 □ Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding. □ Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated

□ Require new development to make a financial contribution to the provision of infrastructure

and cost-efficient provision of local and regional infrastructure.

such as community facilities, public transport and roads.

Item 5.2 - Attachment 1

Comment:

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The proposed subdivision is occurring at an appropriate time as new development infrastructure, such as roads, kerbing, electricity and stormwater drainage has been recently installed adjacent to the site. The development contribution plan overlay applies to the site and a development contribution will be required for the proposal (as discussed above).

Clause 15.01-3S - Subdivision design

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□ To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. Strategies	
☐ Creating compact neighbourhoods that have walkable distances between activities. ☐ Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.	
☐ Creating neighbourhood centres that include services to meet day to day needs. ☐ Creating urban places with a strong sense of place that are functional, safe and attractive. ☐ Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.	
□ Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible. □ Protecting and enhancing native habitat.	
 □ Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport. □ Reduce car dependency by allowing for: o Convenient and safe public transport. 	
o Safe and attractive spaces and networks for walking and cycling.	
o Subdivision layouts that allow easy movement within and between neighbourhoods. o A convenient and safe road network. □ Being accessible to people with disabilities. □ Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.	

Comment

This policy is more relevant to large scale subdivisions that involve the creation of a considerable number of lots, public roads, public open space and activity centres. The proposed subdivision is relatively minor as only Six additional lots will be created with no public roads and public open space or activity centres. In spite of this, the proposal still achieves the intent of the policy as the proposed lots integrate with Wetlands Drive, utilise existing development infrastructure and are ideally located in close proximity to education, recreation and services. A landscape plan for the Wetlands Drive verge has been requested by Councils Parks and Waste Services department to ensure appropriate landscape treatment.

ATTACHMENT – Assessment against Clause 56: Residential Subdivision last updated VC116

POLICY IMPLEMENTATION				
56.02-1 Strategic Implementation	Met?	Standard C1	Met?	Comments

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To ensure that the layout	Yes	An application must be accompanied by	Yes	For the reasons
and design of a		a written statement that describes how		discussed
subdivision is consistent		the subdivision is consistent with and		throughout the
with and implements any		implements any relevant growth area,		assessment, the
objective, policy,		activity centre, housing, access and		application is
strategy or plan for the		mobility, community facilities, open		considered to be
area set out in this		space and recreation, landscape		consistent with
scheme.		(including any native vegetation precinct		policies relating to
		plan) and urban design objective, policy,		residential land
		strategy or plan for the area set out in		development and
		this scheme.		urban growth.

LIVEABLE AND SUSTAINABLE COMMUNITIES				
56.03-4 Built Environment	Met?	Standard C5	Met?	Comments
To create urban places with identity and character.	Yes	 The built environment should: Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. Provide living and working environments that are functional, safe and attractive. Provide an integrated layout, built form and urban landscape. Contribute to a sense of place and cultural identity. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character. 	Yes	For the reasons discussed throughout the assessment, the application is considered to be consistent with policies relating to residential land development and urban growth.

LOT DESIGN	LOT DESIGN					
56.04-1 Lot Diversity and Distribution	Met?	Standard C7	Met?	Comments		
To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.	Yes	A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.	Yes	No specified density (save for local policy). Density is consistent with new subdivisions and provides efficient use of the land.		
To provide higher housing densities within walking distance of activity centres.	Yes	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.	Yes	See above.		

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To achieve increased housing densities in designated growth areas.	Yes	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	Yes	Variations in lot size are provided such that different forms of development could reasonably be accommodated on the newly created lots.
To provide a range of lot sizes to suit a variety of dwelling and household types.	N/A	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.	N/A	Lots appropriately designed to respond to site conditions. Limited PT is available in the immediate area.
		Lots of 300sqm or less in area, lots suitable for 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.	N/A	See above.
56.04-2 Lot Area and Building Envelopes	Met?	Standard C8	Met?	Comments
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	Yes	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: That the lots are consistent or contain a 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.	N/A	No such lots created.
retention of significant vegetation and site features.		Lots of between 300sqm and 500sqm should: Contain a building envelope that is consistent with a development of the lot approved under this scheme, or	Yes	Each lot between 300 – 500m² can provided the requisite building envelope.

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If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x15m if a boundary wall is nominated as part of the building envelope If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant	N/A	No buildings proposed as part of the subdivision.
physical constraints that make this difficult to achieve. Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	Yes	Not applicable
A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: The objectives of the relevant standard are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.	N/A	Not applicable
Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.	N/A	Not applicable
Lot dimensions and building envelopes should protect:	Yes	Appropriate solar access is provided given the site characteristics.

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		 Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 		
56.04-3 Solar Orientation	Met?	Standard C9	Met?	Comments
To provide good solar orientation of lots and solar access for future dwellings	Yes	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.	Yes	Appropriate solar access is provided given the site characteristics.
		 Lots have appropriate solar orientation when: The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S. Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E. 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. 	Yes	Appropriate solar access is provided given the site characteristics.
56.04-4 Street Orientation	Met?	Standard C10	Met?	Comments
To provide a lot layout that contributes to community social interaction, person safety and property security.	N/A	 Subdivision should increase visibility and surveillance by: Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads. Providing lots of 300sqm 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 lot along public open space boundaries. 	N/A	No POS is provided as part of this subdivision.
56.04-5 Common Area	Met?	Standard C11	Met?	Comments
To identify common areas and the purpose for which the area is commonly held.	N/A	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:	N/A	No common property is proposed.

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To ensure the provision of common area is appropriate and that necessary management arrangements are in place.	N/A	 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 	
To maintain direct public access throughout the neighbourhood street network.	N/A	corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.	

URBAN LANDSCAPE				
56.05-1 Integrated Urban Landscape	Met?	Standard C12	Met?	Comments
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.	N/A	An application for subdivision that creates streets or public open space should be accompanied by a landscape design.	N/A	Street based landscaping will be required to the satisfaction of Council's Parks and Gardens unit.

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To incorporated natural and cultural features in the design of streets and public open space where appropriate.	N/A	 The landscape design should: Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. Create attractive landscapes that visually emphasise streets and public spaces. Respond to the site and context description for the site and surrounding area. Maintain significant vegetation where possible within an urban context. Take account of the physical features of the land including landform, soil and climate. Protect and enhance any significant natural and cultural features. 	N/A	No landscaping/POS proposed. Street trees will be required by permit conditions prior to SOC for each stage.
To protect and enhance native habitat and discourage the planting and spread of noxious weeds.	N/A	 Protect and link areas of significant local habitat where appropriate. Support integrated water management systems with appropriate landscape design techniques for managing urban runoff including wetlands and other water sensitive urban design features in streets and public open space. Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment. Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. Provide for walking and cycling networks that link with community facilities. 		

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		 Provide appropriate pathways, signage, fencing, public lighting and street furniture. Create low maintenance, durable landscapes that are capable of a long life. 			
To provide integrated water management systems and contribute to drinking water conservation.	Yes	The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	N/A	No proposed.	basins

ACCESS AND MOBILITY MANAGEMENT 56.06-2 Walking and Cycling Network 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. ACCESS AND MOBILITY MANAGEMENT Standard C15 The walking and cycling network should be designed to: Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. Link to any existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhoods streets and regional public open spaces.
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. To contribute to yes designed to: Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. Link to any existing pedestrian and cycling networks. In the walking and cycling network should be designed to: Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. Link to any existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide an interconnected and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhoods streets and regional public open spaces.
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. be designed to: Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. Link to any existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhoods streets and regional public open spaces.
 Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. Ensure safe street and road crossings including the provision for traffic controls where required. Provide an appropriate level of priority for pedestrians and cyclists. Have natural surveillance along

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		Be accessible to people with disabilities.		
56.06-4 Neighbourhood Street Network	Met?	Standard C17	Met?	Comments
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.	Yes	The neighbourhood street network must: Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Roads Corporation's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. Provide safe and efficient access to activity centres for commercial and freight vehicles. Provide safe movement for all vehicles. Incorporate any necessary traffic control measures and traffic management infrastructure.	N/A	
		The neighbourhood street network should be designed to: Implement any relevant transport strategy, plan or policy for the area set out in this scheme. Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand. Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. Ensure connector streets align between neighbourhoods for direct	N/A	N/A

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		and efficient movement of		
		pedestrians, cyclists, public transport and other motor vehicles.		
		Provide and interconnected and		
		continuous network of street within		
		and between neighbourhoods for		
		use by pedestrians, cyclists, public		
		transport and other vehicles.		
		 Provide an appropriate level of local traffic dispersal. 		
		 Indicate the appropriate street type. 		
		 Provide a speed environment that is 		
		appropriate to the street type.		
		Provide a street environment that		
		appropriately management movement demand (volume, type		
		and mix of pedestrians, cyclists,		
		public transport and other motor		
		vehicles).		
		• Encourage appropriate sharing of		
		access lanes and access places by		
		pedestrians, cyclists and vehicles.		
		 Minimise the provision of culs-de- sac. 		
		 Provide for service and emergency 		
		vehicles to safely turn at the end of		
		a dead-end street.		
		Facilitate solar orientation of lots.		
		• Facilitate the provision of the		
		walking and cycling network,		
		integrated water management		
		systems, utilities and planting of trees.		
		 Contribute to the area's character 		
		and identity.		
		Take account of any identified		
		significant features.		
56.06-5 Walking and	Met?	Standard C18	Met?	Comments
Cycling Network detail	Var	Footpoths showed with size in the	NI/A	
To design and construct footpaths, shared path	Yes	Footpaths, shared paths, cycle paths and cycle lanes should be designed to:	N/A	
and cycle path networks		 Be part of a comprehensive design 		
that are safe,		of the road or street reservation.		
comfortable, well		Be continuous and connect.		
constructed and		• Provide for public transport stops,		
accessible for people		street crossings for pedestrians and		
with disabilities.	Voc	cyclists and kerb crossovers for		
To design footpaths to accommodate	Yes	access to lots.		
wheelchairs, prams,		 Accommodate projected volumes and mix. 		
mediane, prame,	l	and mix.		

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scooters and other footpath bound vehicles.		 Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. Provide appropriate signage. Be constructed to allow access to lots without damage to footpath or shared path surfaces. Be constructed with a durable, nonskid surface. Be of a quality and durability to ensure: Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. Discharge of urban run-off. Preservation of all weather access. Maintenance of a reasonable, comfortable riding quality. A minimum 20 year life space. Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 		
56.06-6 Public Transport				
Network Detail To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities.	N/A	Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the movement of pedestrians.	N/A	No PT proposed in subdivision.

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		Bus and tram stops should have: Surveillance from streets and adjacent lots. Safe street crossing conditions for pedestrians and cyclists. Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. Continuous hard pavement from the footpath to the kerb. Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. Appropriate signage. Public transport stops and associated waiting areas should be accessible to		
		people with disabilities and include tactile ground surface indicators,		
		audible signals and kerb ramps required for the movement of people with		
		physical disabilities.		
56.06-7 Neighbourhood Street Network Detail	Met?	Standard C20	Met?	Comments
To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users.	Yes	 The design of streets and roads should: Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Provide street blocks that are generally between 120m and 240m in length and generally between 60m and 120m in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. 	Yes	Road network to be designed in accordance with Council requirements as shown on plan of subdivision.

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- Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5m by 5m corner splay at junctions with arterial roads and a minimum 3m by 3m corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure street are sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off. Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
 - Perform the required integrated water management functions.
 - Delineate the edge of the carriageway for all street users.
 - Provide efficient and comfortable access to abutting lots at appropriate locations.

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		 Contribute to streetscape design. Provide for the safe and efficient collection of waste and recycling materials from lots. Be accessible to people with disabilities. 		
	Yes	A street detail plan should be prepared that shows, as appropriate: The street hierarchy and typical cross-sections for all street types. Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. Water sensitive urban design features. Location and species of proposed street trees and other vegetation. Location of existing vegetation to be retained and proposed treatment to ensure its health. Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.	Yes	Street network shown appropriately integrating with existing infrastructure.
56.06-8 Lot Access	Met?	Standard C21	Met?	Comments
To provide for safe vehicle access between roads and lots.	Yes	Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.	N/A	No arterial road abuttals provided.
		Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	N/A Yes	N/A Crossovers will be provided in accordance with relevant
		or the relevant road authority.		

INTEGRATED WATER MANAGEMENT						
56.07-1 Drinking Water	Met?	Standard C22	Met?	Comments		
Supply						
To reduce the use of	Yes	The supply of drinking water must be:	Yes	Services will	be	
drinking water				installed	in	

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To provide adequate, cost-effective supply of drinking water 56.07-2 Reused and Recycled Water	Yes Met?	 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 Standard C23 	Met?	accordance with the requirements of the relevant utility provider. Comments
To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,	Yes	Reused and recycled water supply systems must be: Designed and constructed 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.	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
56.07-3 Waste Water Management	Met?	Standard C24	Met?	Comments
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.	Yes	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 Environmental Protection Authority. Consistent with any relevant approved domestic waste water management plan.	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
		Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Yes	As above.
56.07-4 Urban Run-Off Management	Met?	Standard C25	Met?	Comments
To minimise damage to properties and inconvenience to residents from urban runoff.	Yes	The urban stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban runoff is proposed.	Yes	Services will be installed in accordance with the requirements of the relevant drainage authority.

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		 Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. 		
To ensure that the street operates adequately during major storm events and provides for public safety.	Yes	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	Yes	As above.
To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.	Yes	For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard: Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.	Yes	As above.
		 For storm events greater than 20% AEP and up to and including 1% AEP standard: Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35m²/s (where, da = average depth in metres and Vave = average velocity in metres per second). 	Yes	As above.
		The design of the local drainage network should:	Yes	As above.

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 Ensure run-off is retarded to a standard required by the responsible drainage authority. Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take account of the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overload flow in a safe and predetermined manner. Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. 	
Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	As above.

SITE MANAGEMENT					
56.08-1	Site	Met?	Standard C26	Met?	Comments
Management					

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To protect drainage infrastructure and receiving waters from sedimentation and contamination.	Yes	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 sedimentation. • Dust • Run-off • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention.	Yes	The site will be managed to address these issues; which will be imposed by permit condition.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.	Yes	Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.	Yes	Reused/recycled materials will be used where practicable.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	Yes			

UTILITIES				
56.09-1 Shared	Met?	Standard C27	Met?	Comments
Trenching				
To maximise the	Yes	Reticulated services for water, gas,	Yes	Services will be
opportunities for shared		electricity and telecommunications		installed in
trenching.		should be provided in shared trenching		accordance with
To minimise constraints	Yes	to minimise construction costs and land		the requirements of
on landscaping within		allocation for underground services.		the relevant utility
street reserves.		0, 1, 1,000	14.10	providers.
56.09-2 Electricity,	Met?	Standard C28	Met?	Comments
Telecommunications				
and Gas				
To provide public utilities	Yes	The electricity supply system must be	Yes	Services will be
to each lot in a timely,		designed in accordance with the		installed in
efficient and cost		requirements of the relevant electricity		accordance with
effective manner.		supply agency and be provided to the boundary of all lots in the subdivision to		the requirements of the relevant utility
To reduce greenhouse		the satisfaction of the relevant		provider.
gas emissions by		electricity authority.		provider.
supporting generation		Ciccinony admonty.		
and use of electricity				
from renewable sources.				
monificationable sources.				

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		Arrangements that support the	N/A	N/A
		generation or use of renewable energy		
		at a lot or neighbourhood level are		
		encouraged. The telecommunication system must	Yes	Services will be
		be designed in accordance with the	168	installed in
		requirements of the relevant		accordance with the
		telecommunications servicing agency		requirements of the
		and should be consistent with any		relevant utility
		approved strategy, policy or plan for the		provider.
		provision of advanced		providor.
		telecommunications infrastructure.		
		including fibre optic technology. The		
		telecommunications system must be		
		provided to the boundary of all lots in		
		the subdivision to the satisfaction of the		
		relevant telecommunications servicing		
		authority.		
		Where available, the reticulated gas	Yes	Services will be
		supply system must be designed in		installed in
		accordance with the requirements of		accordance with the
		the relevant gas supply agency and be		requirements of the
		provided to the boundary of all lots in		relevant utility
		the subdivision to the satisfaction of the		provider.
		relevant gas supply agency.		
56.09-3 Fire Hydrants	Met?	Standard C29	Met?	Comments
To provide fire hydrants	Yes	Fire hydrants should be provided:	Yes	To be installed in
and fire plugs in positions that enable fire		A maximum distance of 120 metres		accordance with
		from the rear of each lot.		
,				CFA requirements.
fighters to access water		No more than 200 metres apart	V	•
fighters to access water safely, effectively and		No more than 200 metres apart Hydrants and fire plugs must be	Yes	As above.
fighters to access water		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service	Yes	•
fighters to access water safely, effectively and efficiently.	Moto	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority.		As above.
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting	Met?	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30	Met?	As above. Comments
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting	Met? Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to		As above. Comments Public lighting will
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones,	Met?	As above. Comments Public lighting will be required prior to
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.		No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.	Met?	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians	Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists	Met? Yes	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian Standard.
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.	Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with relevant Australian Standards.	Met? Yes	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian Standard.
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal	Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with relevant Australian Standards.	Met? Yes	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian Standard.
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night.	Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with relevant Australian	Met? Yes	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian Standard. As above.
fighters to access water safely, effectively and efficiently. 56.09-4 Public Lighting 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	Yes	No more than 200 metres apart Hydrants and fire plugs must be compatible with the relevant fire service authority. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with relevant Australian Standards. Public lighting should be consistent	Met? Yes	As above. Comments Public lighting will be required prior to the issue of SOC in accordance with the relevant Australian Standard. As above.

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The decision guidelines of Clause 65

The decision guidelines contained in Clause 65 of the Mildura Planning Scheme set out the matters that the Responsible Authority must consider (as appropriate):

Development

- The matters set out in section 60 of the Act.
- · Any significant effects the environment, including the contamination of land, may have
 - The Municipal Planning Strategy and the Planning Policy Framework.
 - The purpose of the zone, overlay or other provision.
 - Any matter required to be considered in the zone, overlay or other provision.
 - The orderly planning of the area.
 - The effect on the amenity of the area.
 - The proximity of the land to any public land.
 - Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
 - Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
 - The extent and character of native vegetation and the likelihood of its destruction.
 - Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
 - The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
 - The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
 - The impact the use or development will have on the current and future development and operation of the transport system.

Subdivision

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities. The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- · The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

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As discussed throughout this report, it is considered that the proposal is supported by the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework with regards to the subdivision of land in the GRZ. The matters to be considered by the GRZ and Clause 56 are appropriately met, with the proposal considered to be reflective of orderly planning. No issues relating to land capability, land degradation, natural hazards, native vegetation, servicing, stormwater management and traffic are identified as a result of this application. The layout, size and orientation of the proposed lots can contain a range of dwelling designs and will provide for dwelling diversity and housing affordability in an existing residential area. No common property, staging, public open space or new roads are proposed.

Summary of Key Issues

Objections raised to be addressed by conditions on the permit.

Conclusion

This report demonstrates that the proposal is consistent with the relevant provisions of the Mildura Planning Scheme, including the Planning Policy Framework, Municipal Planning Strategy, the GRZ, Clause 56 and Clause 65. It is considered that the proposal is worthy of support, and it is therefore respectfully. requested that the Mildura Rural City Council issue a Planning Permit to allow the subdivision as described in this report at 220 Sixteenth Street, Mildura.

Recommendation

Notice of Decision to Grant a Permit

That Council, having caused notice of Planning Application No. 005.2023.00000355.001 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit under the provisions of Clause 32.08-3 of the Mildura Planning Scheme in respect of the land known and described as 220 Sixteenth Street MILDURA, for the subdivision in accordance with the endorsed plans, with the application dated 20/12/2023, subject to the following conditions:



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Proposed Conditions

- 1. The subdivision as shown on the endorsed plans must not be altered or modified in any way without prior written consent of the Responsible Authority.
- (2) Prior to Statement of Compliance, a development contribution must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contribution Plan contained in the Mildura Planning Scheme.

Payment is to be made in cash, prior to Statement of Compliance. Council, in its discretion may accept works in kind in lieu of cash donations.

- (3) The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunication services to each lots shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunications facilities
 to each lot shown on the endorsed plan in accordance with any industry specifications or
 any standards set by the Australian Communications and Media Authority, unless the
 applicant can demonstrate that the land is in an area where the National Broadband
 Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the
- provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been
- provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in area where the National Broadband Network will not be provided by optical fibre.
- (4) This permit will expire if one of the following circumstances applies:
- a) The subdivision is not certified within two years of the date of this permit.
- b) The subdivision is not completed within five years of the date of certification.

The permit time may be extended pursuant to Section 69 of the Planning and Environment Act 1987 if a written request is received before the permit expires or within 6 months of the expiry date if the Plan of Subdivision has not been certified.

5. WORKS AND ENGINEERING CONDITIONS

 Prior to Certification a 5.00m boundary cut off at the intersection of Wetlands Drive and Sixteenth Street must be shown. Development plans will need to be amended to suit.

Prior to Statement of compliance the following must be completed:

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- Footpath along Sixteenth Steet must be constructed as per the endorsed drainage plan.
- All proposed driveways must be constructed as per the endorsed drainage plan.
- All stormwater house connection points must be constructed as per the endorsed drainage plan.
- Site must be filled to the proposed Levels and retaining wall installed as per the endorsed drainage plan.

6. LOWER MURRAY WATER CONDITIONS

- The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to Lower Murray Water pursuant to Section 8 of that Act.
- The requirements of Lower Murray Water must be met, in regard to the provision of water supply and sewerage services to the land, including payment of all associated costs prior to the Corporation agreeing to the issue of a Statement of Compliance.
- The holder of this permit or authorised agent must meet Lower Murray Water's requirements regarding easements in favour of the Lower Murray Urban and Rural Water Corporation prior to the submission of any plan of subdivision for Certification.
- Developer to enter into a Developer Design & Construct Agreement with Lower Murray Water

7. POWERCORP CONDITIONS

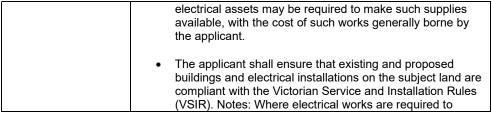
The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.

 The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's

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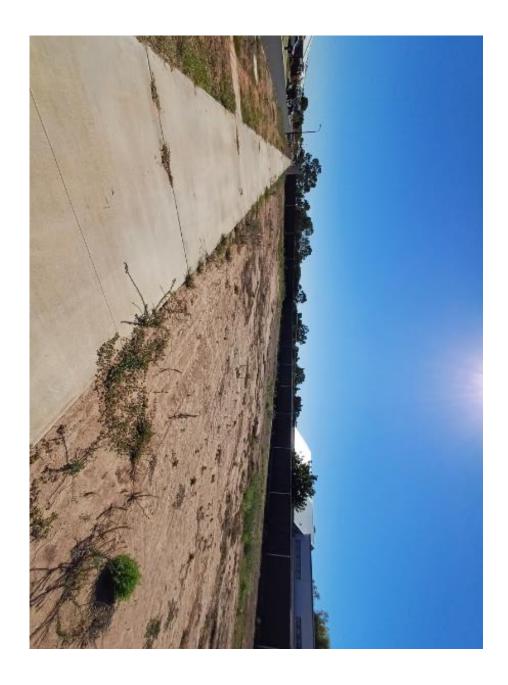
PARKS AND WASTE SERVICES CONDITIONS

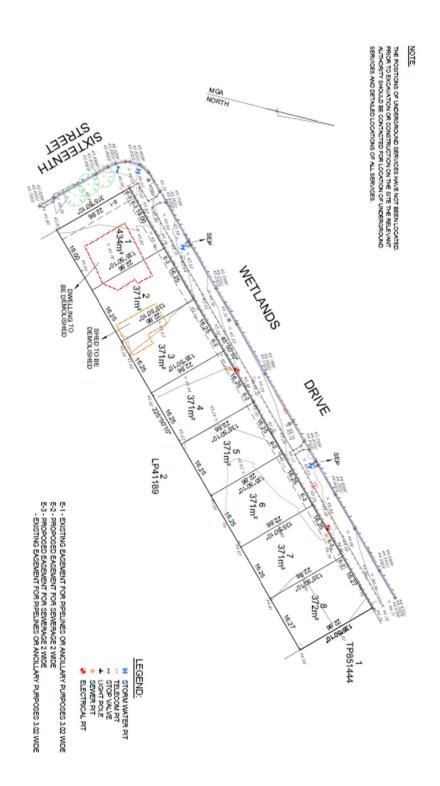
- 8. Prior to certification of the plan of subdivision, a Landscaping Plan for road reserve adjacent to the site shall be designed in consultation with Council's Parks and Gardens Unit and submitted to and approved by the Responsible Authority.
- 9. Prior to the issue of a Statement of Compliance, nature strips must be planted in accordance with the endorsed landscaping plan to the satisfaction of the Responsible Authority. It is the developer's responsibility to maintain the landscaping during the maintenance period to the satisfaction of the Responsible Authority.

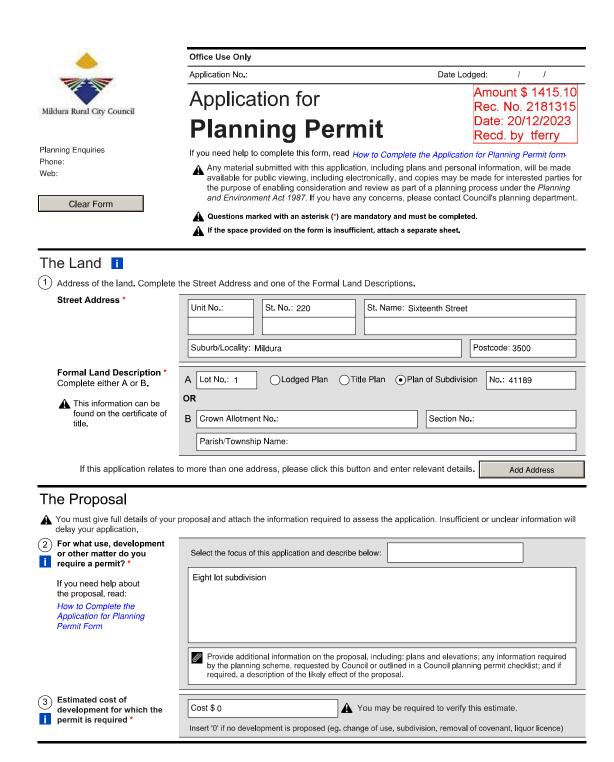
TRAFFIC MANAGEMENT

10. Prior to the issue of Endorsed Plans, a Traffic Impact Assessment Report is required to the satisfaction of the Responsible Authority. The Traffic Impact Assessment Report must detail how the increased traffic will not detrimentally affect the amenity and road safety of the surrounding residential area and any impacts to existing street vehicle parking. The recommendations of the Traffic Impact Assessment Report must be implemented prior to the issue of Statement of Compliance to the satisfaction of the Responsible Authority.

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Mildura Rural City Council
Advertised Plan Document

Application for Planning Permit 2007

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Existing Conditions II (4) Describe how the land is Dwelling used and developed now eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, Provide a plan of the existing conditions. Photos are also helpful. grazing. Title Information II (5) Encumbrances on title * Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope? If you need help about the title, read: Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.) How to Complete the Application for Planning Permit Form Not applicable (no such encumbrance applies). Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.) Applicant and Owner Details II (6) Provide details of the applicant and the owner of the land. Applicant * Title: The person who wants the permit. Organisation (if applicable): C/- Jackson Planning Postal Address If it is a P.O. Box, enter the details here Unit No.: St. No.: Refer below St. Name: Suburb/Locality State: Postcode: Where the preferred contact Contact person's details person for the application is Same as applicant (if so, go to 'contact information') different from the applicant, Name: provide the details of that Title: Miss First Name: Ebony Surname: Cetinich person. Organisation (if applicable): Jackson Planning Postal Address: If it is a P.O. Box, enter the details here: Unit No.: St. No.: 133B St. Name: Lime Avenue Postcode: 3500 Suburb/Locality: Mildura Please provide at least one Contact information contact phone number Business Phone: 0457 852 535 Email: admin@jacksonplanning.com.au Mobile Phone: 0457 852 535 Fax: 0457 852 535

Mildura Rural City Council Advertised Plan Document

Application for Planning Permit 2007

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The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.



Declaration II

(7) This form must be signed by the applicant *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application. Signature: chaig littlett

Dale: 20/12/2023

day / month / year

Mildura Rural City Council Advertised Plan Document

Application for Planning Permit 2007

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Need help with the A	pplication? 🚺				
If you need help to complete this form General information about the planning	n, read <i>How to complete th</i> ng process is available at <u>l</u>	ne Application for Planning Permit Form http://www.dpcd.vic.gov.au/planning			
Contact Council's planning departme or unclear information may delay you		to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient pplication.			
8 Has there been a pre-application meeting with a Council planning officer?	● No Yes	If 'yes', with whom?:			
		Date:	day / month / year		
Checklist i					
9 Have you:	Filled in the form completely?				
	Paid or included the	e application fee? Most application determine the a	ns require a fee to be paid. Contact Council to ppropriate fee.		
	Provided all neces	sary supporting information and documen	ts?		
	✓				
	Completed the relevant Council planning permit checklist?				
	Signed the declara	ation (section 7)?			
Lodgement 🚺					
Lodge the completed and signed form, the fee payment and all documents with:					
	Contact information:				
	Deliver application in	person, by fax, or by post:			
	Print Form	Make sure you deliver any required supp when you deliver this form to the above r local council but can sometimes be the N			
	Save Form:				
	ve Form To Your Compu	You can save this application form to you or email it to others to complete relevant			
	rm To Business Victoria	If you have a Business Victoria account y that account.	ou can save the application form to		
	Apply Now	Temporary apply button for testing purpo	ses.		

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Addendum





Our Reference: 23-087

20 December 2023

The Manager Statutory Planning Mildura Rural City Council PO Box 105 MILDURA VIC 3502

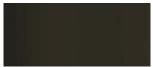
Dear Sir/Madam,

Please find enclosed an application for a Planning Permit for an eight lot subdivision at the site known as 220 Sixteenth Street, Mildura. In support of the application, please find enclosed:

- Completed application form;
- Credit card authorisation form;
- Current copy of the title and PS41189;
- Planning report assessing the proposal against the relevant provisions of the Mildura Planning Scheme;
- Proposed Plan of Subdivision; and
- Stormwater Management Plan.

Should you have any questions regarding the application, please don't hesitate to contact me on the details provided below.

Kind regards,



Principal Planner | Jackson Planning

0457 852 535 admin@jacksonplanning.com.au

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 08578 FOLIO 543

Security no : 124111394381E Produced 19/12/2023 08:57 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 041189. PARENT TITLE Volume 08168 Folio 131 Created by instrument C262009 13/07/1965

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP677839V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 220 SIXTEENTH STREET MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 19620L MARTIN IRWIN AND RICHARDS LAWYERS PTY LTD Effective from 21/10/2020

DOCUMENT END



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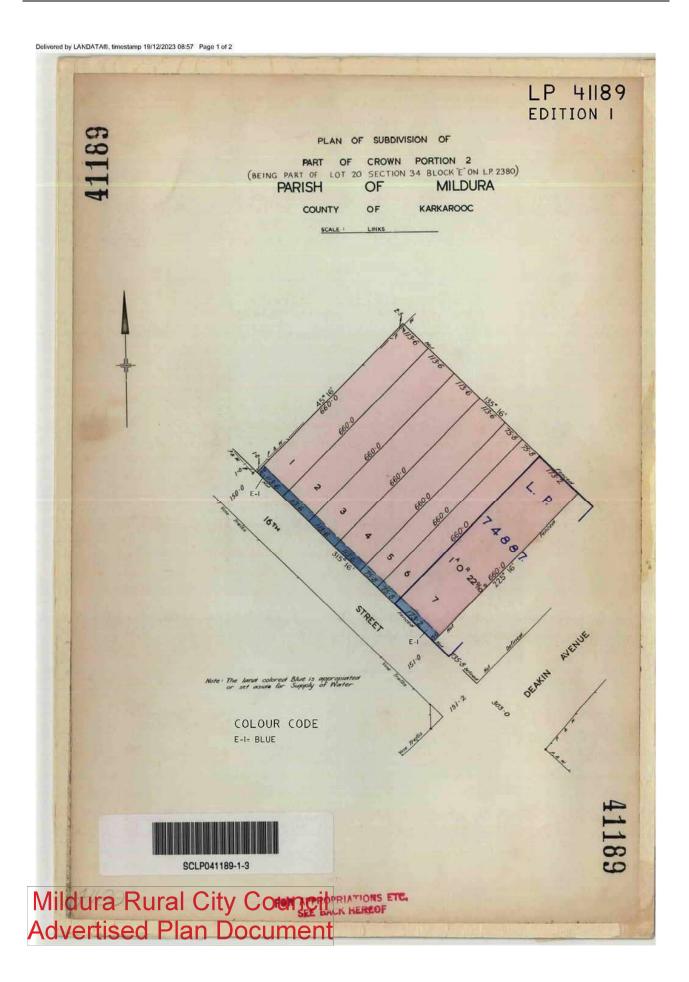
Document Type	Plan
Document Identification	LP041189
Number of Pages	2
(excluding this cover sheet)	
Document Assembled	19/12/2023 08:57

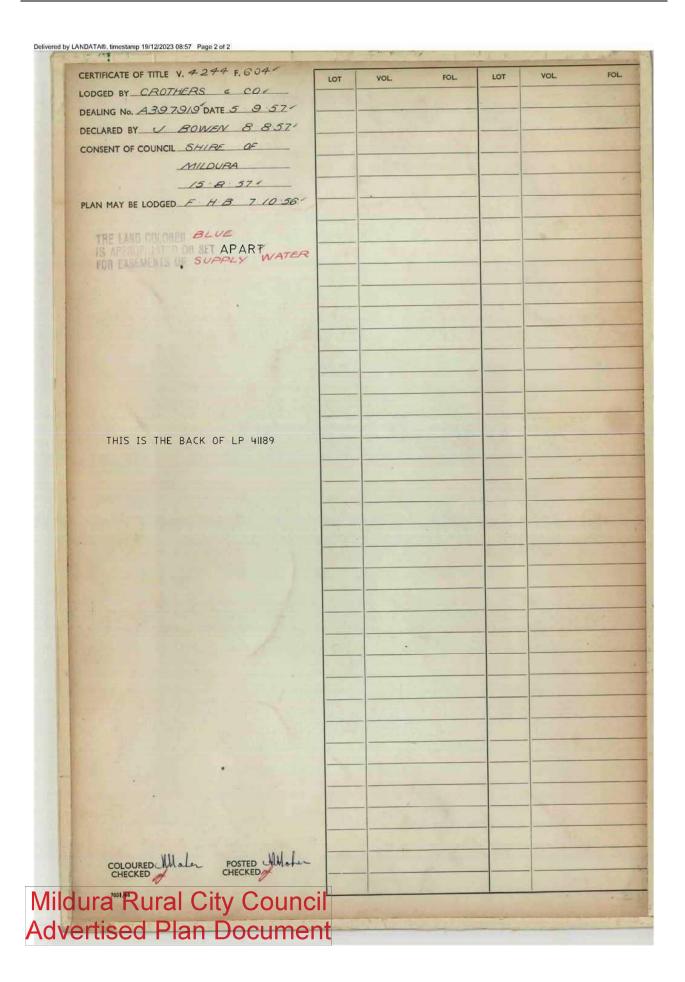
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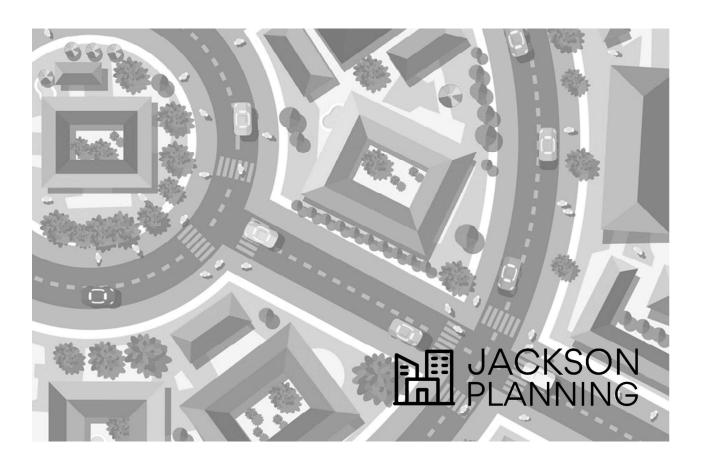
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Planning Submission

Eight lot subdivision

220 Sixteenth Street Mildura, VIC, 3500







Executive Summary

Proposal	Eight lot subdivision
Street Address	220 Sixteenth Street, Mildura
Formal Land Description	Lot 1 on Plan of Subdivision 41189
Zone	Clause 32.08 – General Residential Zone
Overlay	Clause 43.02 – Design and Development Overlay – Schedule 8
	Clause – Development Contributions Plan Overlay – Schedule's 1 and 2
	Clause 45.12 - Specific Controls Overlay
Particular Provisions	Clause 53.01 – Public Open Space Contribution and Subdivision
	Clause 56 - Residential Subdivision
General Provisions	Clause 65.01 – Approval of an Application or Plan
	Clause 65.02 – Approval of an Application to Subdivide Land
Permit Triggers	Clause 32.08-3 – Subdivision







Subject site and surrounding area

Site Description

The subject site comprises one parcel of land commonly known as 220 Sixteenth Street, Mildura, and more formally as Lot 1 on Plan of Subdivision 41189. The site is rectangular in shape and is relatively flat. It has an area of approx. 3041 square metres (sqm), a frontage of 22.86 metres (m) to Sixteenth Street and a secondary frontage of 132.82m to Wetlands Drive.

The site currently contains a single storey dwelling with existing access to Sixteenth Street at the south eastern end of the frontage. The site has access to all reticulated services. No heritage or cultural sensitivities affect the land and there are no native vegetation constraints or natural hazards.

The site is situated within Mildura South, approximately 1.3 kilometres (km) to the south west of the Mildura Central Shopping Centre. The surrounding area consists of recently constructed dwellings to the north west, Mildura South Primary School to the north east/east, older housing stock to the south east and vacant land undergoing subdivision to the south west.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

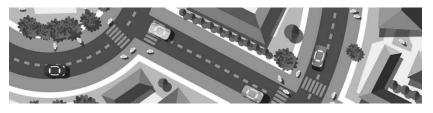
Title Restrictions

Pursuant to Section 61(4) of the *Planning and Environment Act 1987*, the Responsible Authority must not issue a permit that breaches a registered restriction. The title does not contain any registered restrictions.

Cultural Heritage

The subject land is not identified as being located in an area of Aboriginal Cultural Heritage Sensitivity under the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2008, and as such a Cultural Heritage Management Plan is not required for the proposal.





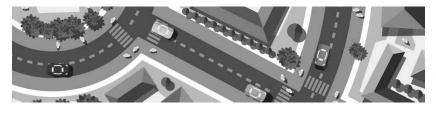


Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area (Source: Landchecker Nov 2023)







Site Photos



Figure 2: View of the site from Sixteenth Street



Figure 3: View of the front of the site from the south east



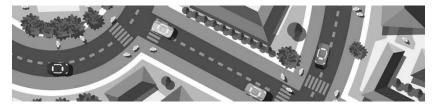
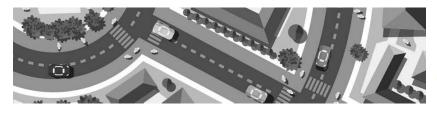






Figure 4: View of the rear of the site from the south east







Proposal

The proposal seeks approval for an eight lot subdivision with the following parameters:

Lot No.	Area. (m²)	Frontage (m)	Existing Use / Development
1	434	22.86 to Sixteenth St	Dwelling to be removed
2	371	16.25 to Wetlands Dr	Dwelling & shed to be removed
3	371	16.25 to Wetlands Dr	Shed to be removed
4	371	16.25 to Wetlands Dr	Vacant
5	371	16.25 to Wetlands Dr	Vacant
6	371	16.25 to Wetlands Dr	Vacant
7	371	16.25 to Wetlands Dr	Vacant
8	372	16.27 to Wetlands Dr	Vacant

Existing easements will be maintained, and any new easements required for services will be created as part of the certification stage, as indicated on the proposed plan of subdivision. All lots have frontage to a public road and vehicle access can be easily achieved. No common property is proposed, and the subdivision is not intended to be staged. The subdivision will be connected to gas services for referral purposes.

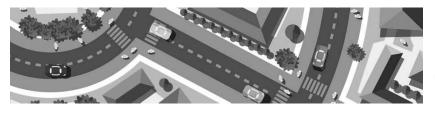
Permit Triggers

 Pursuant to Clause 32.08-3 of the General Residential Zone, a permit is required to subdivide land.

Permit not Required

 A permit is not required under the Design and Development Overlay as Schedule 8 contains an exemption for the subdivision of land.







Procedural Matters

Referrals

The following external referrals are required Pursuant to Section 55 of the *Planning and Environment Act 1987* and Clause 66.01 of the Mildura Planning Scheme:

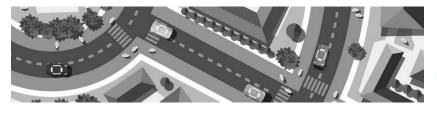
- Lower Murray Water;
- · Powercor; and
- APA Group.

Notice

It is anticipated that the application will be notified in accordance with Section 52 of the *Planning and Environment Act 1987*, by way of:

- Letters to adjoining and nearby owners and occupiers.
- An on-site sign.







Planning Provisions and Assessment

Municipal Planning Strategy and Planning Policy Framework

The Mildura Planning Scheme contains the following State and Local Planning Policies relevant to this proposal:

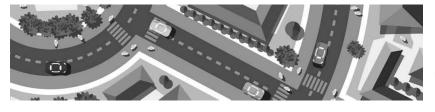
•	Clause 11.01-1S	Settlement
•	Clause 11.01-1R	Settlement - Loddon Mallee North
•	Clause 11.01-1L-01	Mildura Main Urban Area
•	Clause 11.02-1S	Supply of Urban Land
•	Clause 15.01-1S	Urban Design
•	Clause 15.01-1L	Urban Design in Mildura
•	Clause 15.01-3S	Subdivision Design
•	Clause 15.01-3L	Mildura Subdivision Design
•	Clause 16.01-1S	Housing Supply
•	Clause 16.01-1L-01	Housing Supply in Mildura
•	Clause 16.01-2S	Housing Affordability
•	Clause 19.03-3S	Integrated Water Management
•	Clause 19.03-3L	Integrated Water Management

A copy of the relevant objectives and strategies are contained within Appendix 1 at the end of this report.

The key considerations applying to this proposal and the application of policy relate to the level of intensity of development in the GRZ and Clause 56 (ResCode) compliance, with the overwhelming policy direction being to intensify residential development in close proximity to jobs, transport and services. Of further cause for consideration is whether the proposed intensity of the subdivision, including its layout, will achieve satisfactory outcomes.

The proposed subdivision provides for infill development within the Mildura Main Urban Area, which will achieve housing growth and diversity in close proximity to services, education and recreation opportunities and public transport. All reticulated services are available to support the increased density and the subdivision integrates well with the existing road network.







The proposed subdivision layout and lot configuration is orderly and will allow each lot to be developed for residential purposes in accordance with the relevant ResCode requirements, with ample opportunities for solar access, landscaping and appropriate siting. The proposed subdivision is respectful of the existing neighbourhood character in terms of the lot sizes, configuration and shape. Whilst the density of the subdivision is greater than a majority of dwellings within the surrounding area, it is consistent with the size of the existing lots at 19 Cosgrove Court.

Whilst the development of dwellings has not been included within this application, state and local policy relating to housing supply and affordable housing are still of relevance as the proposed subdivision provides for future residential development. The proposed subdivision contains lots typically smaller in size than existing residential development within the surrounding area which will provide for dwelling diversity and a more affordable housing option.

As mentioned previously, the proposed subdivision will integrate with the existing road network and no new streets are proposed. Each lot has frontage to a public road with access readily achievable. Wetlands Drive is completely constructed with kerb and channel, drainage infrastructure, street lighting and footpaths. The proposal includes the construction of the Sixteenth Street road reserve adjacent to the site which is consistent with State and Local Policy relating to infrastructure and services.

For these reasons, the proposal is considered to represent an appropriate subdivision outcome for the site and surrounding area when considered against relevant policy. The subdivision is of an intensity commensurate with development expectations for the site and surrounds, which provides for increased densities and housing supply in an area proximate to essential services, education, recreation and public transport.

General Residential Zone (GRZ)

The subject land is located within the GRZ under the Mildura Planning Scheme. An extract of the relevant zoning map is provided on the following page.



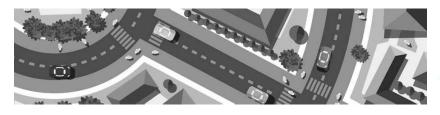






Figure 5 - GRZ map of subject site and immediate surrounds. Source: VicPlan

The purpose of the GRZ is:

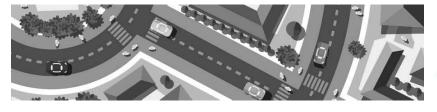
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.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

It is anticipated that a Section 173 Agreement will be included as a condition on any permit issued in relation to the Garden Area requirements under Clause 32.08-3 as vacant lots less than 400sqm are proposed.

Clause 32.08-3 prescribes that an application to subdivide land must meet the requirements of Clause 56 listed in the table below.

Class of subdivision	Objectives and standards to be met
3 - 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.







An assessment of the relevant Clause 56 provisions is contained in the following sections.

In response to the application requirements under Clause 32.08-12, the subject site and surrounding area have been described previously in this report and proposed subdivision plans have been included to demonstrate an appropriate design response.

The decision guidelines of the GRZ set out the matters that the Responsible Authority must consider (as appropriate):

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

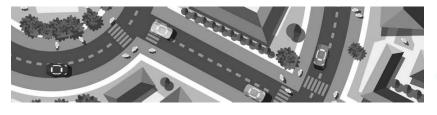
Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

The proposal is supported by the Municipal Planning Strategy and Planning Policy Framework, which has been discussed earlier in this report. In line with the purpose of the General Residential Zone, the proposal involves the orderly subdivision of land in an area identified for residential growth and development. The subdivision results in increased densities, which is appropriate for its location and will encourage housing diversity.

The subdivision integrates with the existing road network and will not detract from the existing character of the area. The pattern of subdivision has no consequences in terms of the spacing of future buildings on the lots. The proposed lots are arranged in an orderly manner and are not of a size, orientation or topography that would render appropriate siting of a future dwelling unachievable. The proposed subdivision complies with the







relevant objectives and standards of Clause 56 which are discussed further in the following section.

Based on the above, it is considered that the proposal is supported by the relevant decision guidelines of the GRZ and is an appropriate subdivision outcome for the subject land.

Design and Development Overlay - Schedule 8 (DDO8)

The subject land is located within the DDO8 under the Mildura Planning Scheme. An extract of the relevant Overlay map is provided below.



Figure 6 - DDO8 map of subject site and immediate surrounds. Source: VicPlan

As mentioned previously, a planning permit is not required under the DDO8 and as such, this Overlay will form no further part of this assessment.

Development Contributions Plan Overlay – Schedule 1 & Schedule 2 (DCPO1 & DCPO2)

The subject land is located within the DCPO1 & DCPO2 under the Mildura Planning Scheme. An extract of the relevant Overlay map is provided on the following page.



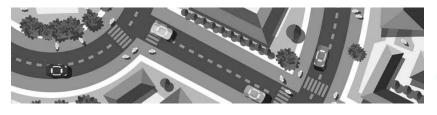






Figure 7 - DCPO1 & DCPO2 map of subject site and immediate surrounds. Source: VicPlan

It is acknowledged that a standard condition will be placed on any permit issued in relation to Development Contributions.

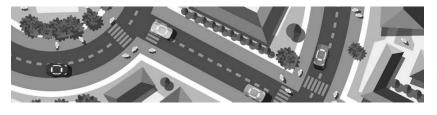
Specific Controls Overlay - Schedule 1 (SCO1)

The subject land is located within the SCO1 under the Mildura Planning Scheme. An extract of the relevant Overlay map is provided below.



Figure 8 - SCO1 map of subject site and immediate surrounds. Source: VicPlan $\,$







The SCO1 implements the *Mildura Older Irrigation Area Incorporated Document 2023* which provides additional controls in relation to subdivision and dwellings within the Farming Zone. As the subject site is not within the Farming Zone, the SCO1 and *Mildura Older Irrigation Area Incorporated Document 2023* do not have a role to play in the assessment of this application.

Particular Provisions

Clause 53.01 - Public Open Space Contribution and Subdivision

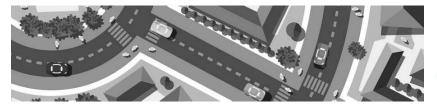
A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

The Schedule to Clause 53.01 does not stipulate a mandatory public open space contribution that apply to the subdivision of residential, commercial or industrial land. Under Section 18(1AB) of the Subdivision Act 1988, the requirement for public open space does not apply to land in which an approved infrastructure contributions plan applies. It has been commonly held that if a contribution is required under an approved Development Contributions Plan, a separate Public Open Space Contribution is not required.

Clause 56 - Residential Subdivision

An assessment against the relevant provisions of Clause 56 in contained within the table on the following pages.



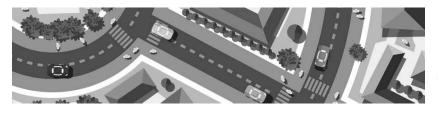




LIVEABLE AND SUSTAINABLE COMMUNITIES						
56.03-5 Neighbourhood character	Met?	Standard C6	Met?	Comments		
To design subdivisions that respond to neighbourhood character.	Yes	Subdivision should: Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with 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.	Yes	For the reasons discussed in this report, the application is consistent with policies relating to residential land development and urban growth, as well as the character of the surrounding area. The proposed configuration positively integrates with the surrounding urban environment and provides density of development consistent with the existing and emerging character of the area.		

LOT DESIGN	LOT DESIGN				
56.04-1 Lot Diversity and Distribution	Met?	Standard C7	Met?	Comments	
To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.	Yes	A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.	Yes	No specified density targets are included within the Mildura Planning Scheme. The density of the proposed subdivision is appropriate taking into account the location of essential services, education and recreation opportunities within the surrounding area.	
To provide higher housing densities within walking distance of activity centres.	Yes	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.	Yes	As above.	
To achieve increased housing densities in	Yes	A range and mix of lot sizes should be provided including lots suitable for the development of:	Yes	The proposed lots are of a similar size, however, are of a higher density that	

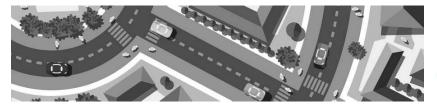






designated growth areas.		Single dwellings Two dwellings or more. Higher density housing. Residential buildings and Retirement Villages		surrounding development which will achieve dwelling diversity in close proximity to education and recreation facilities. Furthermore, the site is located within close proximity to public transport and the Mildura Central Shopping Centre to support the increased density.
To provide a range of lot sizes to suit a variety of dwelling and household types.	Yes	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.	Yes	The site is located within 400m walking distance of an existing bus stop. No train or tram services are available in Mildura. As the Mildura South Growth Area establishes, public transport options along Sixteenth Street are likely to increase.
		Lots of 300sqm or less in area, lots suitable for 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.	N/A	The proposed lots are over 300 sqm.

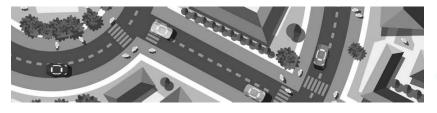






56.04-2 Lot Area and Building Envelopes	Met?	Standard C8	Met?	Comments
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	Yes	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: That the lots are consistent or contain a 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.	N/A	The proposed lots are over 300 sqm.
		Lots of between 300sqm and 500sqm should: Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x15m if a boundary wall is nominated as part of the building envelope	Yes	Each lot is able to contain a rectangle measuring 10m x 15m.
		If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant physical constraints that make this difficult to achieve.	N/A	No buildings proposed as part of the subdivision.
		Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	N/A	No lots over 500sqm are proposed
		A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: • The objectives of the relevant standard	N/A	No building envelopes are proposed.

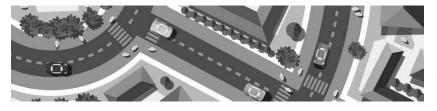






		The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or	N/A	No building envelopes are proposed.
		agreement. Lot dimensions and building envelopes should protect: Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features.	Yes	The size and dimensions of the proposed lots are suitable and will enable appropriate siting of a future dwelling.
56.04-3 Solar Orientation	Met?	Standard C9	Met?	Comments
To provide good solar orientation of lots and solar access for future dwellings	Yes	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.	Yes	Appropriate solar access is provided given the site characteristics, proposed lot configuration and dimensions, and local climate.
		Lots have appropriate solar orientation when:	Yes	As above.

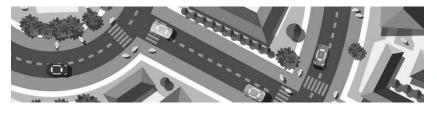






		 The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S. Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 		
56.04-4 Street Orientation	Met?	Standard C10	Met?	Comments
To provide a lot layout that contributes to community social interaction, person safety and property security.	Yes	Subdivision should increase visibility and surveillance by: Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads. Providing lots of 300sqm 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 lot along public open space boundaries.	Yes	The orientation of the lots encourage dwelling designs that front the street to provide for passive surveillance, safety and social interaction.
56.04-5 Common Area	Met?	Standard C11	Met?	Comments
To identify common areas and the purpose for which the area is commonly held.	N/A	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:	N/A	No common area is proposed.
To ensure the provision of common area is appropriate and that necessary management arrangements are in place.	N/A	 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. 		



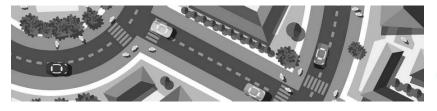




To maintain direct public access throughout the neighbourhood street network.	 Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.
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URBAN LANDSCAPE				
56.05-1 Integrated Urban Landscape	Met?	Standard C12	Met?	Comments
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.	N/A	An application for subdivision that creates streets or public open space should be accompanied by a landscape design.	N/A	The proposed subdivision integrates with the existing road network and no new streets or areas of public open space are proposed.
To incorporate natural and cultural features in the design of streets and public open space where appropriate.	N/A	 The landscape design should: Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. Create attractive landscapes that visually emphasise streets and public spaces. Respond to the site and context description for the site and surrounding area. Maintain significant vegetation where possible within an urban context. Take account of the physical features of the land including landform, soil and climate. Protect and enhance any significant natural and cultural features. Protect and link areas of significant local habitat where appropriate. 	N/A	As above.



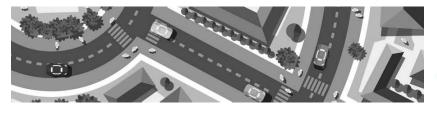




To protect and enhance native habitat and discourage the planting and spread of noxious weeds.	N/A	 Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment. Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. Provide for walking and cycling networks that link with community facilities. Provide appropriate pathways, signage, fencing, public lighting and street furniture. Create low maintenance, durable landscapes that are capable of a long life. 		
To provide integrated water management systems and contribute to drinking water conservation.	N/A	The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	N/A	As above.

ACCESS AND MOBILITY MANAGEMENT					
56.06-2 Walking and Cycling Network	Met?	Standard C15	Met?	Comments	
To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.	Yes	The walking and cycling network should be designed to: Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.	Yes	The proposed subdivision integrates with the existing road network and no new streets are proposed. Road, pedestrian and cyclist infrastructure has already been installed adjacent to	

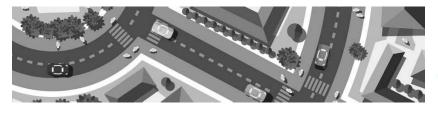






To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.	Yes	 Link to any existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhoods streets and regional public open spaces. Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. Ensure safe street and road crossings including the provision for traffic controls where required. Provide an appropriate level of priority for pedestrians and cyclists. Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. Be accessible to people with disabilities. 		the site along Wetlands Drive. The Sixteenth Street frontage is proposed to be constructed with kerb and channel with the installation of a footpath.
56.06-4 Neighbourhood Street Network	Met?	Standard C17	Met?	Comments
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.	Yes	 The neighbourhood street network must: Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Roads Corporation's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of 	Yes	As above.

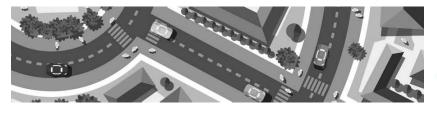






 pedestrians and cyclists and for accessing public transport. Provide safe and efficient access to activity centres for commercial and freight vehicles. Provide safe and efficient access to all lots for service and emergency vehicles. Provide safe movement for all vehicles. Incorporate any necessary traffic control measures and traffic management infrastructure. 		
 The neighbourhood street network should be designed to: Implement any relevant transport strategy, plan or policy for the area set out in this scheme. Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand. Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. Provide and interconnected and continuous network of street within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. Provide an appropriate level of local traffic dispersal. Indicate the appropriate street type. Provide a street environment that is appropriately management movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). 	Yes	As above.

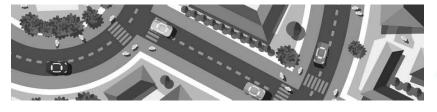






		 Encourage appropriate sharing of access lanes and access places by pedestrians, cyclists and vehicles. Minimise the provision of cul-de-sacs. Provide for service and emergency vehicles to safely turn at the end of a dead-end street. Facilitate solar orientation of lots. Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. Contribute to the area's character and identity. Take account of any identified significant features. 		
56.06-5 Walking and Cycling Network detail	Met?	Standard C18	Met?	Comments
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.	Yes	 Footpaths, shared paths, cycle paths and cycle lanes should be designed to: Be part of a comprehensive design of the road or street reservation. Be continuous and connect. Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. Accommodate projected volumes and mix. 	Yes	As above.
scooters and other footpath bound vehicles.		 Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound 		
To provide public transport stops that are accessible to people with disabilities.	Yes	 vehicles and cyclists, perform required drainage functions and are structurally sound. Provide appropriate signage. Be constructed to allow access to lots without damage to footpath or shared path surfaces. Be constructed with a durable, nonskid surface. Be of a quality and durability to ensure: 		

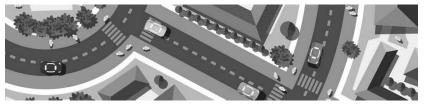






		 Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. Discharge of urban run-off. Preservation of all weather access. Maintenance of a reasonable, comfortable riding quality. A minimum 20 year life space. Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 		
56.06-7 Neighbourhood Street Network Detail	Met?	Standard C20	Met?	Comments
To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users.	Yes	 Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Provide street blocks that are generally between 120m and 240m in length and generally between 60m and 120m in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay. Provide a safe environment for all street users applying speed control measures where appropriate. Ensure intersection layouts clearly indicate the travel path and priority 	Yes	As above.

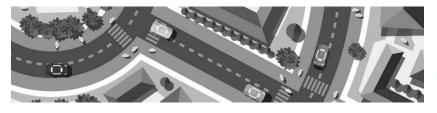






N/A	movement for pedestrians, cyclists and vehicles. Provide a minimum 5m by 5m corner splay at junctions with arterial roads and a minimum 3m by 3m corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. Ensure street are sufficient strength to: Enable the carriage of vehicles. Avoid damage by construction vehicles and equipment. Ensure street pavements are of sufficient quality and durability for the: Safe passage of pedestrians, cyclists and vehicles. Discharge of urban run-off. Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. Provide pavement edges, kerbs, channel and crossover details designed to: Perform the required integrated water management functions. Delineate the edge of the carriageway for all street users. Provide efficient and comfortable access to abutting lots at appropriate locations. Contribute to streetscape design. Provide for the safe and efficient collection of waste and recycling materials from lots. Be accessible to people with disabilities.	N/A	Concept details for the
N/A	 A street detail plan should be prepared that shows, as appropriate: The street hierarchy and typical cross-sections for all street types. 	N/A	Concept details for the construction of the Sixteenth Street frontage have been shown on the Stormwater Management



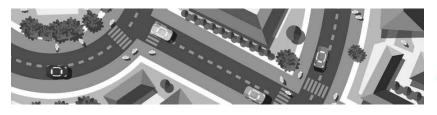




		 Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. Water sensitive urban design features. Location and species of proposed street trees and other vegetation. Location of existing vegetation to be retained and proposed treatment to ensure its health. Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 		Plan included with this application.
56.06-8 Lot Access	Met?	Standard C21	Met?	Comments
To provide for safe vehicle access between roads and lots.	Yes	Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.	N/A	All lots are not accessed via arterial roads.
		Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.	N/A	No lots less than 300sqm are proposed.
		The design and construction of a crossover should meet the requirements of the relevant road authority.	Yes	Crossovers will be provided in accordance with relevant requirements, as indicated on the Stormwater Management Plan included with this application.

INTEGRATED WATER MANAGEMENT				
56.07-1 Drinking Met? Standard C22 Met? Comments				
To reduce the use of drinking water	Yes	The supply of drinking water must be:	Yes	Services will be installed in accordance with the

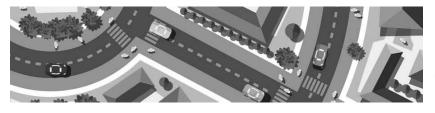






To provide adequate, cost-effective supply of drinking water	Yes	 Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority 		requirements of the relevant utility provider.
56.07-2 Reused and Recycled Water	Met?	Standard C23	Met?	Comments
To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,	N/A	Reused and recycled water supply systems must be: Designed and constructed 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.	N/A	Recycled water is not available.
56.07-3 Waste Water Management	Met?	Standard C24	Met?	Comments
To provide a waste	Yes	Waste water systems must be:	Yes	Services will be installed in accordance with the
water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.		 Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority. Consistent with any relevant approved domestic waste water management plan. 		requirements of the relevant utility provider.

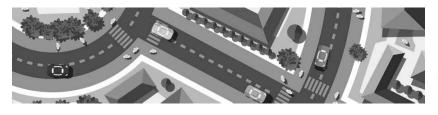






56.07-4 Urban Run- Off Management	Met?	Standard C25	Met?	Comments
To minimise damage to properties and inconvenience to residents from urban run-off.	Yes	 The urban stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. 	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
To ensure that the street operates adequately during major storm events and provides for public safety.	Yes	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	Yes	As above.
To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.	Yes	 For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard: Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. 	Yes	As above.
		For storm events greater than 20% AEP and up to and including 1% AEP standard:	Yes	As above.

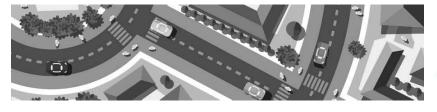






 Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35m²/s (where, da = average depth in metres and Vave = average velocity in metres per second). 		
The design of the local drainage network should:	Yes	As above.
 Ensure run-off is retarded to a standard required by the responsible drainage authority. Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take account of the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overload flow in a safe and predetermined manner. Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. 		
Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	Yes	As above.



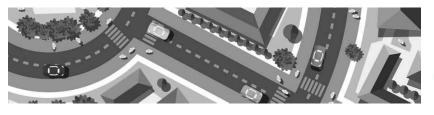




SITE MANAGEMENT	SITE MANAGEMENT			
56.08-1 Site Management	Met?	Standard C26	Met?	Comments
To protect drainage infrastructure and receiving waters from sedimentation and contamination.	Yes	A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: Erosion and sedimentation. Dust Run-off Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention.	Yes	The site will be managed to address these issues; which will be imposed by permit condition.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.	Yes	Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.	Yes	Reused/recycled materials will be used where practicable.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	Yes			

UTILITIES				
56.09-1 Shared Trenching	Met?	Standard C27	Met?	Comments
To maximise the opportunities for shared trenching.	Yes	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to	Yes	Services will be installed in accordance with the requirements of the
To minimise constraints on landscaping within street reserves.	Yes	minimise construction costs and land allocation for underground services.		relevant utility providers.







56.09-2 Electricity, Telecommunications and Gas	Met?	Standard C28	Met?	Comments
To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Yes	The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
		Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.	N/A	N/A
		The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.	Yes	As above.
		Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.	Yes	As above. To confirm, gas is requested as part this subdivision.
56.09-3 Fire Hydrants	Met?	Standard C29	Met?	Comments
	Yes	 Fire hydrants should be provided: A maximum distance of 120 metres from the rear of each lot. No more than 200 metres apart 	Yes	As indicated in the Stormwater Management Plan submitted with this application, three existing fire plugs are located







To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.				within the Wetlands Drive road reserve. The existing fire plugs are within 120m of the rear of each proposed lot and are no more than 200m apart.
		Hydrants and fire plugs must be compatible with the relevant fire service authority.	Yes	Existing fire plugs would have been designed to meet the requirements of FRV.
56.09-4 Public Lighting	Met?	Standard C30	Met?	Comments
To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.	Yes	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.	Yes	The site integrates with the existing road network which has existing provision street lighting. Additional street lighting is not considered to be required.
To provide pedestrians with a sense of personal safety at night.	Yes	Public lighting should be designed in accordance with relevant Australian Standards.	Yes	As above.
To contribute to reducing greenhouse emissions and to saving energy	Yes	Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	Yes	As above.

General provisions

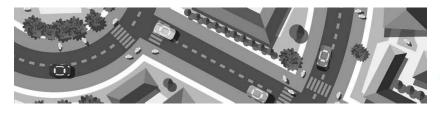
Clause 65 - Decision Guidelines

The decision guidelines contained in Clause 65 of the Mildura Planning Scheme set out the matters that the Responsible Authority must consider (as appropriate):

Development

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.





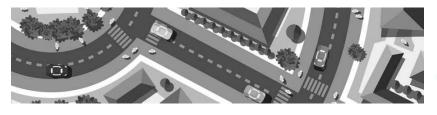


- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

Subdivision

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.



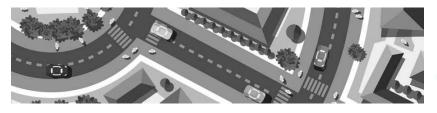




- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

As discussed throughout this report, it is considered that the proposal is supported by the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework with regards to the subdivision of land in the GRZ. The matters to be considered by the GRZ and Clause 56 are appropriately met, with the proposal considered to be reflective of orderly planning. No issues relating to land capability, land degradation, natural hazards, native vegetation, servicing, stormwater management and traffic are identified as a result of this application. The layout, size and orientation of the proposed lots can contain a range of dwelling designs and will provide for dwelling diversity and housing affordability in an existing residential area. No common property, staging, public open space or new roads are proposed.





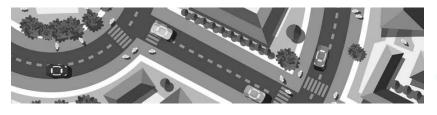


Conclusion

This report demonstrates that the proposal is consistent with the relevant provisions of the Mildura Planning Scheme, including the Planning Policy Framework, Municipal Planning Strategy, the GRZ, Clause 56 and Clause 65.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Mildura Rural City Council issue a Planning Permit to allow the subdivision as described in this report at 220 Sixteenth Street, Mildura.







Appendix 1 - Objectives and Strategies of the MPS and PPF

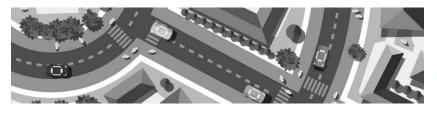
Clause 11.01-15 Settlement has the objective:

 To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Relevant strategies include:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.
- Strengthen transport links on national networks for the movement of commodities.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:
 - Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
 - Developing settlements that will support resilient communities and their ability to adapt and change.
 - o Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
 - Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.





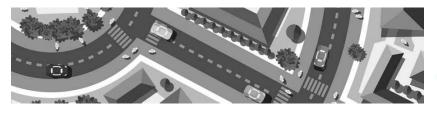


- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.
- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Encourage a form and density of settlements that supports healthy, active and sustainable transport.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
- Ensure land that may be required for future urban expansion is not compromised.
- Support metropolitan and regional climate change adaption and mitigation measures.

Clause 11.01-1R Settlement – Loddon Mallee North has the relevant strategies:

- Facilitate growth of Mildura as the regional city, through planned development incorporating the nearby settlements of Red Cliffs, Irymple and Merbein, and encourage urban consolidation, particularly in the Central Business District.
- Support stronger relationships between the region and communities of interest in southern New South Wales, South Australia and adjoining Victorian regions.
- Provide a suitable range of commercial and industrial precincts in the regional city, regional centres and towns recognising each settlement's role in their community of interest, including cross-border and inter-regional access for economic development.







 Avoid growth and development in Mildura that may compromise the future operation or potential for expansion of Mildura Airport.

Clause 11.01-1L-01 Mildura Main Urban Area has the strategies:

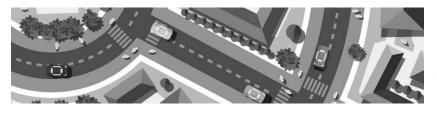
- Develop Mildura South and Mildura East as the two main urban growth areas for the municipality.
- Support development of the Mildura riverfront, including with higher density residential development outside the floodplain that protects the values of the Murray River.
- Maintain Seventeenth Street as the southern boundary of the city to protect the operations of Mildura Airport.
- Discourage the unplanned expansion of urban uses into the Mildura Older Irrigation Areas (MOIA).
- Maintain large landscaped lots sizes in the northern part of Nichols Point.
- Provide a transition from large landscaped lots in the northern part of Nichols Point to the rural areas adjoining the Murray River floodplain.

Clause 11.02-1S Supply of Urban Land has the objective:

• To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
 - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
 - Neighbourhood character and landscape considerations.
 - o The limits of land capability and natural hazards and environmental quality.
 - o Service limitations and the costs of providing infrastructure.







- Monitor development trends and land supply and demand for housing and industry.
- Maintain access to productive natural resources and an adequate supply of welllocated land for energy generation, infrastructure and industry.
- Restrict rural residential development that would compromise future development at higher densities.

Clause 15.01-1S Urban Design has the objective:

 To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Relevant strategies to achieve this objective include:

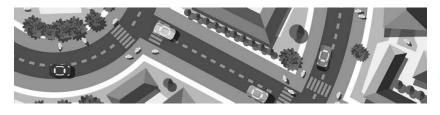
- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality
 of living and working environments, facilitating accessibility and providing for
 inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors.

Clause 15.01-1L Urban Design in Mildura has the objective:

To require building and neighbourhood design to be responsive to Mildura's climate.

Relevant strategies to achieve this objective include:

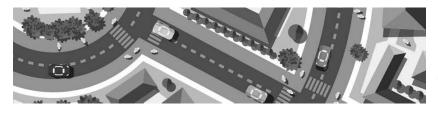






- Encourage building design to employ passive cooling techniques to reduce reliance on air conditioners.
- Discourage building designs that dominate public spaces or imply private ownership of public spaces.
- Require the provision of generous eaves on all residential development.
- Require residential neighbourhoods to incorporate shaded vegetated greenways or linear parks to connect areas of activity.
- Encourage low or transparent fencing and landscaping that allows for passive surveillance.
- Maximise opportunities for landscaping by providing greater permeable surfaces in public and private development.
- Encourage a green landscape character along main boulevards including Deakin Avenue, Fifteenth Street and Sixteenth Street.
- Encourage development to increase tree cover in streets, backyards and as broad scale revegetation.
- Discourage landscape treatments such as artificial turf and tanbark, particularly in non-natural colours.
- Encourage the design and orientation of all development to take advantage of passive systems and climatic factors.
- Use landscape design to assist in passive solar heating and cooling through providing vegetation on the east, west and north side of dwellings.
- Design development to minimise the adverse effects on the environmental performance of adjoining properties such as overshadowing of solar panels.
- Encourage the use of environmentally sustainable design techniques that may include:
 - o low energy lighting systems and lighting management controls.
 - solar and passive heating systems and natural or solar assisted ventilating and cooling systems.
 - o laminating, tinting or double glazing to control heat gain and loss.
 - o use of high thermal performance building materials.
 - energy recovery systems.
 - energy storage systems such as heat sinks and air conditioning automatic control systems.
 - external façade elements that offer climate control benefits such as eaves on residential buildings.







Clause 15.01-3S - Subdivision Design has the objective:

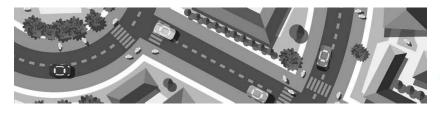
• To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies to achieve this objective include:

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - $\circ \quad \text{Subdivision layouts that allow easy movement within and between neighbourhoods}.$
 - o A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.







- o Minimises peak demand on the electricity network.
- Supports energy efficiency and solar energy generation through urban layout and lot orientation.
- o Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

Clause 15.01-3L - Mildura Subdivision Design has the strategies:

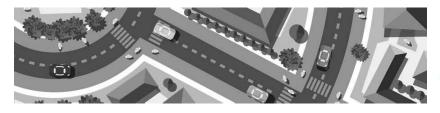
- Design roads in new residential neighbourhoods that are able to accommodate canopy tree planting.
- Require road alignments to incorporate a broad grid network, with local roads connecting to adjoining urban areas.
- Design streets in subdivisions to maximise the solar orientation of lots.
- Avoid courts and cul-de-sacs in neighbourhood subdivision design.
- Require residential neighbourhoods to incorporate shaded vegetated greenways or linear parks to connect areas of activity.
- Provide pedestrian connections in a court bowl to allow direct pedestrian access (if a cul-de-sac is unavoidable).
- Require subdivision road layouts to facilitate future movement connections, including by use of easements where adjoining parcels are not developed concurrently.

Clause 16.01-15 Housing Supply has the objective:

To facilitate well-located, integrated and diverse housing that meets community needs.

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.







- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well-designed housing that:
 - o Provides a high level of internal and external amenity.
 - o Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 16.01-1L-01 Housing Supply in Mildura has the strategies:

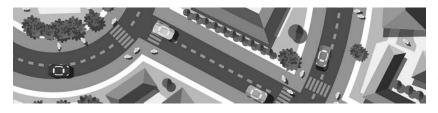
- Encourage smaller dwellings, including apartments, to provide an affordable entry point for first home buyers.
- Support retirement living and aged care development with convenient access to services and facilities and integrated with their surrounds.
- Encourage residential growth in the Mildura central business district, riverfront and Mildura Marina.
- Encourage buildings to be designed to accommodate different groups within the Mildura community, including larger dwellings for culturally and linguistically diverse and indigenous family groups, and accessible housing for the elderly or mobility impaired.

Clause 16.01-25 Housing Affordability has the objective:

• To deliver more affordable housing closer to jobs, transport and services.

- Improve housing affordability by:
 - o Ensuring land supply continues to be sufficient to meet demand.
 - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.







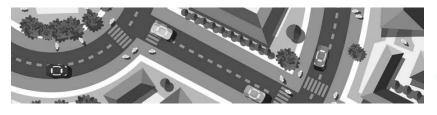
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.
- Increase the supply of well-located affordable housing by:
 - Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
 - Ensuring the redevelopment and renewal of public housing stock better meets community needs.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Clause 19.03-3S Integrated Water Management has the objective:

• To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

- Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:
 - o Take into account the catchment context.
 - o Protect downstream environments, waterways and bays.
 - Manage and use potable water efficiently.
 - o Reduce pressure on Victoria's drinking water supplies.
 - o Minimise drainage, water or wastewater infrastructure and operational costs.
 - Minimise flood risks.
 - o Provide urban environments that are more resilient to the effects of climate change.
- Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.
- Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.
- Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:
 - Minimising stormwater quality and quantity related impacts.
 - o Filtering sediment and waste from stormwater prior to discharge from a site.





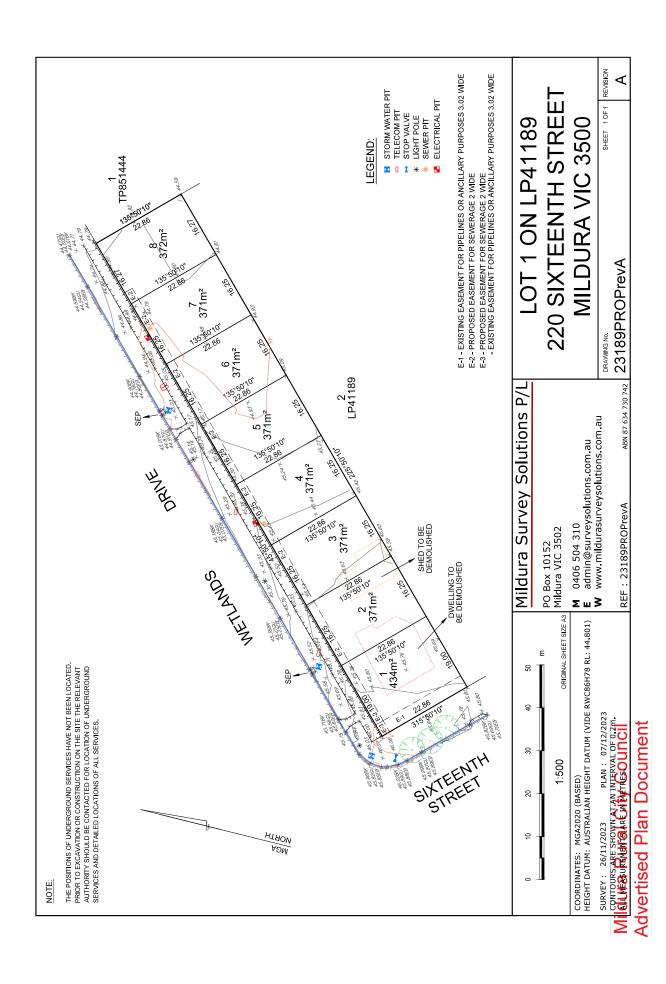


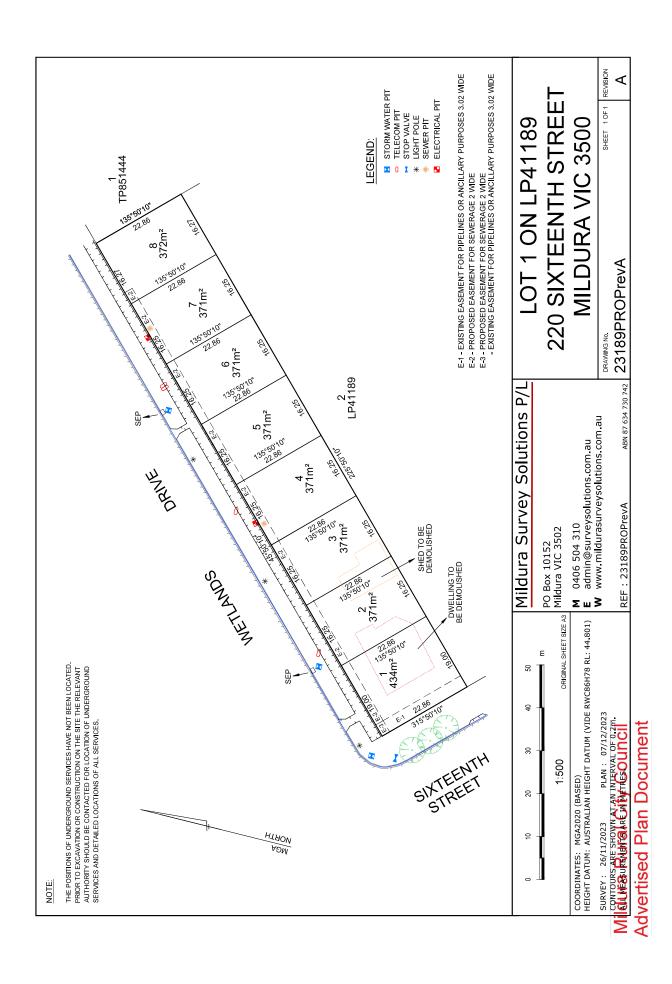
- o Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.
- Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.
- Provide for sewerage at the time of subdivision or ensure lots created by the subdivision
 are capable of adequately treating and retaining all domestic wastewater within the
 boundaries of each lot.
- Ensure land is set aside for water management infrastructure at the subdivision design stage.
- Minimise the potential impacts of water, sewerage and drainage assets on the environment.
- Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.
- Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.
- Ensure that the use and development of land identifies and appropriately responds to
 potential environmental risks, and contributes to maintaining or improving the
 environmental quality of water and groundwater.

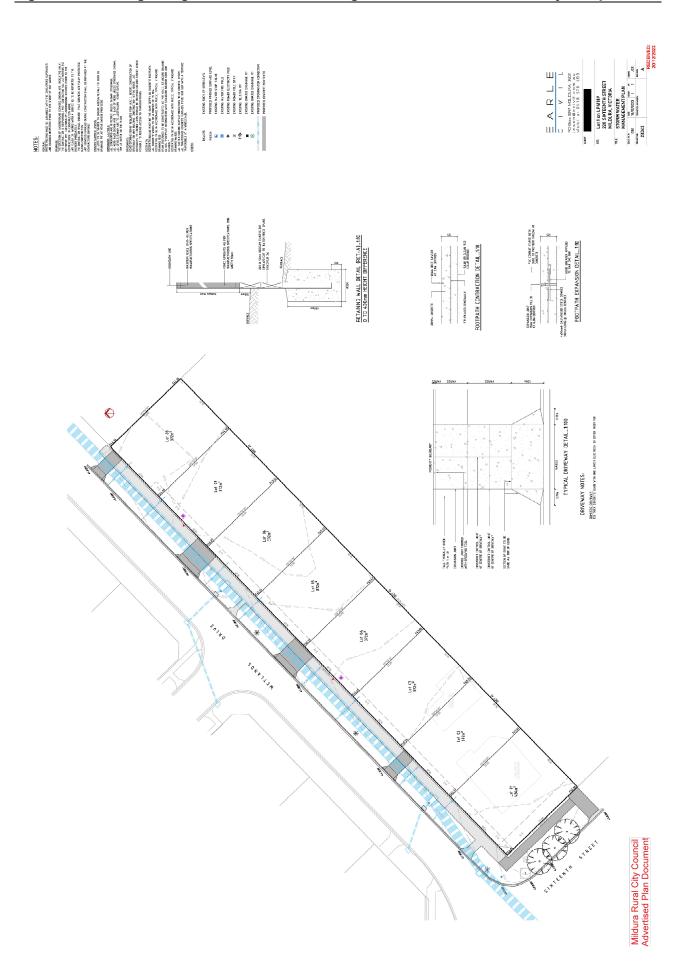
Clause 19.03-3L Integrated Water Management has the strategies:

- Encourage the application of water sensitive urban design principles in precinct structure planning, subdivision and development.
- Support water sensitive urban design including stormwater harvesting and flow attenuation, and water recycling and reuse.
- Support innovative responses in development such as green roofs or moveable gardens.
- Treat stormwater prior to outfall in accordance with water sensitive urban design principles.
- Encourage the provision of water tanks in development.









6 URGENT BUSINESS

7 CLOSURE