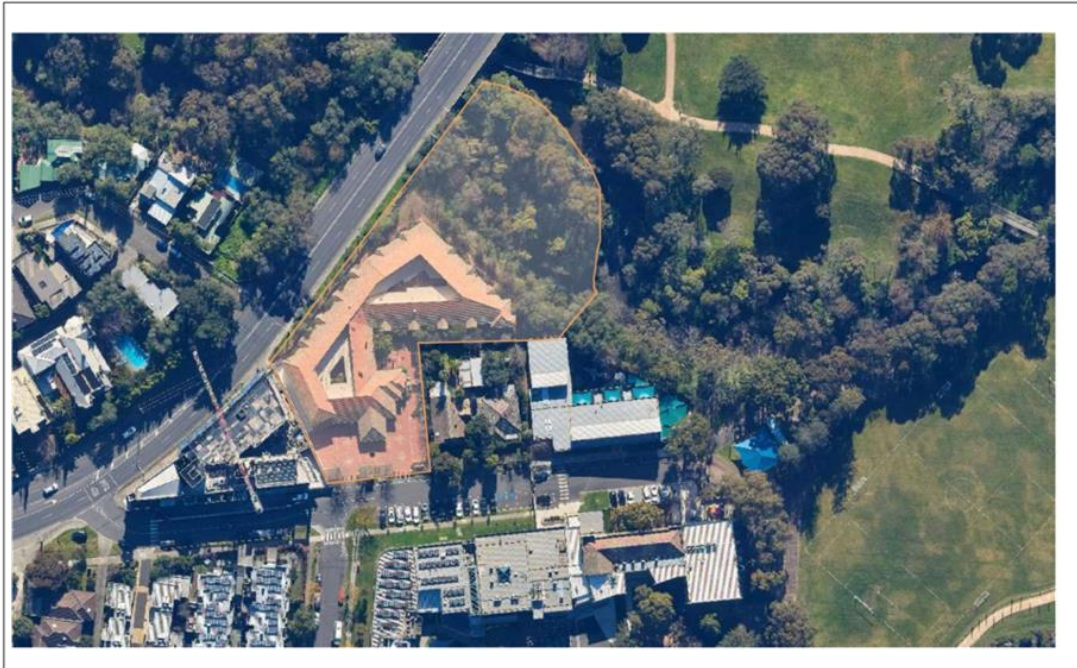


Attachment 1 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Site context map

SUBJECT LAND: 9 – 11 Old Heidelberg Road Alphington



↑ North



9-11 OLD HEIDELBERG ROAD, ALPHINGTON

Town Planning Report

November 2022

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0042436
Report Number	Revision 1

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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CHARTS

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1. INTRODUCTION

Urbis Pty Ltd acts on behalf of the landowners with respect to their land at 9-11 Old Heidelberg Road, Alphington (existing Aged Care Facility). The site comprises multiple parcels and has an interface to both Old Heidelberg Road and Heidelberg Road.

The application site is located within the Neighbourhood Residential Zone (Schedule 2) and the wider site is affected by a Design and Development Overlay (Schedule 1-J), Land Subject to Inundation Overlay and Environmental Significance Overlay (Schedule 3).

The land is also a designated area of Aboriginal Cultural Heritage Sensitivity.

This proposal seeks approval to use the existing aged care facility as a Sub-acute Facility (Hospital), there are no external buildings and works associated with the proposed use.

A planning permit is required pursuant to:

- Clause 32.09-2 (Neighbourhood Residential Zone – Schedule 2) to use the land as a hospital
- Clause 52. (Bicycle Parking) to reduce the number of bicycle spaces provided

This report outlines the proposed use in detail, discusses its merits and provides an assessment against the relevant planning controls of the Yarra Planning Scheme.

The proposed use will contribute to the area in the following ways:

- The proposal will provide a valuable community service within Alphington and wider Yarra/ Darebin area
- The proposal will provide a high-quality landscaping outcome in a key location and does not seek any additional built form.
- The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls

The proposal has been prepared in line with the relevant planning framework and the relevant elements of the Yarra Planning Scheme, and should be read in conjunction with the following supporting documentation:

- Certificate of Title (Appendix A)
- Previously Approved Permit (Appendix B)
- Architectural Plans prepared by HSPC Architects (Appendix C)
- Operational management Plan prepared by HealtheCare (Appendix D)

2. SUBJECT SITE

The land subject to this application is located within Alphington, approximately 8 kilometres north-east of Melbourne's Central Business District. The site is located roughly 200 metres from the Alphington Commercial Strip on Heidelberg Road. The site is optimally located near the corner of the Old Heidelberg Road and Heidelberg Road. The combined site is highly irregular, with the property boundary encompassing parkland adjacent to Sparks Reserve. The overall site is approximately 8,487 square metres.

The site is currently accessed via a double crossover from Old Heidelberg Road which provides access to 16 car spaces within the front setback.



Picture 1 Existing Aged-Care Site

Source: CBRE Real-estate



Picture 2 View from the south-east

Source: Google Maps 2019



Picture 3 View from the north-east

Source: Google Maps 2019

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

2.1. CERTIFICATE OF TITLE

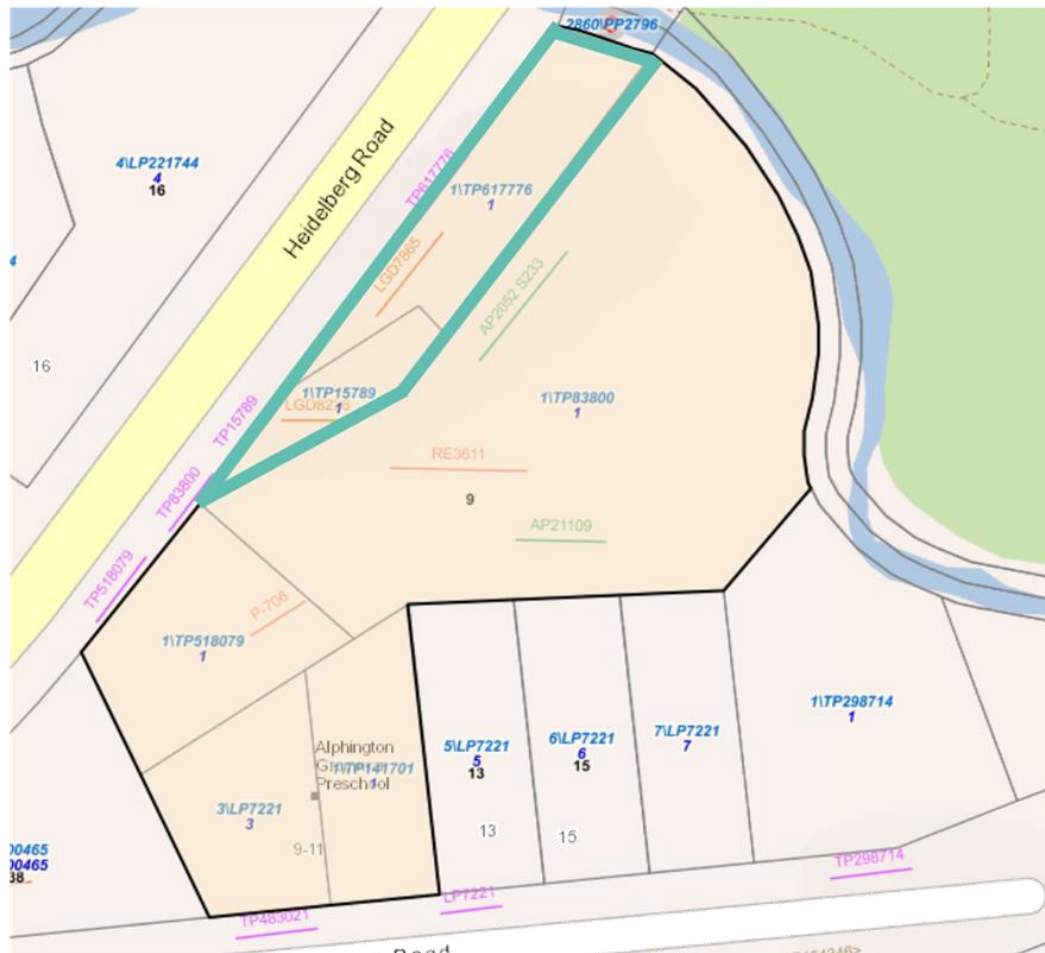
The site is comprised of multiple lots described as follows:

- Lot 1 on Title Plan 617776H
- Lot 1 on Title Plan 015789E
- Lot 3 on Plan of Subdivision 007221
- Lot 1 on Title Plan 141701S
- Lot 1 on Title Plan 518079J
- Lot 1 on Title Plan 08300L

There is a Covenant on title for Lot 1 of TP 617776H and Lot 1 of TP 015789E (highlighted below) that restricts that material finishes for development on site. The existing aged care (and application site) is not within the affected title boundaries. A copy of title and the plan of subdivision is included in **Appendix A**.

There are multiple easements on site that are nominated for sewerage and drainage.

Figure 1 Titles Boundaries (Lots affected by Covenant highlighted)



Source: <https://maps.land.vic.gov.au/lassi/>

2.2. EXISTING USE AND BUILT FORM

The existing site has been used as an aged care facility for at least 20 years. There is one primary existing building accessed via Old Heidelberg Road. The built form allows for healthcare, leisure, and accommodation services for residents.

The existing site features the following:

- Single storey brick building with a pitched roof form
- 2910 square metres of usable floor area
- 45 beds
- 16 car spaces
- Two crossovers, both from Old Heidelberg Road.

The aged care facilities provided high-level care, with nurses available 24 hours.

Figure 2 Existing Site Plans



Source: HSPC

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



9-11 OLD HEIDELBERG ROAD, ALPHINGTON
SITE LOCATION

2.3. INTERFACES

2.3.1. North

To the North of the site is Heidelberg Road a Transport 2 Zone that transverses north-east to south-west. Heidelberg Road forms the boundary of Yarra Council and Darebin Council to the north. The northern boundary of the subject site has a direct interface with Heidelberg Road and is opposite the side boundary of 16 Arbor Street (vacant lot).



Picture 4 16 Arbor Road Alphington – Opposite side of Heidelberg Road

Source: Realestate.com.au

2.3.2. East

East of the subject site is part of the Alphington Grammar Campus and Darebin Creek – which borders the north-eastern portion of the site. Alphington Grammar is within a Special Use Zone. Over Darebin Creek is Sparks Reserve, which is a large parkland offering playgrounds, grasslands, and walking trails.



Picture 5 Eastern entrance to Alphington Grammar (end of Old-Heidelberg Road)

Source: Google Maps 2019

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



Picture 6 Darebin Creek

Source: [Tripadvisor.com.au](https://www.tripadvisor.com.au)



Picture 7 Sparks Reserve

Source: [walkingmaps.com.au](https://www.walkingmaps.com.au)

1.1.1. South

South of the subject site is Old Heidelberg Road. Directly opposite the site is Alphington Grammar School. The school provides a campus for primary and secondary students with facilities extending for 120 metres down Lucerne Crescent to the south and sporting facilities adjoining Darebin Creek to the east.



Picture 8 Alphington grammar viewed from Lucerne Crescent

Source: [Google Maps 2021](https://www.google.com/maps)

1.1.2. West

West of the subject site is the Tower Hotel on the corner of Old Heidelberg Road and Heidelberg Road. The Tower Hotel is a Heritage Building that is currently being redeveloped in accordance with Planning Permit PLN14/0590.02.

The building is sought to be retained and converted to residential units. The development seeks to construct fourteen (14) apartments in total across four levels, to the east of the corner site. Further discussion on the proposed development is at Section 3.1.3 of this report.

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



Picture 9 Tower Hotel

Source: Blue. Print

Figure 3 Endorsed Landscape/ Site Plan



Source: ZLA Landscape Architecture

2.4. SURROUNDING AMENITIES

The subject site is afforded with a range of schools, recreation spaces and amenities and services within proximity to the subject site. Sites of interest include:

- Schools including Alphington Grammar School (58 metres) and Alphington Primary School (580 metres);
- Parks including Sparkes Reserve (260 metres) and Wilson Reserve (560 metres);
- Darebin Creek (40 metres) and the Yarra River (230 metres).

Please refer to the locality map for further information (Figure 4).



Picture 10 Surrounding Area

Source: Nearmap

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

Figure 4 Locality Map



9-11 OLD HEIDELBERG ROAD, ALPHINGTON
SITE LOCATION

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

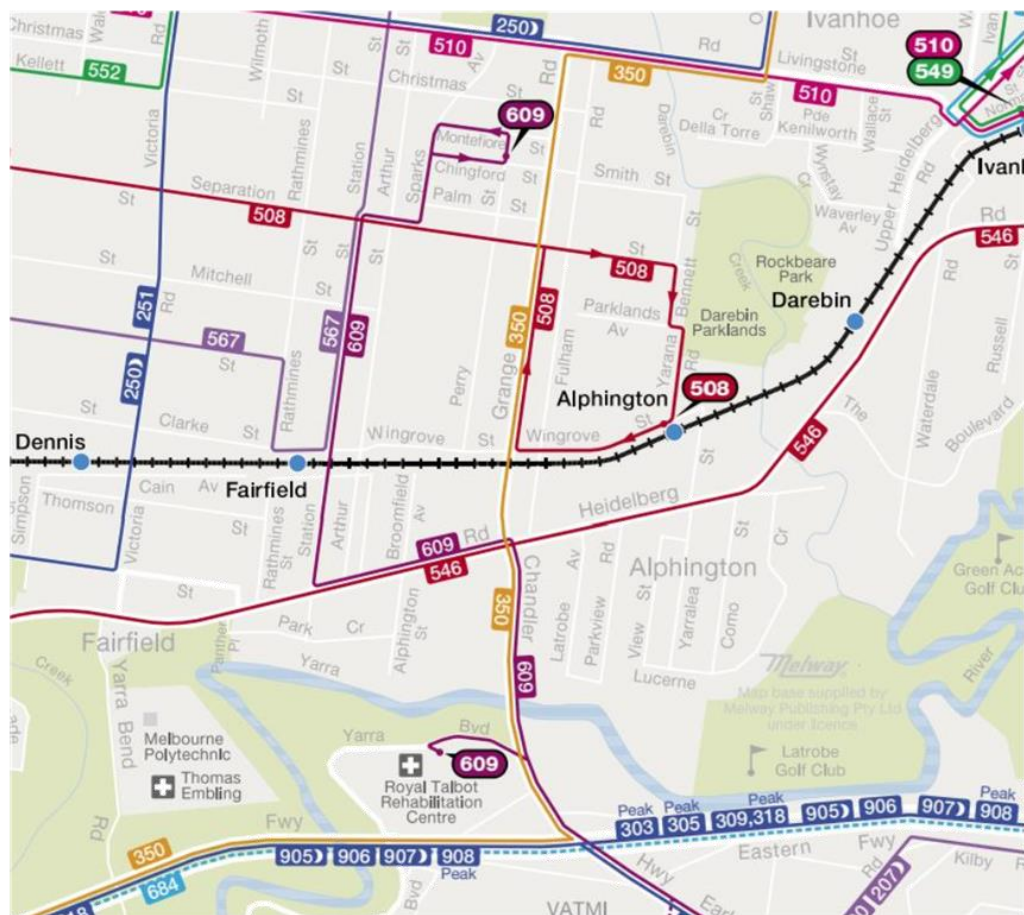
2.5. ACCESS AND MOVEMENT

The subject site is accessed via The Boulevard, which provides vehicular access between Alphington via Heidelberg Road to the west and Ivanhoe East to the east.

The subject site is also well positioned close to public transport, with the following services in close proximity to the subject site:

- The site is located approximately 700 metres south-east of Alphington Train Station. Services traverse regularly between Hurstbridge and the central city;
- Route 350 Bus traversing between the City and La Trobe University (1.2 km);
- Route 508 Bus traversing between Alphington and Moonee Ponds (790 metres);
- Route 546 Bus traversing between Heidelberg Station and Melbourne University (350 metres);
- Route 609 Bus traversing between Hawthorn and Fairfield (1.2 km).

Figure 5 – Public Transport Map



Source: PTV

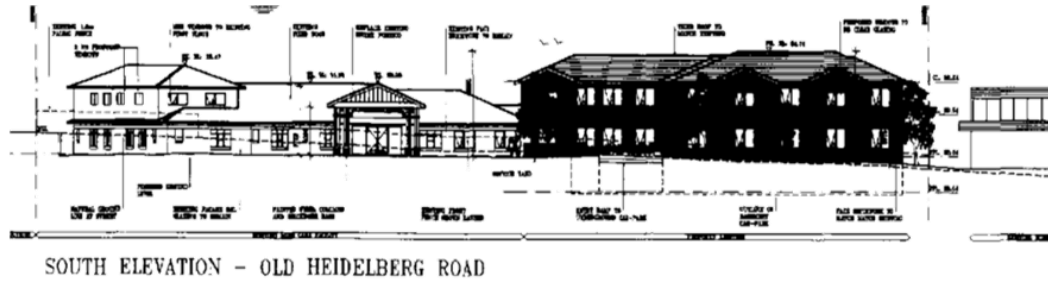
3. BACKGROUND

3.1.1. On-Site Approvals

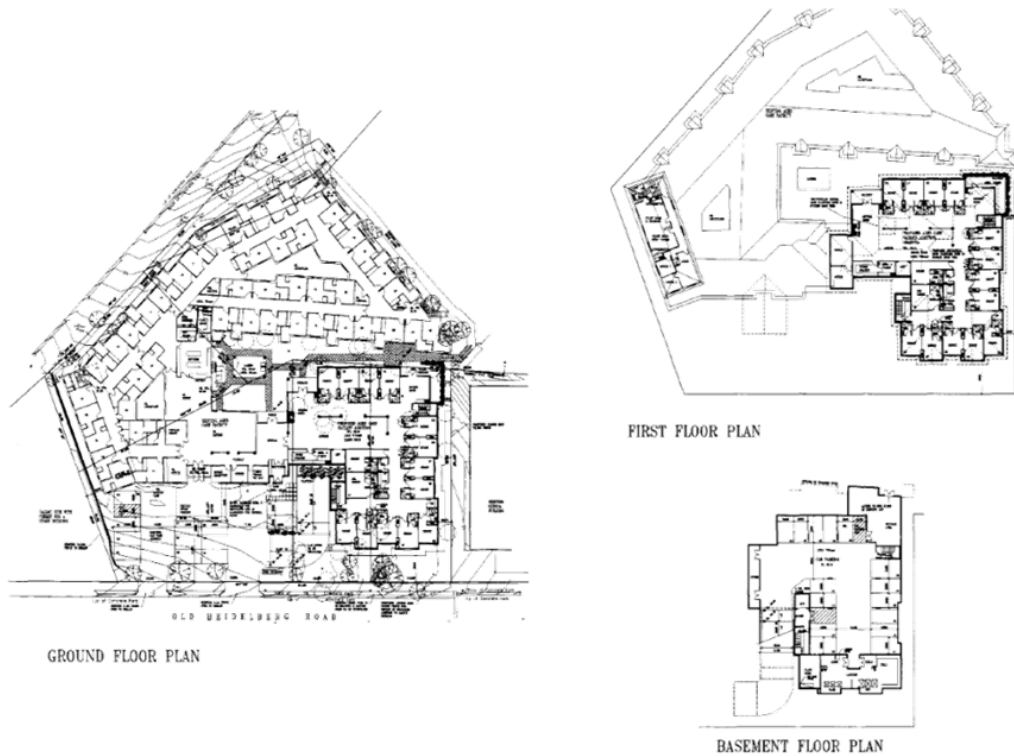
Planning Permit PLN11/0754 allows for buildings and works comprising a two-storey addition (plus basement car park) an aged care facility, minor alterations to the existing building, removal of vegetation and a reduction in the car parking requirements of the Yarra Planning scheme.

Aerial images dating back to 2006 show that there has been no extensions or additions to the subject site and it has been operating as an aged care facility since this time (indicated via the signage on-site in 2006). Evidently, the above permit was not acted upon. There are no other records of Planning Permit approvals on site. A full set of the advertised plans is provided at **Appendix B**.

Figure 6 Advertised Plans



Source: Denova Group



Source: Denova Group

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

3.1.2. Nearby Approvals

Permit No.	Address	Proposal	Date Approved
PLN14/0590	838-852 Heidelberg Rd Alphington	Development of the land for partial demolition of the existing building and subsequent construction of a multi-dwelling building; part use of the ground floor for a food and drink premises (cafe); associated reduction in car parking requirements; and, rem	16/03/2020
PLN16/1177.01	Alphington Grammar School 12-18 Old Heidelberg Rd Alphington	Buildings and works to an existing education centre	29/10/2019
PLN16/0628	626 Heidelberg Rd – Alphington Paper Mill	Development of the land with the construction of dwellings and a reduction in the car parking requirements in accordance with the Alphington Paper Mill Development Plan (Precinct 4B (part) and 4C)	29/05/2017
PLN17/0703	626 Heidelberg Rd – Alphington Paper Mill	Use and development of the land for a mixed-use development containing dwellings, supermarket, shops, food and drink premises, office (including medical centres), restricted recreational facility (gym), childcare centre, education centre (primary school) and a place of assembly and a reduction in the car parking requirements and creating access to a Road Zone Category 1 Road	5/06/2018
PLN19/0911	700, 706, 712 & 718 Heidelberg Road	Removal of all existing buildings on site (no permit required for demolition) for construction of buildings and works for an 8 storey mixed use development plus basement, construction of two or more dwellings on a lot, use of the land as dwellings and retail (retail does not require a planning permit), removal of party wall easements and reduction in car parking requirements	29/01/2021
PLN17/0743	670 Heidelberg Road, Alphington Paper Mill	Construction of a six-storey residential aged care facility generally in accordance with the Alphington Paper Mill Development Plan (Precinct 1A)	3/08/2018
PLN19/0931	1 Latrobe Ave, Alphington	Partial demolition and development of the land for the construction of 79 dwellings and a reduction in visitor car parking generally in accordance with the Alphington Paper Mill Development Plan (Part Precinct 5/Wetlap Building/Part Precinct 6)	28/05/2021
PLN22/0087	1-17 Mills Boulevard, Chandler Highway	Use of the land for an arts and crafts centre, reduction in car parking	In progress

3.1.3. Major Developments

3.1.3.1. Tower Hotel Redevelopment

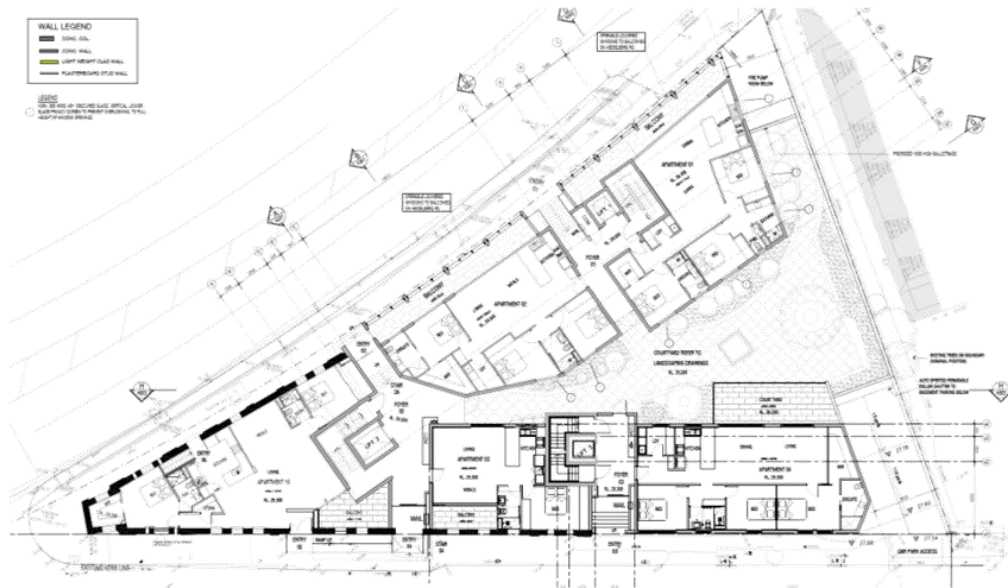
The proposed development to the west of the subject site seeks 14 residential apartments to the east of the existing Tower Hotel. The proposal (PLN14/0590.02) was approved on 17 May 2015 and formally allows:

Development of the land for partial demolition of the existing building and subsequent construction of a multi-dwelling building and removal of vegetation.

The development will retain majority of the fabric of the tower hotel and concentrate the four storeys to the east of the site (adjoining the subject site). The development is currently under construction.

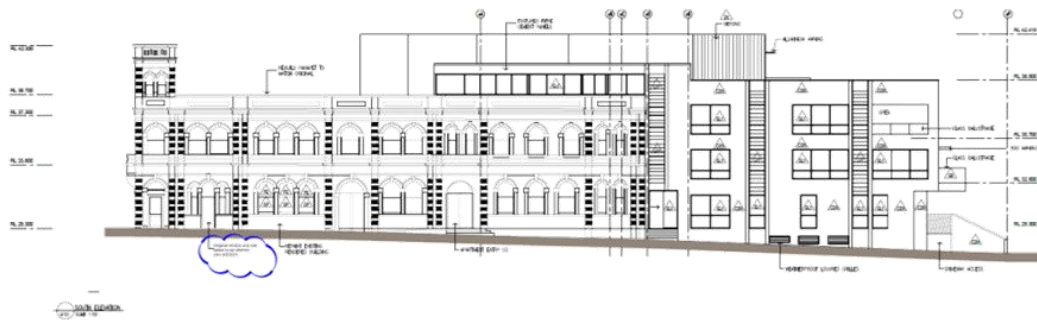
The proposal seeks an internal courtyard that extends to encompass the eastern boundary. Subsequently, once complete, the interface adjoining the subject site will consist of a vehicle access ramp (to the basement carparking), internal communal private open space and a services structure towards the north.

Figure 7 Endorsed Ground Floor Plan



Source: Bill Jacobs Pty Ltd

Figure 8 Endorsed Southern Elevation



Source: Bill Jacobs Pty Ltd

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

3.1.3.2. Alphington Paper Mill

The Alphington Paper Mill is a 16.5-hectare parcel of land in Alphington, roughly 700 metres south-west of the subject site. The site stopped operating as a site for paper production in 2012 and has been subject to extensive strategic and statutory planning processes to assist its transformation into a residential precinct with shops, offices, open spaces, and community facilities. The site is to be developed in stages with precincts 1A to 7B obtaining independent planning approval consistent with the Alphington Paper Mill Development Plan (endorsed in 2016). Evidently, with increased densities and large scale residential developments, there will be a growing demand on the services and amenities within Alphington.



Picture 11 Precinct Masterplan
Source: *Development Plan (2016)*



Picture 12 Proposed Residential Development
Source: *realestate.com.au*

4. THE PROPOSAL

This permit application seeks approval for the use of the land as a sub-acute facility (hospital). The proposed use will operate from the existing buildings that have historically served as aged care accommodation. Internal works, not requiring a permit, are proposed to facilitate the conversion from aged care to a hospital use. The proposed sub-acute facility will contain the following features:

- Repurposing of the building to allow for the operation of the hospital (all internal changes)
- 32 beds (45 available to existing aged care residents available) and the following number of maximum patients at one time:
 - 30 inpatients
 - Eight (8) day patients.
 - Four (4) Outpatient Consults
- 16 car parking spaces (as existing), two (2) bicycle spaces
- The facility is to be operational 24/7 (consistent with the aged care)
- The following staff will be on site at one time:
 - One (1) Executive (8am- 7pm)
 - Seven (7) nurses, including one (1) Unit Manager (3 nurses and 1 unit manager during the night)
 - Two (2) administration staff (8am- 6pm)
 - Three (3) doctors spread throughout the day (7am-9pm)
 - Four (4) allied Health Professionals (8am-8pm)
 - Three (3) catering staff (6am-8pm)

The proposed facility is a **voluntary sub-acute facility**, where inpatients are permitted to leave for social or recreational purposes. The facility will allow for low-risk patients to receive more comprehensive mental health services and care such as counselling, group therapy and occupational therapy. The facility is not appropriate for high-risk patients and any individuals who display emergency psychotic behaviours are not considered suitable for admission. Please see the Operation Plan prepared by Health Care for further detail.

No external buildings and works are proposed, and no signage is proposed in association with this application. A full set of plans detailing internal works is provided at **Appendix C**.



Picture 13 Proposed Internal Demolition

Source: HSPC



Picture 14 Proposed Site Plan (internal changes)

Source: HSPC

5. PLANNING POLICY

5.1. PLAN MELBOURNE 2017-2050

Plan Melbourne is the Victorian State Planning Policy which outline the strategic directions to achieve the desired objectives and urban planning outcomes in Victoria.

Plan Melbourne outlines the objectives and strategies to support the development of 20-minute neighbourhoods. The plan identifies that communities need access to regional health and community wellbeing facilities. It encourages that hospitals are located within larger precincts and are well serviced by public transport and other community services.

5.2. STATE PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) seeks to develop objectives for planning in Victoria to foster land use and development planning and policy which integrates relevant environmental, social, and economic factors.

The PPF acknowledges the need for community facilities which are well designed, respect local character, and support the local industry, economy, and employment.

The sections of the PPF which are relevant to this application include:

- Clause 11 – Settlement
- Clause 13 – Environmental Risks and Amenity
- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 19 – Infrastructure

The following policies provide direction to this site and the proposed health related use:

- **Clause 11.01-1S (Settlement)** seeks to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for a range of uses and activities, including commercial and community services and infrastructure. This clause also recognises the need to prevent amenity problems created by siting incompatible land uses close together.
- **Clause 11.01-1R (Settlement – Metropolitan Melbourne)** seeks to create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.
- **Clause 13.07-1S (Land Use Compatibility)** has the overarching objective to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Key strategies of relevance seek to ensure that use or development of land is compatible with adjoining nearby land uses, avoiding locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial, and other uses.
- **Clause 15.02-1S (Energy and resource efficiency)** looks to improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development' and encourages retention of existing vegetation and planting of new vegetation.
- **Clause 15.03-2s (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- **Clause 19.02-1S (Health facilities)** has an overarching objective to assist the integration of health facilities with local and regional communities. The location of health and health-related facilities will take demographic trends into consideration to meet existing and future demand requirements.
- **Clause 19.03-1S (Infrastructure – Development and infrastructure contribution plans)** seeks to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contribution plans.

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5.3. LOCAL PLANNING POLICY

The Local Planning Policy Framework (LPPF) comprises the Municipal Strategic Statement (MSS) and Local Planning Policies applicable to City of Yarra. The relevant sections of the MSS and LPPF are summarised below.

5.3.1. Municipal Strategic Statement

The City of Yarra MSS seeks to outline the broad strategic vision for the future of the municipality identifying key land use challenges and providing a framework to guide the development of land. The MSS contains the Council's Strategic Vision which illustrates Council's key strategic directions for future land use planning and development.

Relevant policies

The relevant local policies of the Yarra Planning Scheme include:

- **Clause 21.02 Municipal Profile** establishes the location of the municipality and outlines the major hospital and associated specialist medical services.
- **Clause 21.04 Land use** ensures that community and hospital facilities must respond to the local context. This is to ensure that community services provided meet the needs of a diverse and changing community and to limit the impact of regional community facilities.

5.3.2. Local Planning Policies

There are no local planning policies relevant to this application.

5.4. ZONING

The site is largely zoned within the Neighbourhood Residential Zone (Schedule 2) however, the north-eastern bushland portion of the site is within the Urban Flood Zone. There is a small portion of Heidelberg Road within the title boundary, this portion is zoned Transport Zone (Schedule 2).

The proposed change of use is **exclusively within the area zoned Neighbourhood Residential Zone**.

The purpose of the Neighbourhood Residential Zone is as follows:

- *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.*

Pursuant to Clause 73.03 (meaning of terms) a hospital is defined as follows:

Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients.

The proposal will seek to provide mental wellness services which will include counselling and persons admitted as in-patients, subsequently, the use falls within the definition of 'hospital'.

The land use as 'Hospital' is not listed at Clause 32.08-1 therefore it is a Section 2 use (permit required use) under the Neighbourhood Residential Zone.

A permit is also required for any buildings and works associated with a Section 2 use, however no external buildings and works are proposed in association with this application.

Cause 62.02 (General Exemptions - Buildings and Works) states that the following buildings and works do not require a planning permit: *the internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased.*

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Figure 9 Zoning Map



URBIS **9-11 OLD HEIDELBERG ROAD, ALPHINGTON**
PLANNING ZONES

5.5. OVERLAYS

The site is subject to the following Overlays:

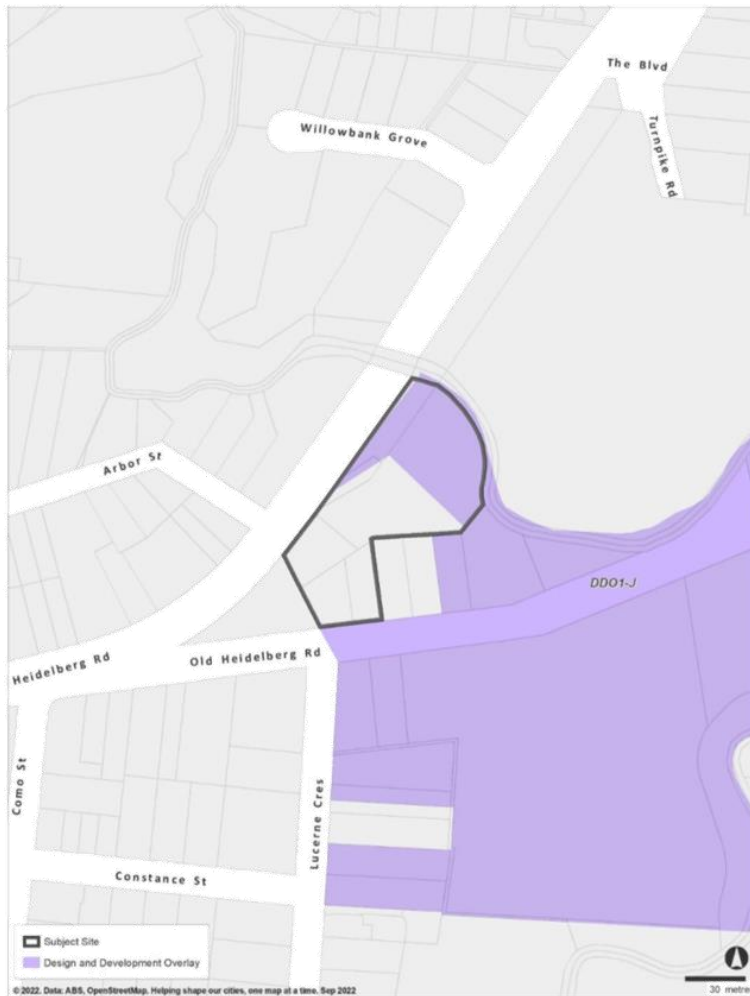
5.5.1. Design and Development Overlay (Schedule 1-j)

The DDO1 applies to the Yarra River Corridor and only partially covers the north-eastern portion of the site. This portion is within 'Precinct J' which prescribes a minimum setback of 30 metres to Darebin Creek.

Pursuant to Clause 43.02 a planning permit is required to construct a building or construct and carry out works. No external buildings and works are proposed in association with this application (and no works at all within the area affected by the DDO1), subsequently a permit is not required pursuant to the DDO1.

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Figure 10 Design and Development Overlay (Schedule 4)



URBIS **9-11 OLD HEIDELBERG ROAD, ALPHINGTON**
DESIGN AND DEVELOPMENT OVERLAY (DDO1-J)

5.5.2. Environmental Significance Overlay (Schedule 3)

Schedule 3 to the ESO applies to Darebin Creek and Environs.

The purpose of the ESO is to:

- *To ensure protection and enhancement of the creek side environment as a conservation, ecological and recreational resource including the protection and improvement of water quality (inclusive of runoff) in stream and streamside habitats, geological features and indigenous riparian vegetation.*
- *To protect areas along the watercourse from development that may cause damage to the streamside environment as a conservation, ecological and recreation resource.*

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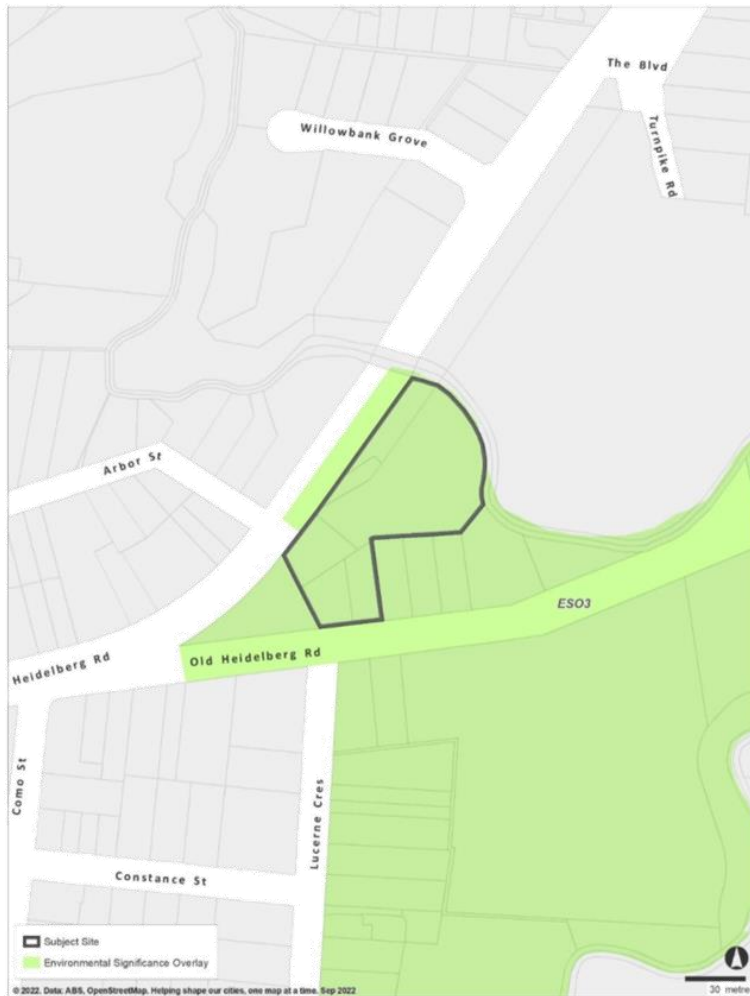
- *To conserve water quality and watercourse capacity to enable appropriate beneficial land use and water based activities to be undertaken.*
- *To protect areas of identified local and regional habitat value in particular remnant River Red Gum species.*
- *To encourage the retention, restoration and revegetation of a continuous corridor of indigenous vegetation along the Darebin Creek valley in order to provide for the movement of wildlife, to enhance water quality and to contribute to the natural aesthetic of the creek.*
- *To coordinate and improve facilities on the river, its banks and environs to enable full enjoyment of the area by the public, whilst protecting the quality of the streamside environment.*
- *To provide a linear open space link including the provision of a shared use path along one side of the waterway corridor.*
- *To reserve the natural aesthetic and prevent deterioration of the waterway and environs.*
- *To coordinate development along the waterway, its bank and environs.*
- *To protect areas and features of sensitivity for Aboriginal Heritage.*
- To encourage development consistent with any concept plan for the area

A permit is required to construct a building or carry out works. A permit is also required to remove, destroy or lop vegetation including dead and dying trees.

There are no buildings and works or trees proposed to be removed as part of this application, subsequently a permit is not required under this overlay.

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Figure 11 Environmental Significance Plan Overlay (ESO3)



URBIS **9-11 OLD HEIDELBERG ROAD, ALPHINGTON**
 ENVIRONMENTAL SIGNIFICANCE PLAN OVERLAY (ESO3)

5.5.3. Land Subject to Inundation Overlay

The purpose of the LSIO is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

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- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health. A permit is required to construct a building or to construct or carry out works. As no buildings and works are proposed, no permit is required under this overlay.

Figure 12 Environmental Significance Overlay – Schedule 3



URBIS **9-11 OLD HEIDELBERG ROAD, ALPHINGTON**
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

1.1.1. Development Contributions Plan Overlay – Schedule 1

The site is located within the Development Contributions Plan Overlay – Schedule 1 (DCPO1). The purpose of the Development Contributions Plan Overlay is:

- 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.

Schedule 1 to the DCPO applies to all land within the Yarra Development Contributions Plan (2021) and applies to all new development. The subject site is located within Charge Area 4.

Figure 13 Development Contributions Plan Overlay (DCPO1)



URBIS **9-11 OLD HEIDELBERG ROAD, ALPHINGTON**
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO1)

5.6. GENERAL AND PARTICULAR PROVISIONS

5.6.1. Car Parking - Clause 52.06

Clause 52.06 applies to a new use and seeks to ensure the provision of an appropriate number of car parking spaces. Pursuant to Clause 52.06-5, the statutory parking requirement is:

Table 1 – Table 1 to Clause 52.06 (Car Parking Requirement)

Use	Rate	Car Parking Measure
Medical Centre	5	To the first person providing health services plus
	3	To every other person providing health services
		To each 100 sqm of leasable floor area
Residential Aged Care Facility	0.3	To each lodging room (equivalent to 18 spaces)

Pursuant to Clause 52.06-3 a permit may be granted to reduce the number of car parking spaces required under Clause 52.06-5, however there is no rate specified for a hospital, therefore the rate is to the satisfaction of Council. The site continues to provide the existing 16 car spaces although the proposal seeks to reduce the number of beds available from 45 to 32.

The proposal is supported by a Traffic Impact Assessment prepared by onemilegrid. The Report concludes that the existing car parking facilities will appropriately accommodate the expected car-parking demand.

5.6.2. Land Adjacent to the Principal Road Network

This clause applies to land adjacent to a road in the Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road

Pursuant to Clause 52.29-2 a permit is required to:

- Create or alter access to:
 - A road in a Road Zone, Category 1
 - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road

Although the site is adjacent to (and partially encompasses) land within the Transport 2 Zone there are no additional crossovers required or buildings and works sought within the TRZ2.

5.6.3. Bicycle Facilities - Clause 52.34

Clause 52.34 Bicycle parking seeks to encourage cycling as a mode of transport and to provide secure and accessible bicycle parking spaces and facilities. The following rates apply to each use:

- **Hospital** – 1 to each 15 beds for employees and residents and 1 to each 30 beds for visitors,

Based on the available 32 beds, the facility is required to provide 2 spaces for employees/residents and 1 space for visitors. There are two bicycle spaces proposed to be provided on site, therefore the proposal seeks a variation of 1 space.

6. PLANNING ASSESSMENT

The ensuing section contemplates the proposal and provides an assessment with regard to the site context and relevant planning policy. The assessment of the proposal is formed through the following key considerations which determine support for the proposal in its current context:

- Is the proposed use adequately supported by relevant State and Local Planning Policy?
- Does the proposed use and development comply with the Non-Residential Uses considerations of the Neighbourhood Residential Zone?
- Are the traffic impacts and car parking layout acceptable?
- Are the off-site amenity impacts appropriate?

6.1. CONSISTENCY WITH STATE POLICY

State Planning Policy seeks to anticipate and respond to the needs of existing and future communities. The proposal will take into account demographic trends identifying an increasing demand for specialist health facilities. In accordance with Clause 19.02-1S (health facilities) the proposal will facilitate the growing demand for health services in an appropriate location in proximity to a small neighbourhood centre and within a building already used for a 'care type' use.

Further, the proposal is consistent with Clause 11.01 (Settlement) and Clause 13.07-1S (Land Use Compatibility) that encourages community services and infrastructure to be appropriately placed to prevent amenity impacts to residential areas. The proposed use of land as a hospital is an appropriate response to planning framework in the context of the similar operation of the existing land use and the immediate interface with the Nepean Highway. The site is in proximity to a commercial neighbourhood centre, however, is also appropriately distanced to allow a reasonable amenity and privacy to future residents and in-patients.

6.2. CONSISTENCY WITH LOCAL POLICY

Yarra's Local Planning Policy Framework (LPPF) builds on the key policy directions provided by the Planning Policy Framework. The LPPF provides further direction for the use and development expectations of the site.

The local policy acknowledges that the existing commercial sector of the municipality underpins a sustainable economy and provides employment opportunities for a wider catchment to achieve a net community benefit. It promotes the retention and further development of a diverse and viable economic base including within the established health precincts.

Generally, the Yarra LPPF suggests that different areas of the municipality have different capabilities to accommodate additional growth. A key aim of these policies is to direct health-related uses and development to locations proximate to commercial development generally located within or in proximity to activity centres. It is clear from a review of the MSS and LPPF that Yarra seeks to accommodate greater economic growth and activity in the municipality in response to demand and changing local demographic trends.

Of relevance to the proposal, we note the following:

- **Clause 21.03 (Vision)** – The subject site is strategically located within an existing aged-care facility with excellent access to public transport. Therefore, the strategic context of the subject site places it an ideal area for a transitional health related non-residential use.
- **Clause 21.04 (Land Use)** – The proposed health related use is supported by Clause 21.04 (Land Use), as the City of Yarra aims to retain and foster a diverse and viable economic base in established areas such as Heidelberg Road.
- **Clause 21.06 (Transport)** – The subject site is located proximate to various public transport options, consistent with Yarra's sustainable transport strategy, which seeks to encourage more sustainable forms of transport including cycling and walking.

6.3. USE OF LAND AS A HOSPITAL (NRZ2)

The proposal responds to the purposes and decision guidelines of the Neighbourhood Residential Zone. The purpose of the Neighbourhood Residential Zone allows for non-residential uses to service the local community needs in appropriate locations.

The decision guidelines of Clause 32.09-12 set out decision guidelines for non-residential use and development. An assessment against the decision guidelines has been included below:

Table 2 – Clause 32.08-12 Decision Guidelines for Non-Residential Use and Development

Decision Guideline	Response
Whether the use or development is compatible with residential use	<p>✓ Complies</p> <p>The site is strategically located with an interface to a main road (Heidelberg Road) and convenient access from Old-Heidelberg Road. The site is considered to be an appropriate location for a non-residential use (as demonstrated by the surrounding non-residential uses and the existing aged care facility).</p> <p>The site has been used as a nursing home for many decades and the proposed use will operate at a very similar capacity to this previous use. Subsequently, it is considered that the proposed use will not unreasonably impact on surrounding residential amenity.</p>
Whether the use generally serves local community needs	<p>✓ Complies</p> <p>The proposed use will serve the local community's needs, in providing a critical health service for community members suffering from mental health issues.</p>
The scale and intensity of the use and development	<p>✓ Complies</p> <p>The proposal seeks to operate out of the existing building with very minimal buildings and works required to facilitate the changes in use.</p> <p>The proposal will allow for 32 beds, a reduction in the existing 45 beds associated with the nursing home. No emergency facilities are proposed and limited visitation within strict hours is provided. These operational matters ensure there is limited potential for additional traffic generation.</p> <p>It is considered that the use will maintain a very similar intensity (if not at a reduced intensity) to the existing nursing home and is highly appropriate in the context of the site.</p>
The design, height, setback and appearance of the proposed buildings and works	<p>✓ Complies</p> <p>The proposal seeks only internal works to allow for the change of use.</p>
The proposed landscaping	N/A
The provision of car and bicycle parking and associated accessways	<p>✓ Complies</p> <p>The proposal will provide adequate car parking in accordance with the requirements of the planning</p>

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Decision Guideline	Response
	scheme. The application is supported by a Traffic Impact Assessment prepared by onemilegrid Further detail has been included under Section 6.4.1 of this report.
Any proposed loading and refuse collection facilities	<p>✓ Complies</p> <p>Loading and refuse collection facilities will continue to be accessed from the front of the site by a private contractor. Please see Section 6.4.2 for further detail.</p>
The safety, efficiency and amenity effects of traffic to be generated by the proposal	<p>✓ Complies</p> <p>Please see section 6.4 of this Report.</p>

6.4. OFFSITE AMENITY IMPACTS

6.4.1. Car Parking and Traffic

The proposal will seek to operate in a similar manner as the previous use on site in relation to access, car parking and traffic, however with a reduced number of beds from 45 to 32 it is expected that the associated car parking demand will be reduced. The proposal seeks to use all existing car parking facilities which provide 16 car spaces accessed via Old Heidelberg Road.

The proposed change of use from residential aged care facility to hospital triggers a permit under Clause 52.06 (Car parking), where the car parking rate is to the satisfaction of the responsible authority.

The proposal is supported by a Traffic Impact Assessment prepared by onemilegrid. It is concluded that the existing car parking facilities will appropriately accommodate for the expected car-parking demand. It is also noted that the proposal will have a negligible impact on the surrounding road network.

The proposal also triggers a requirement for 2 staff bicycle spaces and 1 visitor bicycle spaces. The proposal seeks to provide two bicycle spaces in accordance with the recommendations within the report prepared by onemilegrid.

6.4.2. Waste

The on-site waste is proposed to be collected by a private contractor in a similar nature to the existing waste collection operation. The main bin-store (and access) is to remain in its existing location at the east of the primary building which will continue provide convenient access for the waste contractor.

The waste is proposed to be collected by a small rigid vehicle with general waste, recycling, and green waste to be collected once weekly. Linen is to be collected twice a week in either a van or maximum 10 metre truck.

6.4.3. Noise impacts

The site will be constantly staffed by medical professionals who will ensure that the facility is operating optimally and that all in-patients are receiving the required care and attention.

The nature of treatment and care on-site is naturally quiet and subsequently it is not expected that the proposed use will generate any unreasonable noise impacts for surrounding residents. It is considered that the proposed use of land as sub-acute facility will generate a similar level of noise as the ongoing operation of the Residential Aged Care facility.

The context of the surrounding school at the eastern and southern interfaces should also be considered. Noise is generated from the Alphington Grammar Campus and the proposal comparably would not compete with this existing context.

6.5. ABORIGINAL CULTURAL SENSITIVITY

The land is within an area of Aboriginal Cultural Heritage Sensitivity. The proposal does not seek any external building works and a change of use (not requiring subdivision) which are exempt under the

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Aboriginal Heritage Regulations 2018. Subsequently, there is no requirement to prepare a Cultural Heritage Management Plan.

7. CONCLUSION

In summary, it is considered that the proposed use of land and at 9-11 Old Heidelberg Road, Alphington for a hospital is consistent with Planning Policy, all relevant overlays and particularly the guidelines for non-residential uses in the Neighbourhood Residential Zone.

The proposal has achieved a careful balance of respecting the existing character, catering to a need within the local community and protecting the amenity of the future residential properties by way of minimising changes to the built form, landscaping, traffic flow and car parking. In particular:

- The proposal will provide a valuable community service within Alphington and wider Yarra Municipality
- The proposed use will be strictly managed by trained professionals to ensure the use has no adverse impacts on the surrounding area
- The proposal has minimised the required buildings and works and minimised changes to the operation of the existing business by way of available beds, staff and car parking demands.
- The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls
- Traffic and car parking have been appropriately resolved

For the reasons outlined within this report and the accompanying documentation, it is considered that this planning permit application reflects a well resolved proposal and warrants Council support.

DISCLAIMER

This report is dated 8 September 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HSPC (**Instructing Party**) for the purpose of Town Planning and Context Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

TITLE DOCUMENTS

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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 10466 FOLIO 872

Security no : 124101227977T
Produced 17/10/2022 04:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 015789E.
PARENT TITLE Volume 06205 Folio 913
Created by instrument V865816T 29/01/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL NOMINEES LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AW097657K 26/09/2022

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 0974781

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.

DIAGRAM LOCATION

SEE TP015789E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AW011138V (E)	CAVEAT	Registered	30/08/2022
AW051719X (E)	CONV PCT & NOM ECT TO LC	Completed	12/09/2022
AW097657K (E)	TRANSFER	Registered	26/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/09/2022

DOCUMENT END

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TITLE PLAN		EDITION 1	TP15789E
Location of Land		Notations	
Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 121(PART) LTO Base Record: SDMB (METRO) Last Plan Reference: LP 7221 Title References: Vol. 6205 Fol. 913 Depth Limitation: NIL.			
Easement Information			
Easement Reference	Purpose / Authority	Width (Metres)	Origin Land benefited / In favour of
NIL			
			THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by <i>[Signature]</i> Date 18/10/1999 Assistant Registrar of Titles
LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: L.G.D. 8226
LAND VICTORIA 283 Queen Street Melbourne	Drawn By: ROCK.I.	DEALING CODE: L.G.A.	Sheet 1 of 1

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

VOLUME 06205 FOLIO 913

Security no : 124101227975V
Produced 17/10/2022 04:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 617776H.
PARENT TITLE Volume 04394 Folio 749
Created by instrument 1690794 26/05/1938

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROADS CORPORATION of 60 DENMARK STREET KEW VIC 3101
AM708414A 16/04/2016

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 0974781

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.

DIAGRAM LOCATION

SEE TP617776H 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: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 00026E ROADS CORPORATION ROADS CORPORATION
Effective from 16/04/2016

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 617776H						
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 121 (PT) Last Plan Reference: LP 7221 Derived From: VOL 6205 FOL 913 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Description of Land / Easement Information ENCUMBRANCES REFERRED TO: As to the land colored blue --- THE EASEMENT to Melbourne and Metropolitan Board of Works created by Instrument No.823725 in the Register Book - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 30/08/2000 VERIFIED: AK						
		COLOUR CODE BL = BLUE						
<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 2 (PT) ON LP 7221</td> </tr> </tbody> </table>		TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 2 (PT) ON LP 7221		
TABLE OF PARCEL IDENTIFIERS								
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962								
PARCEL 1 = LOT 2 (PT) ON LP 7221								
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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**APPLICATION BY
SUCCESSOR CORPORATION**

Section 59A Transfer of Land Act 1958
Lodged by: ROADS CORPORATION
Name: PHILIP ASTON (VicRoads)
Phone: 9854 2871
Address: 60 Denmark Street, Kew, Victoria, 3101.
Ref:
Customer Code: 26E

AM708414A

Privacy Collec
The informatio
collected under
used for the pu
publicly search
in the Victorian Land Registry.

16/04/2016 \$0 59



The applicant, being the successor in law to the registered proprietor, applies to be registered as proprietor of the estate and interest of the former body corporate in the land described.

Land: *(title, mortgage, charge or lease)*

SEE SPREADSHEET ATTACHED

Applicant: *(full name and address including postcode)*

ROADS CORPORATION of 60 Denmark Street Kew Vic 3101

Grounds of Application: *(Eg. "Successor in law to the Registered Proprietor")*

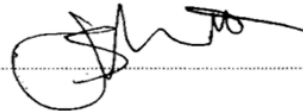
SUCCESSOR IN LAW TO THE REGISTERED PROPRIETOR

Registered Proprietor: *(full name(s) of former body corporate)*

SEE CERTIFICATE ATTACHED

Dated 23/3/2016

Signature of applicant



or

Signature of Australian Legal Practitioner
under the *Legal Profession Act 2004*
for applicant

ORDER TO REGISTER
Please register and issue title to

59A

Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED
Land Victoria, 570 Bourke St, Melbourne, 3000

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Certificate
pursuant to Section 59A(2) Transfer of Land Act 1958

I, **JOHN MERRITT** certify that:

1. I am the Chief Executive Officer of [name of Successor Body] ("the successor body")

ROADS CORPORATION

2. The successor body is the successor at law to the body or bodies listed below (the former body")

COUNTRY ROADS BOARD

ROAD CONSTRUCTION AUTHORITY

LOWER YARRA CROSSING AUTHORITY

WESTGATE BRIDGE AUTHORITY

TRANSPORT REGULATION BOARD

ROAD TRAFFIC AUTHORITY

ROAD SAFETY AND TRAFFIC AUTHORITY

ROADS CORPORATION OF VICTORIA

AM708414A

16/04/2016 \$0 59



3. The property, rights or liabilities of the former body have been vested by operation of law in, or become the property, rights and liabilities of, the successor body.

ROADS CORPORATION

Date **23/3/2016**

Signed:

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5810/854	5834/792	5855/986	5869/785	5889/758	5908/478	5926/169
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5810/960	5835/861	5857/230	5870/995	5892/210	5908/570	5927/246
5810/987	5835/870	5857/348	5871/039	5892/260	5910/885	5927/295
5811/011	5835/871	5857/381	5871/111	5892/268	5910/940	5927/344
5811/041	5835/887	5857/382	5871/131	5892/277	5911/028	5927/369
5811/092	5835/925	5858/500	5871/183	5892/300	5911/192	5927/378
5811/158	5836/148	5858/552	5872/274	5892/306	5912/249	5928/403
5813/498	5837/202	5858/557	5873/413	5893/410	5912/273	5928/468
5814/666	5837/301	5858/559	5873/579	5893/486	5912/282	5928/528
5815/839	5837/331	5859/610	5873/583	5894/664	5913/421	5929/701
5815/914	5837/364	5859/717	5874/621	5894/714	5913/570	5929/742
5815/947	5837/397	5859/777	5874/723	5894/767	5913/572	5929/786
5815/966	5838/422	5860/841	5874/740	5896/005	5915/918	5930/910
5816/001	5838/522	5860/864	5875/838	5896/065	5915/919	5930/963
5816/094	5840/817	5860/939	5875/929	5896/071	5917/230	5931/002
5816/101	5840/914	5861/079	5877/201	5896/093	5917/307	5931/008
5816/139	5840/962	5861/159	5877/219	5896/111	5917/375	5931/087
5818/403	5840/963	5862/239	5877/299	5896/146	5918/497	5932/221
5818/454	5840/968	5862/322	5877/325	5897/222	5918/529	5932/223
5818/559	5841/016	5862/358	5877/331	5897/259	5918/532	5932/225
5820/860	5841/021	5862/391	5878/416	5897/266	5918/591	5932/260
5820/871	5841/131	5863/410	5878/597	5897/307	5918/598	5932/300
5820/958	5841/200	5863/599	5879/635	5898/432	5919/642	5932/313
5821/069	5842/356	5864/607	5880/887	5898/449	5919/648	5933/471
5821/137	5842/376	5864/631	5880/894	5898/599	5919/685	5933/473
5821/162	5844/677	5864/657	5880/897	5899/646	5919/686	5933/483
5822/267	5844/682	5864/675	5880/943	5899/689	5919/721	5933/561
5822/274	5845/870	5865/856	5880/944	5899/761	5919/776	5933/579
5826/031	5845/912	5865/879	5880/956	5900/827	5920/876	5934/605
5826/149	5845/939	5865/884	5881/118	5900/850	5920/894	5934/641
5826/150	5846/047	5865/889	5882/305	5900/911	5920/968	5934/689
5827/288	5848/460	5865/893	5882/373	5900/985	5920/990	5934/709
5827/310	5849/606	5865/910	5882/390	5901/052	5921/036	5934/759
5827/342	5849/667	5865/946	5883/484	5901/056	5921/096	5935/802
5827/376	5849/708	5866/126	5883/573	5901/057	5921/103	5935/856
5828/402	5849/741	5867/204	5883/586	5901/134	5921/114	5935/972
5829/613	5851/001	5867/217	5884/617	5902/292	5921/115	5937/335
5829/714	5851/068	5867/228	5884/648	5902/293	5923/439	5937/351
5829/747	5851/118	5867/261	5884/684	5902/311	5923/449	5937/393
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5829/777	5852/273	5867/296	5884/719	5902/392	5923/560	5938/531
5831/040	5852/283	5867/307	5887/300	5903/493	5924/646	5938/549
5831/150	5852/396	5867/317	5887/375	5903/592	5924/676	5939/634
5831/185	5853/478	5867/393	5888/405	5904/698	5924/758	5939/676
5834/601	5853/529	5868/426	5888/473	5907/257	5924/759	5939/697
5834/613	5854/655	5868/499	5889/671	5907/279	5925/946	5939/777
5834/614	5854/670	5868/504	5889/672	5907/317	5926/005	5940/835
5834/731	5854/767	5868/533	5889/705	5907/338	5926/006	5940/895
5834/780	5855/970	5868/554	5889/728	5908/443	5926/155	5940/953

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5941/036	5950/908	5966/162	5985/920	6000/807	6015/943	6032/251
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5942/237	5950/910	5966/166	5986/108	6000/986	6016/046	6033/404
5942/332	5950/945	5966/196	5986/146	6001/006	6016/047	6033/406
5942/355	5950/965	5967/257	5986/185	6001/053	6016/093	6033/420
5942/388	5950/984	5967/267	5986/186	6001/083	6016/107	6033/471
5942/395	5951/133	5968/411	5986/187	6001/156	6017/276	6033/506
5943/455	5951/180	5968/448	5987/305	6001/176	6017/391	6033/569
5943/506	5952/235	5968/473	5987/309	6002/205	6018/407	6035/970
5943/516	5952/269	5968/474	5987/342	6002/237	6018/470	6035/996
5943/565	5952/286	5968/490	5987/366	6003/459	6019/666	6036/140
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5944/657	5952/332	5969/733	5987/383	6003/503	6019/672	6036/159
5944/680	5953/430	5969/746	5988/409	6004/623	6019/675	6036/183
5944/722	5953/444	5970/935	5988/411	6004/646	6019/694	6036/184
5944/738	5953/571	5970/972	5988/532	6005/846	6019/710	6037/236
5944/766	5953/591	5970/995	5989/611	6006/003	6019/776	6037/237
5944/768	5954/621	5970/997	5989/660	6006/076	6020/808	6038/434
5944/781	5954/644	5971/054	5989/762	6006/111	6020/849	6038/474
5946/010	5954/645	5971/183	5989/795	6006/120	6020/980	6038/485
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5946/083	5955/000	5975/904	5990/902	6008/465	6023/541	6039/654
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5946/105	5955/880	5977/231	5990/904	6008/512	6024/612	6040/837
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5947/210	5955/927	5978/573	5990/918	6009/768	6024/716	6042/330
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5949/608	5961/089	5981/195	5993/554	6012/338	6026/150	6048/426
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5949/630	5962/282	5982/371	5994/676	6013/422	6028/599	6048/565
5949/631	5962/289	5983/405	5995/974	6013/437	6029/619	6049/614
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5949/684	5964/695	5983/524	5998/457	6014/756	6031/011	6049/762
5949/752	5964/696	5983/532	5998/464	6014/771	6031/068	6049/781
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5950/905	5966/132	5983/568	5999/797	6015/921	6032/223	6050/929

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6050/943	6068/422	6084/781	6098/466	6116/181	6135/924	6151/188
6050/989	6068/502	6085/822	6099/621	6117/203	6136/108	6152/240
6051/023	6068/587	6085/866	6099/625	6117/306	6136/109	6152/335
6051/038	6069/631	6085/886	6099/743	6117/332	6136/119	6153/453
6051/080	6069/632	6085/894	6099/750	6117/334	6136/150	6154/758
6051/120	6069/714	6085/946	6099/772	6117/341	6137/211	6155/840
6052/241	6069/715	6086/007	6099/776	6118/556	6137/212	6155/998
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6054/625	6070/875	6087/240	6100/841	6119/638	6137/214	6156/072
6054/729	6070/898	6087/344	6100/898	6119/703	6137/217	6156/073
6055/923	6072/259	6088/502	6100/902	6120/853	6137/285	6156/074
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6055/952	6072/299	6089/608	6103/413	6120/892	6137/312	6158/472
6055/995	6072/310	6089/609	6103/432	6120/961	6138/579	6158/473
6056/043	6072/313	6089/613	6103/478	6121/018	6139/619	6158/490
6056/081	6072/356	6089/651	6103/521	6121/127	6139/782	6158/491
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6056/105	6073/430	6089/699	6104/601	6124/668	6141/095	6158/593
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6056/170	6073/550	6090/828	6104/710	6125/948	6141/142	6159/677
6057/215	6074/641	6090/837	6104/743	6125/995	6142/231	6159/733
6057/232	6074/657	6090/927	6104/795	6126/004	6142/236	6159/752
6057/309	6074/694	6090/939	6105/916	6126/022	6142/254	6159/753
6057/322	6074/745	6092/239	6106/165	6126/071	6142/270	6160/804
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6058/543	6075/937	6093/409	6106/182	6127/317	6143/426	6160/846
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6059/613	6076/122	6094/657	6107/368	6128/574	6143/466	6160/993
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6060/824	6076/148	6095/924	6108/518	6132/331	6144/775	6162/319
6060/846	6076/164	6095/925	6108/565	6132/358	6145/966	6162/325
6060/954	6078/488	6095/926	6109/781	6132/380	6145/986	6163/410
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6062/358	6079/800	6095/971	6110/803	6133/514	6146/043	6163/547
6063/574	6081/080	6095/982	6110/876	6133/525	6146/085	6164/604
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6063/593	6081/096	6096/007	6112/218	6133/594	6147/213	6165/819
6064/774	6081/171	6096/180	6113/438	6133/598	6147/369	6165/902
6065/814	6081/175	6097/205	6113/470	6134/678	6147/370	6165/931
6065/851	6082/222	6097/222	6113/474	6134/702	6148/470	6165/947
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6067/371	6084/758	6098/443	6116/126	6135/894	6151/157	6169/634



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6169/663	6185/928	6206/004	6229/759	6248/480	6266/098	6296/171
617/356	6185/999	6206/035	6229/792	6248/515	6266/173	6297/332
6170/902	6186/077	6206/072	6230/845	6248/522	6268/470	6298/445
6170/956	6186/082	6206/086	6230/940	6248/545	6268/501	6298/488
6170/971	6186/141	6206/130	6230/948	6249/644	6268/533	6298/520
6170/972	6186/152	6206/140	6231/073	6249/675	6268/597	6300/914
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6172/211	6187/308	6206/195	6231/082	6250/850	6269/734	6300/998
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6172/389	6187/379	6209/613	6231/120	6252/249	6271/051	6301/130
6173/409	6189/715	6209/757	6231/132	6252/360	6271/138	6301/131
6173/410	6190/809	6209/791	6231/186	6252/381	6272/201	6301/164
6173/423	6190/915	6210/815	6231/190	6253/414	6273/473	6302/219
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6173/534	6193/408	6211/098	6235/819	6254/734	6274/733	6303/401
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6173/576	6193/448	6211/191	6235/909	6255/808	6275/838	6303/520
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6175/887	6198/410	6216/007	6239/664	6260/819	6277/300	6304/708
6175/957	6198/423	6217/246	6239/780	6260/831	6277/352	6304/716
6175/966	6198/484	6218/455	6239/787	6260/860	6278/510	6305/913
6176/017	6199/632	6220/996	6240/842	6260/876	6279/628	6305/971
6176/196	6199/640	6221/043	6241/054	6260/946	6279/651	6306/057
6177/278	6200/870	6221/106	6241/161	6261/011	6279/696	6306/120
6177/279	6200/881	6221/148	6242/247	6261/038	6280/811	6307/257
6177/284	6200/885	6221/170	6242/260	6261/057	6280/822	6308/476
6178/408	6200/923	6221/173	6242/261	6261/102	6280/907	6308/503
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6178/510	6201/072	6222/257	6243/483	6262/229	6282/379	6309/772
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6182/269	6203/401	6225/934	6246/001	6262/379	6287/315	6312/367
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6183/505	6203/515	6225/983	6246/088	6264/669	6290/933	6314/714
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6183/534	6204/635	6228/471	6246/143	6264/679	6291/128	6315/974
6183/548	6204/701	6228/597	6247/223	6264/718	6292/257	6318/429
6183/549	6205/834	6229/619	6247/276	6264/775	6292/286	6318/573
6183/574	6205/913	6229/647	6247/280	6265/838	6294/604	6319/721
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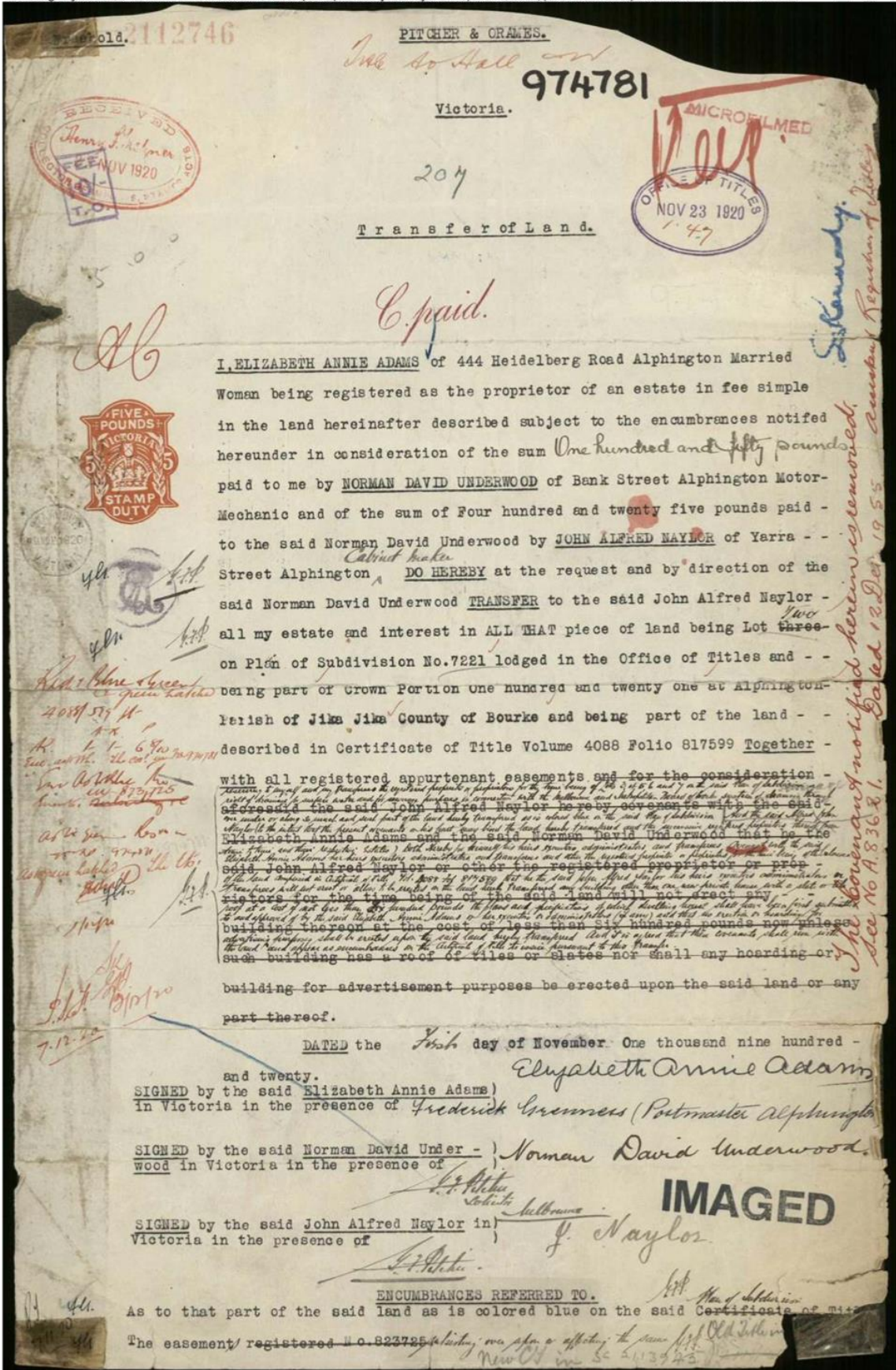
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PITCHER & GRAMES.

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Victoria.

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Transfer of Land.



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C. paid.



I. ELIZABETH ANNIE ADAMS of 444 Heidelberg Road Alphington Married
Woman being registered as the proprietor of an estate in fee simple
in the land hereinafter described subject to the encumbrances notified
hereunder in consideration of the sum *One hundred and fifty pounds*
paid to me by NORMAN DAVID UNDERWOOD of Bank Street Alphington Motor-
Mechanic and of the sum of Four hundred and twenty five pounds paid -
to the said Norman David Underwood by JOHN ALFRED NAYLOR of Yarra --
Street Alphington, *Cabinet maker* DO HEREBY at the request and by direction of the
said Norman David Underwood TRANSFER to the said John Alfred Naylor -
all my estate and interest in ALL THAT piece of land being Lot three -
on Plan of Subdivision No. 7221 lodged in the Office of Titles and --
being part of Crown Portion one hundred and twenty one at Alphington -
Parish of Jike Jike County of Bourke and being part of the land --
described in Certificate of Title Volume 4088 Folio 817599 Together -
with all registered appurtenant easements and for the consideration -
... of the said land being a portion of the land described in Certificate of Title Volume 4088 Folio 817599 ...
JOHN ALFRED NAYLOR of Yarra Street Alphington *Cabinet maker*
DO HEREBY at the request and by direction of the said Norman David Underwood that he the
said Elizabeth Annie Adams and the said Norman David Underwood be the
said Elizabeth Annie Adams her heirs executors administrators and assigns and also the executor trustee of the last will and testament of the said
said John Alfred Naylor or his assigns the registered proprietor or prop-
rietors for the time being of the said land shall not erect any
building thereon at the cost of less than six hundred pounds now unless
such building has a roof of tiles or slates nor shall any hoarding or
building for advertisement purposes be erected upon the said land or any
part thereof.

DATED the *20th* day of November One thousand nine hundred and twenty.

SIGNED by the said Elizabeth Annie Adams
in Victoria in the presence of Frederick Greenless (Postmaster Alphington)

SIGNED by the said Norman David Underwood
in Victoria in the presence of J. Naylor

SIGNED by the said John Alfred Naylor in Victoria in the presence of J. Naylor

ENCUMBRANCES REFERRED TO.

As to that part of the said land as is colored blue on the said Certificate of Title
The easement registered No. 823725

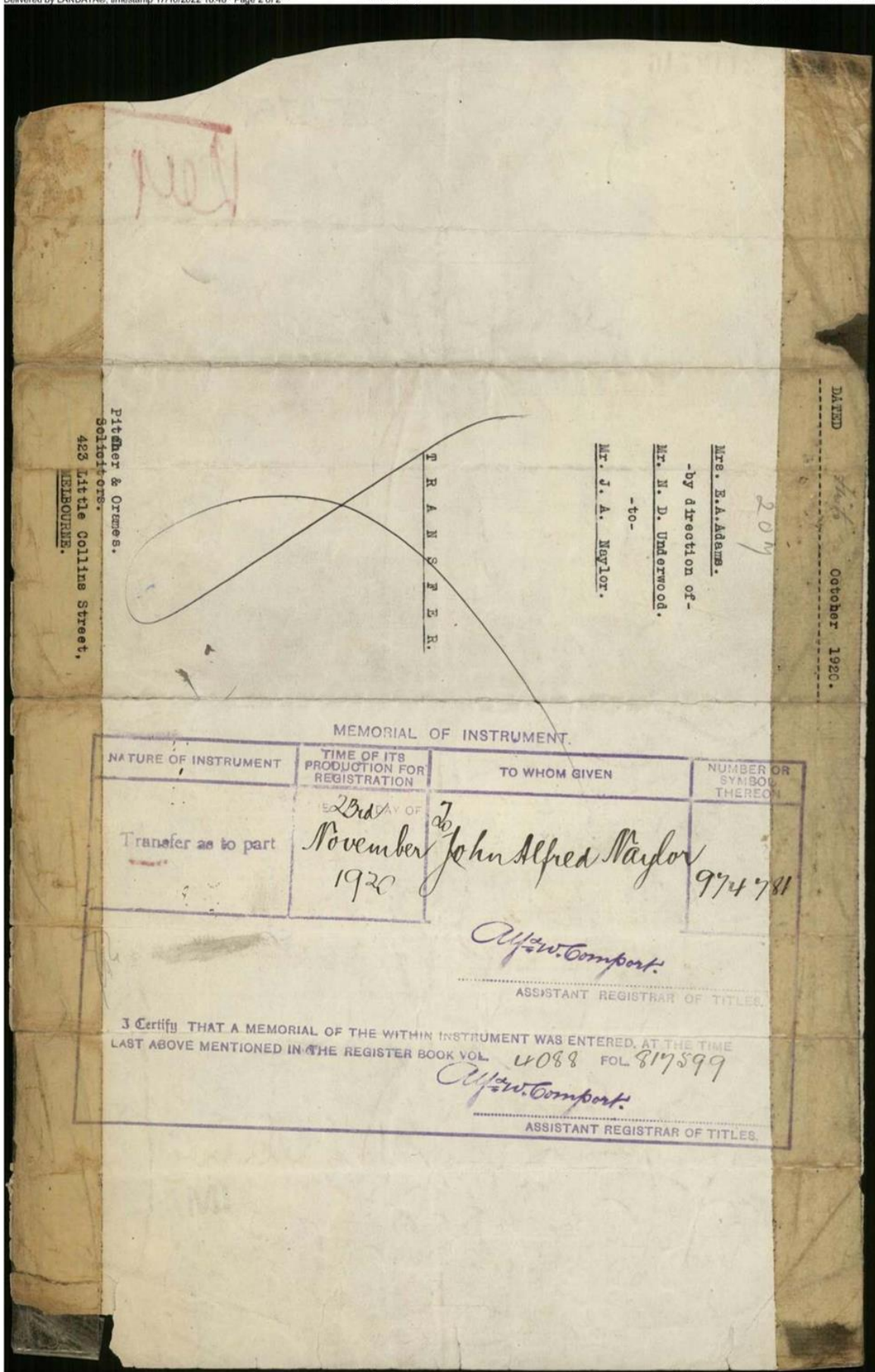
IMAGED

See No A. 83621. Filed 12 Dec 1955. Registrar General of Victoria.

Handwritten notes in red and black ink:
- 4/11/20
- Red: 1/11/20
- 2087 5/11/20
- R. 1.1. 6/11/20
- Euc. 10/11/20
- J. Naylor
- 7.12.20

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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 04404 FOLIO 623

Security no : 124101227976U
Produced 17/10/2022 04:47 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 007221.
PARENT TITLE Volume 04088 Folio 599
Created by instrument 0977221 08/12/1920

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL NOMINEES LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AW097657K 26/09/2022

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 TP483021G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW011138V (E)	CAVEAT	Registered	30/08/2022
AW051719X (E)	CONV PCT & NOM ECT TO LC	Completed	12/09/2022
AW097657K (E)	TRANSFER	Registered	26/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/09/2022

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 483021G
Location of Land Parish : AT ALPHINGTON PARISH OF JIKA JIKA Township : - Section : - Crown Portion : 121 (PT) Crown Allotment : - Base record : DCMB Last Plan Reference : LOT 3 ON LP 7221 Derived From : VOL. 4404 FOL. 623 Depth Limitation : NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Description of Land/ Easement Information Together with a right of drainage for surface water and for sewerage purposes in connection with the Melbourne and --- Metropolitan Board of Works system of sewerage through over under or along the land-colored yellow on the said map - - - - -		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 15/02/06 VERIFIED: A. DALLAS Assistant Registrar of Titles
		COLOUR CODE BL=BLUE G=GREEN BR=BROWN P=PURPLE Y=YELLOW R=RED
LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

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

VOLUME 09876 FOLIO 564

Security no : 124101227973X
Produced 17/10/2022 04:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 141701S.
PARENT TITLE Volume 04515 Folio 000
Created by instrument N889447L 08/12/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL NOMINEES LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AW097657K 26/09/2022

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP141701S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW011138V (E)	CAVEAT	Registered	30/08/2022
AW051719X (E)	CONV PCT & NOM ECT TO LC	Completed	12/09/2022
AW097657K (E)	TRANSFER	Registered	26/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/09/2022

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 141701S						
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Description of Land / Easement Information ALL THAT PIECE OF LAND IN THE PARISH OF JIKA JIKA BEING LOT 4 ON PLAN OF SUBDIVISION NO.7221 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF DRAINAGE FOR SURFACE WATER AND FOR SEWERAGE PURPOSES IN CONNECTION WITH THE MELBOURNE AND METROPOLITAN BOARD OF WORKS SYSTEM OF SEWERAGE THROUGH OVER UNDER OR ALONG THE LAND SHOWN MARKED "A-1" ON THE SAID MAP - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 13/09/1999 VERIFIED: BE						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 4 ON LP7221</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 4 ON LP7221	
TABLE OF PARCEL IDENTIFIERS								
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962								
PARCEL 1 = LOT 4 ON LP7221								
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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

VOLUME 08262 FOLIO 915

Security no : 124101227972Y
Produced 17/10/2022 04:46 PM

LAND DESCRIPTION

Lot 1 on Title Plan 518079J.
PARENT TITLE Volume 06724 Folio 688
Created by instrument A887122 06/01/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL NOMINEES LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AW097657K 26/09/2022

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP518079J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV743709C (E)	WITHDRAWAL OF CAVEAT	Registered	15/06/2022
AW011138V (E)	CAVEAT	Registered	30/08/2022
AW051719X (E)	CONV PCT & NOM ECT TO LC	Completed	12/09/2022
AW097657K (E)	TRANSFER	Registered	26/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/09/2022

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 518079J						
<p>Location of Land</p> <p>Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: LP 7221 Derived From: VOL 8262 FOL 915 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p style="text-align: center;">Description of Land / Easement Information</p> <p><i>All that piece of Land, delineated and coloured red, blue and green on the map - - - - - being part of Lot 2 on Plan of Subdivision No.7221</i></p> <p>Parish of Jika Jika - Together with a right to use the land coloured yellow on - the said map for drainage and sewerage purposes - - - - -</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 11/09/2000 VERIFIED: AC</p>						
<p style="text-align: center;">ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue - -</p> <p><u>ANY EASEMENTS</u> affecting the same - - - - -</p> <p>As to the land coloured green - -</p> <p><u>THE DRAINAGE AND SEWERAGE EASEMENT</u> reserved by Instrument of Transfer No.A.887122 in the Register Book - - - - -</p>		<p style="text-align: center;">COLOUR CODE</p> <p>BL = BLUE G = GREEN R = RED Y = YELLOW</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = LOT 2 (PT) ON LP 7221</td> </tr> </tbody> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 2 (PT) ON LP 7221	
TABLE OF PARCEL IDENTIFIERS								
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962								
PARCEL 1 = LOT 2 (PT) ON LP 7221								
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced: 17/10/2022 04:48:02 PM

Dealing Number: AW051719X

Status: Completed

Date and Time Lodged: 12/09/2022 09:35:38 AM

Responsible Subscriber: ROBERT RICHTER & ASSOCIATES PTY LTD

Customer Code: 17849M

Reference:

APPLICATION TO CONVERT AND NOMINATE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the conversion of the following paper Certificate(s) of Title to electronic Certificate(s) of Title and their nomination to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 4404 Folio 623

Volume 7250 Folio 854

Volume 7250 Folio 855

Volume 8262 Folio 915

Volume 9526 Folio 751

Volume 9876 Folio 564

Volume 10466 Folio 872

Lodgement Case ID: 591281507

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Subscriber's Certification:

1. The Certifier has:

(a) retrieved; and

(b) either securely destroyed or made invalid,

the (duplicate) certificate(s) of title for the folio(s) of the Register listed in this Registry Instrument or Document.

Signed by:

David Michael Richter

(for ROBERT RICHTER & ASSOCIATES PTY LTD)

Customer Code: 17849M



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Dated: 12 September 2022

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 17/10/2022 04:48:03 PM

Status	Registered	Dealing Number	AW011138V
Date and Time Lodged	30/08/2022 01:48:21 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	DAMM:AAXM:121103953

CAVEAT

Jurisdiction	VICTORIA
---------------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

4404/623
 7250/854
 7250/855
 8262/915
 9526/751
 9876/564
 10466/872

Caveator

Name	PERPETUAL NOMINEES LIMITED
ACN	000733700

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

04/08/2022



Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Estate or Interest claimed
Freehold Estate

Prohibition
Unless I/we consent in writing

Name and Address for Service of Notice

David McLeish
Address

Floor Type	LEVEL
Floor Number	37
Street Number	101
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	PERPETUAL NOMINEES LIMITED
Signer Name	DAVID ALEXANDER MCLEISH
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	30 AUGUST 2022

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



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

VOLUME 09526 FOLIO 751

Security no : 124101227974W
Produced 17/10/2022 04:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 083800L.
PARENT TITLE Volume 06724 Folio 688
Created by instrument K487891 03/08/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERPETUAL NOMINEES LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AW097657K 26/09/2022

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP083800L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW011138V (E)	CAVEAT	Registered	30/08/2022
AW051719X (E)	CONV PCT & NOM ECT TO LC	Completed	12/09/2022
AW097657K (E)	TRANSFER	Registered	26/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9-11 OLD HEIDELBERG ROAD ALPHINGTON VIC 3078

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 26/09/2022

DOCUMENT END

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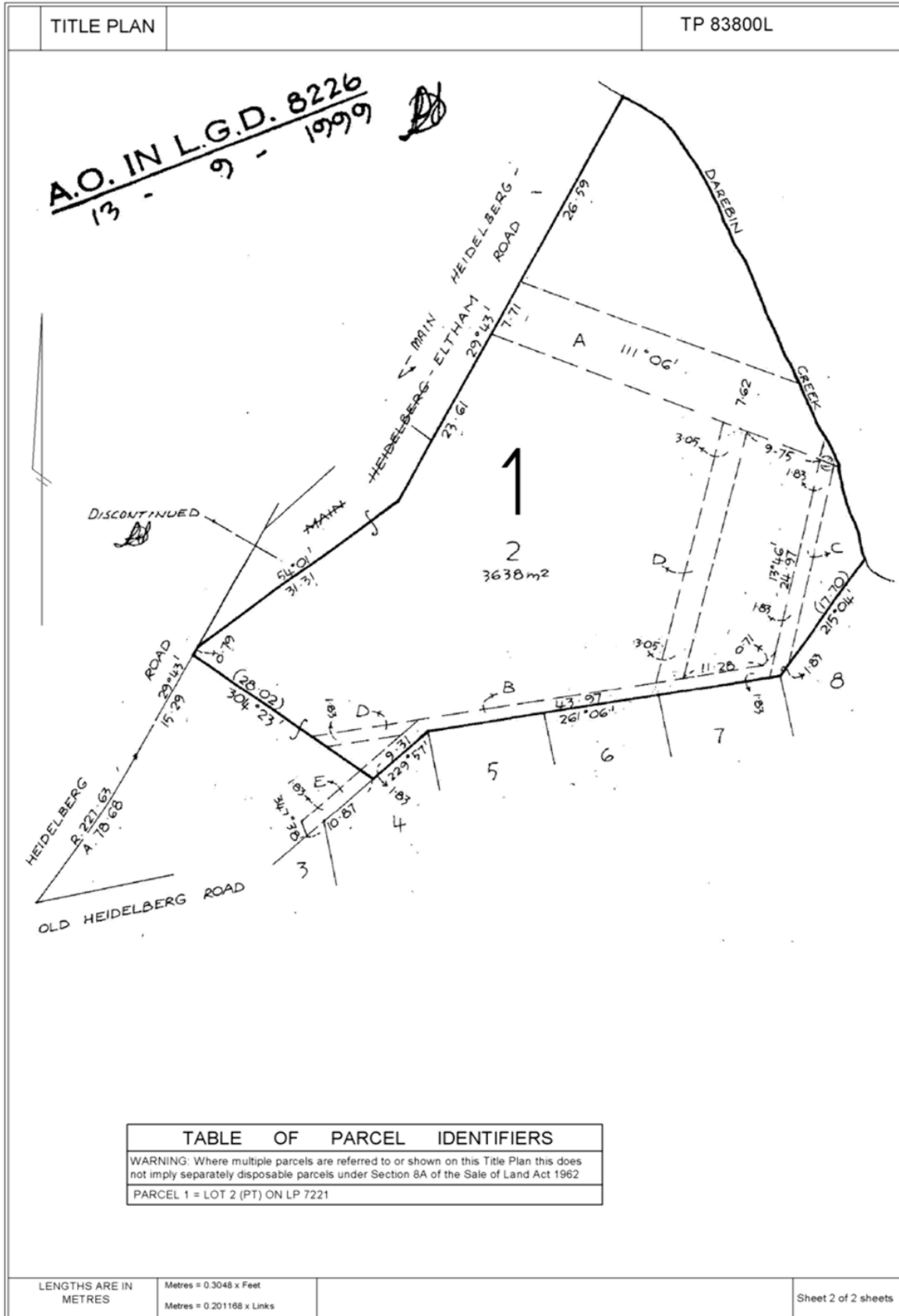
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TITLE PLAN		EDITION 1	TP 83800L
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 121(PT) Last Plan Reference: LP 7221 Derived From: VOL 9526 FOL 751 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information all that piece of land in the Parish of Jika Jika - - - - - County of Bourke being part of Lot 2 on Plan of Subdivision No.7221 and being part of Crown Portion 121 which land is shown enclosed by continuous lines on the map TOGETHER WITH a right of drainage and sewerage over the land shown marked E-- on the said map- - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/09/2000 VERIFIED: B.H.	
ENCUMBRANCES REFERRED TO As to the land shown marked A- - - - - THE EASEMENT to Melbourne and Metropolitan Board of Works created by- - - - - Instrument 823725- - - - - As to the land shown marked B- - - - - THE DRAINAGE EASEMENT reserved by- - - - - Instrument 974781- - - - - As to the land shown marked C- - - - - ANY EASEMENTS affecting the same- - - - - As to the land shown marked A B C and D- - - - - THE DRAINAGE AND SEWERAGE EASEMENTS- - - - - created by Instrument A887122- - - - -			
SEE SHEET 2 FOR DIAGRAM			
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

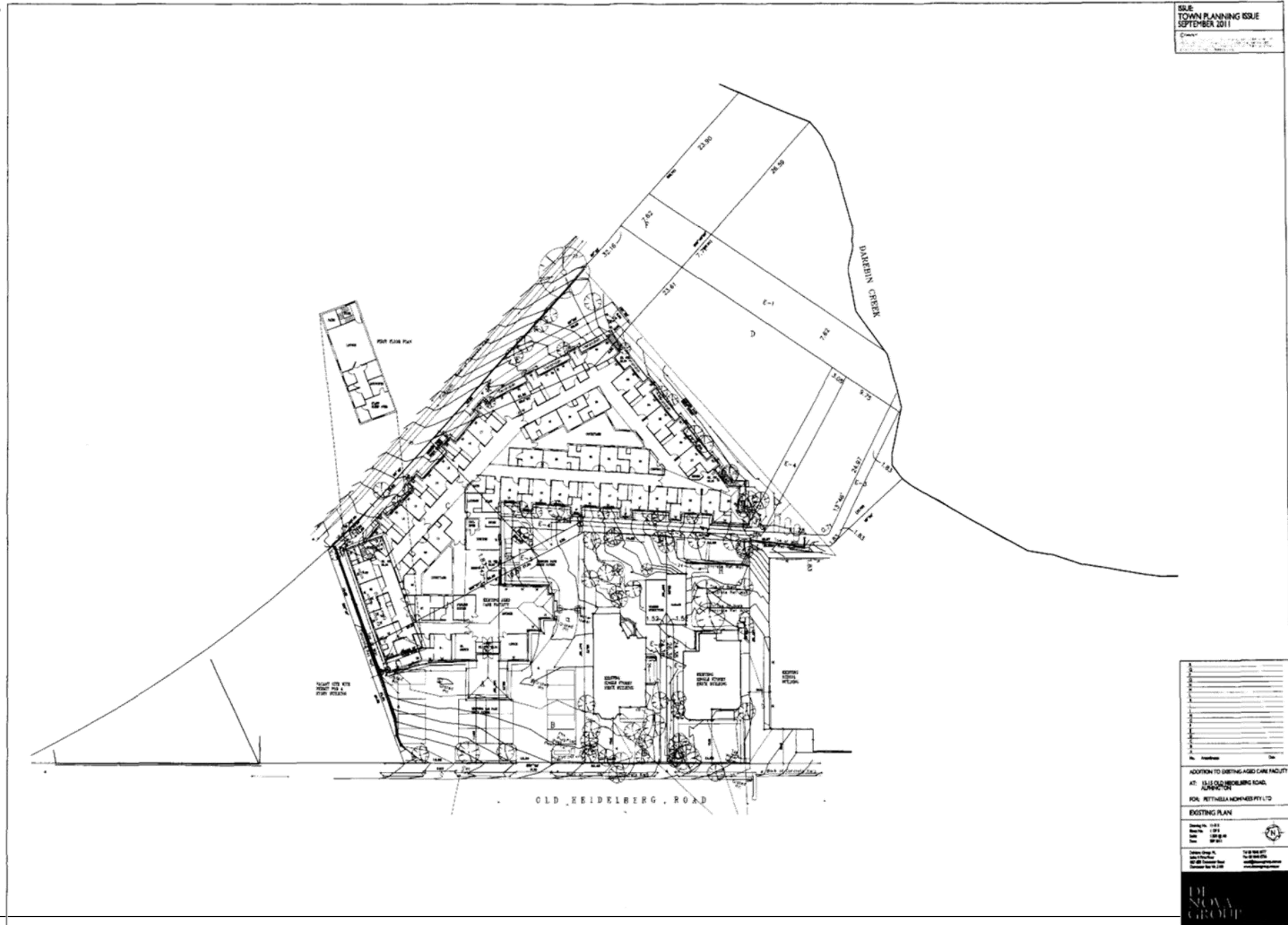
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APPENDIX B

ADVERTISED PLANS (PLN11/0754)

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



ISSUE
TOWN PLANNING ISSUE
SEPTEMBER 2011

No.	Description	Date
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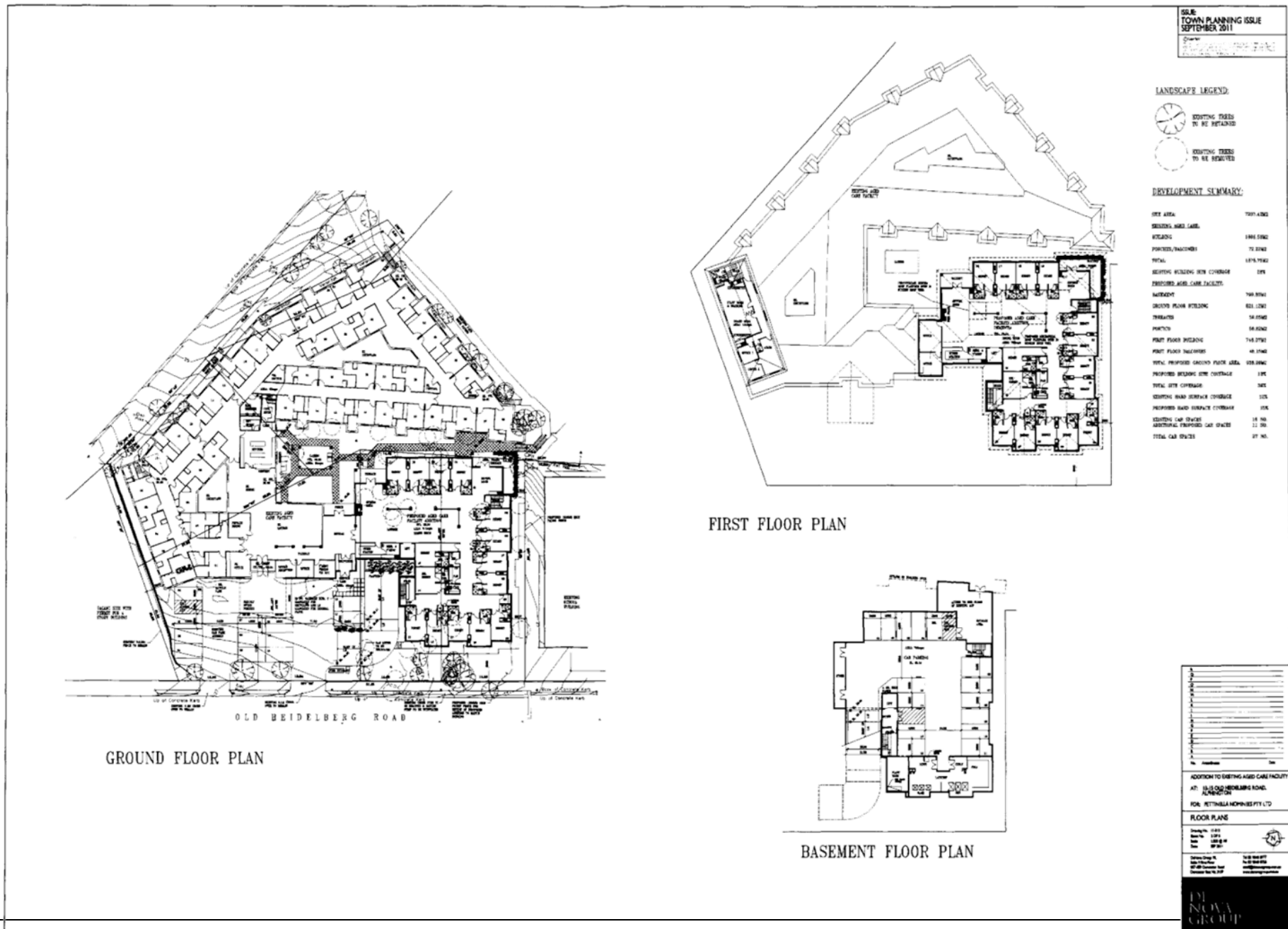
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 AT: 11 OLD HEIDELBERG ROAD, ALPHINGTON
 FOR: RETIRELIFE HOMES PTY LTD

EXISTING PLAN

Planning No. 11/22
 Drawing No. 1/1/1
 Scale: 1:100
 Date: 28/08/11

Urban Group Pty Ltd
 1/8 Old Heidelberg Road, Alphington
 Tel: 03 9437 1111
 www.urbandesign.com.au

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

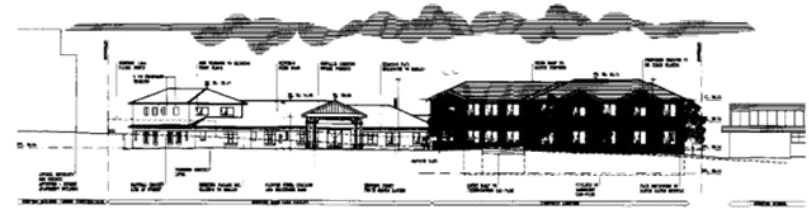


Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

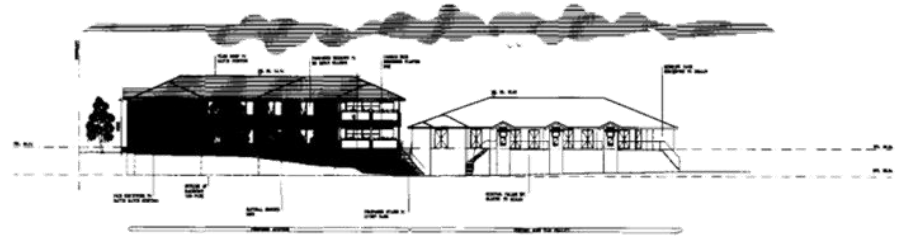
ISSUE
TOWN PLANNING ISSUE
SEPTEMBER 2011

SCHEDULE OF FINISHES

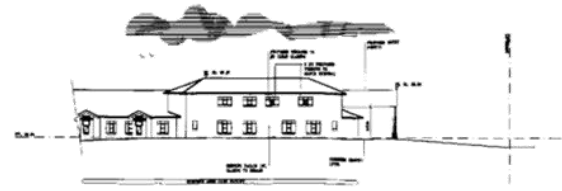
WALLS -	TO WATER RESISTING
WINDOWS -	TO WATER RESISTING
ROOF -	TO WATER RESISTING
FLOORS -	TO WATER RESISTING
CEILING -	TO WATER RESISTING



SOUTH ELEVATION - OLD HEIDELBERG ROAD



EAST ELEVATION



WEST ELEVATION

1	
2	
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4	
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ADDITION TO EXISTING AGED CARE FACILITY
AT: 9-11 OLD HEIDELBERG ROAD
ALPHINGTON
FOR: PETITELLA HOMESPTY LTD

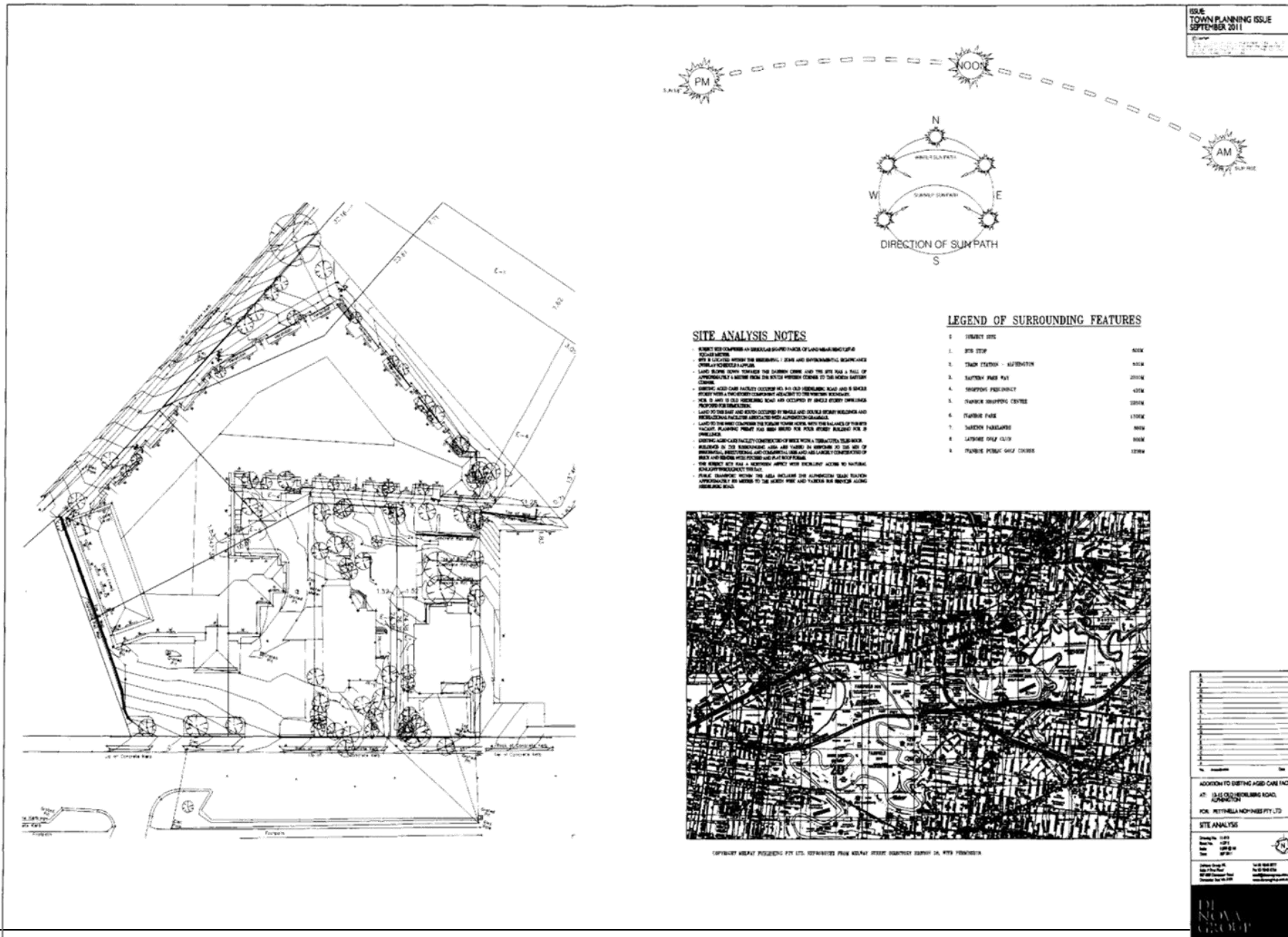
ELEVATIONS

Drawing No.	11-00
Revision	1/01
Date	20/08/09
Scale	1:50

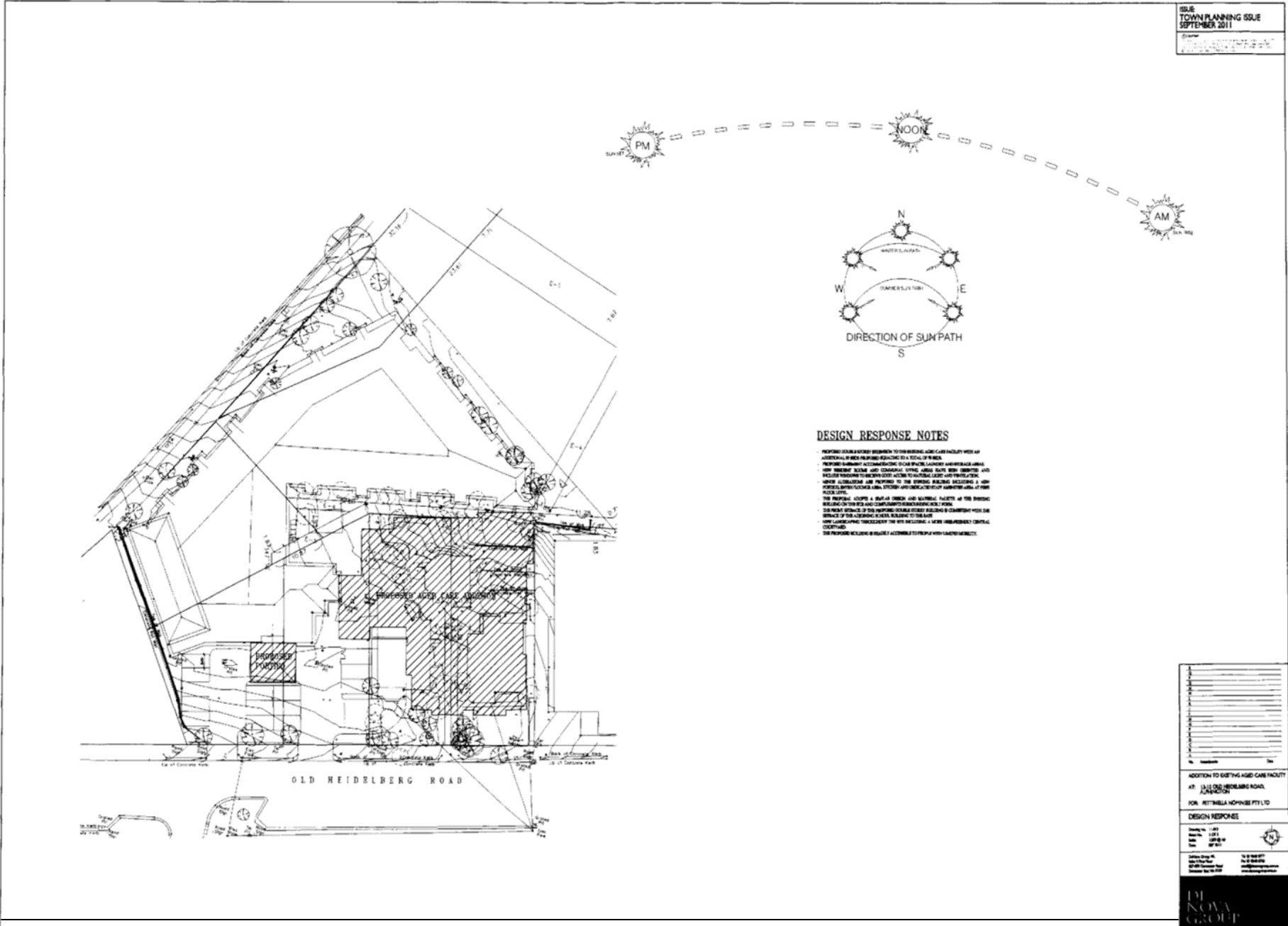
Author: Doug Hill
Check: Peter Hill
All dimensions are in millimetres unless otherwise stated.
Copyright © 2009



Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



APPENDIX C

ARCHITECTURAL PLANS

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report

ALPHINGTON CLINIC

9-11 OLD HEIDELBERG ROAD, ALPHINGTON, VIC 3078

DWG NO.	DWG NAME	SCALE	CURRENT REVISION	CURRENT REVISION DATE
000-004 - LEGENDS & ABBREVIATIONS				
A000	COVER SHEET	N/A	D	18/11/2022
A001	ABBREVIATION AND LEGEND		A	18/11/2022
000-009 - GENERAL ARRANGEMENT PLANS				
A005	EXISTING SITE PLAN	1:500@A1	E	18/11/2022
A008	EXISTING GROUND FLOOR	1:200@A1	C	18/11/2022
A010	DEMOLITION GROUND FLOOR	1:200@A1	D	18/11/2022
A009	PROPOSED GROUND FLOOR	1:200@A1	G	18/11/2022
000-009 - FIT OUT PLANS				
A010	FIT OUT - GROUND FLOOR - ZONE 1	1:500@A1	E	18/11/2022
A011	FIT OUT - GROUND FLOOR - ZONE 2	1:500@A1	F	18/11/2022
A012	FIT OUT - GROUND FLOOR - ZONE 3	1:500@A1	G	18/11/2022
A013	FIT OUT - GROUND FLOOR - ZONE 4	1:500@A1	E	18/11/2022

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	18/11/2022		
2	FOR APPROVAL BY THE DIRECTOR OF BUILDING	18/11/2022		
3	FOR APPROVAL BY THE DIRECTOR OF BUILDING	18/11/2022		
4	FOR APPROVAL BY THE DIRECTOR OF BUILDING	18/11/2022		
5	FOR APPROVAL BY THE DIRECTOR OF BUILDING	18/11/2022		



TOWN PLANNING

PROJECT No.
9-22-0806

PROJECT
ALPHINGTON CLINIC
PROJECT ADDRESS
9-11 OLD HEIDELBERG ROAD,
ALPHINGTON, VIC 3078
OWNER
HEALTHCARE AUSTRALIA

DRAWING TITLE
COVER SHEET

SCALE
@ A1
DRAWING No.
A000

PROJECT DATE
REVISED
REVISION
D

18/11/2022 14:48:29

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY
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CONSULTANTS
healthcare

HSPC
 Melbourne
 140 Collins Street
 Sydney
 120 Collins Street
 Brisbane
 120 Collins Street
 Perth
 120 Collins Street

HEALTHCARE AUSTRALIA
 TOWN PLANNING

PROJECT NO.
 9-22-0806



PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3015
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 EXISTING SITE PLAN

SCALE
 1:500 @ A1
A005

PROJECT DATE
 09/10/2022
 REVISION
E

HEALTHCARE AUSTRALIA

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR TENDERS	22/08/22
2
3
4
5



HEALTHCARE SERVICES PLANNING COMPANY
 TOWN PLANNING
 13 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3018
 T: 03 9437 1111
 E: info@hspc.com.au

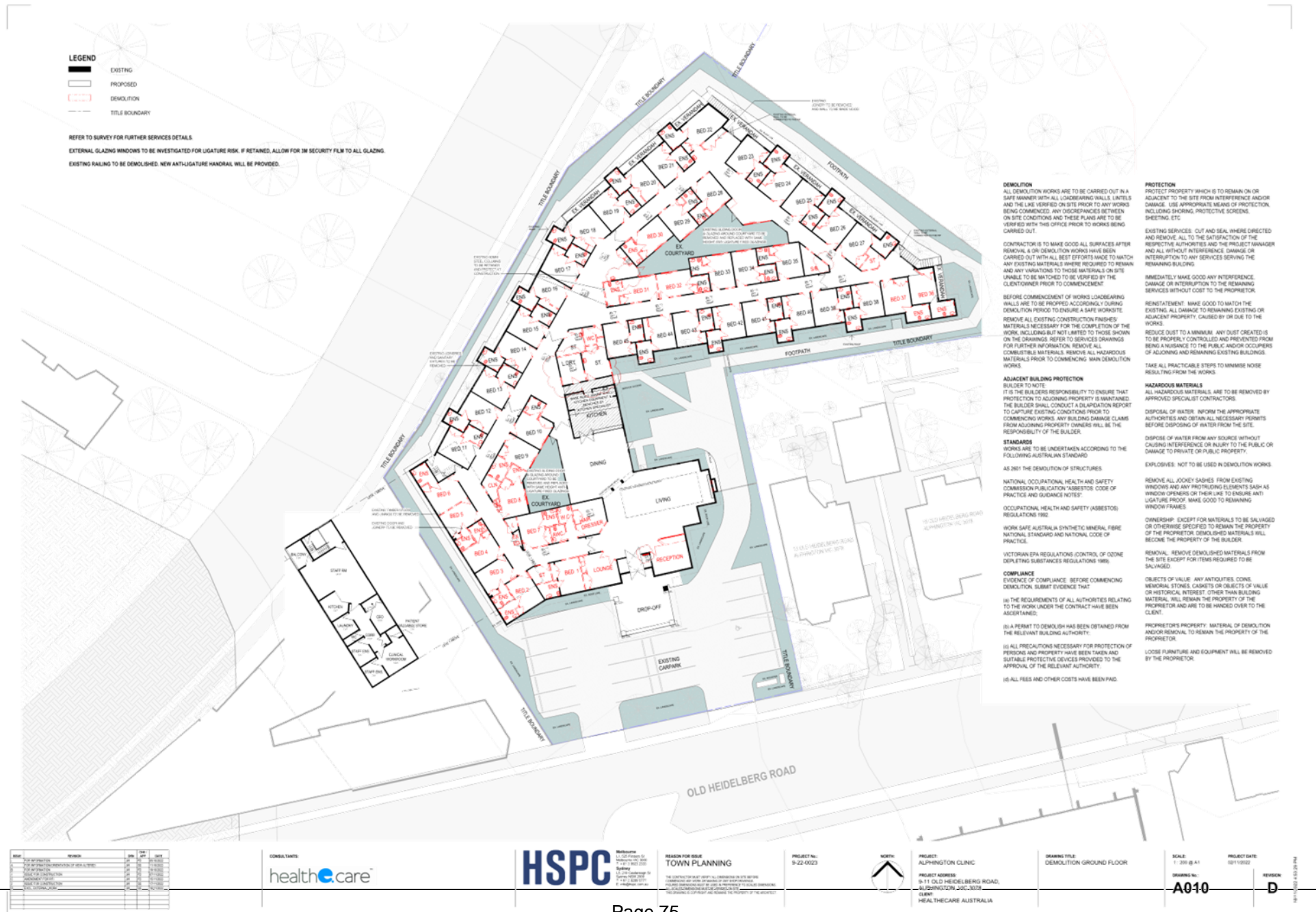
PROJECT NO: 9-22/0806
 NORTH

PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3018
 CLIENT: HEALTHCARE AUSTRALIA

DRAWING TITLE: EXISTING GROUND FLOOR
 SCALE: 1:200 @ A1
 PROJECT DATE: 02/10/2022

DRAWING NO: **A006**
 REVISION: **C**

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY	CHKD
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10	FOR APPROVAL	15/08/2022



PROJECT NO: 9-22-0023

PROJECT: ALPHINGTON CLINIC

PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3015

CLIENT: HEALTHCARE AUSTRALIA

DRAWING TITLE: DEMOLITION GROUND FLOOR

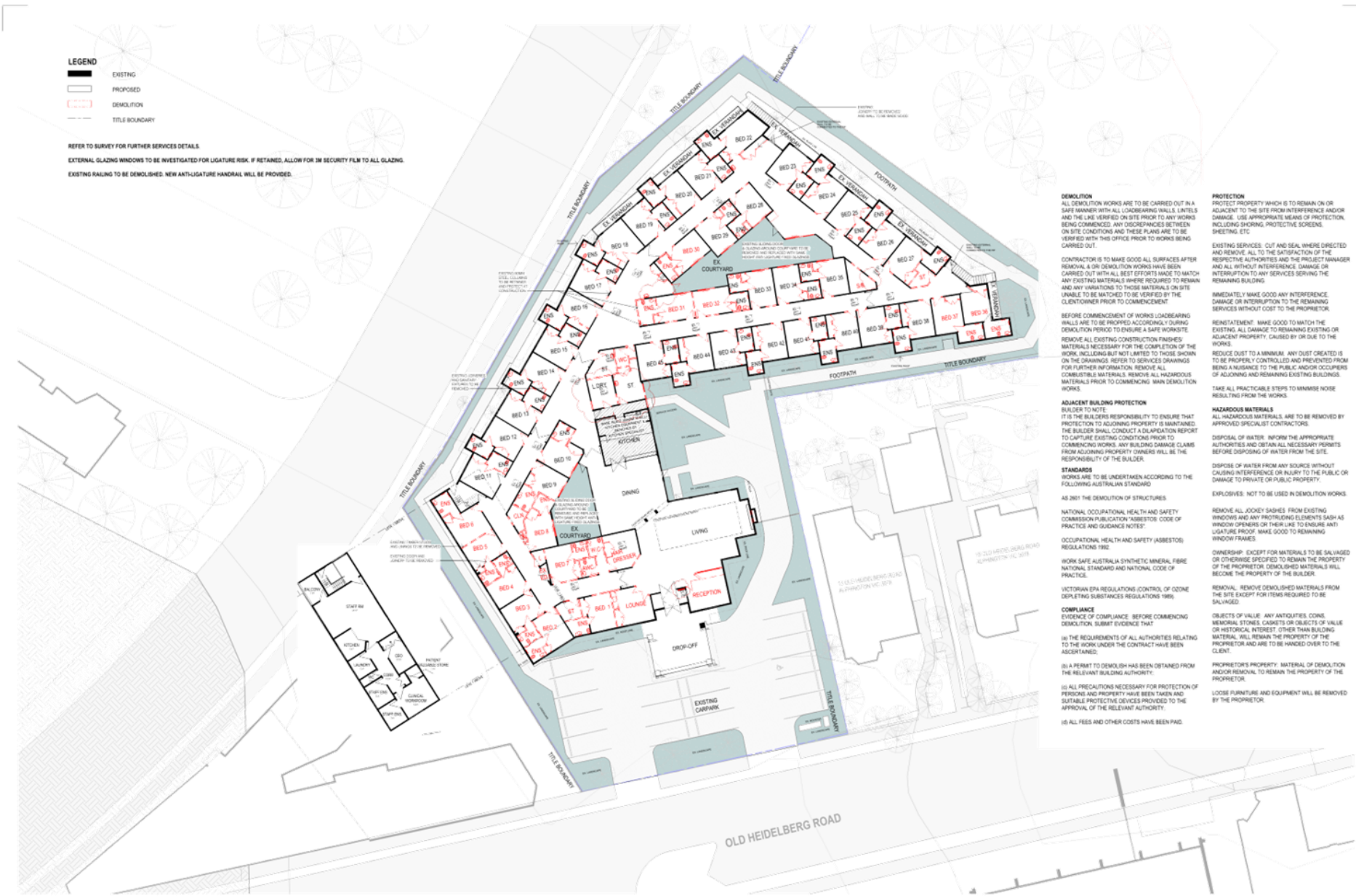
SCALE: 1:200 @ A1

DRAWING NO: A010

PROJECT DATE: 10/10/2021

REVISION: D

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



LEGEND
 [Solid black line] EXISTING
 [Dashed line] PROPOSED
 [Red outline] DEMOLITION
 [Thin grey line] TITLE BOUNDARY

REFER TO SURVEY FOR FURTHER SERVICES DETAILS.
 EXTERNAL GLAZING WINDOWS TO BE INVESTIGATED FOR LIGATURE RISK. IF RETAINED, ALLOW FOR 3M SECURITY FILM TO ALL GLAZING.
 EXISTING RAILING TO BE DEMOLISHED. NEW ANTI-LIGATURE HANDRAIL WILL BE PROVIDED.

DEMOLITION
 ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN A SAFE MANNER WITH ALL LOADBEARING WALLS, LINTELS AND THE LIRE VERIFIED ON SITE PRIOR TO ANY WORKS BEING COMMENCED. ANY OCCURRENCES BETWEEN ON SITE CONDITIONS AND THESE PLANS ARE TO BE VERIFIED WITH THIS OFFICE PRIOR TO WORKS BEING CARRIED OUT.
 CONTRACTOR IS TO MAKE GOOD ALL SURFACES AFTER REMOVAL AND DEMOLITION WORKS HAVE BEEN CARRIED OUT WITH ALL BEST EFFORTS MADE TO MATCH ANY EXISTING MATERIALS WHERE REQUIRED TO REMAIN AND ANY VARIATIONS TO THOSE MATERIALS ON SITE (UNABLE TO BE MATCHED) TO BE VERIFIED BY THE CLIENT/HOIMER PRIOR TO COMMENCEMENT.
 BEFORE COMMENCEMENT OF WORKS LOADBEARING WALLS ARE TO BE PROPPED ACCORDINGLY DURING DEMOLITION PERIOD TO ENSURE A SAFE WORKSITE. REMOVE ALL EXISTING CONSTRUCTION FINISHES. MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK, INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON THE DRAWINGS. REFER TO SERVICES DRAWINGS FOR FURTHER INFORMATION. REMOVE ALL COMBUSTIBLE MATERIALS. REMOVE ALL HAZARDOUS MATERIALS PRIOR TO COMMENCING MAIN DEMOLITION WORKS.

ADJACENT BUILDING PROTECTION
 BUILDER TO NOTE:
 IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT PROTECTION TO ADJOINING PROPERTY IS MAINTAINED. THE BUILDER SHALL CONDUCT A DILATION REPORT TO CAPTURE EXISTING CONDITIONS PRIOR TO COMMENCING WORKS. ANY BUILDING DAMAGE CLAIMS FROM ADJOINING PROPERTY OWNERS WILL BE THE RESPONSIBILITY OF THE BUILDER.

STANDARDS
 WORKS ARE TO BE UNDERTAKEN ACCORDING TO THE FOLLOWING AUSTRALIAN STANDARD:
 AS 2601 THE DEMOLITION OF STRUCTURES
 NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION PUBLICATION 'ASBESTOS: CODE OF PRACTICE AND GUIDANCE NOTES'
 OCCUPATIONAL HEALTH AND SAFETY (ASBESTOS) REGULATIONS 1982
 WORK SAFE AUSTRALIA SYNTHETIC MINERAL FIBRE NATIONAL STANDARD AND NATIONAL CODE OF PRACTICE
 VICTORIAN EPA REGULATIONS (CONTROL OF OZONE DEPLETING SUBSTANCES) REGULATIONS 1989

COMPLIANCE
 EVIDENCE OF COMPLIANCE: BEFORE COMMENCING DEMOLITION, SUBMIT EVIDENCE THAT:
 1) THE REQUIREMENTS OF ALL AUTHORITIES RELATING TO THE WORK UNDER THE CONTRACT HAVE BEEN ASCERTAINED;
 2) A PERMIT TO DEMOLISH HAS BEEN OBTAINED FROM THE RELEVANT BUILDING AUTHORITY;
 3) ALL PRECAUTIONS NECESSARY FOR PROTECTION OF PERSONS AND PROPERTY HAVE BEEN TAKEN AND SUITABLE PROTECTIVE DEVICES PROVIDED TO THE APPROVAL OF THE RELEVANT AUTHORITY;
 4) ALL FEES AND OTHER COSTS HAVE BEEN PAID.

PROTECTION
 PROTECT PROPERTY WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE FROM INTERFERENCE AND/OR DAMAGE. USE APPROPRIATE MEANS OF PROTECTION, INCLUDING SHORING, PROTECTIVE SCREENS, SHEETING, ETC.
 EXISTING SERVICES: CUT AND SEAL WHERE DIRECTED AND REMOVE ALL TO THE SATISFACTION OF THE RESPECTIVE AUTHORITIES AND THE PROJECT MANAGER AND ALL WITHOUT INTERFERENCE, DAMAGE OR INTERRUPTION TO ANY SERVICES SERVING THE REMAINING BUILDING.
 IMMEDIATELY MAKE GOOD ANY INTERFERENCE, DAMAGE OR INTERRUPTION TO THE REMAINING SERVICES WITHOUT COST TO THE PROPRIETOR.
 REINSTATEMENT: MAKE GOOD TO MATCH THE EXISTING, ALL DAMAGE TO REMAINING EXISTING OR ADJACENT PROPERTY, CAUSED BY OR DUE TO THE WORK.
 REDUCE DUST TO A MINIMUM. ANY DUST CREATED IS TO BE PROPERLY CONTROLLED AND PREVENTED FROM BEING A NUISANCE TO THE PUBLIC AND/OR OCCUPANTS OF ADJOINING AND REMAINING EXISTING BUILDINGS.
 TAKE ALL PRACTICABLE STEPS TO MINIMISE NOISE RESULTING FROM THE WORKS.

HAZARDOUS MATERIALS
 ALL HAZARDOUS MATERIALS ARE TO BE REMOVED BY APPROVED SPECIALIST CONTRACTORS.
 DISPOSAL OF WATER: INFORM THE APPROPRIATE AUTHORITIES AND OBTAIN ALL NECESSARY PERMITS BEFORE DISPOSING OF WATER FROM THE SITE.
 DISPOSAL OF WATER FROM ANY SOURCE WITHOUT CAUSING INTERFERENCE OR INJURY TO THE PUBLIC OR DAMAGE TO PRIVATE OR PUBLIC PROPERTY.
 EXPLOSIVES: NOT TO BE USED IN DEMOLITION WORKS.
 REMOVE ALL JOCKEY SASHES FROM EXISTING WINDOWS AND OBTAIN ALL NECESSARY PERMITS BEFORE DISPOSING OF WATER FROM THE SITE.
 OVERSIGHT: EXCEPT FOR MATERIALS TO BE SALVAGED OR OTHERWISE SPECIFIED TO REMAIN THE PROPERTY OF THE PROPRIETOR, DEMOLISHED MATERIALS WILL BECOME THE PROPERTY OF THE BUILDER.
 REMOVAL: REMOVE DEMOLISHED MATERIALS FROM THE SITE EXCEPT FOR ITEMS REQUIRED TO BE SALVAGED.
 OBJECTS OF VALUE: ANY ANTIQUITIES, COINS, MEMORIAL STONES, CASSETS OR OBJECTS OF VALUE OR HISTORICAL INTEREST OTHER THAN BUILDING MATERIAL WILL REMAIN THE PROPERTY OF THE PROPRIETOR AND ARE TO BE HANDED OVER TO THE CLIENT.
 PROPRIETOR'S PROPERTY: MATERIAL DEMOLITION AND/OR REMOVAL TO REMAIN THE PROPERTY OF THE PROPRIETOR.
 LOOSE FURNITURE AND EQUIPMENT WILL BE REMOVED BY THE PROPRIETOR.

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	15/08/2022	[Signature]	[Signature]
2	FOR APPROVAL	15/08/2022	[Signature]	[Signature]
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9	FOR APPROVAL	15/08/2022	[Signature]	[Signature]
10	FOR APPROVAL	15/08/2022	[Signature]	[Signature]



PROJECT NO: 9-22-0023
 PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3015
 CLIENT: HEALTHCARE AUSTRALIA

DRAWING TITLE: DEMOLITION GROUND FLOOR

SCALE: 1:200 @ A1
 DRAWING NO: A010
 PROJECT DATE: 15/08/2022
 REVISION: D

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



LEGEND
 [Solid black line] EXISTING
 [Dashed black line] PROPOSED
 [Red dashed line] DEMOLITION
 [Dotted line] TITLE BOUNDARY

REFER TO SURVEY FOR FURTHER SERVICES DETAILS.
 EXTERNAL GLAZING WINDOWS TO BE INVESTIGATED FOR LIGATURE RISK. IF RETAINED, ALLOW FOR 3M SECURITY FILM TO ALL GLAZING.
 EXISTING RAILING TO BE DEMOLISHED. NEW ANTI-LIGATURE HANDRAIL WILL BE PROVIDED.

NO.	REVISION	DATE	BY	CHKD
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7	FOR APPROVAL	22/08/22
8	FOR APPROVAL	22/08/22
9	FOR APPROVAL	22/08/22
10	FOR APPROVAL	22/08/22



HEALTHCARE SERVICES PLANNING COMPANY
 TOWN PLANNING
 110/112 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 PH: (03) 9439 1111
 WWW.HEALTHCARESERVICESPLANNING.COM.AU

PROJECT NO: 9-22-0806
 PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 CLIENT: HEALTHCARE AUSTRALIA



DRAWING TITLE: PROPOSED GROUND FLOOR

SCALE: 1:200 @ A1
 DRAWING NO: A050

PROJECT DATE: 08/10/2022
 REVISION: G

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



- PATIENT AREA - Full Air Leakage Fitting: Lights, grilles, handrails, grab rails, basins, in-wall outlets, jenny modification, existing fittings removed. Secure film to existing glazing, new door hardware and plastic hinges.
- STAFF SUPERVISED PATIENT AREA - Full Air Leakage at low level (hand basins, grabrails, FEK, door hardware and jenny, glazing film applied. New and existing ceiling fittings can remain standard.
- STAFF ONLY AREA - No Air Leakage Requirements.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	12/11/2022	AS
2	REVISED PER PERMIT COMMENTS	15/11/2022	AS
3	REVISED PER PERMIT COMMENTS	15/11/2022	AS
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HEALTHCARE AUSTRALIA
 TOWN PLANNING
 PROJECT NO: 9-22-0806

PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 CLIENT: HEALTHCARE AUSTRALIA

DRAWING TITLE: ANTI-LIQUATURE DIAGRAM - PROPOSED GROUND FLOOR

SCALE: 1:200 @ A1
 PROJECT DATE: 10/11/2022
 DRAWING NO: A051
 REVISION: D

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY
1	ISSUED FOR TENDERS	15/01/2022	...
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CONSULTANTS
healthcare

HSPC
 HSPC HEALTHCARE AUSTRALIA
 100 COLLEGE STREET, SYDNEY NSW 2000
 T: 02 9232 4000
 F: 02 9232 4001
 E: hspc@hspc.com.au

HEALTHCARE AUSTRALIA
TOWN PLANNING

PROJECT NO.
 9-22-0806



PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3015
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 FIT-OUT - GROUND FLOOR - ZONE 1

SCALE
 1:50 @ A1
A400

PROJECT DATE
 10/1/2022

REVISION
E

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY
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REASON FOR ISSUE
TOWN PLANNING

PROJECT NO.
9-22-0806



PROJECT
ALPHINGTON CLINIC
PROJECT ADDRESS
9-11 OLD HEIDELBERG ROAD,
ALPHINGTON VIC 3070
CLIENT
HEALTHCARE AUSTRALIA

DRAWING TITLE
FIT OUT - GROUND FLOOR - ZONE 2

SCALE
1:50 @ A1
DRAWING NO.
A401

PROJECT DATE
10/1/2022
REVISION
F

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY
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CONSULTANTS
healthcare

HSPC
 HEALTHCARE SYDNEY
 111/113 STURGEONRY ROAD
 SYDNEY NSW 2008
 T: (02) 9232 2222
 F: (02) 9232 2222
 E: hspc@hspc.com.au
 www.hspc.com.au

REASON FOR ISSUE
TOWN PLANNING

PROJECT NO.
 9-22/0806



PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3070
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 FIT OUT - GROUND FLOOR - ZONE 3

SCALE
 1:50 @ A1

PROJECT DATE
 10/11/2022

DRAWING NO.
A402

REVISION
D

Attachment 2 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Planning Report



NO.	REVISION	DATE	BY
1	ISSUED FOR TENDERS	15/08/2022	...
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CONSULTANTS
healthcare

HSPC
 Healthcare Services Planning
 Sydney

REASON FOR ISSUE
TOWN PLANNING

PROJECT No.
 9-22-0806

PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC. 3070
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 FIT OUT - GROUND FLOOR - ZONE 4

SCALE
 1:50 @ A1
 DRAWING No.
A403

PROJECT DATE
 10/11/2022
 REVISION
E

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans

ALPHINGTON CLINIC

9-11 OLD HEIDELBERG ROAD, ALPHINGTON, VIC 3078

DWG NO.	DWG NAME	SCALE	CURRENT REVISION	CURRENT REVISION DATE
000-004 - LEGENDS & ABBREVIATIONS				
A000	COVER SHEET	N/A	D	18/11/2022
A001	ABBREVIATION AND LEGEND		A	18/11/2022
000-009 - GENERAL ARRANGEMENT PLANS				
A005	EXISTING SITE PLAN	1:500@A1	E	18/11/2022
A008	EXISTING GROUND FLOOR	1:200@A1	C	18/11/2022
A010	DEMOLITION GROUND FLOOR	1:200@A1	D	18/11/2022
A009	PROPOSED GROUND FLOOR	1:200@A1	G	18/11/2022
000-009 - FIT OUT PLANS				
A400	FIT OUT - GROUND FLOOR - ZONE 1	1:500@A1	E	18/11/2022
A401	FIT OUT - GROUND FLOOR - ZONE 2	1:500@A1	F	18/11/2022
A402	FIT OUT - GROUND FLOOR - ZONE 3	1:500@A1	G	18/11/2022
A403	FIT OUT - GROUND FLOOR - ZONE 4	1:500@A1	E	18/11/2022

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR TENDERS	18/11/2022		
2	FOR APPROVAL OF DECISION	18/11/2022		
3	FOR APPROVAL	18/11/2022		
4	FOR APPROVAL	18/11/2022		
5	FOR APPROVAL	18/11/2022		



TOWN PLANNING

PROJECT No. 9-22-0806

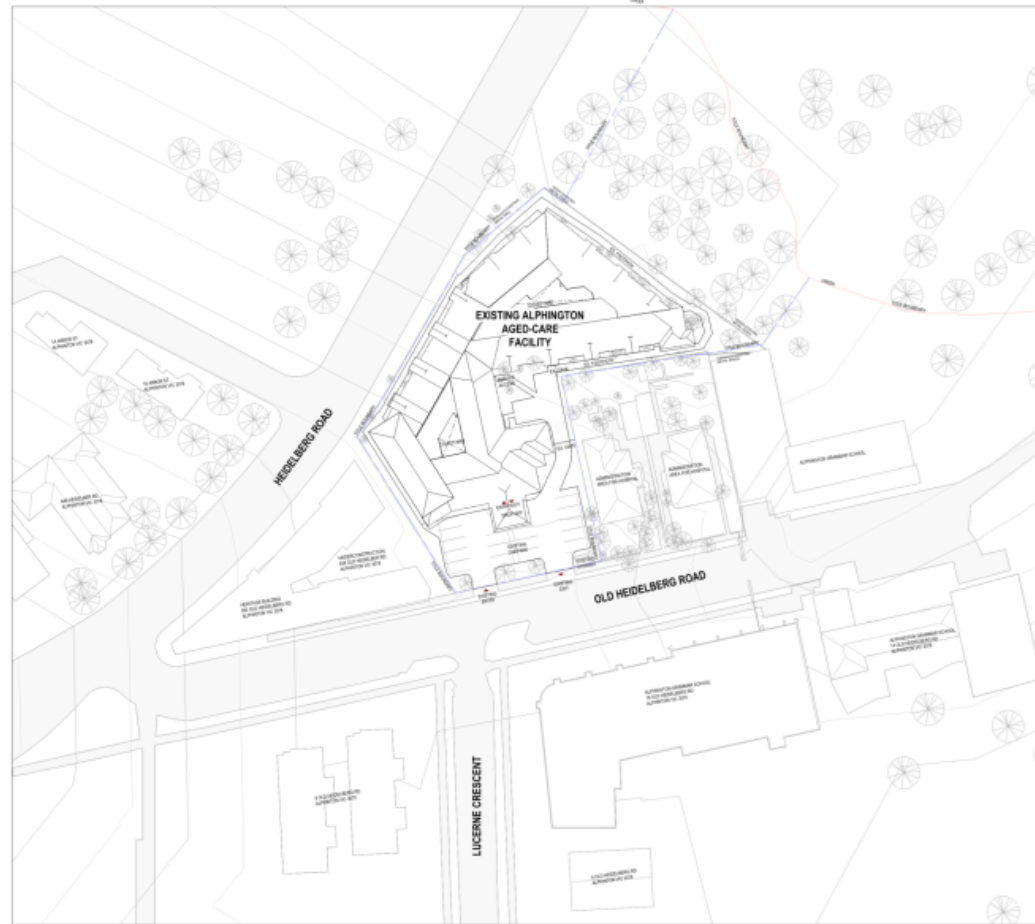
PROJECT ALPHINGTON CLINIC
PROJECT ADDRESS 9-11 OLD HEIDELBERG ROAD, ALPHINGTON, VIC 3078
CLIENT HEALTHCARE AUSTRALIA

DRAWING TITLE COVER SHEET

SCALE 0:1
DRAWING No. **A000**

PROJECT DATE 18/11/2022
REVISION **D**

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY
1	ISSUED FOR TENDERS	20/09/2022	...
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CONSULTANTS
healthcare

HSPC

12/12/2022
12/12/2022
12/12/2022
12/12/2022

SEARCH FOR IDEAS
TOWN PLANNING

PROJECT NO.
9-22-0806



PROJECT
ALPHINGTON CLINIC
PROJECT ADDRESS
9-11 OLD HEIDELBERG ROAD,
ALPHINGTON, VIC 3019
CLIENT
HEALTHCARE AUSTRALIA

ISSUING TITLE
EXISTING SITE PLAN

SCALE
1: 500 @ A1
A005

PROJECT DATE
20/09/2022
REVISION
E

10/10/2022 11:08 AM

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY	CHKD
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HEALTHCARE SERVICES PLANNING
TOWN PLANNING

PROJECT NO:
9-22-0023



PROJECT:
ALPHINGTON CLINIC

DRAWING TITLE:
EXISTING GROUND FLOOR

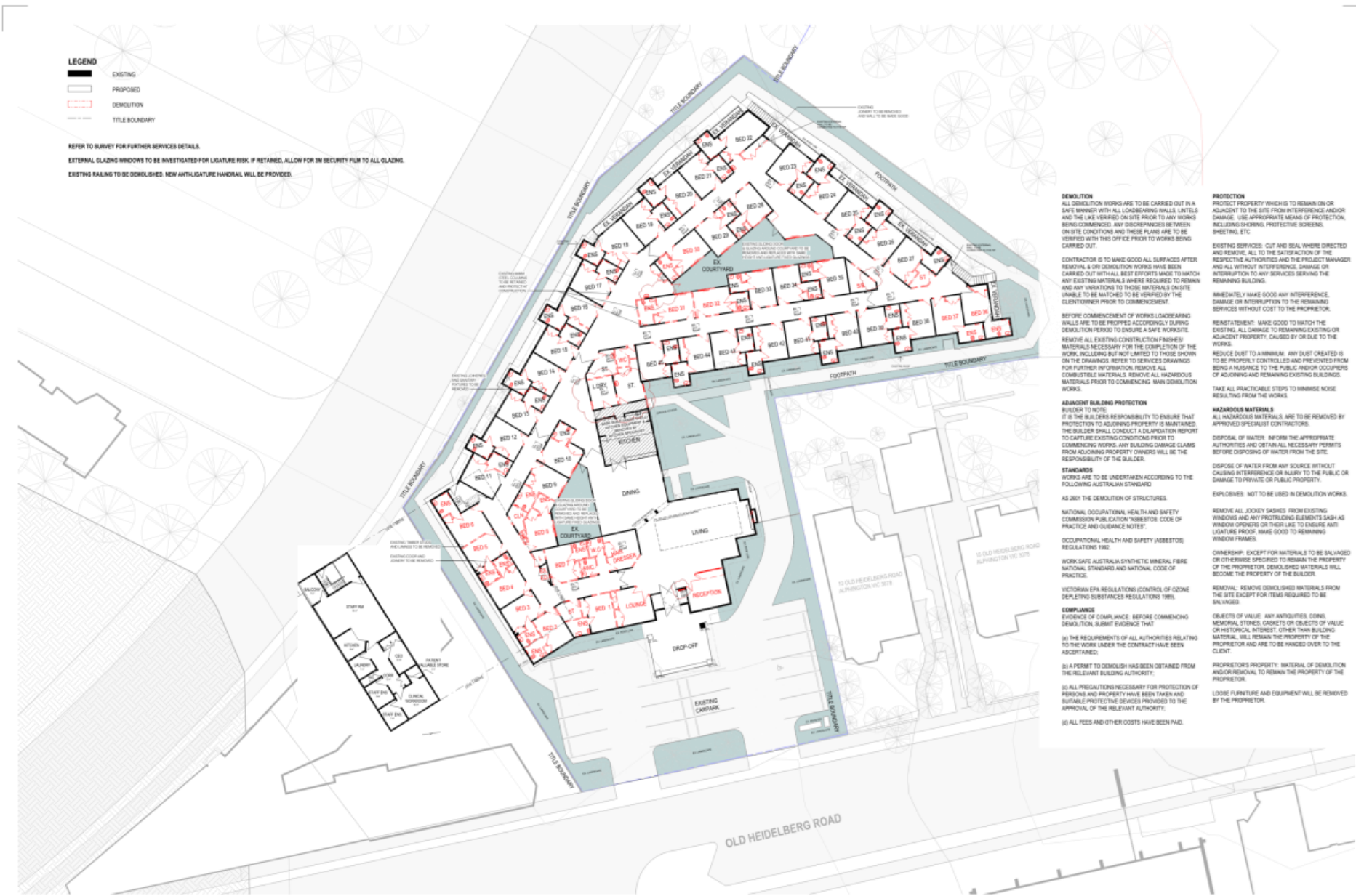
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PROJECT DATE:
10/1/2022

DRAWING NO:
A006

REVISION:
C

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



LEGEND
 [Solid Black] EXISTING
 [Dashed Black] PROPOSED
 [Red Dashed] DEMOLITION
 [Solid Line] TITLE BOUNDARY

REFER TO SURVEY FOR FURTHER SERVICES DETAILS.
 EXTERNAL GLAZING WINDOWS TO BE INVESTIGATED FOR LIGATURE RISK, IF RETAINED, ALLOW FOR 3M SECURITY FILM TO ALL GLAZING.
 EXISTING RAILING TO BE DEMOLISHED. NEW ANTI-LIGATURE HANDRAIL WILL BE PROVIDED.

DEMOLITION
 ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN A SAFE MANNER WITH ALL LOADBEARING WALLS, LINTELS AND ALL LIKE VERIFIED ON SITE PRIOR TO ANY WORKS BEING COMMENCED. ANY DISCREPANCIES BETWEEN ON SITE CONDITIONS AND THESE PLANS ARE TO BE NOTIFIED WITH THIS OFFICE PRIOR TO WORKS BEING CARRIED OUT.
 CONTRACTOR IS TO MAKE GOOD ALL SURFACES AFTER REMOVAL & OR DEMOLITION WORKS HAVE BEEN CARRIED OUT WITH ALL BEST EFFORTS MADE TO MATCH ANY EXISTING MATERIALS WHERE REQUIRED TO REMAIN AND ANY VARIATIONS TO THESE MATERIALS ON SITE ARE TO BE MATCHED TO BE WORKED BY THE CLIENT/OWNER PRIOR TO COMMENCEMENT.
 BEFORE COMMENCEMENT OF WORKS LOADBEARING WALLS ARE TO BE PROPPED ACCORDINGLY DURING DEMOLITION PERIOD TO ENSURE A SAFE WORKSITE. REMOVE ALL EXISTING CONSTRUCTION FINISHES/ MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK, INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON THE DRAWINGS. REFER TO SERVICES DRAWINGS FOR FURTHER INFORMATION. REMOVE ALL COMBUSTIBLE MATERIALS. REMOVE ALL HAZARDOUS MATERIALS PRIOR TO COMMENCING MAIN DEMOLITION WORKS.

ADJACENT BUILDING PROTECTION
 BUILDER TO NOTE:
 IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT PROTECTION TO ADJACENT PROPERTY IS MAINTAINED. THE BUILDER SHALL CONDUCT A DILATED REPORT TO CAPTURE EXISTING CONDITIONS PRIOR TO COMMENCING WORKS. ANY BUILDING DAMAGE CLAIMS FROM ADJACENT PROPERTY OWNERS WILL BE THE RESPONSIBILITY OF THE BUILDER.

STANDARDS
 WORKS ARE TO BE UNDERTAKEN ACCORDING TO THE FOLLOWING AUSTRALIAN STANDARD:
 AS 2601- THE DEMOLITION OF STRUCTURES
 NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION PUBLICATION 'HSESTOP' CODE OF PRACTICE AND GUIDANCE NOTES'
 OCCUPATIONAL HEALTH AND SAFETY (HSESTOP) REGULATIONS 1982.
 WORK SAFE AUSTRALIA SYNTHETIC MINERAL FIBRE NATIONAL STANDARD AND NATIONAL CODE OF PRACTICE.
 VICTORIAN EPA REGULATIONS (CONTROL OF OZONE DEPLETING SUBSTANCES REGULATIONS 1985).

COMPLIANCE
 EVIDENCE OF COMPLIANCE: BEFORE COMMENCING DEMOLITION, SUBMIT EVIDENCE THAT:
 (a) THE REQUIREMENTS OF ALL AUTHORITIES RELATIVE TO THE WORK UNDER THE CONTRACT HAVE BEEN ASCERTAINED;
 (b) A PERMIT TO DEMOLISH HAS BEEN OBTAINED FROM THE RELEVANT BUILDING AUTHORITY;
 (c) ALL PRECAUTIONS NECESSARY FOR PROTECTION OF PERSONS AND PROPERTY HAVE BEEN TAKEN AND SUITABLE PROTECTIVE DEVICES PROVIDED TO THE APPROVAL OF THE RELEVANT AUTHORITY;
 (d) ALL FEES AND OTHER COSTS HAVE BEEN PAID.

PROTECTION
 PROTECT PROPERTY WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE FROM INTERFERENCE AND/OR DAMAGE. USE APPROPRIATE MEANS OF PROTECTION, INCLUDING SHIELDING, PROTECTIVE SCREENS, SHEETING, ETC.
 EXISTING SERVICES: CUT AND SEAL WHERE DIRECTED AND REMOVE. ALL TO THE SATISFACTION OF THE RESPECTIVE AUTHORITIES AND THE PROJECT MANAGER AND ALL WITHOUT INTERFERENCE, DAMAGE OR INTERRUPTION TO ANY SERVICES SERVING THE REMAINING BUILDINGS.
 IMMEDIATELY MAKE GOOD ANY INTERFERENCE, DAMAGE OR INTERRUPTION TO THE REMAINING SERVICES WITHOUT COST TO THE PROPRIETOR.
 REINSTATEMENT: MAKE GOOD TO MATCH THE EXISTING. ALL CHANGE TO REMAINING EXISTING OR ADJACENT PROPERTY, CAUSED BY OR DUE TO THE WORKS.
 REDUCE NOISE TO A MINIMUM. ANY DUST CREATED IS TO BE PROPERLY CONTROLLED AND PREVENTED FROM BEING A NUISANCE TO THE PUBLIC AND/OR OCCUPANTS OF ADJACENT AND REMAINING EXISTING BUILDINGS.
 TAKE ALL PRACTICABLE STEPS TO MINIMIZE NOISE RESULTING FROM THE WORKS.
 HAZARDOUS MATERIALS
 ALL HAZARDOUS MATERIALS ARE TO BE REMOVED BY APPROVED SPECIALIST CONTRACTORS.
 DISPOSAL OF WATER: INFORM THE APPROPRIATE AUTHORITIES AND OBTAIN ALL NECESSARY PERMITS BEFORE DISPOSING OF WATER FROM THE SITE.
 DISPOSAL OF WATER FROM ANY SOURCE WITHOUT CAUSING INTERFERENCE OR HARM TO THE PUBLIC OR DAMAGE TO PRIVATE OR PUBLIC PROPERTY.
 EMPLOYEES: NOT TO BE USED IN DEMOLITION WORKS.
 REMOVE ALL JOCKEY SASHES FROM EXISTING WINDOWS AND ANY PROTRUDING ELEMENTS SUCH AS WINDOW CORNICES OR THEIR LIKE TO ENSURE ANTI-LIGATURE PROOF. MAKE GOOD TO REMAINING WINDOW FRAMES.
 CHIMNEYS: EXCEPT FOR MATERIALS TO BE SALVAGED OR OTHERWISE SPECIFIED TO REMAIN THE PROPERTY OF THE PROPRIETOR, DEMOLISHED MATERIALS WILL BECOME THE PROPERTY OF THE BUILDER.
 REMOVAL: REMOVE DEMOLISHED MATERIALS FROM THE SITE EXCEPT FOR ITEMS REQUIRED TO BE SALVAGED.
 OBJECTS OF VALUE: ANY ANTIQUITIES, COINS, MEMORIAL STONES, CABINETS OR OBJECTS OF VALUE OR HISTORICAL INTEREST, OTHER THAN BUILDING MATERIAL, WILL REMAIN THE PROPERTY OF THE PROPRIETOR AND ARE TO BE HANDED OVER TO THE CLIENT.
 PROPRIETOR'S PROPERTY: MATERIAL OF DEMOLITION AND/OR REMOVAL TO REMAIN THE PROPERTY OF THE PROPRIETOR.
 LOOSE FURNITURE AND EQUIPMENT WILL BE REMOVED BY THE PROPRIETOR.

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR TENDERS	12/08/2022	[Signature]	[Signature]
2	ISSUED FOR TENDERS	12/08/2022	[Signature]	[Signature]
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CONSULTANTS:
 healthcare

HSPC
 HEALTHCARE AUSTRALIA
 HEALTHCARE AUSTRALIA
 HEALTHCARE AUSTRALIA

PROJECT NO:
 9-22-0023
 PROJECT:
 ALPHINGTON CLINIC
 PROJECT ADDRESS:
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3015
 CLIENT:
 HEALTHCARE AUSTRALIA

DRAWING TITLE:
 DEMOLITION GROUND FLOOR

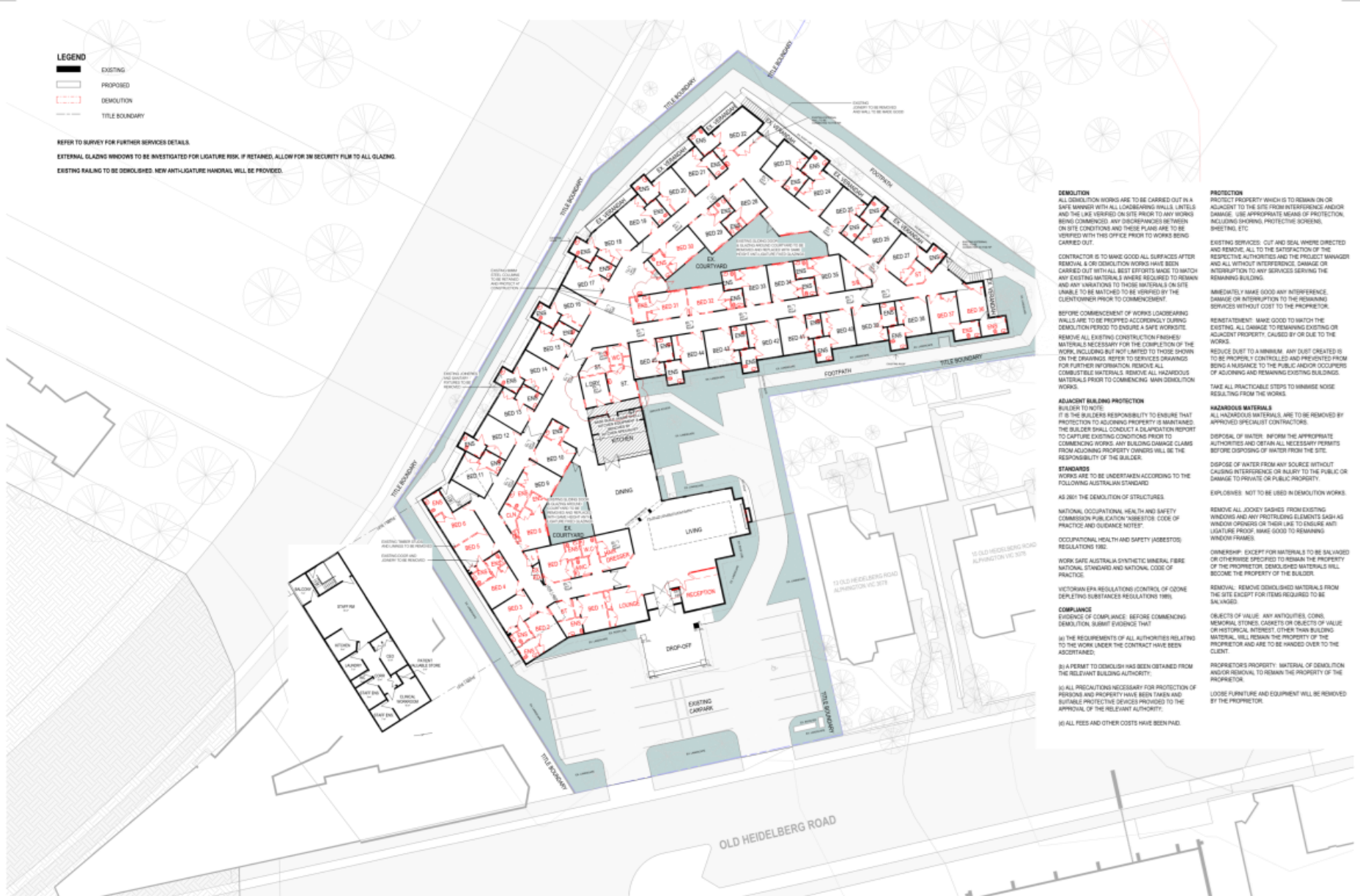
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 DRAWING NO:
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 PROJECT DATE:
 10/10/2022
 REVISION:
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Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans

LEGEND

- EXISTING
- PROPOSED
- DEMOLITION
- TITLE BOUNDARY

REFER TO SURVEY FOR FURTHER SERVICES DETAILS.
 EXTERNAL GLAZING WINDOWS TO BE INVESTIGATED FOR LIGATURE RISK. IF RETAINED, ALLOW FOR 3M SECURITY FILM TO ALL GLAZING.
 EXISTING RAILING TO BE DEMOLISHED. NEW ANTI-LIGATURE HANDRAIL WILL BE PROVIDED.



DEMOLITION
 ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN A SAFE MANNER WITH ALL LOADBEARING WALLS, LINTELS AND ALL LIKE VERIFIED ON SITE PRIOR TO ANY WORKS BEING COMMENCED. ANY DISCREPANCIES BETWEEN ON SITE CONDITIONS AND THESE PLANS ARE TO BE ADVISED WITH THIS OFFICE PRIOR TO WORKS BEING CARRIED OUT.

CONTRACTOR IS TO MAKE GOOD ALL SURFACES AFTER REMOVAL & OR DEMOLITION WORKS HAVE BEEN CARRIED OUT WITH ALL BEST EFFORTS MADE TO MATCH ANY EXISTING MATERIALS WHERE REQUIRED TO REMAIN AND ANY VARIATIONS TO THESE MATERIALS ON SITE ARE TO BE MATCHED TO BE WORKED BY THE CLIENT/TENANT PRIOR TO COMMENCEMENT.

BEFORE COMMENCEMENT OF WORKS LOADBEARING WALLS ARE TO BE PROPPED ACCORDINGLY DURING DEMOLITION PERIOD TO ENSURE A SAFE WORKSITE. REMOVE ALL EXISTING CONSTRUCTION FINISHES/ MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK, INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON THE DRAWINGS. REFER TO SERVICES DRAWINGS FOR FURTHER INFORMATION. REMOVE ALL COMBUSTIBLE MATERIALS. REMOVE ALL HAZARDOUS MATERIALS PRIOR TO COMMENCING MAJOR DEMOLITION WORKS.

ADJACENT BUILDING PROTECTION

BUILDER TO NOTE: IT IS THE BUILDER RESPONSIBILITY TO ENSURE THAT PROTECTION TO ADJACENT PROPERTY IS MAINTAINED. THE BUILDER SHALL CONDUCT A DILATED REPORT TO CAPTURE EXISTING CONDITIONS PRIOR TO COMMENCING WORKS. ANY BUILDING DAMAGE CLAIMS FROM ADJACENT PROPERTY OWNERS WILL BE THE RESPONSIBILITY OF THE BUILDER.

STANDARDS

WORKS ARE TO BE UNDERTAKEN ACCORDING TO THE FOLLOWING AUSTRALIAN STANDARD:

AS 2601 THE DEMOLITION OF STRUCTURES

NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION PUBLICATION "HSESTOP" CODE OF PRACTICE AND GUIDANCE NOTES"

OCCUPATIONAL HEALTH AND SAFETY (HSESTOP) REGULATIONS 1982.

WORK SAFE AUSTRALIA SYNTHETIC MINERAL FIBRE NATIONAL STANDARD AND NATIONAL CODE OF PRACTICE.

VICTORIAN EPA REGULATIONS (CONTROL OF OZONE DEPLETING SUBSTANCES REGULATIONS 1985).

COMPLIANCE
 EVIDENCE OF COMPLIANCE: BEFORE COMMENCING DEMOLITION, SUBMIT EVIDENCE THAT:

- (a) THE REQUIREMENTS OF ALL AUTHORITIES RELATIVE TO THE WORK UNDER THE CONTRACT HAVE BEEN ASCERTAINED;
- (b) A PERMIT TO DEMOLISH HAS BEEN OBTAINED FROM THE RELEVANT BUILDING AUTHORITY;
- (c) ALL PRECAUTIONS NECESSARY FOR PROTECTION OF PERSONS AND PROPERTY HAVE BEEN TAKEN AND SUITABLE PROTECTIVE DEVICES PROVIDED TO THE APPROVAL OF THE RELEVANT AUTHORITY;
- (d) ALL FEES AND OTHER COSTS HAVE BEEN PAID.

PROTECTION
 PROTECT PROPERTY WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE FROM INTERFERENCE AND/OR DAMAGE. USE APPROPRIATE MEANS OF PROTECTION, INCLUDING SHORING, PROTECTIVE SCREENS, SHEETING, ETC.

EXISTING SERVICES: CUT AND SEAL WHERE DIRECTED AND REMOVE. ALL TO THE SATISFACTION OF THE RESPECTIVE AUTHORITIES AND THE PROJECT MANAGER AND ALL WITHOUT INTERFERENCE, DAMAGE OR INTERRUPTION TO ANY SERVICES SERVING THE REMAINING BUILDINGS.

IMMEDIATELY MAKE GOOD ANY INTERFERENCE, DAMAGE OR INTERRUPTION TO THE REMAINING SERVICES WITHOUT COST TO THE PROPRIETOR.

REINSTATEMENT: MAKE GOOD TO MATCH THE EXISTING. ALL CHANGE TO REMAINING EXISTING OR ADJACENT PROPERTY, CAUSED BY OR DUE TO THE WORKS.

REDUCE NOISE TO A MINIMUM. ANY DUST CREATED IS TO BE PROPERLY CONTROLLED AND PREVENTED FROM BEING A NUISANCE TO THE PUBLIC AND/OR OCCUPANTS OF ADJACENT AND REMAINING EXISTING BUILDINGS.

TAKE ALL PRACTICABLE STEPS TO MINIMIZE NOISE RESULTING FROM THE WORKS.

HAZARDOUS MATERIALS
 ALL HAZARDOUS MATERIALS, ARE TO BE REMOVED BY APPROVED SPECIALIST CONTRACTORS.

DISPOSAL OF WATER: INFORM THE APPROPRIATE AUTHORITIES AND OBTAIN ALL NECESSARY PERMITS BEFORE DISPOSING OF WATER FROM THE SITE.

DISPOSE OF WATER FROM ANY SOURCE WITHOUT CAUSING INTERFERENCE OR HARM TO THE PUBLIC OR DAMAGE TO PRIVATE OR PUBLIC PROPERTY.

EMPLOYEES: NOT TO BE USED IN DEMOLITION WORKS.

REMOVE ALL JOCKEY SASHES FROM EXISTING WINDOWS AND ANY PROTRUDING ELEMENTS SUCH AS WINDOW CORNICES OR THEIR LIKE TO ENSURE ANTI-LIGATURE PROOF. MAKE GOOD TO REMAINING WINDOW FRAMES.

CRIMES: EXCEPT FOR MATERIALS TO BE SALVAGED OR OTHERWISE SPECIFIED TO REMAIN THE PROPERTY OF THE PROPRIETOR, DEMOLISHED MATERIALS WILL BECOME THE PROPERTY OF THE BUILDER.

REMOVAL: REMOVE DEMOLISHED MATERIALS FROM THE SITE EXCEPT FOR ITEMS REQUIRED TO BE SALVAGED.

OBJECTS OF VALUE: ANY ANTIQUE, CORNS, MEMORIAL STONES, CABINETS OR OBJECTS OF VALUE OR HISTORICAL INTEREST, OTHER THAN BUILDING MATERIAL, WILL REMAIN THE PROPERTY OF THE PROPRIETOR AND ARE TO BE HANDED OVER TO THE CLIENT.

PROPRIETOR'S PROPERTY: MATERIAL OF DEMOLITION AND/OR REMOVAL TO REMAIN THE PROPERTY OF THE PROPRIETOR.

LOOSE FURNITURE AND EQUIPMENT WILL BE REMOVED BY THE PROPRIETOR.

NO	DESCRIPTION	DATE	BY	CHKD
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2	CHECKED BY: [Name]			
3	DATE OF ISSUE: [Date]			
4	SCALE: [Scale]			
5	TITLE: [Title]			
6	PROJECT NO: [Project No]			
7	DATE OF ISSUE: [Date]			
8	SCALE: [Scale]			
9	TITLE: [Title]			
10	PROJECT NO: [Project No]			



HSPC
 HEALTHCARE AUSTRALIA
 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 TOWN PLANNING
 PROJECT NO: 9-22-0806

HEALTHCARE AUSTRALIA
 PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 DRAWING TITLE: DEMOLITION GROUND FLOOR

HEALTHCARE AUSTRALIA
 SCALE: 1:200 @ A1
 DRAWING NO: A010
 PROJECT DATE: 18/10/2022
 REVISION: D

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



LEGEND
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 [Dashed black line] PROPOSED
 [Red dashed line] DEMOLITION
 [Dotted line] TITLE BOUNDARY

REFER TO SURVEY FOR FURTHER SERVICES DETAILS.
 EXTERNAL GLAZING WINDOWS TO BE INVESTIGATED FOR LIGATURE RISK. IF RETAINED, ALLOW FOR 3M SECURITY FILM TO ALL GLAZING.
 EXISTING RAILING TO BE DEMOLISHED. NEW ANTI-LIGATURE HANDRAIL WILL BE PROVIDED.

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR TENDERS	22/08/22
2	FOR APPROVAL	22/08/22
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9	FOR APPROVAL	22/08/22
10	FOR APPROVAL	22/08/22



REASON FOR ISSUE
 TOWN PLANNING

PROJECT NO:
 9-22-0806

PROJECT:
 ALPHINGTON CLINIC

PROJECT ADDRESS:
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3015

CLIENT:
 HEALTHCARE AUSTRALIA

DRAWING TITLE:
 PROPOSED GROUND FLOOR

SCALE:
 1:200 @ A1

DRAWING NO.:
 A050

PROJECT DATE:
 08/10/2022

REVISION:
 G

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



- PATIENT AREA - Full Air Ligature Fitting: Lights, grilles, handrails, grab rails, basins, in-wall cisterns, jenny modification, existing fittings removed. Secure film to existing glazing, new door hardware and plastic hinges.
- STAFF SUPERVISED PATIENT AREA - Full Air Ligature at low level (hand basins, grabrails, FEX, door hardware and jenny, glazing film applied. New and existing ceiling fittings can remain standard.
- STAFF ONLY AREA - No Air Ligature Requirements.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	22/08/2022	...
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HEALTHCARE AUSTRALIA
 TOWN PLANNING
 110 WILSON ST SYDNEY NSW 2000
 PH: (02) 9232 4000
 WWW.HEALTHCAREAUSTRALIA.COM

PROJECT NO: 9-22-0023
 PROJECT: ALPHINGTON CLINIC
 PROJECT ADDRESS: 9-11 OLD HEIDELBERG ROAD, ALPHINGTON VIC 3078
 CLIENT: HEALTHCARE AUSTRALIA



DRAWING TITLE: ANTI-LIGATURE DIAGRAM - PROPOSED GROUND FLOOR

SCALE: 1:200 @ A1
 DRAWING NO: A051

PROJECT DATE: 10/11/2022
 REVISION: D

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY
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CONSULTANTS
healthcare

HSPC
 HSPC HEALTHCARE AUSTRALIA
 100 COLLEGE STREET, SYDNEY NSW 2000

HEALTHCARE AUSTRALIA
TOWN PLANNING
 100 COLLEGE STREET, SYDNEY NSW 2000

PROJECT NO.
 9-22-0806



PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3015
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 FIT-OUT - GROUND FLOOR - ZONE 1

SCALE
 1:50 @ A1
A400

PROJECT DATE
 10/1/2022
 REVISION
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Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY	CHKD
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REASON FOR ISSUE
TOWN PLANNING

PROJECT NO.
9-22-0806

PROJECT
ALPHINGTON CLINIC
PROJECT ADDRESS
9-11 OLD HEIDELBERG ROAD,
ALPHINGTON VIC 3070
CLIENT
HEALTHCARE AUSTRALIA

DRAWING TITLE
FIT OUT - GROUND FLOOR - ZONE 2

SCALE
1:50 @ A1
DRAWING NO.
A401

PROJECT DATE
10/1/2022
REVISION
F

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	12/11/2022	...
2	FOR APPROVAL	12/11/2022	...
3	FOR APPROVAL	12/11/2022	...
4	FOR APPROVAL	12/11/2022	...
5	FOR APPROVAL	12/11/2022	...

CONSULTANTS
healthcare

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REASON FOR ISSUE
TOWN PLANNING

PROJECT NO.
 9-22/0806

PROJECT
 ALPHINGTON CLINIC
 PROJECT ADDRESS
 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC 3070
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
 FIT OUT - GROUND FLOOR - ZONE 3

SCALE
 1:50 @ A1
 DRAWING NO.
A402

PROJECT DATE
 10/11/2022
 REVISION
D

Attachment 3 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Decision Plans



NO.	REVISION	DATE	BY
1	ISSUED FOR TENDERS	15/08/2022	...
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healthcare

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TOWN PLANNING

PROJECT No.
 9-22-0806

PROJECT
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 9-11 OLD HEIDELBERG ROAD,
 ALPHINGTON VIC. 3070
 CLIENT
 HEALTHCARE AUSTRALIA

DRAWING TITLE
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SCALE
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A403

PROJECT DATE
 10/11/2022
 REVISION
E



9-11 Old Heidelberg Road, Alphington Transport Impact Assessment



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9 November 2022

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



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Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



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Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



1 INTRODUCTION

onemilegrid has been requested by Health Care to undertake a Transport Impact Assessment for the proposed change of use at 9-11 Old Heidelberg Road, Alphington to allow for the existing aged care facility to operate a mental health care facility.

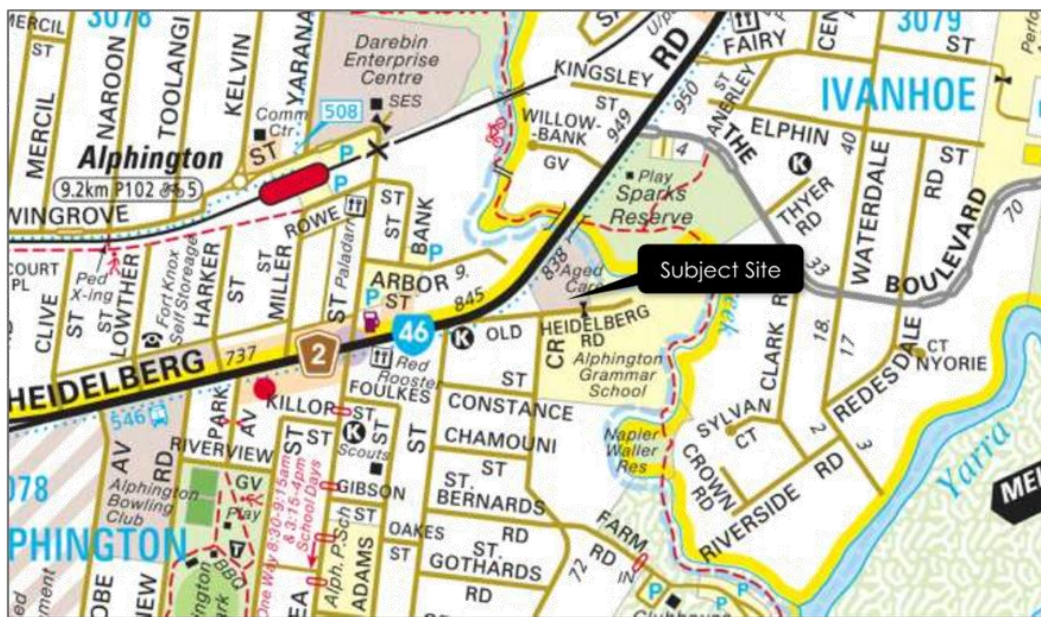
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located on the eastern side of the Heidelberg Road / Old Heidelberg Road intersection, as shown in Figure 1.

Figure 1 Site Location



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The subject site is irregular in shape and has a frontage to Old Heidelberg Road for approximately 32.1 metres, a frontage to Heidelberg Road for approximately 109.3 metres, with a total site area of approximately 6,365 m².

The site is currently occupied by a single-storey building in the south-eastern corner of the site which has historically operated as a 45-bed aged care facility with a gross floor area of approximately 1,950 m².

Vehicular access to the site is provided via two crossovers to Old Heidelberg Road with the western crossover measuring 5.3 m in width and accommodating entry manoeuvres, and the eastern crossover measuring 6.1 m in width and accommodating exit manoeuvres.

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



A total of 16 car parking spaces are currently provided on-site with all parking spaces located along the site's Old Heidelberg Road frontage. An undercover drop-off area is also provided within the car park.

Land use in the vicinity of the site is mixed in nature and includes Alphington Grammar School to the immediate east, Darebin Creek along the site's northern boundary, and residential uses elsewhere.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (14 September 2022)



Copyright Nearmap



2.2 Planning Zones and Overlays

It is shown in Figure 3 that the south-western portion of the site is located within a Neighbourhood Residential Zone (NRZ). In addition, the north-eastern portion of the site is located within an Urban Floodway Zone (UFZ).

Additionally, the site abuts Heidelberg Road, which is within a Transport Zone (TRZ2); Principal Road Network, with a portion of the TRZ2 overlay located within the north-western corner of the site.

In addition, the followings overlays apply to the site:

- Environmental Significance Overlay – Schedule 3 (ESO3);
- Development Contributions Plan Overlay – Schedule 1 (DCPO1);
 - + A financial contribution is required for all new developments within the DCPO. However, no contributions are required for alterations to an existing building which does not increase the floor area.
- Design and Development Overlay – Schedule 1-J (DDO1-J);
 - + Appropriate setbacks and height restrictions are required for new buildings, structures etc from the Darebin Creek. It is noted that the DDO only applies to the north-eastern portion of the site where landscaping is currently provided.
- Land Subject to Inundation Overlay (LSIO).

Figure 3 Planning Scheme Zones

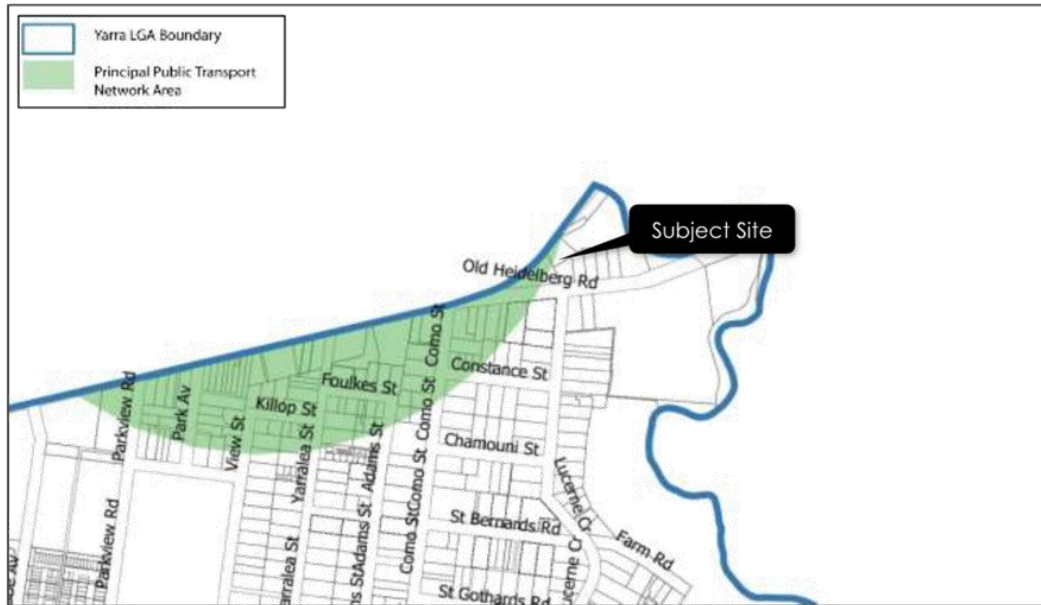


Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



The site falls within the Principal Public Transport Network Area, as shown in Figure 4.

Figure 4 Principal Public Transport Network Area Map





2.3 Road Network

2.3.1 Old Heidelberg Road

Old Heidelberg Road is a local road generally aligned east-west, running east from Heidelberg Road and terminating 130 metres to the east. Old Heidelberg Road provides a single traffic lane in each direction adjacent to the site.

Indented kerbside parking is provided on the southern side of the road, with the parking to the east of Lucerne Crescent provided in a 90-degree arrangement and the parking to the west of Lucerne Crescent provided in a parallel arrangement. All kerbside parking along Old Heidelberg is unrestricted.

A signed 40km/h speed limit applies to Old Heidelberg Road.

The cross-section of Old Heidelberg Road at the frontage of the site is shown in Figure 5.

Figure 5 Old Heidelberg Road, looking east from the subject site





2.3.2 Heidelberg Road

Heidelberg Road is an arterial road generally aligned southwest-northeast, running between Queens Parade in Clifton Hill and the intersection of Lower Heidelberg Road / Upper Heidelberg Road. Heidelberg Road provided two traffic lanes in each direction in the vicinity of the site. No kerbside parking is permitted along Heidelberg Road in the vicinity of the site.

A signed 60km/h speed limit applies to Heidelberg Road in the vicinity of the site.

The cross-section of Heidelberg Road in the vicinity of the site is shown in Figure 6.

Figure 6 Heidelberg Road, looking northeast from within the vicinity of the site





2.3.3 Lucerne Crescent

Lucerne Crescent is a local road generally aligned north-south, running south of Old Heidelberg Road then realigning and connecting to View Street to the west. Lucerne Crescent provides a single traffic lane in each direction adjacent to the site. Kerbside parking is provided on both sides of the road, generally unrestricted except for school days where 2-minute parking restrictions apply on both sides of the road between 8:15am and 9:15am, and 2:45pm and 4:00pm.

A signed 40km/h speed limit applies to Lucerne Crescent in the vicinity of the site.

The cross-section of Lucerne Crescent at the frontage of the site is shown in Figure 7.

Figure 7 Lucerne Crescent, looking south adjacent to the subject site



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2.4 Sustainable Transport

2.4.1 Public Transport

The site has good public transport accessibility, with multiple transport routes servicing the site. The 546 Heidelberg Station - Queen Victoria Market bus route operates along Heidelberg Road and provides good access to Melbourne’s CBD and Melbourne’s inner north-eastern suburbs. In addition, Alphington train station is located 450 metres northwest of the site and provides heavy rail services to Melbourne’s north-eastern suburbs and the Melbourne CBD where additional heavy rail connections are provided.

The full public transport provision in the vicinity of the site is shown in Figure 8 and detailed in Table 1.

Figure 8 Public Transport Provision

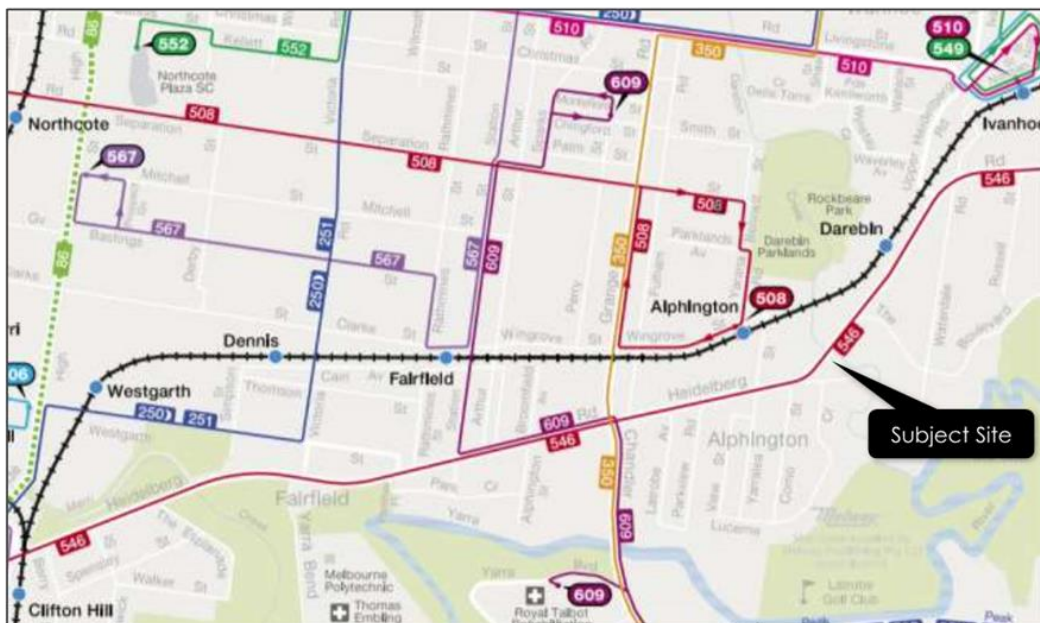


Table 1 Public Transport Provision

Mode	Route No.	Route Description	Nearest Stop/Station
Train		Hurstbridge Line	Alphington Station
Bus	350	City - La Trobe University via Eastern Fwy	Chandler Highway
	508	Alphington - Moonee Ponds via Northcote & Brunswick	Alphington Station
	546	Heidelberg Station - Melb Uni - Queen Victoria Market via Clifton Hill and Carlton	Heidelberg Road
	609	Hawthorn to Fairfield via Kew	Chandler Highway

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



2.4.2 Bicycle and Walking Facilities

An extract of the TravelSmart Map for the City of Yarra is shown in Figure 9, highlighting the public transport, bicycle and pedestrian facilities in the area.

On-road bicycle lanes are provided along Heidelberg Road and an off-road shared path is provided along Darebin Creek.

The bicycle paths provide access to a wider bicycle network with direct access to the CBD and Melbourne’s north-eastern suburbs, and therefore provide good accessibility to the site for all users.

Figure 9 TravelSmart Map





3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to change the use of the existing single-storey building on-site to allow for a mental health facility (hospital) to operate from within the building. As part of the proposal, modifications are proposed to the internal layout to better accommodate the requirements of the facility.

The building will accommodate a total of 32 mental health beds plus additional consulting suites and amenities, with the maximum patients on-site at any time outlined below:

- Inpatients – 30 patients
- Patient Day Program – 8 patients
- Outpatient Consults – 4 patients

The mental health facility will operate 7 days per week, 24 hours per day.

No modifications are proposed external to the building, with the existing landscaping located to the north of the site retained.

A view of the proposed site layout is shown below in Figure 10.

Figure 10 Proposed Site Layout



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3.2 Staffing Numbers

The operator has advised that during peak periods a total of 20 staff would be on-site at any time which includes nursing staff, doctors, allied health and administration staff.

3.3 Car Parking and Vehicular Access

No changes are proposed to the existing car park on-site, with a total of 16 car parking spaces being retained for the proposed use. In addition, the undercover drop-off area will be retained which can accommodate one vehicle.

In addition, no changes are proposed to the existing site access arrangements with both Old Heidelberg Road crossovers being retained.

3.4 Loading and Waste Collection

A loading area is proposed to the northeast of the car park which will facilitate the site's loading and waste collection requirements.

The site's loading area is not proposed to be modified as part of this redevelopment. Based on the swept path assessment the existing loading dock is able to accommodate a 6.4m Small Rigid Vehicle (SRV).



4 LOADING

Clause 65 (Decision Guidelines) of the Yarra 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."*

It is proposed to accommodate all loading (including waste) within the loading zone, located to the northeast of the existing car park.

The loading area is as per the existing arrangements and is able to accommodate a 6.4 metre Small Rigid Vehicle (SRV).

The loading area has been designed so all vehicles can enter and exit the loading area in a forward direction, with all turning / reversing manoeuvres occurring within the loading area.

The provision for loading is therefore considered appropriate for the proposed mental health development.

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5 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Yarra Planning Scheme. The Planning Scheme does not specifically refer to parking requirements for a hospital, therefore, no bicycle parking is required.

Regardless, the Green Star - Design & As Built aims to reward projects that facilitate a reduction of the dependency of occupants on private car use as an important means of reducing overall greenhouse gas emissions. This may include initiatives that encourage and make possible the use of mass transport options, cycling or walking, and the selection of sites that are close to a large number of amenities.

The Green Star Design document recommends that secure bicycle parking for regular occupants is provided for 7.5% of total regular occupants and 5% for visitors. Furthermore, recommendations are provided for the number of showers and lockers available, depending on the number of regular occupants (staff). A summary of the ESD strategies are summarised below. It is noted that only the day program and outpatients have been assessed as visitors below.

Table 2 Summary of ESD Recommendations

	<i>Bicycle Spaces / No. Staff</i>	<i>Requirement</i>	<i>Total</i>
Bicycle Parking	20 staff 12 visitors	Secure bicycle parking for regular occupants is provided for 7.5% of total regular occupants and 5% for visitors	2 staff spaces 1 visitor space
Lockers	2 spaces	1.2 lockers per bicycle space	2 lockers
Showers	20 staff	2 showers for 13-49 regular occupants	2 showers

Based on the above, a total of 3 bicycle parking spaces, 2 lockers and 2 showers are required to meet the ESD requirements for the proposed mental health building.



6 CAR PARKING

6.1 Statutory Car Parking Requirements

6.1.1 Car Parking Requirements – Clause 52.06

Clause 52.06 of the Yarra Planning Scheme sets out the car parking requirements for the various land uses, however a hospital is not one of the uses defined in the table for calculating a requirement. In such cases, Clause 52.06-5A states that:

'Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.'

As the proposed points of care are not listed within Clause 52.06 of the Planning Scheme, car parking is to be provided to the satisfaction of the responsible authority. A review of the car parking demands likely to be generated as a result of the proposed mental health building follows.

6.2 Car Parking Demand Assessment

6.2.1 Staff Parking Demand

In our experience with the provision of accurate staffing numbers, the empirical assessment generally provides an accurate estimate of future demands. As mentioned in Section 3.2, the operator has advised that a maximum of 20 staff will be on-site at any one time.

Furthermore, it is considered that the most appropriate way to determine the number of car parking spaces required for staff is to analyse Journey to Work data that is provided during the census which is undertaken by the Australian Bureau of Statistics.

A review of the Journey to Work data from the 2016 ABS Census indicates that 56% of people working within the City of Yarra drove to work. Noting that the site is not provided with as many public transport options as other areas within City of Yarra, a rate of 70% of staff driving to the site will be adopted.

Based on the above, it is expected that the site will generate a demand for 14 staff car parking spaces.

6.2.2 Inpatient and Outpatient Parking Demand

Considering the facility provides services for mental health patients, it is understood that patients will not be driving their own car to the facility and will be dropped off/picked up by family or friends.

Based on our experience at other mental health facilities, the inpatient program will typically have 2-3 admissions and discharges per day. In addition, 8 patients will be admitted / discharged per day for the day program and 8 patients will be admitted / discharged per day for the outpatient program (2 patients per consultant).

Based on the above, a total of 18-19 patients will be admitted / discharged per day with outpatients arriving across all hours of the day. Inpatients and day program patients will generally arrive and depart between the hours of 9:00am to 12:00pm and 6:00pm to 10:00pm.

Therefore, it is expected that the site may generate a demand for up to two visitor parking spaces to accommodate the patient pick-up/drop-off (10% of daily peak).

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6.2.3 Total Car Parking Demand

A summary of the car parking demands based on an empirical assessment is shown below.

Table 3 Total Parking Demand

Component	Visitor	Staff	Total
Mental Health Building	2	14	16

In our experience, with the provision of accurate staffing numbers, the empirical assessment generally provides the most accurate estimate of future demands. As such, it is anticipated that the proposed development will generate a demand for 16 car parking spaces.

6.3 Review of Car Parking Provision

It is expected that the pick-up and-drop off requirements will generally be accommodated by the undercover drop-off parking space provided within the car park. Regardless, a total of 16 car parking spaces are provided on-site which will meet both the visitor and staff parking demands outlined in Table 3.

Furthermore, on-street parking occupancy surveys were undertaken by Trans Traffic Survey on behalf of **onemilegrid** in the vicinity of the site to confirm car parking conditions in the vicinity for any additional demand that may be generated, during the following periods:

- > Friday 14th October 2022, between 7:00am and 7:00pm; and
- > Saturday 15th October 2022, between 7:00am and 7:00pm.

The survey area is shown below in Figure 11.

Figure 11 Survey Area



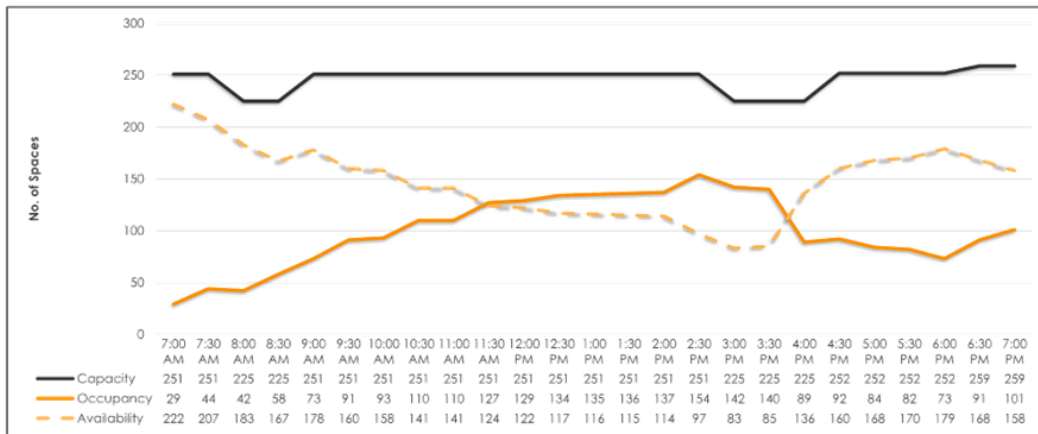
On the Friday, the surveys identified a supply of between 225 and 259 parking spaces, with the variation attributable to changing parking restrictions throughout the survey period. Peak occupancy occurred at 2:30 PM when 154 spaces were occupied, however minimum availability occurred at 3:00 PM when 142 spaces were occupied, and a minimum of 83 spaces remained vacant. Parking utilisation varied between 63% and 12% of capacity.

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



The results of the Friday car parking surveys have been graphed and are shown below in Figure 12.

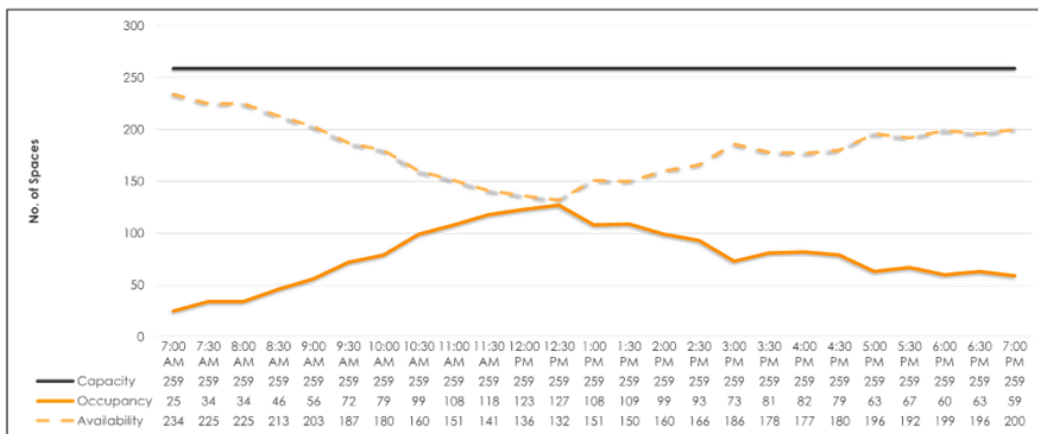
Figure 12 Car Parking Occupancy Profile - Friday



On the Saturday, the surveys identified a constant supply of 259 parking spaces throughout the survey period. Peak occupancy occurred at 12:30 PM when 127 spaces were occupied, leaving no fewer than 132 spaces available for use. Parking utilisation varied between 49% and 10% of capacity.

The results of the Saturday car parking surveys have been graphed and are shown below in Figure 13.

Figure 13 Car Parking Occupancy Profile - Saturday



As shown above, there is sufficient on-street car parking availability in the vicinity for any additional parking demands that may result from the proposed development.



6.4 Accessible Car Parking

The Building Code of Australia (BCA) specifies the minimum requirements for provision of accessible car parking.

The proposed hospital, classified as a Class 9a building, has varying requirements depending on the particular use of each building, as follows:

- Non-outpatient area – one accessible car spaces for every 100 car parking spaces or part thereof: plus
- Outpatient area - one accessible car spaces for every 50 car parking spaces or part thereof for the first 1,000 spaces, and then 1 space per 100 car parking spaces or part thereof in excess of 1,000 spaces.

Noting the proposed provision of at least 16 car spaces on-site, the BCA requires at least one accessible car space on-site.

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



7 TRAFFIC

7.1 Previous Aged Care Use Traffic Generation

As noted above, the site has historically operated as an aged care facility which generates traffic to the external road network

onemilegrid and various other traffic consultants have undertaken a number of traffic generation surveys of aged care developments, summarised in Table 4.

Table 4 Aged Care Traffic Generation

Location	Level of Care	No. Beds	Traffic Generation (trips/bed)		
			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 (avg.)	2.14
Regis Lake Park, Blackburn	High Care, Low Care, Respite Care, Dementia Care	202	0.39		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

It is noted that typically, the peak traffic generation of an aged care facility coincides with the staff changeover period, which typically occurs between approximately 2:00pm and 3:00pm. During the typical commuter peak period, traffic generation is typically considerably lower, as demonstrated above.

Applying the above commuter peak traffic generation rate to the 45-bed aged care facility results in a traffic generation rate of 8 movements during the AM and PM peak hour.

7.2 Proposed Use Traffic Generation

It is expected that the proposed mental health facility will generate traffic similar to a hospital due to providing both inpatient and outpatient programs.

Case studies undertaken by other consultancies for a number of hospitals in the inner suburbs of Melbourne indicate average traffic generation rates of 0.32 and 0.26 movements per space during the AM and PM peaks respectively, whilst suburbs in the outer suburbs of Melbourne have recorded traffic generation of around 0.5 movements per space during both peak periods.

In addition, it is expected that 75% of traffic will be inbound and 25% outbound during the AM peak, and conversely 25% of traffic will be inbound and 75% outbound during the PM peak.

Conservatively adopting the higher traffic generation rate of 0.5 movements and applying this to the peak parking demand gives the anticipated traffic generation outlined in Table 5.

Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



Table 5 Anticipated Traffic Generation

Peak	Parking Demand	Generation / Space			Vehicle Movements		
		In	Out	Total	In	Out	Total
AM Peak	16 spaces	0.375	0.125	0.5	6	2	8
PM Peak		0.125	0.375	0.5	2	6	8

As shown above, a parking demand for 16 spaces equates to 8 movements during each of the peak hours.

7.3 Traffic Impact

Reviewing the volumes above, it is noted that a maximum of 6 vehicle movements per hour are expected for any one movement, equivalent to approximately one vehicle movement every 10 minutes.

Furthermore, the anticipated traffic generation from the proposed mental health facility is equivalent to the traffic generation of the previous aged care facility and therefore, no additional traffic is expected to be generated onto the external road network.



8 CONCLUSIONS

It is proposed to change the use of the existing building on-site to allow for a mental health facility to operate with 32 beds.

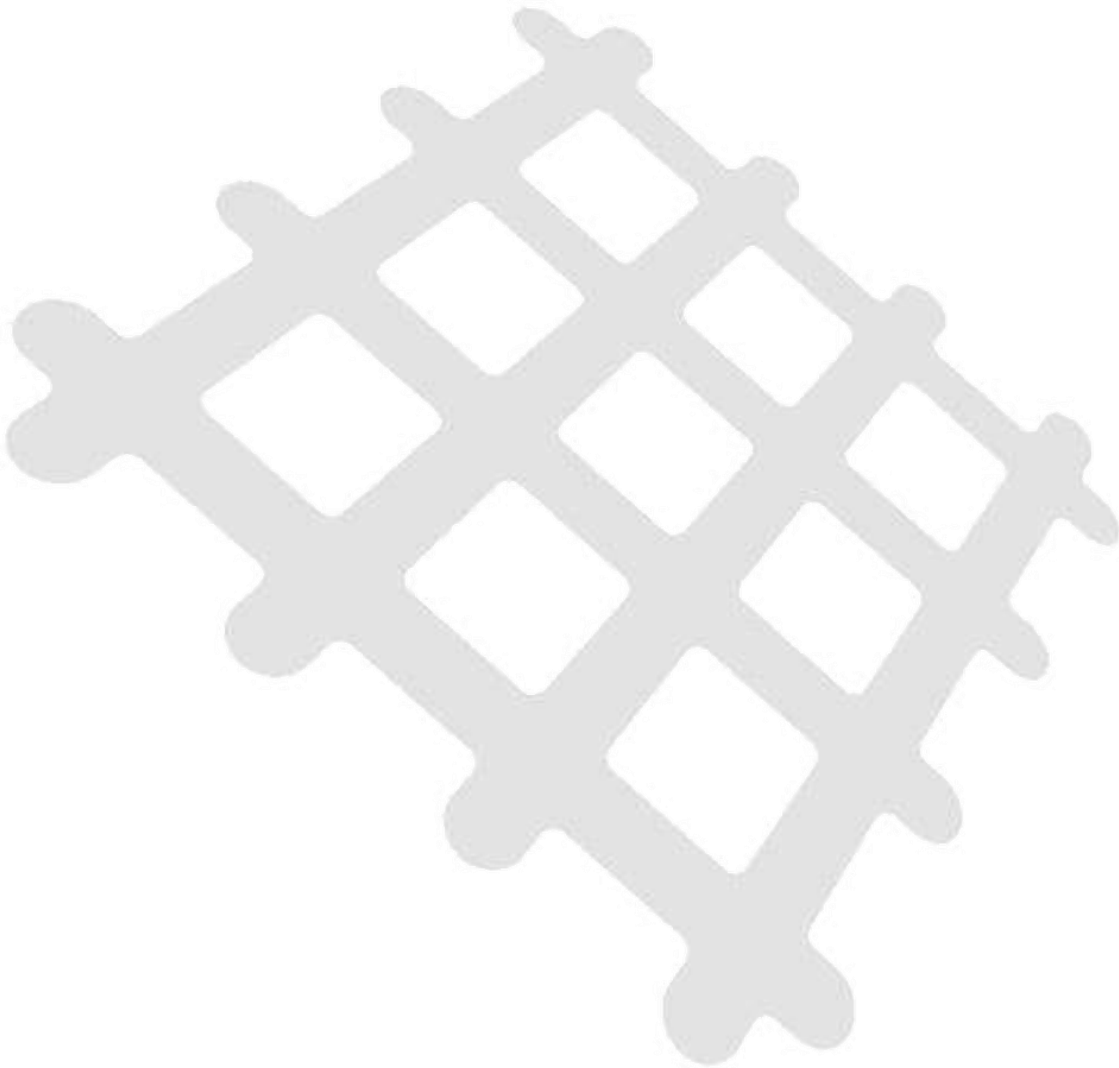
No changes are proposed to the existing car parking provision on-site, with the existing 16 car parking spaces retained.

Considering the analysis presented above, it is concluded that:

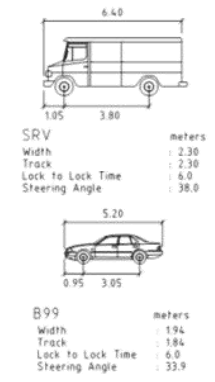
- The proposed loading arrangements are considered acceptable;
- It is recommended to provide 2 bicycle parking spaces on-site to meet the ESD recommendations;
- The proposed provision of car parking is considered appropriate based on a car parking demand assessment;
- The anticipated traffic volumes generated by the development is not expected to increase from the existing use and therefore there should be no impact on the surrounding road network;
- There are no traffic engineering reasons which would preclude a permit from being issued for this proposal; and
- The anticipated traffic generation from the proposed mental health facility is equivalent to the traffic generation of the previous aged care facility and therefore, no additional traffic is expected to be generated onto the external road network as part of the redevelopment when compared to the previous use on the site.



Appendix A Swept Path Diagrams



Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



SWEPT PATH LEGEND
 - - - - - DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
 ······ 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Drawn Title: 13-15 OLD HEIDELBERG ROAD, ALPHINGTON
 CAR PARK LAYOUT
 SWEPT PATH ANALYSIS

Designed TCW	Approved JS	Plankey Set 31 D11
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Project Number 220761	Drawing Number spa100	Revision A
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Attachment 4 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Traffic Impact Assessment



Attachment 5 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Operational Management Plan



15 November 2022

Yarra City Council
PO Box 168 Richmond
VIC 3121

Council Reference: PLN22/0806

Proposal: The use of the land as a sub-acute facility (hospital) within a Neighbourhood Residential Zone (Schedule 2)

Address: 9-11 Old Heidelberg Rd, Alphington VIC 3078

To Council Officer

With regard to the above property and proposed use as sub-acute hospital facility, please refer to Operational Management Plan as requested.

Alphington Private Hospital – Operational Management Plan

The proposed service is a 32 bed sub-acute health care facility, operating 24 hours per day for patients, however the nature of this service is similar to that of a nursing home, whereby the majority of activity limited to daytime hours. The low acuity profile of this facility will have no requirement for ambulance drop off / attendance, no trauma or emergency services. Patients are fully ambulant and are dropped off at the facility for an average of 14-day inpatient stay. They have no requirement to leave and return during this time, so their movement to and from the facility is limited to one drop off and collection. This facility will accommodate on average of 25 inpatients at any one time. During peak business periods, there will be up to 16 staff will be on site.

Evening activity would be limited to a nursing shift changeover of 2/3 staff members. The clinical profile of the patients limits evening movements and noise. Patients are anticipated to be in their rooms after the evening meal and would remain there until breakfast each morning, and any external courtyards will be closed each evening from 7pm. The ethos of the facility will ensure a calm and quiet environment to support wellness and healing.

Day Patients frequent the facility generally 3/4 days per week – Monday to Saturday. They remain on site for up to 3 hours and arrive after 9am and depart before 5pm. Outpatient Consulting services on site include 2 consulting rooms that will service outpatient attendances with specialists. Up to 4 patients at any one time would be present in this area. Patients would remain on site for up to one hour per visit.

Healthcare Surgical Pty Ltd

Level 13, 160 Sussex Street, Sydney NSW 2000 / PO Box 21297 World Square 2002 / T: +61 2 9215 8200 F: +61 2 9700 9078 E: enquiry@healthcare.com.au
healthcare.com.au

ABN 84 636 289 686

Attachment 5 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Operational Management Plan

Patients will have visitors, however visiting hours will be limited to a 2-hour period each day, to be determined by that facility, but generally would be between 1pm and 3pm, or 5pm and 7pm. Visitor numbers are also limited, generally 2 visitors per patient at any time.

Typically for sub-acute healthcare facilities including there is no emergency services available to the general community. Appropriate signage will be displayed to direct any community health incident or presentation to the nearest acute, emergency facility. In addition, the contact number for the Manager In Charge of the facility will be displayed so that they may be available to manage any enquiries or concerns from the general public.

To ensure ease of access for staff, and to maintain the security of the facility, all staff will have fob access for entry doors, and sensor and fixed lighting in the evening will secure safe pathway to the relevant entry points. Security services will be engaged to patrol the site at set frequencies during the night, including at nursing shift change-over, to ensure safe entry and exit of staff.

Waste Management and Deliveries:

The nature of the facility requires minimal routine deliveries or collections each week. Up to 2 deliveries per week for linen, 1 delivery weekly for medication / supplies, and 3 deliveries per week for food. These deliveries can be managed at appropriate times to suit the facility and the local community and will be limited to Monday to Friday. Weekend deliveries and collections will not be required.

Waste streams (recyclable and general) will be managed with routine collection bi-weekly. All general and recyclable waste collected on site will be secured and deposited in large external bins awaiting collection by Waste Management Contractors. This facility will not produce any hazardous or clinical waste. Sharps and sanitary bins will be located where relevant, and the waste will be secured within the facility, and collected by contracted services weekly.

Confidential waste (documents) will be secured within the facility and removed by relevant contractors monthly.

If you require any additional information regarding the operations of the proposed hospital services, please contact the undersigned.



Karen Gallagher
Head of Commercial Operations
Health Care

Attachment 6 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Engineering referral comments



13 February 2023



Policy number
109RN36651COM
Period of Insurance
From 1 March 2023
To 4pm on 1 March 2024

Your Allianz Business Insurance Pack Certificate of Currency

This Certificate of Currency has been issued by the Insurer and confirms that on the Date of Issue the Policy is current for the Period of Insurance and Sums Insured and other limits as shown herein.

This Certificate of Currency is issued as a matter of information only and confers no rights upon its holder. This Certificate of Currency does not form part of the terms and conditions of the Policy and does not amend, extend, replace or alter the terms, conditions, definitions, limitations and exclusions noted therein.

This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice.

Certain words used in this document and the Policy have special meanings. The General Definitions Section of the Product Disclosure Statement (PDS) contains such terms. Please read the PDS, the Schedule and any other documents that form part of the Policy for the terms and conditions of cover:

Date of Issue: 13 February 2023
Insurer Allianz Australia Insurance Limited
 ABN 15 000 122 850
 AFS Licence No. 234708 (Allianz)

Details
Insured(s) AUSARIANCA PTY LTD
ABN 59 661 984 783
Trading as SHAWCROSS PIZZA JOINT
Business Pizza Shop

Attachment 6 - PLN22/0806 - 9 - 11 Old Heidelberg Road Alphington - Engineering referral comments

Situation

324 Brunswick St FITZROY VIC 3065

Public and Products Liability

Description	Limit of Indemnity
Public Liability any one Occurrence	\$20,000,000
Products Liability any one Occurrence and in the aggregate any one Period of Insurance	\$20,000,000
Property in Your care, custody or control any one Occurrence and in the aggregate any one Period of Insurance	\$250,000

Cover is provided anywhere within the Territorial Limits, including Australia or its external territories and the Situations and any other Australian locations set out in this document. Refer to the Product Disclosure Statement (PDS) for full details.

Kind regards,



Richard Feledy
Managing Director
Allianz Australia Limited