



Planning Report

**215 & 217-227 Purnell Road Lovely
Banks VIC 3213**

Date of Inspection April 2026
Date of Report: May 2026
Prepared on behalf of Arcare Pty Ltd

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Town Planning Report

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1 Introduction

This report has been prepared on behalf of Arcare Pty Ltd (the landowner and permit applicant), relating to the land at 215 & 217-227 Purnell Road Lovely Banks VIC 3213.

This application seeks approval for the development of the land for a Residential Aged Care Facility (referred to as RACF hereafter), the removal of canopy trees under Clause 52.37, and to display internally illuminated business identification signage. The development has been designed by Telha Clarke to address the needs of the RACF, and will be solely owned and managed by Arcare Pty Ltd.

The accompanying application provides the following material, in support of this proposal, to assist with Council's assessment:

- A design response package and complete set of Architectural drawings, prepared by Telha Clarke, detailing the neighbourhood context and the proposed built form response.
- A landscape concept plan, prepared by RDLA, which details the landscape design for the proposal, including areas of new understory landscaping and canopy tree planting relative to the retention of existing canopy trees.
- An arborist report, prepared by Sustainable Tree Management, providing detail on all existing canopy trees and vegetation onsite, as well as identifying which trees are to be removed and retained. An assessment of Clause 52.17 Native Vegetation and Clause 52.37 Canopy Trees is also provided.
- A Traffic Impact Assessment (TIA), prepared by onemilegrid, outlining the proposed access and parking arrangements for the RACF and response to the existing road network.
- A signage plan package, prepared by Braggs signage, providing detail on the external signage to be displayed onsite as part of the proposal.
- A Waste Management Plan (WMP), prepared by onemilegrid, detailing the specific requirements of the management and collection of waste associated with the RACF.
- A Sustainability Management Plan (SMP), prepared by BESTEC, addressing matters relating to environmentally sustainable design.
- A Stormwater Management Plan (SWMP), prepared by Lanigan Civil.



2 Subject Land and Surrounds

2.1 The Subject Land

For the purposes of this report, 215 & 217-227 Purnell Road Lovely Banks VIC 3213 (identified as the planning unit) will be referred to as the **Subject Land**. The boundaries of the Subject Land are identified in Figure 2.1 below.

Figure 2.1
The Subject Land

Source: Landchecker, 07 February 2026



The key characteristics of the Subject Land are described as follows:

- The Subject Land comprises of two (2) separate lots, commonly known as 215 Purnell Road and 217-227 Purnell Road respectively. 215 Purnell Road is formally identified as Lot 1 on Plan of Subdivision 705259C Vol 11834 Fol 279, whilst 217-227 Purnell Road is formally identified as Lot 2 on Plan of Subdivision 705259C Vol 11834 Fol 279. Both lots are on separate titles and will be consolidated at a later date. Both lots are currently commonly owned by Arcare Pty Ltd, as identified on the Certificate of Titles.
- It is rectangular in shape, bounded by Purnell Road to the north and the Princes Freeway to the west.
- The Subject Land currently contains a building and hardstand understood to have previously been used for a Place of Assembly (contained within 217-227 Purnell Road), as well as a single dwelling (contained within 215 Purnell Road).
- It has a total frontage width (to the north facing Purnell Road) of 120 metres, a total side boundary width (to the west facing the Princes Highway) of 100.12 metres, a total side boundary width (to the east) of 100 metres and a total rear boundary width of 124.86. These measurements are all in accordance with Plan of Subdivision 705259C.



2 Subject Land and Surrounds

- Vehicular access to the Subject Land is currently provided via four (4) crossovers, consisting of two (2) double width crossovers to the former place of assembly at 217-227, and a semicircular driveway with two (2) single width crossovers at 215.
- The Subject Land contains an easement, identified as Easement E-1 on PS705259C, it is a 1.5 metre wide drainage easement located along the east side boundary.
- There are no restrictive covenants registered on the Certificate of Title. A Section 173 agreement, identified as N775887P 17/10/1988, is registered on title, with further detail provided at Section 2.2 below.
- The Subject Land contains existing vegetation within title boundaries (of both canopy trees, understorey landscaping and grasses).
- The topography of the Subject Land is generally flat, as identified within the accompanying survey plan.

Figure 2.2
Site visit photography (March 2026).

Left: Existing building within 217-227 Purnell Road.

Right: Existing dwelling within 215 Purnell Road.



Figure 2.3
Site visit photography

Left: Ted Wilson Trail.

Right: Taken from Phalaris Park Drive, looking towards the rear of the Subject Land from the south-east.



2 Subject Land and Surrounds

2.2 Section 173 Agreement

As stated above, a Section 173 Agreement (N775887P 17/10/1988) is registered on both Certificates of Title.

By way of background, the land was rezoned for 'reserved residential purposes' under the Geelong Regional Planning Scheme, as it applied at the time of issue. A condition of rezoning the land required a Section 173 agreement be entered into between the relevant parties.

An extract of the Section 173 agreement below details the owner obligations:

Figure 2.4
Extract of Section 173 Agreement

Source: Section 173 Agreement (N775887P 17/10/1988).

- (a) erect or cause or allow to be erected on or within any portion of the Land coloured blue on the plan annexed hereto any house or building to be used or intended or designed for use for residential purposes or any part of such a house or building the object and intent of this Agreement being that the whole of the area of land coloured blue on the said plan shall be kept and maintained free from the construction thereon of the whole or any portion of any house or building used intended or designed for residential use or occupation
- PROVIDED THAT nothing contained in this sub-clause shall operate so as to preclude or inhibit the right of the Owners (subject to the obtaining by them of any requisite permits or consents therefor) to use and develop the said land coloured blue or any part thereof for purposes ancillary to adjacent residential use or occupation (not being in itself intended for residential use or occupation) including but not limited to a garage, a car port, a shed, a tennis court, a swimming pool and other outdoor recreational facilities.
- (b) seek a permit under the said Planning Scheme or any amendment or modification thereof for any purpose or connected with any residential use or occupation of the said land coloured blue or any part or parts thereof;
- (c) seek to be granted a planning scheme permit to subdivide the Land or any part thereof into allotments which or any of which are not reasonably capable of having a dwelling house or other residential building constructed thereon so that the same shall not encroach in whole or in part on the said land coloured blue or any part thereof;
- (d) sell any Lot on any plan of subdivision into which the Land may be subdivided by them or any one or more of them without first having brought the contents of this Agreement and the restriction on the use of the said Land coloured blue hereby imposed to the attention and knowledge of the purchaser of such Lot.

Item 4 of the Section 173 Agreement also requires any permit issued for use or development of the land to include the following condition restricting the use of the said land coloured blue in the following form:

- No land lying within 20 metres of the Outer Freeway reservation shown on the Geelong Regional Planning Scheme shall be used or

2 Subject Land and Surrounds

developed in whole or in part for a house or building intended or designed or to be used for residential use or occupation.

It is noted that land to the immediate south of the subject land is no longer affected by this S173 agreement. In line with this, application has been made to the City of Greater Geelong to end this agreement and have it removed from the respective titles.

2.3 Immediate Surrounds

To The North

To the immediate north of the Subject Land across Purnell Road, is land consisting primarily of single-storey dwellings, zoned General Residential Zone, Schedule 1 and affected by the Design and Development Overlay, Schedule 23.

Also north is a reserve, known as 274 Purnell Road (and formally identified as Reserve 1 on Plan of Subdivision 316927E).

To the East

To the immediate east of the Subject Land is land (zoned General Residential Zone, Schedule 1). The adjoining parcel of land at 2/213 Purnell Road is a vacant piece of land, which appears to have previously been used as private open space associated with 215 Purnell Road. Further to the east are a number of single storey dwellings until the intersection of Matthew Road and Purnell Road (Matthew Road and Purnell Road zoned Transport 3 Zone respectively),

Further to the east is the Cloverdale Baptists Community Church and further residential developments.

To the South

To the immediate south of the Subject Land, are properties fronting Phalaris Park Drive. These are developed with single storey dwellings, zoned General Residential Zone, Schedule 1.

To the West

To the immediate west of the Subject Land, is the Ted Wilson Trail beyond which is the Princes Freeway/Geelong Ring Road (zoned Transport 2 Zone).

Further to the west, on the opposite side of the freeway, are rural and rural living properties accessed from Anakie Road and Peart Court. This area is characterised by low density and low-rise development throughout the area (zoned Rural Living Zone).

2 Subject Land and Surrounds

2.4 Broader Urban Context

The Subject Land is located on the edge of the suburbs of Lovely Banks and Corio which are north of Geelong. The suburb of Lovely Banks, which the Subject Land is located within, primarily consists of developing residential areas and legacy agricultural or rural residential areas.

The Subject Land is located approximately 8.7km from Geelong CBD and approximately 61km from Melbourne CBD.

Although a significant proportion of the surrounding land is used for residential purposes, there are some commercial, or community uses along Purnell Road within the vicinity of the site. There are a number of non-residential uses in proximity, including:

- The Cloverdale Baptist Community Church (300m East);
- The Cloverdale Community Centre (600m East); and
- Corio King – Takeaway food premises (850m East).

In terms of movement and access, the Subject Land has road frontages to Purnell Road and Phalaris Park Drive. Public transport options are provided by bus service no. 22. This route runs along Matthews Road and Purnell Road with bus stops provided on both sides of the road.

2.5 Planning History

A search of Council's records has indicated that a Planning Permit has been issued for the Subject Land (217-227 Purnell Road). The Planning Permit (ref. PP-709-2024) was issued on 04 December 2024, allowing for the subdivision of the land into two (2) lots.

3 The Proposal

This application seeks approval to develop the land for a RACF, the removal of canopy trees under Clause 52.37, and to display business identification signage.

More specifically, it is proposed to develop the land for the purpose of a RACF providing accommodation for a total of one-hundred and six (106) residents, together with communal leisure and recreation facilities, along with car parking for staff and visitors.

The RACF is to be located towards the eastern side of the Subject Land to allow for at grade car parking to be provided along the western side of the building.

The accommodation proposed for elderly residents extends across a single-storey built form, around three (3) courtyards, and includes private rooms that are accessed off central circulation corridors, connected with communal lounges, dining and activity spaces.

3.1 Permit Triggers

The proposal seeks approval for the following permit triggers under the Greater Geelong Planning Scheme:

- Clause 32.08-9 (General Residential Zone, Schedule 1): a permit is required to construct a building, or construct or carry out works for a residential aged care facility.
- Clause 52.05-13 (Signs): a permit is required to display internally illuminated, business identification signage.
- Clause 52.37-2 (Canopy Trees): a permit is required to remove, destroy or lop a canopy tree in a General Residential Zone.

3.2 Development

The facility has been positioned to take advantage of the Purnell Road frontage. The facility comprises a total of one-hundred and six (106) bedrooms that all have an outlook either to Purnell Road, the Ted Wilson Trail or to one of the courtyards located within the development or to one of the substantially landscaped areas that will surround the development.

The resident rooms range in size, but all have been designed to provide comfortable space for a bed, small sitting area and a separate ensuite bathroom.

All meals are provided to residents by the management within communal dining spaces. There are no kitchens or food preparation areas provided within the rooms. Throughout the facility, there are several recreation and dining services for exclusive use of the residents. These include the following:

- Several lounge rooms located throughout the building for convenient access by all residents allowing comfortable spaces to socialise.
- Dining areas located throughout the building for convenient access by all residents.



3 The Proposal

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- Activity rooms which are designed to be multi-purpose, providing space for group meetings, films and weekly worship.
 - A hair salon for resident use.
 - A theatre space, library and billiard room.
 - Internal courtyards. These spaces are a key feature of the facility and are to be partly paved and landscaped to provide for seating and passive recreation. Each of the spaces is to be landscaped to provide a different experience.
 - A café, to welcome visitors. The café will operate as a facility that is wholly ancillary to the residential aged care facility and be used by residents and their visitors, providing a valuable space for socialising outside of resident's rooms.

For a facility of this size and nature, there is the need for a large number of staff to support the residents, including nursing staff and carers, administration, medical, maintenance and catering staff. It is anticipated that the staff will work across three shifts, morning, evening, and night. Across the 24-hour period, staffing levels will vary, with the maximum number of staff on site, at any one time, being in the morning period. Carparking is provided on site to accommodate all staff during a shift handover. This avoids staff having to potentially park off site or move their vehicles after they have started working. This ensures that staff will be available to provide care and support to residents at all times and ensuring the facility is well managed.

Whilst being a large development on a sizable allotment, the building has been designed to reflect a domestic style of architecture. The building will incorporate hipped roof forms and employ materials and finishes appropriate for the location. This includes brickwork, rendered surfaces, and Colorbond roof which is complementary of the surrounding residential character and built form.

3.1 Car Parking and Access

Driveway crossovers have been positioned to provide access from Purnell Road. This access is to be provided via a semi-circular driveway to provide a drop off and pick up area at the primary entrance to the building. This will be protected by a Porte cochere and also allow for the primary pedestrian and emergency services entry to the building.

Carparking for staff and visitors along with access for deliveries and other service vehicles is to be provided on the western side of the building, with access to and from Purnell Road. This area provides fifty-five (55) car parking spaces including one accessible space.

A review of the parking demand for the facility, together with an assessment of the vehicle access points, has been undertaken by onemilegrid. *Please refer to the accompanying Traffic Impact Assessment and Swept path diagrams for further information.*

3 The Proposal

3.2 Vegetation Removal and Retention

The Subject Land contains existing vegetation (of both native and nonnative species) throughout the entire site. To accommodate the development on the Subject Land, some existing canopy trees will be removed.

The design response has carefully considered retaining high-value existing vegetation where possible. The following section provides a detailed breakdown of vegetation to be retained and vegetation to be removed as part of the proposal, all in accordance with the Arborist report.

Vegetation to be retained

The design response has considered where existing native vegetation can be retained and protected on-site and thereby integrated into the development. The vegetation to be retained is of medium to high retention value and can be adequately protected during the construction period.

Of the trees to be retained, the encroachment of the building envelope into the TPZ radii (particularly for Tree Group 20, Tree 14 and Tree 21) is considered acceptable, as assessed in the accompanying Arborist report in further detail.

The vegetation to be retained is as follows:

- Tree 14
- Tree 15 (third-party tree)
- Thirty-three (33) of Tree Group 20
- Tree 21

Vegetation to be removed

The proposal requires the removal of existing vegetation to facilitate the development. The vegetation to be removed is as follows:

- Trees 1 – 13 (inclusive)
- Trees 16 – Tree 19 (inclusive)
- Five (5) of Tree Group 20
- Trees 22 – 27 (inclusive)

An assessment against Clause 52.37 Canopy Trees has been carried out and provided within Section 5.6 of this report.

For specific detail on all existing vegetation to be retained and removed as part of the development, *please refer to the accompanying arborist report for further information.*

3 The Proposal

3.3 Landscaping

It is proposed to retain existing trees where practical and suitable, noting the location of existing trees to be retained is primarily adjacent to the western boundary. These are indicated on the architectural drawings and the accompanying Landscape Concept plan.

The landscaped areas across the Subject Land will provide valuable outdoor spaces for residents of the facility and provide visual amenity for future residents. In addition, the proposed landscaping will assist to soften the built form when viewed from surrounding land. This ensures that the facility will make a positive aesthetic contribution to the environment that is in keeping with the existing neighbourhood character.

The proposed landscape design prepared by RDLA has given due regard to the anticipated landscape character for the site, within its context of the Lovely Banks area. The landscape concept proposes new canopy tree planting and landscaping that will contribute to the streetscapes of Purnell Road and Phalaris Park Drive as well as the Ted Wilson Trail.

A significant portion of the Subject Land is dedicated to landscaped open space. Of this, the landscaped open space will incorporate new vegetation, planted without constraint from a basement or similar. This includes the planting of one hundred and sixteen (116) canopy trees along with other shrubs and ground covers of varying sizes to contribute to the landscape character.

3.4 Waste Management

A private waste contractor will undertake the management and collection of waste generated by the facility. Waste collection is proposed to be undertaken within the dedicated loading bay area at the rear of the site, via the visitor and staff car park.

Based on the advice contained within the accompanying Waste Management Plan, some waste streams would require collection would twice a week. This would be carried out by a suitable contractor(s) for general, organic, recycling and clinical waste streams. This collection will occur on site and the anticipated vehicles used have been considered by onemilegrid as part of their traffic and parking assessment. This confirms collection can occur within the loading area as well as safe and efficient entry and egress from the site.

3.5 Signage

As can be expected for any residential aged care facility that has both visitors and medical attendance from time to time, clear business identification signage is required to ensure those coming to the site can easily identify the facility.

The proposed signage will include:

- One (1) x double sided internally illuminated business identification and wayfinding sign ((h)1900mm x (w)1080mm (located at the entry to the Port-cochere)).
- Two (2) x wayfinding sign within the main carpark directing pedestrians to the main reception.

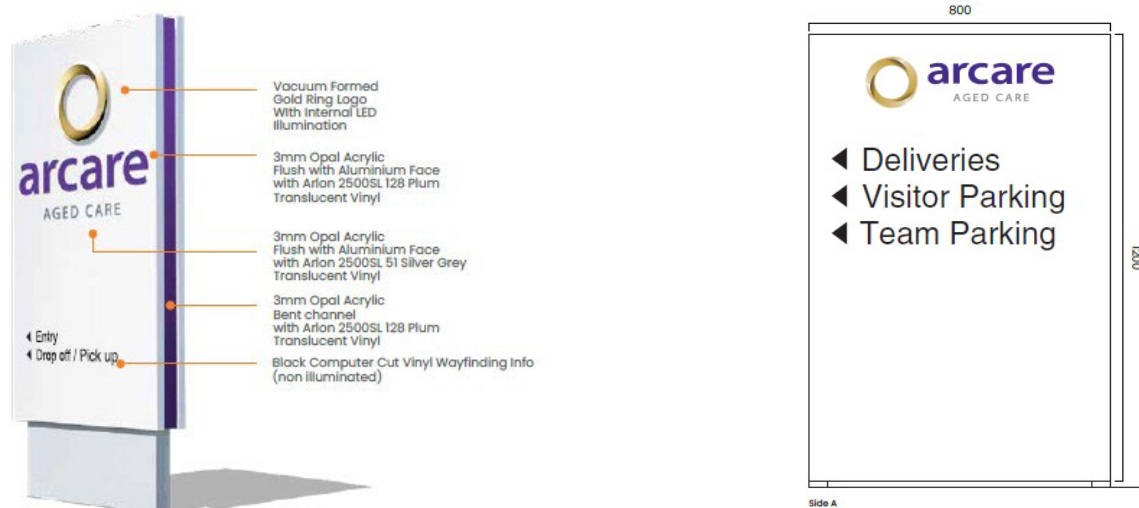
3 The Proposal

Figure 3.1
Proposed signage

Left: Internally illuminated business identification sign

Right: Wayfinding sign

Source: Braggs Signage



3.6 Arcare Management & Existing Facilities

Arcare commenced operations in 1997 when it constructed its first aged care facility, a 58-bed residence, Latrobe Private Hostel in Reservoir, Melbourne. Since then, Arcare has grown to over 50 residences operating more than 5000 beds throughout Victoria, New South Wales, and Queensland.

All Arcare residences are designed to create a truly residential feel and ensure it complements the surrounding neighbourhood. The design of each building is intended to provide residents all necessary support services and include features such as private suites with ensuites, movie /theatre spaces, cafes, private dining rooms, extensive landscaped areas, and attractive entries to the facility.

4 The Greater Geelong Planning Scheme

This section summarises the planning policies and controls of the Greater Geelong Planning Scheme, that are relevant to the consideration and determination for this proposal.

4.1 Municipal Planning Strategy

The following provisions contained within the Municipal Planning Strategy, and to be considered for the proposal, include:

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plans

Figure 4.1
Municipal Framework Plan

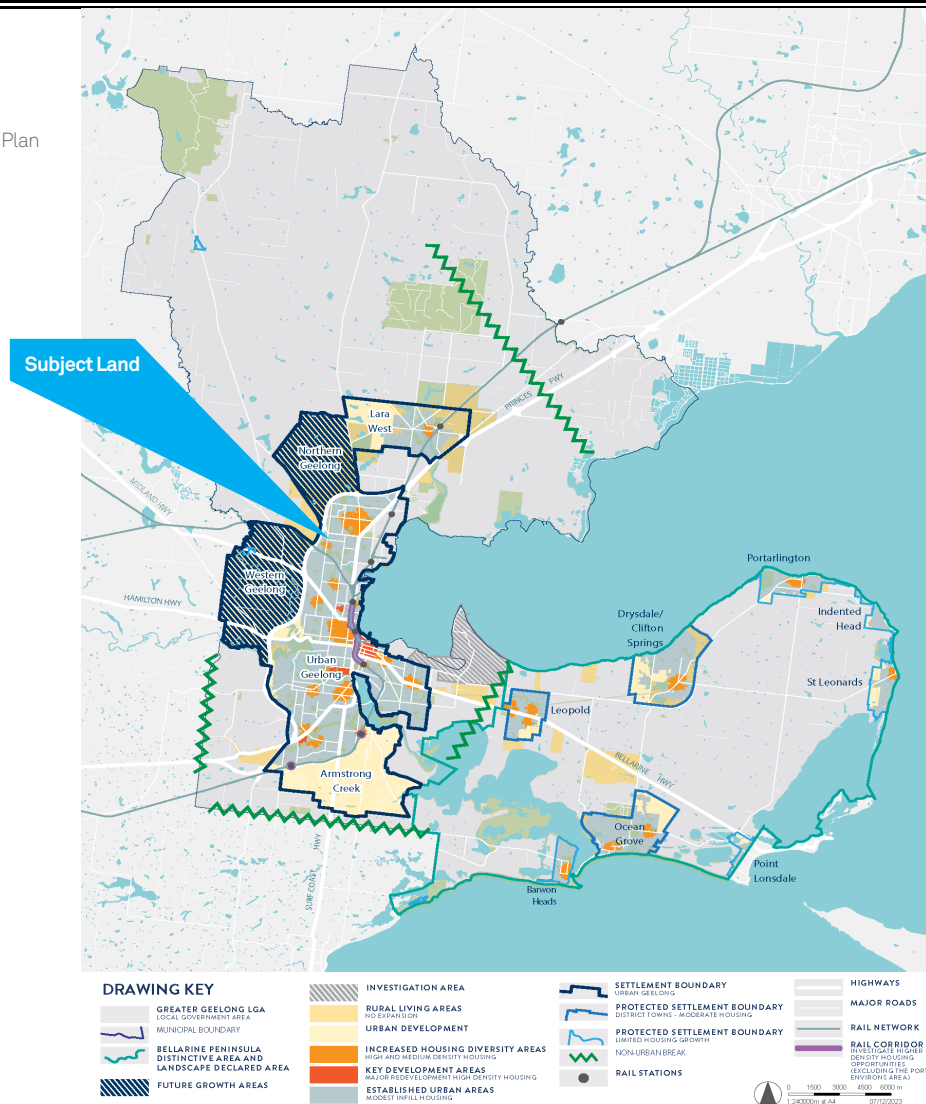
Source: Clause 02.04 Strategic Frameworks Plan (Greater Geelong Planning Scheme).



4 The Greater Geelong Planning Scheme

Figure 4.2
Housing and Settlement Framework Plan

Source: Clause 02.04 Strategic Frameworks Plan
(Greater Geelong Planning Scheme).



The relevant provisions within the Municipal Planning Strategy are expanded on in the following section (with our underlining for emphasis).

Clause 02.03-1 Context confirms that “Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula.”

Council’s overarching vision for Greater Geelong, as contained within **Clause 02.02 Vision**, is “Geelong, coast, country and suburbs, is the best place to live through prosperity and cohesive communities in an exceptional environment.” Clause 02.02 also contains the following key land use and development aspirations that support this vision:

- “A prosperous economy that supports jobs and education opportunities.
- Sustainable development that supports population growth and protects the natural environment.

4 The Greater Geelong Planning Scheme

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- *An inclusive, diverse, healthy and socially connected community.”*

The Subject Land is located within an “established urban area” and in proximity to the Corio “sub-regional activity centre” as indicated on the Municipal Framework Plan provided at Clause 02.01-4 (and at **Figure 4.1** above). The established urban areas, as also highlighted within the Housing and settlement framework plan at Clause 02.1-4 (and at **Figure 4.2** above) note these areas as ‘modest infill housing’ within the settlement boundary of urban Geelong.

Clause 02.03-1 Settlement contains the following statements, with regard to current and future population growth for the municipality, and infill development:

- *“Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.”*
- *A combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase.*
- *Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high density housing to be embraced by established communities it needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.”*

Clause 02.03-1 also contains the following strategic directions of relevance:

- *“Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.”*

Clause 02.03-2 Environmental and landscape values speaks to biodiversity, waterbodies and coastal areas, confirming that “development has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.” It is also stated that “remnant vegetation across the municipality is estimated to be approximately 5 per cent of that which existed pre-European settlement.”

Clause 02.03-2 also provides the following strategic directions to be considered:

- *“Protect the habitats of indigenous species from the impacts of land use and development.*

4 The Greater Geelong Planning Scheme

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- *Protect, restore and enhance biodiversity and natural systems.*
 - *Protect, maintain and enhance waterways, rivers, wetlands and groundwater.*
 - *Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters."*

Clause 02.03-5 Built Environment and sustainability confirms that "Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals."

Clause 02.03-5 also provides the following strategic directions with regard to built environment:

- *"Ensure that development enhances Greater Geelong's sense of place and identity.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*"

Clause 02.03-6 Housing provides the following guidance with regard to population growth and housing demands within the municipality:

- *In order to meet these demands, there is a need to provide for a range of housing types in both established and developing communities."*

Clause 02.03-6 also provides the following strategic directions to be considered, of relevance to this proposal:

- *"Facilitate infill development to increase its housing supply contribution.*
- *Ensure housing diversity is achieved in established and growth area communities.*
- *Increase the level of affordable and social housing in Greater Geelong."*

4 The Greater Geelong Planning Scheme

4.2 Planning Policy Framework

The Planning Policy Framework (PPF) seeks to develop the objectives for planning in Victoria (as set out in the Planning and Environment Act 1987) to foster appropriate land use and development planning and policies and practices that encompass relevant environmental, social, and economic factors. The clauses relevant to the proposal include:

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Regional Victoria
- Clause 11.01-1R Settlement – Geelong G21
- Clause 11.01-1L-01 Settlement – Greater Geelong
- Clause 11.03-6L-02 Corio Norlane
- Clause 12.01-1S Protection of Biodiversity
- Clause 12.01-2S Native vegetation management
- Clause 13.01-3S Urban heat
- Clause 13.05-1S Noise management
- Clause 13.06-1S Air quality management
- Clause 13.07-1S Land use compatability
- Clause 15.01-1S Urban design
- Clause 15.01-1L-03 Signs in urban environments
- Clause 15.01-2L Environmentally sustainable development
- Clause 15.01-4S Healthy Neighbourhoods
- Clause 15.01-5S Neighbourhood character
- Clause 15.01-5L Neighbourhood character
- Clause 16.01-5S Residential aged care facilities
- Clause 17.01 Employment
- Clause 19.02-1S Health facilities

An assessment of the proposal, in light of the above Planning Policy Framework, has been carried out at **Section 5.2** of this report, where relevant.

4.3 Zoning Control

General Residential Zone, Schedule 1 (Clause 32.08)

The Subject Land is located within a General Residential Zone, Schedule 1 (GRZ1). The purposes of the GRZ1, as provided within Clause 32.08, are:

- *“To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*

4 The Greater Geelong Planning Scheme

- 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.”

Schedule 1 to the GRZ does not contain any specific neighbourhood character objectives to be achieved.

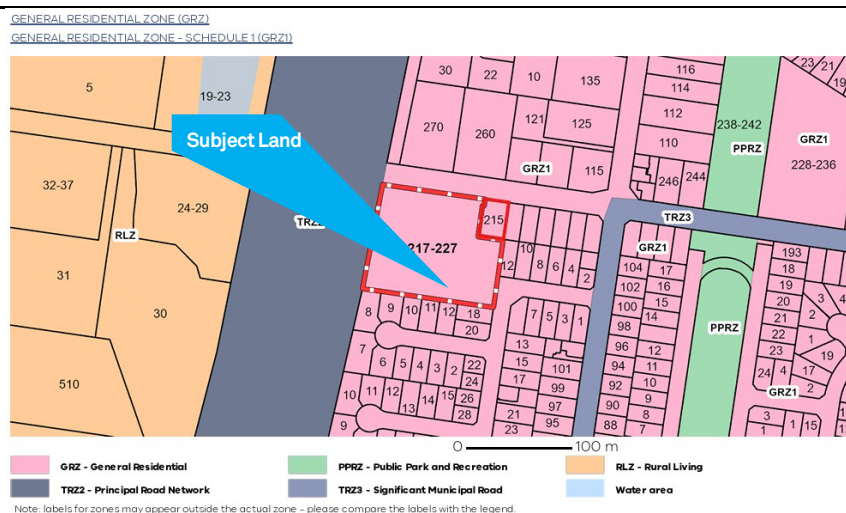
Pursuant to Clause 32.08-2, the use of the land for a RACF is a Section 1 use, and does not require a planning permit.

Pursuant to Clause 32.08-9, a planning permit is required to construct a building, or construct or carry out works for a RACF. A development must meet the requirements of Clause 53.17 Residential aged care facility. An assessment of the proposal against the requirements of Clause 53.17 is provided at **Section 5.4** of this report.

Pursuant to Clause 32.08-15, advertising signage requirements are provided at Clause 52.05 Signs, whereby the GRZ1 is within Category 3 (High amenity areas).

Figure 4.3
Zone map

Source: VicPlan (May 2026).



4.4 Particular Provisions

There are several particular provisions under Clauses 52 and 53 of the Greater Geelong Planning Scheme that are of relevance to this proposal. They are summarised in the following section:

Clause 52.05 Signs

The objectives of this Clause seek the following:

- “To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

4 The Greater Geelong Planning Scheme

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- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
 - *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road."*

In accordance with the signage terms included at Clause 73.02 of the Greater Geelong Planning Scheme, the proposed signage for the RACF includes a total of one (1) internally illuminated business identification sign, and two (2) wayfinding signs to be provided to the RACF. The signs will display the Arcare logo and provide wayfinding information to both drivers and pedestrians.

Pursuant to Clause 52.05-13, business identification signs and internally illuminated signs are Section 2 signs, and therefore require a planning permit.

The directional signs do not require a planning permit to display onsite.

Clause 52.06 Car Parking

This Clause details an efficient and appropriate provision of parking to ensure and support new and extended land uses. Parking should be well designed and located to not adversely impact on surrounding uses, protect the role and function of the surrounding road network, facilitate the use of public transport, and create a safe environment for all users.

Under Clause 52.06-2, *"Before a new use commences, or the floor area or site area of an existing use is increased, or an existing use specified in Table 1 to the clause 52.06-5 is increased by the corresponding measure specified in Table 1 to clause 52.06-5, the minimum number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the use must be provided to the satisfaction of the responsible authority."*

The proposed use of the Subject Land for an RACF generates parking demands primarily for staff and visitors. Residents of the facility do not generate any demand for car parking. The required number of car spaces associated with the proposed use are listed in the table under Clause 52.06-5.

The Subject Land is located within Category 1, therefore a minimum number of car spaces for the RACF is required. For sites within Category 1, a RACF is required to provide 0.3 car spaces to each bedroom. Any provision of car parking that equates to less than this requires a planning permit to reduce the minimum requirement. For a facility providing one hundred and six (106) rooms, this would equate to a provision of thirty-one (31) car spaces being required onsite.

It has always been Arcare's standard practice to provide sufficient onsite car parking to allow for staff parking on site during a peak demand period where two staff shifts overlap to allow for adequate hand-over of responsibilities. As such the proposed development far exceeds the

4 The Greater Geelong Planning Scheme

required minimum thirty-one (31) car spaces, with a total of fifty-five (55) car spaces (inclusive of one (1) DDA space) proposed within the car parking area.

Onemilegrid traffic engineers have reviewed the proposed use, the access arrangements, layout of the car park and anticipated parking demands.

For more information, please refer to the accompanying Traffic Impact Assessment submitted as part of this application.

Clause 52.17 Native Vegetation

The purposes of Clause 52.17 are to:

- *“Ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines).*

These DELWP guidelines are contained at Clause 52.17 as:

1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.”*

Pursuant to Clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation. Clause 52.17-1 states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

The proposal does not trigger a planning permit, given the following exemption applies:

- *Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.*

As confirmed in the accompanying Arborist report, all trees to be removed are planted (as all species have been identified as non-Victorian native or exotic species).

Clause 52.29 Land Adjacent to the Principal Road Network

The purposes of Clause 52.29 are:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*

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-
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of 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.

N.B: The proposal does not seek to create or alter access to the Geelong Ring Road, zoned Transport 2 Zone (noting there is no existing access from the Subject Land to the Geelong Ring Road). Therefore, a planning permit is not required under Clause 52.29-2 for this proposal. In addition, referral by way of Section 55 to Head, Transport for Victoria is not warranted in this instance.

Clause 52.34 – Bicycle Facilities

The purpose of the clause, as provided at Clause 52.34, is:

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

The required number of bicycle spaces associated with the proposed use are listed in table 1 under clause 52.34-3. A residential aged car facility is not listed as a land use that is required to provide specific quantity of bicycle parking.

Whilst no formal bicycle parking or facilities are required by the scheme, there will be opportunities for staff and visitors to arrive to the facility by bike. The staff facilities on site are akin to end of trip facilities and hence traveling by bike would be a viable option for staff. It is intended to incorporate two (2) secure bicycle spaces within the carpark for visitors and staff.

Clause 52.37 Canopy Trees

The purposes of the provision are contained at Clause 52.37, and are:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

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Clause 52.37-1 defines the meanings of terms for a canopy tree, a boundary canopy tree and a new canopy tree as they apply under the clause.

A planning permit is required to remove, destroy or lop a canopy tree in a General Residential Zone (exemptions in Clause 52.37-8 may apply).

As confirmed in the accompanying Arborist report, the removal of Trees 1, 10, 11, 15, five (5) of the Tree 20 group and Tree 21 require a planning permit for removal under Clause 52.37-2, given all trees meet the definition of a canopy tree and/or boundary canopy tree under this provision.

Clause 53.17 – Residential Aged Care Facilities

The provisions of this Clause seek to provide guidance on the development of land for a RACF. The purpose of the Clause is provided at Clause 53.17, and include:

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

Clause 53.17 contains a number of application requirements, development requirements and decision guidelines. A detailed assessment against the relevant requirements of this Clause is provided at **Section 5.4** of this report.

Clause 53.18 – Stormwater Management in Urban Development

This clause seeks to ensure that stormwater in urban development, is managed to “*mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*”

In line with advice from Infection Prevention Australia, the facility will house a vulnerable population, with a wide range of ageing and comorbidity related issues. These present different infection control requirements to the housing of other groups. As such, the use of either recycled water or rainwater for toilet flushing is not considered to be acceptable from an infection prevention and control perspective. As such the design response has sought to provide on-site rainwater retention to be used for landscape irrigation only. Additional technical advice regarding the specific infection control requirements of the facility and the unsuitable nature of anything but potable water is provided at **Attachment 1**.

Stormwater quality is considered and discussed within the accompanying Water Sensitive Urban Design analysis prepared by

4 The Greater Geelong Planning Scheme

Lanigan Civil and the Sustainable Management Plan prepared by BESTEC. *Please refer to this accompanying document for further information.*

**4.5
Other considerations****Designated Bushfire Prone Area**

The Subject Land is not within a designated bushfire prone area.

Cultural Heritage Sensitivity

The Subject Land does not contain any area of Cultural Heritage Sensitivity.

Flooding

The Subject Land does not contain any identifiable overland flows.

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It is understood and accepted by the broader community, and importantly by all tiers of government, that a significant proportion of our population is ageing, and the accommodation and ongoing care of this growing sector must be addressed urgently.

There is currently a severe undersupply of RACF that provide for a mix of low and high care within many parts of regional Victoria. The availability of these facilities will not be able to accommodate the demand in this growing housing sector.

Well managed RACF that cater to those that can live with a degree of independence and also for those that require high levels of care are essential in our community. Unlike retirement villages, RACF support elderly persons with a broad range of medical needs that might prevent them from living independently and therefore provide the daily support necessary when they are not able to live independently. Whilst assisted care within the home is successful for many elderly persons, for others it is not an option and therefore dedicated facilities are required.

It is therefore important that we plan and provide for RACF that are well integrated within our neighbourhoods and connected to an established community, to avoid the elderly residents that rely on this type of accommodation from being isolated. It is also important that a sense of community is created within an aged care facility to assist residents to identify with their home and feel supported and engaged.

The Subject Land has great potential to accommodate a high-quality RACF given the size of the land with accessibility to a range of facilities, so that the local ageing population can continue to live within the area when their current accommodation no longer suits their requirements.

5.1 Response to Municipal Planning Strategy



The framework plan for the municipality at **Clause 02.03-1** identifies the Subject Land within an established urban area, which encourages modest infill housing, as demonstrated within the Housing and settlement framework plan (provided at Figure 4.2 above).

The proposal is a suitable response to the established urban area of Lovely Banks, and appropriately reflects the preferred modest infill housing, by providing a single storey re-development on a large lot, making a suitable contribution in built form the established character of the area.

The proposal is reflective of the vision for Greater Geelong at **Clause 02.02 Vision**, and provides an appropriate response to the key land use and development aspirations that support the vision. The RACF will provide and support new jobs and employment opportunities for the municipality, whilst incorporating a sustainable development that provides for the older population of the locale.

With regard to population growth, the proposal supports the strategic directions contained within **Clause 02.03-1 Settlement**, by delivering a total of 106 bedrooms for residents of the RACF, thereby delivering a

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type of specialised housing for the community the demand for which is expected to grow substantially within the municipality. This aspect of the proposal is also heavily reflective of the key guidelines contained within **Clause 02.03-6 Housing**, given this type of infill development is increasing specialised housing supply to the community, thereby ensuring that housing diversity is achieved and is made available for the growing population.

The design response itself is of high-quality and standard, carefully designed to respond to both the needs of Arcare, future residents and staff of the facility whilst being appropriate for the context of the Subject Land and the neighbourhood of Lovely Banks. The proposal takes into consideration the guidelines of **Clause 02.03-2 Environmental and landscape values**, by ensuring the proposal retains a number of existing canopy trees, as well as providing new canopy trees to increase the overall canopy coverage of the Subject Land. This will ensure that the proposal will protect and enhance the natural environment, whilst reducing urban heat.

Due consideration was made during the design process to ensure the development is of high-quality urban design, incorporating elements of built form that is compatible with the established neighborhood of Lovely Banks. The landscape concept for the proposal provides the Subject Land with landscaped character that is compatible with the existing and preferred neighborhood character of the area, thereby responding to the strategic directions of **Clause 02.03-5 Built environment and sustainability**.

5.2 Response to Planning Policy Framework

The strategies of the Planning Policy Framework (PPF) of the Greater Geelong Planning Scheme, that are of particular relevance to the proposal, focus on five main issues, being:

- Spatial development of the settlement;
- Urban design/Neighbourhood character;
- Environmentally Sustainable Development;
- Housing; and
- Employment.

Clause 11.01-1L-01 Settlement – Greater Geelong recognises the need to direct the majority of future housing needs to urban Geelong, specifically urban infill. The Subject Land is located within an identified established urban area, which is characteristic of modest infill housing. The context of the Subject Land is suitable for the scale and type of development, which takes advantage of a currently disused site located within an established residential area of Lovely Banks.

Clause 11.03-6L-02 Corio Norlane emphasises the “*need to facilitate the urban renewal of the Corio Norlane area*” (to which the Subject Land is located within, as per the Corio Norlane Framework Plan Map provided at Clause 11.03-6L-02). The proposal directly responds to this objective, by proposing a new development on a currently underutilised site with

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the proposal contributing to the overall urban renewal of the wider Corio Norlane area.

The proposal is responsive to the objectives of **Clause 12.01-2S Native vegetation management**, with due consideration of the protection and retention of the existing canopy trees as part of the design response. The proposal ensures that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The landscape design also incorporates a total of one hundred and sixteen (116) new canopy trees (of both native and non-native species suitable for the context of the Subject Land), that protects and enhances overall tree canopy coverage for the Subject Land and the surrounding area, thereby directly responding to **Clause 12.06-1S Sustainable Environment (Urban Forests)**.

The development takes into consideration the objectives and strategies contained within **Clause 15.01-1S Urban Design** and **Clause 15.01-2S Building design**, ensuring the development is responsive to the existing and preferred neighbourhood character of Lovely Banks. The built form is single storey in height, and is provided with appropriate setbacks from all adjoining lots and street frontage. The development also provides a high level of landscaping, of both canopy trees, shrubs and groundcover, that supports the amenity, attractiveness and safety of Purnell Road and its surrounds. The signs proposed are also reflective of Clause 15.01-1S, given they are appropriately placed on site with no adverse impact to the surrounding dwellings.

Due consideration was made during the design process to ensure the development is reflective of **Clause 15.01-2L Environmentally sustainable development**, with the proposal achieving best practice in environmentally sustainable development from the design stage through to construction and operation. This is supported and demonstrated within the accompanying Sustainable Management Plan, prepared by BESTEC.

The proposal is reflective of the objectives and strategies contained within **Clause 15.01-5L Neighbourhood character**, specifically *“supporting medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.”* The scale and intensity of the RACF is a direct response to the preferred housing typology of medium density for the zone, with the Subject Land located within a General Residential Zone, Schedule 1.

The RACF provides the community with specialised housing, with a total capacity of one-hundred and six (106) residents. This aspect of the proposal is directly responsive to the strategies contained within **Clause 16.01-2S Housing affordability** and **Clause 16.01-5S Residential aged care facilities** respectively.

The proposal contributes to housing diversity and choice, providing high quality housing for older people and make effective use of a large,

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5.3 Response to Zoning requirements

underutilised parcel of land within an established residential area, close to services and public transport.

The RACF consequentially provides and improves access to jobs closer to where people live, as emphasised for importance at **Clause 17.01-1S Diversified economy**.

The proposed use of the land for the purpose of a RACF is a Section 1 use within the General Residential Zone (Schedule 1) and therefore entirely expected and appropriate.

The specific zone requirements for the development of RACF are deferred to Clause 53.17, with an assessment of the proposal against the requirements of Clause 53.17 provided at **Section 5.4** below.

As discussed above in section 5.1 and 5.2, the proposal responds favourably to the general objectives and strategies including neighbourhood character intentions of the scheme as expressed in the MPS and PPF. This is further supported by specific objectives and decision guidelines contained in Schedule 1 to the zone.

The proposal is generally consistent with the objectives and guidelines of the zone. In direct response to the decision guidelines, the proposal:

- Provides an appropriate single storey built form which is similar to the existing character of Lovely Banks.
- Employs a robust pallet of material, finishes and colours specifically chosen to reflect the local vernacular.
- Provides for deep setbacks to the road interfaces to allow for both the retention of existing and substantial new planting of new canopy trees.

5.4 Response to Clause 53.17 requirements

Pursuant to Clause 32.08-9, a planning permit is required to construct a building or construct or carry out works for a RACF. A development must meet the requirements of Clause 53.17. Each standard of Clause 53.17 are responded to below:

Building height (complies)

In the GRZ1, the maximum building height must not exceed 16 metres. The proposed building has a maximum building height of 6.9 metres, and therefore complies with the Building height standard.

Street setback (variation)

The development context of the Subject Land, in accordance with Clause 53.17, is: *“there is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.”* In this instance, a minimum setback of 7.2 metres is required (given 7.2 metres is provided

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from the existing building (identified as a bungalow on the plans) to the street boundary.

A minimum street setback of 6.4 metres is provided, increasing to 7.2 – 7.7 metres to a maximum 10.8 metres from the front facing wall of the building to Purnell Road. This is an acceptable response to the street setback requirements, with an average street setback of 8 metres proposed.

Side and rear setbacks (complies)

All setbacks, from the side and rear boundaries of the Subject Land, are more than 1 metre, where the height of the walls are no higher than 3.6 metres. Therefore, the proposal complies with the Side and Rear Setbacks standard.

Walls on boundaries

NA – No walls on boundaries proposed

Daylight to Existing Windows (complies)

The proposed development is suitably set back from all side and rear boundaries to allow for enough separation to provide adequate access to daylight from existing neighbouring windows.

North Facing Windows (complies)

The proposed development is suitably setback from the southern boundary of the site such that it is set well within the prescribed envelope of this standard. This envelope is shown on the architectural elevations and sections, clearly demonstrating the proposals compliance.

Overshadowing open space (complies)

The proposed development does not cast any unreasonable shadow into the private open space of any of the adjoining properties. The diagrams provided demonstrate that the overshadowing cast between 9am – 3pm on the 22nd of September will not adversely impact the adjoining properties, or the existing access to sunlight during the day.

Overshadowing solar energy systems (complies)

The shadow diagrams demonstrate that there will be no overshadowing onto the existing solar systems within the adjoining lots. Therefore, the proposal complies with the Overshadowing open space standard.

Overlooking (complies)

As the proposed development is only single storey, the majority of overlooking potential is mitigated by the retention of the existing 1.9 – 2.0 metre height boundary fences and existing boundary hedging.

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Where the topography of the land has resulted in an elevated floor level along parts of the southern and eastern boundary, additional trellis is to be added above the existing fence to ensure privacy is suitably maintained.

Noise Impacts (complies)

Back of house operations are located in the southwest corner of the site, including all loading. The design of these parts of the facility is undertaken to ensure that they will not be incompatible with the surrounding residential neighbourhood. These spaces are internal to the building and have minimal openings oriented to the neighbouring dwellings. The operation will adhere to relevant EPA requirements in regard to the emission of any noise.

As noted in the submitted waste management report prepared by onemilegrid, the hours of collection for waste are proposed to be restricted to ensure the amenity of the area is maintained.

Daylight to New Windows (complies)

All new windows provided to the development will receive a light court area of at least 3 square metres, and a dimension of 1 metre clear to the sky. Therefore, the proposal complies with Daylight to new windows standard.

Site Coverage (complies)

The site area covered by buildings should not exceed 80% (of the total site area). The site coverage of the development is 50% of the total site area, or 6,172 sqm. Therefore, the proposal complies with Site coverage standard.

Access (complies)

The porte-cochere to Purnell Road allows for a pick-up and drop-off point for residents only, including specialised mobility vehicles and ambulances. All other vehicular access for staff, visitors and deliveries is via the separate double width crossover to Purnell Road (adjacent to the west boundary). All vehicles can enter and exit in a forward direction, with the carriageway width being at least 5.5 metres, and having an internal radius of at least 4 metres at a change in direction. Therefore, the proposal complies with the Access standard.

Further discussion regarding car parking and access is detailed within the TIA, prepared by onemilegrid.

Building entry (complies)

The main building entrance will be clearly identifiable from Purnell Road with the port cochere providing a sense of address as well as business identification/wayfinding and direction signage. No other entrances to

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the building or site are provided for the security of the residents. Therefore, the proposal complies with the Building entry standard.

Communal open space (complies)

A total of three (3) ground floor courtyards are provided on the ground floor for passive recreation. Each space is to be used by residents and staff and provided with landscaping. Therefore, the proposal complies with the Communal open space standard.

Front Fence (complies)

The frontage of the proposed development has a combination of fenced and unfenced areas to provide suitable security to residents where required by also provide for an open aesthetic at the central port cochere entry to the building and the car park. Where fencing is provided it is to be 1.5metres in height which is compliant with the specific requirement.

5.5 Vegetation Removal

The proposal seeks approval to remove existing vegetation under the provisions of Clause 52.37 of the Greater Geelong Planning Scheme. The proposal is an acceptable response to Clause 52.37, given the following reasons:

Firstly, the removal of mainly exotic and planted native species of low retention value is to be replaced by a total of one-hundred and sixteen (116) new canopy trees with minimum planting heights of 1.5 - 2 metres across the entirety of the Subject Land where appropriate. Due consideration has been given to the selection of canopy trees and understorey ground covering landscaping, with indigenous species chosen that is suitable for the Subject Land, the existing vegetation to be retained, as well as the surrounding area of Lovely Banks.

Secondly, the proposed landscape concept plan demonstrates a total canopy coverage of at least 20% of the total site area (comprising 8% from the retained vegetation and 12% from the newly proposed landscaping), which meets the minimum 20% canopy coverage required for sites over 1001 sqm as per Clause 52.37- 3. Overall, the landscaping and canopy coverage will assist in reducing urban heat, and contribute to and increase the leafy green character of Lovely Banks.

5.6 Signage

The proposal incorporates the provision of three (3) signs, comprising one (1) internally illuminated business identification sign, and two (2) wayfinding signs, that trigger a planning permit under Clause 52.05-13. The signs are subtle, consistent with the approach that Arcare employs across all other facilities and is appropriate in the given context and within an established residential neighbourhood setting.

The dimensions of the proposed signs are appropriate and relative to the site of the proposed building. They will provide a suitably integrated appearance and seek to act as wayfinding signage to direct visitors, delivery personnel and emergency services drivers.

The signage is consistent with the overarching relevant decision

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guidelines of Clause 52.05 of the Greater Geelong Planning Scheme, in that:

- It is sensitive to the character of the area and will not undermine or impact upon that character.
- It is not repetitive or generating a cluttered appearance.
- It will have no impact upon any views or vistas.
- It is appropriate in terms of streetscape and is in no way domineering.
- It is of suitable proportions to provide the necessary information provided while being at an appropriate human scale.
- It is positioned low down, and is free standing (ground mounted).
- It forms an appropriate relationship to the intended built form and is designed to tie into architectural features of the proposed development.
- Supporting structures are all incorporated into the design of the sign to ensure that they are not visible.
- It is essential for the quick and easy identification of the facility day and night, in particular to allow emergency services workers to easily find the facility.
- It will not impact upon road safety, and in fact will contribute to improving it, in light of the wayfinding intentions. This will assist drivers to approach the appropriate entry point to the site and will allow them to recognise the facility from a distance and approach the Subject Land at appropriate speeds.

5.7 Car Parking and Access

As was introduced in the proposal description at **Section 3.1** of this report, it is standard practice for Arcare to provide more car parking than the standard requirements expressed at Clause 52.06 of the scheme. It has been their experience that at shift change over time, more staff are present on site and once they have arrived at work the staff are not in a position to go and move their cars. To avoid any situation of staff not having access to on-site car parking, Arcare opt to provide a greater number of spaces, to cater to this peak moment of demand. As such the number of spaces provided within the development are in excess of the required minimum.

The Subject Land is located within Category 1, therefore a minimum number of car spaces for the RACF is required. For sites within Category 1, a RACF is required to provide 0.3 car spaces to each bedroom. Any provision of car parking that equates to less than this requires a planning permit to reduce the minimum requirement. For a facility providing one hundred and six (106) rooms, this would equate to a provision of thirty-

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one (31) car spaces being required onsite. A total of fifty-five (55) car spaces are provided with the carpark. These spaces are available for staff and visitors and includes one (1) DDA space.

The design and layout of the car park and access arrangements for the RACF, including loading, waste and emergency vehicles, are detailed within the accompanying Traffic Impact Assessment and Waste Management Plan prepared by onemilegrid, and deemed to be entirely appropriate and acceptable. Importantly the design response seeks to contain all activities associated with car parking and loading internally to the building, to mitigate any potential for noise or visual amenity impacts.

For further detail, please refer to these two accompanying documents.

5.8 Environmental Sustainability

The proposed development incorporates the following ESD initiatives:

- A reduction of heating, cooling and ventilation energy consumption when assessed against NCC BCA 2022 requirements, as demonstrated through a J1V3 assessment.
- An extensive solar PV system across the roof of the building with a minimum capacity of 30kW.
- Rainwater reuse for landscaped areas.
- High performance glazing throughout.
- Energy efficient building services and appliances.
- Water efficient fittings, fixtures and appliances.
- Environmentally preferable internal finishes.

The strategies are detailed within the accompanying ESD report prepared by BESTEC, which states that an assessment using benchmarking tools, of the sustainable design outcomes of the proposal, has demonstrated:

- The combination of design features and services initiatives meets the standards of the BESS sustainability assessment tool.
- The proposal achieves a Council's Best Practice sustainable design standard.
- The proposed development exceeds the minimum standard of building envelope energy efficiency as required by the National Construction Code (NCC) 2022.
- The proposal exceeds the Council's Best Practice standard for stormwater quality.

It is worth noting that the ESD initiatives to be incorporated in the design specifically do not include the use of rainwater for toilet flushing. These are initiatives which are often incorporated into similar sized apartment developments but are not suitable to RACF from an infection control perspective. Further information is provided at **Attachment 1** to this report with technical guidance provided by Infection Prevention

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Australia. *Please refer to this accompanying document for further information.*

With regard to Electric Vehicle charging, the design does not include the provision for EV chargers within the car parking area, given these initiatives are not suitable for RACF from a fire risk perspective. We enclose a Fire Safety concern for EV chargers in carparks for RACF at Attachment 1 of this report.

6 Conclusion

The proposal at 215 & 217-227 Purnell Road Lovely Banks will provide an important asset for the ageing community and their friends and families within Lovely Banks and the broader Greater Geelong municipality.

The proposed development has been carefully designed to address the attributes and physical conditions of the site and provides high quality accommodation for elderly people with varying mobility and health needs.

The overall scale, siting and architectural expression of the proposal has been designed to respond to the recognised incremental change area, providing a suitable scale of built form which reflects aspects of and provides a suitable contribution to the surrounding built environment. In this regard it is noted that the provisions of Clause 53.17 have been addressed to ensure the development integrates with the residential surrounds and provides a positive addition to the precinct.

The proposal appropriately responds to the MPS, PPF and particular provisions of the Greater Geelong Planning Scheme (where relevant), as demonstrated throughout the report.

Whilst the development requires existing vegetation to be removed under the provision of Clause 52.37, due consideration was made during the design process for the retention and protection of high-value species of canopy trees. Further to this, a total of one hundred and sixteen (116) new canopy trees (all of appropriate species and planting heights) as well as understory ground covering are to be provided to the development.

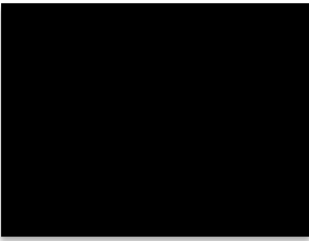
It is on that basis that a planning permit should be issued for the proposal.



Attachment 1

Letter of Advice

A1



KNOWLES GROUP

2nd November 2023

Dear Lin

Thank you for the detailed conversation regarding the use of rainwater for flushing of toilets at the new Arcare Aged Care facility that is under design.

Whilst at all stages we would expect to promote and comply with the requirements to be environmentally conscious the use of rainwater to flush toilets raises concern from an infection prevention and control (IPC) perspective.

Firstly, we are housing a vulnerable population with a wide range of ageing and therefore comorbidities that increases the risk of poor outcomes if the environment is not designed to be fit for purpose and reduce all risks where possible.

In this environment there are factors that we need to consider ensuring we are providing the safest and best environment for the residents of the facility, their representatives, the workforce, and the broader community who frequent these residential aged care facilities.

Whilst the concept of using the rainwater to flush toilets is as such a very environmentally favorable practice, it does not support and promote a safe environment for the consumers of aged care.

There are a range of reasons why from an IPC perspective, we would not accept this practice. In the first instance the residents themselves have multiple chronic conditions and comorbidity and have lower level of immunity and are therefore far more vulnerable to the exposure of any communicable disease including for example legionella.

There is an increased risk of environmental factors when not always using potable water, which increases the risk of possible resident exposure to droplet particles that may contain legionella and other water contaminants.

An Aged Care Facility, being group or residential accommodation, by way of its nature and design increases the risk of further transmission should there be just the one case of a communicable disease. This is due to close living proximity and high acuity of care required. This can very quickly translate into large outbreaks across the facility with increased risk of spread between residents and mortality due to the residents being immunocompromised.

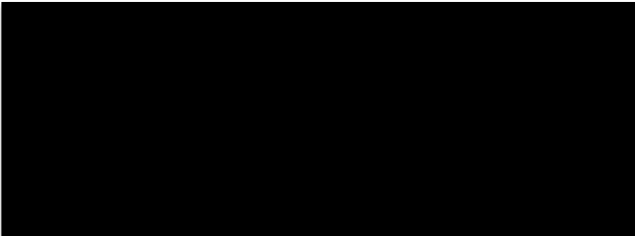
There are a large number of rooms planned in this facility which may take some time to fill which means there would be possible stagnation of water in plumbing again increasing the risk of environmental contamination and growth of contaminants in the lines. The introduction of dead legs is also a must to avoid due to water stagnation and therefore growth of contaminants.

It is in my opinion that the use of rainwater should only be used for external purposes such as irrigation of the grounds, possible use during fire but under no circumstance do I support the use of rainwater to flush toilets in the Arcare Aged Care Facility . Use of Rainwater in Aged Care facilities is putting the health and safety of elderly residents at risk.

I appreciate your engagement and promotion of all things environmental sustainability but there are certain concepts in health and aged care that cannot be supported for a range of reasons.

I trust you will take on board my recommendation and support the request from the Deputy State Operations Manager representing the organization and provide feedback and move forward with support of the plans as drawn and not continue with the request for rainwater use for toilet flushing.

SINCERELY



Knowles Group
346 South Road
Hampton East, VIC 3189

Date: 18 March 2024

Subject: Fire Safety Concerns Associated with Electric Vehicle Chargers in Carparks of Aged Care Buildings

To whom it may concern,

The purpose of this letter is to highlight the fire safety risks associated with electric vehicles (EVs) and charging facilities in aged care accommodation buildings. Whilst committing to sustainable practices associated with EVs is important, it is equally important to carefully consider how the introduction of EVs and charging facilities influences the potential fire safety risks in aged-care accommodation buildings.

Residents in aged-care buildings are generally considered to be elderly and a proportion are likely to be impaired mentally and/or physically. Residents may also be asleep, and some may be under the influence of medication which may impair their timely response to fire cues. Additionally, in some cases residents will be highly reliant on staff to coordinate and facilitate evacuation as they are unable to act on their own behalf. As a result, residents in these buildings are some of the most vulnerable in society and measures to protect them should be applied where practically possible.

The increasing prevalence of EVs equipped with high-energy lithium-ion batteries has led to the incorporation of EV charging facilities in various building carparks. With the increase in both EVs and charging facilities, the potential for fires is also increased. Although excluding EVs from parking in aged care building carparks may not be practical, addressing ignition risks becomes a crucial strategy to reduce the likelihood of fires.

It is recognised that there are potential fire risks associated with the charging process and the equipment involved, specifically:

- Type 4 (direct DC) charging equipment could pose a higher risk of ignition when used with combustible coolant.
- Overcharging can lead to overheating of the battery which may result in a fire. Whilst modern equipment includes battery management systems to prevent overcharging, the risk has not been eliminated completely.
- A malfunction in the charging equipment (cables, connections or charging stations) can lead to a fire. The risks of this increase as equipment ages and comes nearer to the end of its life cycle.



- Battery defects or damage can lead to thermal runaway which in turn leads to a fire.

In the event of a fire involving EV batteries, the attending fire brigade may need substantial resources, including up to 30,000 litres of water, to control and extinguish the fire. Additionally, due to the nature of fires involving high-energy lithium-ion batteries it can take multiple hours for an EV fire to be extinguished before it can be removed from the carpark. If such a fire spreads among multiple EVs, the challenges faced by emergency services increase exponentially.

A large-scale fire event not only imposes additional stress on vulnerable occupants and staff within the building but also places a significant burden on emergency services, potentially necessitating a building-wide evacuation if the fire cannot be swiftly controlled.

In aged-care buildings, a building-wide evacuation is generally seen as a last resort due to the potential risks involved. These risks include:

- Evacuating vulnerable residents in a stressful situation can potentially exacerbate existing health conditions.
- Evacuation introduces risk of injury to both residents and staff due to the heightened risk of falls, tripping, or other injuries.
- Medical care of residents is severely interrupted during a building-wide evacuation. During evacuation personal items, medications and medical equipment have the potential of being lost.
- In the event that a building cannot be re-entered within a relatively short space of time, relocation of residents becomes a significant challenge, particularly during an emergency. Complex coordination with external agencies and other care facilities is likely to be required.

Therefore, our considered opinion is that a practical and effective approach to mitigate the risks associated with carpark fires in aged-care buildings would be to exclude electric vehicle charging facilities from carparks that are part of or within close proximity to aged-care buildings.

If you should have any questions or require any further clarification, please call or email the undersigned.

Sincerely yours,

