

**5.5 499 SPRINGVALE ROAD GLEN WAVERLEY - BUILDINGS AND WORKS FOR A SINGLE-STOREY EXTENSION TO THE EXISTING HOSPITAL COMPRISING AN ADDITIONAL 30 BED WARD AND ASSOCIATED CAR PARKING**

(CD:RMK:TPA/36255)

Ward : Mount Waverley

Responsible Director: Don Cameron

Reason for Council Consideration: Cost of development

Cost of Development : \$6 million

Statutory Processing Date : 29 August 2008

***RECOMMENDATION***

*The Council having caused notice of planning application No. 36255 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to grant a planning permit and issue a **Notice of Decision** to grant a permit under the provisions of the Monash Planning Scheme in respect of the land known and described as 499 Springvale Road Glen Waverley for the purpose of buildings and works for a single-storey extension to the existing hospital comprising an additional 30 bed ward and associated car parking generally in accordance with the plans submitted with the application dated 1 July 2008 No. 36255 subject to the following conditions, including the specified standard conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council 16 September 2003:*

- 1. Before the development starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit.*

*The plans must be generally in accordance with the plans submitted with the application, but modified to show:*

- a) deletion of the kerb line adjacent to the southern boundary in the vicinity of the new southern car park, and correction of the easement along the western boundary;*
- b) car parking and accessway dimensions of 2.6m wide by 4.9 metres long (90 degree spaces) with 6.4m aisle width, and 2.3m wide by 6.7 m long (parallel spaces);*
- c) the new 20 space car park relocated to the east to provide a 1200mm wide pedestrian accessway and prevent conflict with the adjacent angled spaces*
- d) the new 20 space car park provided with a 1 metre blind aisle extension*
- e) disabled parking provision in accordance with the Building Regulations*
- f) 'proposed site plan' amended to accord with existing internal and car parking layout to be retained.*
- g) an additional 3 car parking spaces located where they do not reduce*

*boundary setbacks.*

2. *The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
3. *A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of any works.*

*The plan must show the proposed landscape treatment of the site in the vicinity of the approved buildings and works including:*

- *the location of all existing trees and other vegetation to be retained on site*
- *provision of additional canopy trees with spreading crowns*
- *planting to provide a buffer between the new car parking area and adjoining land*
- *planting to soften the appearance of hard surface areas such as driveways and other paved areas*
- *a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material*
- *the location and details of all fencing*
- *the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site*
- *details of all proposed hard surface materials*

*When approved the plan will be endorsed and will then form part of the permit.*

4. *Prior to commencement of any site works the applicant must appoint a qualified Arboriculturalist to manage the retention of the 4 trees located to the north of the new building. A report from the Arborist detailing the current health and structure of the trees to be retained, and outlining the methods and procedures of construction and protection of the trees must be submitted. The recommendations of the report must be followed.*
5. *Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility AS 1428.1.*
6. *All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.*
7. *Stormwater discharge is to be retained on-site to the pre-development level*

*of peak stormwater discharge. Approval of any detention system is required from Council prior works commencing. Stormwater detention requirements may be obtained from Council prior to the design of any stormwater detention system.*

8. *Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.*

*The plans must show a drainage scheme providing for the conveying of the stormwater to the nominated point of discharge. The nominated point of discharge is the south-west corner of the property where the stormwater must be collected and free drained via the existing property connection to the Council pit in the rear easement of 13 Booran Avenue.*

*If the point of discharge cannot be located notify Council's Engineering Division immediately.*

9. *The new car park is to be line marked to indicate each car space and all access lanes in accordance with the endorsed plans to the satisfaction of the Responsible Authority.*

10. *Before occupation all buildings and works specified in this permit must be completed to the satisfaction of the Responsible Authority. The Responsible Authority must be advised in writing when all construction and works are completed to enable the site to be inspected.*

11. *No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.*

12. *Noise from new machinery and plant is to comply with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.*

13. *The amenity of the area must not be detrimentally affected by the use or development, through the:*

- a) transport of materials, goods or commodities to or from the land;*
- b) appearance of any building, works or materials;*
- c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;*
- d) presence of vermin.*

Notes:

1. *Building approval is required for the development hereby approved.*

2. *Three copies of the plans for the drainage works must be submitted to and approved by the Engineering Division. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions for the permit.*

*Expiry of Permit*

*This permit will expire if one of the following circumstances applies:*

- *The development is not started within two years of the date of this permit.*
- *The development is not completed within four years of the date of this permit.*

*The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.*

*and directs that the Applicant and each objector be given a notice of the Council's decision to grant the permit.*

**BACKGROUND**

The site, located on the western side of Springvale Road between Booran and Koonalda Avenues Glen Waverley, is developed with a 57 bed rehabilitation hospital.

The facility has existed since 1972, initially providing Commonwealth funded out-patient hospital care during the week. It was later used by the Transport Accident Commission for 10 years as an inpatient facility. It has been a privately owned rehabilitation centre since 1997, offering both in and out patient services.

A Locality Plan is at Attachment 1.

Numerous permits have been issued over the last 36 years increasing the size of the facility. The total number of beds currently permitted is 74, with 202 on-site car parking spaces (not including the self contained units in the north-east corner of the site).

A separate application to convert an existing maintenance shed to an 8 bed transitional facility currently with Council will be determined under delegated authority.

**PROPOSAL**

It is proposed to construct a new 30 bed ward on the northern western side of the existing hospital contained within the ring road. This area is currently used for open space and car parking.

Additional car parking is proposed in the south-west corner of the land and along the edge of the ring road.

The new ward will be single-storey in scale, with a maximum building height of 3.8 metres.

The ring road and existing landscape buffer will remain as existing. The car parking in the south west corner comprises 108 spaces and will be setback 6 metres from both the south and west boundaries.

Plans and Elevations of the proposal are at Attachment 2.

### ***POLICY IMPLICATIONS***

The land is zoned Public Use Zone 7 ('Other Public Use') in the Monash Planning Scheme. There are no overlays. A planning permit is required under Clause 36.01-2 to construct a building or carry out works for a use in Section 2 of the zone. The use of a hospital is a Section 2 use.

The following provisions of the Monash Planning Scheme are also relevant:

- Clause 12 of the State Planning Policy Framework (Metropolitan Development Policy).
- Clause 11 of the State Planning Policy Framework (Principles of Land Use Planning).
- Clause 18.06 of the State Planning Policy Framework (Health Policy).
- Clause 19.03 of the State Planning Policy Framework (Design and Built Form Policy).
- Clause 22.05 of the Local Planning Policy Framework (Tree Conservation Policy).
- Clause 52.06 (Car parking Controls).
- Clause 65 (Decision Guidelines).

### ***CONSULTATION***

#### **External**

The application was advertised pursuant to Section 52 of the Planning and Environment Act to 44 abutting and opposite property owners and occupiers. Five objections have been received.

The grounds of objection are summarised as:

- Plant room could be noisy and affect amenity of adjoining dwellings
- Noise and pollution from additional car parking closer to residential boundaries
- Concern about proximity of oxygen/gas bottle and wood/metal store.

- Existing gum trees along the northern boundary may be dangerous and need pruning
- Increased bed numbers will exacerbate existing noise issues from ambulance bay, deliveries, and waste removal

The application was not required to be referred to any external statutory authorities.

### **Internal**

The application was referred to Council's Drainage and Traffic Engineers for comment.

Council's Drainage engineers have no objections subject to conditions being imposed on any permit issued.

The Traffic Engineers have no objections and make the following comments:

- The location of the 20-space car park is of concern as there is the potential for vehicle overhang to conflict with that from the existing angled parking area.
- Pedestrian circulation is also considered to be affected with regard to the location of the 20-space car park. As there will be vehicle overhang from the existing angled parking, there is the potential for the footpath to be blocked completely with the overhang from vehicles in the 20-space car park. It is recommended that the footpath be designed to provide a clear width of 1200mm to accommodate a wheelchair, taking into account existing and proposed vehicle overhang.
- Vehicles at the south end of the 20-space car park will not be able to leave in a forward direction. A 1.0 metre blind aisle extension is required to be provided.
- Disabled parking provision throughout the development is not shown and will need to be provided in accordance with the Building Regulations.

## ***ASSESSMENT***

### **Car Parking**

The proposed 30 beds require the provision of 39 car parking spaces at the Council Policy rate of 1.3 spaces per bed. Currently there are 202 on-site spaces, which will be increased by 36 spaces to 238. There will be a shortfall of 3 spaces. It is considered that the site is sufficiently sized to enable the provision of the required spaces.

The layout and form of car parking is generally appropriate, requiring some minor modification to accord with Monash Planning Scheme standards.

### **Built Form and Landscaping**

The single storey scale is consistent with the existing buildings on site. There will be no rooftop plant, with rooms provided on the western side to contain water tanks and air-conditioning.

Retention of 4 existing trees in the vicinity of the new building is proposed. Permit conditions can require appropriate tree protection measures.

Sufficient room will be retained along the perimeter of the site to allow landscaping to buffer the car parking and accessways, as well as around the new building to provide a high level of internal amenity.

### **Objection Response**

In response to the objections the following is noted:

#### **Plant room could be noisy and affect amenity of adjoining dwellings**

This can be addressed by permit condition requiring compliance with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.

#### **Noise and pollution from additional car parking closer to residential boundaries**

The car parking is setback a minimum of 6 metres from any boundary. This area can be landscaped to provide a buffer from noise and pollution.

#### **Concern about proximity of oxygen/gas bottle and wood/metal store**

These are existing conditions. The Victorian Work Cover Authority would be responsible for ensuring this arrangement is safe.

#### **Existing gum trees along the northern boundary may be dangerous and need pruning**

It is noted that a couple of the objectors are concerned about the state of existing trees adjacent to their properties. It would be outside the scope of this permit to require arboricultural assessment of the trees as they are not in the vicinity of the works, however, the applicant is now aware that there is an issue and it would be prudent to obtain a professional assessment of the trees in question.

#### **Increased bed numbers will exacerbate existing noise issues from ambulance bay, deliveries, and waste removal**

It is noted that deliveries and ambulance arrivals occur on the southern side of the hospital away from the proposed buildings and works. The permit for the ambulance shelter contains amenity conditions. If the current operation is causing a loss of amenity enforcement action can be instigated.

***CONCLUSION***

The proposal is consistent with the relevant planning policies for the site. It will be unlikely to cause significant detriment to the surrounding land. The application should be approved by Council, subject to conditions.