



**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Council Meeting
Under Separate Cover**

Wednesday 25 February 2026

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**Planning
Panels
Victoria**

Macedon Ranges Planning Scheme Amendment C147macr
and Planning Permit Application PLN/2022/354
Benetas Retirement Village

Panel Report

Planning and Environment Act 1987

5 September 2025



How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority may also recommend to the Minister that a permit that applies to the adopted Amendment be granted. The Minister may grant or refuse the permit subject to certain restrictions. [sections 96G and 96I of the PE Act]

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Macedon Ranges Planning Scheme Amendment C147macr and Planning Permit Application
PLN/2022/354

Benetas Retirement Village

5 September 2025



Sarah Raso, Chair



Adam Terrill, Member

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Glossary and abbreviations

Aged Care Permit	Planning Permit PLN/ 2020/473A
Amendment land	5 and part of 8 Neal Street, 78 and 80 Hamilton Street and part of the Neal Street road reserve, Gisborne
Bush Nursing Hospital	Gisborne and District Bush Nursing Hospital
CHMP	Cultural Heritage Management Plan
Community Infrastructure Assessment	Gisborne Community Infrastructure Assessment (SGS Economics and Planning, 2023)
Council	Macedon Ranges Shire Council
Covenant	Restrictive covenant in instrument number N077525L
Covenant land	Lot 1 on Plan of Subdivision 205979T
(D--)	Document number
DDO17	Design and Development Overlay Schedule 17
DTP	Department of Transport and Planning
GRZ1	General Residential Zone Schedule 1
PE Act	<i>Planning and Environment Act 1987</i>
Permit Application	Planning Permit Application PLN/2022/354
Permit application land	5 and part of 8 Neal Street, 80 Hamilton Street and 1A to 10A and 61 Robertson Street, Gisborne
Planning Scheme	Macedon Ranges Planning Scheme
PPF	Planning Policy Framework
Proponent	Anglican Aged Care Services Group (trading as Benetas)
Structure Plan	Gisborne Futures Structure Plan 2024
Subject land	Combined Amendment land and Permit application land shown in Figure 1
SUZ4	Special Use Zone, Schedule 4 (Private Hospital)

Macedon Ranges Planning Scheme Amendment C147macr and Permit Application PLN/2022/354 | Panel Report | 5 September 2025

Overview

Amendment summary	
Amendment and Permit Application	Macedon Ranges Planning Scheme Amendment C147macr and Planning Permit Application PLN/2022/354
Common name	Benetas Retirement Village
Brief description	Combined Amendment and Planning Permit Application to facilitate the development of a retirement village
Subject land	5 and part of 8 Neal Street, 78 and 80 Hamilton Street and 1A to 10A and 61 Robertson Street, Gisborne
Proponent	Anglican Aged Care Services Group (trading as Benetas)
Planning Authority	Macedon Ranges Shire Council
Authorisation	28 March 2024, with conditions
Exhibition	3 June to 12 July 2024
Submissions	Number of Submissions: 21 Opposed: 18

Panel process	
The Panel	Sarah Raso (Chair), Adam Terrill
Supported by	Gabrielle Trowse and Sarah Vojinovic
Directions Hearing	By video, 24 June 2025
Panel Hearing	21 (by video only) and 24 July 2025 (Planning Panels Victoria and by video)
Site inspections	Accompanied, 7 July 2025
Parties to the Hearing	Macedon Ranges Shire Council represented by Amelia Hunter of Maddocks Anglican Aged Care Group/Benetas represented by Andrew Sherman and Karmen Markis of Russell Kennedy Lawyers, who called expert evidence from: <ul style="list-style-type: none"> - Bruce Message of Colliers in healthcare and retirement living - Alastair Campbell of Hansen in urban design and planning - Jason Sellars of Stantec in traffic and transport Jayne Guilmartin Phillipa Butler
Citation	Macedon Ranges PSA C147macr [2025] PPV
Date of this report	5 September 2025

Executive summary

This is a combined planning scheme amendment and planning permit application request to facilitate the use and development of 5 and part of 8 Neal Street, 78 and 80 Hamilton Street, 1A to 10A and 61 Robertson Street, Gisborne (subject land) for a retirement village.

Macedon Ranges Planning Scheme Amendment C147 (the Amendment) seeks to:

- rezone part of the subject land from Special Use Zone Schedule 4 (Private Hospital) (SUZ4) to General Residential Zone Schedule 1 (GRZ1)
- apply Design and Development Overlay Schedule 17 (DDO17)
- amend Clause 11.01-1L to insert a new Gisborne/New Gisborne Framework Plan, to identify the subject land as a preferred area for medium density housing, and to correct an error identified in the General Residential Zone label within the map legend
- amend the Schedule to Clause 52.02 (Easements, restrictions and reserves) to remove a restrictive covenant.

Planning Permit Application PLN/2022/354 (the Permit Application) seeks approval to use the subject land as a retirement village, and to construct two separate three-storey apartment buildings comprising 34 independent living units and 46 semi-detached single and double storey retirement villas.

From the public exhibition process, 21 submissions were received, some in support, others in objection and some making various comments about the Amendment and/or the Permit Application.

A two day Hearing was held to consider the Amendment, Permit Application and issues raised and to hear from submitters, Council and the Proponent.

The key issues relate to:

- strategic justification
- need for retirement living
- built form and scale
- tree removal
- transport issues
- removal of the restrictive covenant.

Strategic justification and need for retirement living

The Panel considers the Amendment is well founded, strategically justified and should be approved, and subject to including amended conditions recommended by the Panel, a planning permit should issue.

The proposal will facilitate a development that will fulfil a very important role for the Gisborne community. It will allow for well-located housing suitable for elderly residents, in a town where more diverse housing is explicitly sought and in a location close to existing medical services and the town's commercial core. There is a clear need for retirement village living on the subject land and use of subject land for a retirement village is consistent with the Planning Policy Framework, the GRZ1 and DDO17.

Built form and scale

The Panel finds the proposed built form acceptable, with impacts on neighbouring properties considered reasonable. The proposed heights respond to the topography of the land and are respectful of their surrounds, with a maximum building height of 14 metres for the apartment buildings, and majority of the proposed built form made up of one and two storeys. Off-site amenity impacts, including overshadowing and overlooking are well managed and acceptable.

Tree removal

One large native tree is proposed to be removed. This is acceptable given the high quality landscape response, including significant new plantings proposed as part of the development, which should, over time, lead to a substantial landscape cover. The proposal has otherwise made a considerable effort through its design to retain other significant trees, including the mature trees near the Neal Street boundary, and other mature trees near the centre of the site.

Access and movement

The proposal will not result in adverse traffic or amenity impacts. While there will be some degree of change to the surrounding road network, it will be negligible with no adverse impacts. In terms of access for emergency services, the Panel accepts that, subject to a condition requiring a construction management plan, including a traffic management plan prior to construction commencement, traffic and emergency access concerns can be satisfactorily managed. The Panel supports Council's position and recommends inclusion of a condition requiring improved pedestrian infrastructure, including a pedestrian crossing and associated traffic calming measures at Neal Street.

Restrictive covenant

The restrictive covenant should be removed because its removal:

- is consistent with the principles outlined by the Mornington Peninsula C46 Panel and endorsed by many subsequent panels
- will facilitate a proposal that is consistent with the Victorian planning objectives, and complies with the Macedon Planning Scheme
- will result in broader community benefits resulting from the development of increased housing diversity, and on balance, will outweigh any negative impacts on interested parties including beneficiaries of the covenant.

The Amendment will deliver a net community benefit, and the interests of all Victorians is better served by the removal of the covenant.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council:

1. **Adopt Macedon Ranges Planning Scheme Amendment C147macr as exhibited.**
2. **Issue Planning Permit PLN/2022/354 subject to the permit conditions contained in Appendix B.**

1 Introduction

1.1 The Panel

The Panel was appointed under delegation from the Minister for Planning on 18 June 2025 under the provisions of Section 96B, 153 and 155 of the *Planning and Environment Act 1987* (PE Act). The Panel is to consider the Amendment and Permit Application and to hear submissions and evidence in relation to them.

The members of the Panel are:

- Sarah Raso, Chair
- Adam Terrill, Member.

The Panel was assisted by Gabrielle Trowse and Sarah Vojinovic, Project Officers of Planning Panels Victoria.

1.2 The Amendment and Permit Application

(i) The subject land

The combined Amendment and Permit Application seek to facilitate the use and development of 5 and part of 8 Neal Street, 78 and 80 Hamilton Street and 1A to 10A/61 Robertson Street, Gisborne (subject land) for a retirement village. The subject land is shown in Figure 1.

Figure 1 Subject land



Located on the western side of Neal Street, the subject land has a frontage of 156 metres to Neal Street and a 231 metre interface with Robertson Street, with a total area of approximately 37,800 square metres.

It is partially occupied by aged care-related uses, including the Gisborne Oaks Aged Care Facility and the former Elms Hostel in the north-east corner. At its southern end, on the corner of Hamilton Street and Neal Street is 76-78 Hamilton Street which comprises former medical facilities which are now vacant. This site was formerly the Gisborne and District Bush Nursing Hospital (Bush Nursing Hospital) and is subject to approved Planning Permit PLN/2020/473/A (Aged Care Permit) for a three-storey residential aged care facility that is yet to be constructed. Adjacent to this building is the Gisborne Opportunity Shop, operating from a former dwelling. These facilities are within the Amendment area but are not included in the concurrent development application.

The subject land slopes approximately 9 metres from Hamilton Street in the south down towards Robertson Street and contains a mix of mature exotic and native canopy trees.

Surrounding the subject land is a mix of residential dwellings, and medical, open space and educational uses. To the south are low scale dwellings facing Hamilton Street, and to the west is a child care centre. To the north, across Robertson Street, is public open space in the form of sports ovals and fields known as Dixon Field. To the east are medical clinics and associated uses, along with modern townhouses facing Neal Street, and further afield is the Gisborne Town Centre.

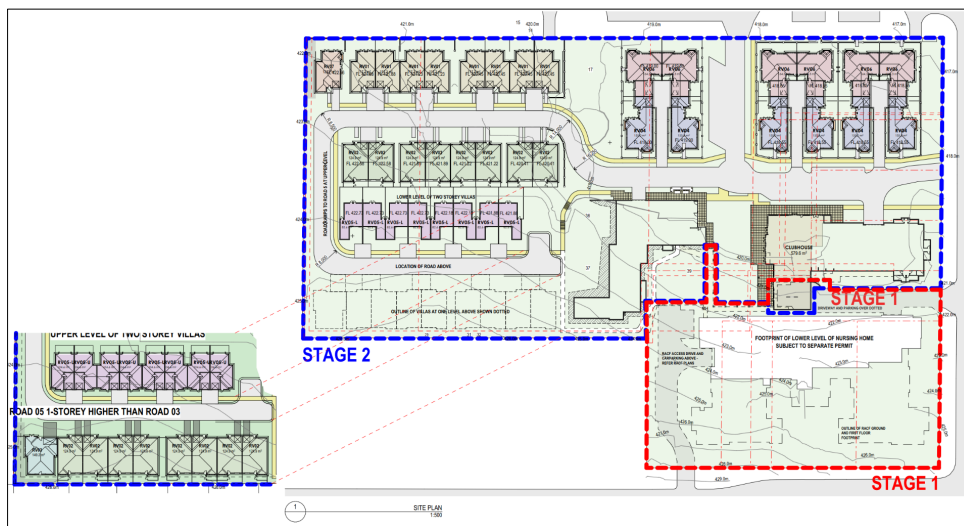
(ii) Amendment and Permit Application

The combined Amendment and Permit Application represent the second stage of a two-stage aged care and retirement village master plan.

From a master planning perspective, the subject land has been treated in two stages (see Figure 2):

- stage 1 is the Aged Care Permit allowing use and development of part of the land for an aged care facility
- stage 2 is the Permit Application for a retirement village.

Figure 2 Architectural Plans – Stage 1 and Stage 2



Anglican Aged Care Services Group (trading as Benetas) is the Proponent. Macedon Ranges Shire Council (Council) is the Planning Authority.

Specifically, the Amendment proposes to:

- rezone part of the subject land and part of the Neal Street road reserve from SUZ4 to GRZ1
- apply DDO17 to part of the subject land
- amend Clause 11.01-1L to insert a new Gisborne/New Gisborne Framework Plan, to identify the land subject of the Amendment as a preferred area for medium density housing, and to correct an error identified in the General Residential Zone label within the map legend
- amend the Schedule to Clause 52.02 (Easements, restrictions and reserves) to remove the restrictive covenant in instrument number N077525L (Covenant) from part of the land which is the subject of the Permit Application.

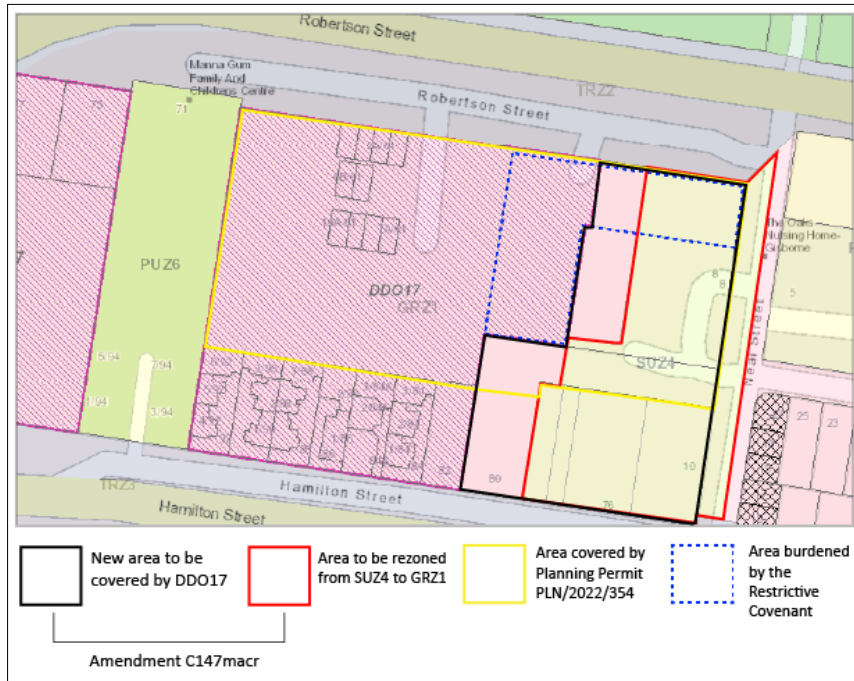
The Permit Application seeks approval for the use of the subject land and as a retirement village, construction of two separate three-storey apartment buildings comprising of 34 independent living units, 46 semi-detached single and double storey retirement villas.

Specifically, the Permit Application seeks permission to:

- use the subject land for a retirement village
- construct a building and undertake works for the retirement village on the land
- remove native vegetation (one tree)
- alter access to a road in a Transport Zone 2 (TRZ2 – Principal road network).

The Amendment applies to 5 and part of 8 Neal Street, 78 and 80 Hamilton Street, 80 Hamilton Street and part of the Neal Street road reserve in Gisborne (Amendment land). The Permit Application applies to 5 and part of 8 Neal Street, 80 Hamilton Street and 1A to 10A (inclusive) and 61 Robertson Street, Gisborne (Permit Application land). See Figure 3.

Figure 3 Area subject of the Amendment and Planning Permit Application



Source: Part A submission

(iii) History and background to the subject land and its current use

The subject land has been used for health related services since 1958. By way of background:

- the Bush Nursing Hospital opened on 23 March 1958 with six beds
- in 1960, an expansion took place increasing the Bush Nursing Hospital’s capacity from six beds to 10 beds
- a further expansion took place in 1976 further increasing the Bush Nursing Hospital’s capacity from 10 to 16 beds
- during the 1990s the Bush Nursing Hospital Committee saw a need to plan for the construction of 30 bed nursing home
- on 5 May 1986, the 30 bed nursing home (Gisborne Oaks) was opened
- on 1 July 1985, the Gisborne and District Health Centre commenced with the objective of providing a comprehensive range of health services to the local community
- on 21 March 1994, the Elms Hostel, a 30 bed hostel for the frail aged, opened
- in late November 1994, the Bush Nursing Hospital, Gisborne Oaks Nursing Home, Elms Hostel and Gisborne and District Community Health amalgamated
- in 1997, the Bush Nursing Hospital closed and the Lifestyle Enhancement Program began and continues to run today. St Mary’s Medical Centre operated from this site until approximately 2021
- in 1999, the dining area and living areas of the Elms Hostel were expanded
- in 2000, eight rooms (with en-suite) were erected as part of Gisborne Oaks
- in 2003, additional units at Bradley Court were opened

- in 2004, an additional 15 hostel rooms were built for the Elms Hostel and a special care unit named Grevillea Court
- on 12 October 2021, Council issued the Aged Care Permit.

Currently:

- the Bush Nursing Hospital is closed – St Mary’s medical centre used this site for consulting rooms until about 2021 and has since ceased
- Gisborne Oaks continues to operate pending the outcome of the Amendment
- a number of affordable retirement housing units are currently leased at 1 to 10/ 61A Robertson Street (part of the subject land) but will be demolished pending the outcome of the proposal
- the Elms Hostel and Grevillea Court closed
- the Gisborne Opportunity Shop on Hamilton Street continues to operate pending the outcome of the proposal.

1.3 Background

Council provided a detailed background to the Amendment and Permit Application in its Part A submission, including a chronology of events which the Panel has summarised in Table 1.

Table 1 Background to the Amendment and Permit Application

Date	Event
6 August 2021	Proponent submitted the combined Amendment and Permit Application request to Council under Section 96A of the PE Act
12 October 2021	Council issued the Aged Care Permit
10 May 2023	Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit the Amendment and Permit Application
28 March 2024	Authorisation of the Amendment approved subject to conditions
3 June to 12 July 2024	Exhibition of the Amendment and Permit Application
September 2024 to March 2025	Application on hold while Proponent progressed work on a Cultural Heritage Management Plan (CHMP)
28 May 2025	Council resolved to request a Panel and refer all submissions
5 June 2025	Council requested a Panel
24 June 2025	Directions Hearing
7 July 2025	Accompanied site inspection of the subject land
21 and 24 July 2025	Panel Hearing

1.4 The Panel’s approach

Key issues raised in submissions were:

- removal of the Covenant
- the need for retirement living
- the future need for a hospital or medical facilities

- transfer of land ownership
- cultural heritage values
- tree removal
- built form and scale
- transport issues.

The Panel has assessed the Amendment and Permit Application against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Macedon Ranges Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment and Permit Application, observations from its site visit, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

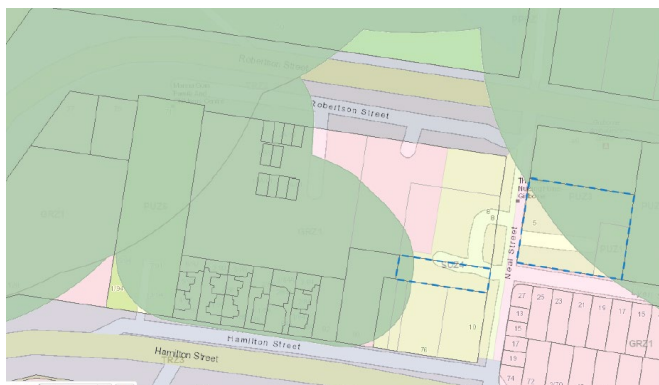
- Strategic issues
- Design response and amenity
- Removal of vegetation
- Access and movement
- Restrictive Covenant
- The planning permit.

1.5 Cultural heritage management plan

A CHMP is required for an activity if all or part of the activity area is in an area of Aboriginal cultural heritage sensitivity and all or part of the activity is a high impact activity.

Part of the subject land is in an area of Aboriginal cultural heritage significance as shown in Figure 4 noting a registered cultural heritage place has been identified on part of the land.

Figure 4 Map showing area of cultural heritage sensitivity



The use and development of subject land for a retirement village is considered a high impact activity.

A statutory authorisation being:

- a permit under the PE Act such as the Permit Application
- any approval under any Act or regulation to develop land for all or part of an activity area other than approval under the PE Act.

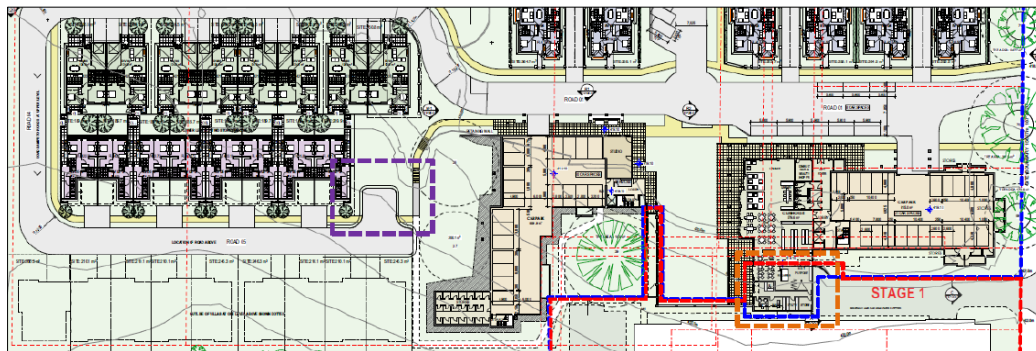
cannot be granted until a CHMP has been approved in respect of the activity¹.

CHMP 18698 has been prepared but not finalised. At the Hearing, the Proponent advised the Panel:

- there were ongoing discussions with the Registered Aboriginal Party (RAP)
- in principal support had been achieved by the Proponent from the RAP regarding the CHMP but the CHMP had not been finalised.

As part of this process, the RAP and Proponent agreed to altering Permit Application plans so that the area in the purple (dashed line shown in Figure 5) remains undisturbed and a portion of apartment building 1, extending into Stage 1 (shown in the orange dashed line) is removed.

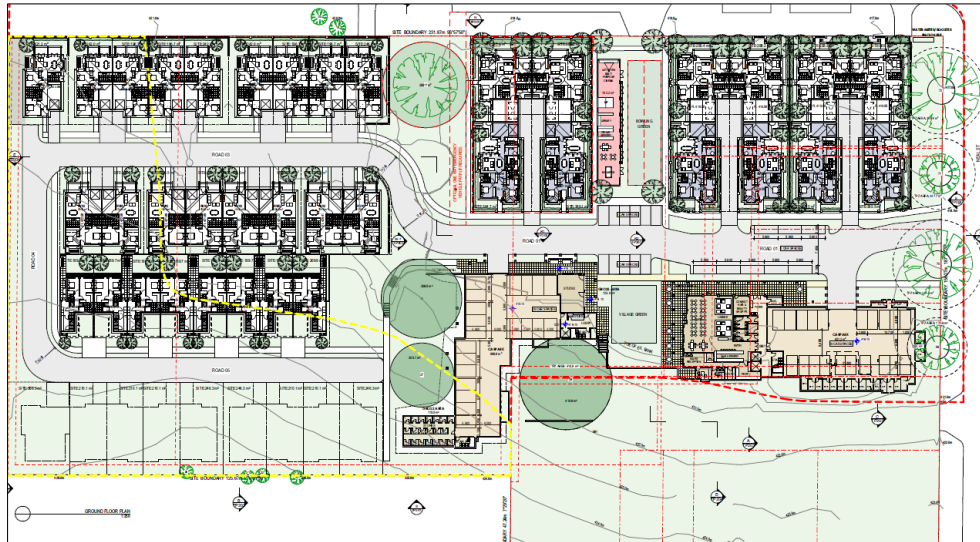
Figure 5 CHMP negotiated outcomes



The changes agreed with the RAP would necessitate changes to the plans for the Permit Application. These were set out in the 'CHMP Negotiated Plans' filed with the Panel and circulated on 9 July 2025 (D17a to 17e). Figure 6 shows the overall changes, which are summarised as:

- a reduced extent of the clubhouse in apartment building 1 so it does not extend into the land affected by the Aged Care Permit
- deletion of the retaining wall along the southern edge of the bowling green and the existing embankment extending between apartment building 1 and 2 retained
- relocation of the bowling green (to the north side of the east west access road) replacing the north south road (RD02) extending from the village green area towards Robertson Street
- provision of a new pavilion structure to the bowling green to support recreational use of this area
- deletion of the turning area at the eastern end of road RD05.

¹ Aboriginal Heritage Act 2006, s50; s52

Figure 6 Excerpt of CHMP negotiated outcome for the Permit Application

No party considered that the CHMP negotiated plans necessitated re-exhibition of the Amendment or the Permit Application, and the Panel agrees. The plans make changes that:

- are internal to the Permit application land
- do not fundamentally alter the proposal
- make no increase to the number of independent living units or villas
- do not alter intensity of the use and development
- do not alter impacts on surrounding existing dwellings as the interface treatment with existing dwellings remains the same as at shown in the exhibited plans.

1.6 Versions of the Permit

The Panel directed Council to circulate a 'Day 1' version of the Permit before the commencement of the Hearing, and a final version with its closing submissions. Council circulated:

- a Day 1 Permit (D14)
- final Hearing day Permit (D22)
- final version Permit (D25).

The Day 1 version incorporated changes in response to evidence, legal review and submissions. The final version incorporated further changes in response to matters raised during the Hearing.

The Proponent provided written comments (D21) on the final versions following the close of the Hearing.

Parties were given the opportunity to provide written comments on the final versions following the close of the Hearing. Ms Jayne Guilmartin elected to do so (D23).

Except where stated otherwise, the Panel supports the changes in the Day 1 and final versions, which provide greater clarity and improve the operation of the controls.

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The Panel has had regard to all comments on the final version in developing its recommended version. The Panel's recommended Permit in Appendix B uses Council's final version as the starting point.

2 Strategic issues

2.1 Planning context

This chapter identifies the planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- Section 4 of the PE Act
Municipal Planning Strategy	- Clause 2.02 (Vision) - Clause 2.03 (Strategic Directions) - Clause 2.04 (Strategic Framework Plans)
Planning Policy Framework	- Clauses 11.01- 1S (Settlement), 11.01- 1R (Settlement – Loddon Mallee South), Clause 11.01-1L (Settlement – Gisborne including New Gisborne), Clause 11.02 (Managing Growth), Clause 11.02-1S (Supply of urban land), Clause 11.03-3L (Peri-urban area – Gisborne (including New Gisborne)), Clause 11.03-5S (Distinctive Areas and Landscapes) - Clause 12.01-2S (Native Vegetation Management), Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs), Clause 12.05-2L (Landscapes – Macedon Ranges) - Clause 15.01-5S (Neighbourhood Character), Clause 15.01-5L (Neighbourhood character – Macedon Ranges townships), Clause 15.03-2S (Aboriginal cultural heritage) - Clause 16.01-1S (Housing supply), Clause 16.01-1L (Housing supply - Macedon Ranges), Clause 16.01-2L (Housing affordability – Macedon Ranges) - Clause 18.02-1S (Walking) - Clause 19.03-2S (Infrastructure design and provision)
Other planning strategies and policies	- Plan Melbourne Direction 4, Policies 4.1, 4.2 - Victoria’s Housing Statement 2024-2034 - Plan for Victoria (2025) - Loddon Mallee South Regional Growth Plan - The Macedon Ranges Settlement Strategy (2011) - Gisborne Outline Development Plan (2009) - Gisborne Urban Design Framework (2008) - Gisborne Futures Structure Plan (July 2024) (Structure Plan) - Macedon Ranges Council Plan 2021 - 2031 (Year Three 2023/24 and Year Four 2024/25)
Planning scheme provisions	- Clause 32.08 (General Residential Zone) - Clause 43.02 (Design and Development Overlay) - Clause 45.06 (Development Contributions Plan Overlay) - Clause 52.02 (Easements, Restrictions and Reserves)

	- Clause 52.17 (Native Vegetation)
	- Clause 52.29 (Land adjacent to the Principal Road Network)
	- Clause 55 (Two or more Dwellings on a lot and Residential Buildings)
Planning scheme amendments	- Macedon Ranges Amendment C150
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
	- Ministerial Direction 15 (The Planning Scheme Amendment Process)
Planning practice notes	- Planning Practice Note 43: Understanding neighbourhood character, September 2018
	- Planning Practice Note 46: Strategic Assessment Guidelines, September 2022
	- Planning Practice Note 91: Using the Residential Zones, July 2023

2.2 Permit triggers

The Permit Application triggers a permit under the following provisions of the Planning Scheme, under:

- Clause 32.08-1 (GRZ1) a permit is required for use of land for a retirement village which is a section 2 use
- Clause 32.08-10 (GRZ1) a permit is required for buildings and works associated with a retirement village
- Clause 43.02-2 (DDO17) a permit is required to construct a building
- Clause 52.02 (Easements, Restrictions and Reserves) a permit is required before a person seeks to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant under section 23 of the *Subdivision Act 1988*
- Clause 52.17-1 (Native Vegetation) a permit is required for removal of vegetation on land exceeding 4000 square metres in size
- Clause 52.29-2 (Land Adjacent to The Principal Road Network) a permit is required to create or alter access to a road in a TRZ2.

2.3 Strategic justification

(i) The issue

The issues are whether:

- the Amendment is strategically justified
- it is appropriate to apply the GRZ to the Amendment land.

(ii) Evidence and submissions

Many submitters questioned the strategic basis for rezoning the subject land from a zone which facilitates medical care through hospitals to a zone which facilitates residential development. Submitters were concerned this change would decrease the opportunity for the land to be used for medical purposes through a future hospital or associated facility. Submitters suggested that if the land was rezoned for medium density housing, the best opportunity for a hospital to cater for a growing population would be lost. These concerns arose in part from the history of the land as a

Bush Nursing Hospital and associated uses, and a desire to see a similar use re-established in the future.

Other submitters considered the rezoning would undermine the town's developed planning framework, weaken protections for township character, and set a precedent for other isolated developments.

Some submitters considered the subject land should be used for a hospital, or for a park or public open space.

Council submitted the Amendment was strategically justified, and was consistent with the Municipal Planning Strategy by:

- encouraging increased growth within township boundaries
- being designed to fit comfortably with the character of Gisborne
- supporting the increasing demand for greater housing diversity, particularly small households
- providing residential facilities for older people on underutilised land in close proximity to the Gisborne Town Centre.

Council submitted the Planning Scheme provides strong direction to maintain township boundaries by building up existing and centrally located areas, whilst respecting the 'country town' and 'semi-rural' character.

Council said the Amendment was compatible with the Macedon Ranges Statement of Planning Policy which directs development to a hierarchy of settlements identified for growth and encourages infill development that respects the township's character. Council also referred to a range of strategic documents, including the Loddon Mallee South Regional Growth Plan, the Macedon Ranges Settlement Strategy, and the Structure Plan, which identify Gisborne as a regional centre suitable for alternative forms of housing, including medium density housing.

The Proponent submitted:

PSA C147 and the Permit Application are proposed within about 260 metres of the Gisborne Town Centre, a regional centre and within the township boundaries of Gisborne. The proposal provides residential living options for the elderly on an underutilised parcel of land in very close proximity to the Gisborne Town Centre and surrounding civic uses capitalising on the surrounds of the Subject Land.

The Proponent called the planning and urban design evidence of Alistair Campbell, who, in relation to the strategic justification of the Amendment, stated:

In summary, I consider the proposed urban design and planning considerations contained within Amendment C147macr to be sound and worthy of approval as they seek to appropriately respond to this relatively large and somewhat complex site and varied interface conditions. As a combined Amendment and Application, it seeks relatively minor adjustments to the Planning Scheme, by way of removing a now not appropriate special use zone and extending a more general and 'flexible' residential zone across a portion (the remainder) of the site and similarly extending an already existing and present overlay to ensure a more localised response to built form and local character context. These amendments to the Planning Scheme are necessary to permit the approval of a retirement village, which has been designed to accord with the Planning Scheme and is to sit sensitively on this rather large and corner site....Therefore, as briefly outlined above, I support the proposed Amendment C147macr for approval.

Mr Campbell concluded that the use of the GRZ1, extension to DDO17 and changes to Clause 11.01-1L were entirely appropriate.

(iii) Discussion

The Panel must decide whether the Amendment is strategically justified, having regard to the Municipal Planning Strategy, Planning Policy Framework (PPF), and adopted Council strategies. Consistent with much of Macedon Ranges, Gisborne benefits from a substantial amount of strategic planning over many years, and across many documents, from both Council and State Government. The most common aim amongst these documents is that in seeking to protect landscapes and rural areas from development, existing townships must be further developed in central locations through diverse housing, but in a way that maintains their semi-rural village character.

The Panel considers the Amendment achieves this aim, has a solid strategic basis and is consistent with the PPF. It will promote further residential development on suitable and centrally located land, that is very close and indeed a walkable distance to the town centre. In doing this, it makes a small but not insignificant contribution to preserving the town boundaries and landscape character that Macedon Ranges is valued for.

The Amendment will facilitate a development that will fulfil a very important role for the Gisborne community. It will allow for well-located housing suitable for elderly residents, in a town where more diverse housing is explicitly sought, in a location close to existing medical services and the town's commercial core.

The subject land is ideally located for a residential zone and a retirement village, and in many ways represents the perfect location for such a use. This is due to not just its location relative to the town centre, but also the existing medical, social and allied health facilities to the east, which, together with the proposed development, will form a type of health and ageing hub, with positive relationships between uses.

The Panel finds that the GRZ is appropriate and a sensible choice. It is consistent with surrounding zoning (including part of the subject land itself), and balances housing densification objectives with preserving character and respecting the amenity of surrounding dwellings. The SUZ is designed for private hospitals and given the current aged care facility on the land, is clearly outdated and no longer reflective of its current use, let alone its future use as envisaged by the Planning Scheme.

The Panel considers that its application in this case satisfies Planning Practice Note 91 to apply the GRZ to areas *“suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport”*.

Similarly, the extension of DDO17 is logical given its current application on surrounding land and to ensure that development is cognisant of the need to maintain the semi-rural and village character of Gisborne. The changes to Clause 11.01-1L are consistent with the direction of the PPF to encourage residential development within township boundaries.

The Panel's role is to consider the appropriateness of the proposed uses, and it is beyond the scope of the Amendment to consider alternative uses such as those suggested by submitters including a future hospital, medical super clinic or public park. In any event, the GRZ1 will not prevent the development of a hospital or similar clinic on the land, as it remains permissible under the zone.

(iv) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

It is appropriate and justified to apply the General Residential Zone to the Amendment land.

2.4 Need for retirement living

(i) The issue

A number of submitters raised concern about the use of the subject land for a retirement village, on the basis that there is no demonstrable need for retirement living in Gisborne and that it is preferable the land be used for a hospital given the need for and availability of health services.

The issue is whether it is appropriate to use the subject land for a retirement village.

(ii) Evidence and submissions

Some submitters did not support the proposed use of the subject land as a retirement village. They submitted there was no need for retirement living and highlighted the supply of retirement villages and aged care facilities already in the region. They pointed to examples of approved development, that in their view, could accommodate Gisborne's needs into the future, including:

- Westport Estate
- Arcare Aged Care Facility
- an aged care facility at 110 Willowbank Road
- Warrina Aged Care.

One submitter also highlighted the availability of residentially zoned land within existing and future subdivisions in Gisborne, New Gisborne and Gisborne South, suggesting that these areas could more appropriately accommodate any future retirement village development. It was submitted that retirement villages typically serve a limited demographic, primarily individuals and couples over the age of 55 with a higher net worth which, in the submitter's view, did not justify the proposed use of the subject land.

Council submitted that concerns about a lack of demonstrated demand for a retirement village were not, in themselves, sufficient grounds to refuse the Amendment and Permit Application. Nonetheless, it provided evidence to support the need for such a development.

Council highlighted recent population projections indicating that Gisborne's population is expected to grow to between 18,000 and 20,000 people by 2036, with the retirement-age population projected to grow by 21 per cent. Council referred to the Gisborne Futures Structure Plan 2024 (Structure Plan) which notes:

Detached homes form 91% of housing stock, and 92% of these contain three or more bedrooms. This lack of diversity means there is limited opportunity for older people to downsize from large family homes and remain in town, or for single people or first home buyers to enter the housing market.

The Structure Plan was informed by the Gisborne Community Infrastructure Assessment (SGS Economics and Planning, 2023) (Community Infrastructure Assessment), which undertook a comprehensive review of community infrastructure needs across the district. The assessment

canvassed the existing and approved aged care facilities in the area and recommended that Council *“continue to support the allocation of residential aged care within the district ... this brings with it a diversity of choice in service uses and service mix”*.

Council also submitted that while other existing and proposed retirement village options exist, they do not offer the same proximity to the Gisborne Town Centre, or are differently configured, in ways that may limit accessibility or appeal.

In relation to the question of supply and demand, Council conceded that this project could result in a potential surplus of retirement living options. However, it considered that this was acceptable because it would offer a diversity of living options, provide employment and opportunities for supporting community and health care facilities.

The Proponent was more unequivocal, submitting that there is an undersupply of retirement living in the area. It relied on the Community Infrastructure Assessment and its conclusion that residential aged care should continue to be supported.

The Proponent called Bruce Message to provide expert evidence on the issue of demand. Mr Message outlined current market trends for seniors' accommodation, highlighting the major trend for accommodation paired with a 'continuum of care model' - integrating independent living with access to higher levels of care as needs increase. He said:

The landscape of retirement living is increasingly diverging between independent living and care-focused housing which is driven by the growing demand for comprehensive care services and the rising expectations for quality accommodation. There is a clear trend towards independent, active lifestyles and care-focused accommodation as operators endeavour to meet the specific requirements of residents in need of varying levels of care.

Mr Message explained that the continuum of care model, in physical terms, means a single precinct being able to deliver residential aged care, retirement living, assisted living, support at home services, occupational therapies, general practitioner services and daycare and respite accommodation. He concluded that the proposal, together with the approved aged care facility, fulfilled these requirements as part of a wider health and wellbeing precinct. He thought that *“what is proposed is where the industry is moving too”*.

On the question of need, Mr Message's supply and demand analysis found that there were no existing retirement villages within an eight kilometre catchment, although Mayflower Aged Care have approval for 35 retirement village units. Based on estimated demand (and assuming Mayflower is not constructed), Mr Message concluded that by 2035, there would be an undersupply of 120 retirement village units.

Based on this undersupply, and the unique location, Mr Message concluded:

I support the approval and construction of a retirement village on the Benetas Gisborne land as it delivers a strategic pillar in a contemporary integrated continuum of care model that will meet the modern consumer needs and provide benefit to the Macedon Shire community.

Mr Message, under questioning, acknowledged that in his supply figures he had not included the contribution of the Westport Park Retirement Estate, which according to Council, features 96 village units and was approved in 2021, on the basis that it was outside the catchment.

(iii) Discussion

There was considerable disagreement between submitters, who saw little need for a retirement village, and Council and the Proponent, who saw a demonstrative need.

It was evident at the Hearing, and from reading the submissions, there is confusion over terms and definitions used in accommodation for elderly persons. This is particularly evident in the new 'continuum of care model' where different types of care are on a spectrum and the differences are therefore subtle. For example, at what point in the supply of care, does a retirement village, become an aged care facility. Clearly the later has greater levels of care than the former but at which point does the facility change in definition.

This highlights the challenges of a supply and demand assessment to demonstrate need, as the contribution of one facility may be discarded or included based on meeting unclear definitions, leading to different conclusions from otherwise robust assessments.

If the approved Westport Park Retirement Estate was included and combined with the Mayflower approval for 35 retirement villas, the demand for 120 units as identified by Mr Message would evaporate, turning an undersupply into a modest oversupply.

However, there is a risk in not approving more aged care and retirement villages based on the view that existing approvals equate to sufficient supply. This is because an approval is not the same thing as a constructed unit, and there are various reasons why a project may not proceed following approval. In the context of housing affordability, Councils in recent times have pointed to long lists of approved projects that have not proceeded to construction.

In this matter, the Panel does not consider it is critical to establish a precise mathematical basis for a certain number of retirement units as an under or over supply. Of note, the demand projections are to 2036, and there will be increased demand for aged care and retirement units beyond that time horizon.

The Panel prefers the broader conclusion of the Community Infrastructure Assessment which recommended Council support residential aged care and seeks a diversity of choice in service uses and service mix. The Panel is also persuaded by the Structure Plan which explicitly highlights the subject land as 'proposed aged care/retirement village'. Together, whatever the actual supply and demand number is, these strategies provide solid support to use the land for a retirement village.

The Panel is comforted by the clear locational strengths of the subject land, being walking distance to the town centre, and nearby an approved aged care facility and medical services. There is considerable potential to establish a health and wellbeing hub as canvassed by Mr Message, being achieved with this proposal.

Finally, as outlined in Chapter 2.3, the Panel finds that the use of the land for retirement village is consistent with the PPF, the GRZ1 and DDO17. A strong theme in the PPF is the encouragement of medium density housing on the subject land, and more generally land within the township boundaries and close to the town centre.

(iv) Conclusion

The Panel concludes:

- There is a need for retirement living on the subject land.
- Use of the subject land for a retirement village is appropriate.

2.5 Recommendation

The Panel recommends Council:

Adopt Macedon Ranges Planning Scheme Amendment C147macr as exhibited.

3 Design response and amenity

3.1 The issues

The issues relate to whether the built form and scale of the proposed development is appropriate, having regard to:

- density
- height
- setbacks
- amenity impacts.

3.2 Evidence and submissions

A small number of submissions raised concerns regarding the proposed design and built form. Specifically, the submissions suggested that:

- the dwellings located along the southern boundary of the subject land should be reduced in number and height
- the southern setback of these dwellings should be increased
- the overall building density and scale should be reduced, with greater provision of open and green space
- access to natural light and surrounding landscape should be improved.

These concerns primarily originated from residents on the northern side of Hamilton Street, who directly adjoin the subject land.

The Proponent submitted the proposed built form, including height, setbacks, and density, was appropriate within its context and consistent with the objectives of the Planning Scheme. In terms of height, the Proponent submitted:

- the maximum building height of 14 metres aligns with the intent for increased building heights in Clause 53.17 (Residential Aged Care Facilities), notwithstanding that the clause does not formally apply to retirement villages
- while the two apartment buildings are 14 metres high, the majority of the site is made up of single and double storey villa units.

The Proponent relied on urban design evidence from Mr Campbell. Mr Campbell said the tallest elements were centrally located within the land, and well setback to minimise visual impact and avoid amenity conflicts. He acknowledged the sensitivity of the southern interface (to the Hamilton Street dwellings) and said this area of the subject land comprised mostly single storey villas thereby respecting this interface. While part of this interface is proposed to include a three-storey element (the apartment building), Mr Campbell was comfortable with this given the generous 6.5 metre setback from the southern boundary, meaning it complied with the side setback standard of Clause 55 (even though this doesn't formally apply). He said this building was:

... designed and sited to have minimal impact on the surrounding Gisborne streetscape, presenting only a limited profile to Neal Street. The majority of this building's mass is restricted to the village's internal accessway. While the intensity of these buildings is relatively intense, when compared to existing forms in Gisborne's residential areas, it is not unreasonable.

Mr Campbell suggested that the topography of the land assists in reducing the scale of this building when viewed from the Hamilton Street dwellings, as they sit higher in the landscape and look over the subject land. In summary, he supported the proposed built form and scale, and concluded that *"the proposed site layout demonstrates a logical and considered planning response that appropriately addresses access, built form arrangement/s, internal amenity, and site topography"*.

In terms of the changes proposed in the CHMP negotiated plans, Mr Campbell:

- supported in principle the deletion of RD02 and car parking spaces and their replacement with a communal facility and more open (green) space
- considered the implications on the arrangement and amenity of the immediately abutting proposed single storey villas to be unacceptable.

Mr Campbell said he was mindful, that as originally intended, these villas were to interface with an accessway, effectively providing them with a 'street' frontage and outlook. However, under the CHMP negotiated plans arrangement, the two villas positioned to the western side (villa 6 and villa 4) would have a diminished 'street' presence and reduced outlook, due to the position of the rear of the pavilion and its blank rear profile. He considered the impact of the pavilion to most impinge upon the 'sense of address' and outlook from the living areas of villa 6. Therefore, he suggested that the northern extent of the communal pavilion be reduced and set back further from the site's Robertson Street frontage, to minimise concealment relative to villa 6's front corner habitable room.

Council:

- agreed that the proposal would result in an increase in density but submitted this was in keeping with its location within the township boundary and proximity to the town centre
- considered that the generous setbacks, retention of canopy trees and strong landscape plan were positive attributes
- highlighted that the Planning Scheme actively encourages diverse and medium density housing in this location.

Council considered that the proposed height, and its distribution through the site, would appropriately respond to the surrounding area. More specifically, it submitted the three-storey built form was well removed from the western and northern boundary, and well setback from the southern and eastern interfaces, allowing for landscaping to soften its appearance. Council highlighted the Gisborne Futures Draft Urban Design Framework which recognises that heights of three to four storeys may be appropriate in areas internal to the land.

Council submitted:

While the visual impact of the proposal's height is somewhat complicated by the varying levels of the site, which changes dramatically from north to south and also slightly from west to east (at the southern boundary), Council considers the proposed design response and siting of taller built form has appropriately responded to the natural topography of the land and the surrounding development, such that the height of the development is both in keeping with surrounding built form and minimises impact of the height on the amenity of surrounding properties.

In response to concerns about overshadowing, Council submitted that the shadow diagrams indicate that the open space areas of surrounding properties and the Dixon Field Reserve to the north, will not be adversely affected by overshadowing at any time during the Spring equinox (22 September), including to the properties to the south aligning Hamilton Street. In terms of

overlooking, Council highlighted compliance with Clause 55.04-6 through the use of screening or obscured glazing for upper level habitable room windows and balconies where potential overlooking may occur.

3.3 Discussion

For a large-scale development comprising buildings up to three storeys, the Panel notes that relatively few submissions raised concerns regarding built form. Of those that did, most originated from the northern side of Hamilton Street, where the interface is more exposed to potential amenity impacts.

The Panel finds the proposed built form to be acceptable, with impacts on neighbouring properties considered reasonable. The proposed heights respond to and are respectful of their surrounds, with a maximum building height of 14 metres for the apartment buildings, and majority of the proposed built form made up of one and two storeys. This is consistent with the policy direction at Clause 53.17 (Residential Aged Care Facilities) of the Planning Scheme which recognises that buildings that cater for the elderly can have higher built form.

More specifically, the design thoughtfully locates the taller built form elements toward the centre of the subject land, away from the more sensitive southern interface along Hamilton Street. The architectural response is high quality, offering a range of materials and finishes across a variety of building types. The strong landscaping response, featuring substantial new plantings using a diverse mix of species, will help soften the visual impact for neighbours and create attractive, memorable spaces for future residents.

The Panel agrees with Mr Campbell that the proposed built form has been carefully designed in response to both the site's context and its topography.

Notable features that act to mitigate built form impacts include:

- the entire northern and eastern interfaces, and part of the southern interface, front public streets rather than private dwellings
- the natural slope of the land, falling from south to north, reduces the perceived height of buildings when viewed from Hamilton Street's higher elevation
- existing mature street trees and on-site vegetation (most of which will be retained) further screen and soften the built form from the public realm.

Furthermore, the surrounding context, which includes a variety of building heights and styles, such as modern townhouses on the eastern side of Neal Street, further supports the proposed scale.

In relation to specific concerns raised by Hamilton Street residents, the Panel acknowledges that the development will be visible; however, the majority of this interface is proposed to consist of single storey units. The three-storey apartment building fronting a small section of this interface is well set back, will be generously landscaped, and due to the topography of the land, will be partially cut into the slope, reducing its perceived height and ensuring it does not present as a typical three-storey structure.

In relation to overshadowing, the Panel agrees with Council that Standard B21 (Overshadowing) is comfortably met, and overlooking has been appropriately addressed.

In terms of the CHMP negotiated plans and Mr Campbell's recommendation that the northern extent of the communal pavilion (club house) be set back further from the Robertson Street frontage to minimise its impact on villa 6's front door and habitable room, the Panel does not

consider this necessary. Whilst it might amount to an 'improved' design outcome in the overall context, this needs to be balanced against the loss of valuable club house floorspace, a highly valued area to many residential retirement and aged car facilities. Leaving the club house unchanged outweighs the benefits of improving the front space for one villa.

3.4 Conclusion

The Panel concludes the built form and scale of the proposed development, including density, character, height, setbacks, and amenity impacts, are acceptable.

4 Removal of vegetation

4.1 The issue

The issue is whether the proposed removal of native vegetation is acceptable.

4.2 Evidence and submissions

One submitter raised concerns about the proposed removal of native vegetation. It said there are inconsistencies in the Permit Application and the number of trees identified for removal. It submitted that tree 35, which sits between the centre of the subject land and the southern boundary, may have cultural significance and should be retained.

The Proponent submitted that the removal of tree 35 is acceptable, and that its loss will be offset by a comprehensive landscape proposal.

Council submitted the proposal appropriately addresses the requirements of Clause 52.17 of the Planning Scheme, noting that it avoids impacts on several large trees. Only one tree, tree 35, requires a permit for removal under Clause 52.17. Council submitted that the removal of tree 35 is ecologically acceptable and will not significantly impact habitat for any rare or threatened species.

Council advised that following exhibition, it was identified that the Native Vegetation Removal Report submitted with the application incorrectly identified tree 35's circumference as being 124 centimetres, leading to the tree being misclassified as a small-scattered tree. Council submitted:

- the actual tree circumference means the tree should be classified as a large tree
- this misclassification impacts the offset calculation contained in condition 28 (shown as condition 26 in the Panel preferred version of the Permit)
- this error can be corrected through a new Native Vegetation Removal Report being required to be prepared via permit conditions and an update to condition 28 (shown as condition 26 in the Panel preferred version of the Permit).

Council also noted that the proposal was referred to the Department of Energy, Environment and Climate Action in relation to the proposed native vegetation removal, who indicated its support for the proposal.

4.3 Discussion

The Panel notes that tree 35 (a Mountain Gum) is unique because of its size and prominence on the subject land, especially when viewed from the Hamilton Street dwellings. The Arborist Report submitted with the Permit Application notes that the tree is possibly a remnant tree and requires a permit for its removal under Clause 52.17 of the Planning Scheme.

The Panel explored retaining the Mountain Gum with the parties, but its location and very large tree protection zone meant it was impossible without a major redesign and significant loss of dwelling numbers.

While not ideal, the Panel considers that the removal of tree 35 is justified, having regard to:

- the considerable effort made through the design to retain significant trees, including the mature trees near the Neal Street boundary, and other mature trees near the centre of the site

- the high quality landscape response, including significant new plantings proposed as part of the development, which should, over time, lead to a substantial landscape cover
- the unreasonable impact on the design should tree 35 have to be retained
- the support of the Department of Energy, Environment and Climate Action, as the agency responsible for ecological matters.

DDO17 includes a design objective to ensure significant vegetation is protected. In this respect, the Panel considers that the proposed design strikes an appropriate balance between built form layout and tree protection, particularly given the amount of mature exotic trees protected and retained and the offsets required pursuant to draft permit conditions.

The Panel does not consider the removal of native vegetation has been misrepresented. The permit trigger for the removal, destruction or lopping of native vegetation under Clause 52.17 of the Planning Scheme does not apply to native vegetation that was planted or established through direct seeding. The Arborist Report confirms that only tree 35 is considered remnant and meeting the definition of native under Clause 52.17. As a result, a permit is only required to remove tree 35.

The Panel agrees with Council's suggestion that a new permit condition is needed to require an amended Native Vegetation Removal Report to correct the error in how tree 35 was classified.

4.4 Conclusion

The Panel concludes the proposed native vegetation removal is acceptable.

5 Access and movement

5.1 The issue

The issue is whether the traffic impacts associated with the proposal are acceptable.

5.2 Evidence and submissions

Submitters

A number of submitters raised concern in relation to traffic impacts associated with the proposal. In particular, it was submitted that the:

- proposal might restrict the access of emergency services to the properties along Robertson Street and parents accessing the Manna Gum kindergarten, both of which are accessed from the Robertson Street slip lane
- proposal will contribute to increased traffic congestion on Hamilton Street and Neal Street
- proposed construction will impact emergency service access to surrounding residences
- proposal will result in unsafe pedestrian use (by elderly residents) at the junction of Robertson Road and Neal Street due to truck traffic
- internal road network is not wide enough to support public transport access.

Submitters requested that a construction management plan and a traffic management plan be prepared and contain clear designation of alternative access routes, a detailed construction schedule and details for direct communication to construction management teams.

One submitter suggested that the Robertson Street service lane be made wide enough to support public transport and another suggested that a roundabout and traffic calming measures should be included at the Robertson Street and Neal Street intersection.

Proponent

The Proponent relied on the evidence of Mr Sellers in relation to traffic, transport and carparking.

Mr Sellers said:

- the proposal will have negligible impact on the performance of the surrounding road network
- the proposal satisfies the statutory car parking requirement
- the studies proposed in a number of the villas should not be considered 'bedrooms' thereby impacting car parking numbers
- the Permit Application is not required to provide bicycle parking
- pedestrian access is acceptable subject to flat sections being provided on any 1.20 section of path at 15-metre intervals
- the carparking and vehicle access layout can be improved by further refinements, for example, to provide pedestrian visibility triangles, increasing the dimensions of certain accessways and carparking spaces and garages
- waste collection can be satisfactorily addressed subject to further refinement.

In relation to the CHMP negotiated plans, Mr Sellars was comfortable with the:

- removal of Road RD02 – the connection between the primary east west internal roadway and its replacement with the bowling green and function house. He said this will not materially alter vehicle accessibility to/from the proposed development
- proposed introduction of the 11, 90-degree car parking spaces.

However, he did not support the removal of the turning area for vehicles at the eastern end of RD05 and said this would present difficulties for larger vehicles using the road, such as waste collection trucks. However, he said if the trucks were limited to 6.4 metres and could utilise the landscape areas to the south of RD05 to accommodate a three-point turn, this would be acceptable. In the event that larger emergency vehicle access (typically vehicles up to 8.8 metres) are required at the end of RD05, Mr Sellers said they would also require the use of landscaped areas to turn around.

Department of Transport and Planning

The Department of Transport and Planning (DTP) made a submission to the Amendment, stating that:

...

Although the proposed amendment is likely to be supported by the Head, Transport for Victoria, the following comments are provided to address road safety impacts when assessing any future residential development of the subject land:

ROAD NETWORK

As per the Traffic Impact Assessment Report submitted by Cardno ref V/181318 dated 24 January 2024:

- There must not be direct vehicle access from the subject land to Robertson Street.
- The impact of the generated traffic movements from the site must not adversely impact the operational efficiency of Neal Street/ Robertson Street roundabout.

ACTIVE TRANSPORT

DTP notes that no pedestrian access or footpath exists along the Neal Street frontage of the subject land and recommends that Council require such provision as part of any planning approval which may issue.

DTP also notes that there is currently no provision for occupants of the subject land to safely access the significant public open space area on the north side of Robertson Street by foot.

Council is therefore strongly encouraged to provide for safe pedestrian crossing opportunities at or near the Robertson Street/Neal Street intersection.

Council

Council was satisfied that the proposal will not result in adverse traffic or amenity impacts. Council acknowledged that the increased density proposed for the site will result in some changes to the surrounding road network including Neal Street and Robertson Street. However, it considered any change would be negligible and that the existing network could accommodate the increase in vehicles safely and without adverse impacts to traffic flows.

Council submitted it was satisfied that the removal of the accessway to Robertson Street, as shown in the CHMP negotiated plans, will not impact the ability of the surrounding road network to accommodate the traffic generation from the site.

In response to concerns that the proposal will result in unsafe pedestrian use at the junction of Robertson Street and Neal Street due to truck traffic, Council did not consider that this intersection would give rise to a risk to pedestrian safety given its distance from the proposed development. Accordingly, Council did not support the need for a roundabout at the intersection.

In relation to concerns about pedestrian safety, Council sought a permit condition requiring a pedestrian crossing be installed on Neal Street, including traffic management devices to the satisfaction of the responsible authority, prior to the use commencing.

Council submitted construction impacts will be managed through a mandatory construction management plan, including a traffic management plan, ensuring minimal disruption to residents and emergency access. Council also indicated that public transport access using internal roads was not expected and any future consideration should be directed to Public Transport Victoria.

Council supported the recommendations of Mr Sellars through a series of condition 1 updates to the plans as reflected in Council's final version permit (D25).

5.3 Discussion

The Panel is satisfied that the proposal will not result in adverse traffic or related amenity impacts. While there will be some degree of change to the surrounding road network, it will be negligible with no adverse impacts. The existing network can accommodate the increase in vehicles safely and efficiently.

For size and habitation reasons, the Panel supports Mr Sellars' position that it is not appropriate to assess the proposed studies as bedrooms. For this reason, the supply of car parking is justified.

In terms of access for emergency services, the Panel accepts that, subject to a condition requiring a construction management plan, including a traffic management plan prior to construction commencement, the traffic and emergency access concerns can be satisfactorily managed.

The Panel supports Council's position and recommends inclusion of a condition requiring improved pedestrian infrastructure, including a pedestrian crossing and associated traffic calming measures at Neal Street. There was some debate about the relevant level of detail to be included in this permit condition. The Proponent was keen to include specific detail and reference to 'zebra markings', whereas Council's preference was to keep it simple to provide flexibility to negotiate alternate options if required. The Panel agrees with Council in this respect and has adopted Council's version of the condition as shown in its final version Permit.

The Panel accepts that internal public transport access is not a current requirement of the development and supports Council's position that any future integration should be subject to consultation with the relevant transport authority.

In terms of the changes proposed as part of the CHMP negotiated plans, the Panel supports removal of the road connection to Robertson Street. This will not impact the ability of the surrounding road network to accommodate traffic generation from the subject land. In terms of the turning area for vehicles at the eastern end of RD05, the Panel supports the condition agreed to by the parties and reflected in Council's final version Permit. This will allow vehicles, including emergency vehicles, to undertake a three-point turn, relying on landscaped areas to the south of the road as required. The landscape plan, when finalised, should allow for this.

5.4 Conclusion

The Panel concludes the traffic impacts associated with the proposal are acceptable.

6 Restrictive Covenant

6.1 Background

The Amendment proposes to revise the Clause 52.02 Schedule to remove the Covenant from part of the subject land, known as Lot 1 on Plan of Subdivision 205979T (Covenant land) which is proposed to be developed as part of the Permit Application.

(i) Covenant restrictions

The Covenant states:

(The burdened land) will not without the written consent of the transferor or his legal personal representative:

- (a) Use or permit the use of the land hereby controlled for any purpose other than for a hospital, nursing home or similar use under the control of the transferee PROVIDED THAT should the said land have not been used for any such purpose within twenty years of the date of this transfer then it shall use or permit the use of the said land for any purpose other than as a public park.
- (b) Subdivide sell transfer or otherwise dispose of the said land.

Key aspects about the Covenant include:

- referencing the legal personal representative (who might initially have been an executor but is now Equity Trustees) allowing for consent to alternate uses
- including references to 'hospital' then 'nursing home' and then including the words "or similar use"
- stating that unless one of those uses had commenced within twenty years, then the further use of the Covenant land could only be for a park.

(ii) Benefiting land

Figure 7 shows the burdened land (diagonal red) and land which benefits (green surround) from the Covenant.

Figure 7 Land benefiting and burdened by the Covenant



The land burdened by the Covenant is developed and used as a 'nursing home', though more up to date terminology refers to 'aged care'. The former Bush Nursing Hospital is not located on land affected by the Covenant, nor is there any restriction in relation to the part of the green bounded land intended for use as retirement village.

Before commitments to proceed with any of the development proposals, the Proponent advised that it made representations to Equity Trustees about the proposed retirement and aged care precinct and asked for the consent to undertake the development (effectively both Stage 1 and Stage 2). Specifically, in 2018 Equity Trustees advised in writing that it:

Equity Trustees consents to the transfer of the Property to Anglican Aged Care Services Group (trading as Benetas) (Benetas) for the use and development of the Property for a residential aged care facility and retirement living development.

While the Proponent maintains the Covenant is redundant as a result of consent being granted, it has sought removal of the Covenant to avoid any future confusion.

Two of the lots who benefit from the Covenant (being 77 Robinson Street and 120 Hamilton Street) were owned by individuals who had entered into a deed of release with the Proponent, under which those owners had surrendered all rights to the benefit of the Covenant.

All remaining beneficiaries to the Covenant were directly notified of the Amendment and Permit Application on 31 May 2024.

One submission was received from a beneficiary of the Covenant (Submission 8). Submission 8 raised concern with the impact of construction of the retirement village on access surrounding the site, including in emergencies, however, did not raise concern with the removal of the Covenant.

A submission was received from the owners of land at 77 Robinson Street, Gisborne. As noted above, predecessors in title to the land at 77 Robinson Street, Gisborne entered into a deed of release with the Proponent in respect of the Covenant, under which those owners had surrendered all rights to the benefit of the Covenant. Notwithstanding this, that submitter did not raise concern with the removal of the Covenant.

No further submissions or correspondence was received in response to notification.

(iii) The principles for varying or removing a covenant

In determining whether the covenant should be removed, the Proponent's submission and legal advice supporting the proposal referred to the approach in the Mornington Peninsula C46 Panel Report:

- First, the Panel should be satisfied that the Amendment would further the objectives of planning in Victoria. The Panel must have regard to the Minister's Directions, the planning provisions, MSS, strategic plans, policy statements, codes or guidelines in the Scheme, and significant effects the Amendment might have on the environment, or which the environment might have on any use or development envisaged in the Amendment.
- Second, the Panel should consider the interests of affected parties, including the beneficiaries of the covenant. It may be a wise precaution in some instances to direct the Council to engage a lawyer to ensure that the beneficiaries have been correctly identified and notified.
- Third, the Panel should consider whether the removal or variation of the covenant would enable a use or development that complies with the planning scheme.
- Finally, the Panel should balance conflicting policy objectives in favour of net community benefit and sustainable development. If the Panel concludes that there will be a net

community benefit and sustainable development it should recommend the variation or removal of the covenant.

6.2 Procedural requirements

The PE Act sets out special requirements for notice of an amendment that seeks to vary or remove a restrictive covenant. In short, all legal beneficiaries of the Covenant must be directly notified, and a sign must be placed on the land.

The Panel is satisfied all legal beneficiaries were directly notified, first by the Council's broad notice to all landowners who might be materially affected by the Amendment and Permit Application, secondly by the installation of two signs on the subject land, and thirdly by the Council's targeted correspondence to all beneficiaries dated 31 May 2024.

A restrictive covenant can be removed by:

1. applying to the Supreme Court under the *Property Law Act 1958*
2. a Deed of Consent under the *Transfer of Land Act 1958*
3. a planning permit application
4. a planning scheme amendment.

Methods 1 and 2 can be difficult and costly and are used infrequently since the PE Act was amended to introduce methods 3 and 4 of removing a covenant.

6.3 Submissions

A number of submitters (not beneficiaries) raised concerns in relation to the removal of the Covenant and the impact of its removal on meeting the purposes under which the land was originally transferred from the Dixon family (the transferee).

Some submitters suggested the land should be gifted back to the Dixon family or that the Proponent should reimburse the community for any uplift in value of the land due to the rezoning. It was also suggested that representatives of the Dixon family were not consulted on the proposal.

The Proponent submitted that the Covenant is drafted to facilitate the development of part of the subject land for a nursing home, hospital or similar use. It said the Amendment and the Permit Application are generally consistent with this direction. A retirement village is being proposed and the changes sought by the Amendment are proposed to further facilitate this use and the aged care home which is the subject of the Aged Care Permit.

The Proponent submitted that net community benefit is achieved as the Amendment will:

- remove an arguably redundant Covenant
- ensure there is no confusion regarding its application
- remove any ambiguity regarding its interaction with to the Permit Application.

It submitted:

The practicalities are, in relation to a parcel of private land, there is no realistic prospect of a brand new hospital being built on the site on the small area which is affected by the Restrictive Covenant. In relation to other medical functions or activities, these are, very well catered for and co-located in the immediate area. This includes some of the land which is owned and controlled by Benetas to maintain that situation.

This proposal allows for (to adopt the jargon) the progressive ageing in place through retirement village villas, independent living units and then into the aged care component (or nursing home). Supported, by design and not coincidence, with co-located medical and other support services.

One can make the case that this is in effect a similar use in concept to the words of the Restrictive Covenant but in a 2025 context. And a use undertaken by one of Australia's leading, not for profit faith based operators.

Council considered:

- the removal of the Covenant is strategically sound and has significant planning merit
- there has been a robust consideration of the interests of affected parties
- the change would facilitate a land use that complies with the Planning Scheme, and will result in a net community benefit.

6.4 Discussion

(i) The principles

The principles for removing a covenant by a planning scheme amendment, set out by the Mornington Peninsula C46 Panel, have been widely accepted and applied by subsequent panels. The Panel agrees that these principles are appropriate to guide consideration of whether it is appropriate to remove the covenant from the title to the Covenant land.

Several panels have found the principles are not tests or preconditions that must be met before a covenant can be varied or removed. Rather, they are general principles to be applied in assessing whether the variation or removal meets the objectives of planning in Victoria and achieves a net community benefit.²

Victorian planning objectives

The Panel considers that removal of the Covenant would enable the orderly provision and co-ordination of a large land parcel that has strong strategic support and will provide important housing and retirement living services for the benefit of the Victorian community. It would constitute orderly planning because removing the Covenant would:

- facilitate the use of underutilised and well located land in Gisborne
- permit a development outcome that contributes to a diversity and affordability of housing in Gisborne, while respecting the distinctive characteristics of the Macedon Shire.

More broadly, the Amendment constitutes fair and orderly planning by providing certainty for both the Proponent and the surrounding community as to how the subject land will be used and developed in future.

Interests of affected parties

Where a covenant is proposed to be removed to facilitate a particular land use and development outcome, as is the case here, it is appropriate to consider the interests of affected parties in the context of the impacts of the proposed use and development.

The Panel accepts that no legal beneficiaries have objected to the removal of the Covenant. They have, however, objected to the proposed use and development, as have a range of other interested parties who are not legal beneficiaries.

While the Covenant land has been used for health related services since 1958, the proposed development will result in a more intensive use of the land for both retirement living and aged

² See, for example, Boroondara C123 (PSA) [2012] PPV 29

care purposes. The removal of the Covenant will also facilitate more intensive built form compared to what is presently on the land or might be allowed were the Covenant to remain in place.

This will impact the interests of affected parties. The new built form, some up to three storeys, will impact the amenity of the nearby residential properties for the reasons set out in Chapter 3. The more intensive use of the subject land will also create additional traffic and parking demands, as discussed in Chapter 6.

The Panel is required to balance the present and future interests of all Victorians. It must weigh potential impacts on affected parties against the broader benefits of removing the Covenant and facilitating the proposed development and determine whether the Amendment delivers net community benefit.

When considering the removal of a covenant using the planning scheme amendment method, the private property rights of the beneficiaries under the covenant are not a significantly weighty factor.

While the interests of affected parties (including beneficiaries) will be adversely impacted by removing the Covenant, the Panel is satisfied the Amendment will ensure the redevelopment of the subject land (including the Covenant land) is subject to high urban design standards that will moderate the impacts on affected parties to deliver acceptable planning outcomes.

Having determined there will be no notable detriment to affected parties, removing the Covenant to enable the proposal will deliver broader benefits by facilitating enhanced and expanded aged care and retirement living to the Gisborne community.

Planning Scheme compliance

Removing the Covenant, in conjunction with the proposed rezoning, will enable a use and development that complies with the Planning Scheme. The proposed use of the subject land for a retirement village and communal areas such as a club house, library, billiards room and lounge, intended to serve residents of the retirement village, is consistent with the purposes of the GRZ1, when it seeks:

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.

The design response has paid specific regard to the design objectives of DDO17 and is responsive to the neighbourhood character of the area.

Overall, the removal of the Covenant would enable a use that demonstrates a high level of compliance with the Planning Scheme's expectations for a site in the GRZ1 in proximity to the Gisborne Town Centre.

Net community benefit

The Panel has found the Amendment will deliver a net community benefit, for the reasons set out above and in Chapter 2.

(ii) Other matters

The Panel is not required to make findings on whether proposal would breach the Covenant, or whether the proposal could proceed without removing the Covenant. Nothing in the PE Act, or

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the Mornington Peninsula C46 Panel principles, requires consideration of whether removal of the covenant is necessary to allow the proposed development to proceed.

That said, it is entirely legitimate for the Proponent to seek to have the Covenant removed through the Amendment to avoid the risk of possible future legal action for breach of the Covenant, and to align the future use and development of the Covenant land with the Planning Scheme.

6.5 Conclusion

The Panel concludes removing the Covenant satisfies the relevant principles and should be supported.

7 The planning permit

7.1 Relevant considerations

Clause 71.02-3 of the Planning Scheme requires a responsible authority considering a permit application to take an integrated approach, and to balance competing objectives in favour of net community benefit and sustainable development.

Clause 65 of the Planning Scheme states:

Because a permit can be granted does not imply that a permit should or will be granted. The Responsible Authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 requires the Responsible Authority to consider, as appropriate:

- the PPF
- the purpose of the zone, overlay or other provision
- the orderly planning of the area
- the effect on the amenity of the area
- the extent and character of native vegetation, the likelihood of its destruction, and whether it can be protected, planted or allowed to regenerate
- the degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

Other matters to be considered include:

- objections/submissions
- comments and decisions of referral authorities
- other matters a Responsible Authority must and may take into account under section 60 of the PE Act, including the Victorian planning objectives and the economic, social and environmental impacts of the proposed use and development
- adopted government policy.

7.2 Discussion and conclusion

Council's Part A submission provided a helpful summary of the permit triggers, application requirements and referral requirements for the Permit Application under the Planning Scheme. It also provided a summary of referral authority comments and responses, and a chronology of the Permit Application. The Panel has been assisted by these in its deliberations.

The issues and impacts required to be considered in the decision guidelines have been discussed at length in the issue-specific chapters of this Report. In essence, the Panel considers:

- the proposal will facilitate a development that will fulfil a very important role for the Gisborne community. It will allow for well-located housing suitable for elderly residents, in a town where more diverse housing is explicitly sought, in a location close to existing medical services and the town's commercial core
- there is need for retirement living in Gisborne
- use of subject land for a retirement village is consistent with the Planning Policy Framework, the GRZ1 and DDO17
- the built form and scale of the proposed development, including density, height, setbacks, and amenity impacts, is acceptable

- the proposed native vegetation removal is acceptable
- access and movement impacts have been appropriately addressed
- removing the Covenant satisfies the relevant principles and should be supported.

On balance, the Panel considers that a permit should be granted in accordance with the conditions in Appendix B.

The Panel concludes:

- The Amendment is strategically justified.
- A planning permit to use and develop the Permit land is appropriate.

7.3 Drafting

The Panel has used the Council's final version Permit (D25) as a base for its recommendations. This version included changes discussed and resolved throughout the Hearing process.

(i) Covenant condition

Council sought the inclusion of the following condition in the Permit:

This permit will not come into effect until the covenant contained in Instrument of Transfer N077525L in the Register of Titles is removed to avoid a breach of the covenant by this permit.

The Proponent resisted its inclusion and the Panel agrees. The condition is unnecessary given a Permit cannot be issued if it will result in a breach of the Covenant. The condition will only add confusion for both the Proponent and the Council administering the conditions in the future.

(ii) Native Vegetation Removal Report

As discussed in Chapter 4, the Panel agrees with Council's suggestion that a new permit condition is needed to require an amended Native Vegetation Removal Report to correct the error in how tree 35 was classified. This is shown in the Panel's proposed permit conditions in Appendix B.

(iii) Expiry

The Proponent sought to change this condition "*provide clarity and improve drafting/ operation of condition*". Essentially, the Proponent sought to link the completion date for development to the commencement date of development, rather than the issue date of the Permit.

Council did not agree to this change. It submitted that best practice calls for this to be linked to the date the permit is issued and the Panel agrees.

7.4 Recommendation

The Panel recommends:

Issue Planning Permit PLN/2022/354 subject to the permit conditions contained in Appendix B.

Appendix A Document list

No.	Date	Description	Provided by
2025			
1	23 June	Submitter map (provided to the Panel only) [CONFIDENTIAL]	Macedon Ranges Shire Council (Council)
2	27 June	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
3	3 July	Site inspection map	Anglican Aged Care Group/Benetas (Proponent)
4	3 July	Amended architectural plans	Proponent
5	7 July	Part A submission, with attachments: <ul style="list-style-type: none"> 1. PLN.2020.473 – 5 Neal Street Gisborne 2. Gisborne Outline Development Plan (2009) 3. Gisborne Futures Structure Plan (July 2024) 4. Community Infrastructure Assessment, SGS Economics and Planning (2023) 5. Macedon Ranges Statement of Planning Policy 2019 6. Notification to beneficiaries of the Covenant (redacted) 	Council
6	9 July	Expert witness statement of Alastair Campbell in urban design and planning	Proponent
7	9 July	Expert witness statement of Bruce Message in healthcare and retirement living	Proponent
8	9 July	Expert witness statement of Jason Sellars in traffic and transport	Proponent
9	9 July	CHMP negotiated outcome - Floor plans	Proponent
10	9 July	CHMP negotiated outcome - Elevations	Proponent
11	18 July	Submission, with attachments: <ul style="list-style-type: none"> a. Summary of submissions b. Chronology of events c. Summary of key corrections and clarifications d. Draft planning permit conditions - Day 1 e. Macedon Ranges Health and Anglican Aged Care Services Group amalgamation announcement f. NFPS Zone Map 36 g. NFPS Clause 37.01 Special Use Zone h. NFPS Schedule 4 to the Special Use Zone: Private Hospital i. Amended Planning Permit PLN/2020/473/A 	Proponent

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No.	Date	Description	Provided by
		j. Tree Management Plan for PLN/2020/473A	
		k. Waste Management Plan for PLN/2020/473A	
		l. Endorsed Plans for PLN/2020/473A	
		m. Approval for Extension of Time PLN/2020/473	
		n. Preliminary Aboriginal heritage test	
		o. C131macr Schedule 4 to the Special Use Zone: Private Hospital	
		p. Letter to Council - proposed removal of Restrictive Covenant	
		q. Consent to Use (and transfer) property	
12	18 July	Authorities referred to in submission	Proponent
13	18 July	Part B submission	Council
14	18 July	Draft planning permit conditions - Day 1	Council
15	21 July	Submission	Phillipa Butler
16	23 July	Submission speaking notes	Jayne Guilmartin
18	24 July	CHMP negotiated plans, and attachments:	Proponent
		a. Ground floor plan	
		b. First floor plan	
		c. Second floor plan	
		d. Roof plan	
		e. Summary of key changes	
19	24 July	Decision of <i>Booth v Strathbogie Shire Council</i> [2023] VCAT 782	Proponent
19	24 July	Additional turning circle plans, and attachments:	Proponent
		a. Emergency Vehicle (Fire Truck) Manoeuvre Area - Page 1 of 2	
		b. Emergency Vehicle (Fire Truck) Manoeuvre Area – Page 2 of 2	
20	24 July	Email - Fence description, with attachment:	Proponent
		a. Fencing detail image	
21	31 July	Final preferred version of planning permit conditions	Proponent
22	31 July	Final preferred version of planning permit conditions	Council
23	6 August	Comments on Council and Proponent final preferred versions of planning permit conditions	Jayne Guilmartin
24	7 August	Comments on Council final preferred versions of planning permit conditions	Proponent
25	8 August	Final comments on Council preferred version of planning permit conditions	Council

Appendix B Panel recommended version of permit conditions

The Panel recommended changes are based on the Council's final version Permit (D25) and are shown as:

[Tracked Added](#)

~~Tracked Deleted~~

~~Removal of covenant~~

~~This permit will not come into effect until the covenant contained in Instrument of Transfer N077525L in the Register of Titles is removed to avoid a breach of the covenant by this permit.~~

Amended and endorsed plans – changes required

1. Before the use and development starts, amended plans must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans submitted with the application but modified to show the following details, to the satisfaction of the responsible authority:
 - a) the changes to apartment 1, apartment 2, communal pavilion (club house), bowling green, village green, RD02, turn around area to the east of RD05 and car parks as reflected in the plans described as:
 - i. Retirement Village Development – Ground Floor Plan, drawing number TP101, revision 04 – WIP prepared by Demaine.
 - ii. Retirement Village Development – First Floor Plan, drawing number TP102, revision 04 – WIP prepared by Demaine.
 - iii. Retirement Village Development – Second Floor Plan, drawing number TP103, revision 04 – WIP prepared by Demaine.
 - iv. Retirement Village Development – Roof Plan, drawing number TP104, revision 04 – WIP prepared by Demaine.
 - v. Retirement Village Development – Elevations 01, drawing number TP201, revision 02 – WIP prepared by Demaine.
 - b) modifications that improve the accessibility and entrance to the dwelling (typology RV06) to the west of the club house as shown on plans referred to in condition 1(a)
 - c) footpath alignments which ensure safe pedestrian access
 - d) external lighting scheme as required by condition 4 of this permit
 - e) requirements of the waste management plan as required by condition 5 of this permit

- f) requirements of the stormwater management plan as required by condition 17 of this permit
- g) a new pedestrian crossing along Neal Street close to the crossover as required by condition 19 of this permit
- ~~h) an updated native vegetation removal report (NVR)~~
- i) modifications to provide turning arrangements to serve the internal and terminating road within the development (the section of roads 4 and 5 in 1(a)) to ensure CFA emergency vehicles up to a maximum length of 8.8 metres can leave the site in a forward direction.
- j) provision of a fire hydrant that meets the requirements in the *Design Requirements for Vehicle Access and Water Supply Requirements in Residential Developments* (CFA, 2022)
- k) dimensions of garages to align with the following:
 - i. RV01, RV02, RV05 and RV07 satisfy the requirements of Clause 52.06 of the Scheme.
 - ii. RV06 dwellings with double garage doors have a garage door in accordance with the requirements of the Scheme and having regard to the Australian Standard.
 - iii. RV04 dwellings with single garage doors have a garage door opening width in accordance with the requirements of the Scheme and having regard to the Australian Standard.
 - iv. all other single garage door openings in accordance with the requirements of the Scheme and having regard to the Australian Standard.
- l) car spaces in Apartments 1 and 2 be in accordance with the Scheme
- m) dimensions of the parallel visitor car spaces amended to satisfy the requirements of the relevant Australian Standard
- n) the removal of one of the resident car spaces in the Apartment 1 car park to deliver unobstructed access to the stores or redesign of the stores to ensure appropriate access to the stores
- o) the Neal Street access and internal roadway be in accordance with the Scheme
- p) internal roadways providing access to the garages of the RV04 and RV06 dwellings provided with pedestrian visibility triangles in accordance with the Scheme

- q) the building line to the Apartment 2 car park with permeability to ensure that 50% of the pedestrian visibility triangle in accordance with the Scheme
- r) for footpaths, flat sections be provided on any 1:20 section of the footpath at 15m intervals.

Development not altered

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Landscape plan

- 3. Before the development starts, an amended landscape plan must be approved and endorsed by the responsible authority. When approved, the plan will be endorsed and will then form part of this permit. The landscape plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the plan submitted with the application but modified to show:
 - a) the locations of all proposed street tree planting within the Robertson Street nature strip and the adjacent existing carpark including:
 - i. trees spaced at a minimum of (10) metres or infill between existing trees evenly, whichever is the lesser
 - ii. street tree species selection to be consistent with the existing surrounding character, be of a size suitable for nature strip widths at maturity, and climatically suited to the Shire of Macedon Ranges
 - b) new street trees in locations with offsets from infrastructure as per Council's *Tree Management Policy, 2022*
 - c) a plant schedule for proposed street tree species showing minimum supply size of 45 litres/1.6 metre in height
 - d) an advanced tree planting detail with a minimum 26 litres Greenwell water saver and number 3 hardwood stakes or a tree coach® system
 - e) the following notations:
 - i. street tree planting is to occur between April and September to maximise establishment and survival.
 - ii. street tree locations shown on this plan are a guide only and may require adjustment to coordinate with final service locations, Powercor requirements, and 'as constructed' infrastructure.
 - iii. before installed, street tree locations are to be set out and approved on the land by the responsible authority.
 - iv. it is the responsibility of the contractor to confirm the location of all underground services before any excavation starts.
 - f) the location of all existing street trees adjacent to the site
 - g) any street trees proposed for removal from the site clearly designated
 - h) details of tree protection zones for all street trees

External lighting scheme

4. Before the development starts, an external lighting scheme must be approved and endorsed by the responsible authority. When approved, the lighting scheme will be endorsed and will then form part of this permit. The lighting plan must be prepared to the satisfaction of the responsible authority and specify the:
 - a) location of any lighting
 - b) lighting types and any means of construction
 - c) illumination levels and means of baffling for the lighting type to ensure avoidance of adverse effects to nearby residential properties and the river reserve
 - d) hours of operation of lighting.

External lighting must be installed prior to the commencement of the use and operated in accordance with the plan to the satisfaction of the responsible authority.

Waste management plan

5. Before the development starts, a waste management plan must be approved and endorsed by the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The waste management plan must be to the satisfaction of the responsible authority and include the following:
 - a) locations and dimensions of the waste collection areas
 - b) screening of the waste collection areas
 - c) the number of bins to be provided
 - d) method of waste and recyclables collection
 - e) hours of waste and recyclables collection
 - f) method of presentation of bins for waste collection
 - g) accessibility by waste collection vehicles
 - h) private collection contractors
 - i) maximum size of collection vehicles
 - j) the following notation:
 - i. waste collection from the development must be carried out in accordance with the plan to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary these requirements.

Deliveries and waste collection

6. Deliveries and waste collection must only take place between the hours of 8am to 6pm between Monday to Friday.

Operation of facilities

7. The facilities provided within the retirement village including the clubhouse, café, bar, hairdressing and beauty services, must only be accessed by retirement village residents and visitors only and not for general public access.

General amenity

8. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, good or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) presence of vermin.

Development contributions

9. Before an occupancy permit is issued under the *Building Act 1993*, the applicant must:
 - a) pay the amount of the levy required under the *Gisborne Development Contributions Plan* (SGS Economics and Planning, December 2023) to the responsible authority; or
 - b) enter into an agreement with the responsible authority to pay the amount of the levy within a time specified in the agreement.

Storage of goods

10. Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare to the satisfaction of the responsible authority. Provision must be made for the storage and disposal of garbage to the satisfaction of the responsible authority. All garbage storage areas must be screened from public view.

Exterior plant equipment

11. No exterior plant equipment is to be placed on the roof of the development so as to be visible from nearby residential properties and public land to the satisfaction of the responsible authority.

Tree protection fencing

12. Before the development starts (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), tree protection fencing must be erected by the applicant around any trees identified for retention on the endorsed landscape plan:
 - a) to the satisfaction of the responsible authority
 - b) in accordance with the approved tree protection zone(s)
 - c) to form a visual and physical barrier
 - d) to be a minimum height of 1.5 metres above ground level
 - e) to include signage clearly marked "tree protection zone – no entry" on all sides.
13. Once erected and approved by the responsible authority, the tree protection fencing must be maintained in good condition and may only be removed upon completion of all development works, to the satisfaction of the responsible authority. Should temporary access be necessary within the tree protection zone during the period of construction,

the responsible authority must be informed before relocating the fence (as it may be necessary to undertake additional root protection such as bridging over with timber).

Environmental management plan

14. Before the development starts, an environmental management plan must be approved and endorsed by the responsible authority. The plan must:
- a) detail how issues such as erosion prevention, temporary drainage, dust generation, and sediment control will be managed on-site during the operation of the permitted use
 - b) include details of a contact person/site manager so that this person can be easily contacted should any issues arise.

Streetscape works

15. Before the issue of an occupancy certificate for the development, the tree planting and nature strip grass rectification works shown on the endorsed streetscape plan must be completed and approved by the responsible authority. If the responsible authority agrees to defer the completion of streetscape works before the issue of an occupancy certificate, the outstanding streetscape works must be bonded to the satisfaction of the responsible authority.

Construction management plan

16. Before any works associated with the development start, a construction management plan must be approved and endorsed by the responsible authority. The plan must include:
- a) measures to control erosion and sediment and sediment laden water runoff including the design details of structures
 - b) include measures to reduce the impact of noise, dust and other emissions created during the construction process.
 - c) measures to prevent the spread of environmental weeds and pathogens
 - d) the location of any construction wastes, equipment, machinery, and/or earth to be stored/stockpiled during construction
 - e) where access to the site for construction vehicle traffic including parking will occur
 - f) the location of any temporary buildings or yards
 - g) submission of a Traffic Management Plan.

The construction works on the land must be undertaken in accordance with the endorsed construction management plan to the satisfaction of the responsible authority.

Stormwater management plan

17. Before any works associated with the development start, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must:

- a) include details of the proposed stormwater management system, including drainage works and retention and discharges of stormwater to the drainage system
- b) show the development as a whole with legal point/s of discharge approved by the responsible authority and any other statutory authority from which approval must be received for the discharge of drainage
- c) show the stormwater runoff from all buildings, tanks and paved areas drained to a legal point of discharge
- d) include details of stormwater detention system to ensure 1 per cent annual exceedance probability post-development flows are restricted to pre-development level of 20 per cent annual exceedance probability
- e) demonstrate how the objectives of the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999) are satisfied
- f) include all stormwater drains required to the legal point of discharge and that pass through land other than the land within the boundaries of the development constructed at no cost to the responsible authority
- g) show that the gross pollutant trap and maintenance is the responsibility of the owner of land
- h) include any on-site detention system designed by a suitably qualified civil drainage engineer.

Parking and access

18. Before the development is occupied and the permitted use starts, the areas set aside for the parking of vehicles and access driveways as shown on the endorsed plans must be:
- a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans and suitably sign posted
 - c) surfaced with an all-weather sealcoat or treated to the satisfaction of the responsible authority to prevent dust and gravel from being emitted from the site
 - d) drained
 - e) line marked to indicate each car space and all access lanes in accordance with Australian Standard Line Marking AS 1742.2:2009.
 - f) clearly marked to show the direction of traffic along access lanes and driveways
 - g) lit at night

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

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

The developer must install fully sealed pavements with kerb and channel, to dimensions generally in accordance with the endorsed plans for the internal road.

Pedestrian crossing

19. Before the permitted use commences, a raised pedestrian crossing must be installed at the existing Neal Street crossing in accordance with *VicRoads Supplement to AS 1742.10.2009 Manual of Uniform Traffic Control Devices Part 10: Pedestrian Control and Protection*, or to the satisfaction of the responsible authority.

Polluted drainage and run-off

20. Polluted drainage must be treated and/or absorbed on the site from which it emanates to the satisfaction of the responsible authority. Polluted drainage must not be discharged beyond the boundaries of the development from which it emanates or into a watercourse or easement drain.
21. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses. Soil erosion control measures must be employed throughout the works to the satisfaction of the responsible authority.

Notification of permit conditions

22. Before works associated with the development start, the permit holder must advise all persons undertaking the vegetation removal or works on-site of all relevant permit conditions and associated statutory requirements or approvals.

Detailed site plan

23. Before works associated with the development start, a detailed site plan must be submitted to and approved by responsible authority. The site plan must show all native vegetation to be retained, including their respective dimensioned tree protection zone and structural root zone, inclusive of tree protection zone notations in accordance with condition ~~30~~¹.
24. No other native vegetation must be removed, damaged, destroyed, felled, lopped or uprooted other than the native vegetation shown on the endorsed site plan and included in the native vegetation removal report unless otherwise agreed in writing by the responsible authority.

Native vegetation offsets

25. [Prior to the removal of any native vegetation, the permit holder must submit an amended Native Vegetation Removal Report to the satisfaction of the Responsible Authority. The report must correct the circumference of tree 35 and recalculate the offset based on this correction.](#)
26. To offset the removal of 0.031 hectares of native vegetation or any variation of that amount which transpires from the amended NVRP required by condition ~~1~~²⁵, the permit holder must secure a native vegetation offset that meets all the following:
 - a) A general offset of 0.005 general habitat units or any variation of that amount which transpires from the amended NVRP required by condition 1
 - b) located within the Port Phillip and Westernport Catchment Management Authority or Macedon Ranges municipal district

- c) have a strategic biodiversity value score of at least 0.080 (or any variation of that amount which transpires from the amended NVRP required by condition 1)

provide protection for at least one (1) small tree or a tree of a size as transpires from the amended NVRP.

must be in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).

27. Before any native vegetation is removed, evidence that the required offset for the development has been secured must be provided to the satisfaction of the responsible authority. This evidence must be an established first party offset site. This must include:

- (a) a security agreement signed by both parties, and
(b) a management plan detailing the 10-year management actions and ongoing management of the site

to the satisfaction of the by the responsible authority.

Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification

and/or

- (c) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.

A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

Weed prevention

28. All construction and maintenance equipment, earth moving equipment and associated machinery must be made free of soil, seed, and plant material before taken onto the works site and again before being removed from the works site to the satisfaction of the responsible authority. This is to help prevent the spread of noxious weeds listed under the *Catchment and Land Protection Act 1994*.

Tree protection fences

29. Before works associated with the development start, including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, the erected tree protection fences must be inspected and approved by the responsible authority.
30. The following actions must not be undertaken in any tree protection zone as identified on the endorsed plan:
- a) materials, paving or construction works within the tree protection zone
b) excavated for underground services within the tree protection zone
c) materials or equipment storage within the tree protection zone

- d) nothing is to be attached to any tree (including temporary service wires, nails, screws or any other fixing device)
 - e) open cut trenching or excavation works (whether or not for laying of services) undertaken within the tree protection zone
 - f) changes to the soil grade level within the tree protection zone to the satisfaction of the responsible authority.
31. Any excavations within the tree protection zone of retained trees must be undertaken by hand or by approved non-destructive techniques suitable in the vicinity of trees in accordance with Section 9 of Australian Standard *AS4373-2007 Pruning of Amenity Trees*, and must only be undertaken by, or directed and supervised by, a suitably qualified arborist (minimum Australian Qualifications Framework Level 4) for endorsed works or for works subsequently approved by the responsible authority.
32. Before works associated with the development start, including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, a tree protection management plan prepared by suitably qualified level 5 arborist must be submitted to the satisfaction of responsible authority. The report must:
- a) detail the tree protection measures undertaken for all phases of demolition and construction
 - b) include a site plan showing the tree protection zones
 - c) show all trees to be protected with tree protection fencing, including all existing street trees adjacent to the subject site
 - d) show native vegetation “no go zones”
 - e) include tree protection signage
 - f) show construction staging relating to all tree management works
 - g) include a level 5 project arborist inspection timeframe and a compliance check list
 - h) include milestone reporting to the responsible authority relating to tree works at each construction stage.

Expiry – use and development

33. This permit will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the issued date of this permit.
 - b) The development is not completed within 4 years of the issued date of this permit.
 - c) The use does not start within 2 years of the completion of the development.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.



Macedon Ranges
Shire Council

PO Box 151
KYNETON Vic 3444
Tel: (03) 5422 0333

Email: mrsc@mrsc.vic.gov.au

Form 9

Section 96J

**PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING
AND ENVIRONMENT ACT 1987**

PERMIT NUMBER: PLN/2022/354

PLANNING SCHEME: Macedon Ranges Planning Scheme

RESPONSIBLE AUTHORITY: Macedon Ranges Shire Council

ADDRESS OF THE LAND: 5 (part of), 8 Neal Street, 80 (part of) Hamilton Street and 1A to 10A/61 Robertson Street, Gisborne (Lot 8 on LP058420, land in CP166202N, Lot 1 on LP205979, Lot 1 on PS335823K and Lot 7 on LP58420)

THE PERMIT ALLOWS:

Use and development of the land for a retirement village and removal of native vegetation and alteration of access to a road in the Transport Zone 2.

Planning Scheme Clause No.	Description of what is allowed
32.08-2	Use of the land for a retirement village
32.08-10	Construct a building or construct or carry out works for a retirement village
43.02-2	Construct a building or construct or carry out works
52.17-1	Remove native vegetation
52.29-2	Alter an access to a road in a Transport Zone 2

Amended and endorsed plans – changes required

1. Before the use and development starts, amended plans must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans submitted with the application but modified to show the following details, to the satisfaction of the responsible authority:
 - a) the changes to apartment 1, apartment 2, communal pavilion (club house), bowling green, village green, RD02, turn around area to the east of RD05 and car parks as reflected in the plans described as:
 - i. Retirement Village Development – Ground Floor Plan, drawing number TP101, revision 04 – WIP prepared by Demaine.
 - ii. Retirement Village Development – First Floor Plan, drawing number TP102, revision 04 – WIP prepared by Demaine.

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- iii. Retirement Village Development – Second Floor Plan, drawing number TP103, revision 04 – WIP prepared by Demaine.
 - iv. Retirement Village Development – Roof Plan, drawing number TP104, revision 04 – WIP prepared by Demaine.
 - v. Retirement Village Development – Elevations 01, drawing number TP201, revision 02 – WIP prepared by Demaine.
- b) modifications that improve the accessibility and entrance to the dwelling (typology RV06) to the west of the club house as shown on plans referred to in condition 1(a)
 - c) footpath alignments which ensure safe pedestrian access
 - d) external lighting scheme as required by condition 4 of this permit
 - e) requirements of the waste management plan as required by condition 5 of this permit
 - f) requirements of the stormwater management plan as required by condition 17 of this permit
 - g) a new pedestrian crossing along Neal Street close to the crossover as required by condition 19 of this permit
 - h) an updated native vegetation removal report (NVRP)
 - i) modifications to provide turning arrangements to serve the internal and terminating road within the development (the section of roads 4 and 5 in 1(a)) to ensure CFA emergency vehicles up to a maximum length of 8.8 metres can leave the site in a forward direction.
 - j) provision of a fire hydrant that meets the requirements in the *Design Requirements for Vehicle Access and Water Supply Requirements in Residential Developments* (CFA, 2022)
 - k) dimensions of garages to align with the following:
 - vi. RV01, RV02, RV05 and RV07 satisfy the requirements of Clause 52.06 of the Scheme.
 - vii. RV06 dwellings with double garage doors have a garage door in accordance with the requirements of the Scheme and having regard to the Australian Standard.
 - viii. RV04 dwellings with single garage doors have a garage door opening width in accordance with the requirements of the Scheme and having regard to the Australian Standard.

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- ix. all other single garage door openings in accordance with the requirements of the Scheme and having regard to the Australian Standard.
- l) car spaces in Apartments 1 and 2 be in accordance with the Scheme
- m) dimensions of the parallel visitor car spaces amended to satisfy the requirements of the relevant Australian Standard
- n) the removal of one of the resident car spaces in the Apartment 1 car park to deliver unobstructed access to the stores or redesign of the stores to ensure appropriate access to the stores
- o) the Neal Street access and internal roadway be in accordance with the Scheme
- p) internal roadways providing access to the garages of the RV04 and RV06 dwellings provided with pedestrian visibility triangles in accordance with the Scheme
- q) the building line to the Apartment 2 car park with permeability to ensure that 50% of the pedestrian visibility triangle in accordance with the Scheme
- r) for footpaths, flat sections be provided on any 1:20 section of the footpath at 15m intervals.

Development not altered

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Landscape plan

- 3. Before the development starts, an amended landscape plan must be approved and endorsed by the responsible authority. When approved, the plan will be endorsed and will then form part of this permit. The landscape plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the plan submitted with the application but modified to show:
 - a) the locations of all proposed street tree planting within the Robertson Street nature strip and the adjacent existing carpark including:
 - i. trees spaced at a minimum of (10) metres or infill between existing trees evenly, whichever is the lesser
 - ii. street tree species selection to be consistent with the existing surrounding character, be of a size suitable for nature strip widths at maturity, and climatically suited to the Shire of Macedon Ranges
 - b) new street trees in locations with offsets from infrastructure as per Council's *Tree Management Policy, 2022*
 - c) a plant schedule for proposed street tree species showing minimum supply size of 45

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litres/1.6 metre in height

- d) an advanced tree planting detail with a minimum 26 litres Greenwell water saver and number 3 hardwood stakes or a tree coach® system
- e) the following notations:
 - iii. street tree planting is to occur between April and September to maximise establishment and survival.
 - iv. street tree locations shown on this plan are a guide only and may require adjustment to coordinate with final service locations, Powercor requirements, and 'as constructed' infrastructure.
 - v. before installed, street tree locations are to be set out and approved on the land by the responsible authority.
 - vi. it is the responsibility of the contractor to confirm the location of all underground services before any excavation starts.
- f) the location of all existing street trees adjacent to the site
- g) any street trees proposed for removal from the site clearly designated
- h) details of tree protection zones for all street trees

External lighting scheme

- 4. Before the development starts, an external lighting scheme must be approved and endorsed by the responsible authority. When approved, the lighting scheme will be endorsed and will then form part of this permit. The lighting plan must be prepared to the satisfaction of the responsible authority and specify the:
 - a) location of any lighting
 - b) lighting types and any means of construction
 - c) illumination levels and means of baffling for the lighting type to ensure avoidance of adverse effects to nearby residential properties and the river reserve
 - d) hours of operation of lighting.

External lighting must be installed prior to the commencement of the use and operated in accordance with the plan to the satisfaction of the responsible authority.

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Waste management plan

5. Before the development starts, a waste management plan must be approved and endorsed by the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The waste management plan must be to the satisfaction of the responsible authority and include the following:
- a) locations and dimensions of the waste collection areas
 - b) screening of the waste collection areas
 - c) the number of bins to be provided
 - d) method of waste and recyclables collection
 - e) hours of waste and recyclables collection
 - f) method of presentation of bins for waste collection
 - g) accessibility by waste collection vehicles
 - h) private collection contractors
 - i) maximum size of collection vehicles
 - j) the following notation:
 - i. waste collection from the development must be carried out in accordance with the plan to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary these requirements.

Deliveries and waste collection

6. Deliveries and waste collection must only take place between the hours of 8am to 6pm between Monday to Friday.

Operation of facilities

7. The facilities provided within the retirement village including the clubhouse, café, bar, hairdressing and beauty services, must only be accessed by retirement village residents and visitors only and not for general public access.

General amenity

8. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
- a) transport of materials, good or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil

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- d) presence of vermin.

Development contributions

9. Before an occupancy permit is issued under the *Building Act 1993*, the applicant must:
- pay the amount of the levy required under the *Gisborne Development Contributions Plan* (SGS Economics and Planning, December 2023) to the responsible authority; or
 - enter into an agreement with the responsible authority to pay the amount of the levy within a time specified in the agreement.

Storage of goods

10. Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare to the satisfaction of the responsible authority. Provision must be made for the storage and disposal of garbage to the satisfaction of the responsible authority. All garbage storage areas must be screened from public view.

Exterior plant equipment

11. No exterior plant equipment is to be placed on the roof of the development so as to be visible from nearby residential properties and public land to the satisfaction of the responsible authority.

Tree protection fencing

12. Before the development starts (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), tree protection fencing must be erected by the applicant around any trees identified for retention on the endorsed landscape plan:
- to the satisfaction of the responsible authority
 - in accordance with the approved tree protection zone(s)
 - to form a visual and physical barrier
 - to be a minimum height of 1.5 metres above ground level
 - to include signage clearly marked "tree protection zone – no entry" on all sides.
13. Once erected and approved by the responsible authority, the tree protection fencing must be maintained in good condition and may only be removed upon completion of all development works, to the satisfaction of the responsible authority. Should temporary access be necessary within the tree protection zone during the period of construction, the responsible authority must be informed before relocating the fence (as it may be necessary to undertake additional root protection such as bridging over with timber).

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Environmental management plan

14. Before the development starts, an environmental management plan must be approved and endorsed by the responsible authority. The plan must:
- a) detail how issues such as erosion prevention, temporary drainage, dust generation, and sediment control will be managed on-site during the operation of the permitted use
 - b) include details of a contact person/site manager so that this person can be easily contacted should any issues arise.

Streetscape works

15. Before the issue of an occupancy certificate for the development, the tree planting and nature strip grass rectification works shown on the endorsed streetscape plan must be completed and approved by the responsible authority. If the responsible authority agrees to defer the completion of streetscape works before the issue of an occupancy certificate, the outstanding streetscape works must be bonded to the satisfaction of the responsible authority.

Construction management plan

16. Before any works associated with the development start, a construction management plan must be approved and endorsed by the responsible authority. The plan must include:
- a) measures to control erosion and sediment and sediment laden water runoff including the design details of structures
 - b) include measures to reduce the impact of noise, dust and other emissions created during the construction process.
 - c) measures to prevent the spread of environmental weeds and pathogens
 - d) the location of any construction wastes, equipment, machinery, and/or earth to be stored/stockpiled during construction
 - e) where access to the site for construction vehicle traffic including parking will occur
 - f) the location of any temporary buildings or yards
 - g) submission of a Traffic Management Plan.

The construction works on the land must be undertaken in accordance with the endorsed construction management plan to the satisfaction of the responsible authority.

Stormwater management plan

17. Before any works associated with the development start, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must:
- a) include details of the proposed stormwater management system, including drainage works and retention and discharges of stormwater to the drainage system

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- b) show the development as a whole with legal point/s of discharge approved by the responsible authority and any other statutory authority from which approval must be received for the discharge of drainage
- c) show the stormwater runoff from all buildings, tanks and paved areas drained to a legal point of discharge
- d) include details of stormwater detention system to ensure 1 per cent annual exceedance probability post-development flows are restricted to pre-development level of 20 per cent annual exceedance probability
- e) demonstrate how the objectives of the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999) are satisfied
- f) include all stormwater drains required to the legal point of discharge and that pass through land other than the land within the boundaries of the development constructed at no cost to the responsible authority
- g) show that the gross pollutant trap and maintenance is the responsibility of the owner of land
- h) include any on-site detention system designed by a suitably qualified civil drainage engineer.

Parking and access

18. Before the development is occupied and the permitted use starts, the areas set aside for the parking of vehicles and access driveways as shown on the endorsed plans must be:
- a) constructed
 - b) properly formed to such levels that they can be used in accordance with the plans and suitably sign posted
 - c) surfaced with an all-weather sealcoat or treated to the satisfaction of the responsible authority to prevent dust and gravel from being emitted from the site
 - d) drained
 - e) line marked to indicate each car space and all access lanes in accordance with Australian Standard Line Marking AS 1742.2:2009.
 - f) clearly marked to show the direction of traffic along access lanes and driveways
 - g) lit at night

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

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

The developer must install fully sealed pavements with kerb and channel, to dimensions generally in accordance with the endorsed plans for the internal road.

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Pedestrian crossing

19. Before the permitted use commences, a raised pedestrian crossing must be installed at the existing Neal Street crossing in accordance with *VicRoads Supplement to AS 1742.10.2009 Manual of Uniform Traffic Control Devices Part 10: Pedestrian Control and Protection*, or to the satisfaction of the responsible authority.

Polluted drainage and run-off

20. Polluted drainage must be treated and/or absorbed on the site from which it emanates to the satisfaction of the responsible authority. Polluted drainage must not be discharged beyond the boundaries of the development from which it emanates or into a watercourse or easement drain.
21. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses. Soil erosion control measures must be employed throughout the works to the satisfaction of the responsible authority.

Notification of permit conditions

22. Before works associated with the development start, the permit holder must advise all persons undertaking the vegetation removal or works on-site of all relevant permit conditions and associated statutory requirements or approvals.

Detailed site plan

23. Before works associated with the development start, a detailed site plan must be submitted to and approved by responsible authority. The site plan must show all native vegetation to be retained, including their respective dimensioned tree protection zone and structural root zone, inclusive of tree protection zone notations in accordance with condition 30.
24. No other native vegetation must be removed, damaged, destroyed, felled, lopped or uprooted other than the native vegetation shown on the endorsed site plan and included in the native vegetation removal report unless otherwise agreed in writing by the responsible authority.

Native vegetation offsets

25. Prior to the removal of any native vegetation, the permit holder must submit an amended Native Vegetation Removal Report to the satisfaction of the Responsible Authority. The report must correct the circumference of tree 35 and recalculate the offset based on this correction.
26. To offset the removal of 0.031 hectares of native vegetation or any variation of that amount which transpires from the amended NVRR required by condition 25 the permit holder must secure a native vegetation offset that meets all the following:

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- a) A general offset of 0.005 general habitat units or any variation of that amount which transpires from the amended NVRP required by condition 1
- b) located within the Port Phillip and Westernport Catchment Management Authority or Macedon Ranges municipal district
- c) have a strategic biodiversity value score of at least 0.080 (or any variation of that amount which transpires from the amended NVRP required by condition 1)

provide protection for at least one (1) small tree or a tree of a size as transpires from the amended NVRP.

must be in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).

27. Before any native vegetation is removed, evidence that the required offset for the development has been secured must be provided to the satisfaction of the responsible authority. This evidence must be an established first party offset site. This must include:
- (a) a security agreement signed by both parties, and
 - (b) a management plan detailing the 10-year management actions and ongoing management of the site

to the satisfaction of the by the responsible authority.

Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification

and/or

- (c) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.

A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

Weed prevention

28. All construction and maintenance equipment, earth moving equipment and associated machinery must be made free of soil, seed, and plant material before taken onto the works site and again before being removed from the works site to the satisfaction of the responsible authority. This is to help prevent the spread of noxious weeds listed under the *Catchment and Land Protection Act 1994*.

Tree protection fences

29. Before works associated with the development start, including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, the erected tree protection fences must be inspected and approved by the responsible authority.

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30. The following actions must not be undertaken in any tree protection zone as identified on the endorsed plan:
- a) materials, paving or construction works within the tree protection zone
 - b) excavated for underground services within the tree protection zone
 - c) materials or equipment storage within the tree protection zone
 - d) nothing is to be attached to any tree (including temporary service wires, nails, screws or any other fixing device)
 - e) open cut trenching or excavation works (whether or not for laying of services) undertaken within the tree protection zone
 - f) changes to the soil grade level within the tree protection zone to the satisfaction of the responsible authority.
31. Any excavations within the tree protection zone of retained trees must be undertaken by hand or by approved non-destructive techniques suitable in the vicinity of trees in accordance with Section 9 of Australian Standard *AS4373-2007 Pruning of Amenity Trees*, and must only be undertaken by, or directed and supervised by, a suitably qualified arborist (minimum Australian Qualifications Framework Level 4) for endorsed works or for works subsequently approved by the responsible authority.
32. Before works associated with the development start, including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, a tree protection management plan prepared by suitably qualified level 5 arborist must be submitted to the satisfaction of responsible authority. The report must:
- a) detail the tree protection measures undertaken for all phases of demolition and construction
 - b) include a site plan showing the tree protection zones
 - c) show all trees to be protected with tree protection fencing, including all existing street trees adjacent to the subject site
 - d) show native vegetation “no go zones”
 - e) include tree protection signage
 - f) show construction staging relating to all tree management works
 - g) include a level 5 project arborist inspection timeframe and a compliance check list
 - h) include milestone reporting to the responsible authority relating to tree works at each construction stage.

Expiry – use and development

33. This permit will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the issued date of this permit.
 - b) The development is not completed within 4 years of the issued date of this permit.
 - c) The use does not start within 2 years of the completion of the development.

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In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

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• **IMPORTANT INFORMATION ABOUT THIS PERMIT**

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit. The permit was granted by the Minister under section 96I of the Planning and Environment Act 1987 on approval of Amendment No.C147macr to the Macedon Ranges Planning Scheme.

WHEN DOES A PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development, or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the Planning and Environment Act 1987, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

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Planning and Environment Act 1987

Macedon Ranges Planning Scheme

Amendment C147macr

Planning Permit Application No. PLN/2022/354

Explanatory Report

Overview

The combined amendment and planning permit application seeks to facilitate the development of a retirement village on land bound by Robertson Street, Neal Street and Hamilton Street in Gisborne.

The amendment seeks to apply the Design and Development Overlay, Schedule 17 to the land and rezones part of the land from the Special Use Zone, Schedule 4 (Private Hospital) to the General Residential Zone, Schedule 1. In addition, the amendment proposes to amend Clause 11.01-1L of the Macedon Ranges Planning Scheme to insert a new Gisborne/New Gisborne Framework Plan to identify the land as a preferred area for medium density housing and to correct a labelling error with the General Residential Zone label.

The amendment also facilitates the removal of the restrictive covenant from Lot 1 on Plan of Subdivision 205979T to which the amendment applies, by modifying the Schedule to Clause 52.02 of the Macedon Planning Scheme.

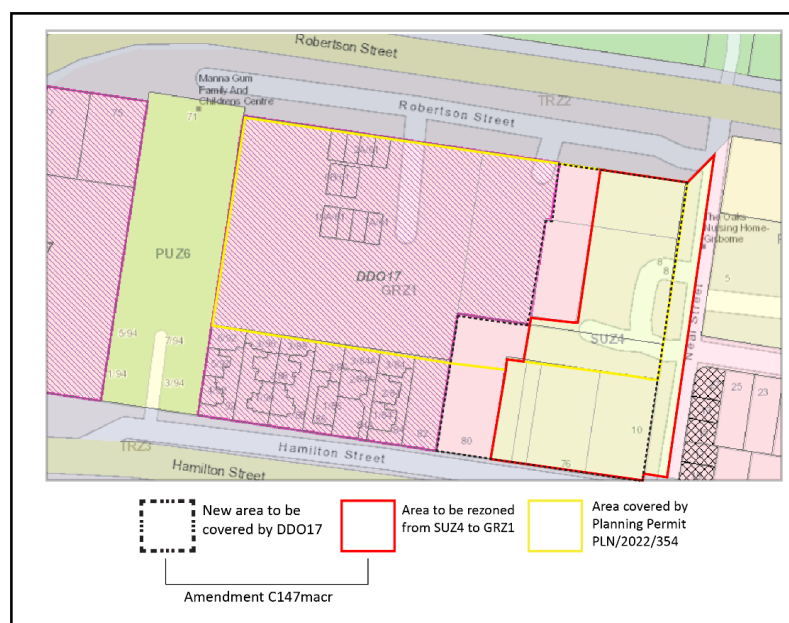


Figure 1: Land subject to Amendment C147macr and Permit Application PLN/2022/354.

In addition to the amendment, approval for a concurrent planning permit application PLN/2022/354 is being sought for part of 5 Neal Street, Gisborne, 8 Neal Street, Gisborne, 80 Hamilton Street, Gisborne and 1A to 10A (inclusive)/61 Robertson Street, Gisborne.

The planning permit application seeks approval for the use and development of land for a retirement village, the removal of native vegetation (one tree) and alterations to access to a Transport Zone 2 (TRZ2 – Principal road network).

Where you may inspect this amendment

The amendment can be inspected free of charge at the Macedon Ranges Shire Council website at www.mrsc.vic.gov.au.

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Macedon Ranges Shire Council offices at:

- Kyneton Council Office, 129 Mollison Street, Kyneton.
- Gisborne Council Office, 40 Robertson Street, Gisborne.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Macedon Ranges Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Anglican Aged Care Services Group (trading as Benetas).

Land affected by the amendment

The amendment applies to approximately 15,433 square metres of land described as:

- Part of 5 Neal Street, Gisborne known as Lot 8 on LP58420
- Part of 8 Neal Street, Gisborne known as land in CP166202 and Lot 1 on LP205979
- 76 and 78 Hamilton Street, Gisborne known as Lot 1 on TP236007G, Lot 1 on TP561612X, Lot 2 on TP561612X and Lot 1 on TP318877T
- 80 Hamilton Street, Gisborne known as Lot 7 on LP58420

- Part of the Neal Street road reserve in Gisborne.

The amendment is a combined planning permit application and planning scheme amendment under section 96A of the *Planning and Environment Act 1987* (the Act).

The planning permit application applies to land described as:

- 5 Neal Street, Gisborne known as Lot 8 on LP058420
- Part of 8 Neal Street, Gisborne known as land in CP166202, Lot 1 on LP205979 and Lot 1 on PS335823K.
- Part of 80 Hamilton Street, Gisborne known as Lot 7 on LP58420
- 1A to 10A (inclusive)/61 Robertson Street, Gisborne known as Lot 1 on PS335823K.

The affected land is shown on the Figure 2 below and is approximately 2.25 hectares in area.

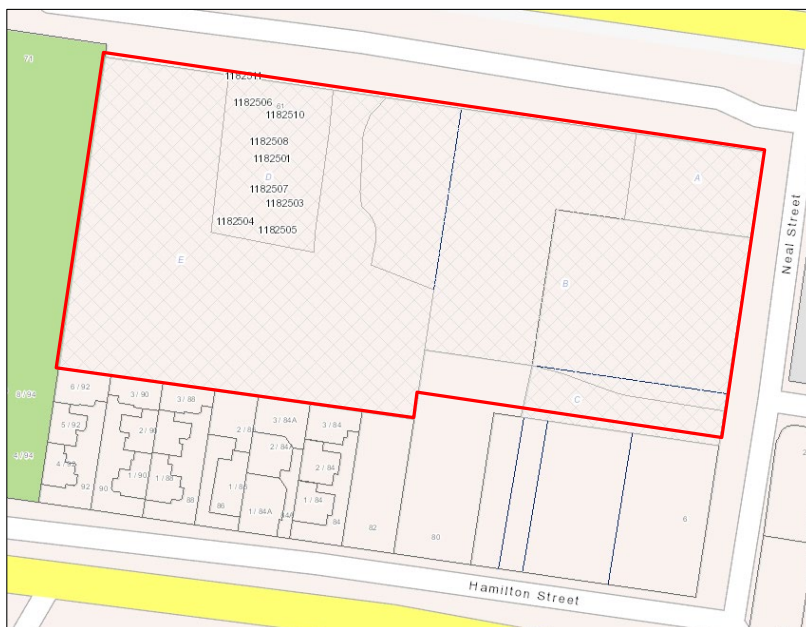


Figure 2: Land subject to the permit application under Amendment C147macr.

The part of the land that is subject to the amendment, Lot 1 on LP205979 forms part of land known as 61 Robertson Street, is subject to a Restrictive Covenant (N077525L).

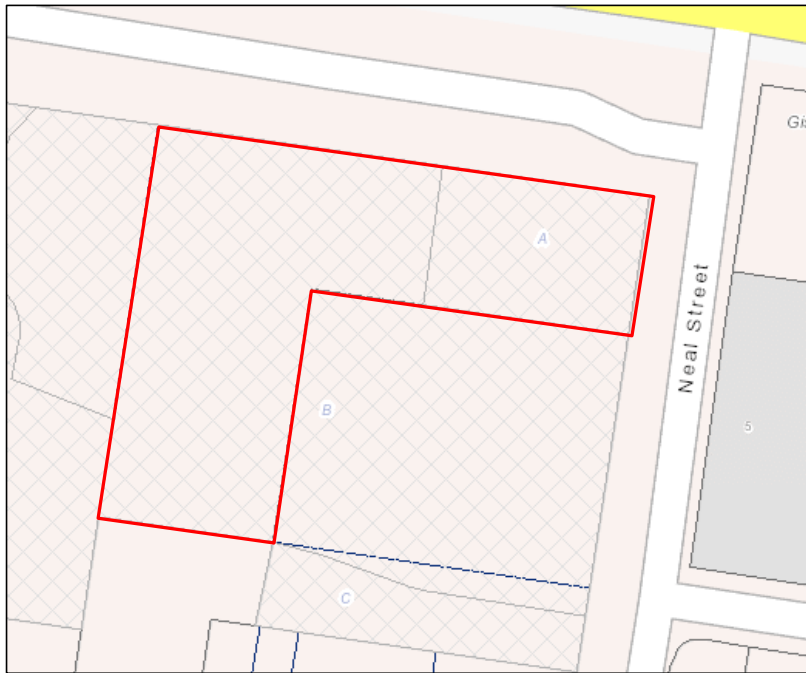


Figure 3: Land subject to Covenant N077525L (Lot 1 on LP205979).



Figure 4: Annotated aerial photograph of the amendment and permit site.

The land subject to the amendment forms part of a larger parcel of land that is described as part of 5 Neal Street Gisborne, 8 Neal Street Gisborne, 78 & 80 Hamilton Street Gisborne and 1A to 10A (inclusive)/61 Robertson Street Gisborne. The overall site has an area of approximately 3.78 hectares.

As shown in Figure 4 above, the overall site currently provides for a 75-bed aged care facility in the northeast part of the land, which is known as Gisborne Oaks, together with affordable retirement accommodation units within the northwest corner of the land.

The former Gisborne and District Bush Nursing Hospital lies within the southeast corner of the land. The former hospital building is now used to provide a “Lifestyle Enhancement Program” run by Macedon Ranges Health Services as well as providing medical consulting rooms and an opportunity shop.

Both the Gisborne Oaks facility and the former Gisborne and District Bush Nursing Hospital are located within the Special Use Zone, Schedule 4 (Private Hospital).

What the amendment does

The amendment proposes to:

- Rezone land described as part of 5 Neal Street, Gisborne, 8 Neal Street, Gisborne, 78 Hamilton Street, Gisborne and part of the Neal Street road reserve in Gisborne from the Special Use Zone, Schedule 4 (Private Hospital) to the General Residential Zone, Schedule 1 (GRZ1) as shown on Planning Scheme Map No. 36 and on Figure 5 below.
- Apply the Design and Development Overlay, Schedule 17 (DDO17) to all of the affected land except the Neal Street road reserve as shown on Planning Scheme Map No. 36DDO and Figure 6 below.
- Amend Clause 11.01-1L in the Macedon Ranges Planning Scheme to insert a new Gisborne/New Gisborne Framework Plan – to identify the land as preferred area for medium density housing and correct an error identified in the General Residential Zone label within the map legend.
- Amend the Schedule to Clause 52.02 of the Macedon Planning Scheme to remove the restrictive covenant from Lot 1 on Plan of Subdivision 205979T forming part of the affected land.

The planning permit application seeks approval for the:

- Use of land a retirement village.
- Construction of building/s and works associated with a retirement village.
- Removal of native vegetation (one tree).
- Alterations to access to a Transport Zone 2 (TRZ2 – Principal road network).

The draft planning permit is attached as a separate document to this explanatory report.

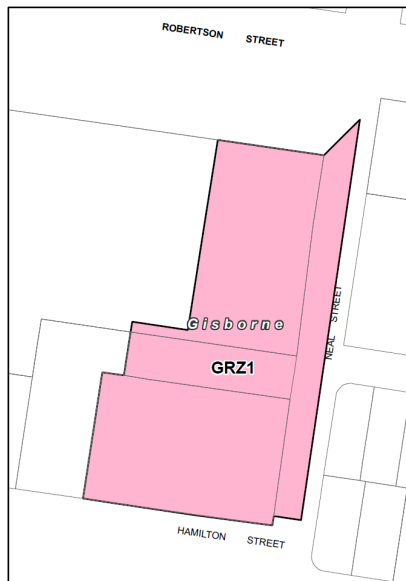


Figure 5: Land to be rezoned to GRZ1.

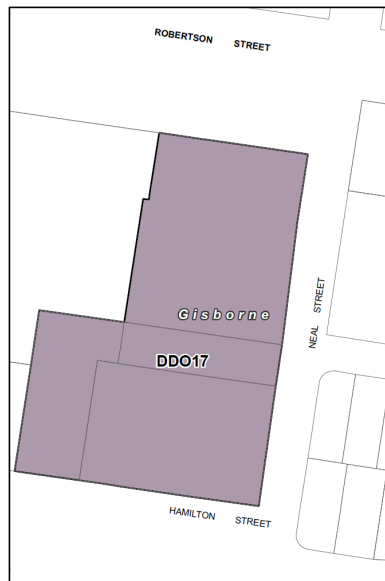


Figure 6: Land subject to the application of the DDO17.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to rezone the affected land that is currently zoned Special Use Zone, Schedule 4 Private Hospital (SUZ4) to the General Residential Zone (GRZ1) so that the land can be developed for a retirement village. The SUZ4 prohibits the use of the land for a retirement village.

The SUZ4 covers the land on which the former Gisborne and District Bush Nursing Hospital operated from 1958 until its closure in 1997. In addition, the Gisborne Oaks aged care facility that is also located on the land is reaching the end of its operational life and is to be replaced by a new aged care facility.

The new aged care facility will be located at the north-west corner of Hamilton and Neal Streets was approved via Planning Permit PLN2022/473/A. The approval provides for a three-storey building that supplies 100 residential aged care beds with associated facilities and car parking.

As such, the SUZ4 is no longer required and the affected land should be rezoned to reflect the adjoining GRZ1 zoning, under which an aged care facility and retirement village are permitted. This is consistent with *A Practitioner’s Guide to Victorian Planning Scheme (April 2020)*, which outlines that a Special Use Zone should only provide for the use of land for a specific purpose and to allow land use requirements to be prescribed for a particular site.

In addition, the existing SUZ4 creates a situation where lots are burdened with two

different zonings and the amendment will ensure that each lot that is subject to the amendment will have only one zone applying to them.

The amendment also applies DDO17 to the land. Currently the DDO17 applies only to the western portion of 8 Neal Street and 1A-10A inclusive/61 Robertson Street Gisborne but is proposed to be applied to the balance of the overall site as part of the amendment to ensure that the planning controls are consistent over the entire site.

The amendment also allows for the removal of the restrictive covenant from Lot 1 on Plan of Subdivision 205979T. Although the wording of the covenant does not expressly allow for the use of the land for a retirement village – trustees representing the estate of the transferee of the land burdened by the covenant have consented to the proposed use and development.

Although the covenant is considered redundant, removing it will ensure any future confusion is avoided.

Consequently, it will be possible for the owner of the lot to lodge a plan of removal of restriction for certification under Section 23 of the *Subdivision Act 1988* showing the restrictive covenant as being removed. Once lodged and registered with the Titles Office, the restrictive covenant affecting the lot will be removed.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment implements the objectives of planning in Victoria as outlined under Section 4(1) and Section 12(1)(a) of the *Planning and Environment Act 1987 (the Act)*. In particular, the amendment implements the following objectives:

- (a) *to provide for the fair, orderly, economic and sustainable use, and development of land.*

The amendment proposes to rezone land to a more appropriate residential zone that reflects the zoning of the existing adjoining land and ensures the orderly use and development of all of the land for a retirement village and aged care facility.

The amendment proposes to amend the Schedule to Clause 52.02 to facilitate the removal of a restrictive covenant from Lot 1 on Plan of Subdivision 205979T to enable the development of a retirement village in accordance with the GRZ1.

- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment facilitates the use and development of land for a retirement village and results in a pleasant, efficient and safe working, living and recreational environment for future workers, residents and visitors to this part of Gisborne.

- (f) *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

The amendment facilitates the use and development of land for a retirement

village in accordance with objectives (a), (b), (c), (d) and (f).

(fa) to facilitate the provision of affordable housing in Victoria.

The combined amendment/permit facilitates a retirement village by a proponent, which is a registered charity under the Australian Charities and Not-For Profits Commission. Benetas provides residential care and support for older Victorians and it is expected that the proposed amendment will facilitate the provision of affordable housing in this part of Victoria.

Under Section 46AZC(2) of the Act, a responsible public entity, in this case the planning authority, must not prepare an amendment to a declared area planning scheme that is inconsistent with the statement of planning policy for that declared area.

The *Macedon Ranges Statement of Planning Policy (SPP)* was approved on 10 December 2019 and gazetted on 12 December 2019.

The amendment is considered consistent with the following objective of the SPP:

- Objective 8 – *To plan and manage growth of settlements in the declared area consistent with the protection of the area's significant landscapes, protection of catchments, biodiversity, ecological and environmental values, and consistent with the unique character, role and function of each settlement.*

The amendment supports and strengthens the role of Gisborne as a regional centre as identified in state and regional planning policies. The proposed amendment supports the provision of additional and more diverse housing that meets housing needs of older residents within the town boundary of Gisborne. The affected land is located in a central location with good access to shops, facilities and services. The proposed rezoning of the affected land to GRZ1 together with the draft permit ensures that the proposed development will respect the landscape values and unique township character of Gisborne.

How does amendment address any environmental, social and economic effects?

The amendment is not expected to result in any significant environmental effects. The combined amendment/permit results in the remove of one tree. To compensate, the draft permit includes conditions for additional landscaping on the affected land and along nature strips. Other environmental effects like construction impacts will be temporary, and external lighting, noise and stormwater drainage are also not expected to be significant and will be managed via conditions on the draft permit.

Overall, the amendment is expected to have positive social and economic benefits for the Macedon Ranges Shire that includes the application of an appropriate zoning to match the ownership, use and intention of the affected land and surrounding land use activities, thereby removing unnecessary planning restrictions that stem from a redundant zone.

The proposed combined amendment/permit allows for the development of the land

for affordable retirement living and provides an integrated retirement and aged facility enabling for ageing in place and the ability for residents to move from independent living, to assisted living and then to more comprehensive care as provided in the aged care facility. The amendment supports the operation of an aged care/retirement living precinct, which will enhance employment opportunities for a wide range of people in Gisborne and the region who would be required to provide care to residents and to manage the facility.

The amendment aligns with the *Macedon Ranges Shire "Participate" Positive Ageing Plan 2020-2025* that identifies the need for the provision of additional retirement and aged care accommodation to meet the growing demand for this type of accommodation. The land is also close to the Gisborne town centre and therefore is well located in terms of access to shops, services and facilities available in the town centre.

Finally, the amendment will have positive social and economic effects by allowing for the removal of existing restrictive covenant which currently limits the appropriate use of the land in accordance with the expectation of the Macedon Ranges Planning Scheme.

Does the amendment address relevant bushfire risk?

The proposed amendment meets Clause 13.02-1S (Bushfire planning) by prioritising the protection of human life over all other policy considerations by directing a vulnerable use and development (i.e., the retirement village) to a low-risk location, being land within the town centre of Gisborne, and in an area that can protect human life before, during and after a bushfire. The affected land is expected to have a low bushfire risk given it is not located within a designated bushfire prone area and is not covered by the Bushfire Management Overlay. The closest land in a designated bushfire prone area is land to the north and north-west along Marram Bulok Creek, Gurrng-Gurrng Creek and Jacksons Creek.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment complies with the requirements of:

- The Ministerial Direction - *The Form and Content of Planning Schemes*.
- Minister's Direction No. 11 - *Strategic Assessment of Amendments*.

The proposed amendment modifies the Schedule to Clause 52.02 and the Schedule is consistent with the template in the Ministerial Direction - *The Form and Content of Planning Schemes* under Section 7(5) of the Act. The proposed amendment also complies with Minister's Direction No. 11 – *Strategic Assessment of Amendments* under Section 12(2)(a) of the Act by evaluating and including in this explanatory report a discussion about how the amendment addresses several strategic considerations.

How does the amendment support or implement the Planning

Policy Framework and any adopted State policy?

The proposed amendment supports one of the purposes of the planning scheme as outlined at Clause 01, which is to provide a clear and consistent framework within which decisions about the use and development of land can be made.

Clause 11 (Settlement) seeks to anticipate and respond to the needs of existing and future communities through the provision of appropriately zoned and serviced land for housing. Planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas and in particular to provide for land that will ensure housing choice and affordability.

Clause 11.01L (Settlement – Gisborne including New Gisborne) seeks to *maintain Gisborne and New Gisborne as a distinctive semi-rural settlement with clear limits to physical urban growth and to contain urban development within the defined township boundary as indicated on the Gisborne/New Gisborne Framework Plan.*

Gisborne is identified as a “regional centre” at Clause 02.03-1 (Settlement) at the top of the settlement hierarchy noting:

- *Gisborne, including New Gisborne, form the major urban centre in the southern end of the shire. The Calder Freeway passes between the townships, with New Gisborne to the north and Gisborne to the south. Both townships share facilities, infrastructure and services, within easy commuting distance of Melbourne. Balancing rapid growth and development with the community’s desire to maintain the semi-rural village character, whilst also providing for sustainable development is a key challenge.*

The framework plan identifies that growth will be directed towards the larger settlements such as Gisborne which have the capacity to accommodate a greater level of change as a result of the services available.

The Gisborne/New Gisborne Outline Framework Plan at Clause 11.01L generally encourages the consolidation of housing opportunities within existing urban areas of the township, particularly within a 400-metre walking distance of the Gisborne town centre.

The proposed amendment supports these strategies and policies by providing opportunities for redevelopment and renewal of underutilised land in an established urban area of Gisborne proximate to facilities and services. The amendment directs growth to Gisborne, which has the capacity to accommodate a greater level of change as a result of the services available.

Clause 15 (Built Environment and Heritage) seeks to achieve urban design and built form outcomes that contribute positively to the local context, create a sense of place and enhance the public realm. The proposed amendment will facilitate the regeneration of the site to create a new and improved retirement living precinct comprising of architecturally designed buildings set in a landscaped setting.

Clause 15.01-1L seeks to *ensure that development in townships respond to key features of existing streetscapes including building materials, colours, height, setbacks,*

bulk, articulation, significant vegetation, site coverage and density.

The proposed amendment will facilitate the regeneration of the land to create a new and improved retirement living precinct comprising of architecturally design buildings in a landscaped setting that will integrate appropriately into the village character of Gisborne.

Clause 16 (Housing) seeks to provide for the provision of additional well-located housing together with a diverse and affordable supply of housing supply. Clause 16.01-1L (Housing Supply – Macedon Ranges) seeks to *facilitate ageing in place* while Clause 16.01-5S seeks to facilitate the development of well-designed and appropriately located residential aged care facilities. As such the amendment is consistent with these clauses given to facilitates a retirement village in a well-located area in the centre of Gisborne.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment implements Clause 02.03-6 (Housing) of the Municipal Planning Strategy, which identifies the increasing demand for greater housing diversity, affordability and proximity to town centres. The amendment implements the strategic direction to *provide for diverse and affordable housing and lot sizes and styles, to meet the requirements of all age groups, household types, income levels, lifestyles and preference, particularly in settlements that have capacity to accommodate growth.*

The proposed amendment provides suitable housing for older people, and enables for ageing in place; noting that Clause 02.03-6 (Housing) identifies that small household size (one or two people) is a large and growing proportion of all households in the shire. The proposed amendment will facilitate the redevelopment of the overall site with a design objective to create an integrated retirement and aged care precinct with continuity of care from active senior to high level care.

The proposed amendment will also improve land use and development outcomes in Gisborne by removing a redundant zone.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions (VPPs) by rezoning land to an appropriate residential zoning and replacing the redundant SUZ4 that applies to the land. The proposed amendment will ensure that a more fit for purpose zone applies to the land to make better use of the site and to facilitate the use and development of land for a retirement village.

The application of the Design and Development Overlay (DDO17) to all of the land forming part of the aged care facility and retirement village will ensure that the planning controls are consistent over the entire site.

The removal of the restrictive covenant via the Schedule to Clause 52.02 is also an

appropriate use of the VPPs given the purpose of this clause is to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

How does the amendment address the views of any relevant agency?

The views of Greater Western Water, Downer and the former Department of Transport (now the Department of Transport and Planning) were sought during the preparation of the combined amendment/permit. Greater Western Water advised that the owner of the land needed to enter into an agreement with Greater Western Water for the provision of water supply and sewerage to the site and Downer and DoT advised that they had no objections.

Further, the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Country Fire Authority and Transport for Victoria were all engaged during the exhibition period of the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment is unlikely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*. A traffic impact assessment has been prepared to support the combined amendment/permit, which identifies that the amendment will not have a significant impact on the transport system as vehicle trip generation will have a negligible impact on the overall network due to differing peak vehicle movement periods and low volumes generated.

The physical components associated with the proposed retirement village such as access, road crossings, cycling and footpaths etc. have been assessment and relevant conditions have been included in the draft permit.

The amendment supports the transport system objectives and decision-making principles set out in the *Transport Integration Act 2010* by:

- Minimising barriers to access for older people in locating the proposed development close to the town centre of Gisborne
- Enabling efficient and effective access for persons and goods to a proposed place of employment and for residents to shops, services and facilities
- Protecting the natural environment promoting active forms of transport, i.e. footpaths and integrated connections
- Maximising access and mobility for older people by locating the proposed development close to the town centre and the local transport network
- Providing opportunities for older people and workers to reduce the need for car movements
- Providing access to different modes of transport both on the site and to and from the site

- Contributing to a safe local transport system that supports community health and wellbeing.

The combined amendment/permit process supports the decision making principle of integrated decision making by streamlining two planning processes into one while still enabling engagement of relevant agencies and the community.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment is not expected to result in unreasonable resource and administrative costs for the responsible authority. The amendment does not result in an increase in planning permit applications or other miscellaneous costs like legal advice.

The replacement of a redundant SUZ4 with the GRZ1 and DDO17 across the entire site will remove the current unwieldy planning controls and provide a more straightforward and consistent planning framework to facilitate a retirement village associated with an aged care facility on the affected land.

The use of the combined amendment/permit process streamlines the planning approvals process into one, which will reduce the administrative burden on the responsible authority, particularly in relation to staff resources and timeframes.

Planning and Environment Act 1987

Macedon Ranges Planning Scheme

Amendment C147macr

Instruction Sheet

The planning authority for this amendment is the Macedon Ranges Shire Council.

The Macedon Ranges Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 36 in the manner shown on the 1 attached map marked "Macedon Ranges Planning Scheme, Amendment C147macr".

Overlay Maps

2. Amend Planning Scheme Map No. 36DDO in the manner shown on the 1 attached map marked "Macedon Ranges Planning Scheme, Amendment C147macr".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

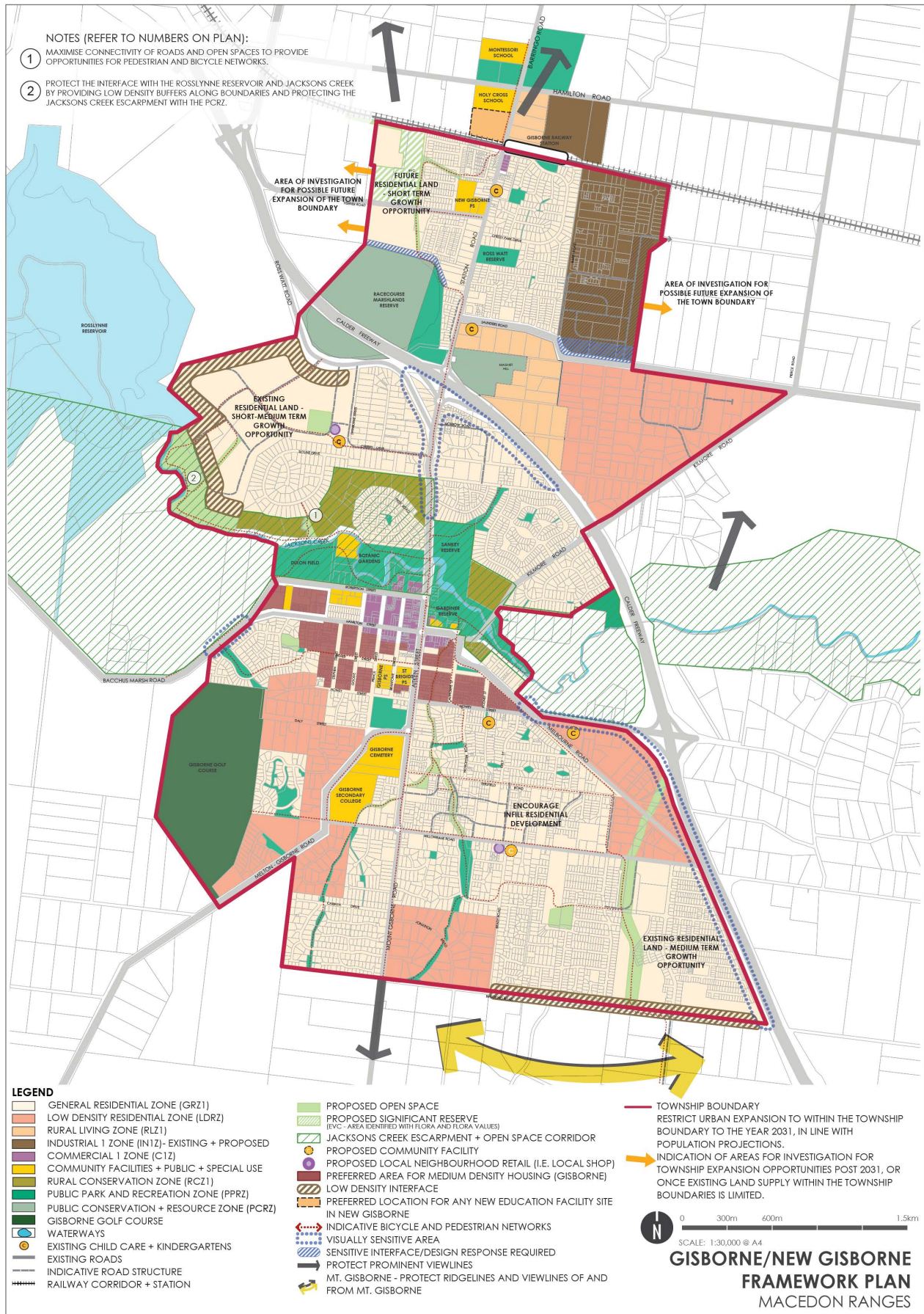
3. In **Planning Policy Framework** – replace Clause 11.01-1L with a new Clause 11.01-1L in the form of the attached document.
4. In **Particular Provisions** – Clause 52.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

OFFICIAL







MACEDON RANGES PLANNING SCHEME

10/09/2021
C131macr

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

1.0

Under Section 23 of the Subdivision Act 1988

Proposed C147macr

Land	Easement or restriction	Requirement
61 Robertson Street Gisborne being Lot 1 on Plan of Subdivision 205979T and being the land described in Certificate of Title Volume 9765 Folio715	The restriction contained in instrument of transfer Number N077525L registered on 8 October 1987	The whole of the restriction is authorised for removal

2.0

Under Section 24A of the Subdivision Act 1988

19/01/2006
VC37

Land	Person	Action
None specified		

3.0

Under Section 36 of the Subdivision Act 1988

19/01/2006
VC37

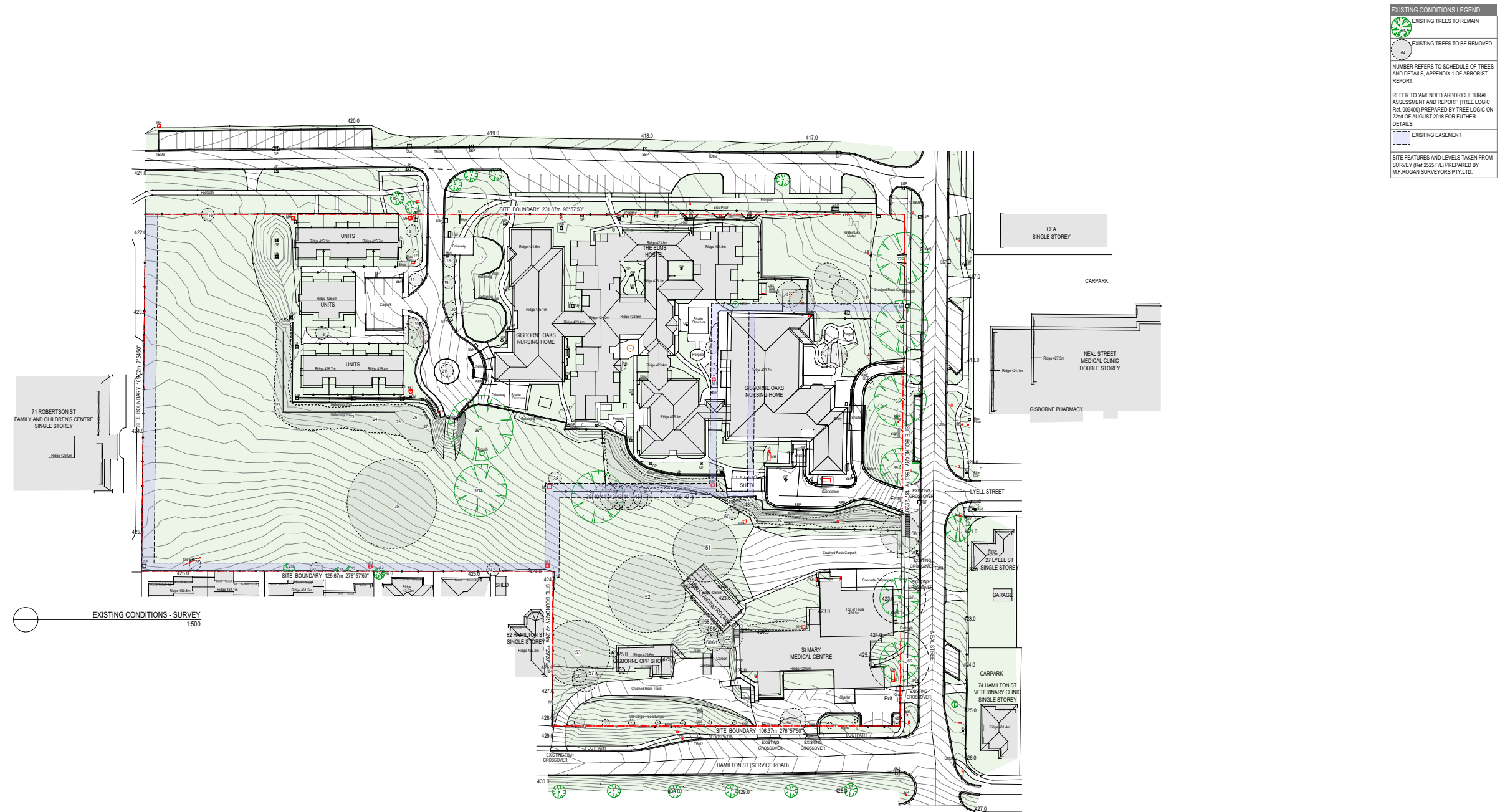
Land	Easement or right of way	Requirement
None specified		

RETIREMENT VILLAGE DEVELOPMENT

5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET &
61 ROBERTSON STREET, GISBORNE

V: Exhibition

LAYOUT ID	LAYOUT NAME	REVISION ID	ISSUE DATE
TP001	COVERSHEET	01	16-Jul-21 6:36 PM
TP002	EXISTING CONDITIONS - SURVEY	01	16-Jul-21 6:36 PM
TP003	SITE ANALYSIS	01	16-Jul-21 6:36 PM
TP004	SITE CONTEXT	01	16-Jul-21 6:36 PM
TP005	DESIGN RESPONSE - STAGE 2	01	16-Jul-21 6:36 PM
TP006	STREETSCAPE ANALYSIS	01	16-Jul-21 6:36 PM
TP007	SITE PHOTOS	01	16-Jul-21 6:36 PM
TP008	TITLE DIAGRAM	01	16-Jul-21 6:36 PM
TP009	SITE PLAN	01	16-Jul-21 6:36 PM
TP101	GROUND FLOOR PLAN	01	16-Jul-21 6:36 PM
TP102	FIRST FLOOR PLAN	01	16-Jul-21 6:36 PM
TP103	SECOND FLOOR PLAN	01	16-Jul-21 6:36 PM
TP104	ROOF PLAN	01	16-Jul-21 6:36 PM
TP105	SHADOW DIAGRAMS 9am, 10am, 12noon	01	16-Jul-21 6:36 PM
TP106	SHADOW DIAGRAMS 2pm, 3pm	01	16-Jul-21 6:36 PM
TP201	ELEVATIONS 01	01	16-Jul-21 6:36 PM
TP202	ELEVATIONS 02	01	16-Jul-21 6:36 PM
TP203	SECTIONS 01	01	16-Jul-21 6:36 PM
TP204	SECTIONS 02	01	16-Jul-21 6:36 PM
TP701	EXTERNAL MATERIAL SCHEDULE	01	16-Jul-21 6:36 PM
TP702	AREA SCHEDULES	01	16-Jul-21 6:36 PM
TP801	ILU 1.A AND ILU 1.B		16-Jul-21 6:36 PM
TP802	ILU 1.C AND ILU 1.D		16-Jul-21 6:36 PM
TP803	ILU 2.A		16-Jul-21 6:36 PM
TP804	ILU 2.B AND ILU 2.C		16-Jul-21 6:36 PM
TP805	ILU 2.D AND ILU 2.E		16-Jul-21 6:36 PM
TP806	ILU 2.F AND ILU 2.G		16-Jul-21 6:36 PM
TP807	ILU 2.H AND ILU 2.J		16-Jul-21 6:36 PM
TP810	RV01 FLOOR PLAN		16-Jul-21 6:36 PM
TP811	RV01 ELEVATIONS		16-Jul-21 6:36 PM
TP812	RV02 FLOOR PLAN		16-Jul-21 6:36 PM
TP813	RV02 ELEVATIONS		16-Jul-21 6:36 PM
TP814	RV03 FLOOR PLAN		16-Jul-21 6:36 PM
TP815	RV03 ELEVATIONS		16-Jul-21 6:36 PM
TP816	RV04 FLOOR PLAN		16-Jul-21 6:36 PM
TP817	RV04 ELEVATIONS		16-Jul-21 6:36 PM
TP818	RV05 FLOOR PLANS		16-Jul-21 6:36 PM
TP819	RV05 ELEVATIONS		16-Jul-21 6:36 PM
TP820	RV06 FLOOR PLAN		16-Jul-21 6:36 PM
TP821	RV06 ELEVATIONS		16-Jul-21 6:36 PM
TP822	RV07 FLOOR PLAN		16-Jul-21 6:36 PM
TP823	RV07 ELEVATIONS		16-Jul-21 6:36 PM

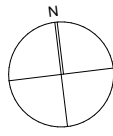


EXISTING CONDITIONS LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- NUMBER REFERS TO SCHEDULE OF TREES AND DETAILS, APPENDIX 1 OF ARBORIST REPORT.
- REFER TO 'AMENDED ARBORICULTURAL ASSESSMENT AND REPORT' (TREE LOGIC Ref: 06040) PREPARED BY TREE LOGIC ON 22nd OF AUGUST 2018 FOR FURTHER DETAILS.
- EXISTING EASEMENT
- SITE FEATURES AND LEVELS TAKEN FROM SURVEY (Ref: 2505 F/L) PREPARED BY M.F. FOGAN SURVEYORS PTY. LTD.

PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
					01			18-Jul-21	Michael Collier



demaine

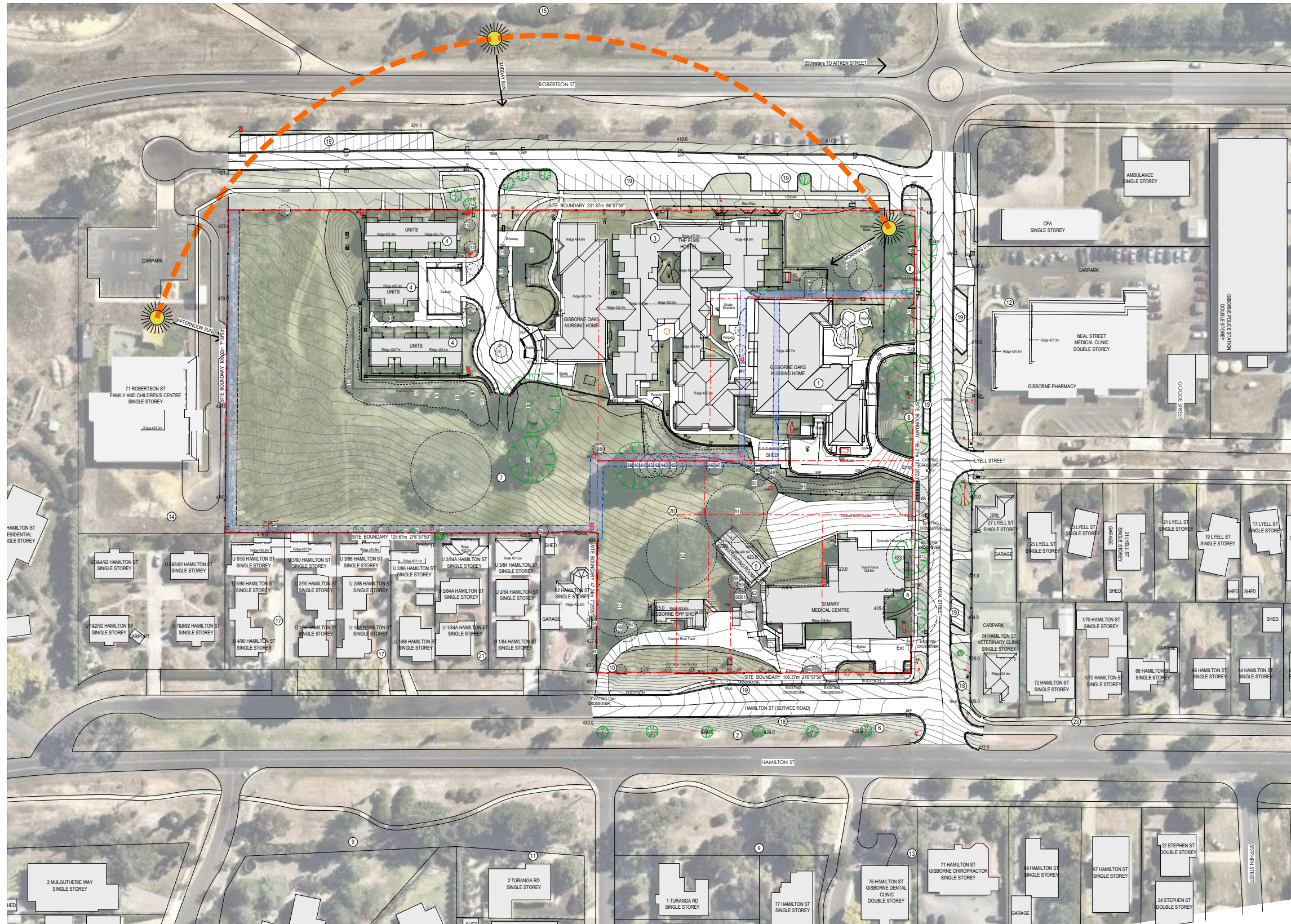
DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 979 ACN 006 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9458 9333 E info@demaine.net.au www.demaine.net.au

CLIENT: **BENETAS** PROJECT: **RETIREMENT VILLAGE DEVELOPMENT** PROJECT NO: **18028** DWG NO: **TP002_01**

ADDRESS: **5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GIBBORNE** DRAWN: **MJ MC SG** DATE: **NOV 19**

DRAWING TITLE: **EXISTING CONDITIONS - SURVEY** SCALE: **1:500@B1**

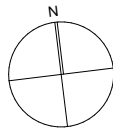
DATE PRINTED: **16 July 2021**



- SITE ANALYSIS**
- EXISTING CONDITIONS**
- 1 EXISTING SINGLE STOREY NURSING HOME
 - 2 ROBERTSON ST ROAD RESERVE WITH SERVICE ROAD - 21 METRES WIDE
 - 3 EXISTING FAMILY CENTRE ACCESSED FROM ROBERTSON STREET SERVICE ROAD
 - 4 EXISTING INDEPENDENT LIVING UNITS
 - 5 EXISTING CONSULTING ROOMS - 30m FROM HAMILTON STREET BOUNDARY
- LANDSCAPE**
- 6 NEAL STREET FEATURES MATURE STREET EXOTIC DECIDUOUS TREE PLANTING, ROBERTSON STREET IMMATURE STREET TREES
 - 7 EXISTING MATURE TREES ON SITE
 - 8 EXISTING MATURE TREES ON NEAL STREET SITE BOUNDARY
 - 9 OPEN LANDSCAPE TO ROBERTSON ST - MAINLY RECREATION OVALS AND SPORTS FACILITIES OPPOSITE SITE
- TOPOGRAPHY**
- 10 SIGNIFICANT SITE FALL - MORE THAN 10 METRES FROM SOUTH TO NORTH
 - 11 ADJOINING BUILDINGS TO EAST AND WEST GENERALLY LEVEL WITH THE SITE, ADJOINING VILLAGES TO SOUTH SUBSTANTIALLY ELEVATED ABOVE SITE
- URBAN CHARACTER AND CONTEXT**
- 12 MACEDON RANGES HEALTH SERVICE - SERVICES COMPLEMENTARY TO AGED CARE AND SENIOR LIVING USES, CONSULTING, INSTITUTIONAL AND COMMERCIAL USES TO EAST
 - 13 AREAS IN TRANSITION FROM RESIDENTIAL TO CONSULTING, COMMERCIAL AND INSTITUTIONAL USES
 - 14 STRONG CHANGE IN CHARACTER BETWEEN INSTITUTIONAL COMMERCIAL PRECINCT AND ADJOINING RESIDENTIAL AREAS - MAINLY MEDICAL USES TO SOUTH AND WEST
 - 15 PUBLIC USES TO NORTH, INCLUDING TENNIS CLUB, CROQUET CLUB AND SOCCER CLUB
 - 16 BUILDING STYLES IN COMMERCIAL / INSTITUTIONAL PRECINCT COMMERCIAL IN CHARACTER, MATERIALS, DETAIL AND LANDSCAPE
 - 17 FAMILY CENTRE TO WEST ON ROBERTSON STREET FRONTAGE - INSTITUTIONAL STYLE BUILDING, SETBACK ON SITE WITH FORECOURT DOMINATED BY CARPARKING
- STREET CHARACTER**
- 18 GENEROUS VERGE TO SURROUNDING STREETS, INCLUDING NATURE STRIPS
 - 19 EXTENSIVE ON STREET PARKING TO ALL ADJOINING STREET FRONTAGES OPPORTUNITY TO RATIONALISE AND SOFTEN WITH ENHANCED LANDSCAPE
 - 20 CURRENT ZONING SUZ AND ORZ - REFER TO TOWN PLANNING REPORT
- BUILDING STYLES, FORMS AND MATERIALS**
- 21 ROOF FORMS AND BUILDING STYLE TO SURROUNDING AREAS - MAINLY TRADITIONAL, PITCHED ROOF RESIDENTIAL BUILDINGS
 - 22 MATERIALS - MAINLY TRADITIONAL MATERIALS INCLUDING BRICK, WEATHERBOARD, CORRUGATED IRON ROOFING AND TILE ROOFING
 - 23 FENCING - MAINLY LOW OR NO FENCING, SEMI TRANSPARENT TRADITIONAL STYLES PICKET, POST AND RAIL, POST AND RAIL
- PREVAILING WINDS TYPICALLY FROM THE NORTH IN SUMMER AND WINTER. MORNING WINDS FROM THE SOUTH WEST IN SUMMER, MAINLY FROM THE NORTH IN WINTER. AFTERNOON WINDS MAINLY FROM THE SOUTH IN SUMMER, FROM THE NORTH IN WINTER.
- LEGEND**
- EXISTING EASEMENT
 - EXTENT OF PROPOSED DEVELOPMENT
 - EXISTING TREES TO REMAIN (NUMBER REFERS TO ARBORETOLOGICAL ASSESSMENT REPORT PREPARED BY TREE LOGIC)
 - EXISTING TREES TO BE REMOVED (NUMBER REFERS TO ARBORETOLOGICAL ASSESSMENT REPORT PREPARED BY TREE LOGIC)
 - EXISTING SITE CONTOUR (427.0m)
- NOTE: TREE NUMBERS DERIVED FROM ARBORETOLOGICAL ASSESSMENT PREPARED BY TREE LOGIC PTY LTD, REF 009460 DATED 22 AUGUST 2016, APPENDIX 1 & 2A.
NOTE: SITE FEATURES AND LEVELS DERIVED FROM SITE SURVEY PREPARED BY M FROGAN SURVEYORS PTY LTD, DRAWING NO. 2005 PL ISSUE 8 DATED 29 SEPTEMBER 2016.

PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY



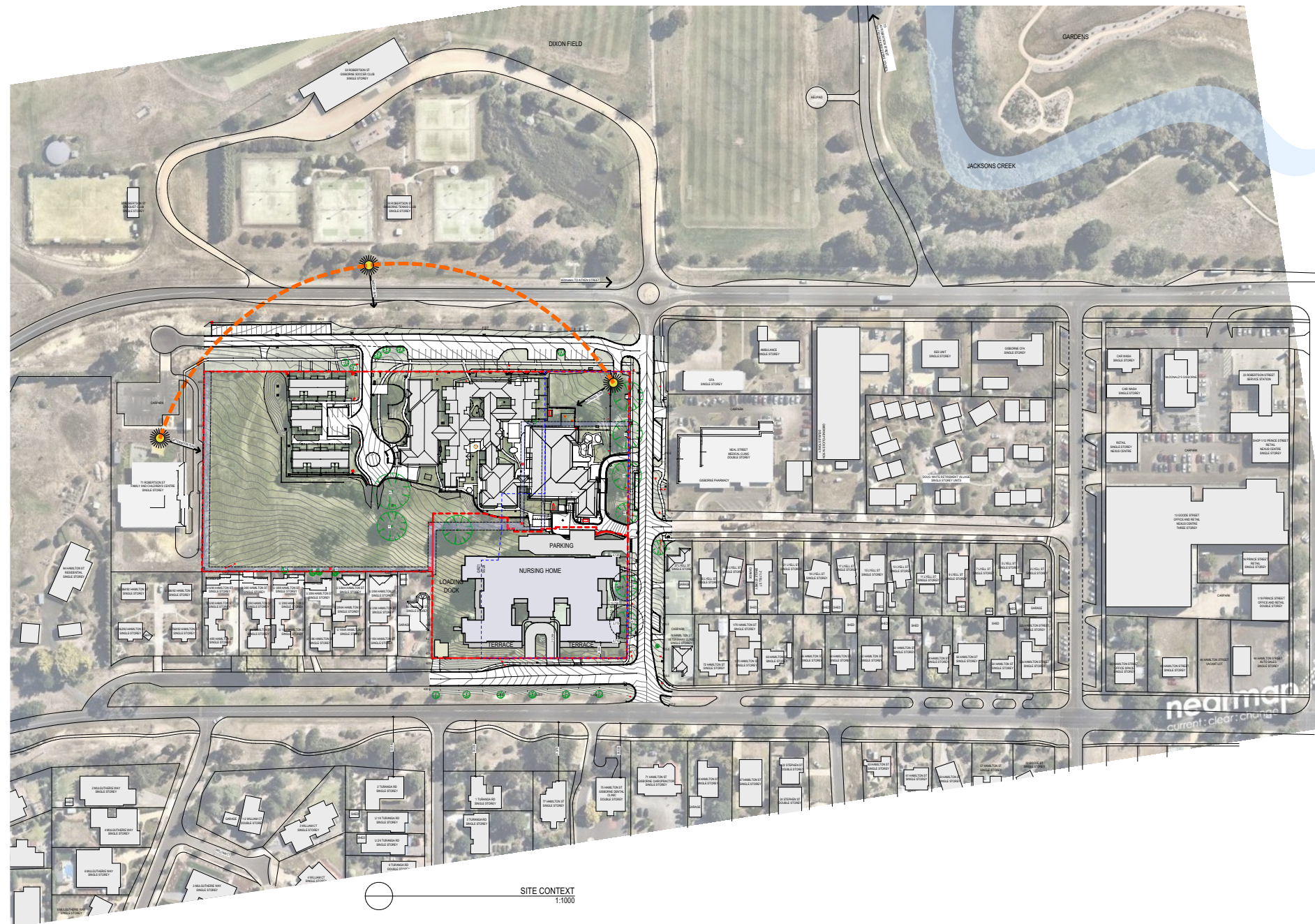
demaine

DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 979 ACN 006 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
17 MALDEN GROVE, RICHMOND VICTORIA, AUSTRALIA 3121 T 61 3 9598 3033 E info@demaine.net www.demaine.net

CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP003 01

ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GIBBORNE DRAWING TITLE: SITE ANALYSIS SCALE: 1:500@B1 DRAWN: DATE: MU MC SG NOV 19

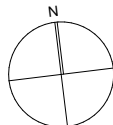
DATE PRINTED: 16 July 2021



SITE COVERAGE		
SITE AREA		30,310m ²
EXISTING	ST MARY MEDICAL CENTRE	907m ²
	OP SHOP	110m ²
	CONSULTING ROOMS	132m ²
	DRIVEWAYS, CAR PARKING AND PATHS	1,320m ²
	GISBORNE OAKS NURSING HOME AND THE ELMS HOSTEL	3,890m ²
	UNITS	692m ²
TOTAL SITE COVERAGE		11,318m ² 37%
TOTAL PERMEABILITY AREA		18,992m ² 63%
PROPOSED		
REDEFINED SITE AREA		22,534m ²
TLU & VILAS		7,255m ² 34%
DRIVEWAYS, CAR PARKING AND PATHS		5,899m ²
TOTAL SITE COVERAGE		14,283m ² 63%
TOTAL PERMEABILITY AREA		8,251m ² 37%

PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY



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 DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9458 3333 E info@demaine.com.au www.demaine.com.au

CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP004_01
 ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE DRAWN: DATE:
 DRAWING TITLE: SITE CONTEXT SCALE: 1:1000@B1 DRAWN: DATE:
 DATE PRINTED: 16 July 2021

NEAL STREET - EAST SIDE



53 ROBERTSON STREET
SINGLE STOREY
GISBORNE AMBULANCE



6 NEAL STREET
DOUBLE STOREY
MEDICAL CLINIC



LYELL STREET



27 LYELL STREET
SINGLE STOREY
HOUSE



74 HAMILTON STREET
SINGLE STOREY
VETERINARY CLINIC



NORTH ELEVATION OF MEDICAL CLINIC

ROBERTSON STREET



GISBORNE TENNIS CLUB
AND SOCCER CLUB

← VIEW WEST ALONG ROBERTSON STREET

VIEW EAST ALONG ROBERTSON STREET,
TOWARDS AITKEN STREET →

NEAL STREET



ENTRY TO GISBORNE OAKS NURSING HOME

ROBERTSON STREET



THE ELMS HOSTEL



THE ELMS HOSTEL



GISBORNE OAKS NURSING HOME



GISBORNE OAKS NURSING HOME



GISBORNE OAKS NURSING HOME

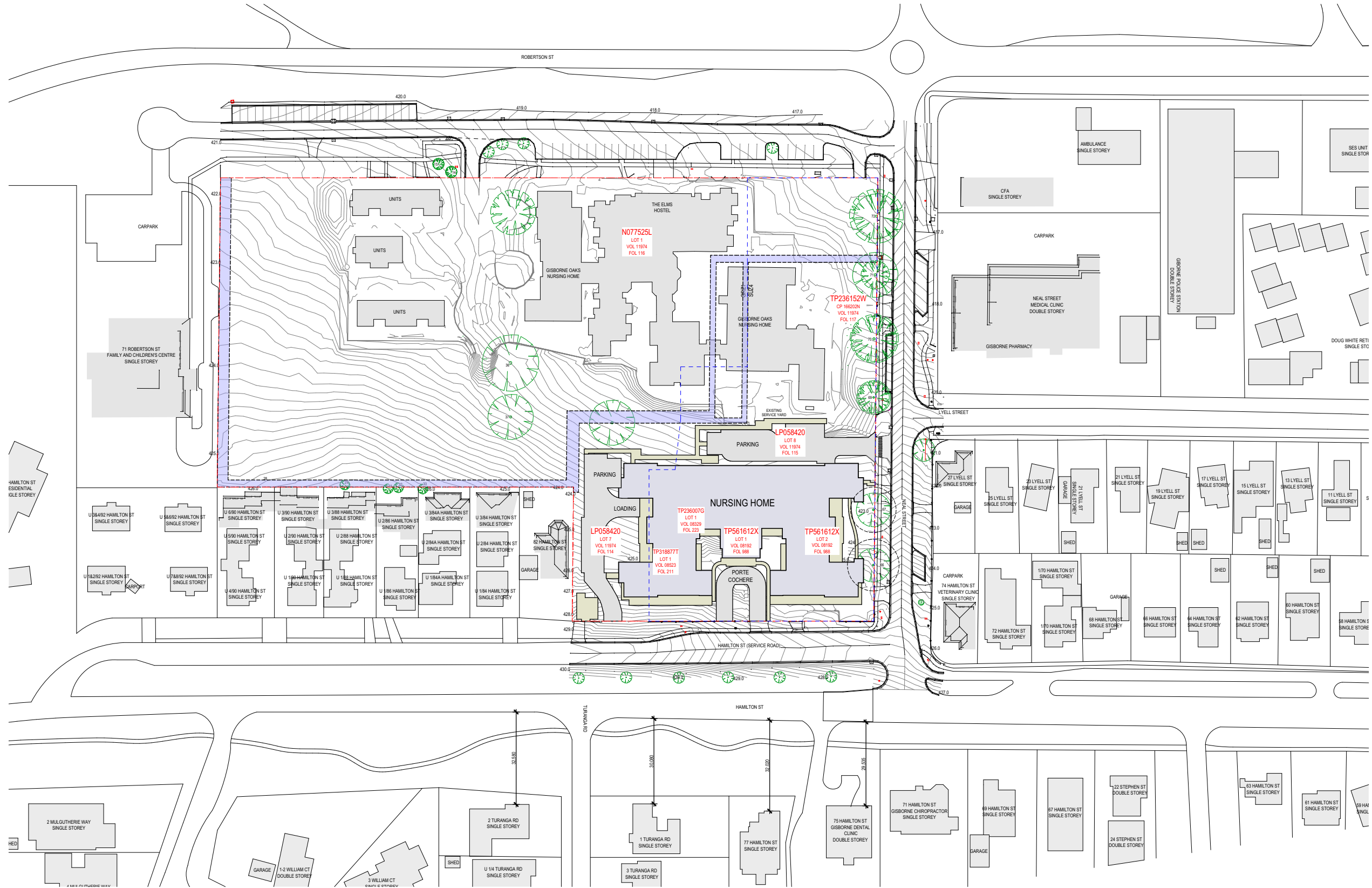
ROBERTSON STREET

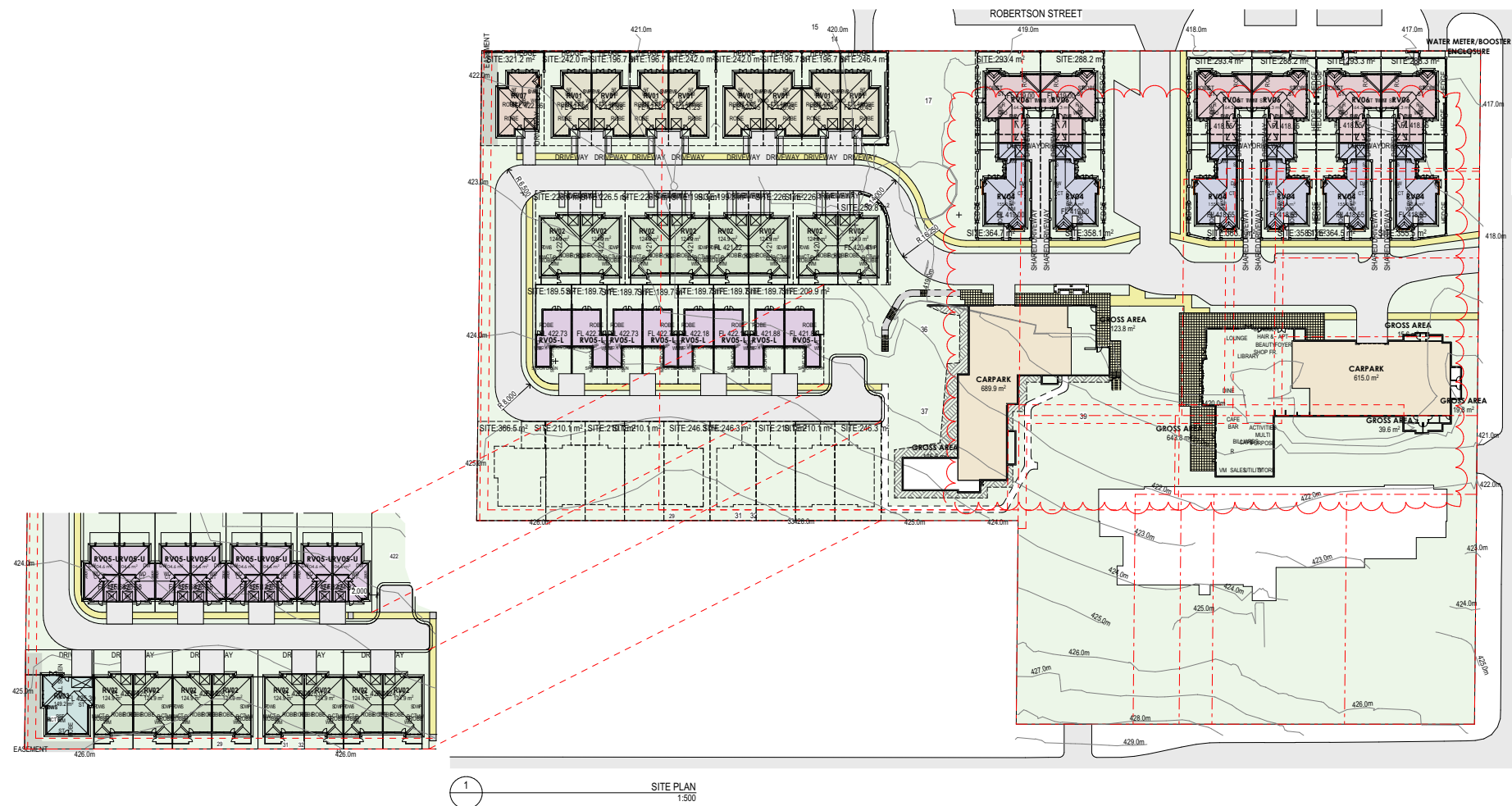


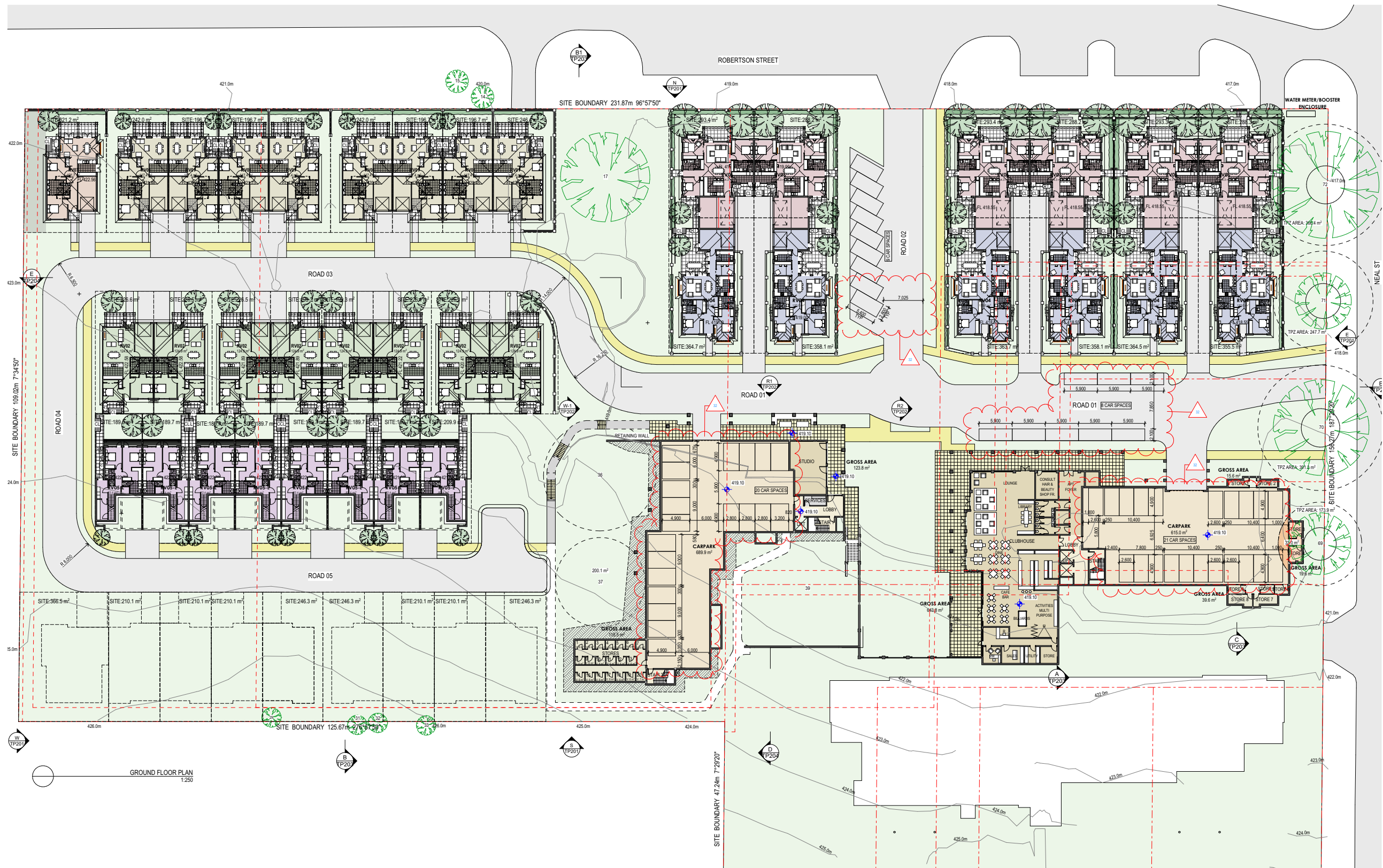
EXISTING INDEPENDENT LIVING UNITS



EXISTING INDEPENDENT LIVING UNITS

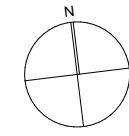






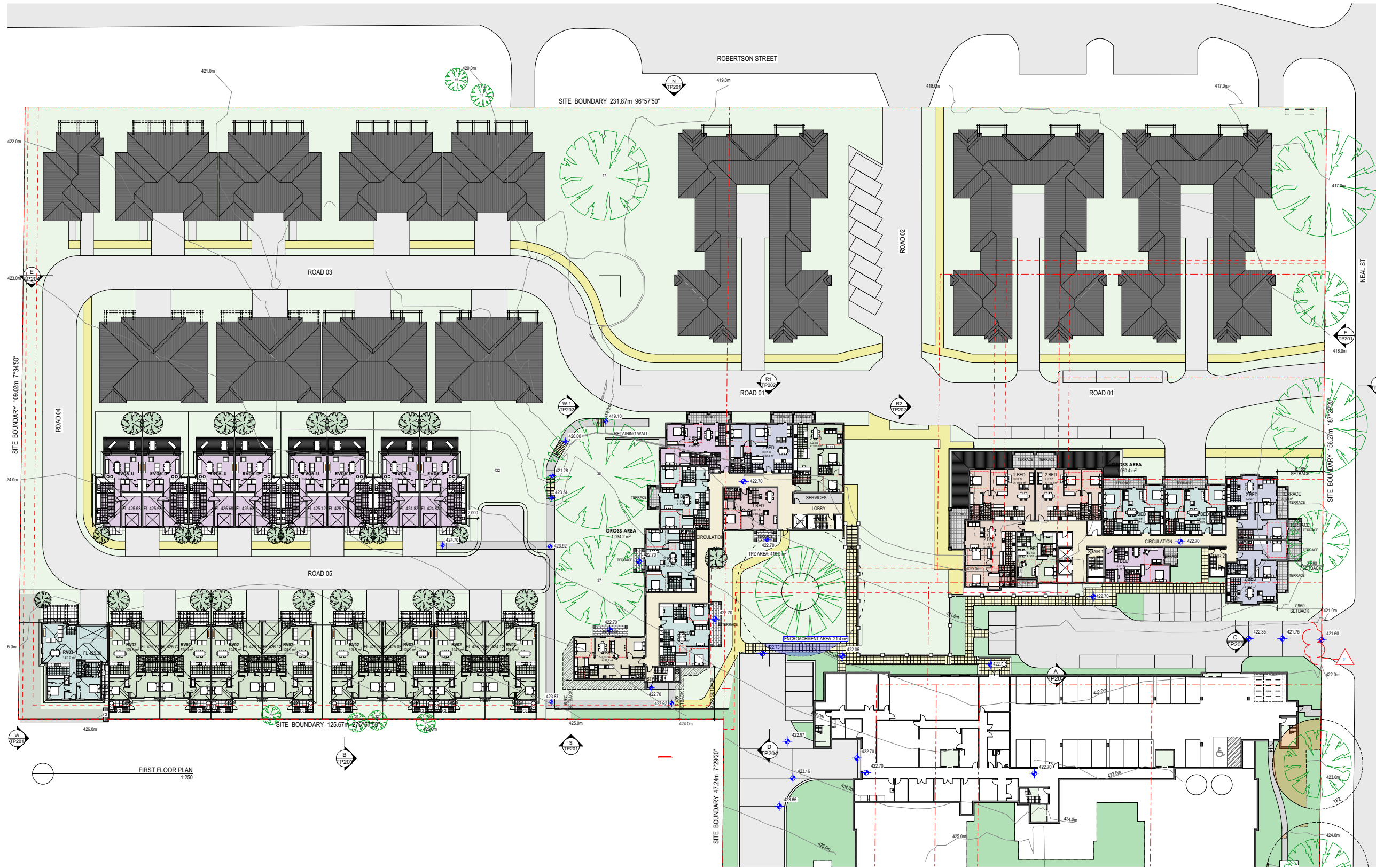
PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
01		ISSUED FOR TOWN PLANNING DRAWINGS	18/07/2023	Michael Colles	02		CARPARKING DIMENSIONS ADDED	30/06/2022	Michael Colles



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 DEMAIN PARTNERSHIP PTY LTD ABN 27 655 328 979 ACN 006 138 756 ARCHITECTURE, URBAN DESIGN, INTERIOR DESIGN
 17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9439 3333 E info@demaine.com.au www.demaine.com.au

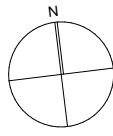
CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP101_02
 ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE DRAWN: DATE:
 DRAWING TITLE: GROUND FLOOR PLAN SCALE: 1:250@B1 MU MC NOV 19
 DATE PRINTED: Tuesday, 9 August 2022



FIRST FLOOR PLAN
1:250

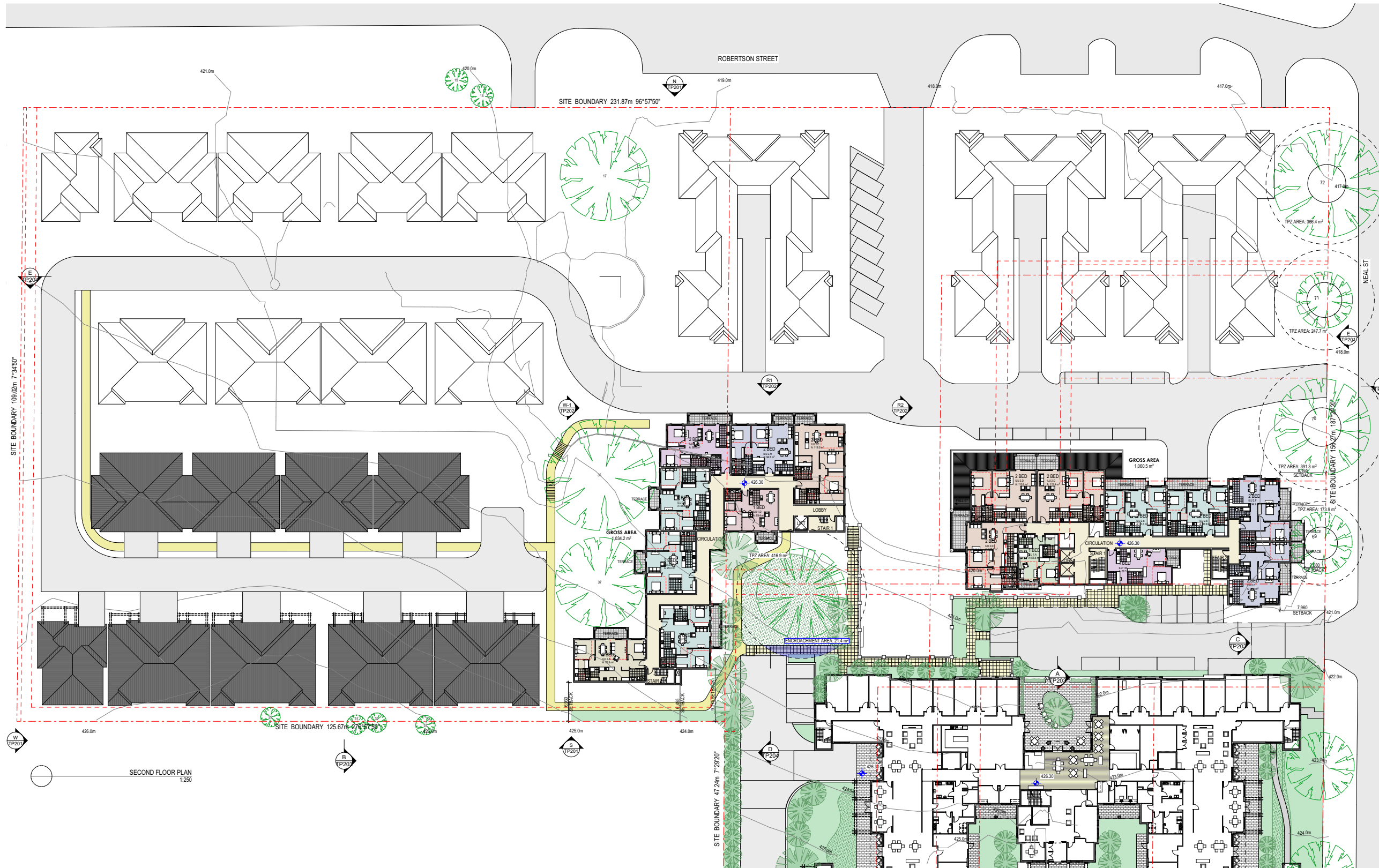
PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
01		REVISED TOWN PLANNING DRAWINGS	18-Jul-21	Michael Colby					



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 DEMAIN PARTNERSHIP PTY LTD ABN 27 655 328 979 ACN 006 108 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MALDEN AVENUE, RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9458 9333 E info@demaine.com.au www.demaine.com.au

CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP102_01
 ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE DRAWN: DATE:
 DRAWING TITLE: FIRST FLOOR PLAN SCALE: 1:250@B1 DRAWN: MU MC SG NOV 19
 DATE PRINTED: Friday, 16 July 2021





SHADOW DIAGRAM - 9am, 22 SEPTEMBER, STAGE 2
1:500



SHADOW DIAGRAM - 10am, 22 SEPTEMBER, STAGE 2
1:500



SHADOW DIAGRAM - 12noon, 22 SEPTEMBER, STAGE 2
1:500

NEAL STREET

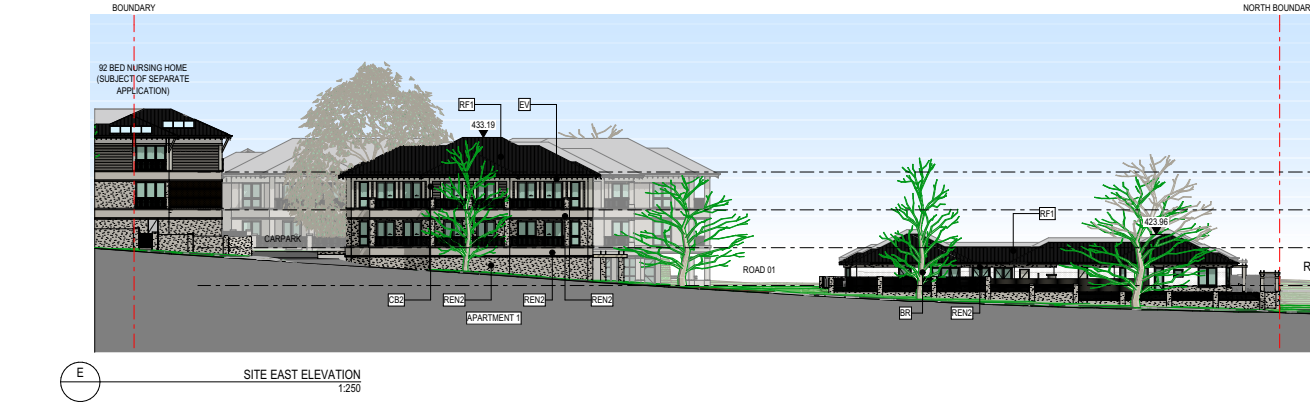
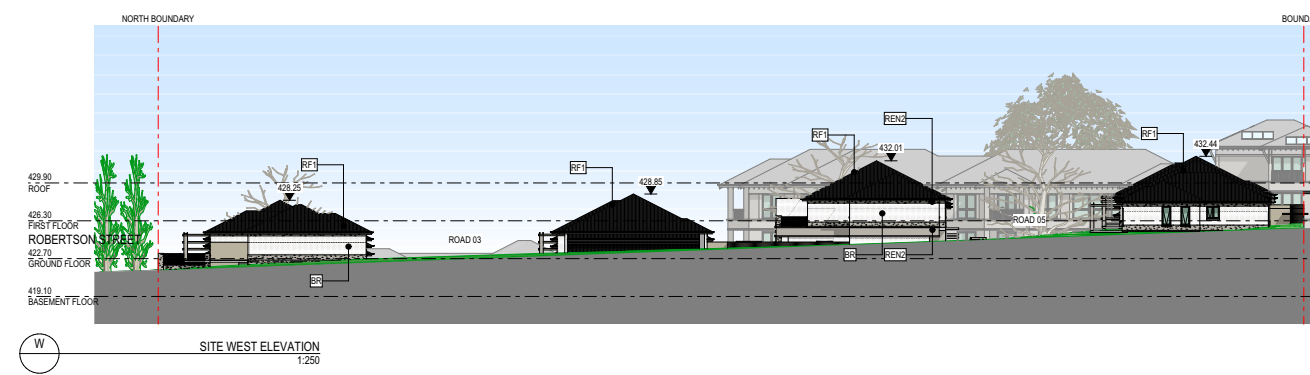


SHADOW DIAGRAM - 2pm, 22 SEPTEMBER, STAGE 2
1:500



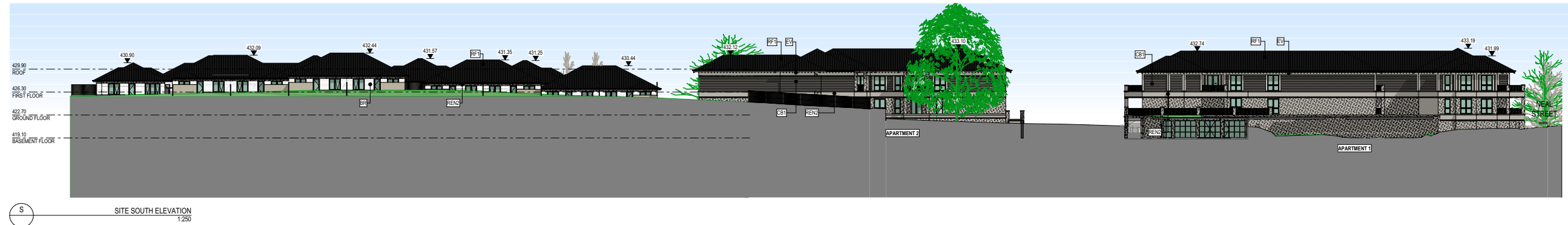
SHADOW DIAGRAM - 3pm, 22 SEPTEMBER, STAGE 2
1:500

NEAL STREET



EXTERNAL FINISHES LEGEND

RF1	COLORBOND CUSTOM GRP CORRUGATED ROOFING COL: BASALT, COLORBOND
EV1	RAFTER TAILS, BRACKETS AND EAVE LINING COL: SURFMIST, COLORBOND
REN1	ROUGH RENDER FINISH COL: POWERED ROCK, DULUX
REN2	SMOOTH RENDER FINISH COL: POWERED ROCK, DULUX
ST1	STONE CLADDING TO COLUMNS
BR	CLIP ON BRICK WALL CLADDING COL: KARINYA BLEND, SELKIRK
STRA	STRIA CLADDING BOARD COL: TRAVING STONE, DULUX
MC	MATRIX CLADDING BOARD WALL TRIM COL: SURFMIST, COLORBOND
CB	CLADDING BOARD WITH STRAPPING COL: JASPER, COLORBOND
BA1	BAULTRADE 1 COL: GLOSS BLACK
BA2	METAL BAULTRADE TO JULIET BALCONY COL: GLOSS BLACK
PC	METAL PALISADE FENCE COL: TBC
PER	PERCOLA TIMBER BEAMS RENDERED COLUMNS COL: TBC



PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
					01			18-Jun-21	Michael Collier

demaine

DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9589 3333 E info@demaine.com.au www.demaine.com.au

CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP201_01
ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE DRAWN: DATE: NOV 19
DRAWING TITLE: ELEVATIONS 01 SCALE: 1:250@B1 DRAWN: MU MC SG DATE: NOV 19
DATE PRINTED: Friday, 16 July 2021



EXTERNAL FINISHES LEGEND	
RF1	COLORBOND CUSTOM GRP CORRUGATED ROOFING COL: BASALT, COLORBOND
RF2	RAFTER TAILS, BRACKETS AND EAVE LINING COL: SURFMIST, COLORBOND
REN1	ROUGH RENDER FINISH COL: POWERED ROCK, DULUX
REN2	SMOOTH RENDER FINISH COL: POWERED ROCK, DULUX
ST1	STONE CLADDING TO COLUMNS
CB	CLIP ON BRICK WALL CLADDING COL: KARINYA BLEND, SELKIRK
STR1	STRIA CLADDING BOARD COL: TRAVING STONE, DULUX
STR2	MATRIX CLADDING BOARD WALL TRIM COL: SURFMIST, COLORBOND
STR3	CLADDING BOARD WITH STRAPPING COL: JASPER, COLORBOND
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
BAL2	METAL BALUSTRADE TO JULIET BALCONY COL: GLOSS BLACK
FC	METAL PALISADE FENCE COL: TBC
PC	PERGOLA TIMBER BEAMS RENDERED COLUMNS COL: TBC

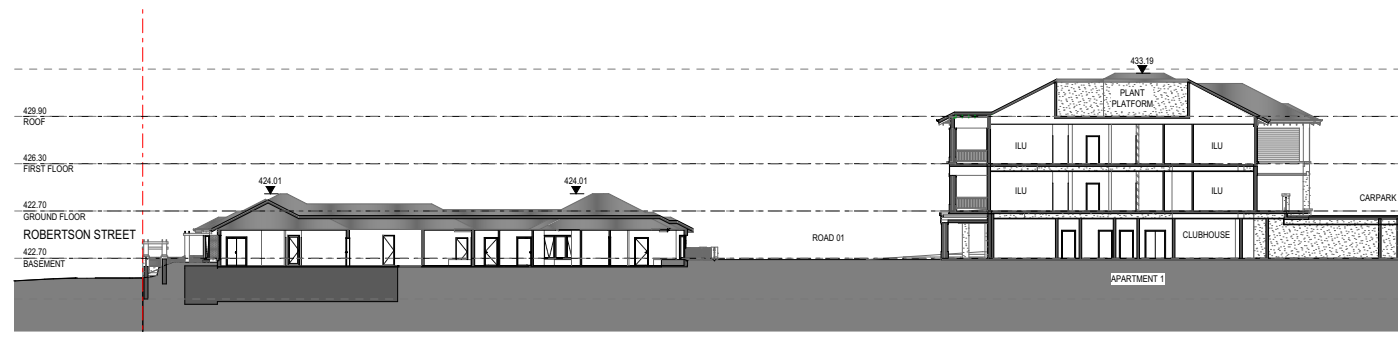


PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
					01			18/07/2021	Michael Lodge

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 DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9589 3333 E info@demaine.com.au www.demaine.com.au

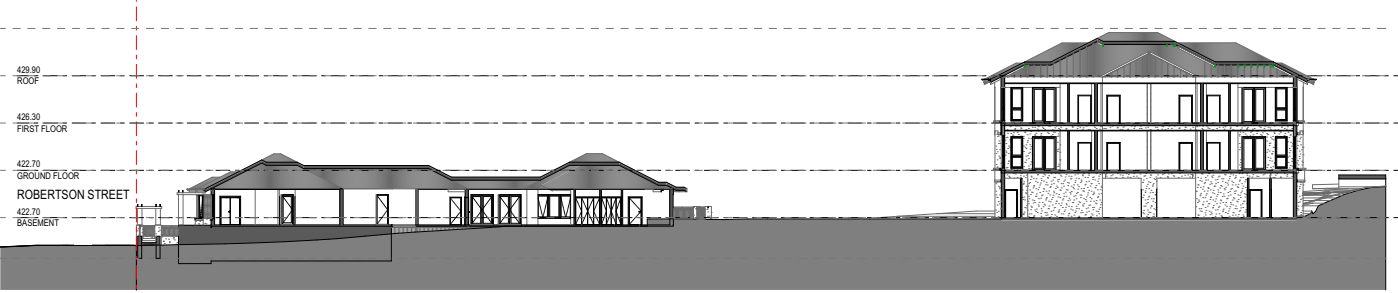
CLIENT: BENETAS PROJECT: RETIREMENT VILLAGE DEVELOPMENT PROJECT NO: 18028 DWG NO: TP202_01
 ADDRESS: 5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE DRAWN: MJ MC DATE: NOV 19
 DRAWING TITLE: ELEVATIONS 02 SCALE: 1:200@B1 DATE PRINTED: 8 May 2024



SECTION A
1:200



SECTION B
1:200




SECTION C
1:200

EXTERNAL FINISHES LEGEND	
RF1	COLORBOND CUSTOM GRP CORRUGATED ROOFING COL: BASALT, COLORBOND
ET	RAFTER TAILS, BRACKETS AND EAVE LINING COL: SURFMIST, COLORBOND
REN1	ROUGH RENDER FINISH COL: POWERED ROCK, DULUX
REN2	SMOOTH RENDER FINISH COL: POWERED ROCK, DULUX
ST1	STONE CLADDING TO COLUMNS
CB	CLIP ON BRICK WALL CLADDING COL: KARINYA BLEND, SELKIRK
STR1	STRIA CLADDING BOARD COL: TRAVING STONE, DULUX
MC1	MATRIX CLADDING BOARD WALL TRIM COL: SURFMIST, COLORBOND
CL1	CLADDING BOARD WITH STRAPPING COL: JASPER, COLORBOND
BA1	BALUSTRADE 1 COL: GLOSS BLACK
BA2	METAL BALUSTRADE TO JULIET BALCONY COL: GLOSS BLACK
FC	METAL PALISADE FENCE COL: TBC
PC	PERDOLA TIMBER BEAMS RENDERED COLUMNS COL: TBC

PRELIMINARY

NO.	ID.	REVISIONS	DATE	BY	NO.	ID.	REVISIONS	DATE	BY
					01			18-Jul-21	Michael Collier



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DEMAINE PARTNERSHIP PTY LTD ABN 27 655 528 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
17 MALDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9588 2023 E info@demaine.com.au www.demaine.com.au

CLIENT	PROJECT	PROJECT NO.	DWG NO.	REVISION
BENETAS	RETIREMENT VILLAGE DEVELOPMENT	18028	TP203	01
ADDRESS	DRAWING TITLE	SCALE	DRAWN	DATE
5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE	SECTIONS 01	1:200@B1	MJ MC SG	NOV 19

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VILLA SCHEDULE			
STOREY	TYPE NAME	NUMBER OF VILLAS	TOTAL AREA
LOWER BASEMENT			
	RV01	8	936
	RV02	8	1,000
	RV04	6	930
	RV05-L	8	664
	RV06	6	984
	RV07	1	122
BASEMENT			
	RV02	8	1,000
	RV03	1	149
	RV05-U	8	840
		54	

ILU CARPARKING SCHEDULE STAGE 2		CARS
ILU PARKING		
	CARSPACE	41
STREET PARKING		
	CARSPACE	17
		58

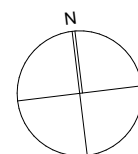
		Number of Units
LOWER VILLA TYPES		
RV01	2 BR, 1 BATH, 1 POWDER, 1 CAR	8
RV02	2 BR, 2 BATH, 1 CAR	8
RV04	2 BR, 2 BATH, 1 CAR, STUDY	6
RV06	3 BR, 2 BATH, 2 CAR	6
RV07	2 BR, 1 BATH, 1 POWDER, 1 CAR	1
	Total No. of Lower Villas	29
UPPER VILLA TYPES		
RV02	2 BR, 2 BATH, 1 CAR	8
RV03	2 BR, 2 BATH, 1 CAR	1
RV05-L		
RV05-U	2 BR, 2 BATH, 1 POWDER, 1 CAR, STUDY	8
	Total No. of Upper Villas	17
	Total No. of All Villas	46

ILU GROUND FLOOR AREAS		
FLOOR	NAME	AREA
LOWER BASEMENT		
	CARPARK	1,305
	CLUBHOUSE	553
	LIFT	20
	LOBBY	53
	STAIR 1	33
	STAIR 2	16
	STORE 1	7
	STORE 2	6
	STORE 3	8
	STORE 4	8
	STORE 5	5
	STORE 6	4
	STORE 7	10
	STORE 8	10
	STORE 9	6
	STORES	100
	STUDIO	63
		2,207 m²

ILU FIRST FLOOR AREAS		
FLOOR	NAME	AREA
BASEMENT		
	1 BED	209
	2 BED	1,449
	CIRCULATION	277
	LIFT	20
	LOBBY	16
	STAIR 1	32
	STAIR 2	33
	TERRACE	18
		2,054 m²

ILU SECOND FLOOR AREAS		
FLOOR	NAME	AREA
GROUND FLOOR		
	1 BED	209
	2 BED	1,466
	CIRCULATION	276
	LIFT	20
	LOBBY	18
	STAIR 1	32
	STAIR 2	33
		2,054 m²

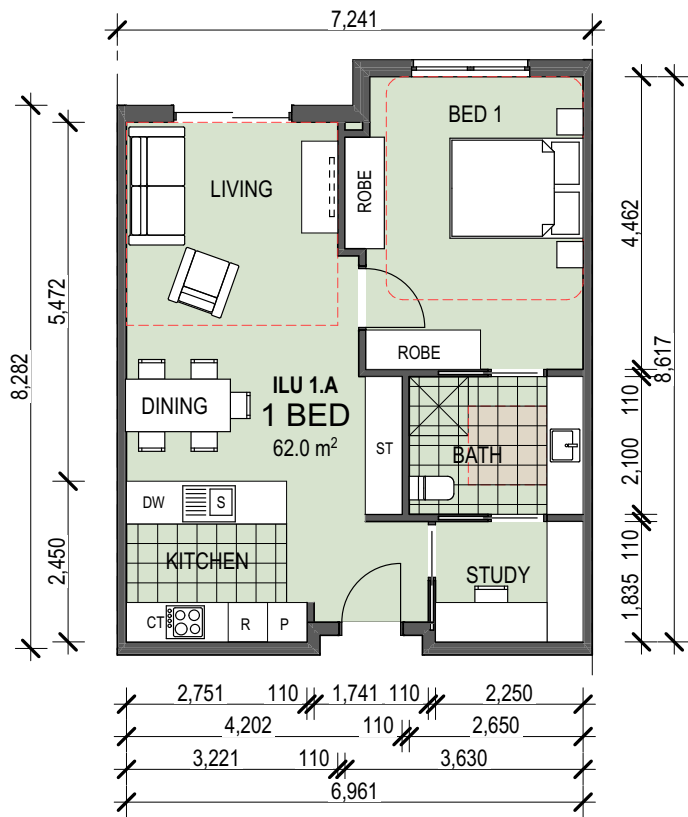
TOWN PLANNING APPLICATION



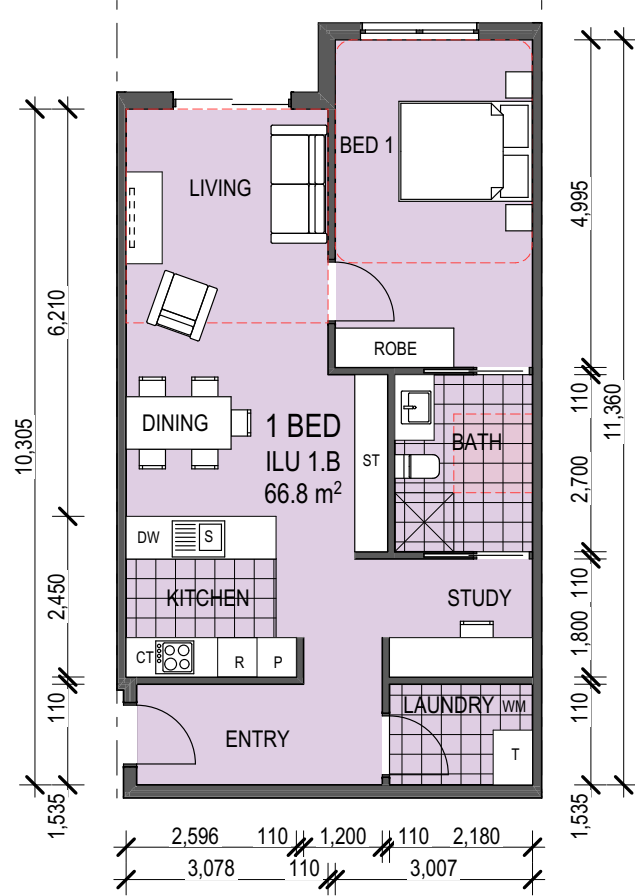
NO	ID	REVISIONS	DATE	BY	NO	ID	REVISIONS	DATE	BY
01		REVISED TOWN PLANNING DRAWINGS	16-Jul-21	Michael Colle	02		COUNCIL RFI - UPDATES TO DRIVEWAYS		

NOTE
 AREA SCHEDULES ARE CALCULATED BASED ON FIGURES REDUCED TO THE PREVIOUS WHOLE NUMBER. THE TOTALS DISPLAYED INCLUDE THE FRACTIONAL PORTION OF THE AREAS IN ARRIVING AT THE TOTAL. THEREFORE THERE MAY IN SOME CASES BE A ARITHMETICAL DISCREPANCY

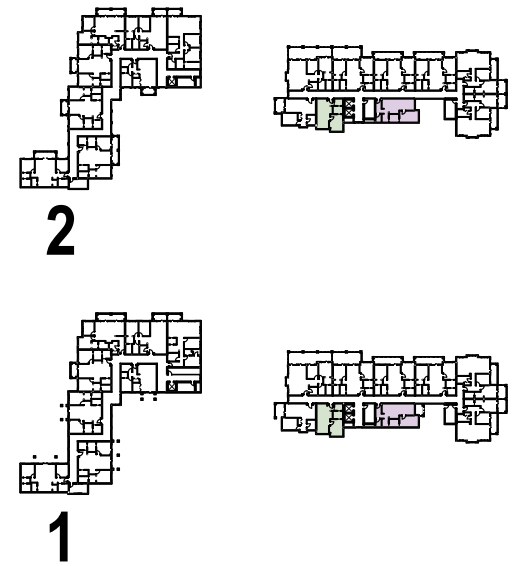
		<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 606 158 796 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE, RICHMOND, VICTORIA, AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3030 E admin@demaine.net www.demaine.net</small>	
CLIENT	BENETAS	PROJECT	NURSING HOME DEVELOPMENT
ADDRESS	5 NEAL STREET, 6-10 NEAL STREET, 80 HAMILTON STREET & 61 ROBERTSON ST, GISBORNE	DRAWING TITLE	AREA SCHEDULES
PROJECT NO.	18028	DWG NO.	TP702
SCALE	1:1 @A1	DATE	JUN 20
DATE PRINTED	16 July 2021	REVISION	01
		DRAWN	MJ MC SG



ILU 1.A FLOOR PLAN 1:100



ILU 1.B FLOOR PLAN 1:100



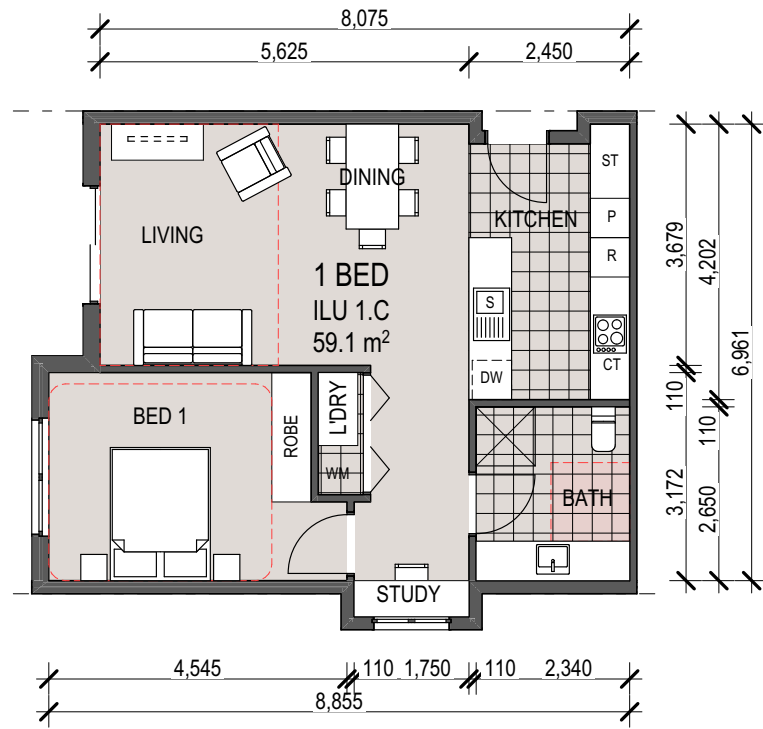
PRELIMINARY

NO	ID	REVISIONS	DATE	BY

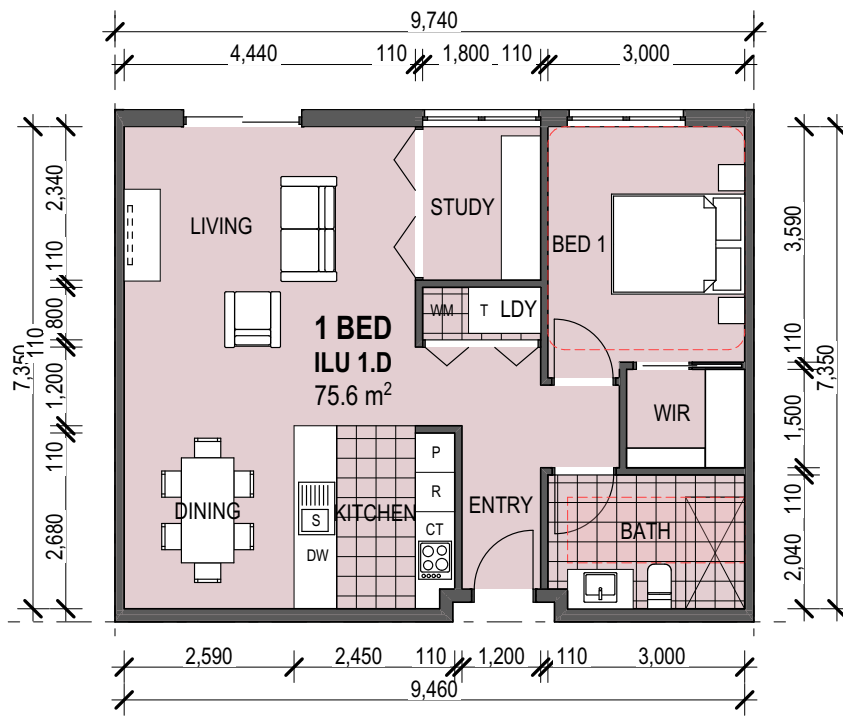
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	ADDRESS 61 ROBERTSON STREET GISBORNE	DRAWING TITLE ILU 1.A AND ILU 1.B	SCALE 1:100	DRAWN SG	DATE MAR 21

Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 ILU MODULE-v23.plt

PRINTED: Thursday, 22 April 2021



ILU 1.C FLOOR PLAN 1:100



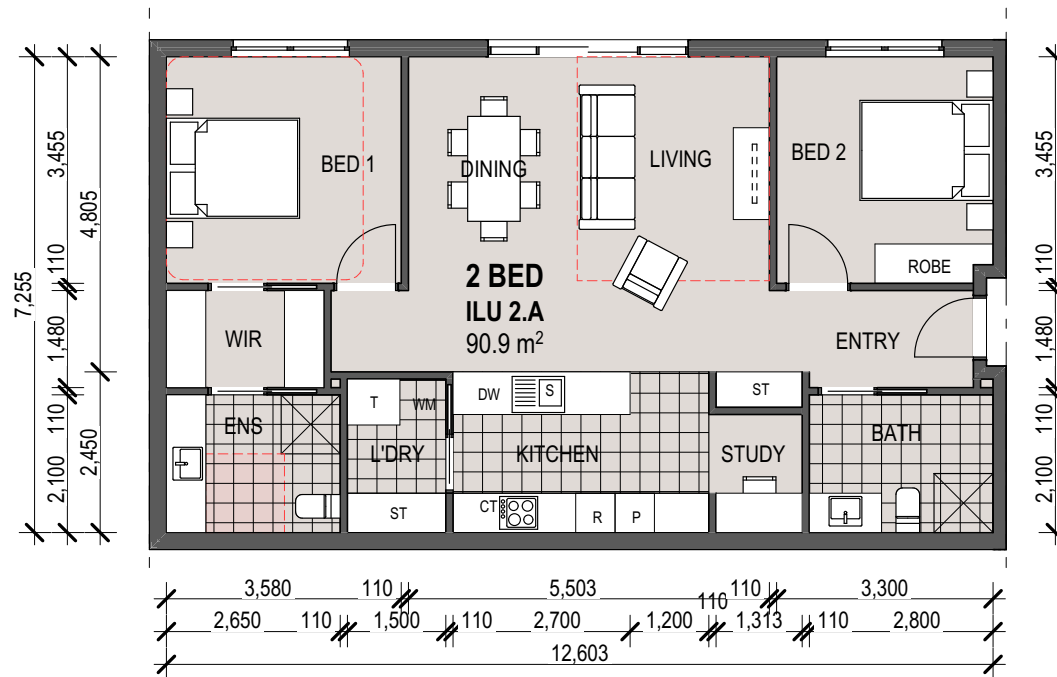
ILU 1.D FLOOR PLAN 1:100



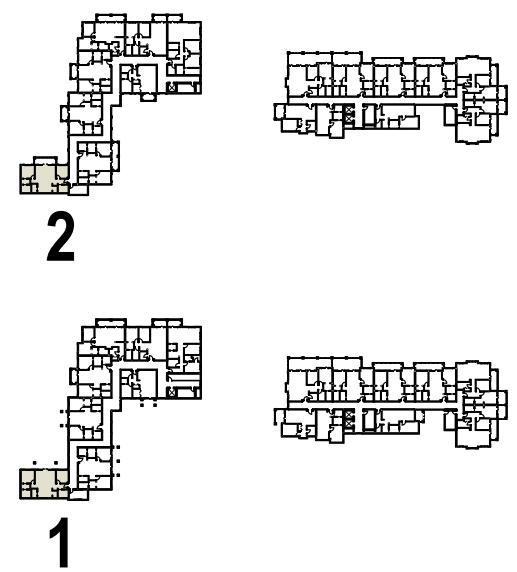
PRELIMINARY

NO	ID	REVISIONS	DATE	BY

	<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	<small>PROJECT NO. DWG NO. REVISION 18028 TP802</small>
	<small>CLIENT BENETAS</small>	<small>PROJECT RETIREMENT VILLAGE DEVELOPMENT</small>
<small>ADDRESS 61 ROBERTSON STREET GISBORNE</small>	<small>DRAWING TITLE ILU 1.C AND ILU 1.D</small>	<small>PRINTED: Thursday, 22 April 2021</small>



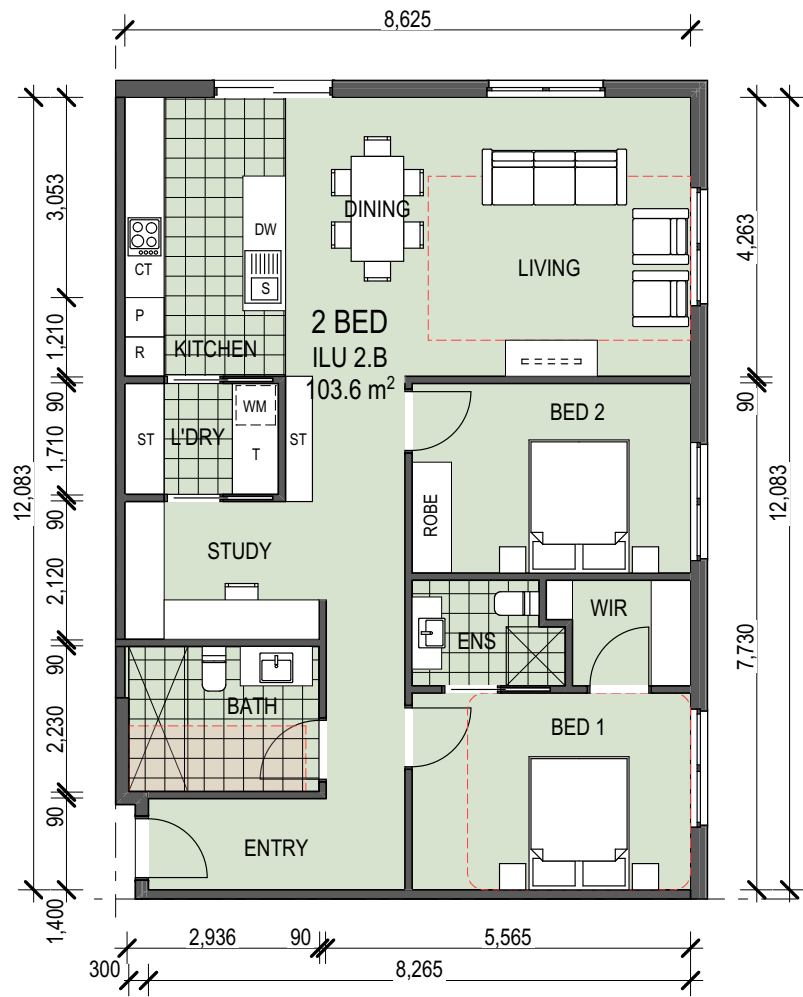
ILU 2.A FLOOR PLAN 1:100



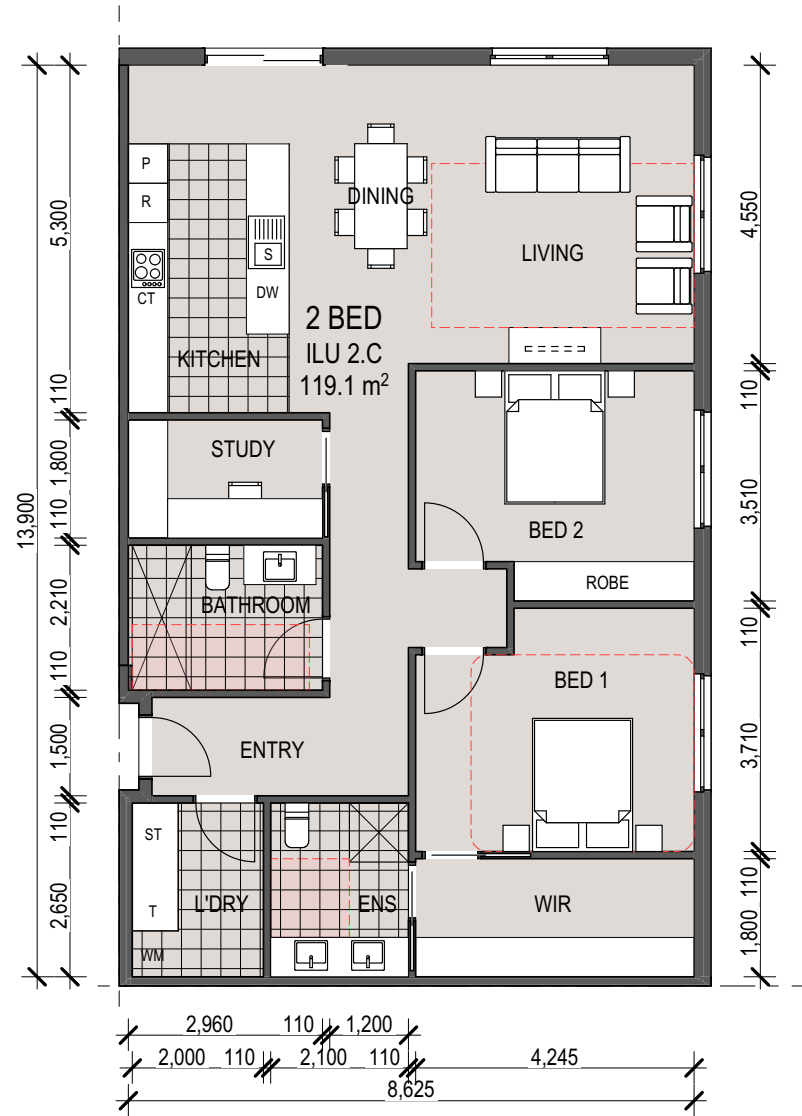
PRELIMINARY

NO	ID	REVISIONS	DATE	BY

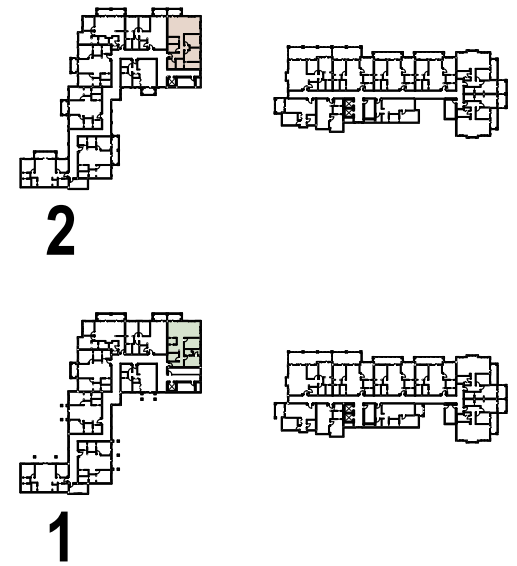
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CLIENT	BENETAS	PROJECT	RETIREMENT VILLAGE DEVELOPMENT
ADDRESS	61 ROBERTSON STREET GISBORNE	DRAWING TITLE	ILU 2.A
		PROJECT NO.	18028
		DWG NO.	TP803
		SCALE	1:100
		DRAWN	SG
		DATE	MAR 21
<small>Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 ILU MODULE-v23.pln</small>		<small>PRINTED: Thursday, 22 April 2021</small>	



ILU 2.B FLOOR PLAN 1:100



ILU 2.C FLOOR PLAN 1:100



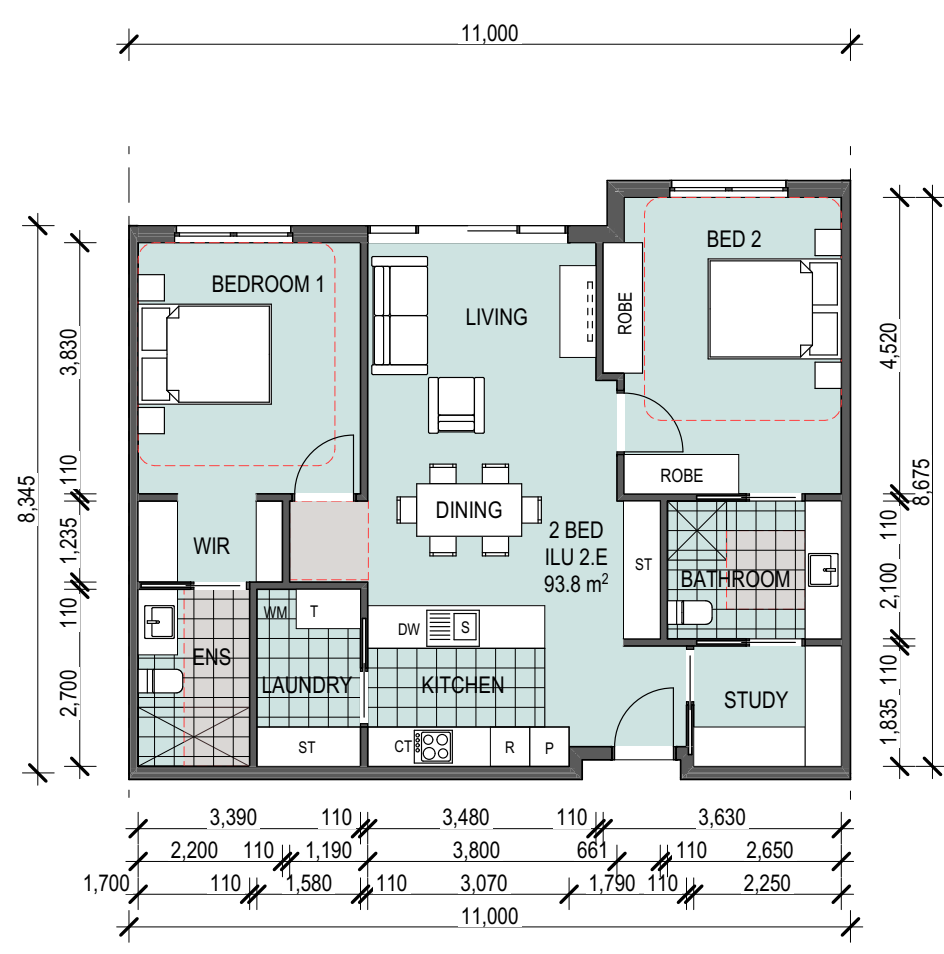
PRELIMINARY

NO	ID	REVISIONS	DATE	BY

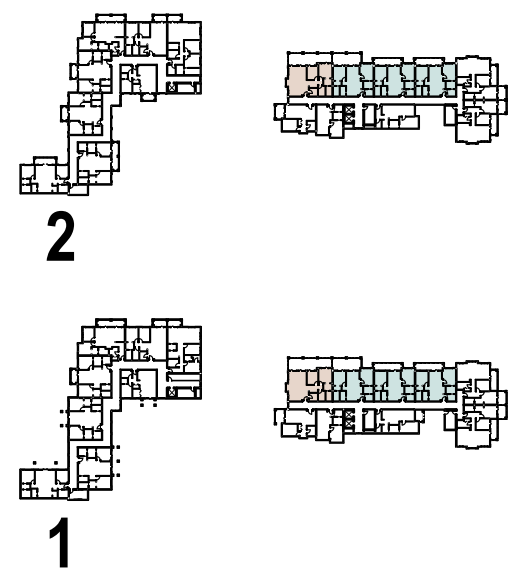
	CLIENT BENETAS ADDRESS 61 ROBERTSON STREET GISBORNE	PROJECT RETIREMENT VILLAGE DEVELOPMENT DRAWING TITLE ILU 2.B AND ILU 2.C	PROJECT NO. 18028 SCALE 1:100	DWG NO. TP804 DRAWN SG DATE MAR 21	REVISION
	Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 ILU MODULE.v23.pln	PRINTED: Thursday, 22 April 2021			



ILU 2.D FLOOR PLAN 1:100



ILU 2.E FLOOR PLAN 1:100



PRELIMINARY

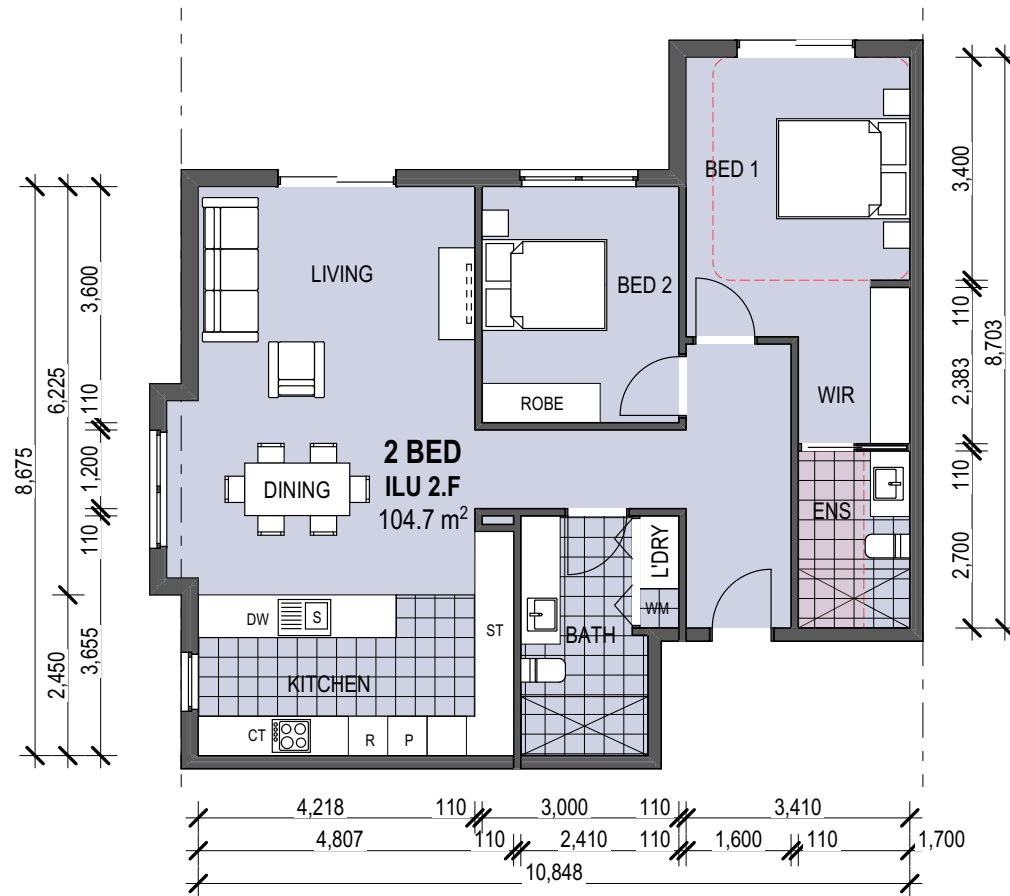
NO	ID	REVISIONS	DATE	BY

CLIENT
BENETAS
ADDRESS
61 ROBERTSON STREET GISBORNE

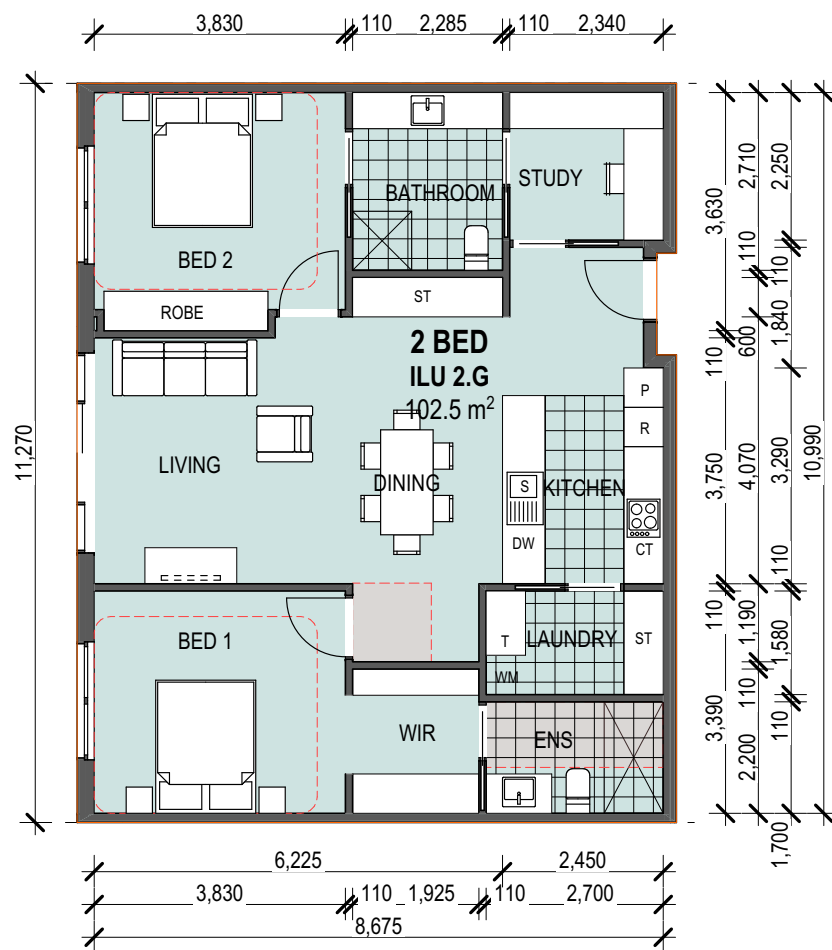
PROJECT
RETIREMENT VILLAGE DEVELOPMENT
DRAWING TITLE
ILU 2.D AND ILU 2.E

PROJECT NO. 18028
DWG NO. TP805
SCALE 1:100
DRAWN SG
DATE MAR 21

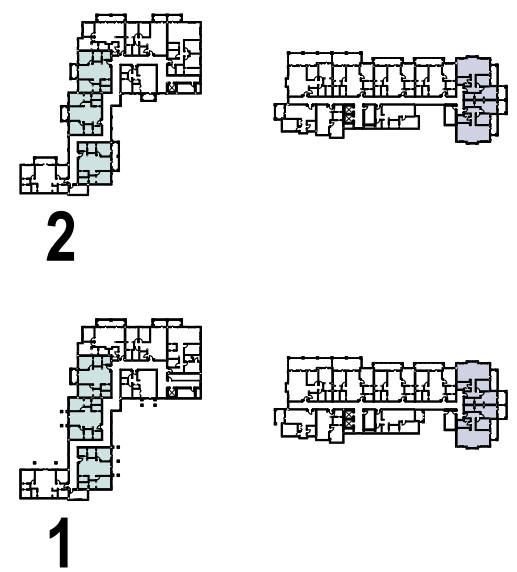
DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net
 Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 ILU MODULE.v23.pln PRINTED: Thursday, 22 April 2021



ILU 2.F FLOOR PLAN 1:100



ILU 2.G FLOOR PLAN 1:100



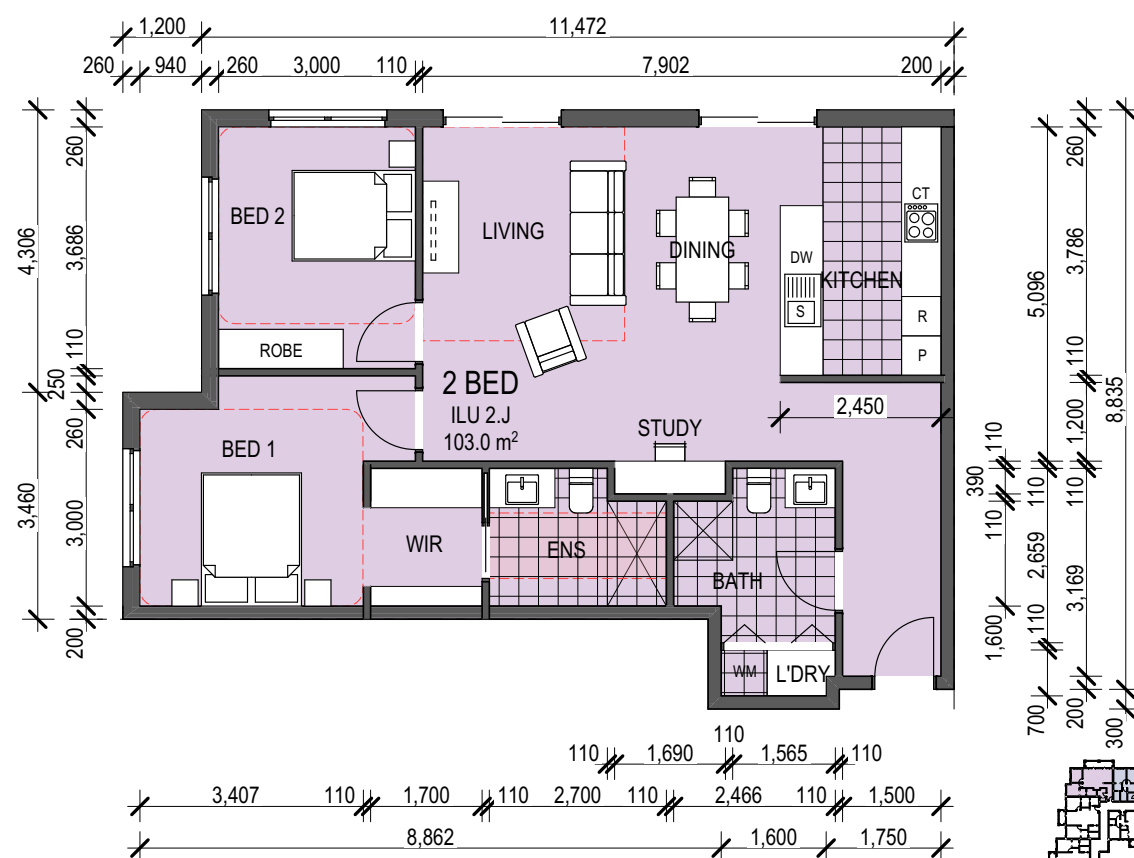
PRELIMINARY

NO	ID	REVISIONS	DATE	BY

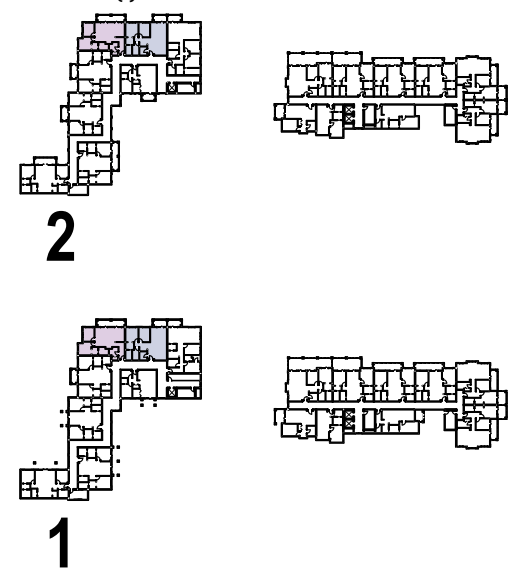
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CLIENT	BENETAS	PROJECT	RETIREMENT VILLAGE DEVELOPMENT	PROJECT NO.	18028	DWG NO.	TP806	REVISION	
ADDRESS	61 ROBERTSON STREET GISBORNE	DRAWING TITLE	ILU 2.F AND ILU 2.G	SCALE	1:100	DRAWN	SG	DATE	MAR 21
<small>Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 ILU MODULE-v23.pln</small>		<small>PRINTED: Thursday, 22 April 2021</small>							



ILU 2.H FLOOR PLAN 1:100



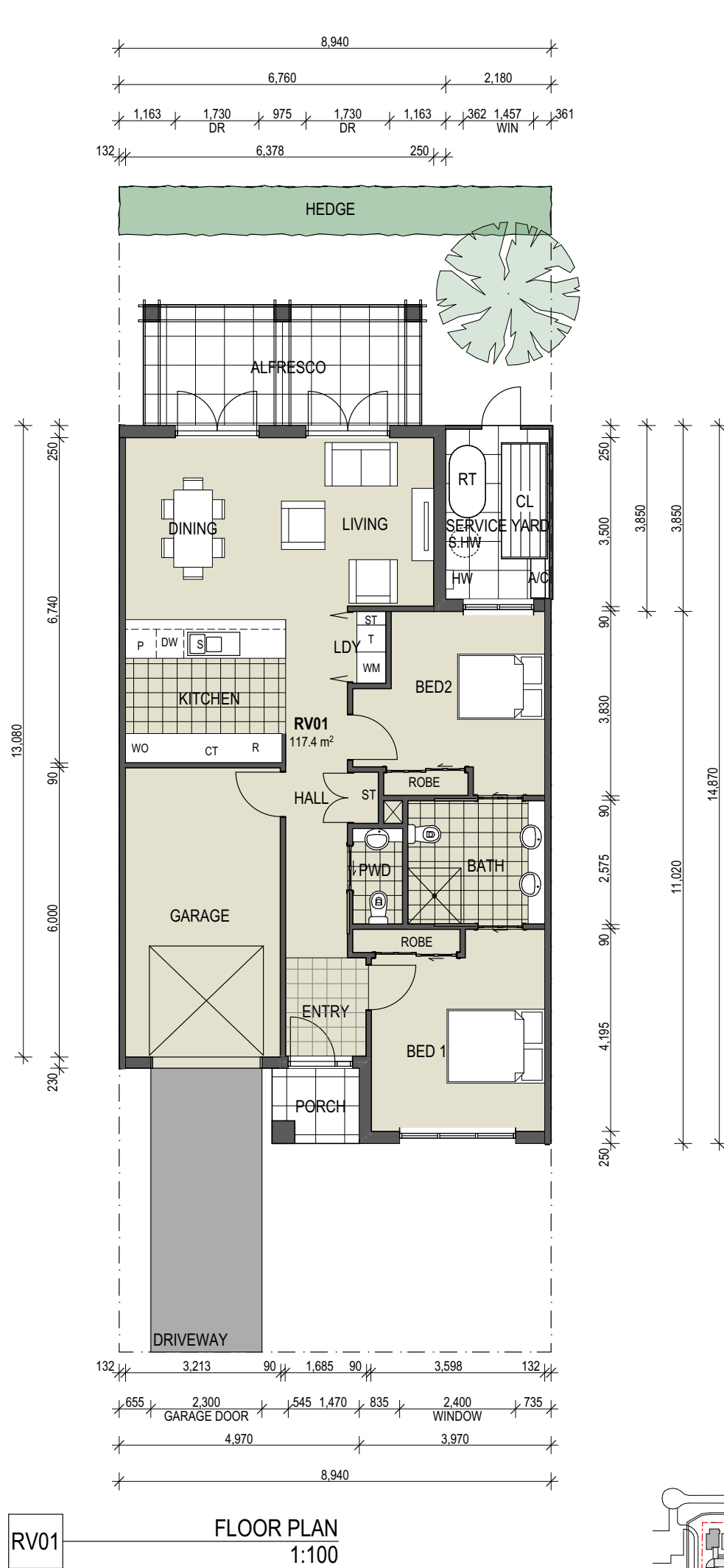
ILU 2.J FLOOR PLAN 1:100



PRELIMINARY

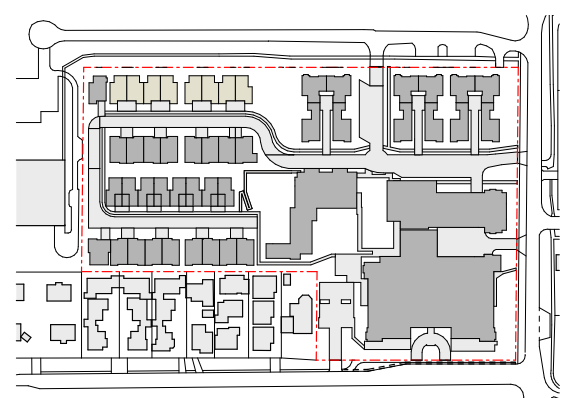
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	<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	<small>PROJECT NO. DWG NO. REVISION</small> 18028 TP807
	<small>CLIENT</small> BENETAS	<small>PROJECT</small> RETIREMENT VILLAGE DEVELOPMENT
<small>ADDRESS</small> 61 ROBERTSON STREET GISBORNE	<small>DRAWING TITLE</small> ILU 2.H AND ILU 2.J	<small>PRINTED:</small> Thursday, 22 April 2021



RV01

ALFRESCO	14
BATH	8
BED 1	17
BED2	15
DINING	14
ENTRY	4
GARAGE	21
HALL	10
KITCHEN	10
LDY	1
LIVING	13
PORCH	3
PWD	2
SERVICE YARD	8



NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs
PRELIMINARY

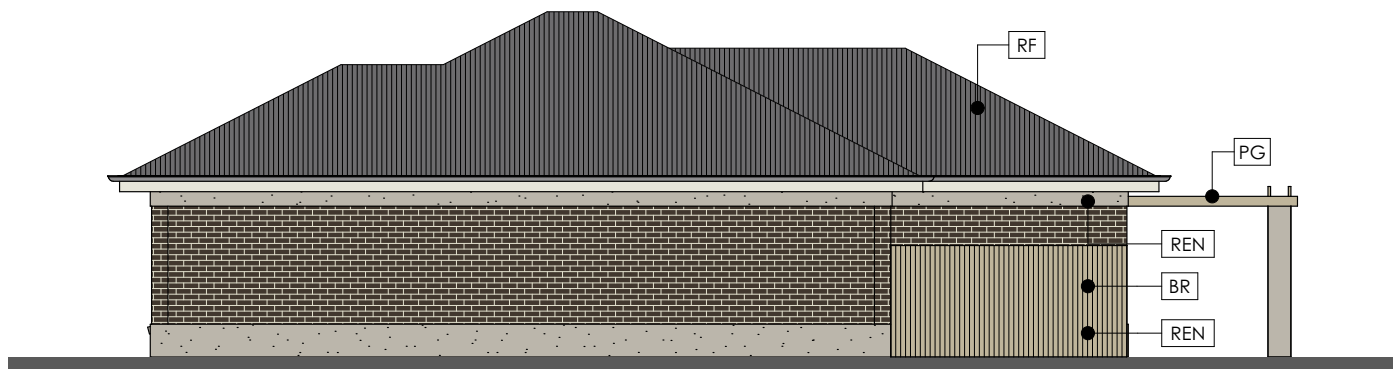
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CLIENT	BENETAS	PROJECT	RESIDENTIAL AGED CARE DEVELOPMENT
ADDRESS	61 ROBERTSON STREET GISBORNE	PROJECT NO.	18028
		DWG NO.	TP810
		SCALE	1:100
		DRAWN	SG
		DATE	MAR 21
<small>Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 VILLA TYPES MODULE v23.pln</small>		<small>PRINTED: Thursday, 22 April 2021</small>	

EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



E01 RV01 - FRONT ELEVATION
1:100



E02 RV01 - SIDE ELEVATION
1:100

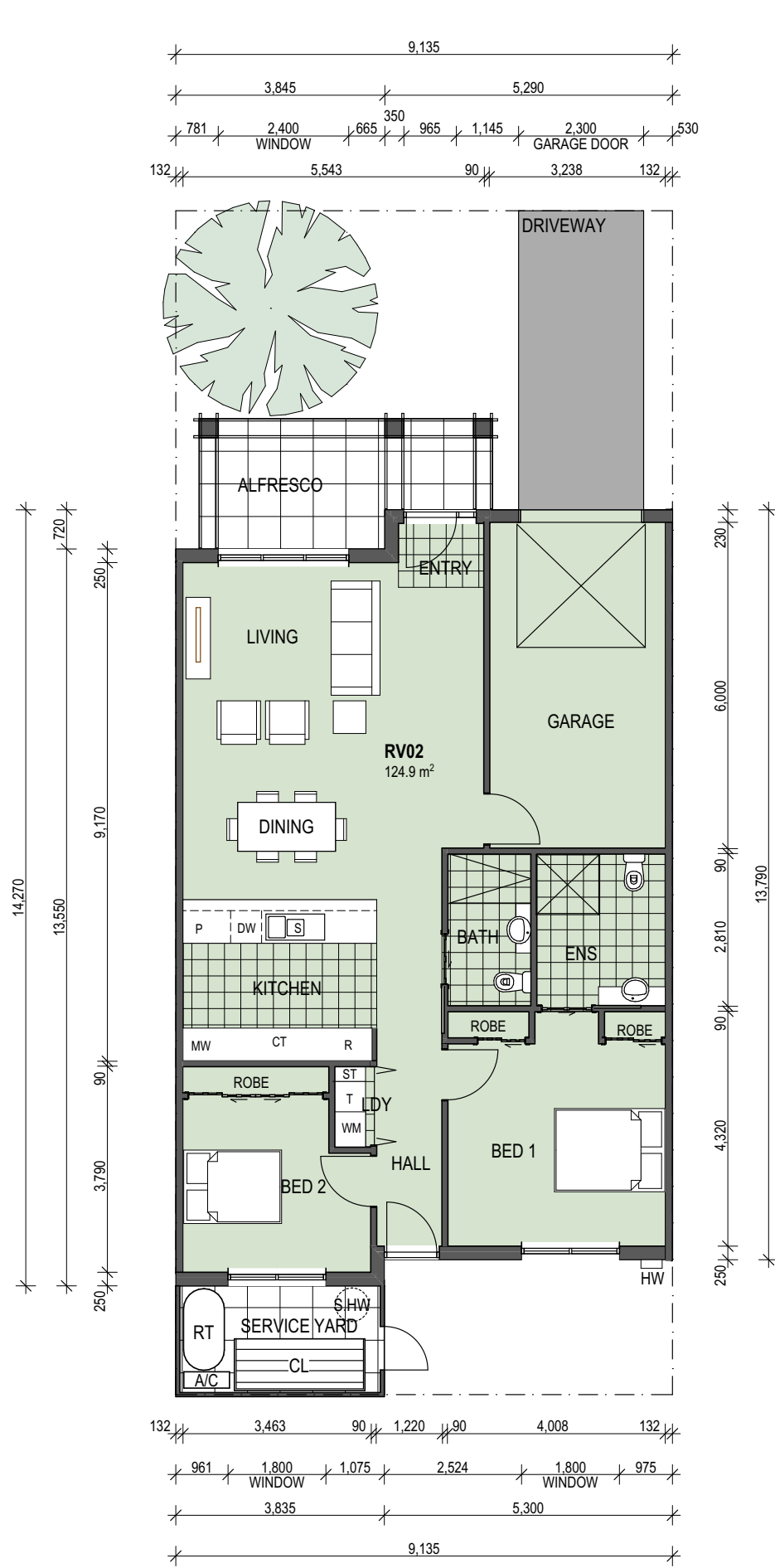


E03 RV01 - REAR ELEVATION
1:100

PRELIMINARY

NO	ID	REVISIONS	DATE	BY

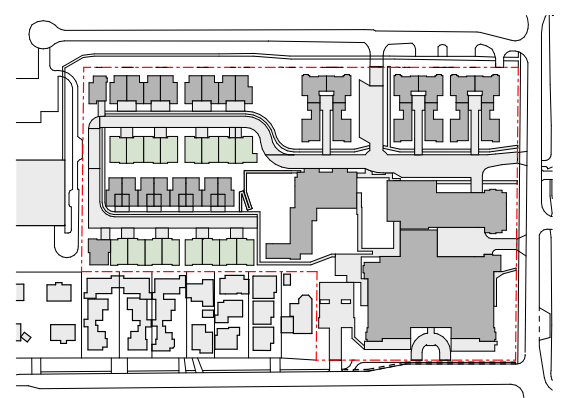
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	<small>CLIENT PROJECT PROJECT NO. DWG NO. REVISION BENETAS RESIDENTIAL AGED CARE DEVELOPMENT 18028 TP811</small>
<small>ADDRESS DRAWING TITLE SCALE DRAWN DATE 61 ROBERTSON STREET GISBORNE RV01 ELEVATIONS 1:100 SG MAR 21</small>	<small>PRINTED: Thursday, 22 April 2021</small>



RV02

ALFRESCO	11
BATH	5
BED 1	19
BED 2	14
DINING	15
ENS	7
ENTRY	2
GARAGE	21
HALL	9
KITCHEN	11
LDY	1
LIVING	20
SERVICE YARD	8

RV02 FLOOR PLAN 1:100



NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs
PRELIMINARY

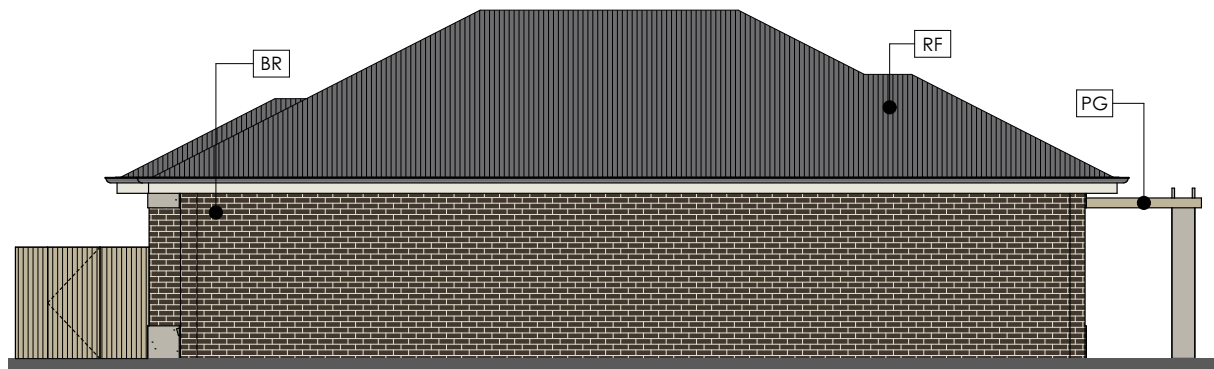
NO	ID	REVISIONS	DATE	BY

		<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	
CLIENT	BENETAS	PROJECT	RESIDENTIAL AGED CARE DEVELOPMENT
ADDRESS	61 ROBERTSON STREET GISBORNE	PROJECT NO.	18028
		DWG NO.	TP812
		SCALE	1:100
		DRAWN	SG
		DATE	MAR 21
		DRAWING TITLE	RV02 FLOOR PLAN
		PRINTED:	Thursday, 22 April 2021

EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



E01 — RV02 - FRONT ELEVATION
1:100



E02 — RV02 - SIDE ELEVATION
1:100

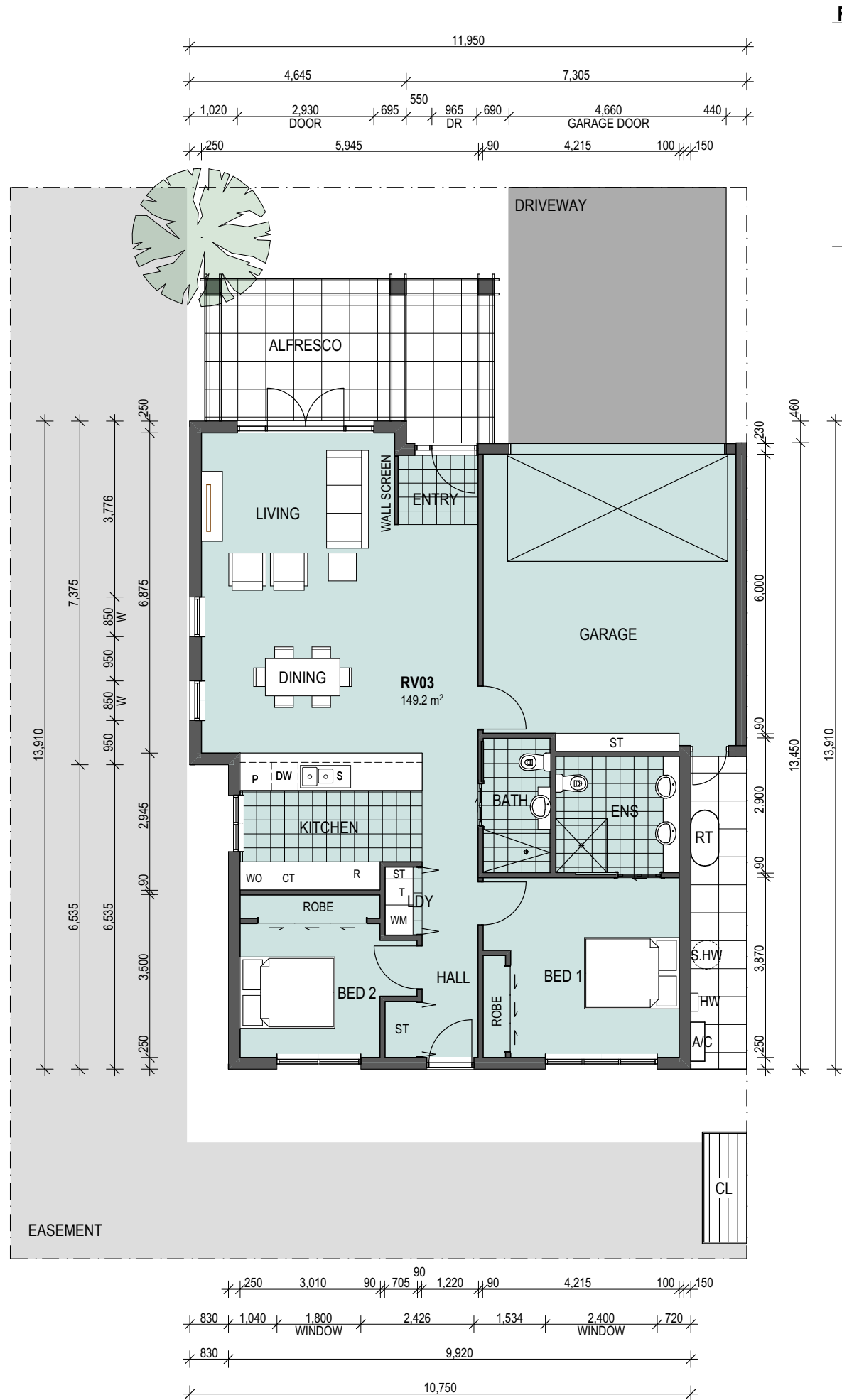


E03 — RV02 - REAR ELEVATION
1:100

PRELIMINARY

NO	ID	REVISIONS	DATE	BY

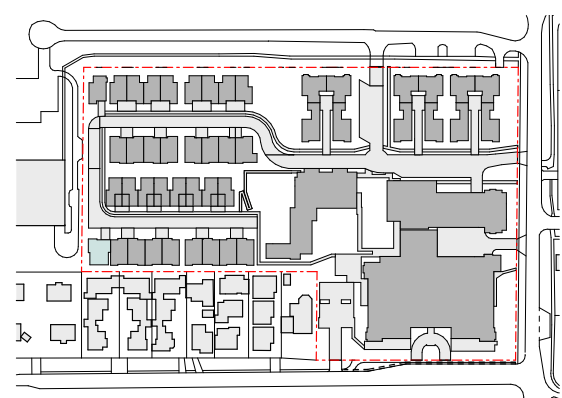
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	<small>CLIENT</small> BENETAS	<small>PROJECT</small> RESIDENTIAL AGED CARE DEVELOPMENT
<small>ADDRESS</small> 61 ROBERTSON STREET GISBORNE	<small>DRAWING TITLE</small> RV02 ELEVATIONS	<small>PRINTED:</small> Thursday, 22 April 2021



RV03

ALFRESCO	20
BATH	5
BED 1	19
BED 2	14
DINING	19
ENS	8
ENTRY	3
GARAGE	37
HALL	7
KITCHEN	15
LDY	1
LIVING	22

RV03 FLOOR PLAN 1:100

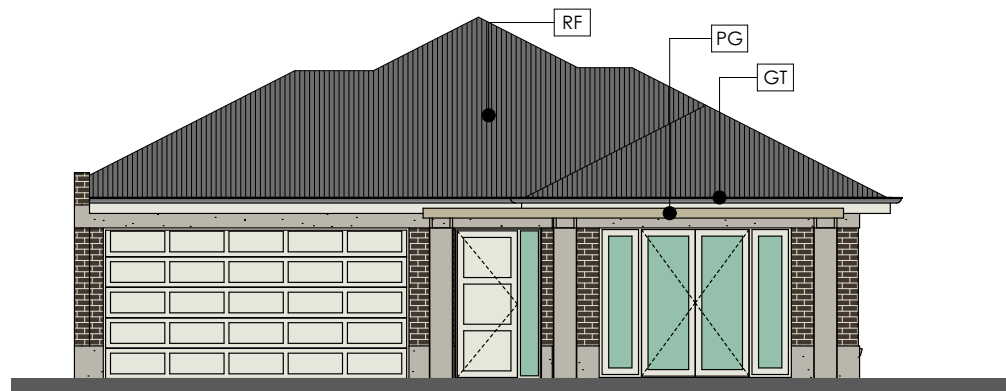


NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs
PRELIMINARY

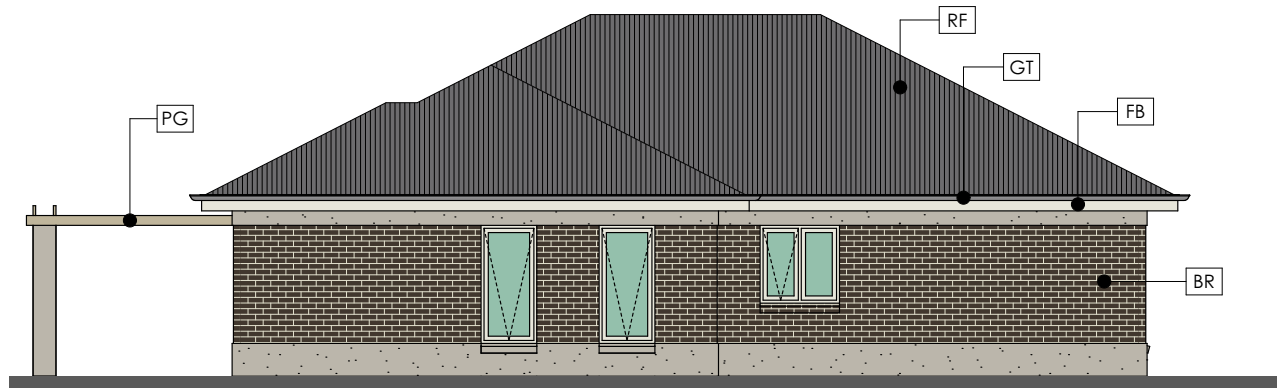
NO	ID	REVISIONS	DATE	BY

		<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	
CLIENT	BENETAS	PROJECT	RESIDENTIAL AGED CARE DEVELOPMENT
ADDRESS	61 ROBERTSON STREET GISBORNE	PROJECT NO.	18028
		DWG NO.	TP814
		SCALE	1:100
		DRAWN	SG
		DATE	MAR 21
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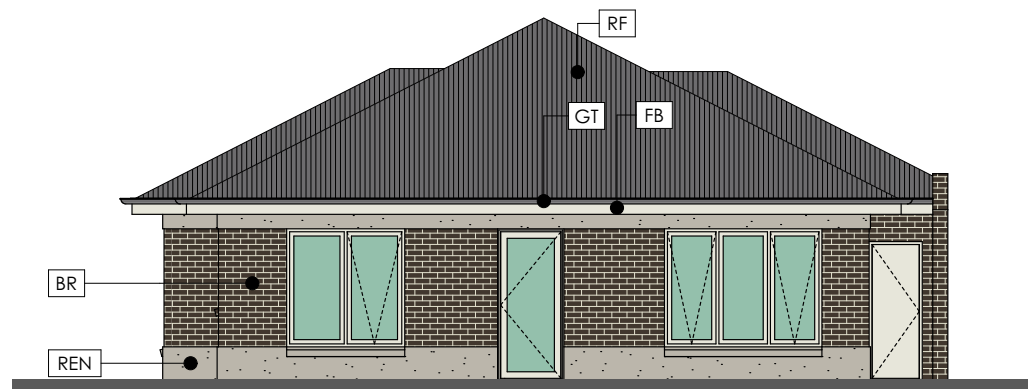
EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



E01 RV03 - FRONT ELEVATION
1:100



E02 RV03 - SIDE ELEVATION
1:100

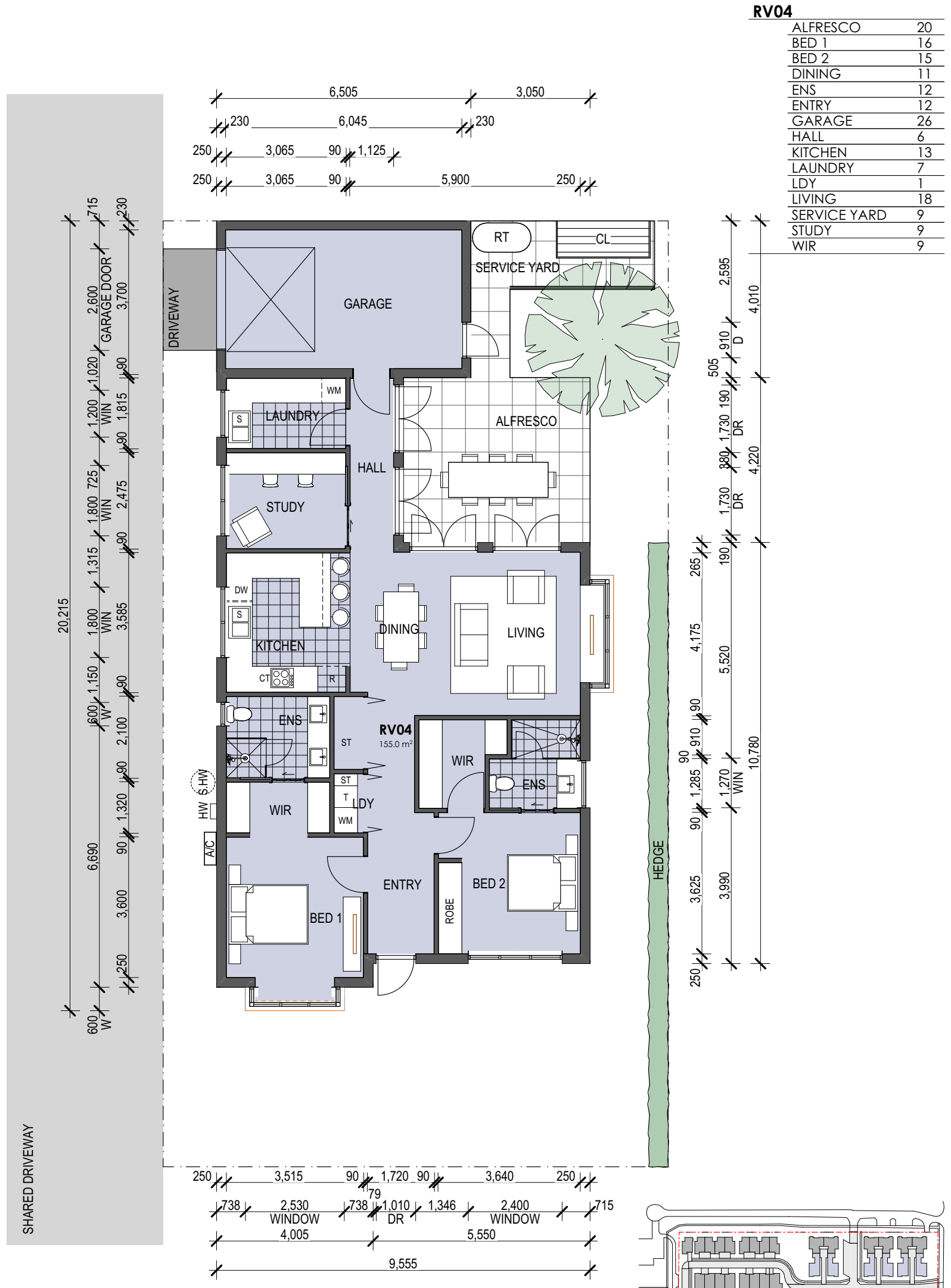


E03 RV03 - REAR ELEVATION
1:100

PRELIMINARY

NO	ID	REVISIONS	DATE	BY

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	<small>CLIENT BENETAS</small>	<small>PROJECT RESIDENTIAL AGED CARE DEVELOPMENT</small>
<small>ADDRESS 61 ROBERTSON STREET GISBORNE</small>	<small>DRAWING TITLE RV03 ELEVATIONS</small>	<small>PRINTED: Thursday, 22 April 2021</small>



RV04 FLOOR PLAN 1:100

NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs
PRELIMINARY

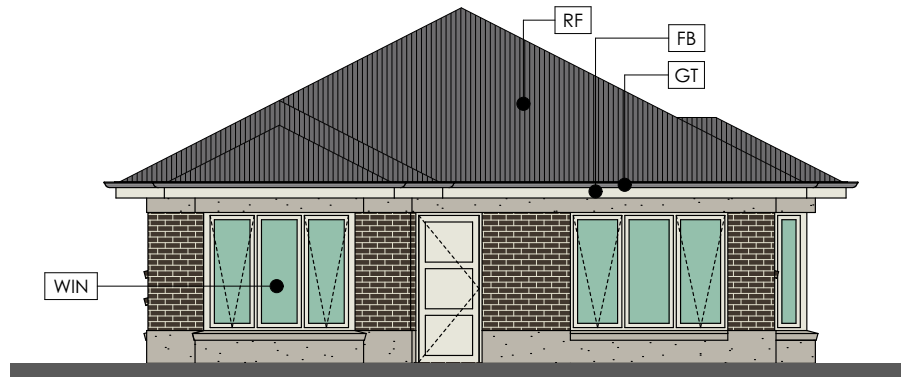
NO	ID	REVISIONS	DATE	BY

	DEMAIN PARTNERSHIP PTY LTD 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net	ARCHITECTURE URBAN DESIGN INTERIOR DESIGN
	CLIENT BENETAS ADDRESS 61 ROBERTSON STREET GISBORNE	PROJECT RESIDENTIAL AGED CARE DEVELOPMENT

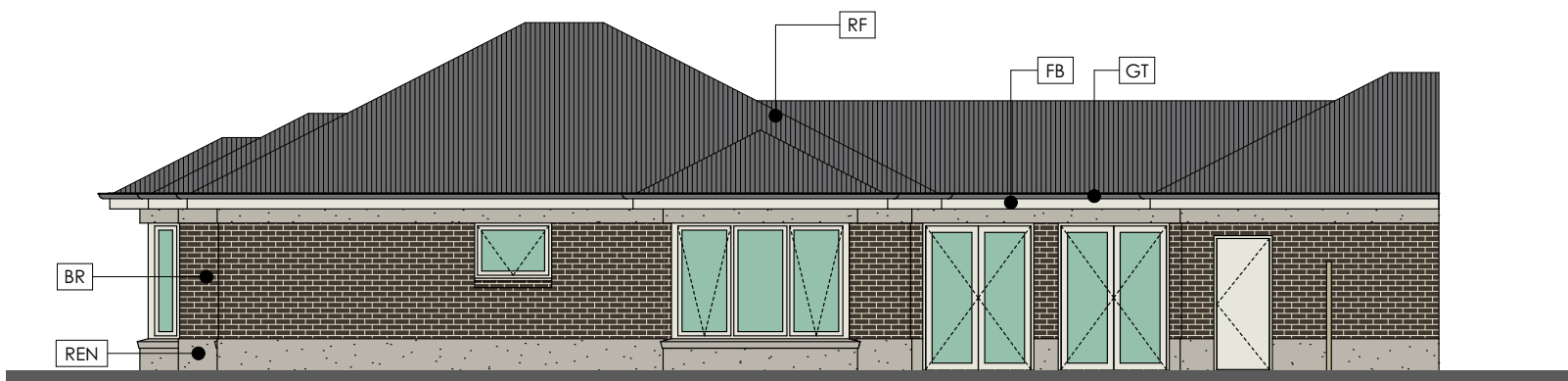
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PRINTED: Thursday, 22 April 2021

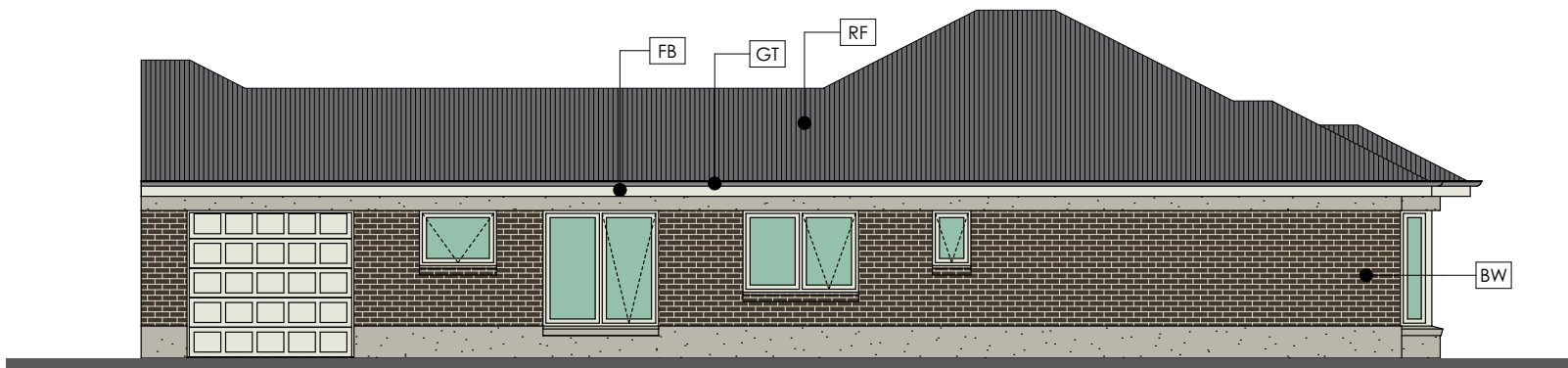
EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: 'KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



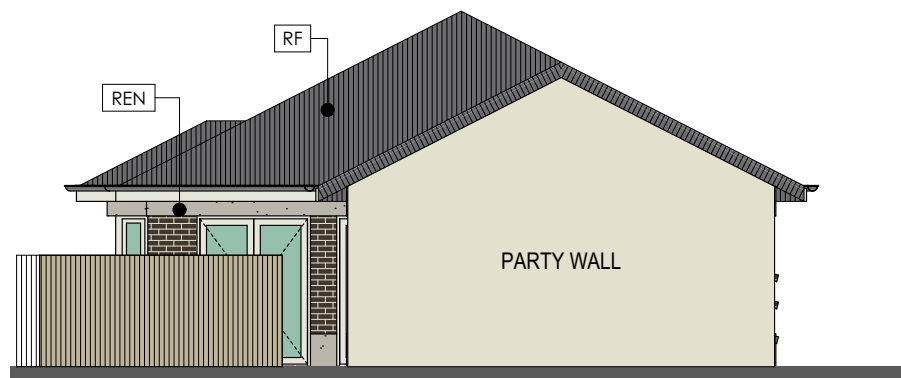
E01 RV04 - FRONT ELEVATION
1:100



E02 RV04 - SIDE ELEVATION
1:100



E04 RV04 - SIDE ELEVATION
1:100

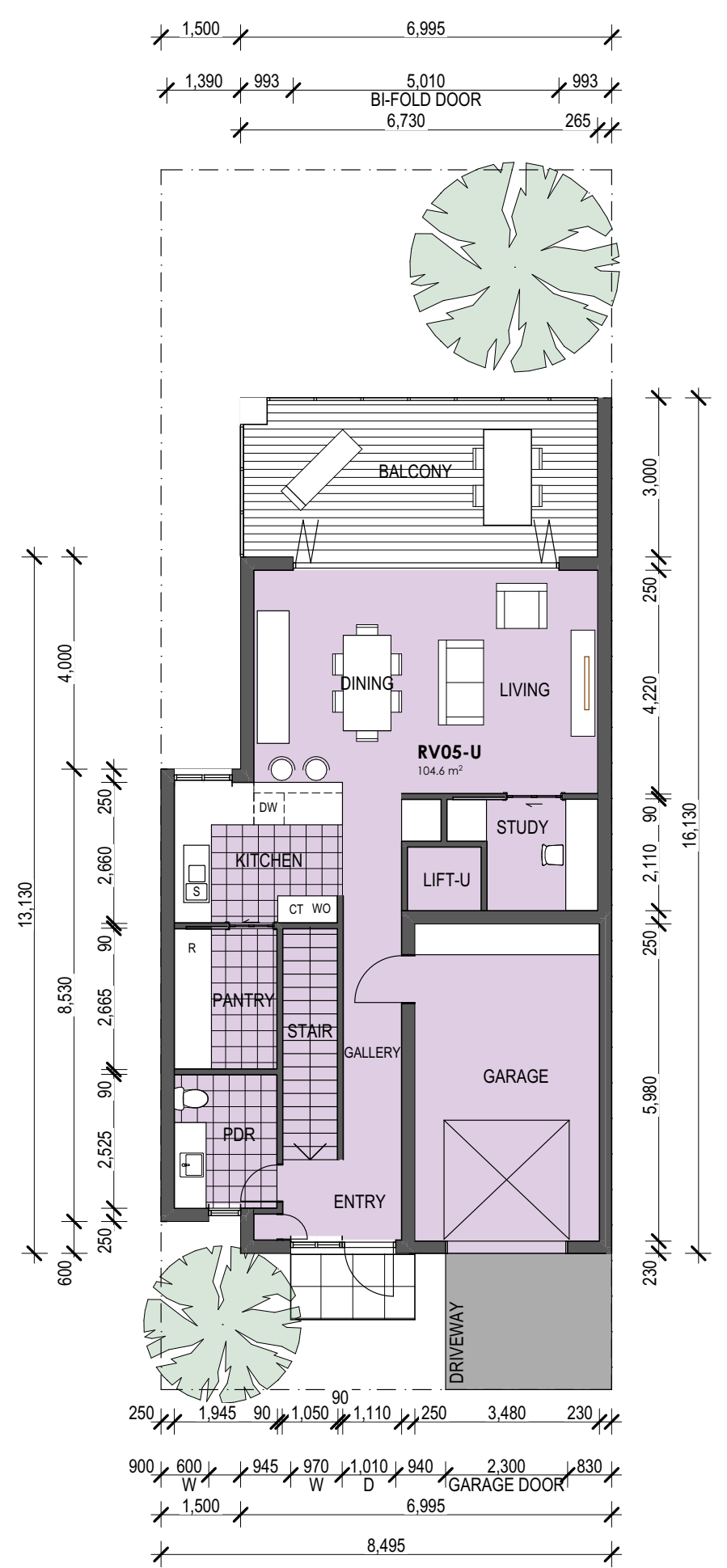
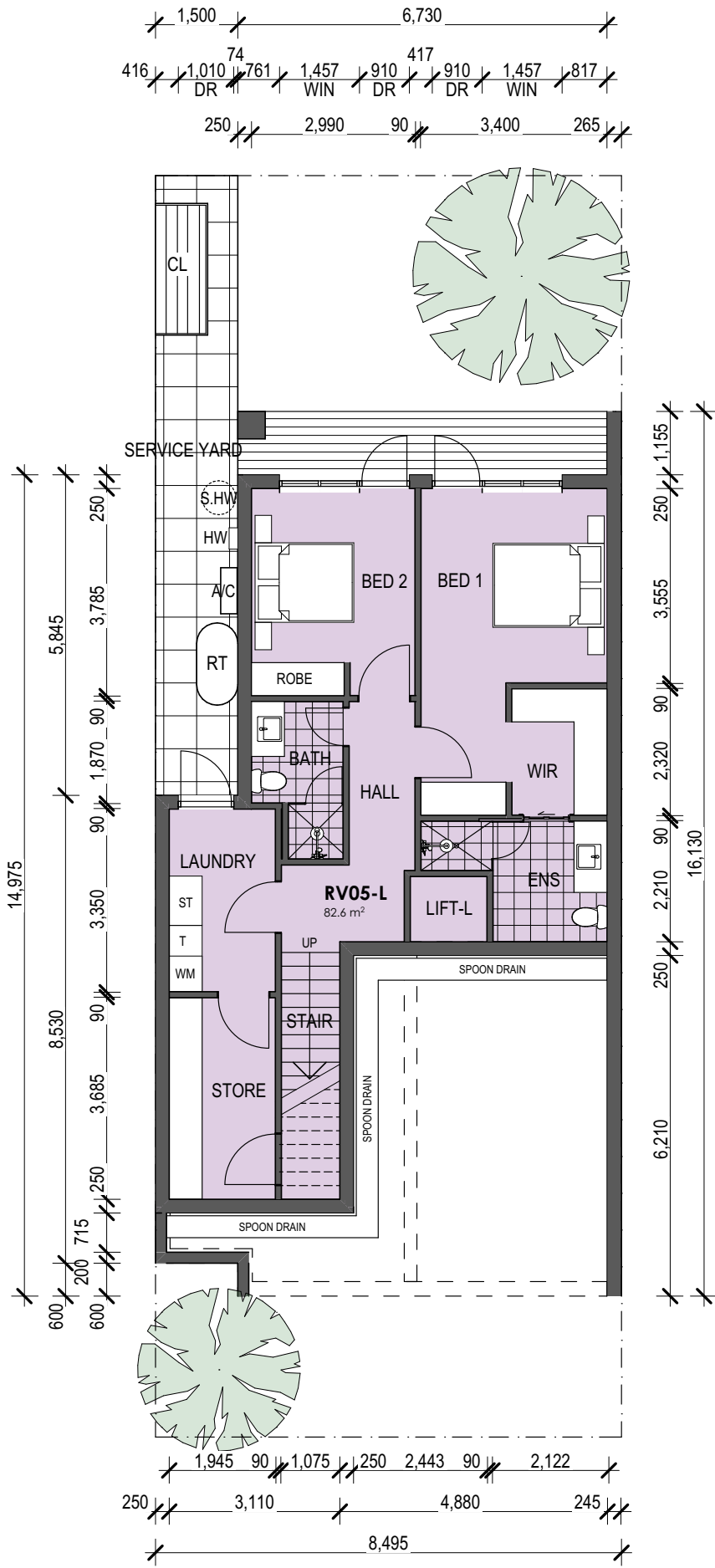


E03 RV04 - REAR ELEVATION
1:100

PRELIMINARY

NO	ID	REVISIONS	DATE	BY

	<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	<small>PROJECT NO. DWG NO. REVISION 18028 TP817</small>
	<small>CLIENT BENETAS</small>	<small>PROJECT RESIDENTIAL AGED CARE DEVELOPMENT</small>
<small>ADDRESS 61 ROBERTSON STREET GISBORNE</small>	<small>DRAWING TITLE RV04 ELEVATIONS</small>	<small>PRINTED: Thursday, 22 April 2021</small>



RV05 LOWER FLOOR PLAN 1:100

RV05 UPPER FLOOR PLAN 1:100

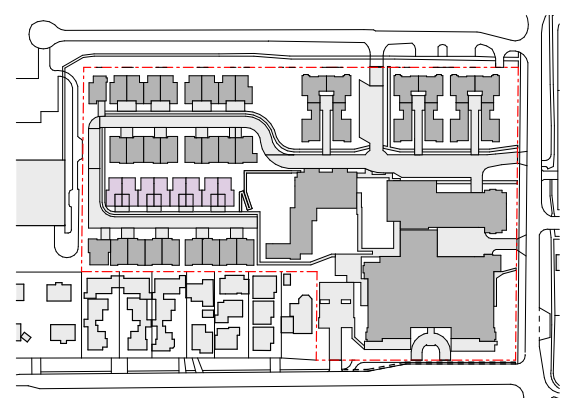
RV05 LOWER GROUND

BATH	5
BED 1	15
BED 2	13
ENS	7
HALL	8
LAUNDRY	8
LIFT-L	3
SERVICE YARD	17
STAIR	7
STORE	9
WIR	8

RV05 UPPER GROUND

BALCONY	21
DINING	15
ENTRY	5
GALLERY	6
GARAGE	24
KITCHEN	12
LIFT-U	3
LIVING	16
PANTRY	6
PDR	6
STAIR	5
STUDY	6

NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs
PRELIMINARY



NO	ID	REVISIONS	DATE	BY

CLIENT
BENETAS
ADDRESS
61 ROBERTSON STREET GISBORNE

PROJECT
RESIDENTIAL AGED CARE DEVELOPMENT
DRAWING TITLE
RV05 FLOOR PLANS

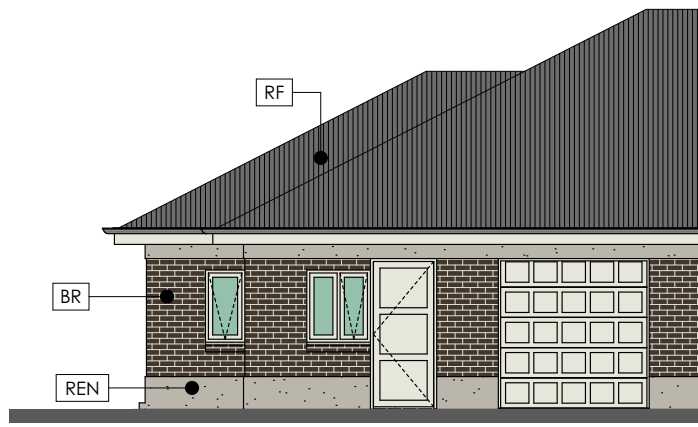
PROJECT NO.
18028
SCALE
1:100

DWG NO.
TP818
DRAWN
SG
DATE
MAR 21

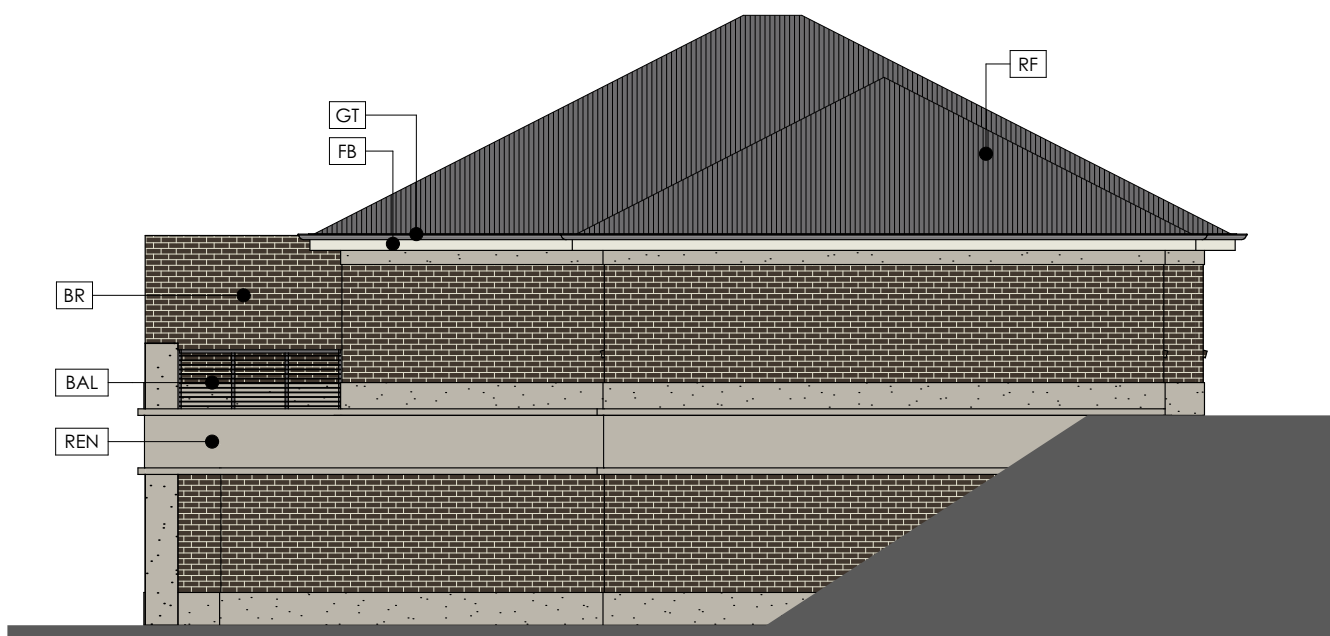
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PRINTED: Thursday, 22 April 2021

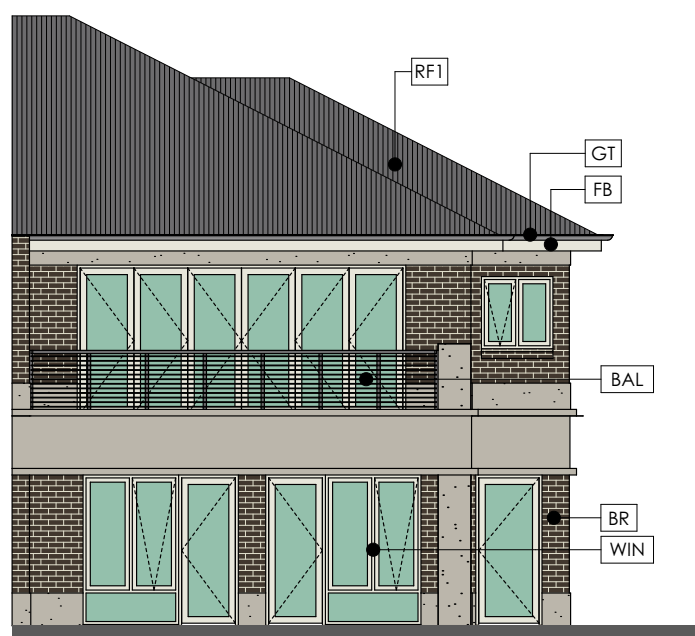
EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: 'KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



E01 RV05 - FRONT ELEVATION
1:100



E02 RV05 - SIDE ELEVATION
1:100

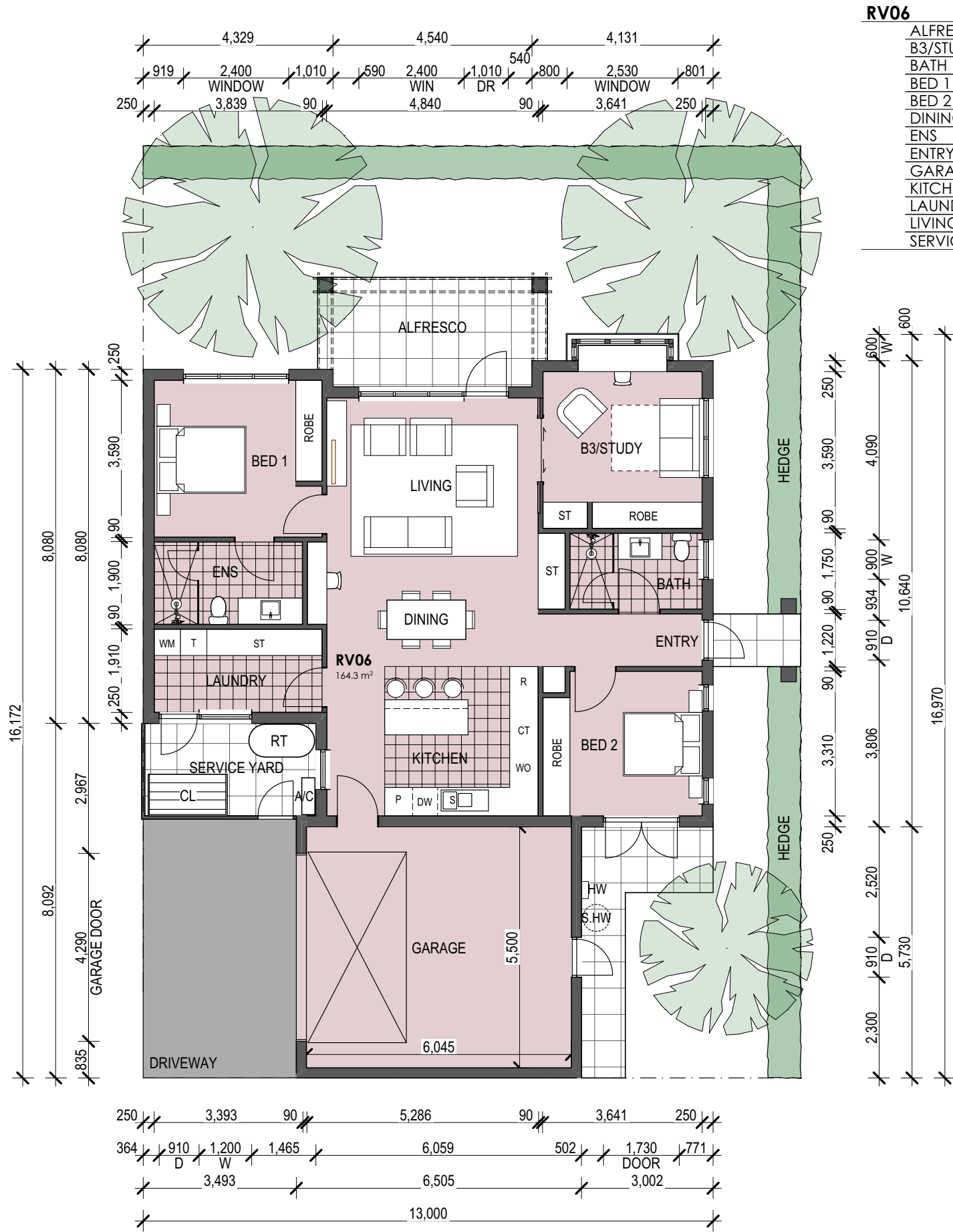


E03 RV05 - REAR ELEVATION
1:100

PRELIMINARY

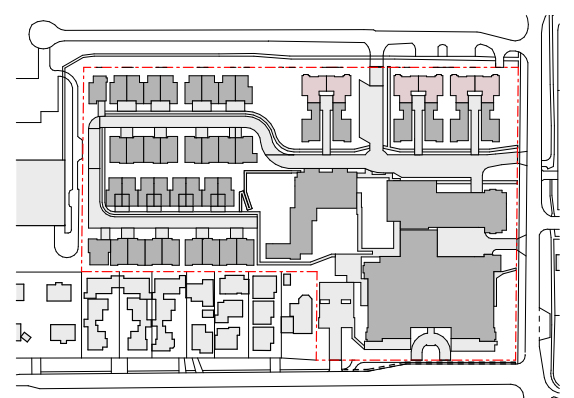
NO	ID	REVISIONS	DATE	BY

	<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>
	<small>CLIENT PROJECT PROJECT NO. DWG NO. REVISION BENETAS RESIDENTIAL AGED CARE DEVELOPMENT 18028 TP819 ADDRESS DRAWING TITLE SCALE DRAWN DATE 61 ROBERTSON STREET GISBORNE RV05 ELEVATIONS 1:100 SG MAR 21</small>
<small>Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 VILLA TYPES MODULE v23.pln</small>	<small>PRINTED: Thursday, 22 April 2021</small>



RV06 FLOOR PLAN 1:100

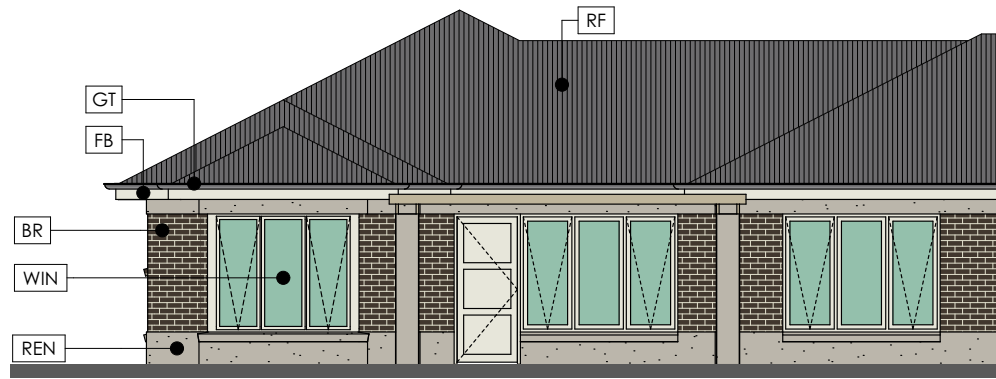
NOTE : REFER TO TP102 & TP103 FOR VILLA FFLs



NO	ID	REVISIONS	DATE	BY

		DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net							
CLIENT	BENETAS	PROJECT	RESIDENTIAL AGED CARE DEVELOPMENT	PROJECT NO.	18028	DWG NO.	TP820	REVISION	
ADDRESS	61 ROBERTSON STREET GISBORNE	DRAWING TITLE	RV06 FLOOR PLAN	SCALE	1:100	DRAWN	SG	DATE	MAR 21
Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 VILLA TYPES MODULE v23.pln		PRINTED: Thursday, 5 August, 2021							

EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: 'KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



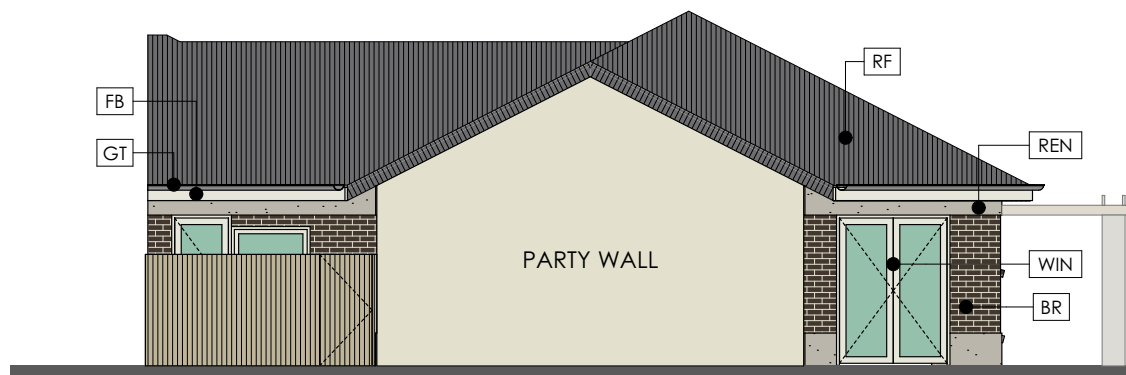
E01 RV06 - FRONT ELEVATION
1:100



E02 RV06 - SIDE ELEVATION
1:100



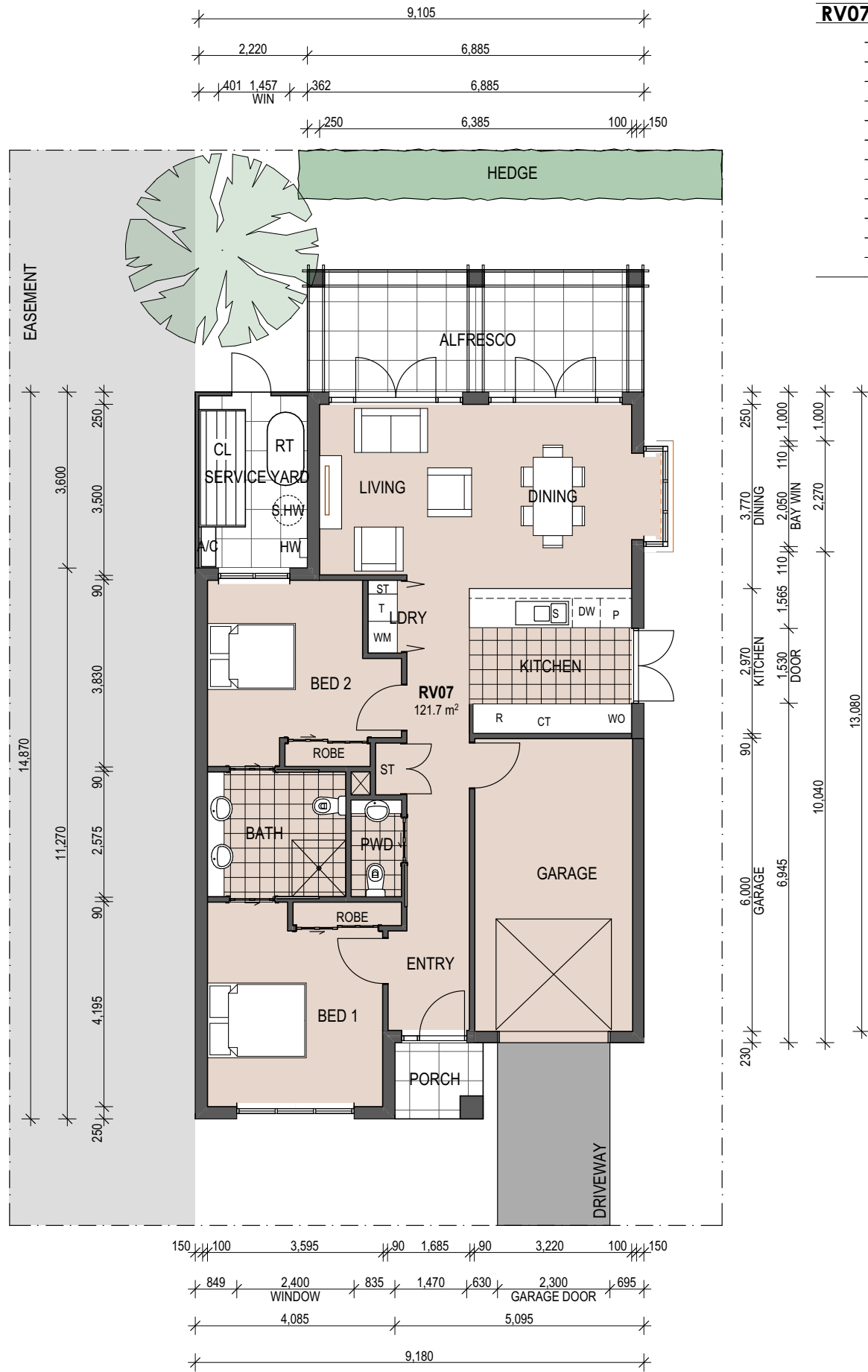
E04 RV06 - SIDE ELEVATION
1:100



E03 RV06 - REAR ELEVATION
1:100

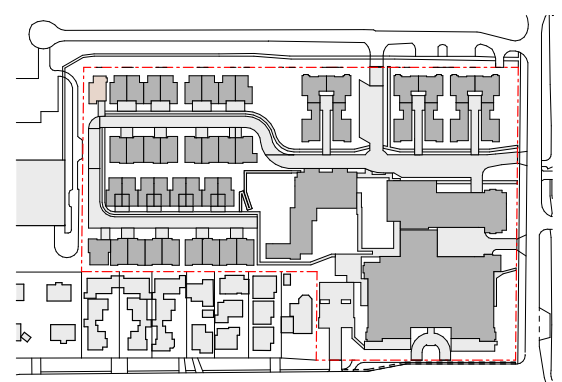
NO	ID	REVISIONS	DATE	BY

		<small>DEMAINE PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net</small>	
CLIENT	BENETAS	PROJECT	RESIDENTIAL AGED CARE DEVELOPMENT
ADDRESS	61 ROBERTSON STREET GISBORNE	DRAWING TITLE	RV06 ELEVATIONS
		PROJECT NO.	18028
		DWG NO.	TP821
		SCALE	1:100
		DRAWN	SG
		DATE	MAR 21
<small>Y:\18\18028 Benetas Gisborne FAC Development\MODEL\Modules\18028 VILLA TYPES MODULE v23.pln</small>		<small>PRINTED: Thursday, 5 August, 2021</small>	



RV07	
ALFRESCO	17
BATH	8
BED 1	18
BED 2	16
DINING	15
ENTRY	10
GARAGE	22
KITCHEN	15
LDY	1
LIVING	13
PORCH	3
PWD	2
SERVICE YARD	8

RV07 FLOOR PLAN 1:100



NOTE : REFER TO TP000 FOR VILLA FFLs
PRELIMINARY

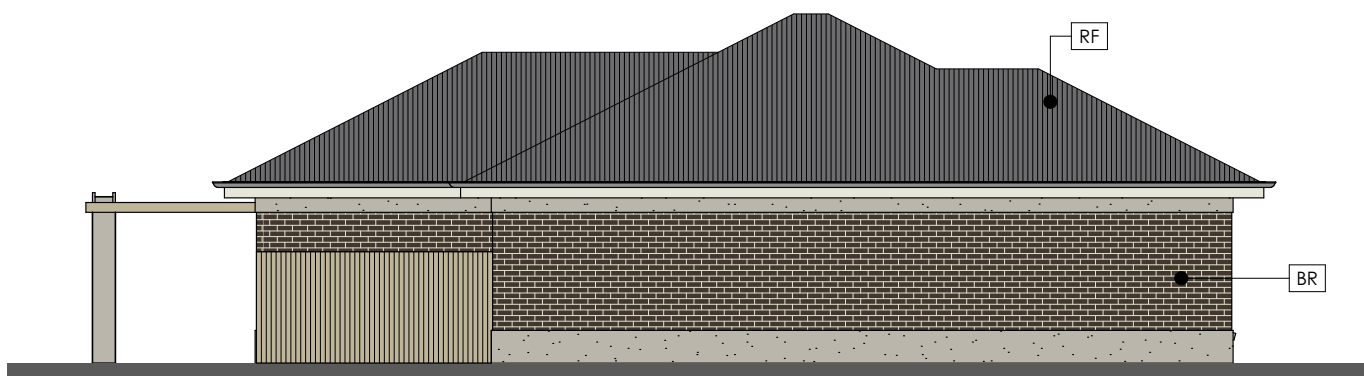
NO	ID	REVISIONS	DATE	BY

	DEMAIN PARTNERSHIP PTY LTD ABN 27 655 928 879 ACN 006 158 756 ARCHITECTURE URBAN DESIGN INTERIOR DESIGN 17 MADDEN GROVE RICHMOND VICTORIA AUSTRALIA 3121 T 61 3 9428 3030 F 61 3 9428 3033 E admin@demaine.net www.demaine.net	PROJECT NO. 18028 DWG NO. TP822
	CLIENT BENETAS ADDRESS 61 ROBERTSON STREET GISBORNE	PROJECT RESIDENTIAL AGED CARE DEVELOPMENT DRAWING TITLE RV07 FLOOR PLAN

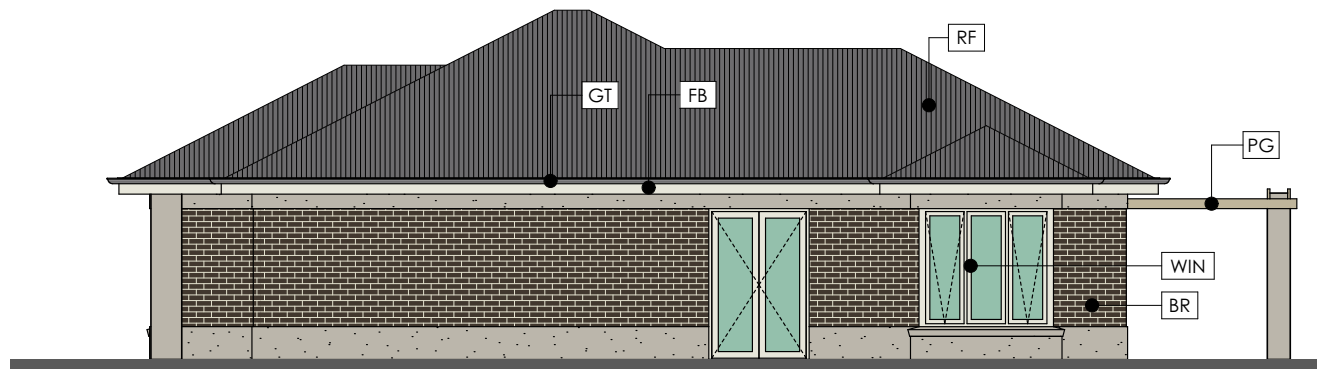
EXTERNAL FINISHES LEGEND	
RF	COLORBOND 'CUSTOM ORB' CORRUGATED ROOFING COL: 'BASALT', COLORBOND
GT	GUTTER COL: 'BASALT', COLORBOND
FB	FASCIA BOARD COL: 'SURFMIST', COLORBOND
REN	ROUGH RENDER FINISH COL: 'POWERED ROCK', DULUX
BR	BRICK VENEER COL: 'KARINYA BLEND, SELKIRK
BAL1	BALUSTRADE 1 COL: GLOSS BLACK
WIN	WINDOWS AND DOORS COL: 'SURFMIST', COLORBOND
PG	PERGOLA: TIMBER BEAMS RENDERED COLUMNS COL: TBC



E01 RV07 - FRONT ELEVATION
1:100



E02 RV07 - SIDE ELEVATION
1:100




E04 RV07 - SIDE ELEVATION
1:100



E03 RV07 - REAR ELEVATION
1:100

PRELIMINARY

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	<small>CLIENT</small> BENETAS <small>ADDRESS</small> 61 ROBERTSON STREET GISBORNE	<small>PROJECT</small> RESIDENTIAL AGED CARE DEVELOPMENT <small>DRAWING TITLE</small> RV07 ELEVATIONS	<small>PROJECT NO.</small> 18028 <small>DWG NO.</small> TP823 <small>SCALE</small> 1:100 <small>DRAWN</small> SG <small>DATE</small> MAR 21

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