

UPC1 790 Burwood Road, Hawthorn East

Application no.: PP15/01179 (File 40/409/09335)

Responsible director John Luppino
City Planning

Authorised by: Simon Mitchell
Manager Statutory Planning

Report officer: Stephanie Ng -
Planning Officer Statutory Planning

Abstract

Proposal

The proposal seeks to use the existing dwelling at No. 790 Burwood Road, Hawthorn East as a medical centre, construction of associated buildings and works and a reduction of the standard car parking requirement.

A maximum of two (2) persons providing health services are proposed on the site at any one time with hours of operation as follows:

Monday to Friday - 8:00am to 6:00pm, with one weekday until 8:00pm.

Saturday - 9:00am to 1:00pm

Sunday - Closed

An existing self-contained unit (1 bedroom and study) located towards the rear of the site is to be maintained and used as a caretaker's residence.

Issues

The following are key issues in respect of this application:

- The proposed car parking reduction of three (3) car parking spaces;
- Traffic congestion;
- Compliance with Council's Discretionary Uses in Residential Areas Policy; and
- Objections received.

Officer's response

Council's Discretionary Uses in Residential Areas Policy seeks to ensure the sensitive integration of discretionary uses into their surrounding areas and sets out various policy statements and performance standards to be met. The performance standards describe one way the proposal may satisfy the relevant policy objectives and statements.

The proposed use is consistent with both the 'general' and 'local community' policy statements of Council's Discretionary Uses in Residential Areas Policy.

Subject to permit conditions, the proposal also meets all performance standards with the exception of the proposed main access point into the site (not being from a Road Zone or Collector Road). The variation from this performance standard is justified as overall it is considered that the proposed medical centre use of the site will not unreasonably impact on the amenity of the surrounding residential area, including impacts related to noise, hours of operation, rubbish collection, potential safety risk to the surrounding area, traffic and lighting.

In relation to the proposed reduction of parking, a survey has been submitted that shows there is sufficient on-street and public off-street parking in the surrounding area to accommodate the parking demand generated by the use. In particular, much of the available parking is along Burke Road to the east, in the commercially zoned area (Camberwell Junction Activity Centre Precinct), which will limit the impact of parking on the amenity of the surrounding residential area. Council's Traffic Engineers are satisfied with the proposed parking and consider that the potential traffic generation will not have a significant adverse impact on traffic conditions in the surrounding road network.

An assessment of the proposal against all relevant controls and policies and a response to concerns raised in objections is contained in the officer's report.

Officers' recommendation

That the Urban Planning Special Committee resolve that **Notice of Decision to Grant Planning Permit** No. PP15/01179 to use of the land as a medical centre in a General Residential Zone 3, construction of associated buildings and works and reduction of the standard car parking requirement at **790 Burwood Road, Hawthorn East** be issued under the Boroondara Planning Scheme subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When the plans are to the satisfaction of the Responsible Authority they will be endorsed and will then form part of the Permit. The plans must be drawn to scale with dimensions and three (3) copies provided, substantially in accordance with the plans submitted with the application (advertised in January 2016) but modified to show:
 - a) The eight (8) consultation rooms re-labelled to include a maximum of five (5) consulting rooms, a treatment room, a staff room and a 'telemedicine consulting room';
 - b) The car parking space located closest to No. 788 Burke Road to be clearly marked and set aside for the caretaker's unit, to the satisfaction of the Responsible Authority;
 - c) The two adjoining car parking spaces located adjoining the caretaker's car space to be clearly marked and set aside for staff car parking, to the satisfaction of the Responsible Authority;
 - d) The proposed disabled space to be increased to 5.4 metres in length;
 - e) A revised swept path analysis (with clearance) for a proposed disabled car parking space with new dimensions of 3.2m x 5.4m, and adjacent shared area of a minimum 2.4m x 5.4m to be provided. The analysis should demonstrate acceptable access to/from the proposed two on-site car parking spaces on the eastern side of the building to the satisfaction of the Responsible Authority;
 - f) Pedestrian sight triangles to be clearly denoted to show any obstructions, for 2m along the road frontage and 2.5m along both access points, to be 50% permeable to maintain visibility to pedestrians or that their height is less than 900mm (which includes any landscaping/ tree);
 - g) Provision of evergreen screen planting (to be planted at a minimum height of 2.0m and capable of reaching a maximum height of 4.0m) located adjacent to the medical centre and car parking area along the western boundary of the site; and

- h) The provision of a direction sign not exceeding 0.3 square metres on-site near the frontage of the site facing north advising drivers of the visitor/patient car parking spaces available on site.

Layout not to be altered

- 2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Landscaping maintenance

- 3. All landscaping works shown on the development plans must be maintained to the satisfaction of the Responsible Authority.

Completion of landscaping works

- 4. Landscaping as shown on the endorsed development plans must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

Drainage

- 5. The site must be drained to the satisfaction of the Responsible Authority.

Use of caretakers house

- 6. The caretakers house located to the rear of the medical centre must be used in association with the medical centre and must not be used as a separate tenancy, unless with the written consent of the Responsible Authority.

Number of persons providing health services

- 7. No more than 2 persons providing health services are permitted to practice at or conduct consultations from the premises at any one time without the further written consent of the Responsible Authority.

Number of staff

- 8. No more than 3 staff in total (including persons providing health services, administration and support staff) are permitted to work at the premises at any one time without the further written consent of the Responsible Authority.

Specialist medical centre – geriatrics

- 9. The medical centre use allowed by this permit must not be for any type of medical centre other than one that specialises in geriatrics.

Hours of operation

- 10. The use allowed under this permit must operate only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Friday - 8:00am to 6:00pm, with one weekday per week until 8:00pm;

Saturday - 9:00am to 1:00pm; and

Sunday and Public Holidays - Closed.

Driveways and car parking areas

11. Before the use starts or any building is occupied, area/s set aside for car parking, access lanes and driveways shown on the endorsed plans must be:
- a) Line marked to indicate each car space;
 - b) Each space clearly marked in accordance with Condition 1(b) and 1(c);
 - c) Clearly marked to show the direction of traffic along the access lanes and driveways; and
 - d) Drained

to the satisfaction of the Responsible Authority.

Number of car parking spaces

12. A minimum of six (6) car parking spaces must be provided on the land, including one (1) space clearly marked and set aside for the disabled, to the satisfaction of the Responsible Authority.

Staff car parking spaces

13. Staff limited to park at the two car spaces adjoining the staff/ caretaker car space, accessed directly via Carrington Avenue.

Use of car parking spaces and driveways

14. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

Parking to be free of charge

15. The areas set aside for car parking shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.

Promotion of on-site visitor parking

16. The availability of on-site visitor parking must be promoted via internal signage installed in the reception area of the medical centre, on business cards and on the website of the medical centre.

Direction sign

17. A direction signs directing drivers to the area set aside for car parking must be provided and such sign must be located and maintained to the satisfaction of the Responsible Authority. Any direction sign must not exceed 0.3 square metres in area.

External lighting

18. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

Security system

19. A monitored security system and warning signs must be provided on the premises.

Security alarms

20. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standards published by Standards Australia International Ltd and must be connected to a registered security service, to the satisfaction of the Responsible Authority.

Medicines and cash to be secured

21. All medicines and cash must be removed from the site or secured appropriately on the site to the satisfaction of the Responsible Authority.

Regular waste removal

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

Maintenance of waste storage area

23. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:

- a) Properly paved and drained to a legal point of discharge;
- b) Screened from view with a suitably designed enclosure;
- c) Supplied with adequate water; and
- d) Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

Medical waste disposal

24. The permit holder must ensure that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority.

Hours for medical waste collection

25. Collection of medical waste must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

Monday to Friday - 7:00am to 6:00pm

Saturday, Sunday & Public Holidays - No collection allowed

to the satisfaction of the Responsible Authority.

Hours for loading and unloading

26. Loading and unloading of vehicles is only permitted to occur at the following times:

Monday to Friday - 7:00am to 6:00pm

Saturday, Sunday & Public Holidays - No loading or unloading allowed

to the satisfaction of the Responsible Authority.

Amenity of area

27. The amenity of the area must not be adversely affected by the use and development as a result of the:

- a) Transport of materials, goods or commodities to or from the land; and/or
- b) Appearance of any building, works, stored goods or materials; and/or
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or oil; and/or
- d) The presence of vermin.

or in any other way, to the satisfaction of the Responsible Authority.

Permit to expire:

28. This Permit will expire if:

- a) The development does not start within two (2) years of the issue date of this Permit; or
- b) The development is not completed within four (4) years of the issue date of this Permit; or
- c) The use does not commence within two (2) years of the completion of the development.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the use or the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

Notes:

Headings are for ease of reference only and do not affect the interpretation of permit conditions.

This is not a Building Permit. A Building Permit may be required prior to the commencement of any works associated with the proposed development.

Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Asset Management).

Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards. A Council Supervision Permit is required for this work. All fees and charges associated with the connection are to be borne by the applicant.

Prior to the commencement of any works on the site, the owner / developer must submit any new vehicular crossover or modification or alteration to an existing crossover proposal for assessment and approval by the Responsible Authority (Asset Management).

An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Protection of Council Assets and Control of Building Sites Local Law 2011.

Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.

The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.



STATUTORY PLANNING OFFICERS REPORT Urban Planning Committee

Application Number	PP15/01179
Date Application Received	27/10/2015
Planning Officer	Stephanie Ng

Applicant	Song Bowden Planning
Owner	790 Burwood Road Pty Ltd

Property Address	790 Burwood Road, Hawthorn East
Proposal	Use of the land as a medical centre in a General Residential Zone 3, construction of associated buildings and works and reduction of the standard car parking requirement.
Ward	Junction

Zoning	General Residential Zone Schedule 3
Overlays	None
Drainage Area of Interest?	No

Advertised?	Yes
Number of Objections Received	Eight (8)
Recommendation	Issue a Notice of Decision to Grant a Planning Permit subject to conditions

PLANS ASSESSED IN THIS REPORT

Plans advertised in 'January 2016'

PROPOSAL

Appendix A - Plans

An application has been made to Council for the use of the land as a medical centre in a General Residential Zone 3, construction of associated buildings and works and reduction of the standard car parking requirement.

Details of the proposal are summarised as follows:-

Use:

Medical Centre:

- Medical centre with two (2) medical specialist practitioners (geriatricians)
- A maximum total of three (3) staff on site at any one time, comprising two (2) medical consultants and one (1) administrative staff.
- Hours of operation as follows:

Monday to Friday – 8:00am to 6:00pm, with one weekday until 8:00pm.

Saturday – 9:00am to 1:00pm

- Patients will generally be scheduled at 40-60 minute intervals.

Caretakers Residence

- An existing self-contained unit located towards the rear of the site is to be maintained and used as a caretakers residence.

Buildings and works:

Existing building/ dwelling:

- Replacement of existing weatherboard walls located to the rear of the existing building (no permit required) with double brick walls to match existing.
- Removal of two (2) chimneys along the eastern section of the existing building (no permit required).
- Removal of an existing brick wall (section) along the eastern elevation (no permit required) to allow for the installation of a new window to match existing.
- Internal alterations to the building and self-contained dwelling (no permit required).
- Removal of canopy at the rear of the existing building (no permit required) to allow for the installation of a new canopy.

Car parking layout/ ramps and accessway:

- Removal of carport at the rear of the site (no permit required).
- Removal of existing steps at the rear of the building (no permit required) and modifications to the existing landing (concrete paving and kerb ramp) to allow for disabled access from the car parking spaces along the eastern boundary of the site.
- New doors and stairs at the rear of the building to allow for direct access from the car park.
- Construction of concrete ramp along the western side of the existing building to allow for disabled access.

- Line marking of car parking layout located to the rear and east side of the self-contained dwelling.
- Installation of a bike rack accommodating for four (4) bikes within the front setback of the site.

Vegetation/ Trees:

- Removal of two (2) small trees located towards the rear, south-eastern corner of the site (no Tree Protection Local Law permit required).

Fencing:

- Removal of the existing timber paling fence along the eastern boundary of the site (no permit required) and replacement with a new timber paling fence to match existing.

Car Parking/ Access:

- A total of six (6) car parking spaces, comprising four (4) at the rear of the existing self-contained dwelling and two (2) to the east side of the existing self-contained dwelling, one (1) of which will be a disabled access space.
- Provisions of four (4) bicycle parking spaces located within the front setback.
- The proposed medical centre will utilise the existing crossovers from Carrington Avenue adjacent to the rear, southern boundary of the site and via the existing laneway adjacent to the eastern boundary of the site.

THE SITE

Appendix B - Locality Plan

Site Location	The subject site is located on the south side of Burwood Road.
Width of Frontage	15.24m
Maximum Depth of Site	44.45m
Total Site Area	691m ²
Easements	The subject site is not encumbered by any easements.
Fall of the Land	The site has a moderate fall from the north-east to the south-west of approximately 2.5 metres.
Front Fencing Details	A 1.8 metre high metal picket fence is located along the frontage of the site.

- The subject site is currently developed with a single storey detached dwelling with a pitched, tiled roof.

- A self-contained unit with a flat roof and a double carport is located to the rear of the dwelling.
- The existing building is setback a minimum of 7.62 metres from Burwood Road.
- Vehicle access is via existing crossovers from Carrington Avenue adjacent to the rear, southern boundary of the site and via the existing laneway adjacent to the eastern boundary of the site.
- There are currently a total number of six (6) informal (un-lined) car parking spaces, comprising four (4) at the rear of the existing self-contained dwelling (accessible via Carrington Avenue) and two (2) to the east side of the existing self-contained dwelling (accessible via the laneway).
- The subject site is devoid of significant vegetation.
- 2 hour parking restrictions apply along Burwood Road:
 - 8:00am to 6:00pm, Monday to Friday; and
 - 8:00am to 12:00pm, Saturday.



Figure 1 - The subject site taken from the opposite side of Burwood Road.



Figure 2 - The subject site taken from Carrington Avenue.



Figure 3 - The subject site taken from the laneway located along the eastern boundary.

THE SURROUNDING AREA



Figure 4 - Aerial photograph showing the subject site (outlined in white) in relation to the wider surrounding area.



Figure 5 - Aerial photograph showing the subject site (outlined in white) in relation to adjoining properties.

The area immediately surrounding the subject site contains a mix of land uses.

West

Immediately to the west of the subject site is an existing dwelling at No. 788 Burwood Road (see Figure 6 below). This is a single storey dwelling with a pitched, tiled roof. Vehicle access is provided via a garage roller door, located to the rear, southern boundary, adjacent to the common boundary of the subject site. Vehicle access into the site is provided via Carrington Avenue only.

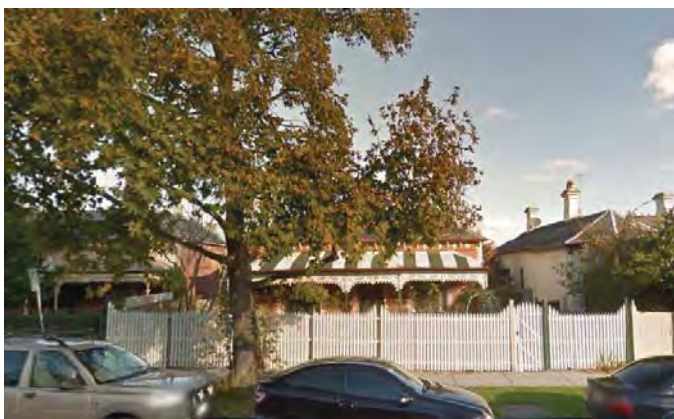


Figure 6: Photograph of the neighbouring dwelling to the west of the subject site at No. 788 Burwood Road.

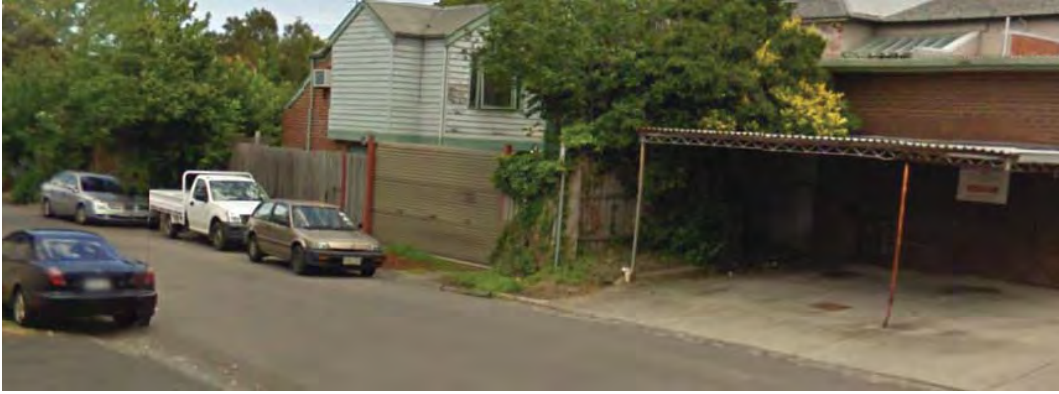


Figure 7: Photograph of the rear, vehicle access for neighbouring dwelling to the west of the subject site at No. 788 Burwood Road.

East

Immediately to the east of the subject site is a 3.05 metre wide laneway, accessible via Burwood Road and Carrington Avenue. Further to the east of the subject site are the rears of commercial properties facing Burke Road. These properties are part of the Camberwell Junction Activity Centre and are 1-2 storeys in scale.



Figure 8: Photograph of the laneway and commercial properties to the east of the subject site, taken from Burwood Road.



Figure 9: Photograph of the laneway and commercial properties to the east of the subject site, taken from the laneway/ east end of Carrington Avenue.

South

To the south of the site is Carrington Avenue which is a local road. Carrington Avenue contains an undivided cross section with kerbside parking lane on both sides and a single trafficable lane along the centre of the road which accommodates two way traffic flow. Directly on the opposite side of Carrington Avenue is No. 29 Burwood Avenue which is currently occupied by a private car park (accommodating approximately 35 cars). This private car park is currently associated with the Palace Hotel located on the corner of Burke Road and Burwood Avenue.



Figure 10: Photograph of Carrington Avenue, taken from the rear of the subject site/ east end of Carrington Avenue.



Figure 11: Photograph of private car park for Palace Hotel located to the south of the subject site at No. No. 29 Burwood Avenue.

North:

To the north of the site is Burwood Road which is a Collector Road under Boroondara's road classification. Burwood Road contains an undivided cross section with one traffic lane and kerbside parking lane in each direction. On the opposite side of Burwood Road is No. 847 and 849 Burwood Road:

- No. 847 Burwood Road is developed with a 3 storey apartment building comprising 11 dwellings.
- No. 849 Burwood Road is currently under construction to develop a 5 storey apartment building comprising 27 dwellings and an indoor recreation facility (gym) that will be located within a two level basement.



Figure 12: Photograph of a view opposite the subject site to the north showing No. 847 Burwood Road to the left and No. 849 Burwood Road which is currently under construction.

RESTRICTIVE COVENANT/AGREEMENTS

No covenant or restriction has been registered on Title for this property.

ABORIGINAL CULTURAL HERITAGE

Is the site within an area of Aboriginal cultural heritage sensitivity?	No
Is a Cultural Heritage Management Plan required?	No

PERMIT/SITE HISTORY

Details of previous applications are as follows:-

Application No	Date of Decision	Decision	Description of Proposal
Planning Permit No. 2446	17/11/1987	Permit	Front portion of premises situation at and described as 790 Burwood Road, Hawthorn to be used for Medical Consulting Rooms.

Council records indicate that the previous planning permit (refer to **Appendix C** - Planning Permit No. 2446) associated with the subject site has previously been acted upon (by one medical practitioner (psychologist)). In accordance with Condition 11 of Planning Permit No. 2446, as the use was commenced within twelve months from the issue date of Planning Permit No. 2446, it is considered that Planning Permit No. 2446 has not expired.

It is noted that the subject site is currently not operating as a medical centre. Nonetheless, the existing permit for the medical centre (Planning Permit No. 2446) would be superseded if a permit is issued for this current proposal/ application at 790 Burwood Road, Hawthorn.

The 'front portion' of the premises as described in Planning Permit No. 2446 is in reference to the entire front portion of the existing building at 790 Burwood Road, including a waiting room, three (3) secretary rooms, two (2) consulting rooms, a treatment room, two (2) bathrooms and a kitchen (refer below to Figure 13):

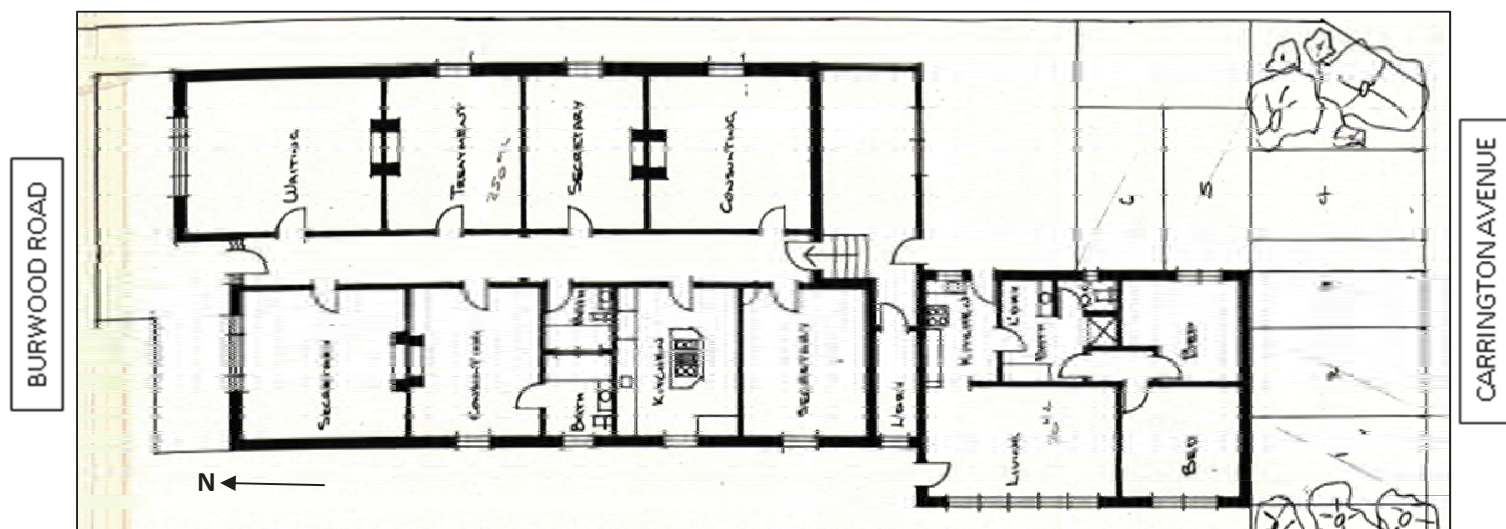


Figure 13 - Endorsed plan associated with Planning Permit No. 2446 (dated 17 November 1987).

NOTICE OF APPLICATION

Pursuant to Section 52 of the *Planning & Environment Act 1987*, the application was advertised by:-

- Sending notices to the owners and occupiers of adjoining land; and
- Placing three (3) signs on the land for a period of 14 days.

Eight (8) objections have been received to the proposal. The grounds of objection are summarised as follows:-

Car parking/ traffic congestion:

- The proposed car parking reduction will impact on the amenity of the area;
- The proposal will increase traffic in surrounding streets; and
- Concerns regarding the impact the development under construction at No. 849 Burwood Road, will have on the area.

Heritage:

- Part demolition of the existing dwelling should not be allowed as the 1870s Victorian dwelling is heritage listed.

Use:

- Commercial development should not be located in residential areas;
- The number of staff may increase in the future;
- The multiple consulting rooms (8 in total) for only two (2) practitioners is considered excessive;
- The proposal will impact on the residential character of the street;
- The proposal does not comply with Council's discretionary uses in residential areas local policy;
- The proposed trading hours beyond 5:30pm on weekdays and trading on the weekend is inappropriate; and
- The proposal will cause overlooking into the neighbouring property to the west.

Amenity:

- The proposal will impact on the amenity of neighbouring residential properties; and
- Noise from the proposed use including from vehicles will impact on the amenity of the area.

Other matters:

- Drugs stored on site will attract criminals;
- The area is already well serviced by medical centres;
- The proposal will decrease property values in the area;

- Notice was not carried out correctly (laneway sign disappeared during notice period) and as such residents have not had the opportunity to be informed;
- There will be a safety risk due to chemicals and bio-hazards transported to and stored on the property;
- Conditions 2, 5 and 8 of the previous planning permit was never followed by the patients or was a visible sign ever erected by the Responsible Authority; therefore residents have no confidence that these rules will be adhered to if a permit was granted; and
- Fence along the eastern boundary should be retained to provide visual separation between the laneway and 790 Burwood Road.

AMENDMENTS TO THE PROPOSAL

An amendment to a planning application was lodged with Council after notification. The proposed changes are as follows:-

- The self-contained dwelling located to the rear of the site to be used as a caretakers house;
- Each appointments to run between 40-60 minutes in duration; and
- Re-allocation of the proposed eight (8) consulting rooms to be used as five (5) consulting rooms, a treatment room, a staff room and a 'telemedicine consulting room' (room used for telecommunication purposes linked to nursing homes and other remote locations).

It is noted that these proposed amendments were sent in writing to Council after the giving of notice and were announced formally at the Consultation Meeting (see below).

All amendments to the proposal can be included as permit conditions to any permit issued.

CONSULTATION MEETING

A consultation meeting was held on the 16 March 2016. The applicant, objectors, Ward Councillor and planning officers attended the meeting.

The applicant proposed the above amendments to the proposal in response to concerns raised by objectors from their initial submissions during notice.

At the meeting, the following issues were discussed:-

- The number of consulting rooms proposed relative to the number of medical practitioners proposed to practice on site at any one time;
- Hours of operation;
- Amenity impacts;
- Specialist nature of the medical practitioners and the likelihood of using the proposed disabled car space;
- Car parking; and
- Traffic congestion.

No objections have been withdrawn as a result of the meeting.

INTERNAL REFERRALS

The application was referred to the following:-

Traffic & Transport Department - Traffic Engineers

I refer to the planning application at 790 Burwood Road, Hawthorn East (PP15/01179). On review of the submitted plans dated 19 October 2015, and Car Parking Impact Assessment Report prepared by EB Traffic Solutions, dated 21 October 2015, I provide the following feedback in relation to parking analysis, car park/garage design, turning circles/swept path analysis, bicycle spaces, sighting lines, traffic impact on road network and disabled parking spaces:

- *The applicant is proposing to use the site as a medical centre (with 2 practitioners at any one time), but also to reconfigure the residence at the rear of the property to provide a two-bedroom dwelling, (with study room counted as a separate bedroom in accordance with Clause 52.06).*
- *Under Clause 52.06, the proposed medical centre component requires 5 car parking spaces to the first person providing health services plus 3 spaces to every other person providing health services; generating a parking requirement of 8 car parking spaces.*
- *Under Clause 52.06, the proposed two-bedroom dwelling component requires 1 car parking space to each one or two bedroom dwelling; generating a parking requirement of 1 car parking space.*
- *It is proposed to retain the four on-site car parking spaces at the rear of the site, which have direct access to/from Carrington Avenue.*
- *It is proposed to provide two on-site car parking spaces (one visitor and one disabled) on the eastern side of the building, with access via the adjacent laneway.*

- Accordingly, the application is providing a total of six car parking spaces on-site and is seeking a waiver of 3 car parking spaces.
- The applicant indicated there is that one support staff for the two practitioners.
- Traffic Engineering generally does not support the waiver of any long-term car parking (resident and staff), as such, at least three of the six on-site car parking spaces should be allocated to staff of the medical centre with one allocated to the resident. These spaces should be clearly denoted on revised plans.
- The submitted parking surveys indicate that there is available on-street parking (short-term only) in the surrounding area to accommodate the shortfall of three short-term parking spaces. However, it appears that the surveys include areas along residential frontages (those along Burwood Road and Carrington Avenue).
- Nonetheless, the parking occupancy surveys (excluding residential frontages) have demonstrated that there is adequate available parking in the surrounding area to accommodate the shortfall of three (short-term) car parking spaces.
- The dimensions of the proposed visitor car parking space are 3.735m wide x 4.9m long, accessed from an aisle of 4.8m, in accordance with the requirement of Clause 52.06
- The dimensions of the proposed disabled car parking space are 3.2m wide x 4.9m long, with an adjacent shared area of 2.590m wide by 4.9m long, and access from an aisle of 4.8m. The space length does not comply with AS2890.6-2009, and should be modified to be 5.4m in length.
- A revised swept path analysis (with clearance) for a proposed disabled car parking space with new dimensions of 3.2m x 5.4m, and adjacent shared area of a minimum 2.4m x 5.4m, should be provided. The analysis should demonstrate acceptable access to/from the proposed two on-site car parking spaces on the eastern side of the building to the satisfaction of the responsible authority.
- Although there is no mandatory bicycle parking requirement for this application, it is noted that four bicycle parking spaces are proposed on-site, which is considered to be satisfactory.
- The Planning Scheme requires any obstructions, for 2m along the road frontage and 2.5m along both access points, to be 50% permeable to maintain visibility to pedestrians or that their height is less than 900mm (which includes any landscaping/tree). It appears from the plan that the pedestrian sight triangles have been provided for the two on-site car parking spaces on the eastern side of the building, however, the pedestrian sight triangles should be clearly denoted on revised plans.
- The laneway adjacent to 790 Burwood Road is typical of laneway within the municipality, which it is assumed, can carry up to 300 vehicles per day. Although no traffic data is available for the laneway, in this instance, it is considered unlikely that current traffic volumes exceed 300 vehicles per day.

- *We don't have traffic data for Carrington Avenue. However, the application is proposing to provide two additional car parking spaces, as such, it is considered that the level of traffic generated by the two additional car parking spaces can be accommodated along Carrington Avenue and the surrounding road network without significant impact.*
- *Burwood Road is a collector road under Boroondara's road classification, with typically a range of 2,000 - 5,000 vehicles per day. The most recent traffic volumes (March 2015) of Burwood Road, between Nicholson Street and Langham Place indicated daily two-way traffic volumes of 3,606 vehicles per day. It is considered that the level of traffic generated by the additional two car parking spaces can be accommodated along Burwood Road and the surrounding road network without significant impact.*

Officer Comment

Council's Traffic & Transport Department has considered the shortfall of three (3) spaces to be acceptable and are satisfied with the layout of parking area, access to and from the spaces subject to the following conditions:

- The proposed disabled space to increase from 4.9 metres to 5.4 metres in length;
- A revised swept path analysis (with clearance) for a proposed disabled car parking space with new dimensions of 3.2m x 5.4m, and adjacent shared area of a minimum 2.4m x 5.4m to be provided. The analysis should demonstrate acceptable access to/from the proposed two on-site car parking spaces on the eastern side of the building to the satisfaction of the Responsible Authority; and
- Pedestrian sight triangles to be clearly denoted to show any obstructions, for 2m along the road frontage and 2.5m along both access points, to be 50% permeable to maintain visibility to pedestrians or that their height is less than 900mm (which includes any landscaping/ tree).

Council's Traffic and Transport Department also requires plans to clearly detail three (3) car parking spaces to be allocated to staff of the medical centre and one (1) car parking space to be allocated to the resident.

It is noted that the proposal has been amended after notice for the self-contained dwelling to be used as a caretakers house in conjunction with the medical centre. A caretakers house is defined as a dwelling on the same site as a building and occupied by a supervisor of that building. It does not have its own car parking rate under Table 1 of Clause 52.06-5 (car parking policy) of the Boroondara Planning Scheme. As only a staff member can reside at the caretakers house, only three (3) car parking spaces

should to be allocated to the staff and the caretaker. This can be addressed through a permit condition.

The permit can be conditioned to require suitable promotion of on-site visitor parking to encourage use of this in preference to on-street spaces. It is recommended that signage be installed inside the medical centre advising patients/visitors of the availability of on-site parking. It is also recommend that the availability of on-site patient/visitor parking be promoted on the website of the medical centre.

EXTERNAL REFERRALS

The application was not required to be referred externally.

GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

CONSIDERATIONS

In assessing this application, consideration has been given to the following:-

1. The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
2. Section 60 of the *Planning & Environment Act 1987*;
3. The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65; and
4. The objections received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

BOROONDARA PLANNING SCHEME

ZONING & OVERLAYS

Appendix D - Zoning Map

General Residential Zone (GRZ)

Medical Centre

Pursuant to Clause 32.08-1 of the Boroondara Planning Scheme, the use of the site as a medical centre does not require a planning permit (i.e. it is a Section 1 use) provided the following conditions are met:

- The gross floor area of all buildings must not exceed 250 square metres.
- Must not require a permit under clause 52.06-3.
- The site must adjoin, or have access to, a road in a Road Zone.

The proposed medical centre will have a gross floor area of 262 square metres and will not meet the standard car parking requirements under Clause 52.06. As one of the above conditions is not met, the use of the site as a medical centre does require a planning permit (i.e. it is a Section 2 use).

Pursuant to Clause 32.08-6 of the Boroondara Planning Scheme, a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-1.

Dwelling

Pursuant to Clause 32.08-1 of the Boroondara Planning Scheme, the use of the site as a dwelling does not require a planning permit (i.e. it is a Section 1 use).

As the existing dwelling (self-contained dwelling located towards the rear of the site) is not increasing in building footprint, no permit is required for the buildings and works associated with this dwelling.

Maximum Building Height

Pursuant to Clause 32.08-7 (*Maximum building height for a dwelling or residential building*), the maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

Maximum Building Height for the Schedule to the General Residential Zone

GRZ3	A building used as a dwelling or a residential building must not exceed a height of 10.5 metres unless the slope of the natural ground level at
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	any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 11.5 metres.
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This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

Officer Comment

The majority of the existing dwelling is proposed to be retained. The proposed buildings and works (external walls, canopies, ramp and stairs) will not exceed the existing building height and complies with Clause 32.08-7 of the Boroondara Planning Scheme.

PARTICULAR PROVISIONS

Clause 52.06 - Car Parking

Before:

- *a new use commences; or*
- *the floor area or site area of an existing use is increased; or*
- *an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,*

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- *on the land; or*
- *in accordance with a permit issued under Clause 52.06-3; or*
- *in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.*

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

Pursuant to Clause 52.06-3, a permit is required to:

- **Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.**
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay. The Table 1 at Clause 52.06-5, sets out the number of car parking spaces required for a use.

This does not apply if:

- A schedule to the Parking Overlay specifies that a permit is not required under this Clause; or
- Clause 52.06-3A applies.

Pursuant to Clause 52.06-3A, unless a schedule to the Parking Overlay specifies otherwise, a permit is not required under Clause 52.06-3 if:

- the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for a new use of land is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land; and
- the number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

Extract of Table 1 at Clause 52.06-5		
Use	"Column A" Car Parking Rate	"Column C" Car Parking Measure
Medical Centre	5	To the first person providing health Services, plus
	3	To every other person providing health services
Dwelling	1	To each one or two bedroom dwelling, plus
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)

Officer Comment:

The application proposes a dwelling (1 bedroom + 1 study) and a medical centre with a maximum of two (2) persons providing health services. Therefore, the statutory parking requirement is nine (9) spaces. A total of six (6) car parking spaces are provided on-site, which results with a shortfall of three (3) car parking spaces. Therefore, a permit is required to reduce the standard car parking requirement.

An assessment of the car parking reduction is included in the officer assessment section of this report.

Clause 52.34 - Bicycle facilities

Pursuant to Clause 52.34-1 of the Boroondara Planning Scheme, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-3 and Clause 52.34-4.

For a medical centre, table 1 to Clause 52.34-3 requires 1 employee space to each 8 practitioners and 1 visitor space to each 4 practitioners.

For dwellings, bicycle parking requirements only apply for buildings of four (4) or more storeys.

If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.

Officer Comment:

The bicycle parking requirements of the proposal are summarised in the table below:

Bicycle parking allocation	Bicycle parking measure	Bicycle parking requirement	On-site parking provided
Dwelling	N/A - Building less than 4 storeys		
Medical Centre	N/A - Less than four (4) practitioners		
	Total:	0 spaces	4 spaces

There is no requirement for employee bicycle facilities in this case. The application proposes four (4) bicycle parking spaces, which exceeds the statutory requirement.

There is also no requirement for showers or change rooms. Therefore, a permit is not required to reduce or waive the bicycle facilities requirement.

Clause 62 - Uses, buildings, works, subdivisions and demolition not requiring a permit

Pursuant to Clause 62.02-2, the construction of a disabled access ramp does not require a planning permit unless specifically required by the planning scheme. The Neighbourhood Residential Zone does not specifically require a permit for a disabled access ramp.

OFFICER ASSESSMENT

STATE PLANNING POLICY FRAMEWORK

The following State policies are relevant to the assessment of the current application:-

- Clause 9 - Plan Melbourne
- Clause 11 - Settlement
- Clause 15 - Built Environment & Heritage
- Clause 15.01-1 - Urban Design
- Clause 16 - Housing
- Clause 17 - Economic Development
- Clause 18 - Transport
- Clause 19.02 - Community Infrastructure

Clause 15.01 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Clause 17.01 (Business Policy) seeks to encourage developments which meet community's needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Clause 18.02-1 (Sustainable personal transport) seeks to ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport through the provision of adequate bicycle parking and related facilities

to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

Clause 18.02-5 (Car Parking) seeks to ensure an adequate supply of car parking that is appropriately designed and located.

Clause 19.02-1 (Health Facilities) seeks to assist the integration of health facilities with local and regional communities by facilitating the location of health-related facilities (including acute health, aged care, disability services and community care facilities) with consideration given to demographic trends, the existing and future demand requirements and the integration of services into communities.

Officer Comment:

The proposal is considered to be generally consistent with the objectives outlined in the relevant Clauses of the State Planning Policy Framework. This is discussed in more detail referencing the Local Planning Policy Framework.

LOCAL PLANNING POLICY FRAMEWORK

The following Local policies are relevant to the assessment of the current application:-

- Clause 21.09 - Community Facilities
- Clause 22.04 - Discretionary Uses in Residential Areas Policy

Clause 21.09 - Community Facilities

Clause 21.09-3 contains the following objectives and strategies:

Objectives

- *To ensure that all members of the Boroondara community have appropriate and equitable access to community facilities according to their need.*
- *To ensure that community facilities complement and enhance residential areas.*
- *To retain the City of Boroondara as a regional centre for education and health services.*
- *To ensure that community facilities are used to their full potential and provide a range of services to all user groups.*

Strategies

- *Locate community infrastructure to accommodate multi-purpose trips.*
- *Ensure residents have access to community facilities according to need.*

- *Provide disability access to community facilities.*
- *Minimise the impact of community facilities on their surrounding areas.*
- *Continue the vital role of education and health facilities in order to provide the best education and health care for the community.*
- *Encourage the sharing of resources and joint development of community facilities, including local primary, secondary and tertiary education institutions.*

Officer Comment:

The proposed medical centre is considered to be consistent with the above objectives. The medical centre will contribute to the health services on offer in Boroondara. The proposal provides disability access to ensure that all members of the community will have access to the facilities, and the location directly adjacent to Camberwell Junction to the east will allow multi-purpose trips to occur as recommended in the above strategies.

The impact of the proposed medical centre on the immediately surrounding residential area will be discussed in the assessment against Council's Discretionary Uses in Residential Areas Policy below.

Clause 22.04 - Discretionary Uses in Residential Areas Policy

The objective of Local Planning Policy - Clause 22.04 is to ensure the sensitive integration of discretionary uses into their surrounding areas

Clause 22.04-3 contains the following policy:

It is policy that:

General

- *The discretionary use provides services that respond to local need.*
- *The discretionary use minimises its impact on existing residential areas.*
- *The creation of clusters of non-residential activity be avoided.*
- *New buildings and alterations to existing buildings complement the appearance of nearby dwellings.*
- *Sites previously used or constructed for non-residential purposes be favoured.*
- *The demolition of existing dwellings be minimised.*

Local community

- *Medical Centre - up to 2 practitioners at any one time*

- *The impact on nearby residential properties be minimised.*
- *Disruption to nearby residences by traffic movement and congestion be minimised.*
- *Disruption to traffic movement in adjacent roads be minimised.*
- *Buildings are sited to minimise the effect of the activity generated by the site upon adjoining residential properties.*
- *Buildings be altered or designed to maximise noise containment.*
- *Nearby residential properties not be subjected to unreasonable levels of noise.*
- *Nearby residential properties not be disturbed by the operation of the activity at night.*
- *Rubbish collection does not unduly disturb residential amenity.*
- *Sites be landscaped to minimise the effect of the development upon adjoining and nearby residential properties.*
- *The visual appearance of the site be enhanced through landscaping.*
- *Landscaping areas be provided along the frontage and sideage/s, and for new buildings along boundaries abutting residential properties.*
- *Safety of access for patrons be ensured.*
- *The use does not present a potential safety risk for nearby residents.*
- *Car parking facilities not dominate the street frontage.*

Clause 22.04-4 contains the following performance standards for a local community use:

The following performance standards describe one way the proposal may satisfy the relevant policy objectives and statements outlined above. An alternative method may be used if it can be demonstrated to the satisfaction of the responsible authority that the alternative will meet the policy objectives and statements. Similarly, the responsible authority may also diverge from the performance standard if it believes that compliance with the standard will not meet the policy objectives or statements.

- *Preferably located abutting a Road Zone or collector road or a corner site.*
- *Possible spread of hours 7.30 am - 7 pm Monday - Friday, 8 am - 1.30 pm Saturday.*
- *Possible 2 hours on Sunday between 9am and 6pm, if located abutting a Road Zone or collector road.*
- *Main access point preferably from a predominantly non-residential road, Road Zone or collector road.*

- *New buildings, refuse and car parking areas located at least 3m from residential property boundaries.*
- *Where appropriate, noise attenuation barriers are constructed along boundaries abutting residential properties.*
- *Rubbish collection to occur between 7am and 6pm Monday to Friday.*
- *Child care centre: Set down and pick up areas to be provided on site.*
- *Medical centre: Provide a monitored security system, and warning signs on the premises.*
- *Medical centre: Remove or secure all medicines and cash each night.*
- *Bed and breakfast: Parking located at the rear of the premises.*

Officer Comment:

The proposed use is consistent with both the 'general' and 'local community' policy statements of Council's Discretionary Uses in Residential Areas Policy.

The site is appropriately located to the edge of a residential area and directly adjacent (to the west) of Camberwell Junction Activity Centre. This location minimises the intrusion into the residential areas further west along Burwood Road in accordance with the local policy. The medical centre use is also considered to be one that responds to a local need of the area. The specialist nature of the medical service (Geriatrics) offered is a much needed service in the community, particularly given the aging demographic of much of the municipality.

The proposed hours of operation fully comply with the hours of operation outlined in the performance standards to be discussed below. The specialist nature of the medical centre where appointments will be low frequency (40-60 minutes per appointment) is less intensive than other medical centre types such as general practitioners. As a result, this will generate less parking and traffic movements. Vehicles access to and from the site and any noise within the car park will be infrequent and will not unreasonably disturb the adjoining properties in regard to noise. A condition can be included on any planning permit issued that seeks to ensure that the medical centre does not transform into a general practice.

The proposal to retain the existing building will maintain the existing residential built form character of the eastern side of Burwood Road. This complies with the above policy that seeks to minimise the demolition of existing dwellings. Furthermore, it is considered that the use of the existing car parking spaces to the rear and side-rear (east) boundary of the site will not dominate the street frontage, therefore responding to

the policy. The amenity impact of noise from vehicular movements within the existing car parking areas will be discussed further below.

The proposed size and specialist nature of the medical centre (2 geriatricians on site at any one time), together with the limited hours of operation proposed which will fully comply with the above policy requirements of the Discretionary Uses in Residential Areas Policy, will limit impacts on the amenity of the residential area.

Other potential amenity impacts from the use of the site including those relating to rubbish collection, potential safety risk to the surrounding area and traffic will be discussed further below.

An assessment against the relevant performance standards is set out in the following table:

Performance Standard	Officer Comment
<ul style="list-style-type: none"> <i>Preferably located abutting a Road Zone or collector road, or near a commercial centre.</i> 	<p>Complies</p> <p>The site is located adjacent to a Collector Road and to the rear of Camberwell Junction Activity Centre.</p>
<ul style="list-style-type: none"> <i>Possible spread of hours 7.00am - 10pm Monday - Friday, 8am - 1.30pm Saturday.</i> 	<p>Complies</p> <p>The proposed hours of operation are as follows:</p> <p>Monday to Friday: 8:00am to 6:00pm with one weekday until 8:00pm</p> <p>Saturday: 9:00am to 1:00pm</p> <p>Sunday: Closed</p>
<ul style="list-style-type: none"> <i>Possibly 2 hours on Sunday between 9am and 6pm.</i> 	<p>Complies</p> <p>The medical centre will be closed on Sunday.</p>
<ul style="list-style-type: none"> <i>Main access point preferably from a Road Zone or collector road, or predominantly non-residential road.</i> 	<p>Non-compliance</p> <p>The proposal does not comply with the performance standard but achieves the relevant objectives.</p> <p>The site is located adjacent to a Collector Road and to the edge of a residential area (east end of Burwood Road), directly to the rear of Camberwell Junction Activity Centre.</p>

Camberwell
Activity
Centre

Subject Site



Figure 14 - Aerial view of the subject site and surrounds.

Access to the site will be via an existing laneway extending between Burwood Road and Carrington Avenue, as well as direct access to Carrington Avenue. This is an arrangement servicing the existing dwelling and the previous medical centre on site. It is considered that the proposal to continue to use the existing car parking and access points will have a negligible impact on the amenity of residential properties along both Burwood Road and Carrington Avenue.

Carrington Avenue is a local road and provides access to the rear of a number of properties facing Burwood Road (to the north) and Burwood Avenue (to the south) (refer to Figure 15 and 16 below).

Subject Site



Figure 15 - Zoom in aerial view of the subject site and surrounding properties.

Although there are properties (Nos. 2 - 10 Carrington Avenue) orientated with frontages facing Carrington Avenue, these are located approximately 30 metres south-west of the subject site. Furthermore, as mentioned in 'the surrounding area' section above, the site located directly to the rear of the site is currently used as a private car parking lot (associated with Palace Hotel located on the corner of Burke Road and Burwood Avenue), accessible via Carrington Avenue and Burwood Avenue (refer to Figure 16 below).



Figure 16 - The subject site taken from the private car park at No. 29 Burwood Avenue, Hawthorn.

It is therefore considered that the location of the existing

	<p>crossover providing access to the four car parking spaces along the rear of the site via Carrington Avenue is acceptable.</p> <p>It is anticipated that the majority of patient or carer vehicles attending the site will enter and exit the laneway via Burwood Road. This route does not require vehicles to directly pass residential properties within Carrington Avenue and will have negligible impact on the amenity of residential properties in this street.</p>
<ul style="list-style-type: none"> Any new buildings, refuse and car parking areas located at least 3m from residential property boundaries. 	<p>Complies</p> <p>No new buildings, refuse or car parking areas are proposed.</p> <p>The proposal will retain the existing dwelling and car parking areas, which complies with the above policy that seeks to minimise the demolition of existing dwellings.</p>
<ul style="list-style-type: none"> Where appropriate, noise attenuation barriers are constructed along any boundaries abutting residential properties. 	<p>Complies</p> <p>The noise associated with the use of the site as a medical centre is expected to be minimal and unlikely to significantly impact on the amenity of neighbouring residential properties.</p> <p>The proposed medical centre component of the development has only one residential interface, which is the western boundary, shared with the property at No. 788 Burke Road. The proposed medical centre is adjacent to the dwelling and the car parking area to the rear is adjacent to the secluded private open space at No. 788 Burke Road, but is unlikely to generate significant noise. It must be noted that the subject site already has a permit to use the existing building as a medical centre for one medical practitioner.</p> <p>The potential noise sources from the proposed use can be split into noise from vehicles parking on-site and noise from within the building itself.</p> <p><u>Building:</u> The existing building on site will be predominantly retained and not increased in building footprint. As such,</p>

	<p>assessment is limited to external works and the increase use of the existing building by one medical practitioner.</p> <p>The proposed additional medical practitioner on the site will not generate a level of activity that would unreasonably impact upon the adjoining residential properties. The increase noise that would be generated is likely to be from the increase number of persons on site (1 additional medical practitioner, 1 additional patient and potentially 1 additional patient waiting for their appointment) compared to the previous practice. It is considered that the increase noise generated by 3 additional persons on site would not unreasonably impact the adjoining neighbour to the west. It is noted that the existing brick construction of the building should prevent noise from escaping the building and having a significant impact. Given the nature of the proposed specialist use of the site, there will be no use of equipment that could create unreasonable noise. Noise associated with the medical centre use will be generally contained within the building.</p> <p><u>Vehicle parking on-site</u></p> <p>The existing car parking area at the rear of the site containing four (4) car parking spaces adjoins the secluded private open space of No. 788 Burke Road. Considering the noise impact from vehicles, a permit condition can require the closest car parking spaces to No. 788 Burke Road to be labelled and occupied by the caretaker and staff. This will minimise the number of vehicle movements occurring within the car park at the rear of the site and will minimise the associated vehicular noise throughout the day. It is considered that the relatively low number of vehicle movements in the car park area at the rear will satisfy the relevant objective, which is to ensure that nearby residential properties are not subjected to unreasonable levels of noise.</p>
<ul style="list-style-type: none"> <i>Rubbish collection to occur between 7am and 6pm Monday to Friday.</i> 	Complies subject to permit condition
<ul style="list-style-type: none"> <i>Medical centre: Provide a</i> 	Complies subject to permit condition

<i>monitored security system, and warning signs on the premises.</i>	
<ul style="list-style-type: none"> <i>Medical centre: Remove or secure all medicines and cash each night.</i> 	Complies subject to permit condition

Other potential amenity impacts from the use of the site include those relating to rubbish collection, potential safety risk to the surrounding area and traffic. These issues are included in the discussion below:

Waste

The proposal will not generate a significant amount of waste. It is proposed to utilise Council's kerbside waste collection, which is acceptable and will cause no additional impact on the amenity of the area.

In relation to medical waste, a condition is recommended to require that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority. The permit can also be conditioned to ensure that this occurs between the hours of 7:00am and 6:00pm Monday to Friday in accordance with the performance standards.

Safety

The performance standards include the following recommendations in relation to safety:

- Medical centre: Provide a monitored security system, and warning signs on the premises.*
- Medical centre: Remove or secure all medicines and cash each night.*

Permit conditions can be included to address these matters.

Traffic

Council's Traffic Engineers have provided the following comments on traffic impacts:

- The laneway adjacent to 790 Burwood Road is typical of laneway within the municipality, which it is assumed, can carry up to 300 vehicles per day. Although no traffic data is available for the laneway, in this instance, it is considered unlikely that current traffic volumes exceed 300 vehicles per day.*

- *We don't have traffic data for Carrington Avenue. However, the application is not proposing to provide additional car parking spaces, as such, it is considered that the level of traffic generated by this application can be accommodated along Carrington Avenue and the surrounding road network without significant impact.*
- *Burwood Road is a collector road under Boroondara's road classification, with typically a range of 2,000 - 5,000 vehicles per day. The most recent traffic volumes (March 2015) of Burwood Road, between Nicholson Street and Langham Place indicated daily two-way traffic volumes of 3,606 vehicles per day.*

As advised by Council's Traffic Engineers, it is considered that the proposal will not have an unreasonable impact on the operation of Burwood Road, Carrington Avenue or the laneway along the eastern boundary of the site.

Landscaping

A row of screening planting to a height of 2.0 metres high is proposed along the western boundary. This will provide visual screen barrier between the medical centre and the adjoining neighbour to the west in accordance with the relevant policy of Clause 22.04 of the Boroondara Planning Scheme. A condition on the permit will require the screen planting proposed to be planted at a minimum height of 2.0m and capable of reaching a maximum height of 4.0m and maintained to the satisfaction of the Responsible Authority.

ZONING & OVERLAYS

Neighbourhood Residential Zone 3

The decision guidelines at Clause 32.09-11 require that Council consider the following matters as appropriate:

General

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*

Non-residential use and development

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*

- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Officer Comment:

The purpose of the Neighbourhood Residential Zone includes, among other things:

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The proposed medical centre is consistent with the purpose of the Neighbourhood Residential Zone.

The 'non-residential use and development' decision guidelines listed above have been discussed in the assessment against Council's Discretionary Uses in Residential Areas Local Policy.

PARTICULAR PROVISIONS

Clause 52.06 - Car parking

Car Parking Reduction

As discussed previously, the application proposes a caretakers house (dwelling) and a medical centre with two (2) persons providing health services, which results in a total car parking requirement of nine (9) car parking spaces. Six (6) car parking spaces are provided on-site, which results in a required reduction of three (3) car parking spaces.

Pursuant to Clause 52.06-6 of the Boroondara Planning Scheme, before granting a permit to reduce the car parking requirement, Council must consider the following matters where relevant:

- *The Car Parking Demand Assessment.*
- *The availability of alternative car parking in the locality of the land, including:*
 - *Public car parks intended to serve the land.*

- *On street parking in non-residential zones.*
 - *Streets in residential zones specifically managed for non-residential parking.*
- *On street parking in residential zones in the locality of the land that is intended to be for residential use.*
- *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
- *The future growth and development of any nearby activity centre.*
- *Local traffic management in the locality of the land.*
- *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*
- *The need to create safe, functional and attractive parking areas.*
- *Access to or provision of alternative transport modes to and from the land.*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.*
- *Any other relevant consideration.*

Council's Traffic Engineers have provided the following comments on the proposed car parking reduction:

- *The submitted parking surveys indicate that there is available on-street parking (short-term only) in the surrounding area to accommodate the shortfall of three short-term parking spaces. However, it appears that the surveys include areas along residential frontages (those along Burwood Road and Carrington Avenue).*
- *Nonetheless, the parking occupancy surveys (excluding residential frontages) have demonstrated that there is adequate available parking in the surrounding area to accommodate the shortfall of three (short-term) car parking spaces.*

It is proposed that there will be a maximum of three (3) staff on-site at any one time, comprising two (2) medical practitioners and one (1) administration staff. It is noted that the caretaker's dwelling to the rear must be occupied by the staff member associated with the medical centre on site. As a result, the long-term parking demand of three (3) car parking spaces can be accommodated entirely on-site. The required reduction of three (3) car parking spaces relates entirely to short-term parking. As noted by Council's Traffic Engineers, a parking survey has been undertaken which shows that there is sufficient on-street parking available in the surrounding area. This parking survey was

undertaken on Friday the 7th and Saturday the 8th of August 2015, which is not during a school holiday period. The count was undertaken every second hour during the proposed hours of operation for the medical centre.

The survey area included a total of 213 public on-street parking between the hours of 9:00am to 11:00am and 5:00pm to 9:00pm (excluding hours between 11am to 5pm) and 241 public on-street parking between the hours of 11am to 5pm within approximately 250 metres of the site as follows:

- Burwood Road, between Burke Road and the railway overpass;
- Carrington Avenue, between Burke Road and the railway overpass;
- Burke Road, between Victoria Road and Harold Street;
- Cookson Street, between Burke Road and Holly Street; and
- Council car park located at the rear of Sofia's Pizza Restaurant.

Excluded from the survey were parking spaces in clearways when the clearway hours applied, permit and loading zones when the permit and loading hours applied and parking spaces with 15-minute restrictions, as these would be unsuitable for visitors to the medical centre (Refer to **Appendix E** for an extract of the car parking survey prepared by EB Traffic Solutions Pty Ltd, dated 21 October 2015).

Results from the parking survey showed that a minimum of 90 car parking spaces were available on a Friday (at the peak time of 1pm) and a minimum of 62 car parking spaces were available on Saturday (at the peak time of 3pm). Given these results, it is considered that the required car parking reduction of three (3) car parking spaces can be accommodated in the surrounding street network without unreasonably impacting on the amenity of the surrounding residential area.

There is also adequate public car parking availability even restricting the survey area to exclude not along residential frontages (those along Burwood Road and Carrington Avenue). This confined survey area showed that a minimum of 12 car parking spaces (at the peak time of 7pm) on the west side of Burke Road and 14 car parking spaces (at the peak time of 1pm) on the east side of Burke Road were available on a Friday and a minimum of 16 car parking spaces (at the peak time of 1pm) on the west side were available on a Saturday.

These results indicate that the 3 car parking spaces shortfall as per Clause 52.06 requirements can be comfortably accommodated in the immediate street network without unreasonably impacting upon the on-street parking ability of residents in the area.

The operation of the geriatrician clinic where appointments will be low frequency (40-60 minutes per appointment) is less intensive than other medical centre types such as general practitioners. As a result, this will generate less parking demand and traffic movements in and around the site. It is recommended that a condition be included on the permit restricting the type of practitioners operating from the premises to specialist practitioners only.

The subject site can also be accessed via public transport such as Tram Line No. 72 (Camberwell to Melbourne University) which operates along Burke Road, directly east of the site and Camberwell Railway Station, located 200 metres south-east of the site.

Many objections have raised concerns relating to parking along Burwood Road with existing conditions considered to be already to its 'maximum capacity'. The parking survey submitted shows that between 9:00am to 7:00pm on both the north and south side of Burwood Road, there is sufficient public parking to accommodate parking for the proposed medical centre. While there may be brief periods between these hours where there is a greater demand for parking in the area, there is still a minimum of 14 car spaces along the south side of Burwood Road (at the peak time of 1pm, between Burke Road and the railway overpass). Both the north and south side of Burwood Road includes specific 2-hour parking restrictions between 8:00pm to 6:00pm on Mondays to Fridays and 8:00am to 12:00pm on Saturdays. Given the typical length of medical appointments, visitors to the medical centre will be able to occupy any of these car parking spaces.

A number of objections also raise concerns regarding the future car parking availability of the area once the development under construction at No. 849 Burwood Road has been completed. It is noted that the approval for this development (by the Victorian Civil and Administrative Tribunal) included a reduction of parking amounting to one (1) visitor car parking space. Based on the results of the parking survey described previously, there will be sufficient on-street parking available to accommodate both the proposed reduction for the medical centre and the future visitor parking shortfall associated with the development at No. 849 Burwood Road.

Car Park Design

The proposal generally complies with the design standards of Clause 52.06-8 of the Boroondara Planning Scheme.

Council's Traffic Engineers is satisfied with the layout of parking area, access to and from the spaces subject to the following conditions:

- The proposed disabled space to increase from 4.9 metres to 5.4 metres in length;
- A revised swept path analysis (with clearance) for a proposed disabled car parking space with new dimensions of 3.2m x 5.4m, and adjacent shared area of a minimum 2.4m x 5.4m to be provided. The analysis should demonstrate acceptable access to/from the proposed two on-site car parking spaces on the eastern side of the building to the satisfaction of the Responsible Authority; and
- Pedestrian sight triangles to be clearly denoted to show any obstructions, for 2m along the road frontage and 2.5m along both access points, to be 50% permeable to maintain visibility to pedestrians or that their height is less than 900mm (which includes any landscaping/ tree).

The conditions above can ensure that any planting within the pedestrian sight line area has a low mature height to allow visibility between pedestrians and vehicles exiting the site. Furthermore, given there is sufficient space to the rear for the proposed disabled car parking space (with a minimum setback dimension of 6.4m), the proposal (for a minimum dimensioned disabled space of 2.4m X 5.4m) will comply with the above requirements subject to permit conditions.

OBJECTION RESPONSE

Those matters not already addressed in the foregoing report are discussed below:-

Total Number of Objections Received:	Eight (8)
Summary of Objection	Officer Comment
The proposed car parking reduction will impact on the amenity of the area.	The parking survey submitted with the application shows there is sufficient parking available in the vicinity of the site to accommodate the proposed parking reduction of three (3) car parking spaces. In particular, the available parking in the surrounding area is predominantly in the nearby off-street car park and on Burke Road within the Camberwell Junction Activity Centre Precinct.
The proposal will increase traffic in surrounding streets.	Council's Traffic and Transport Department have assessed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network.

<p>Concerns regarding the impact the development under construction at No. 849 Burwood Road, will have on the area.</p>	<p>General concerns about the appropriateness of this development are not relevant to the consideration of the application before Council for a medical centre.</p> <p>The impact of future car parking demand associated with the development at No. 849 Burwood Road in combination with the car parking reduction proposed by this application has been considered. As discussed in the report, the parking survey undertaken shows that there will be sufficient on-street parking available when this development has been completed.</p>
<p>Part demolition of the existing dwelling should not be allowed as the 1870s Victorian dwelling is heritage listed.</p>	<p>The subject site is not affected by any Heritage Overlays. Therefore, no planning permit is required for the minor demolition being proposed.</p>
<p>Commercial development should not be located in residential areas.</p>	<p>The General Residential Zone contemplates that there can be some non-residential uses within a residential zone. Some uses can even establish without a planning permit.</p> <p>Medical centres are not uncommon in residential areas particularly as some medical centres can be established without planning approval. It is generally considered that such operations are acceptable in residential zones subject to those considerations set out in the Planning Scheme.</p> <p>It is considered that the assessment against Clause 22.04 - Discretionary Uses in a Residential Area Policy (refer above) demonstrates that the proposed use at the subject site is appropriate as it will not unreasonably impact upon the amenity of nearby properties nor will it create a cluster of non-residential uses in a</p>

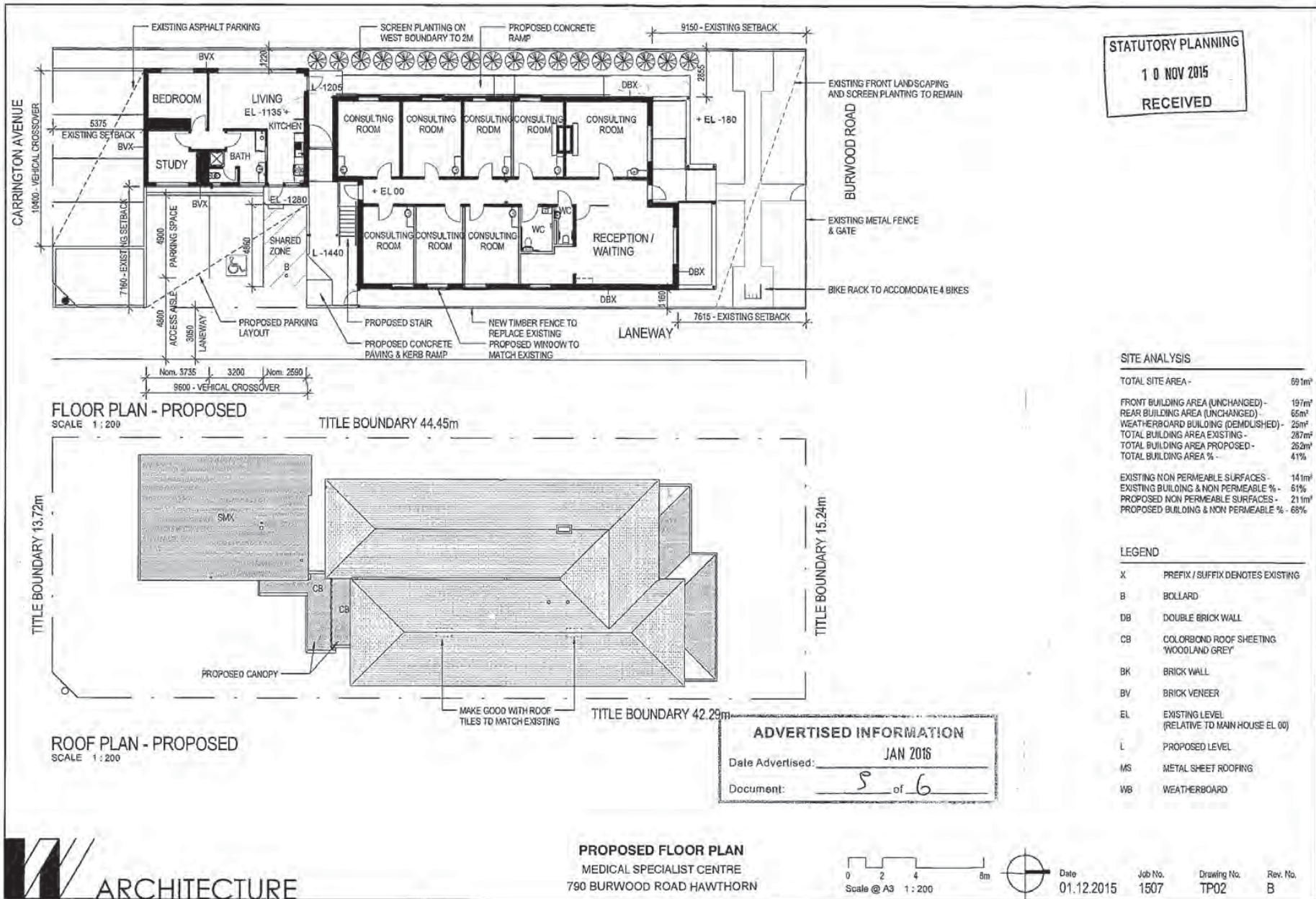
	residential zone.
The number of staff may increase in the future.	<p>The maximum number of staff can be restricted by a permit condition. If the number of staff is to be increased in the future, an application to amend the planning permit would need to be made. This would be assessed by Council against the relevant planning controls.</p> <p>It is noted that planning permit condition can be enforced by Council's Planning Enforcement Officers.</p>
The multiple consulting rooms (8 in total) for only two (2) practitioners is considered excessive.	<p>As mentioned above, after notice, the permit applicant has advised that the proposed rooms will be used as follows:</p> <p><i>'The proposed eight (8) consulting rooms to be used as five (5) consulting rooms, a treatment room, a staff room and a 'telemedicine consulting room' (room used for telecommunication purposes linked to nursing homes and other remote locations).'</i></p> <p>The above matters can be included as permit conditions to any permit issued.</p> <p>Further, the maximum number of staff can be restricted by a permit condition. If the number of staff is to be increased in the future, an application to amend the planning permit would need to be made. This would be assessed by Council against the relevant planning controls.</p>
The proposal will impact on the residential character of the street.	The proposal will retain the existing dwelling. The retention of the existing dwelling will maintain the existing residential built form character of the eastern side of Burwood Road.
The proposal does not comply with	It is considered that the proposal suitably

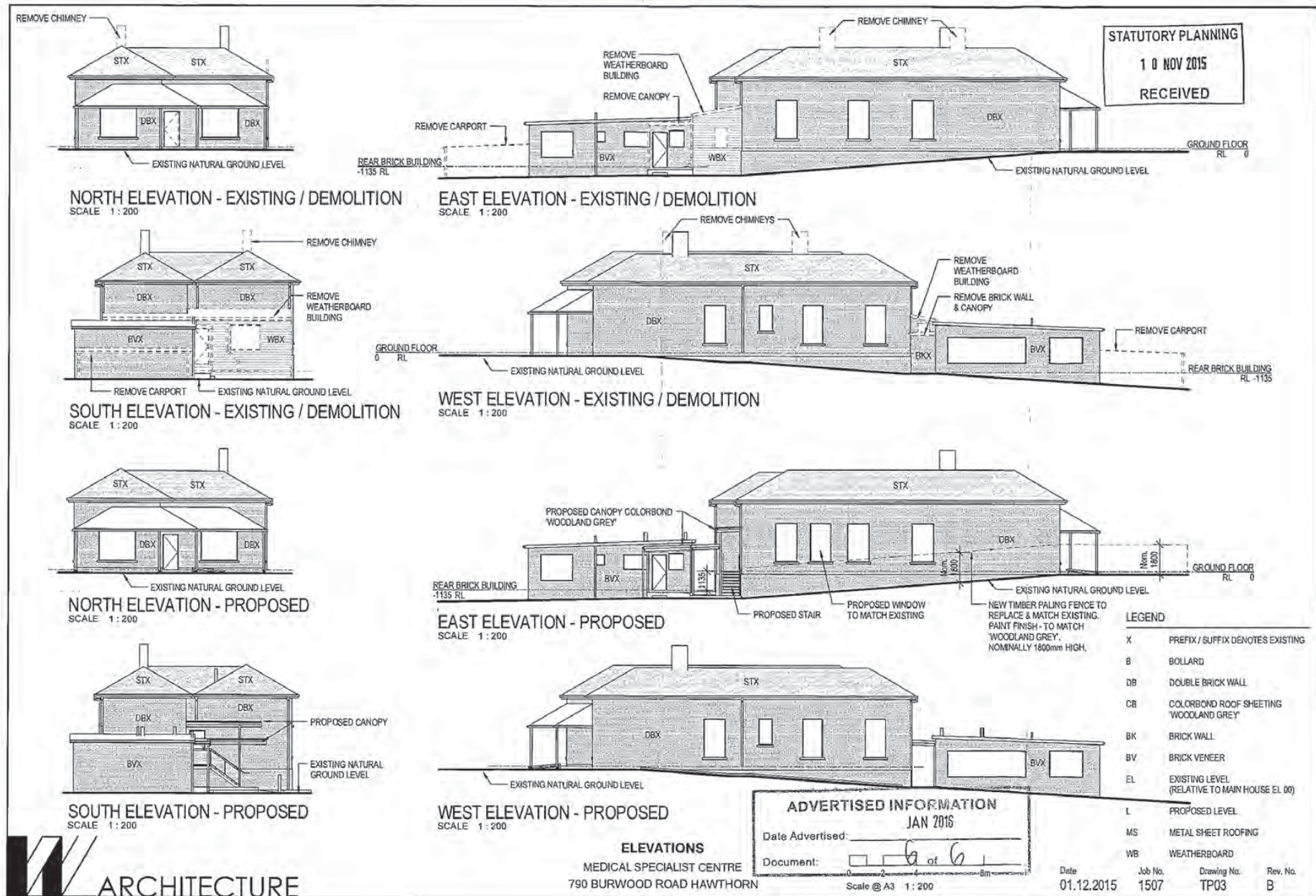
<p>Council's discretionary uses in residential areas local policy.</p>	<p>complies with Council's discretionary uses in residential areas local policy.</p> <p>Subject to permit conditions, the proposal complies with all performance standards with the exception of the proposed main access point into the site (not being from a Road Zone or Collector Road) which is an existing condition. The variation from this performance standard is justified as overall it is considered that the proposed medical centre use of the site will not unreasonably impact on the amenity of the surrounding residential area, including impacts related to noise, hours of operation, rubbish collection, potential safety risk to the surrounding area, traffic and lighting.</p>
<p>The proposed trading hours beyond 5:30pm on weekdays and trading on the weekend is inappropriate.</p>	<p>The proposed trading hours on weekdays comply with the performance standards of Council's discretionary uses in residential areas local policy.</p> <p>The performance standards also permit trading on weekends and the proposed hours entirely comply with weekend hours set out in the performance standard. For the reasons discussed in the foregoing report, it is considered that the hours proposed will not result in an unreasonable impact on residential amenity.</p>
<p>The proposal will cause overlooking into the neighbouring property to the west.</p>	<p>It is not expected that the proposed use would cause significant overlooking into the adjoining property to the west at No. 788 Burke Road, Hawthorn East</p> <p>The application does not propose any changes to the western elevation with the exception of the proposed concrete ramp for disabled access. The concrete ramp proposed along the western side of the existing building will follow the natural slope of the land and be built at grade. All existing windows on ground floor will be</p>

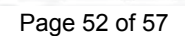
	retained and remain untouched. The proposed ramp and existing windows facing west on the ground floor level will be adequately screened by the existing western boundary fence. The proposed row of screen planting up to 2.0m in height will further screen this elevation.
The proposal will impact on the amenity of neighbouring residential properties.	As discussed in the report, it is considered that the proposal will not have an unreasonable impact on the amenity of neighbouring properties due to potential issues such as noise, hours of operation, rubbish collection, potential safety risk to the surrounding area, parking and traffic. Suitable permit conditions are proposed to limit amenity impacts.
Noise from the proposed use including from vehicles will impact on the amenity of the area.	As discussed in the report, it is considered that noise from the proposed use will not significantly impact on the amenity of neighbouring residential properties.
Drugs stored on site will attract criminals.	It is recommended that a monitored security system and warning signs be included as conditions of the permit in order to minimise this risk.
The area is already well serviced by medical centres.	<p>It is noted that this concern may be in response to Council's discretionary uses in residential areas local policy which states that the use should respond to a 'local need'.</p> <p>It should be noted that VCAT has held on many occasions that 'lack of need' will rarely, if ever, be a reason for refusing an application. Notwithstanding this, it is considered that the specialist medical service (geriatrics) offered is a much needed service in the community, particularly given the ageing demographic of much of the municipality.</p>

<p>The proposal will decrease property values in the area.</p>	<p>The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will reduce property values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best determined through an assessment of the amenity implications rather than any impacts upon property values. This report provides a detailed assessment of the amenity impact of this proposal.</p>
<p>There will be a safety risk due to chemicals and bio-hazards transported to and stored on the property.</p>	<p>There are no chemicals and bio-hazards to be stored on site proposed as part of this specialist clinic.</p>
<p>Conditions of the previous planning permit was never followed by the patients or was a visible sign ever erected by the Responsible Authority; therefore residents have no confidence that these rules will be adhered to if a permit was granted.</p>	<p>Allegations of previous non-compliances are not relevant to the assessment of this application.</p> <p>Notwithstanding this, conditions on the proposed permit are enforceable.</p>
<p>Fence along the eastern boundary should be retained to provide visual separation between the laneway and No. 790 Burwood Road.</p>	<p>A new replacement timber paling boundary fence to match existing is proposed along the eastern boundary of the site. This will provide the visual separation between the laneway and the subject site at No. 790 Burwood Road.</p>

Appendix A







Appendix B

Location of Subject Site, Notified Properties & Objectors



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Map produced: 23 May 2016, 15:35:58

Appendix C

Town and Country Planning Act 1961

OFFICE USE ONLY

MELBOURNE METROPOLITAN PLANNING SCHEME

CITY OF HAWTHORN (Responsible Authority)

PLANNING PERMIT NO. 2446

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

Front portion of premises situated at and described as 790 Burwood Road, Hawthorn, to be used for Medical Consulting Rooms.

CONDITIONS

1. The layout of the site and size of existing and proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or By-law or for any other reason) without the consent of the Responsible Authority.
2. The Medical Consulting Room activity hereby permitted shall be restricted to occupation and practice on the premises of one medical practitioner at any one time.
3. All access lanes and car spaces shall be constructed, drained and sealed to the satisfaction of the Responsible Authority.
4. The area set aside for the parking of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose and the boundaries of all vehicle spaces and access lanes shall at all times in conformity with the plan be clearly indicated on the ground.
5. No vehicle under the control of the operator under this Permit or his staff shall be parked in the streets nearby.
6. The area set aside, not occupied by buildings, works, car spaces or access lanes shall be used and developed for garden beautification purposes only to the satisfaction of the Responsible Authority.
7. No form or means of advertising shall be exhibited or displayed without the consent of the Responsible Authority.
8. A sign satisfactory to the Responsible Authority shall be erected at the frontage to the site visible from the street indicating that patient car parking is available on the site.
9. A properly constructed fence or alternatively a masonry kerb (dimensions 150mm x 150mm) shall be provided along the front and eastern boundaries of the land with the exception of access ways.
10. Storage and removal of refuse shall be effected in a manner to the satisfaction of the Responsible Authority but in no circumstances shall incineration be permitted.
11. Unless the use or development hereby permitted is commenced within twelve months from the date hereof or any extension of such period, which the Responsible Authority before the expiration of the period of twelve months from the date hereof has allowed, in writing, this Permit shall lapse.

17th November 1987

(Date of Determination)

30.11.87

TOWN CLERK

For and on behalf of the Responsible Authority.

*Town and Country Planning Act 1961***PLANNING PERMIT**

1. This permit will expire in 2 years from the date of issue unless the permit makes some other provision. (Refer to Section 18 (5), 18 (6), 18 (7) and 18 (8). *Town and Country Planning Act 1961*.)
2. A further application may be made to the Responsible Authority to extend a time provided that application is made
 - (a) before the expiry date where the use of land has been authorized for a specified period. (Refer to Section 18 (7) *Town and Country Planning Act 1961*.); or
 - (b) before or within three months after the expiry of the permit in all other cases. (Refer to Sections 18 (5) and 18 (6) *Town and Country Planning Act 1961*.)

APPEAL PROVISIONS

3. Attention is drawn to Section 19 of the *Town and Country Planning Act 1961* which deals with appeals relating to permits etc., and to the Planning Appeals Board Regulations 1981, which deal with lodgement of appeals.

4. Appeals must be lodged in or to the effect of the Notice of Appeal form set out in the Planning Appeals Board Regulations. Copies of this form must be lodged with:

The Registrar of the Planning Appeals Board
500 Collins Street
MELBOURNE, VIC. 3000

Telephone: 617 0211

(This address and telephone number were correct when this form was printed. You are advised to check the address before sending your appeal to the Registrar.)

5. An applicant who feels aggrieved by any of the conditions specified in this permit may appeal against that condition. The appeal must be lodged within two months after the making of the determination.

6. Any person who feels aggrieved by a determination of the responsible authority refusing to extend the time (other than the specified period during which land may be used for a particular purpose) within which any action is to be commenced or completed may appeal against that determination. The appeal must be lodged within two months after the determination refusing to grant the permit.

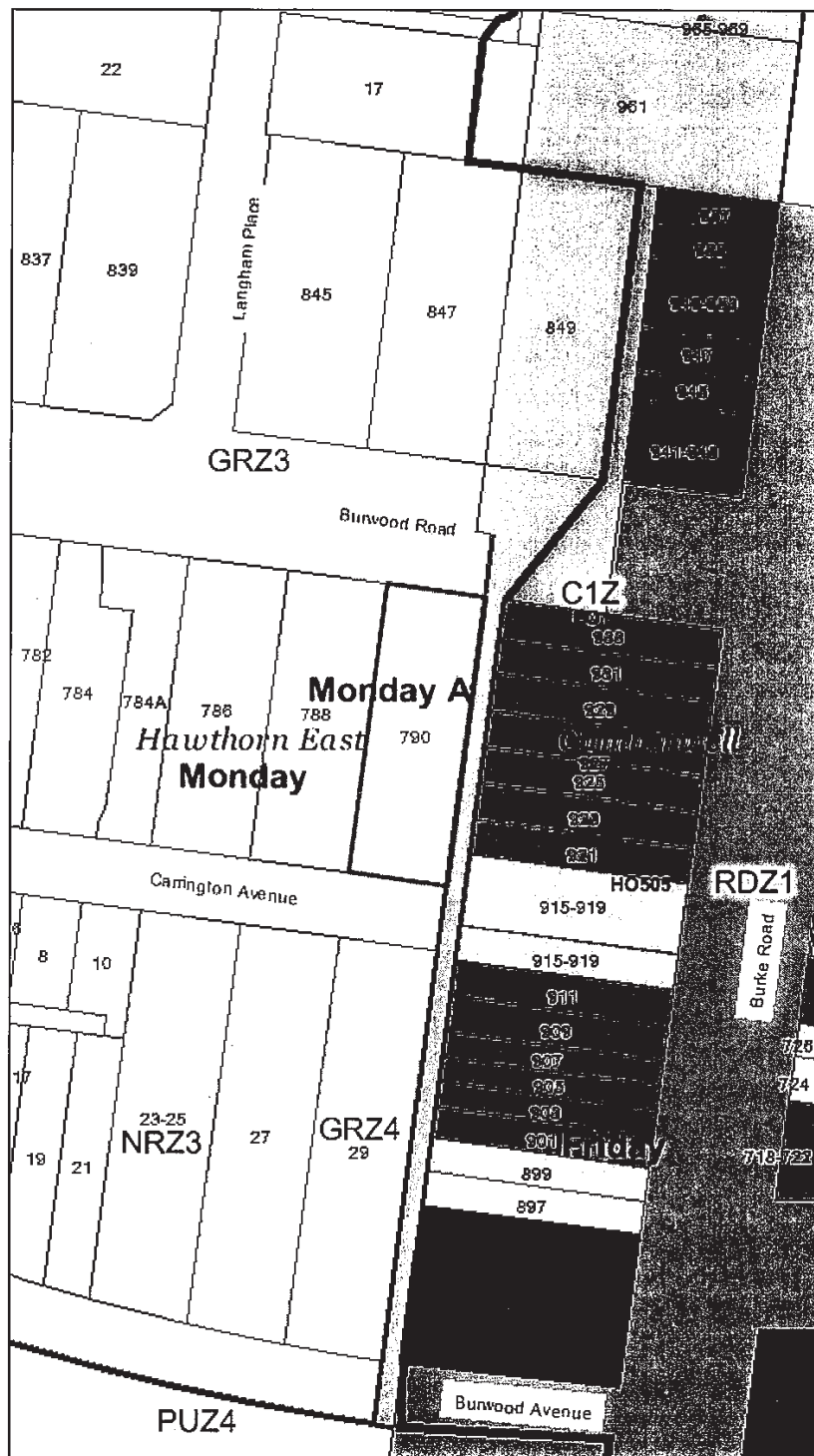
7. Any person who feels aggrieved by the failure of the responsible authority to extend the time (other than the specified period during which land may be used for a particular purpose) within which any action is to be commenced or completed, may appeal against that failure to extend. The appeal may be lodged at any time after the expiration of the period of one month from the time of application for extension.

8. If this permit contains a condition that any specified matter or thing be done to the satisfaction of the responsible authority and any dispute arises in relation thereto, an owner/ user and/or developer of the land or the responsible authority may refer the matter to the Planning Appeals Board and its decision shall be given effect to by both the responsible authority and any other person.

THE ISSUE OF THIS PERMIT DOES NOT OBVIATE THE NECESSITY FOR COMPLYING WITH THE REQUIREMENTS OF ANY OTHER AUTHORITY PURSUANT TO ANY STATUTE OR REGULATION.

Appendix D

Zoning Map



790 Burwood Road HAWTHORN EAST

Vicmap Property

Footprint

Base

Planning Scheme Zones

CA	Commonwealth Land
CDZ	Comprehensive Development
C1Z	Commercial 1
C2Z	Commercial 2
GRZ	General Residential
MUZ	Mixed Use
NRZ	Neighbourhood Residential
PCRZ	Public Conservation & Resource
PDZ	Priority Development
PPRZ	Public Park & Recreation

Public Use Zones

PUZ1	Service & Utility
PUZ2	Education
PUZ3	Health & Community
PUZ4	Transport
PUZ5	Cemetery / Crematorium
PUZ6	Local Government
PUZ7	Dther Public Use
RDZ1	Road - Category 1
RGZ	Residential Growth
SUZ	Special Use
UFZ	Urban Floodway

HO Gradings

CONTRIBUTORY
NON CONTRIBUTORY
SIGNIFICANT
SEE VHR REGISTRATION H2073
Suburbs
Roads
Property Base
Property
Multi Assessment
SBO
CLPO

1:1,000
Metres 20 40



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B Traffic

Parking Area	Max Spots	Friday 7 August 2015						Saturday 8 August 2015			
		9 am	11 am	1 pm	3 pm	5 pm	7 pm	9 am	11 am	1 pm	3 pm
ON-STREET											
Burwood Road											
Between Burke Rd and the railway overpass											
north side											
2 hour, 8 am - 6 pm Mon - Fri, 8 am - 12 noon Sat	30	27	27	30	26	22	20	23	21	22	22
south side											
2 hour, 8 am - 6 pm Mon - Fri, 8 am - 12 noon Sat	40	20	24	26	18	22	21	17	16	21	22
Burke Road											
Between Victoria Rd and Harold St											
west side											
1 hour ticket, 8 am - 6 pm Mon - Fri,	39	6	10	20	17	11	27	12	15	23	21
15 min, 8 am - 6 pm Mon - Sat	1	0	0	1	1	0	1	1	1	0	1
Loading Zone, 9am - 6 pm Mon - Fri, all other times unrestricted	3	0	0	0	0	0	0	2	2	2	3
east side											
1 hour ticket, 8 am - 6 pm Mon - Fri,	33	6	11	19	11	13	17	14	16	24	33
30 min, 8.30 am - 12.30 am Sat, otherwise 1 hour ticket, 8 am - 6 pm Mon - Fri	2	1	1	2	2	1	2	1	0	1	1
15 min, 8 am - 6 pm Mon - Sat	1	0	0	0	1	0	1	0	1	1	1
Carrington Avenue											
north side											
Permit zone, 4.30 pm - 9.30 am Mon - Sat, all other times unrestricted	13	4	3	5	2	2	3	2	2	4	3
south side											
Permit zone, 4.30 pm - 9.30 am Mon - Sat, all other times unrestricted	15	2	4	5	3	2	1	3	3	2	2
Cookson Street											
Between Burke Rd and Holly Street											
north side											
1 hour ticket, 8 am - 6 pm Mon - Fri, 8 am - 1 pm Sat	9	4	9	7	7	4	4	5	8	8	8
30 min, 8 am - 1 pm Sat, loading zone all other times	1	0	1	0	1	0	0	0	0	0	1
south side											
1 hour ticket, 8 am - 6 pm Mon - Fri, 8 am - 1 pm Sat	6	4	2	3	4	4	2	4	5	5	5
4 hour ticket, 8 am - 6 pm Mon - Sat	3	1	3	3	3	2	2	2	3	3	2
OFF-STREET											
Council car park - rear of Soflas pizza											
2 hour, 8 am - 6 pm Mon - Fri, 8 am - 1 pm Sat	51	19	12	31	37	35	50	11	15	40	37
TOTAL	213	88				114	145	88	99	147	151
TOTAL	241		106	151	130						

Note: excludes 15 min, permit zones and loading zones

Appendix E