



**MORNINGTON
PENINSULA**
Shire

ATTACHMENTS

COUNCIL MEETING

TUESDAY, 19 MARCH 2024

6.30PM

**PENINSULA COMMUNITY THEATRE
91 WILSONS ROAD, MORNINGTON**

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Councillor Briefing Sessions



Briefing Date: 27 February 2024

Time: 10.00am

Location: Microsoft Teams Meeting

Councillors Present (please tick)

☐ Cr Bissinger ☒ Cr Brooks ☒ Cr Celi ☒ Cr Dixon ☒ Cr Gill ☐ Cr Holland
☒ Cr Mar ☐ Cr Marsh ☒ Cr O'Connor ☒ Cr Roper ☐ Cr Race

Guests Present: Nil

Matters Discussed:

1. BN1841 – Affordable Housing Development Contributions
2. BN1842 – Community Care Update
3. BN1843 – Draft Our Library Strategy and Mobile Library Update
4. BN1844 – Peninsula Trails – Somerville to Baxter – Fencing Requirements Outcome
5. BN1845 – Beleura Cliff Path Update
6. BN1846 – Pedestrian Access Strategy 2024
7. Planning Services Verbal Update
8. BN1847 – Fulton Hogan Lease – Public Notice of Intention to Lease
9. BN1848 – Social Housing Update
10. BN1849 – 2024-25 Budget – Revenue

Conflict of Interest Disclosures (refer overleaf):

Matter No.	Name of Councillor/s who declared a Conflict of Interest (**Conflict of Interest form to be completed)	Did they leave the Assembly?	
		YES	NO
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Responsible Officer completing this form:

Name: Linda Yorke

Position: Council Reports Officer

2019 Council Decision Register

Printed on

11-March-2024



In Progress
No Action Yet
Completed
No Further Action

Count of Status	Column Labels							
Row Labels	Number of Decisions COMPLETED	Number of Decisions IN PROGRESS	Number of No Further Action Required	Number of 2019 Council Decisions	Percentage of Decisions In Progress	Percentage of No Further Action Required	Percentage of Decisions No Update	Percentage of Decisions COMPLETED
Chief Executive Officer	2		6	8	0%	75%	0%	25%
Finance	15		4	19	0%	21%	0%	79%
Governance	28		6	34	0%	18%	0%	82%
Infrastructure Project Delivery	2			2	0%	0%	0%	100%
Infrastructure Strategy & Climate Change	30		2	32	0%	6%	0%	94%
Environment Protection	8			8	0%	0%	0%	100%
Aged & Disability	3			3	0%	0%	0%	100%
Communications, Media & Events	3			3	0%	0%	0%	100%
Planning Services	9			9	0%	0%	0%	100%
Family Services & Community Planning	15		2	17	0%	12%	0%	88%
Project Delivery	8			8	0%	0%	0%	100%
Infrastructure Services	17		1	18	0%	6%	0%	94%
Property & Strategy	28		2	30	0%	7%	0%	93%
Innovation & Advocacy	9			9	0%	0%	0%	100%
Arts & Culture	3			3	0%	0%	0%	100%
Planning & Building	1			1	0%	0%	0%	100%
Infrastructure Strategy	1			1	0%	0%	0%	100%
Libraries	1			1	0%	0%	0%	100%
Buildings & Facilities	1			1	0%	0%	0%	100%
Planning	1			1	0%	0%	100%	100%
Planning & Infrastructure		1		1	100%	0%	200%	0%
Number of 2019 Council Decisions	185	1	23	209				

Department	Number of 2019 Council Decisions	Number of Decisions COMPLETED	Number of Decisions IN PROGRESS	Number of Decisions NO UPDATE	Percentage of Decisions No Update	Percentage of Decisions COMPLETED
Planning Services	60	60	0	0	0%	100%







ACTIONS

Slide to choose date range

1/01/2022

31/12/2022



225

View all Actions

14

In Progress

4

Overdue

211

Completed

57

Completed within Target

Meeting Events

Meeting Attendance

Actions

Actions - Monthly Status

Papers

Reports

Meeting Actions by Directorates

Directorate Name	Completed	In Progress	Overdue
Planning and Infrastructure	81	9	2
Office of the CEO	79	5	2
Community Strengthening	30	0	0
Corporate Strategy and Business Improvement	21	0	0
Total	211	14	4

Please select Directorate from above table

Actions Completed, In Progress and Overdue by Meeting



Meeting	Actions in Progress	Overdue	Completed
Council	0	2	182
Planning Services Committee	0	0	29

Actions Completed, In Progress and Overdue by Branch



Branch	Outstanding	Overdue	Completed
Property & Commercial Services	5	2	13
Infrastructure Services	4	2	6
Climate Change & Sustainability	3	0	22
Strategic & Infrastructure Projects	2	0	33
Advocacy, Communication & Engagement	0	0	5
Arts, Culture & Community	0	0	0
Arts, Culture & Community Development	0	0	0
Community Partnerships	0	0	8
Community Safety, Health & Wellbeing	0	0	9
Community Services	0	0	7
Community Strengthening	0	0	2
Contracts and Procurement	0	0	0
Customer & Transformation	0	0	5
Destination, Recreation & Tourism	0	0	0
Development Services	0	0	10
Economic Development	0	0	0
Finance	0	0	0
Financial Services	0	0	10
Future Maintenance Services	0	0	2
Information Technology	0	0	2
Infrastructure Projects	0	0	8
Legal	0	0	2
Legal and Governance	0	0	55
Programs & Project Management	0	0	6





ACTIONS

Slide to choose date range

1/01/2024

31/12/2024

32

View all Actions

21

In Progress

8

Overdue

11

Completed

9

Completed within Target

Meeting Events

Meeting Attendance

Actions

Actions - Monthly Status

Papers

Reports

Meeting Actions by Directorates

Directorate Name	Completed	In Progress	Overdue
Corporate Strategy and Business Improvement	4	2	1
Office of the CEO	3	7	4
Planning and Infrastructure	3	10	2
Community Strengthening	1	2	1
Total	11	21	8

Please select Directorate from above table

Actions Completed, In Progress and Overdue by Meeting

● Actions in Progress ● Overdue ● Completed



Meeting	Actions in Progress	Overdue	Completed
Council	21	8	11

Actions Completed, In Progress and Overdue by Branch

● Outstanding ● Overdue ● Completed



Branch	Outstanding	Overdue	Completed
Strategic & Infrastructure ...	4	1	0
Climate Change & Sustain...	3	0	0
Finance	3	2	0
Legal and Governance	3	2	3
Advocacy, Communication...	1	1	1
Community Partnerships	1	1	0
Community Safety, Health ...	1	0	0
Customer & Transformation	1	0	1
Development Services	1	1	3
Financial Services	1	0	0
Infrastructure Services	1	0	0
Planning & Infrastructure	1	0	0
Destination, Recreation & ...	0	0	1
Programs & Project Mana...	0	0	2

Mornington Peninsula Shire Council

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Draft FY25 Financial Performance Statement

	Adopted Budget FY24 \$'000	Draft Budget FY25 \$'000	FY24 Bud v Draft Bud Variance Fav/(Unfav) \$'000	FY24 Bud v Draft Bud Variance Fav/(Unfav) %
Income				
Rates and Charges	222,442	226,551	4,109	2%
Grants and subsidies	9,520	9,133	(387)	(4)%
User Charges	31,298	29,325	(1,974)	(6)%
Grants Commission	6,961	7,513	553	8%
Other Income	4,129	6,463	2,334	57%
Total income	274,349	278,985	4,635	2%
Expenses				
Employee Costs	(89,161)	(95,941)	(6,779)	(8)%
Materials and Services	(43,559)	(36,508)	7,050	16%
Materials and Services - Contracts	(101,221)	(111,878)	(10,658)	(11)%
Other Expenses	(8,538)	(8,098)	440	5%
Total expenses	(242,478)	(252,425)	(9,947)	(4)%
Funds Available	31,871	26,560	(5,311)	(17)%
Other Income/Expenses				
Interest Income	2,900	4,000	1,100	38%
Interest Expense	(1,086)	(884)	202	19%
Debt Servicing Principal	(2,971)	(2,633)	338	11%
New Borrowings	3,877	-	(3,877)	(100)%
Lease liability repayments	(946)	(915)	31	3%
Total Other Income/ Expenditure	1,774	(432)	(2,206)	(124)%
Available Funds for Allocation	33,645	26,128	(7,517)	(22)%



INSTRUMENT OF APPOINTMENT AND AUTHORISATION
(*Planning and Environment Act 1987*)

In this instrument “**Officer**” means –

- **Bree Stone – Coordinator Statutory Building**

By this Instrument of Appointment and Authorisation, the Mornington Peninsula Shire Council –

1. Under Section 147(4) of the *Planning and Environment Act 1987* – appoints the Officer to be an Authorised Officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and

It is declared that this Instrument of Appointment and Authorisation –

- A. Comes into force immediately upon its execution; and
- B. Remains in force until varied or revoked.
- C. Is revoked when the officer is no longer employed or engaged by Council.

This Instrument of Appointment and Authorisation is authorised by a resolution of the Mornington Peninsula Shire Council on 19 March 2024.

Officer Assessment - P22/2300
6 Napier Street, Rye



APPLICATION SUMMARY	
Application Number	P22/2300
Proposal	USE OF LAND FOR A RESIDENTIAL HOTEL, DEVELOPMENT OF A FIVE STOREY BUILDING WITH BASEMENT, REDUCTION IN PARKING PROVISION, ASSOCIATED WORKS AND REMOVAL OF VEGETATION GENERALLY IN ACCORDANCE WITH THE SUBMITTED PLANS
Address	6 Napier Street RYE VIC 3941 Lot 1 TP 392124 Vol 6449 Fol 671
Applicant	Barunah Holdings Pty Ltd C/- Human Habitats
Planning Scheme	Mornington Peninsula Planning Scheme
Zone & Overlays	C1Z (adj. TRZ3) DDO58, VPO1 (adj. DDO2)
Permit Triggers	C1Z – Section 2 Use (Accommodation – Residential Hotel with ground floor frontage exceeding 2 m) C1Z – Construct a building or construct or carry out works DDO58 – Construct a building or construct or carry out works VPO1 – Remove, destroy or lop vegetation 52.06 – Reduction in car parking requirement
Restrictions on title	No
Advertising	Yes
Objections	Yes
Referrals	Internal – Health Internal – Development Engineering Internal – Traffic Internal – Property Internal – Urban Design
CHMP required?	Yes

OFFICER DIRECT OR INDIRECT INTEREST

No person involved in the preparation of this report has a direct or indirect interest requiring disclosure.

BACKGROUND

The application was lodged on 20 September 2022. Prior to the Council making a determination on the application, the applicant lodged a Section 79 appeal (Review of a failure to determine the application within time) to VCAT on 17 November 2023.

Officer Assessment - P22/2300 6 Napier Street, Rye



Council must still determine its position is on the proposal and what decision it would have made had the appeal not been lodged. This report sets out an assessment of the proposal and provides a recommendation to Council.

PROPOSAL

The proposal seeks a planning permit for:

- The use of the land for accommodation in the form of a residential hotel;
- To develop a five storey building comprising a basement level car park, and 5 storeys above ground;
- A reduction in parking provision;
- Removal of vegetation from the subject site and adjacent road reserve.

The proposed building will front both Napier Street and Nelson Street and will accommodate 29 hotel suites providing a mix of studio rooms, single suites, double suites and a triple suite. The hotel entry is shown from Napier Street, whilst the entry to the restaurant is from Nelson Street.

The proposed building is to include a basement level car park providing 24 car parking spaces and 6 bicycle spaces. An additional 4 bicycle spaces are provided alongside the Napier Street frontage.

The proposed building will house a residential hotel and also a restaurant and bar which will be open to hotel residents and the general public.

Feature	Description	Complies/Variation to DDO58 (Precinct 3)?
Roof	Not specified	None specified
Walls	Concrete, off-white finish Glazing – bronze tint	None specified
Front setback	0m (Napier Street) 0m (Nelson Street)	Variation to the 2m setback required to Nelson Street
Other setbacks	North (rear): 0m West: (side): 0m	Complies Complies
Wall height	9.5m / 3 storey – Napier Street 9.24m (inc. balconies) – Nelson Street	Complies with 11.5m/3 storeys Variation to 8.5m / 2 storeys)
Building height	18.57m (to top of roof)	Variation to the 11.5m and 3 storeys preferred height
Earthworks	Approx.. 3.6m	None specified
Vegetation rem.	Vegetation removal from subject site and Nelson Street road reserve	Permit required

Officer Assessment - P22/2300 6 Napier Street, Rye



Permit Triggers

Zone/Overlay	Permit Trigger?	Rationale
C1Z	Yes	A planning permit is required for a Section 2 use (Accommodation – Residential Hotel) NB. A planning permit is not required for the use of land as a 'restaurant' or 'bar'.
	Yes	A planning permit is required for buildings and works
DDO58	Yes	A planning permit is required to construct a buildings or construct or carry out works.
VPO1	Yes	A planning permit is required to remove, destroy or lop vegetation
52.06	Yes	A planning permit is required to reduce the number of car parking spaces required.

Cultural Heritage Management Plan (CHMP)

The subject site is located within an area of Aboriginal Cultural Heritage Sensitivity. The proposal is a high impact activity under the Aboriginal Heritage Regulations 2018. A CHMP is required and has been provided by the applicant.

SUBJECT SITE

Permit/Site history

The following previous decisions are relevant to the subject site:

P19/1026 – Development of a four storey building above basement for use as a residential hotel and restaurant and reduction in car parking – Refused 20/3/20. A subsequent VCAT appeal was withdrawn.

Subject Site

The subject site is formally identified as Lot 1 on Title Plan 392124C and is located on the north-west corner of Nelson Street and Napier Street, in the commercial area of Rye.

The site has a frontage of 25.1 metres to Napier Street and frontage of 40.6 metres to Nelson Street and a total area of 1,023 square metres. An un-named laneway adjoins the western boundary of the site.

The land is relatively flat and there are several small trees and shrubs within the site and along the Nelson Street frontage. A Swamp Paperbark tree (4 metres) is located in the Nelson Street nature strip. All the vegetation is noted in the applicant's arboricultural assessment as having low landscape significance.

The subject site currently contains a single storey weatherboard building located centrally within the site with a garage in the north-west corner. The site was previously used as a funeral home and a dwelling. Vehicle access is from two vehicle crossings, one to each road frontage.

The Napier Street frontage is currently unfenced, whilst part of the Nelson Street frontage has a 1.8-metre-high timber fence.

Aerial Photo showing subject site and surrounding properties - GIS 2022
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Officer Assessment - P22/2300
6 Napier Street, Rye



SURROUNDING PROPERTIES

North	<p>To the north at 2-4 Napier Street is a double storey building used as a residential hotel, setback approximately 4.2 metres from the shared boundary. There is a double width crossover and driveway adjacent to the common boundary which provides access to undercroft parking.</p> <p>Part of the building has zero setback to Napier Street and comprises varied roof forms including pitched, gabled and bullnose verandah. Additional vehicle access is provided via a single width crossover located centrally within the frontage.</p>
East	<p>Napier Street to the east provides 90-degree street parking within the centre median as well as parallel parking located at the kerb side. On the opposite side are single storey retail buildings.</p>
South	<p>A wide nature strip and footpath separate the south boundary from Nelson Street. Parallel kerb side parking is provided along the northern side (which is used by the mobile library on Thursday mornings) and angled parking is provided along the southern side of Nelson Street. On the opposite side of the street is the Rye Civic Hall.</p>

Officer Assessment - P22/2300 6 Napier Street, Rye



West	The laneway to the west is 3.2 metres wide and provides vehicle access to the adjoining property at 14-16 Nelson Street and to several commercial tenancies fronting the Point Nepean Highway to the north.
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PUBLIC NOTIFICATION

Advertising

The application was advertised by way of direct mail to the owners and occupiers of adjoining land as well as placing two signs on the site (one sign to Nelson Street and one sign to Napier Street)

Objections/Submissions

To date, 53 objections and 7 submissions of support have been received. The matters raised are generally summarised as follows:

Objections:

- Building height
- Scale out of keeping
- Creates precedent for high rise buildings
- Insufficient parking (no staff parking, will affect other tenancies)
- Architecturally un-sympathetic and visually overpowering
- No need for another hotel
- Block views of beach from residential properties
- Traffic congestion
- Disrespectful to rate paying residents
- Breaches height limits in DDO58
- Inconsistent with DDO58
- Concrete will attract graffiti
- Will affect coastal feel/town
- Similar to 2019/2022 proposal which was refused
- Traffic consultant's examples of St. Kilda and Oakleigh are not comparable.
- Overlooking into windows of adjacent apartments/ residences
- Fire appliances not designed for structure of this size
- Impacts on adjacent laneway which provides access to shops, other businesses.
- Minimal setbacks
- Shadowing of streets
- Vegetation removal – impact on wildlife
- Higher price for accommodation – reducing potential values of existing commercial premises.
- Inadequate services, infrastructure and amenities in area
- Litter and waste
- Operating hours
- Property values
- Overdevelopment
- Lack of affordable housing for staff
- Basement below sea level
- Disruption during construction

Support:

- Rye needs investment
- Modern architecture

Mornington Peninsula Shire Delegate Report –

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Officer Assessment - P22/2300 6 Napier Street, Rye



- Good opportunities for families
- Boost for local economy and jobs
- Will bring visitors
- Much needed upgrade
- Good for the future of Rye

Public Consultation

An informal information session was to be held on 6 November 2023. However, this was cancelled at the request of the applicant. The applicant subsequently lodged the appeal with VCAT.

REFERRALS

Internal

Environmental Health - No objections, subject to conditions relating to amenity matters.

Development Engineering - No objections, subject to conditions relating to drainage, parking, access etc. Conditions include a requirement to demonstrate how two cars can pass each other on the laneway and provide swept paths at the entranceway to the loading bay.

Property – no objections, no conditions. Comment added that Property would not support any building protrusion over the boundary.

Traffic – Do not support the proposal.

Urban Design – no objections .

PLANNING POLICY & PROVISIONS

Municipal Planning Strategy
Clause 02 Municipal Planning Strategy
Clause 02.02 Vision
Clause 02.03-1 Settlement
Clause 02.03-2 Environmental and landscape values
Clause 02.03-3 Environmental risks and amenity
Clause 02.03-5 Built environment and heritage
Clause 02.03-7 Transport
Clause 02.03-8 Infrastructure
Planning Policy Framework (PPF)
Clause 11.01-1S Settlement
Clause 11.01-1R Settlement – Metropolitan Melbourne
Clause 11.02-1S Supply of urban land
Clause 11.03-1S Activity Centres
Clause 11.03-1R Activity Centres – Metropolitan Melbourne
Clause 11.03- 1L-01 Activity Centres – Mornington Peninsula
Clause 11.03-4S Coastal settlement
Clause 11.03-5S Distinctive areas and landscapes
<i>Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)</i>
Clause 11.03-6S Regional and local policies
Clause 12.05-1S Environmentally sensitive areas

Officer Assessment - P22/2300 6 Napier Street, Rye



Clause 12.05-2S Landscapes
Clause 13.05-1S Noise Management
Clause 13.07-1S Land use compatibility
Clause 13.07-1L Land use compatibility – Mornington Peninsula
Clause 15.01-1S Urban design
Clause 15.01-1R Urban design – Metropolitan Melbourne
Clause 15.01-2S Building design
Clause 15.01-5S Neighbourhood Character
Clause 15.02-1S Energy and resource efficiency
Clause 15.03-2S Aboriginal cultural heritage
Clause 19.03-3S Integrated water management
Clause 19.03-3S integrated water management – Mornington Peninsula
Zone
Commercial 1 Zone (C1Z)
Overlay/s
Design and Development Overlay, Schedule 58
Vegetation Protection Overlay, Schedule 1 (VPO1)
Particular Provisions
Clause 52.06 Car Parking
Clause 52.34 Bicycle facilities
Clause 52.17 Native vegetation
Clause 53.18 Stormwater Management in Urban Development
Clause 55 Two or more dwellings on a lot and Residential Buildings
General Provisions
Clause 65 Decision Guidelines

Adopted Strategies

- Mornington Peninsula Activity Centres Strategy – 2005;
- Rye Township Plan – November 2017; and
- Mornington Peninsula Activity Centres Strategy – May 2018.

Other Matters

- Clause 52.05 Signs – No signage is proposed as a part of this application. A permit is not required for up to 8 square metres of business identification signage to the premises; and
- Clause 52.27 Licensed Premises – The application does not seek approval to use the land to sell or consume liquor. Separate planning approval would be required for this use before the premises may obtain a licence under the Liquor Control Reform Act 1998.

ASSESSMENT

It is considered that the proposed use and development is inconsistent with the objectives of the C1Z, DDO58 and VPO1 and the above policies and provisions on the following basis:

Clause 02 - Municipal Planning Strategy

The Planning Scheme, in its strategic framework identifies Rye as a 'Large Township Activity Centre' within the 'Neighbourhood activity centre' hierarchy.

Officer Assessment - P22/2300 6 Napier Street, Rye



There is a clear strategic direction to strengthen the hierarchy of the activity centres and concentrate commercial and non-commercial services in these areas to serve the needs of the community, visitors and tourists as well as to promote economic development. At the same time, it also seeks to protect the unique character and functions of the smaller coastal townships and ensure the location, design and construction of buildings is compatible with the built form and landscape character of the surrounding area.

The proposal is consistent with some elements of the higher level strategic direction by seeking to locate the commercial residential hotel in the commercial centre of Rye where it would strengthen the function of the activity centre and provide additional opportunities for visitors and tourists. Further discussion regarding built form is provided below.

Planning Policy Framework

There is clear support for the development of land for a mixed use commercial development as proposed, as the site is located within the Rye Town Centre and is serviced by infrastructure and a range of community services including public transport (buses). It is Council's preference that established activity centres are able to accommodate a broad range of land uses to give the community and visitors access to a wide range of goods and services and increase local employment opportunities.

The subject site is in the Commercial 1 Zone that is well located within the Rye Town Centre and is currently considered to be underutilised and suitable for redevelopment. The Commercial 1 Zone encourages mixed uses, and as such the proposal supports the objectives of ensuring a sufficient supply of land for residential, commercial and retail uses to provide for residents and visitors. In this respect, the proposal is considered to be entirely consistent with the policy direction.

Officer Assessment - P22/2300 6 Napier Street, Rye



However, urban consolidation and activity centre redevelopment to create more vibrant centres are not the only relevant planning considerations. Good design, neighbourhood character, traffic, parking and amenity considerations are equally as important, and must also be considered to ensure any new development responds to its policy and physical context.

13.07-1S – Land use compatibility

The subject site is located within the Commercial zone and Rye town centre. The immediate surrounding area consists of a number of retail premises, other holiday apartments and hotels. In this location, the proposed commercial development providing a residential hotel, restaurant and bar is entirely compatible. The existing adjoining uses are not considered highly sensitive and are very similar in nature to the proposal being holiday apartments and hotel facilities.

There are several residential properties on the upper floors above some of the existing commercial buildings in Rye. However, these are in the commercial centre and as such can reasonably expect commercial activities to be ongoing around them which may create some level of noise and disturbance.

Residential zoned properties are located further away to the south and south east. However, the closest residential zoned properties are also currently utilised for commercial purposes with the Rye RSL. The nearest residential zoned dwelling is located approximately 86m to the south east. It is considered that this distance is a reasonable buffer to the proposed building and use. It is noted that the proposed bar and restaurant uses do not require a planning permit in themselves and the residential hotel component is likely to be a quieter use.

15.01-5S – Neighbourhood Character

The clause broadly seeks to ensure development respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

The existing neighbourhood character in this part of Rye is that of generally single and two storey flat roof buildings directly fronting the street frontages and often with additional verandahs extending out over the footpaths. The overall scale of buildings in this part of Rye is low. There are some notable buildings of larger footprint such as apartment buildings and the Rye Hotel adjoining the subject site. Nevertheless, they are also two storeys in height.

The proposed residential hotel building is of a high-quality contemporary design. The elevations incorporate textured concrete and other light coloured materials with curved projections and planters/overhanging eaves and large clear glazed windows and balconies. The building is designed to have well articulated facades which present active frontages to both streets. The design will provide good integration with the public realm in the town centre location.

The proposed building has 5 storeys above ground with a building height of 18.5 metres to roof top. The top 2 storeys are recessed from the Nelson and Napier Street frontages (10.57m and 8.08m respectively), thereby reducing their visibility to some extent when viewed from street level. However, a building of this height will appear significantly different to surrounding buildings and will be highly visible overall when approaching from the east or west along Nelson Street or from the south along Napier Street. Views from Point Nepean Road are likely to be less obvious due to the intervening 2 storey buildings which will be foremost in the view.

The proposed building is not in keeping with the existing character as the difference in height over surrounding buildings is significant and there are no other buildings of similar height in the area. Consequently, the proposed building will be more visible in the streetscape.

Officer Assessment - P22/2300 6 Napier Street, Rye



Although DDO58 does not impose a mandatory maximum height to allow flexibility and buildings of different height and form, it does have a preferred height of 3 storeys and 11.5m. It is considered that the difference in height compared to surrounding buildings will result in a stark contrast in built form which is not in keeping with existing neighbourhood character.

Clause 15.01-1S Urban design

The application has been reviewed by the Council's Design Advisory Panel. The Panel notes that the improvements made to the design during the course of the application are positive and provide a much improved built form and public interface. The Panel stresses how integral the use of high-quality materials is to the success of the proposal and seeks a commitment to these so that any future changes do not reduce the quality. Overall, the Panel is supportive of the proposed development.

Despite the above comments by the Panel in reviewing the application, Council Officers retain concern regarding the suitability of the proposed development including its urban design. While it is evident that the proposed development incorporates positive features it is considered that it overall fails to adequately respond to the specific context of the Rye activity centre and broader township. Further assessment of the proposed development's scale, built form and suitability within the surrounding environment is provided below.

Commercial 1 Zone (C1Z)

A planning permit is required for the use of the land for a residential hotel as the frontage at ground level exceeds 2 metres. It is noted that the use of the land for a 'restaurant' and for a 'bar' does not require a planning permit in the C1Z.

A planning permit is also required for buildings and works.

One of the Decision Guidelines of the zone is the consideration of the Municipal Planning Strategy and the Planning Policy Framework (PPF). The proposal is partly consistent with the relevant policies in the PPF as discussed above. The PPF encourages the creation of vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses in activity centres. The proposed use as a residential hotel is consistent with the use of many sites in the surrounding area that are used for hotel and tourist accommodation and retail activities of various types.

In terms of consideration of the interface with adjoining zones, especially the relationship with residential areas, the proposal will not have any unreasonable detrimental impact on the amenity of any residential area as the site is surrounded by other commercial sites within the C1Z to the north, east and west, is opposite sites within the Public Use Zone to the south and south-west, and the nearest residential zoned property to the south-east is occupied by the car park of the RSL. It is however noted that the adjoining sites to the north and west are currently developed and used as residential hotels or a form of tourist accommodation, and therefore potential amenity impacts on these properties should be considered.

As the proposed residential hotel is nested under 'residential building' a Clause 55 is required. This is provided in Appendix 1. It is noted that some standards relating to setbacks do not apply in this instance as DDO58 has its own setback requirements. It is also noted that the proposal seeks a variation to several standards. Of particular significance, the proposal seeks a variation to the following standards:

Standard B14: Access

This is addressed in further detail below.

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Standard B22: Overlooking

The apartments of the adjoining property 2-4 Napier Street have bedroom windows facing the subject site. The adjoining apartments are located approximately 5m from the boundary and are located at 1st floor level. It is noted that some north facing windows and balconies of the proposed development will have direct sight into these windows which will lead to an unacceptable degree of overlooking. However, this could be overcome with the use of suitable screening options for the relevant windows and balconies.

DDO58

DDO58 was introduced to the Planning Scheme via Amendment C275 on 7 July 2022. DDO58 implemented the Rye Urban Design Guidelines. DDO58 was introduced after the previous planning permit P19/1026 for a 4 storey development was determined.

The design objectives of the overlay include:

- *To ensure scale and form of new development is compatible with the role and character of the centre.*
- *To provide a pedestrian friendly experience through appropriate scale and built form.*
- *To ensure new development provides an appropriate transition to low scale residential areas.*
- *To enhance the public realm by ensuring commercial development provides activation of the street at ground level, along with balconies and window openings at upper storeys.*
- *To encourage a palette of built form materials and design that reinforces the coastal character of the centre.*

DDO58 provides requirements for building heights and setbacks which differ between the 'precincts'. The subject site is located within Precinct 3 which is limited to a small area around the north end of Napier Street within the Rye town centre.

A summary of the DDO58 requirements and assessment of the proposal is provided in Appendix 2.

The proposed building seeks some variations to the preferred requirements of DDO58. These include the building height and also the setbacks. Significantly, there is no mandatory maximum building height limit specified in Precinct 3. Instead, Precinct 3 has a 'preferred' building height of 11.5 metres and 3 storeys and this requirement can be varied by a planning permit. The proposed building is 18.5m high.

DDO58 requires a zero street setback to Napier Street at upper floor level, whereas a setback of 1.6m is provided. Generally, the variations to the required setbacks are minor and do not have a negative impact on the streetscape.

Given DDO58 does not impose a mandatory maximum height, it can also be argued that the preferred character of this central part of Rye anticipates buildings of different height and form provided they are of high quality design and appearance.

During consideration of Planning Scheme Amendment C275 (to introduce DDO58) the Panel considered a request for discretionary (or 'preferred') rather than mandatory height limits to provide greater flexibility to accommodate variations and innovative designs within the small central precinct. The Panel concluded that there was insufficient evidence to demonstrate that additional height would lead to the potential for loss of views to the vegetated backdrop to Rye and there was insufficient justification for mandatory height controls. Instead, the Panel agreed that discretionary height controls would provide greater flexibility and

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encourage a site-specific built form design response, recognising the town centre precinct's role as an 'urban' focussed civic centre.

Whilst this may be the case, DDO58 does define a preferred character of 11.5m and 3 storeys. Whilst the top two floors of the proposed building have been recessed from the street frontages in an attempt to lessen their visual impact, the contrast in height between the proposed five storey building and existing surrounding buildings (generally no higher than two storeys) is considered significant. This difference is likely to be viewed as a significant change in built form which is not replicated elsewhere in the immediate surroundings. Consequently, the proposed building is likely to be highly visible in the streetscape and out of keeping with the existing neighbourhood character.

The proposed development also challenges the role and character of Rye within the wider municipality. The Shire's five tier activity centre hierarchy is outlined within Clause 2.03-1 'Settlement'. The largest centres within this hierarchy are the 'Major Activity Centres' of Mornington, Hastings and Rosebud. It is noted that even within these larger centres the proposed development would represent a notable departure exceeding the majority, if not all, other built form in these activity centres. Rye is categorised in the next tier below 'Major Activity Centre' as a 'Large Township Activity Centre'. Within this context, it is evident that the scale of the proposed development is uncharacteristic for Rye and is not compatible with its role and function within the anticipated built form outcomes for an activity centre of this type.

Vegetation Protection Overlay Schedule 1 (VPO1)

A planning permit is required to remove, destroy or lop vegetation.

The proposal includes the removal of vegetation from the site and the Nelson Street road reserve. Three trees of note are to be removed from the site including *Pittosporum tenuifolium* and an olive. These are exotic species with a maximum height of 6m and noted in the applicant's arboricultural report as having low arboricultural value. They are centrally located within the site and therefore directly impacted by the proposed development.

The proposal also includes the removal of Tree 4 - a Scented paperbark (a Victorian native species) from the road reserve on Nelson Street. The tree has a height of approximately 4m and a dense canopy giving it a large shrub appearance. This is also noted as having a low arboricultural value.

The vegetation to be removed is not considered significant either from an arboricultural perspective nor from a landscape perspective. It is considered that the removal will not have a significant impact on the character of the area nor on habitat value of the site and surrounding area. Landscaping plans have been submitted with the application which include the planting of *Banksia* and other small shrubs and ground covers in the road reserve and adjacent to the entrances as well as planting on the upper floor balconies. This is considered an acceptable response given the size of the site and the nature of the proposal.

Clause 52.17 – Native Vegetation

A planning permit is not required under this clause. Whilst Tree 4 (Scented Paperbark) is a Victorian native, its removal is exempt under Clause 52.17 (Native Vegetation) as it is a planted tree. Consequently, the proposal does not require a native vegetation offset.

Traffic and parking

The applicant has provided a Traffic Impact Assessment prepared by One Mile Grid in support of the application.

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An external review of the proposal has been undertaken by Salt3 for Council's Traffic Team.

Vehicle access

Vehicle access to the basement car park of the proposed development is to be provided via the laneway which runs along the western boundary of the site. The laneway connects to Nelson Street immediately to the south-west of the subject site and also provides access to the rear of some commercial properties to the north. The laneway owned by Council, is currently sealed, has a width of 3.2 metres and extends north from Nelson Street for approximately 65 metres, where it changes direction and extends west for approximately 35 metres.

Due to the narrow width of the laneway, the application proposes a traffic light system to assist entering and exiting the basement car park ramp. However, there appears to be no provision for other users of the laneway (to the north) and therefore there is the potential for conflict. The proposed access arrangement is not supported by Council's Traffic team who consider the arrangement (including traffic light system) to be insufficiently developed. The Traffic team suggest that the proposed building should be set back from the laneway to allow for two-way movement of vehicles between the site access and Nelson Street.

A loading bay for delivery and waste collection vehicles is to be provided via a door on the Nelson Street frontage and a crossing immediately adjacent to the laneway. This arrangement necessitates any waste collection and delivery vehicle to reverse across the pedestrian footpath to access the delivery and waste collection area. This arrangement is also not supported by Council's Traffic team as it creates a point of conflict and a safety hazard. The suggested set back of the building from the laneway (mentioned above) could also resolve the safety issue identified with the delivery and waste collection arrangements.

Car Parking Provision

The car parking requirement in Clause 52.06 and provision within the proposed development is as follows:

Use	Planning Scheme rate	Planning scheme requirement	Provision	Reduction sought
Residential hotel with 29 lettable rooms/suites (a mix of studio rooms, single suites, double suites and a triple suite)	No rate specified, car parking to be to the satisfaction of the responsible authority	Car parking to be to the satisfaction of the responsible authority	24 basement parking spaces	N/A
Restaurant with 100 patrons	0.4 per each patron permitted	40	0	40
Bar with 30 patrons	0.4 per each patron permitted	12	0	12

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Total			24	52
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The Council's Traffic team is not supportive of the proposed development. Rye experiences a large parking demand in peak periods. The proposal only provides 24 spaces which equates to a rate of 0.83 spaces per residential hotel room/suite. Whilst there is parking available on the surrounding streets and the public car park off Nelson Street, parking is seasonally restricted between December and April to 2 or 4 hours further restricting the parking available for hotel residents or restaurant/bar patrons.

The case studies referred to and the parking demand assumptions made in the applicant's Traffic Report are not supported. These are based on case studies in areas such as St Kilda where there are multiple public transport options available. In contrast Rye is served only by a public bus service and therefore patrons and visitors are much more likely to arrive by car. The case studies are considered as being of limited value to the assessment of this proposal.

No parking spaces are provided for hotel manager or staff. It is further noted that no parking spaces are to be provided for the patrons or staff of the proposed restaurant or bar within the proposed development. Whilst the restaurant and bar will cater for hotel residents, they will also be open to the public and again it is likely that at least some patrons will arrive by car given the size of the venues (100 patrons and 30 patrons respectively).

The Council's Traffic team has expressed the view that the proposed on-site parking provision is insufficient for the level of development that is proposed. The Traffic team considers the following rates to be appropriate:

- 0.85 spaces per hotel room (hotel guests) – based on a likely occupancy rate of 85%;
- 1 manager space (staff use)
- 2 spaces for the restaurant (staff use);
- 1 space for the bar (staff use).

Based on the current proposal this would require 29 on-site car parking spaces to be provided. It is suggested that this could be achieved either by providing another half-basement level or reducing the development yield to support the current amount of parking proposed.

The Traffic team recommends that a number of matters should be addressed prior to issuing a planning permit including further car parking demand assessment, additional swept path diagrams, further operational details for the access arrangement, a further traffic analysis and details of access controls.

The Traffic Team also recommend that a number of modifications are required to the plans including site access arrangements, bicycle parking arrangements, car parking arrangements and any changes resulting from a revised Transport Impact Assessment which should also assess the impact on the existing operation of the laneway. Some of these matters could require significant changes to be made to the site plan and floor plan layout for the proposed building.

Bicycle Facilities

The bicycle provision requirement in Clause 52.34 and provision within the proposed development is as follows:

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Use	Planning Scheme rate	Planning scheme requirement	Provision in the proposed development	Reduction sought
Residential hotel with 29 lettable rooms/suites	Resident/staff: In development of 4 or more storeys, 1 to each 10 lodging rooms	3	6	0
Using standard for 'residential buildings'	Visitor: as above	3		
Restaurant with 100 patrons 261 sq.m.	Employee: 1 to each 100sq.m. of floor area available to the public	2	4	0
	Visitor: 2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m	2		
Bar with 30 patrons 81 sq.m.	Employee:	0	0	0
	Patron:	0		
No standards specified for 'bar' or 'food & drink premises' in 52.34)				
Total		10	10	0

The proposal meets the requirements for the provision of bicycle facilities in Clause 52.34.

Note: The Traffic review report by Salt3 (on behalf of Council) has assessed the bicycle requirement for the 'residential hotel' under the standard for 'motel'. However, the two uses have a different definition in the planning scheme and there is a specific standard for 'motel' in Clause 52.34 whereas there is no standard for 'residential hotel'. Residential hotel is nested with 'residential building' in the planning scheme for which there is a bicycle standard.

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Similarly, the Salt3 review has assessed 'bar' based on the standards for 'hotel'. However, 'bar' and 'hotel' have different definitions and 'hotel' is specified in the standards whereas 'bar' is not. Both are included in 'food and drink premises' however, there is no bicycle requirement specified for this use either. Both are then included in 'retail premises' which would result in a zero requirement for this proposal.

Council does not have discretion to assess bicycle facility requirements beyond the standards in Clause 52.34.

Waste Management

Waste is proposed to be collected by private collection arrangement. A dedicated waste and recycling bin store is shown on the ground floor of the building and is accessed via a loading bay with vehicle access directly to Nelson Street alongside the laneway. The loading bay is provided with a roller door. Vehicles will be required to reverse in from the street. Swept path diagrams have been provided with the application and it is noted that vehicles reversing into the loading bay would swing out across the adjoining laneway.

As mentioned above, Council's Traffic team do not support the access arrangements to the waste collection area due to the need for vehicles to reverse over the pedestrian footpath.

Background Documents

Rye Urban Design Guidelines (adopted August 2020)

The guidelines followed a review of the existing built form character within Rye commercial centre to provide clear design guidance for future development of private land within the commercial core.

The final *Rye Urban Design Guidelines* and *Rye Township Plan* were implemented into the Planning Scheme by Amendment C275morn through DDO58. The guidelines were also incorporated into 72.08 – Background Documents.

The proposal has been assessed against DDO58 earlier in the report. The proposal is considered but inconsistent with others and consequently is also considered partly consistent and partly inconsistent with the objectives of the Rye Urban Design Guidelines.

Rye Township Plan (concept design endorsed by Council 18 May 2021)

The Rye Township Plan sets the strategic vision and direction for the improvement of the foreshore, streetscape and town centre of Rye. Broadly it considers the foreshore and streetscape in terms of vehicle movements (lanes, parking, cycling), pedestrian movement along the street and between the street and foreshore, street furniture and landscaping.

The Township Plan identifies Napier Street as a plaza or promenade which is anticipated to be a main pedestrian / shared zone and main pedestrian link between foreshore, town centre and town square/community hub to the south. It is anticipated that this area will have wider footpaths, street planting and commercial buildings will generally be retail at ground level and provide street activation.

The proposal is generally consistent with the outcomes sought in the Rye Township Plan with the proposed hotel, restaurant and bar facing the street and providing good activation with both Napier Street and Nelson Street on this corner.

The Township Plan were also incorporated into 72.08 – Background Documents by Amendment C275morn alongside the introduction of the DDO58.

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Response to Submissions

- *Building height*
- *Scale out of keeping*
- *Creates precedent for high rise buildings*
- *Insufficient parking (no staff parking, will affect other tenancies)*
- *Architecturally un-sympathetic and visually overpowering*
- *No need for another hotel*
- *Block views of beach from residential properties*
- *Traffic congestion*
- *Disrespectful to rate paying residents*
- *Breaches height limits in DDO58*
- *Inconsistent with DDO58*
- *Concrete will attract graffiti*
- *Will affect coastal feel/town*
- *Traffic consultant's examples of St. Kilda and Oakleigh are not comparable.*
- *Overlooking into windows of adjacent apartments/ residences*
- *Impacts on adjacent laneway which provides access to shops, other businesses.*
- *Minimal setbacks*
- *Vegetation removal – impact on wildlife*
- *Inadequate services, infrastructure and amenities in area*
- *Litter and waste*
- *Overdevelopment*
- *Lack of affordable housing for staff*
- *Basement below sea level*
- *Similar to 2019/2022 proposal which was refused*

Most of the matters raised in the objections and supporting submissions have been addressed elsewhere in this report. Other matters raised are addressed below:

- *Fire appliances not designed for structure of this size*

The proposed development will be accessible from public streets and accessible to emergency services.

- *Shadowing of streets*

Given the height of the building, it will cast a shadow on adjacent streets. However, both Nelson Street and Napier Street are relatively wide and given the orientation of the subject site (with streets to the south and east and laneway to the west) the shadow will move across the streets and not cast continuous shadow over any particular part. Shadowing will not unreasonably impact on any private spaces. The proposal complies with DDO58 requirements as it does not shadow the Napier Street Plaza.

- *Higher price for accommodation – reducing potential values of existing commercial premises.*
- *Property values*

These are not valid planning considerations as previously established by many Victorian Civil Administrative Tribunal decisions.

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- *Operating hours*

It is noted that the use of the land for a restaurant and bar does not in itself require a planning permit in the Commercial 1 Zone. Consequently, it would be unreasonable and ultra vires to impose conditions in respect of operating hours for those uses. It is also noted that the application does not include the use of land to sell and consume liquor. Such an application would be assessed separately on its merits. It is unreasonable to impose hours of operation conditions on a residential hotel since the use will be conducted 24/7. However, residential hotels are not generally considered to be significant noise generating uses.

- *Disruption during construction*

There will inevitably be some disruption during construction of a building of this nature. However, these impacts are temporary and can be adequately managed through the requirements of a Construction Management Plan which would address matters such as construction access, noise, dust, deliveries of materials etc.

- *Overlooking into windows of adjacent apartments/ residences*

It appears that the apartments of the adjoining property 2-4 Napier Street have bedroom windows facing the subject site. The adjoining apartments are located approximately 5m from the boundary and are located at 1st floor level. It is likely that some north facing windows and balconies of the proposed development will have direct sight into these windows which will lead to an unacceptable degree of overlooking. However, this could be overcome with the use of suitable screening options for the relevant windows and balconies.

Council has received 7 letters of support to the proposal. The matters raised are summarised and responded to as follows:

- *Rye needs investment*
- *Modern architecture*
- *Good opportunities for families*
- *Boost for local economy and jobs*
- *Will bring visitors*
- *Much needed upgrade*
- *Good for the future of Rye*

These matters have been addressed more broadly elsewhere in this report. The proposed use of the land as a residential hotel is consistent with policy direction in the Commercial 1 zone and will provide opportunities for visitors to the area and contribute to a vibrant town centre and local economy.

However, there are also other considerations in respect of the form of development and whether it is responsive to the neighbourhood character. In this instance, it is considered that the neighbourhood character considerations outweigh the positive benefits the proposal may bring to the Rye town centre.

CONCLUSION

Whilst the proposed use is considered to be consistent with the purpose of the Commercial 1 Zone and is compatible with existing uses surrounding the site, the proposed development of the five storey building is considered to be an unacceptable response to the existing neighbourhood character of the area. The proposed building, whilst of high-quality design, will provide a stark contrast to the scale and height of existing buildings in the immediate area and will be visually prominent in the streetscape.

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The proposed development is also considered to be an unacceptable outcome in terms of parking provision and vehicle access arrangements which in turn is likely to have a detrimental impact on the efficient and safe functioning of surrounding road network.

Access and parking arrangements are considered appropriate being via the public car park and will reduce impacts on the Transport Zone whilst continuing to allow access to the rear of adjacent properties.

It is recommended that Council determines to not support the proposal.

OFFICER DIRECT OR INDIRECT INTEREST

No person involved in the preparation of this report has a direct or indirect interest requiring disclosure.

	
Carl Jenkins Principal Planner	Hugh Pierce - Team Leader

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Appendix 1 – Clause 55 Assessment

Clause 55.01 Neighbourhood and Site Description and Design Response		
An application must be accompanied by: <ul style="list-style-type: none"> A neighbourhood and site description A design response 	<p>Clause 55.01-1 Neighbourhood and site description</p> <p>Clause 55.01-2 Design Response</p>	<p>Complies:</p> <p>Refer to assessment above.</p>
Clause 55.02 Neighbourhood Character and Infrastructure		
Standard No. & Objective	Standard	Comments
<p>Standard B1: Neighbourhood character (Clause 55.02-1)</p> <p><i>To ensure that the design respects the existing neighbourhood character or contributes to the preferred neighbourhood character</i></p> <p><i>To ensure that the development responds to the features of the site and the surrounding area.</i></p>	<ul style="list-style-type: none"> The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. 	<p>Does not comply</p> <p>Refer to assessment above.</p>
<p>Standard B2: Residential Policy (Clause 55.02-2)</p> <p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure.</i></p>	<ul style="list-style-type: none"> Written statement describing how development is consistent with planning policies for housing in the Planning Scheme. 	N/A
<p>Standard B3: Dwelling diversity (Clause 55.02-3)</p> <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p>	<ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	N/A

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Standard B4: Infrastructure (Clause 55.02-4) <i>To ensure development is provided with appropriate utility services and infrastructure.</i> <i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	<ul style="list-style-type: none"> Development should: <ul style="list-style-type: none"> ➤ be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. ➤ not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	✓ Complies The development can be connected to reticulated services.
Standard B5: Integration with the street (Clause 55.02-5) <i>To integrate the layout of development with the street.</i>	<ul style="list-style-type: none"> Development should provide adequate vehicular/pedestrian links that maintain/enhance local accessibility Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space. 	✓ Complies The proposed development provides active frontages to both Nelson Street and Napier Street with entrances to both and glazing on all floor providing good passive surveillance and interaction
Clause 55.03 Site Layout and Building Massing		
Standard No. & Objective	Standard	Comments
Standard B6: Street setback (Clause 55.03-1) <i>To ensure the setbacks of buildings from the street respect the existing or preferred neighbourhood character and make efficient use of the site.</i>	<p>IF THERE ARE EXISTING BUILDINGS ON BOTH ABUTTING ALLOTMENTS</p> <ul style="list-style-type: none"> The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. <p>IF THERE IS AN EXISTING BUILDING ON ONE ABUTTING ALLOTMENT AND THE OTHER ONE IS VACANT</p> <ul style="list-style-type: none"> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. <p>IF BOTH ABUTTING ALLOTMENTS ARE VACANT</p> <ul style="list-style-type: none"> 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. <p>If the subject allotment is on a corner</p> <p><i>Front setback</i></p> <ul style="list-style-type: none"> If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. <p><i>Side setback</i></p> <ul style="list-style-type: none"> <u>Front walls</u> of new development fronting the side street of a corner site should be setback at least the 	Variation Refer to assessment above in respect of DDO58 requirements.

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	<p>same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <ul style="list-style-type: none"> • <u>Side walls</u> of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser. 	
<p>STANDARD B7: Building height (Clause 55.03-2) <i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i></p>	<ul style="list-style-type: none"> • Changes of building height between existing buildings and new buildings should be graduated. <p>FLAT SITE</p> <ul style="list-style-type: none"> • The maximum building height should not exceed 9 metres. <p>SLOPING SITE</p> <ul style="list-style-type: none"> • If the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, the maximum building height should not exceed 10 metres. 	<p>Variation Refer to assessment above in respect of DDO58 requirements.</p>
<p>Standard B8: Site coverage (Clause 55.03-3) <i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i></p>	<ul style="list-style-type: none"> • The site area covered by buildings should not exceed 60 %. 	<p>Variation 100%</p>
<p>Standard B9: Permeability (Clause 55.03-4) <i>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration</i></p>	<ul style="list-style-type: none"> • At least 20% of the site should not be covered by impervious surfaces. 	<p>Variation 0%</p>
<p>Standard B10: Energy efficiency (Clause 55.03-5) <i>To achieve and protect energy efficient dwellings. To ensure the orientation and the layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p>	<ul style="list-style-type: none"> • Buildings should be: <ul style="list-style-type: none"> ➢ Oriented to make appropriate use of solar energy. ➢ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Living areas and private open space should be located on the north side of the dwelling, if practicable. • Dwellings should be designed so that solar access to north-facing windows is maximised. • 	<p>Variation Balconies and living areas of some suites face west or south due to orientation of the site, DDO58 setback requirements and the residential hotel nature of the proposal.</p>
<p>Standard B11: Open space (Clause 55.03-6) <i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i></p>	<ul style="list-style-type: none"> • If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> ➢ Be substantially fronted by dwellings, where appropriate, and be accessible and useable. ➢ Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. 	<p>N/A</p>

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<p>Standard B12: Safety (Clause 55.03-7) <i>To ensure the layout of development provides for the safety and security of residents and property.</i></p>	<ul style="list-style-type: none"> Entrances to dwellings/residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares 	<p>✓ Complies The entrance to the hotel and restaurant are well identified and public spaces with good passive surveillance. Internal way-finding to the 3rd level bar is good.</p>
<p>Standard B13: Landscaping (Clause 55.03-8) <i>To encourage development that respects the landscape character of the neighbourhood.</i> <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i> <i>To encourage the retention of mature vegetation on the site</i></p>	<ul style="list-style-type: none"> The landscape layout and design should: <ul style="list-style-type: none"> ➢ Protect any predominant landscape features of the neighbourhood. ➢ Take into account the soil type and drainage patterns of the site. ➢ Allow for intended vegetation growth and structural protection of buildings. ➢ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ➢ Provide a safe, attractive and functional environment for residents. Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. 	<p>Variation Refer to assessment above</p>
<p>Standard B14: Access (Clause 55.03-9) <i>To ensure vehicle access to and from a development is safe, manageable and convenient.</i> <i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p>	<ul style="list-style-type: none"> Access ways should: <ul style="list-style-type: none"> ➢ Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. ➢ Be designed to ensure vehicles can exit a development in a forward direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. ➢ Be at least 3 metres wide. ➢ Have an internal radius of at least 4 metres at changes of direction. ➢ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. The width of access ways or car spaces should not exceed 33% of the street frontage, <u>or if</u> the width of the street frontage is less than 20 metres, 40% of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles. 	<p>Variation See assessment above. The proposal is considered to be unacceptable as it does not demonstrate how the traffic light entry system will accommodate other traffic on the laneway.</p>

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Standard B15: Parking location (Clause 55.03-10) <i>To provide convenient parking for resident and visitor vehicles.</i> <i>To protect residents from vehicular noise within developments.</i>	<ul style="list-style-type: none"> Car parking facilities should: <ul style="list-style-type: none"> ➢ Be reasonably close and convenient to dwellings and residential buildings. ➢ Be secure. ➢ Be designed to allow safe and efficient movements within the development. ➢ Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments. Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way. 	Complies Refer to assessment report. Parking is conveniently located and designed.
Clause 55.04 Amenity Impacts		
Standard No. & Objective	Standard	Comments
Standard B17: Side and rear setbacks (Clause 55.04-1) <i>To ensure that the height and setback of a building from the boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	<ul style="list-style-type: none"> A new building (if not built on a boundary) should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	Variation Refer to assessment above in respect of DDO58 requirements.
Standard B18: Walls on boundaries (Clause 55.04-2) <i>To ensure the location, length and the height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	<ul style="list-style-type: none"> A new wall or carport constructed on a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> ➢ 10 metres plus 25% of the remaining length of the boundary of an adjoining lot, or ➢ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. The height of a new wall or carport constructed on a side or rear boundary should not exceed an average height of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall 	Variation Refer to assessment above in respect of DDO58 requirements.
Standard B19: Daylight to existing windows (Clause 55.04-3) <i>To allow adequate daylight into existing habitable room windows.</i>	<ul style="list-style-type: none"> Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. Walls or carports more than 3 metres in height opposite an existing habitable room window should 	✓ Complies The development will not affect any neighbouring habitable rooms. Variation

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	be set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	The building walls adjacent to the north and west boundaries are approximately 18.5m high but only set back approximately 4.8m from windows to the north and 5m from windows to the west.
Standard B20: North-facing windows (Clause 55.04-4) <i>To allow adequate solar access to existing north-facing habitable room windows.</i>	<ul style="list-style-type: none"> If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. 	<p>✓ Complies</p> <p>There is no dwellings located immediately to the south.</p>
Standard B21: Overshadowing open space (Clause 55.04-5) <i>To ensure buildings do not unreasonably overshadow existing secluded private open space.</i>	<ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of 5 hours of sunlight between 9 am and 3 pm on 22 September. 	<p>✓ Complies</p> <p>The development will not unreasonably overshadow any abutting SPOS.</p>
Standard B22: Overlooking (Clause 55.04-6) <i>To limit views into existing secluded private open space and habitable room windows.</i>	<ul style="list-style-type: none"> A habitable room window, balcony, etc. should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within 9 metres. 	<p>Variation</p> <p>There are apartment windows to the north and hotel windows to the west.</p> <p>Overlooking to the windows to the north will occur from the balconies and windows on levels 4 and 5.</p> <p>Overlooking of the windows to the west will occur from the balconies and windows on Levels 2, 3, 4 and 5</p>
Standard B23: Internal views (Clause 55.04-7) <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>	<ul style="list-style-type: none"> Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development 	<p>✓ Complies</p> <p>All upper floor windows and balconies are appropriately located or screened to minimise internal conflicts.</p>
Standard B24: Noise Impacts (Clause 55.04-8) <i>To contain noise sources in developments that may affect existing dwellings.</i> <i>To protect residents from external noise.</i>	<ul style="list-style-type: none"> Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. 	<p>✓ Complies</p> <p>All services are centrally located on the roof top.</p>
Clause 55.05 On Site Amenity and Facilities		

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Standard No. & Objective	Standard	Comments
Standard B25: Accessibility (Clause 55.05-1) <i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i>	<ul style="list-style-type: none"> The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. 	✓ Complies Level entries and lifts are provided within the development.
Standard B26: Dwelling entry (Clause 55.05-2) <i>To provide each dwelling or residential building with its own sense of identity.</i>	<ul style="list-style-type: none"> Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Complies The entries to the hotel, restaurant and bar are easily identifiable
Standard B27: Daylight to new windows (Clause 55.05-3) <i>To allow adequate daylight into new habitable room windows</i>	<ul style="list-style-type: none"> A window in a habitable room should be located to face: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓ Complies All habitable room windows face an outdoor space clear to sky.
Standard B28: Private open space (Clause 55.05-4) <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>	<ul style="list-style-type: none"> A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	Variation Refer to assessment above. The hotel suites are provided with a range of outdoor open spaces in the form of balconies. Some suites on Level 2 do not have balconies but have access to a bar area and open balcony and pool on Level 3
Standard B29: Solar access to open space (Clause 55.05-5) <i>To allow solar access into the secluded private open space of a new dwelling.</i>	<ul style="list-style-type: none"> The private open space should be located on the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall. 	Variation Some balconies are south facing due to the orientation of the site and hotel nature of the development.
Clause 55.06 Detailed Design		
Standard No. & Objective	Standard	Comments
Standard B30: Storage (Clause 55.05-6) <i>To provide adequate storage facilities for each dwelling</i>	<ul style="list-style-type: none"> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. 	n/a
Standard B31: Design detail (Clause 55.06-1)	<ul style="list-style-type: none"> The design of buildings should respect the existing or preferred neighbourhood character. 	Variation to objective and standard

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<i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>	<ul style="list-style-type: none"> Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character. 	Refer to assessment above.
Standard B32: Front fences (Clause 55.06-2) <i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>	<ul style="list-style-type: none"> The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> Streets in a Road Zone, Category 1: 2 metres Other streets: 1.5 metres 	n/a
Standard B33: Common property (Clause 55.06-3) <i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i> <i>To avoid future management difficulties in areas of common ownership.</i>	<ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 	n/a
Standard B34: Site services (Clause 55.06-4) <i>To ensure that site services can be installed and easily maintained.</i> <i>To ensure that site facilities are accessible, adequate and attractive.</i>	<ul style="list-style-type: none"> The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. 	✓ Complies Complies where relevant with areas set aside for waste bin storage within the development.

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APPENDIX 2 - DDO58 Analysis

Mandatory:

Requirement	Precinct 3	Proposal
Building height	None Specified	n/a
Upper storey setback	None Specified	n/a

Preferred:

Requirement	Precinct 3	Proposal	Complies?
Building height	Should not exceed a height of 11.5 metres and should not contain more than 3 storeys. These requirements do not apply to building services and architectural features that do not exceed the maximum building height by more than 2.4 metres.	Max = 20.52m (inc roof services) 18.57m top of roof	Variation Variation
Street wall height	Should not exceed 8.5 metres and 2 storeys. This does not apply to a building with frontage to Napier Street. The street wall height of a building with frontage to Napier Street should not exceed 11.5 metres and 3 storeys.	7.84m to balcony level (Nelson St) 9.24m to top of glazed screen (Nelson St) 9.5m 3 storey (Napier St)	Complies Variation Complies
Street setback	Should be zero metres from the frontage. This does not apply to a building with frontage to Nelson Street. A building with frontage to Nelson Street should be set back at least 2 metres from the frontage.	0m (Napier St) 0m (Nelson St)	Complies Variation
Side setback	Should be zero metres from the side boundary.	0m (1 st 3 storeys)	Complies
Rear setback	Should be zero metres from the rear boundary. This does not apply to a building that has a rear interface with a residential zone.	0m	Complies

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	A building that has a rear interface with a residential zone should be set back at least 2 metres at the third storey from the rear boundary	NB. No residential zone interface	
Upper storey setback	Any development above the second storey should be set back at least 3 metres from a street. This does not apply to a building with an interface to Napier Street. Any development above the second storey of a building with an interface to Napier Street should be set back zero metres from Napier Street.	Nelson St: Glazing = 0m Wall = 2.6m Napier St Glazing = 200mm Wall = 1.64m	Variation Variation
Overshadowing	Buildings and works on a site that abuts land in a residential zone should not significantly overshadow existing secluded private open space. Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. A building should not overshadow more than 20 per cent of the Napier Street Plaza as shown in Figure 2 between 11 am and 2 pm on the 21st of June.	n/a – no adjoining residential zone. No overshadowing of Napier Street Plaza as identified in DDO58.	Complies
Overlooking	Buildings and works on a site that abuts land in a residential zone should limit views into existing secluded private open space and habitable room windows. A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space	n/a – does not abut residential zone	

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	<p>of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <p>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</p> <p>Have sill heights of at least 1.7 metres above floor level.</p> <p>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</p> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p>		
Design Detail	<p>buildings and works should:</p> <ul style="list-style-type: none"> • Be context responsive and exhibit architectural excellence in design and appearance. • Present a fine grained, human scale to streets and laneways through the use of ground floor glazing and maintaining a consistent façade width along the streetscape. • Any upper storey balcony balustrade to the public realm should be glazed and visually permeable. • Use suitably robust and durable materials, that achieve longevity in exposed coastal conditions, such as brickwork, steel, glazing, stonework or treated timber. These 		See assessment above

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	<p>materials should use muted 'earthy' tones which complement the natural landscape of the Rye foreshore.</p> <ul style="list-style-type: none"> • Use simple, elegant, cohesive architectural compositions that respond to the prevailing fine grained character of the Rye commercial area. • Avoid the use of materials that may deteriorate in coastal conditions, such as foam walling, cladding, sheet metal and untreated timber. • Provide for balconies within the property boundary. • Provide for universal design with regards to inclusion and access. 		
Public Realm Interface and laneways	<p>Buildings and works should:</p> <p>Provide a canopy for weather protection over adjacent public pedestrian areas. Canopies should generally be no higher than 3.6 metres above the footpath and extend out from a building to a point no less than 750mm from the kerb line.</p> <p>If abutting a rear laneway, provide pedestrian activation at ground level and include the opportunity for pedestrian connection through to Point Nepean Road.</p> <p>Locate building services to side streets or rear laneways, where available, or be designed to integrate with a primary façade where no alternative is available</p> <p>In Precinct 1, at least 80 per cent of the building façade at ground floor level should be an entry or window with clear glazing.</p> <p>Maximise clear glazing to the public realm at upper storeys, with balconies and windows orientated towards the public realm.</p> <p>Contribute toward enhancing the Point Nepean Road public realm through mechanisms such as activated frontages and pavement upgrades.</p>	No canopy provided on street	See above assessment

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Vehicle and pedestrian access	<p>Buildings and works should:</p> <p>Locate and design vehicle access to avoid or minimise disruption to pedestrian movement along a street.</p> <p>Locate vehicle and residential access from an existing laneway or a secondary street frontage, or should not occupy more than a maximum width of 2 metres for a primary street frontage, where no alternative is available.</p>	<p>Access is provided from a laneway. However, the waste collection arrangement requires vehicles reversing over the pedestrian footpath.</p>	See above assessment
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6 NAPIER STREET
RYE VIC 3941

TOWN PLANNING RFI

DATE
JUNE 2023



PROJECT SUMMARY

SITE AREA	APPROX 1010M ²
DEVELOPMENT	HOTEL/MIXED USE
LOCATION	6 NAPIER STREET RYE 3941

PROJECT TEAM

CLIENT	BANURAH HOLDINGS C/O HUMAN HABITATS
ARCHITECT	CHT ARCHITECTS
TOWN PLANNER	HUMAN HABITATS
TRAFFIC CONSULTANT	ONE MILE GRID
ESD CONSULTANT	LID
WASTE MANAGEMENT	ONE MILE GRID
STRUCTURE CONSULTANT	INNOVIS
SERVICES CONSULTANT	ONEILL GROUP
WIND CONSULTANT	VIPAC



1

EXISTING CONTEXT

01.00 SITE CONTEXT

SITE LOCATION

Site Area	Approx 1010m ²
Development	Hotel Mixed Use
Location	6 Napier Street, Rye



01.00 SITE CONTEXT

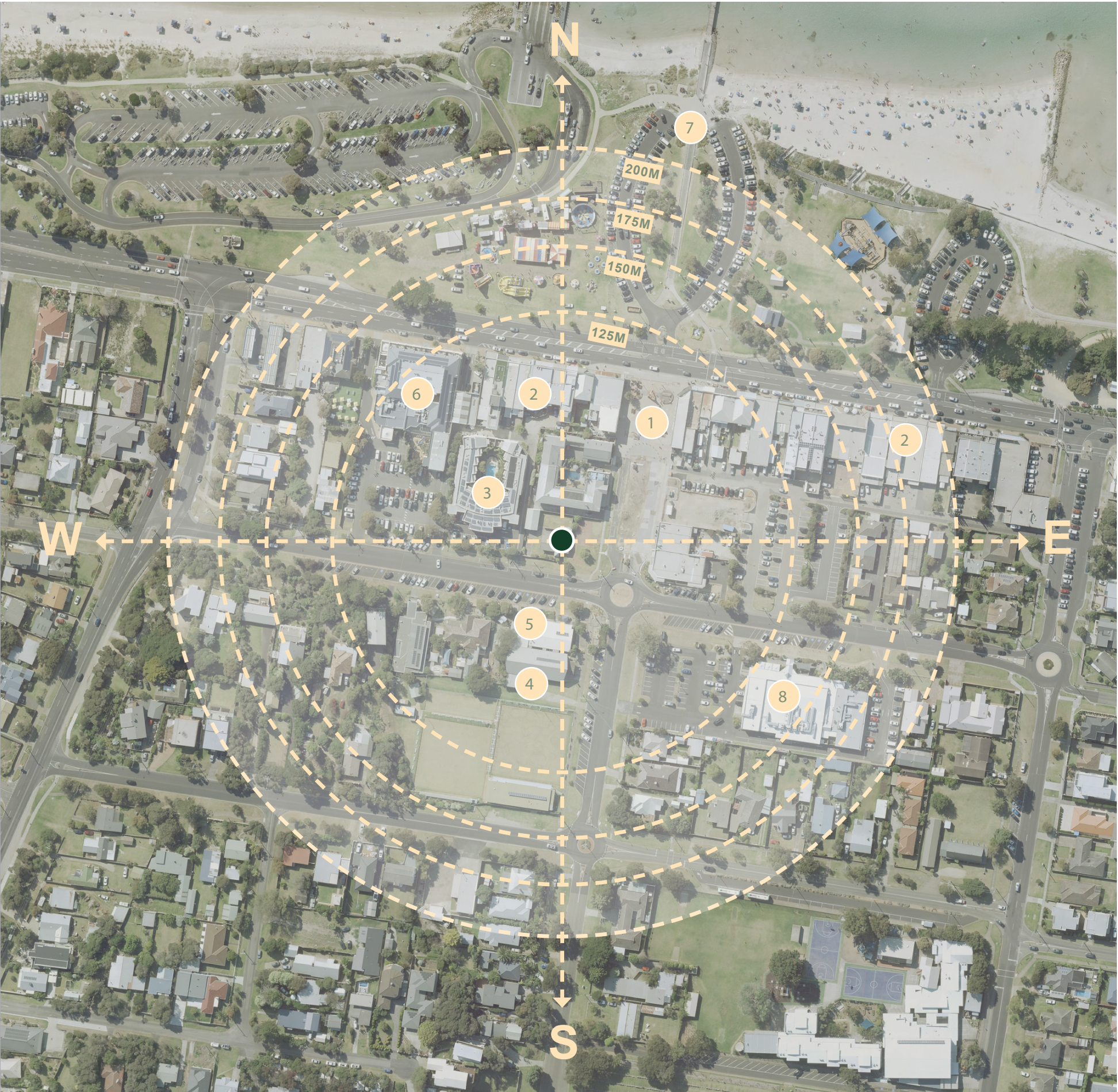
SITE LOCATION

Site Area	Approx 1010m ²
Development	Hotel Mixed Use
Location	6 Napier Street, Rye



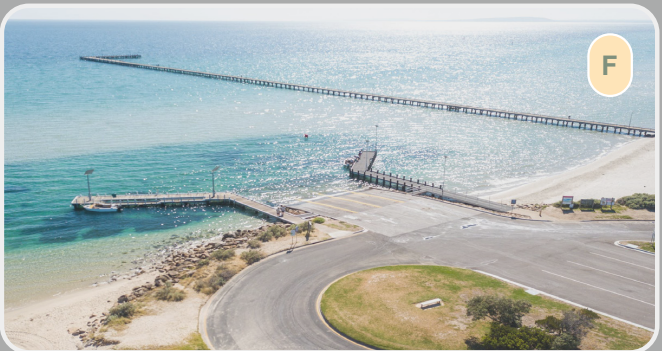
01.01 SITE PROXIMITY
ANALYSIS

- 1 NEW CIVIC PLAZA
- 2 RETAIL STRIP
- 3 ONE FOUR NELSON HOTEL
- 4 RYE CIVIC HALL
- 5 RYE SENIOR CITIZENS CENTRE
- 6 RYE HOTEL
- 7 RYE PIER & FORESHORE
- 8 RYE RSL



01.03 NEIGHBORHOOD CHARACTER /
STREETSCAPE

- / COASTAL REGION
- / ROBUST AND RAW MATERIALITY
- / SMALL, SINGLE TENANT RETAIL TYPOLOGIES
- / GEOMETRICAL OPENINGS AND WINDOWS
- / GROUND FLOOR ENGAGEMENT



01.04 OPPORTUNITIES AND CONSTRAINTS

NAPIER STREET PLAZA - THE
HEART CONNECTING THE
FORESHORE, STREETScape
AND TOWN CENTRE.

THE CURRENT OPPORTUNITIES

- / MIX OF ENGAGING TENANCIES, LOCAL RETAIL, SHORT
STAY ACCOMODATIONS AND COMMUNAL FACILITIES
- / PROXIMITY TO THE FORESHORE
- /STRONG AXIAL RELATIONSHIP WITH RYE PIER
- / PROPOSED URBAN DESIGN GUIDELINES, A VISION OF
FUTURE GROWTH
- /EXISTING LOW SCALE BUILT FORM WITH POTENTIAL TO
INCREASE HEIGHT AND DENSITY

THE CURRENT CONSTRAINTS

- / CAR ACCESS IN PLAZA MIGHT POSE AS HAZARD TO
PEDESTRIAN ACTIVITY
- / UNINVITING, UNEXCITING ARCHITECTURE ALONG NAPIER
STREET



21048 - 6 NAPIER STREET

9





2

URBAN DESIGN GUIDELINES

02.01 PROPOSED PRECINCTS

SURROUNDING ZONES - OVERVIEW



-  SUBJECT SITE
-  PRECINCT 1 - COMMERCIAL
-  PRECINCT 2 - RESIDENTIAL
-  PRECINCT 3 - CIVIC CORE

SITUATED IN THE CIVIC CORE THE SITE WILL BE THE URBAN FOCUS FOR RYE'S COMMUNITY LIFE. BY MAINTAINING A COMFORTABLE HUMAN SCALE TO THE PUBLIC REALM, IT WILL BE A KEY PLACEMAKING MECHANISM FOR THE RYE PIER AXIS. THE PROPOSED CIVIC SPACE SHALL ENHANCE PUBLIC REALM AMENITY.

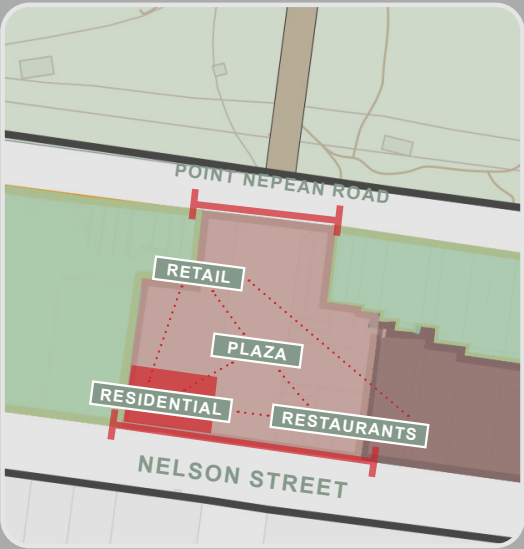
THE PRECINCT IS ONE OF ITS OWN SURROUNDED BY RESIDENTIAL, COMMERCIAL AND FUTURE DEVELOPMENT SITES, IT SETS OUTS AS A POINT OF CONVERGENCE FOR THE COMMUNITY.

NEW DEVELOPMENT WITHIN THE CIVIC CORE PRECINCT SHOULD REFLECT ITS ROLE AS THE FOCAL POINT OF THE RYE TOWNSHIP THROUGH SCALE AND ARCHITECTURAL RESPONSE.

02.02 PRECINCT 3 - THE CIVIC CORE







NEXUS CONNECTION FOR RESIDENTIAL AND COMMERCIAL



0M SETBACK FROM STREETS TO ENCOURAGE ACTIVATION TO NAPIER STREET AND PLAZA

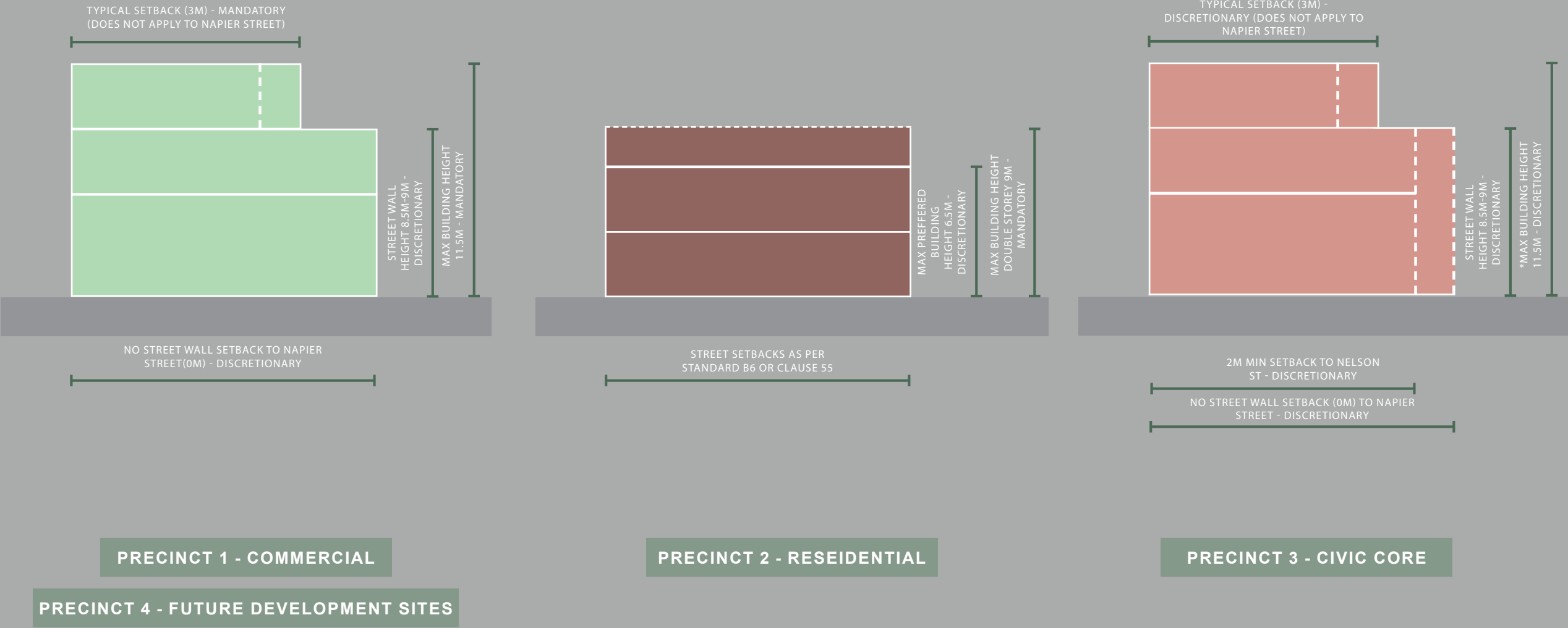


URBAN FOCUS FOR COMMUNITY LIFE, IMPROVING CIVIC QUALITY

-  SUBJECT SITE
-  PRECINCT 1 - COMMERCIAL
-  PRECINCT 2 - RESIDENTIAL
-  PRECINCT 3 - CIVIC CORE

02.03 PROPOSED BUILT FORM CONTROLS UNDER DDO58

HEIGHTS



3

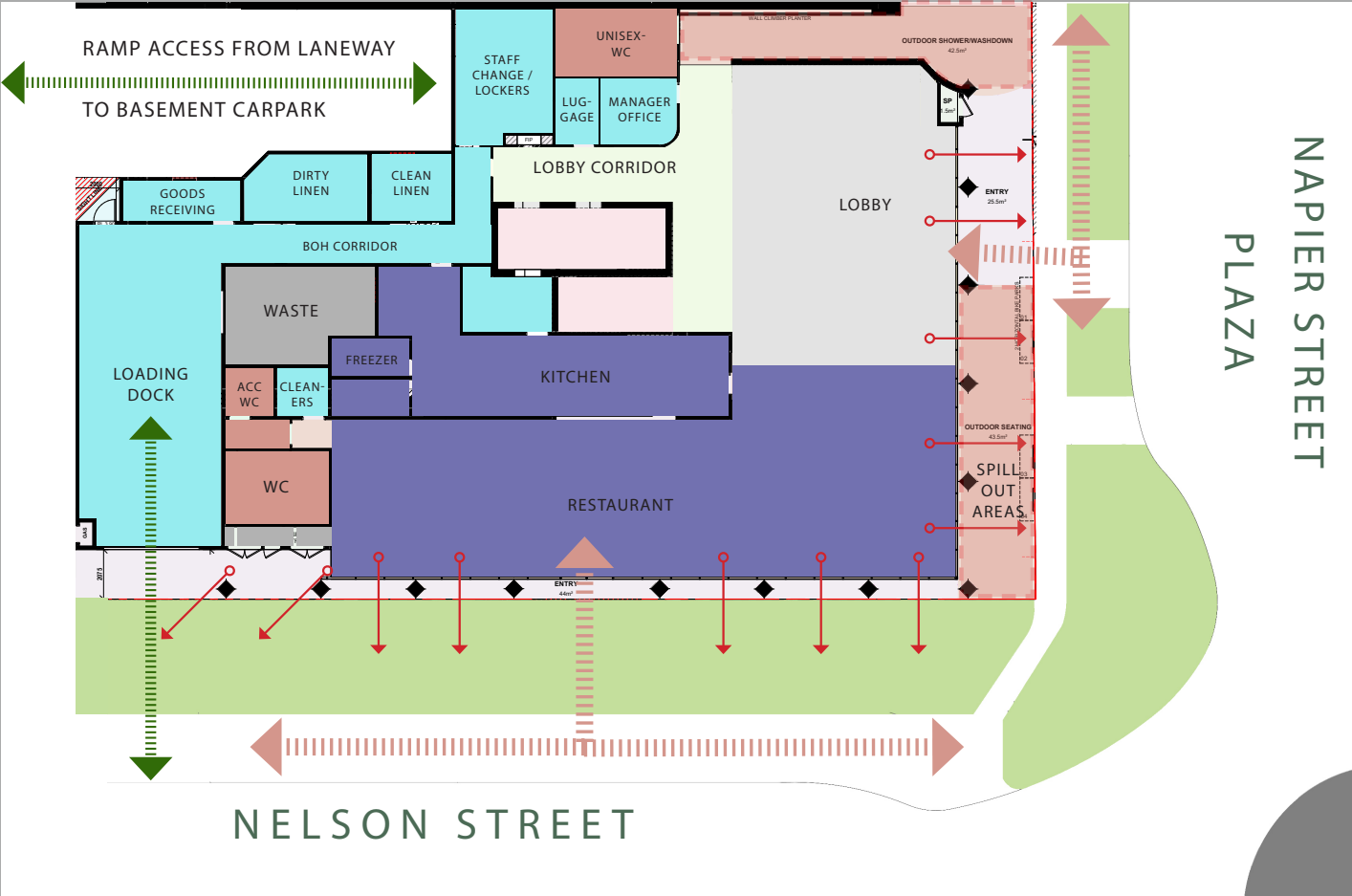
PROGRAMME & MASSING

03.01 PROGRAMME

PROPOSED GROUND FLOOR - PUBLIC ENGAGEMENT

LEGEND

- RAMP ACCESS
- BACK OF HOUSE
- RESTAURANTS
- LOBBY
- CORE ACCESS
- TOILETS



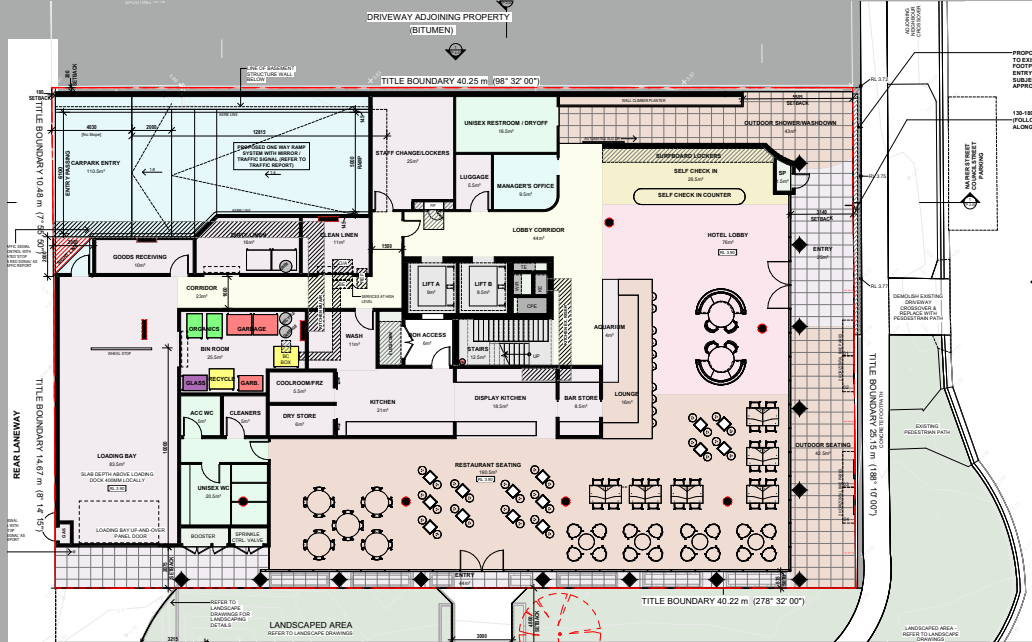
WINDOW FRONTAGE

PEDESTRIAN CIRCULATION

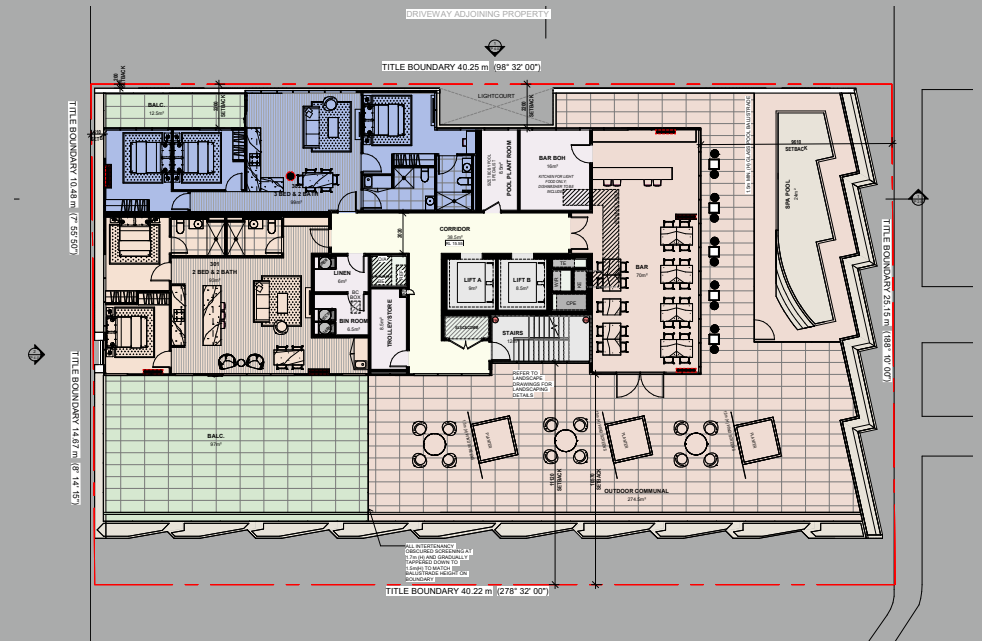
VEHICLE CIRCULATION

03.01 PROGRAMME

PROPOSED UPPER FLOORS - HOTEL TYPOLOGIES



TYPICAL RESIDENTIAL FLOOR PLATE / FIRST FLOOR

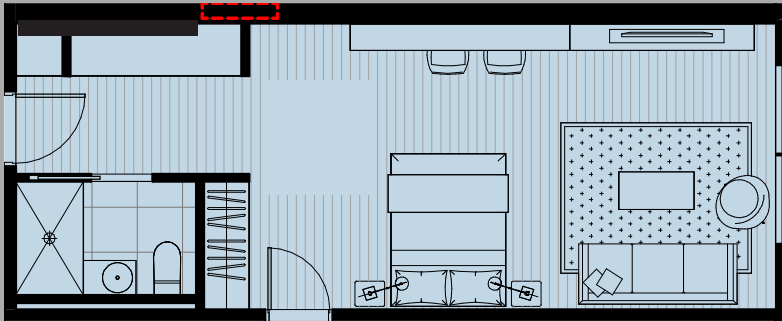


PROPOSED UPPER FLOORS - HOTEL TYPOLOGIES

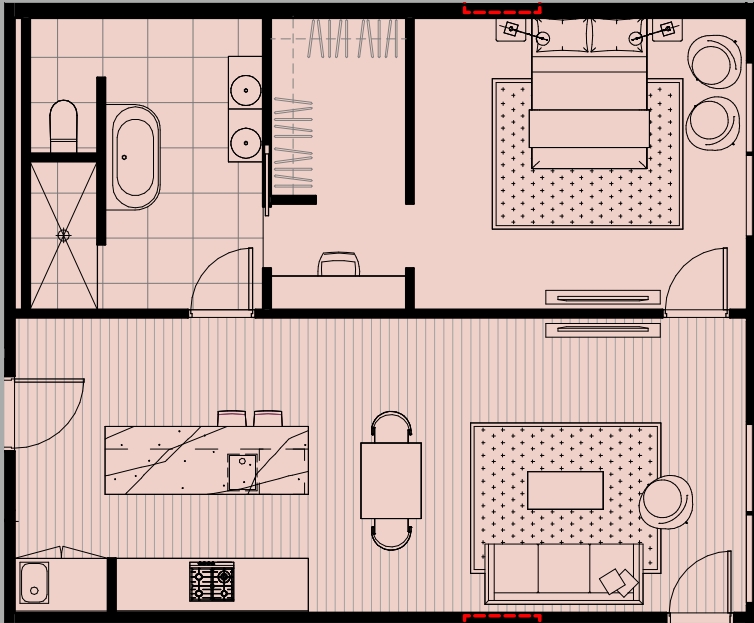


TYPICAL RESIDENTIAL FLOOR PLATE / FORTH FLOOR

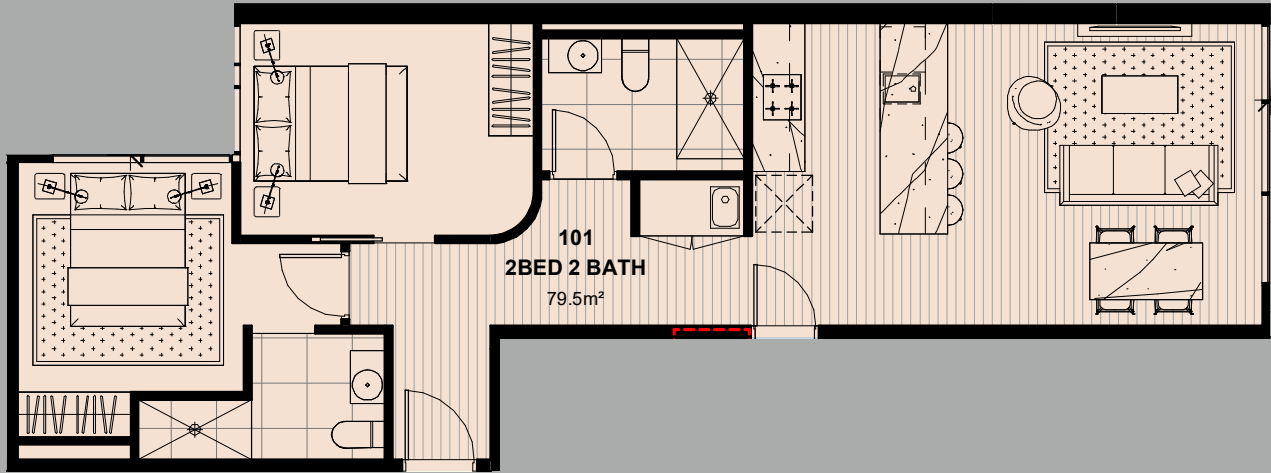
TYPICAL UNIT FLOOR PLAN - HOTEL TYPOLOGIES



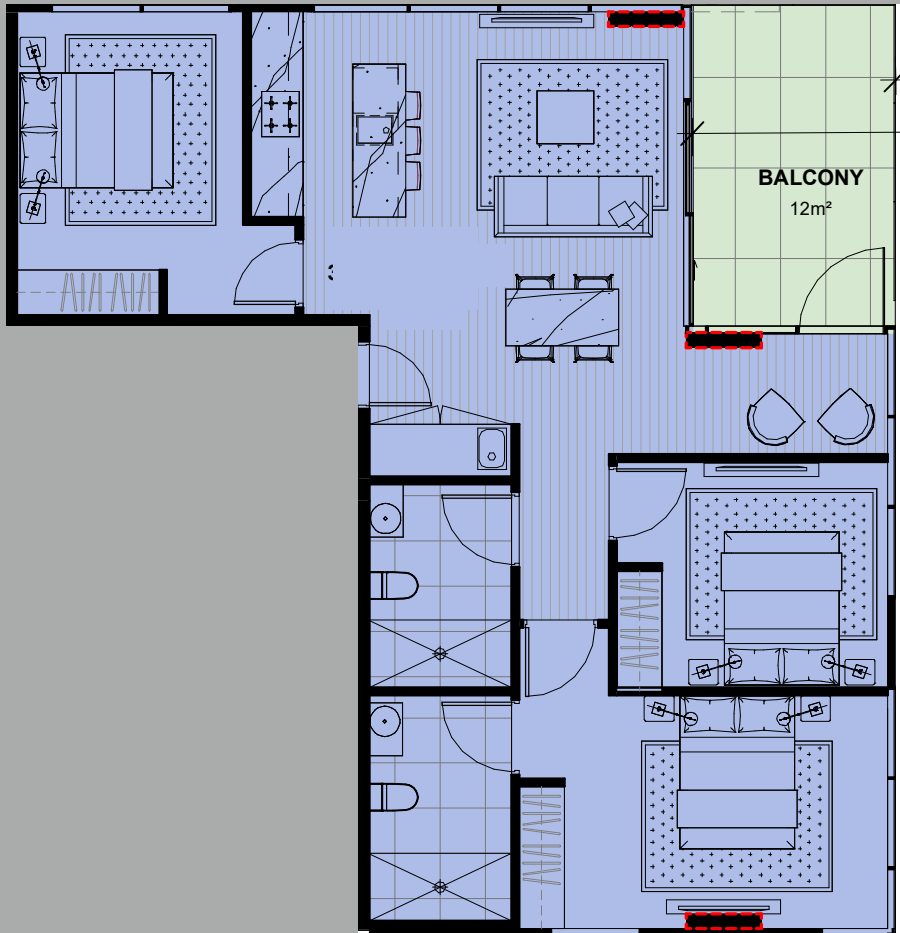
TYPICAL STUDIO UNIT FLOOR PLAN



TYPICAL 1 BED 1 BATHROOM UNIT FLOOR PLAN



TYPICAL 2 BED 2 BATHROOM UNIT FLOOR PLAN

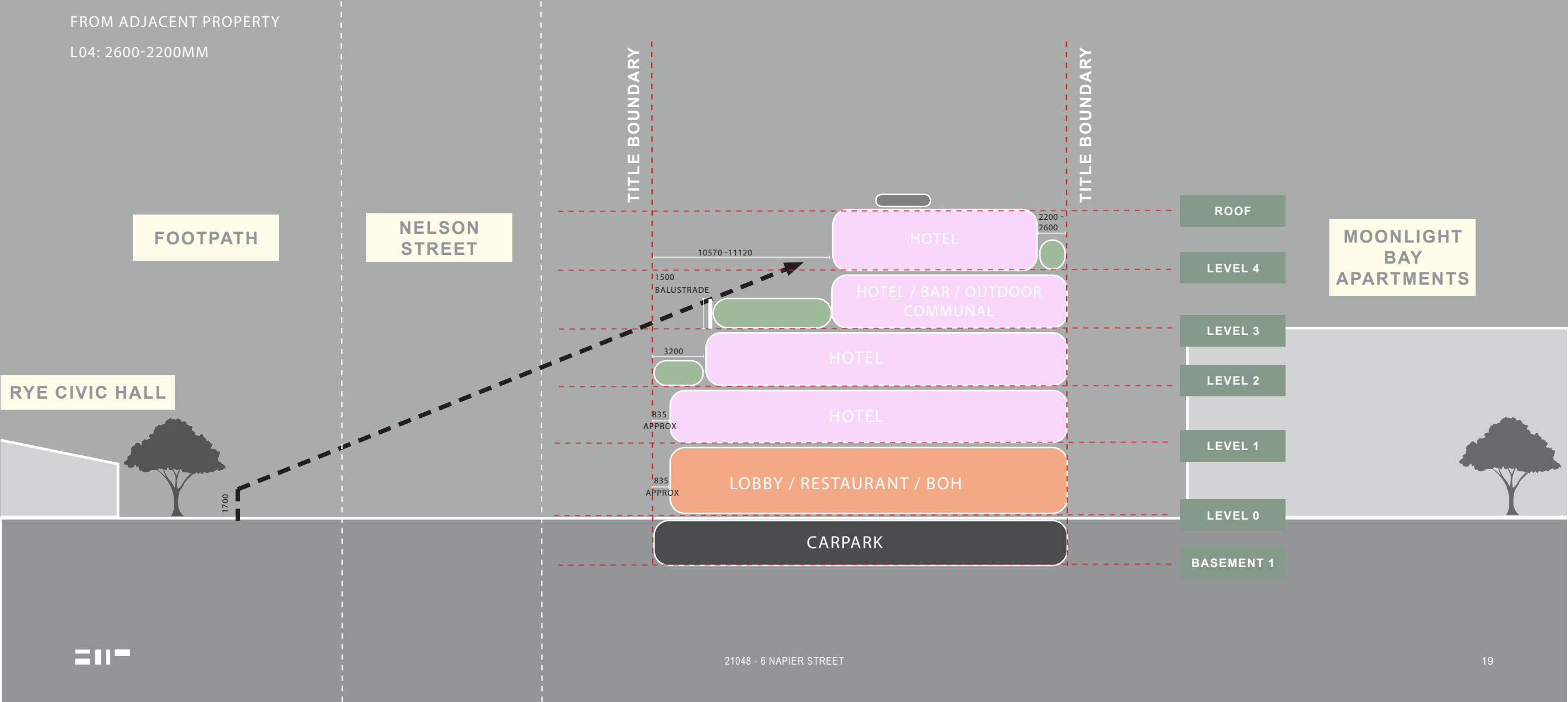


TYPICAL 3 BED 2 BATHROOM UNIT FLOOR PLAN

03.02 MASSING

SIGHT LINES - NAPIER STREET VIEW

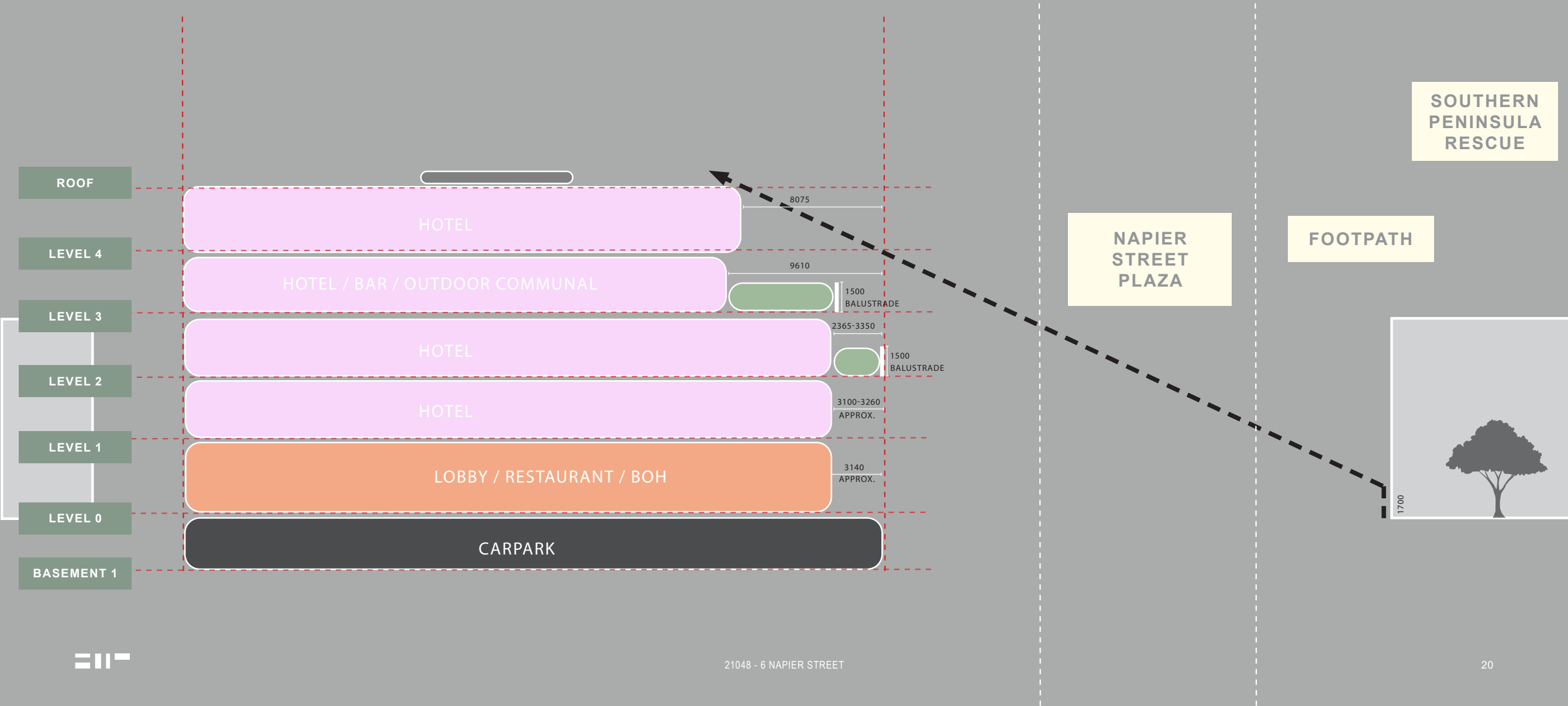
SETBACK METRICS
NELSON ST SETBACKS
L01 - APPROX 835MM
L02 : 3200MM
L03-L04 : 10570MM - 11120MM
FROM ADJACENT PROPERTY
L04: 2600-2200MM



03.02 MASSING

SIGHT LINES - NELSON STREET VIEW

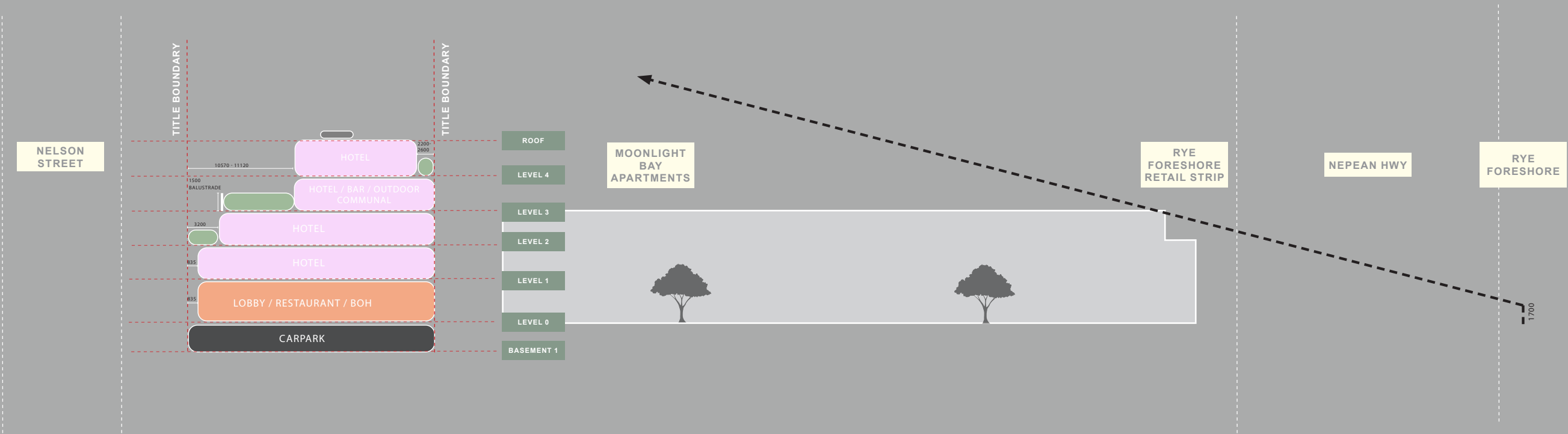
SETBACK METRICS
NAPIER ST SETBACKS
L01 - 3100-3260MM
L02: 2365 -3350MM
L03: 9610MM
L04: 8075MM



03.02 MASSING

SIGHT LINES - FROM RYE FORESHORE - ACROSS NEPEAN HWY

- SETBACK METRICS
- NELSON ST SETBACKS
- L01: APPROX 835MM
- L02 : 3200MM
- L03-L04 : 10570 - 11120MM
- FROM ADJACENT PROPERTY
- L04 : 2200-2600MM

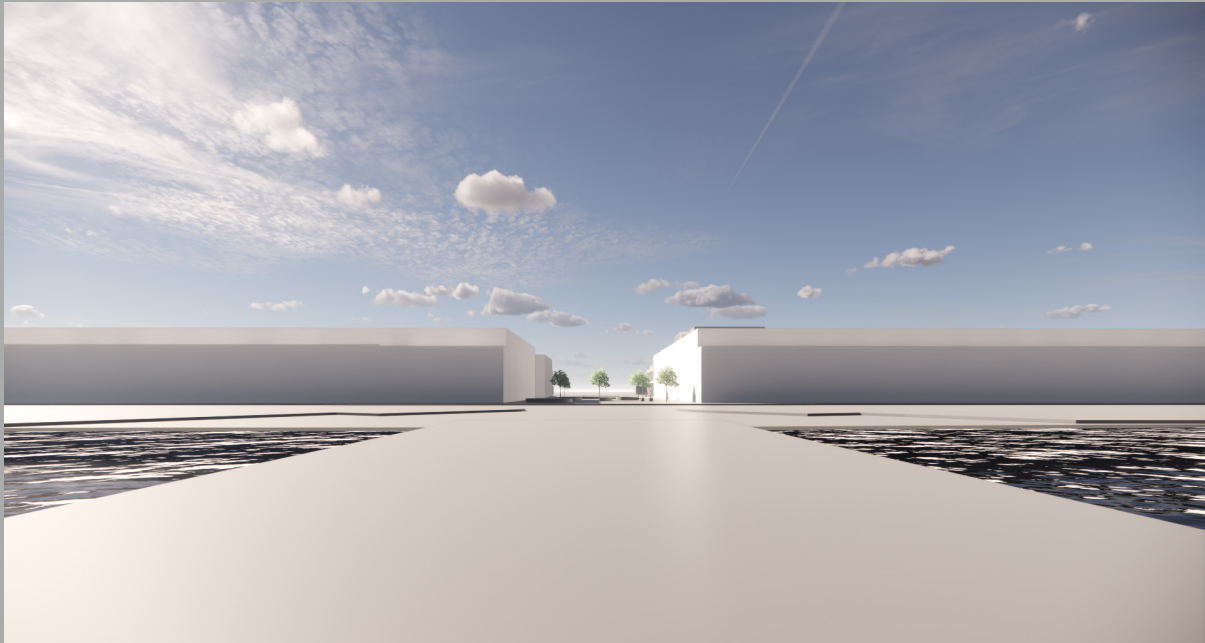
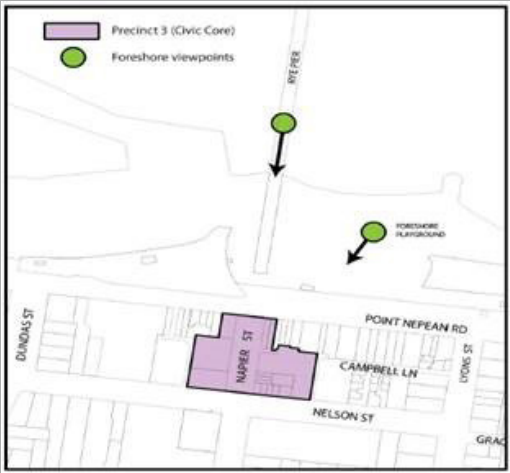


21048 - 6 NAPIER STREET

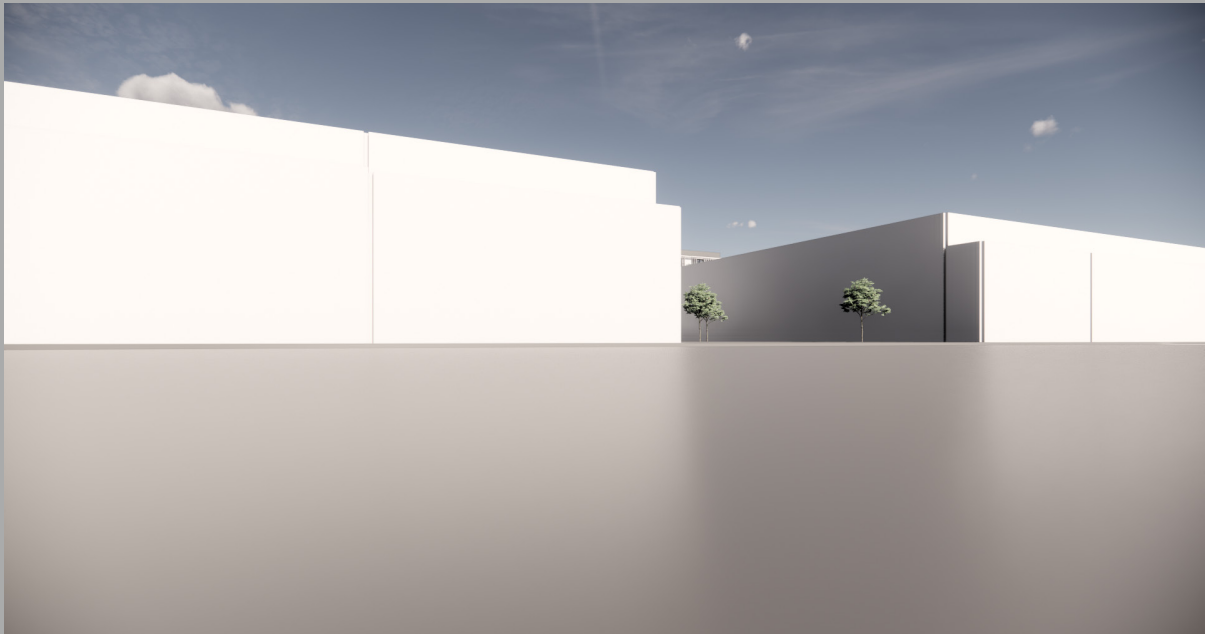
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03.02 MASSING

SIGHT LINES - FROM RYE FORESHORE



VIEWLINE 1: RYE PIER

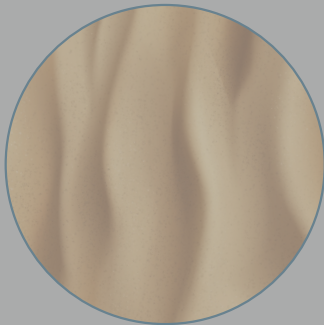


VIEWLINE 2: FORESHORE PLAYGROUND

4

ARCHITECTURAL RESPONSE

04.01 DESIGN CONCEPT



1. SAND



3. NATIVE LANDSCAPE



5. WATER MOVEMENT



7. MOUNTAIN VIEW



9. PIER



2. TIMBER DECK



4. SHELL



6. ROCKS



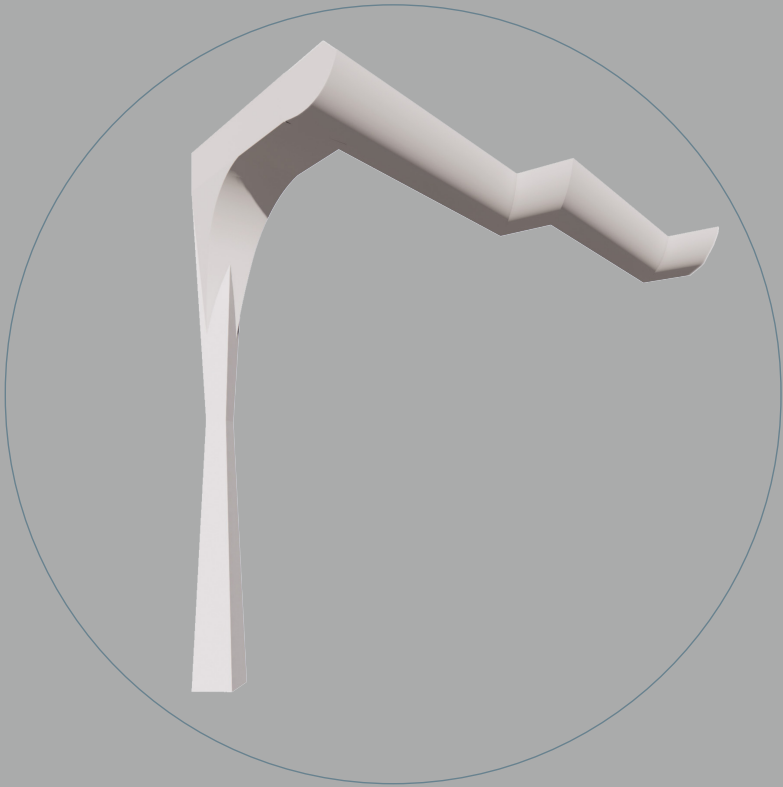
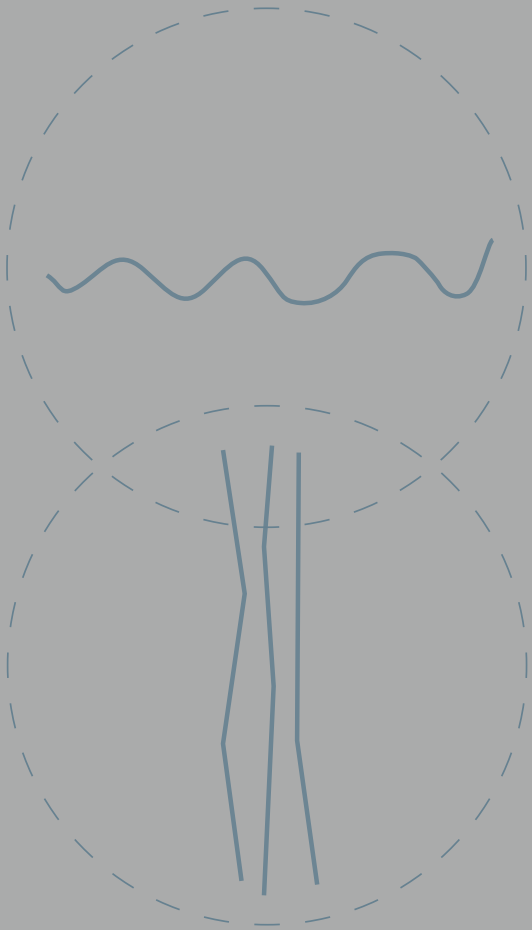
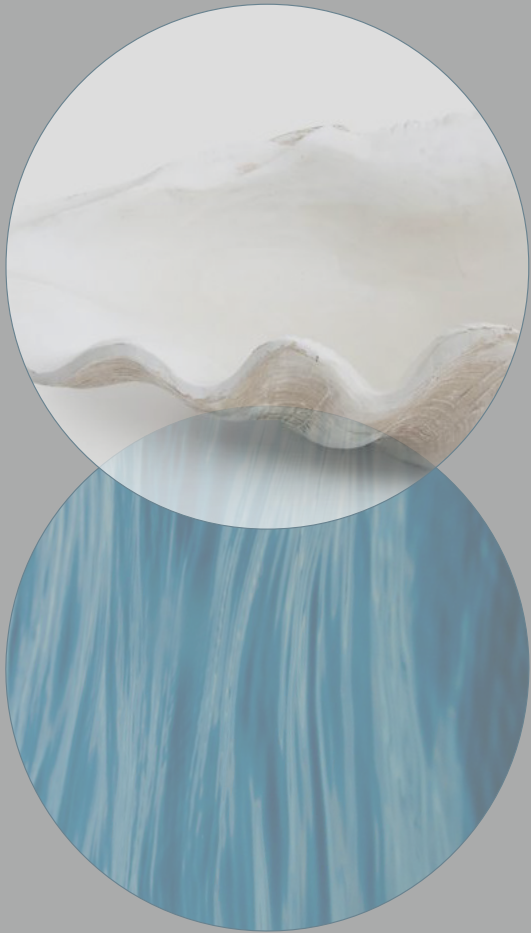
8. TREES



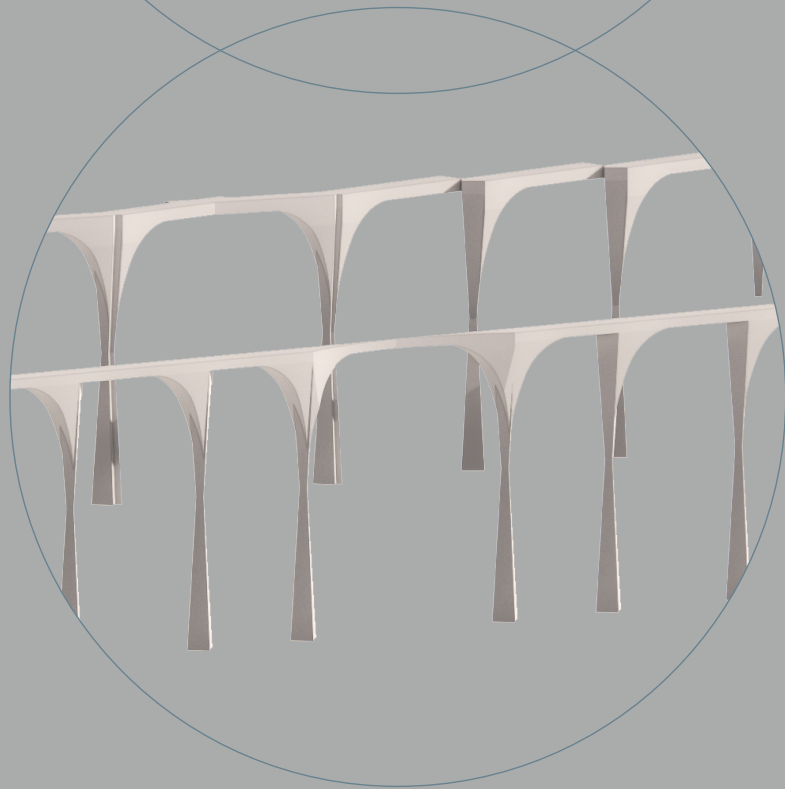
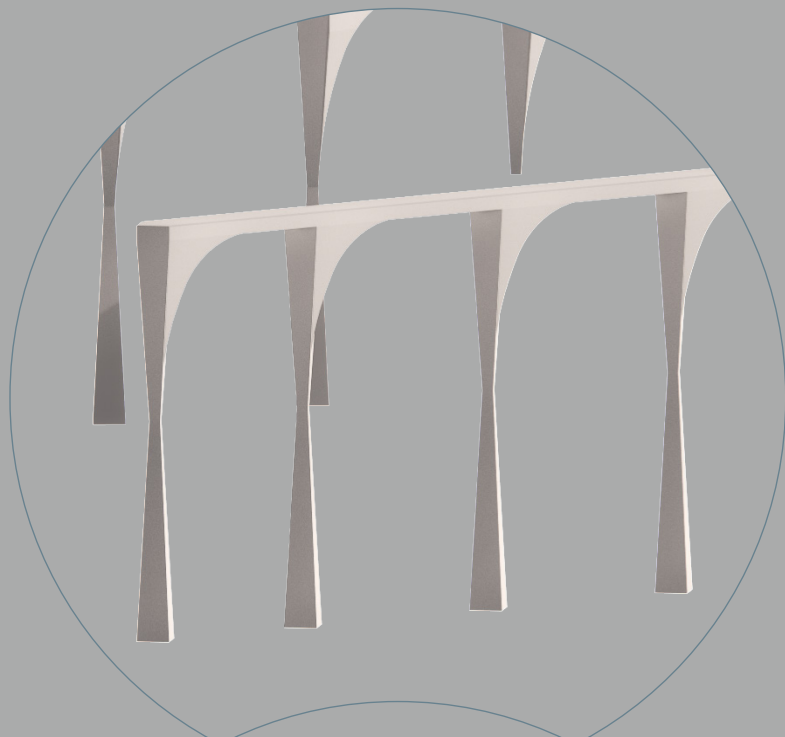
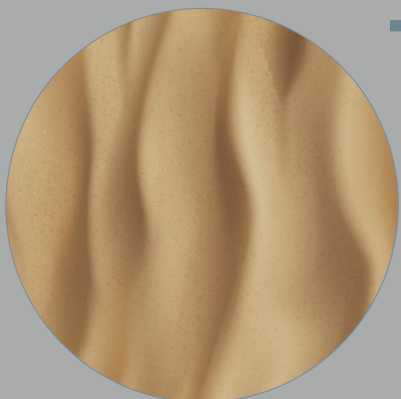
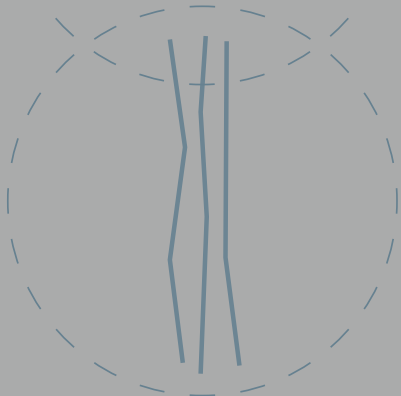
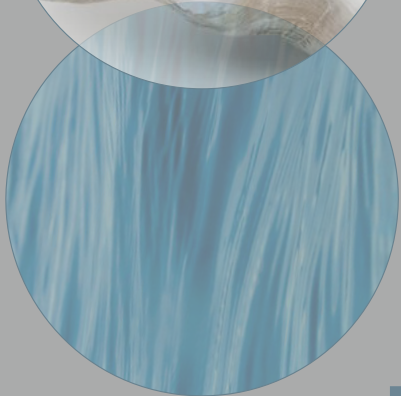
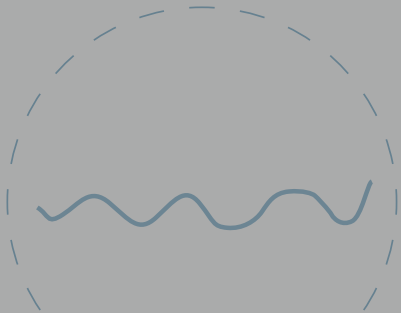
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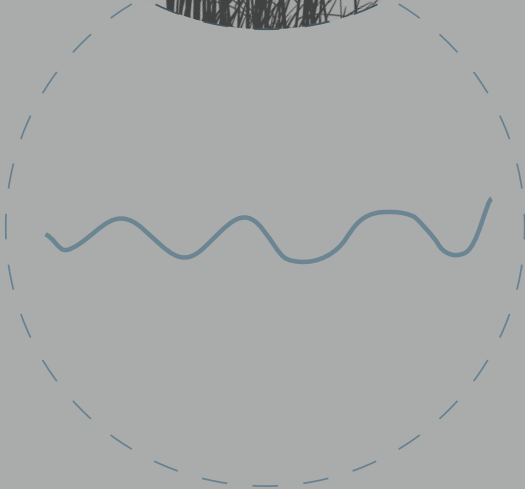
04.02 FORMATION



04.03 RHYTHM + REPETITION + DIRECTION = FLOW



04.04 LANDSCAPE INTERGRATION



04.05 TEXTURE



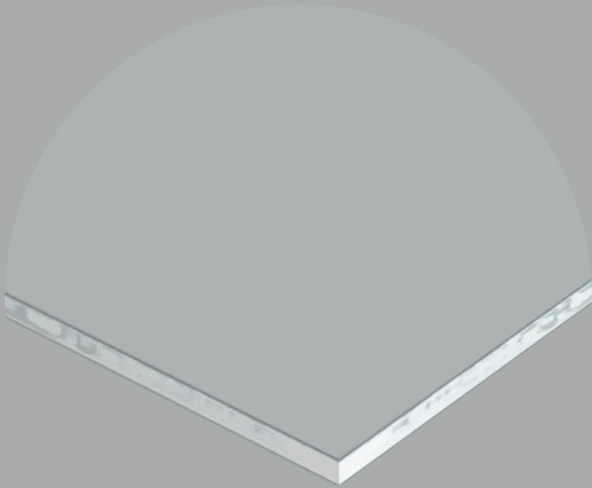
04.06 MATERIALITY



THROUGH-COLOURED CONCRETE
SANDBLASTED FINISH



PRECAST CONCRETE FORMLINER



LIGHT GREY TINTED GLAZING



INTEGRATED LANDSCAPING

5

RENDERS

05.01 ARTIST IMPRESSION - CORNER OF NAPIER STREET AND NELSON STREET CONTEXTUAL



05.02 ARTIST IMPRESSION - ELEVATION OF NELSON STREET CONTEXTUAL





05.04 RENDERS - NAPIER STREET







05.07 RENDERS - BOUNDARY WALL DETAIL



05.08 RENDERS - BOUNDARY WALL DETAIL



SUBJECT SITE AREA : 1010m²

TP - RESIDENTIAL HOTEL MIX		
UNIT TYPE	NUMBER	MIX %
1 BED & 1 BATH	4	14%
2 BED & 2 BATH	8	28%
3 BED & 2 BATH	3	10%
STUDIO	14	49%
TOTAL UNITS	29	100%

TP - COMMUNAL AREA		
LEVEL	Name	AREA
LEVEL 00	LOUNGE	15.9 m ²
LEVEL 00	RESTAURANT SEATING	190.3 m ²
LEVEL 00	OUTDOOR SHOWER/WASHD OWN	43.0 m ²
LEVEL 00	OUTDOOR SEATING	42.3 m ²
LEVEL 03	OUTDOOR COMMUNAL	274.4 m ²
LEVEL 03	BAR	70.1 m ²
LEVEL 03	SPA POOL	23.9 m ²
TOTAL COMMUNAL		660.0 m ²

TP - GFA (EXCLUDING BALCONIES)	
LEVEL	AREA
BASEMENT 01	1000 m ²
LEVEL 00	737 m ²
LEVEL 01	851 m ²
LEVEL 02	768 m ²
LEVEL 03	389 m ²
LEVEL 04	374 m ²
TOTAL GFA	4118 m ²

TP - PARKING SCHEDULE		
Description	USE	NUMBER
BASEMENT 01		
CAR SPACE	CAR SPACE	21
CAR SPACE	DDA	1
CAR SPACE	SMALL CAR	2
		24
TOTAL PARKING		24

TP - BIKE SCHEDULE		
LEVEL	USE	NUMBER
BASEMENT 01	BICYCLE RACK VERTICAL	6
LEVEL 00	BICYCLE RACK HORIZONTAL	4
TOTAL PARKING		10

RESIDENTIAL HOTEL TYPE COUNTS	
LEVEL	HOTEL TYPE

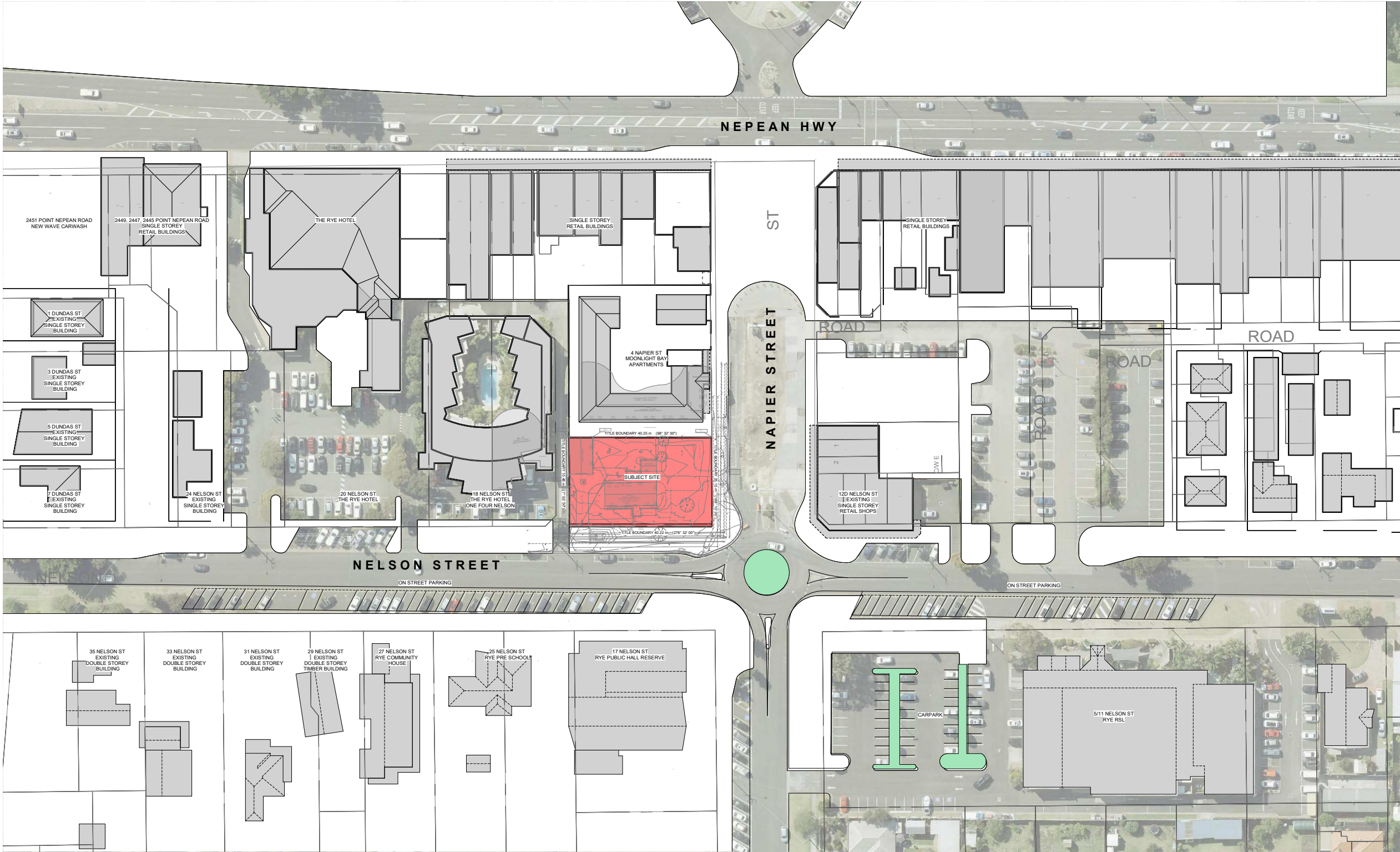
LEVEL 01	1 BED & 1 BATH
LEVEL 01	1 BED & 1 BATH
LEVEL 01	2 BED & 2 BATH
LEVEL 01	2 BED & 2 BATH
LEVEL 01	2 BED & 2 BATH
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO
LEVEL 01	STUDIO

12	
LEVEL 02	1 BED & 1 BATH
LEVEL 02	1 BED & 1 BATH
LEVEL 02	2 BED & 2 BATH
LEVEL 02	2 BED & 2 BATH
LEVEL 02	2 BED & 2 BATH
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
LEVEL 02	STUDIO
12	
LEVEL 03	2 BED & 2 BATH
LEVEL 03	3 BED & 2 BATH

2	
LEVEL 04	2 BED & 2 BATH
LEVEL 04	3 BED & 2 BATH
LEVEL 04	3 BED & 2 BATH

3
Grand total: 29
(DUAL KEYS COUNT : 11)

TP - NLA - EXCLUDING BALCONIES - HOTEL TYPE AREAS ONLY	
UNIT TYPE	Area
LEVEL 01	
STUDIO	36 m ²
STUDIO	36 m ²
STUDIO	39 m ²
STUDIO	41 m ²
STUDIO	42 m ²
STUDIO	42 m ²
STUDIO	42 m ²
STUDIO	42 m ²
2 BED & 2 BATH	80 m ²
1 BED & 1 BATH	82 m ²
1 BED & 1 BATH	82 m ²
2 BED & 2 BATH	85 m ²
2 BED & 2 BATH	96 m ²
	704 m ²
LEVEL 02	
STUDIO	31 m ²
STUDIO	31 m ²
STUDIO	36 m ²
STUDIO	36 m ²
STUDIO	43 m ²
STUDIO	43 m ²
STUDIO	43 m ²
1 BED & 1 BATH	60 m ²
1 BED & 1 BATH	62 m ²
2 BED & 2 BATH	67 m ²
2 BED & 2 BATH	80 m ²
2 BED & 2 BATH	85 m ²
	619 m ²
LEVEL 03	
2 BED & 2 BATH	93 m ²
3 BED & 2 BATH	99 m ²
	192 m ²
LEVEL 04	
2 BED & 2 BATH	71 m ²
3 BED & 2 BATH	96 m ²
3 BED & 2 BATH	98 m ²
	265 m ²
TOTAL NSA	1780 m ²



1 TP - SITE PLAN
SCALE 1 : 500



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Project
NAPIER STREET RYE
6 NAPIER STREET RYE
Client
BARUNAH HOLDINGS

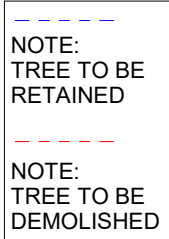
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102	30/03/22	YIELD ANALYSIS REVISION
103	11/05/22	PROGRESS TP DRAWING
104	30/06/2022	TP RFL FOR CONSULTANTS
105	13/06/2023	TP RFL REVISION
106	30/05/2023	TP RFL (P22/230)

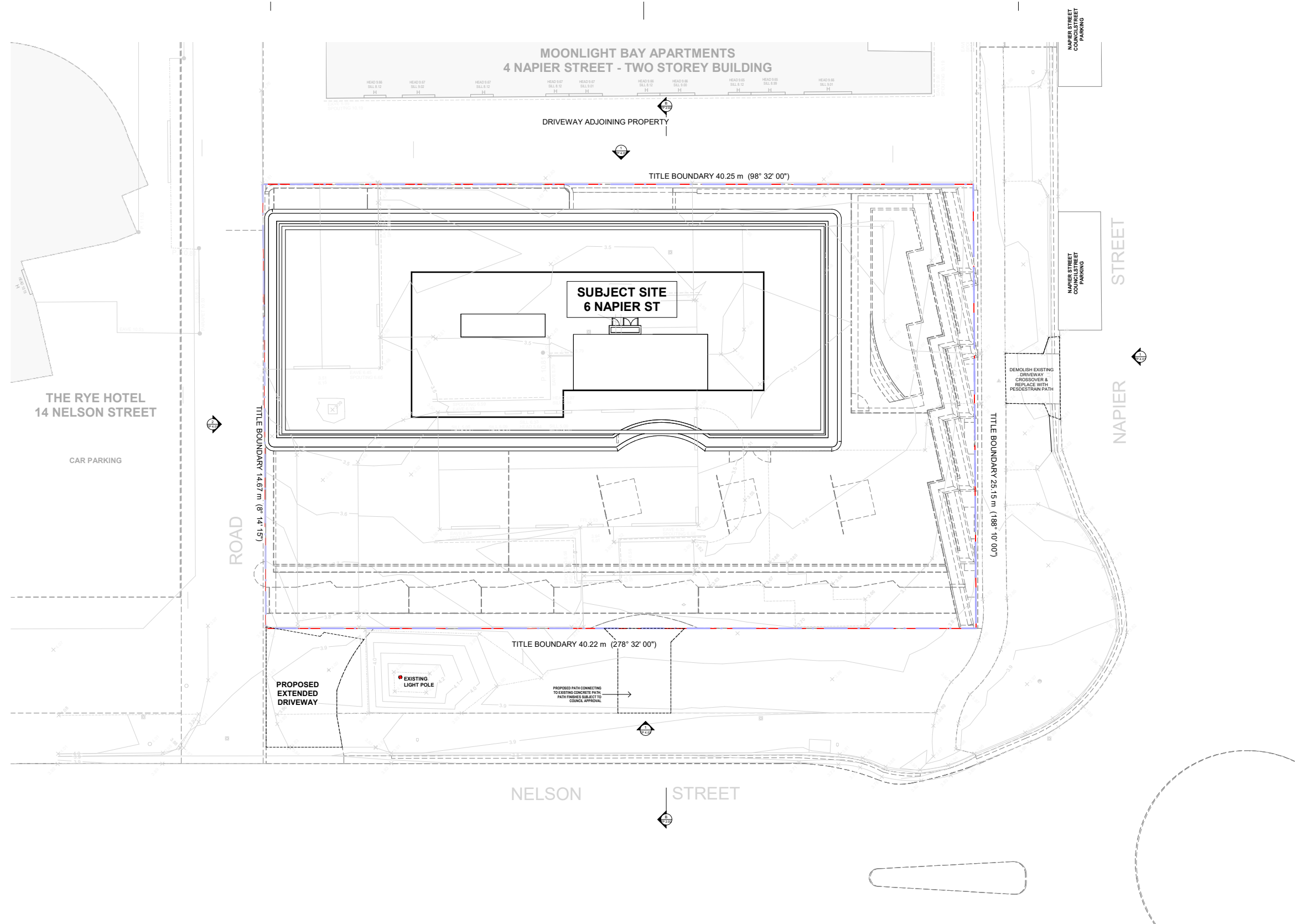
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TP 0.03
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Date
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A03

21048
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ESD NOTES:

- THE DEVELOPMENT WILL UTILISE ELECTRICITY RATHER THAN GAS FOR ITS LARGEST ENERGY USES (SPACE & WATER HEATING). THIS WILL ENSURE THAT THE DEVELOPMENT HAS A CARBON NEUTRAL / NET ZERO CAPABILITY. THIS WILL ALSO BE ACHIEVED VIA THE FOLLOWING:
 - IMPROVED BUILDING SEALING
 - ENERGY EFFICIENT APPLIANCES / FITTINGS (E.G. INDUCTION COOKTOPS, LED LIGHTING)
 - THE INCORPORATION OF PV PANELS ON THE ROOF. THE ROOF LAYOUT HAS BEEN DESIGNED TO ALLOW TO MAXIMISE SPACE FOR PV PANELS.
- THE DEVELOPMENT WILL BE REQUIRED TO UTILISE ON-SITE WATER USE AND TREATMENT MEASURES, AS WELL TOILETS TO BE CONNECTED RAINWATER TANKS TO REDUCE POTABLE WATER CONSUMPTION (NOTED THIS IS ALSO SHOWN ON THE PLANS).
- THIS DEVELOPMENT TO ACHIEVE A HEALTHY INDOOR ENVIRONMENT BY ALLOWING FOR NATURAL VENTILATION (OPENABLE WINDOWS WHERE POSSIBLE), INCORPORATES GLAZING THAT WILL ALLOW FOR SUFFICIENT DAYLIGHT.
- THE INCORPORATION OF LOW VOC PRODUCTS.
- UTILISING CONSTRUCTION MATERIALS THAT LIMIT THE ENVIRONMENTAL IMPACTS. INCORPORATING GREENER CONCRETE MIXES, RESPONSIBLY MANUFACTURED STRUCTURAL STEEL, EFFICIENT INSULATION MATERIALS AND OTHER SUSTAINABLY SOURCED CONSTRUCTION MATERIALS.
- PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT (WHICH FORMS PART OF THE TOWN PLANNING PERMIT SUBMISSION), AND ALL INITIATIVES CONTAINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.



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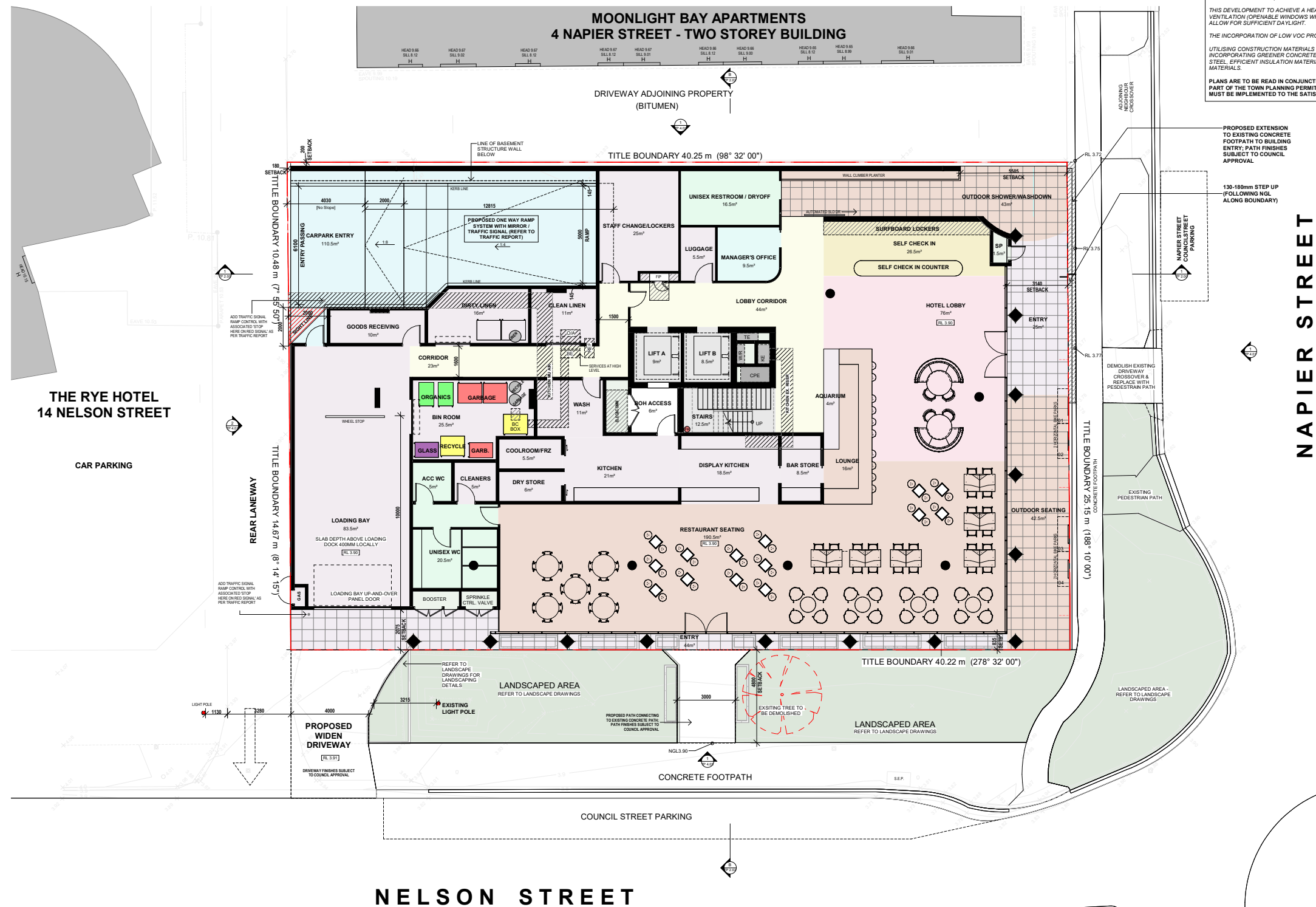
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002	30/03/22	FIELD ANALYSIS REVISION
003	15/04/22	PROGRESS TP DRAWING
004	30/04/2022	TP SET FOR CONSULTANTS
005	13/05/2022	TP SUBMISSION
006	30/05/2023	TP RPT (P222303)

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Sheet No.
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Scale
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Date
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A03

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- ENERGY EFFICIENT BUILDING DESIGN
- ENERGY EFFICIENT APPLIANCES / FITTINGS (E.G. INDUCTION COOKTOPS, LED LIGHTING)
- A WELL-INSULATED ROOF (WITH A GREEN ROOF). THE ROOF LAYOUT HAS BEEN DESIGNED TO ALLOW TO MAXIMISE SPACE FOR PV PANELS.

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**-PROPOSED EXTENSION
TO EXISTING CONCRETE
FOOTPATH TO BUILDING
ENTRY; PATH FINISHES
SUBJECT TO COUNCIL
APPROVAL**

130-180mm STEP UP
(FOLLOWING NGL
ALONG BOUNDARY)

NAPIER STREET

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

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GROUND FLOOR PLAN

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TP 1.02

Scale
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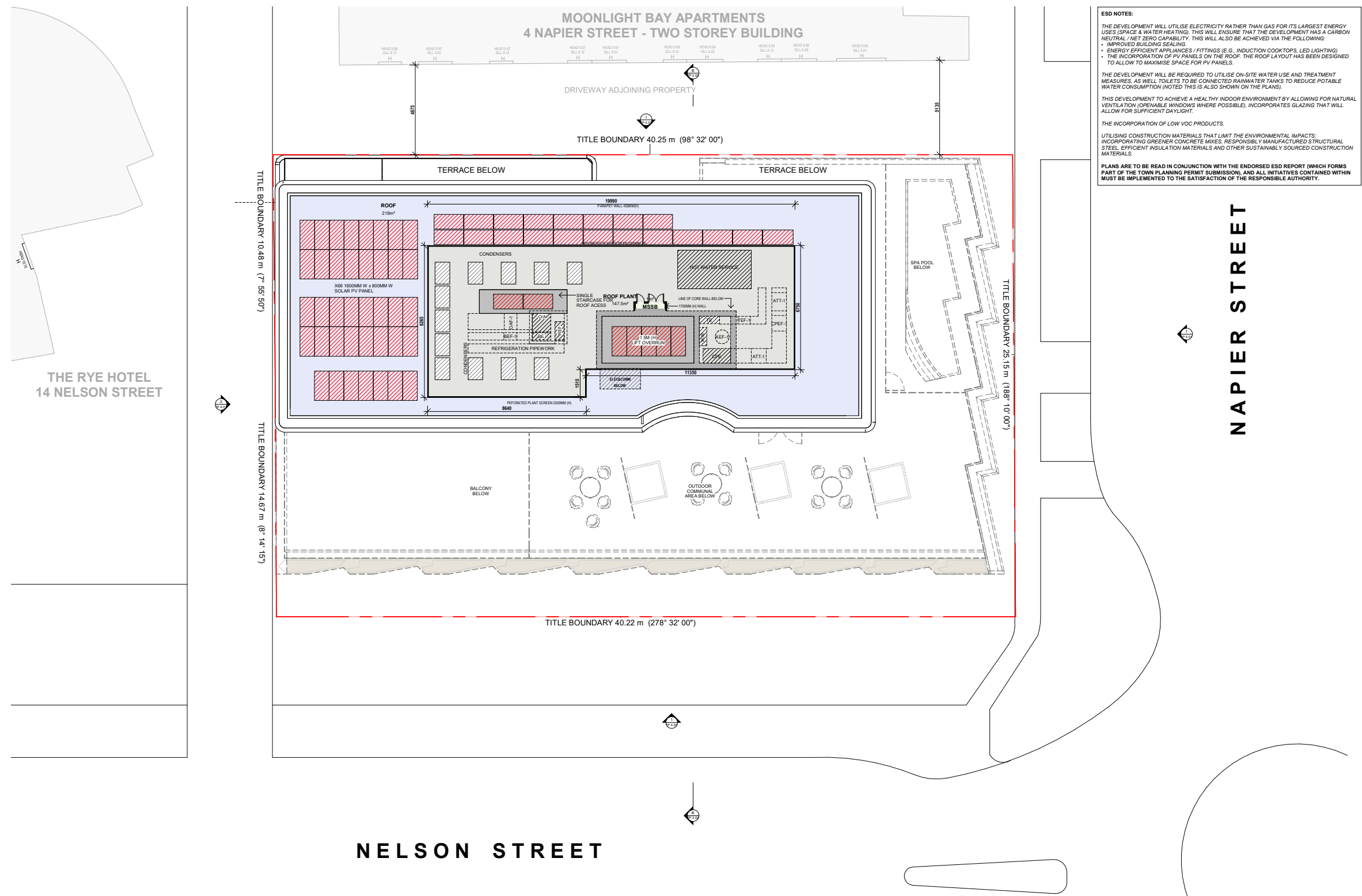
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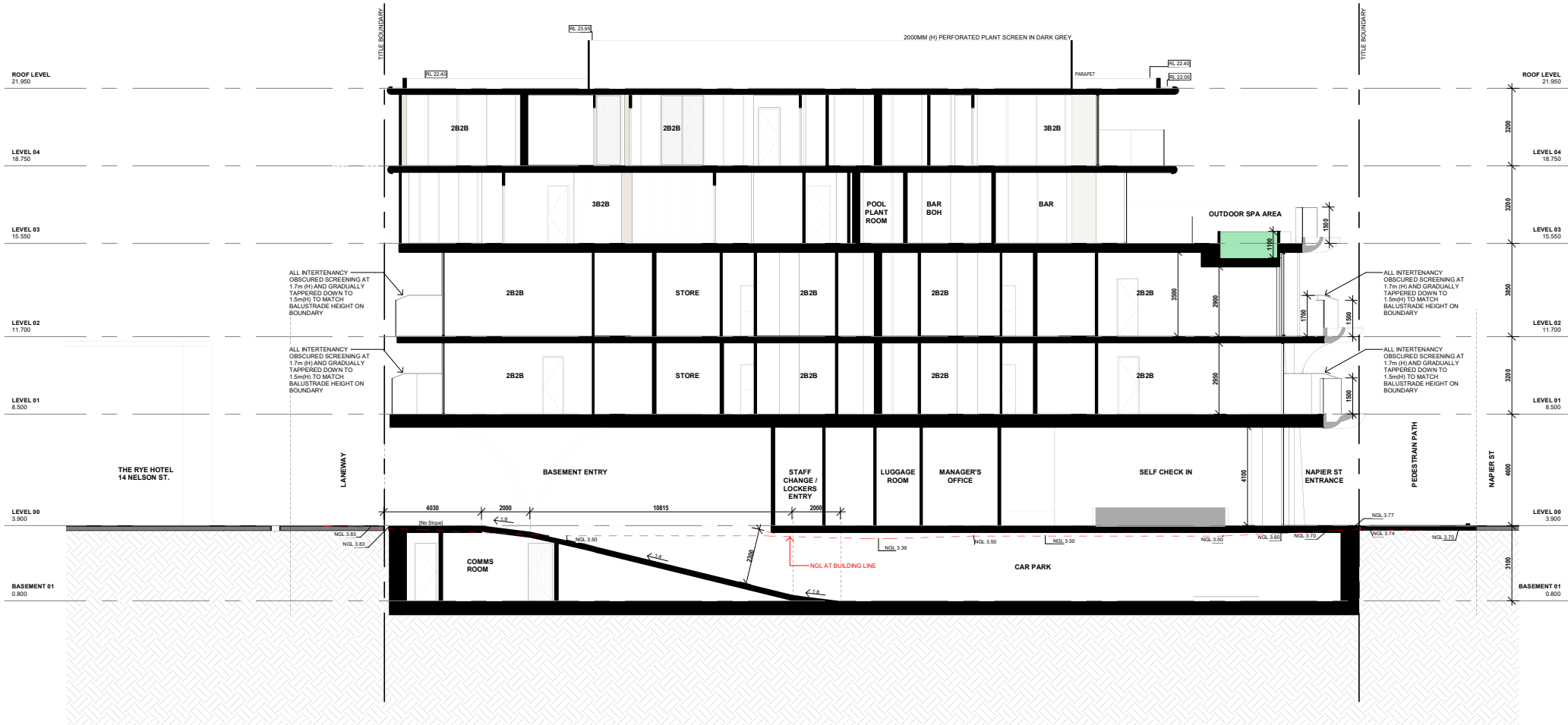












1 Section A
SCALE 1 : 100



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Amendments		
No.	Date	Notes
Y01	1/10/22	FIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/22	FIELD ANALYSIS REVISION
Y03	1/10/22	PROGRESS TP DRAWING
A01	30/08/2023	TP RFI FOR CONSULTANTS
A02	1/10/2023	TP RFI REVISION
A03	30/05/2023	TP RFI (P22/230)

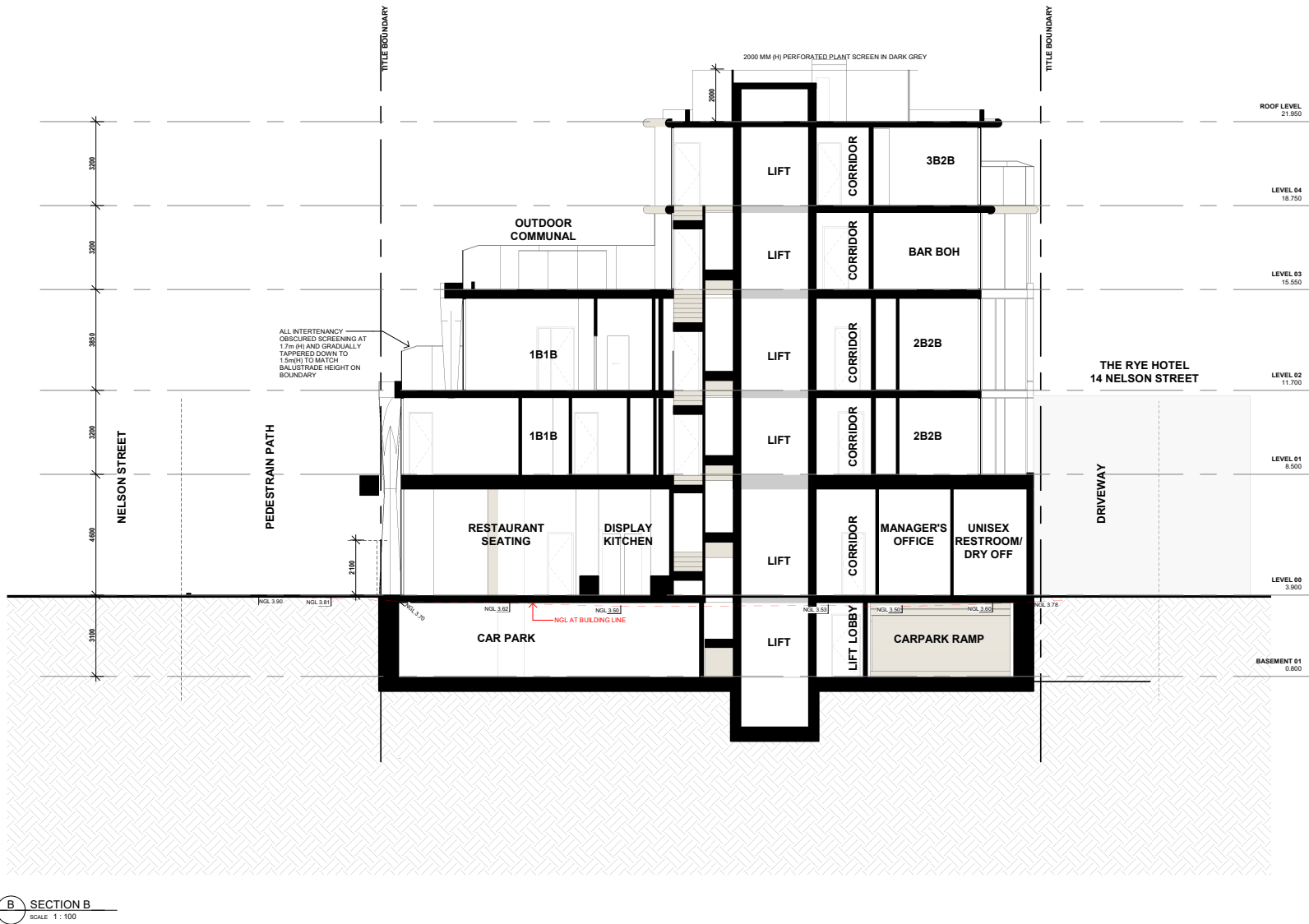
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Y03	1/10/22	PROGRESS TP DRAWING
A01	30/05/2023	TP RFI FOR CONSULTANTS
A02	1/10/2023	TP RFI REVISION
A03	30/05/2023	TP RFI (P22/230)

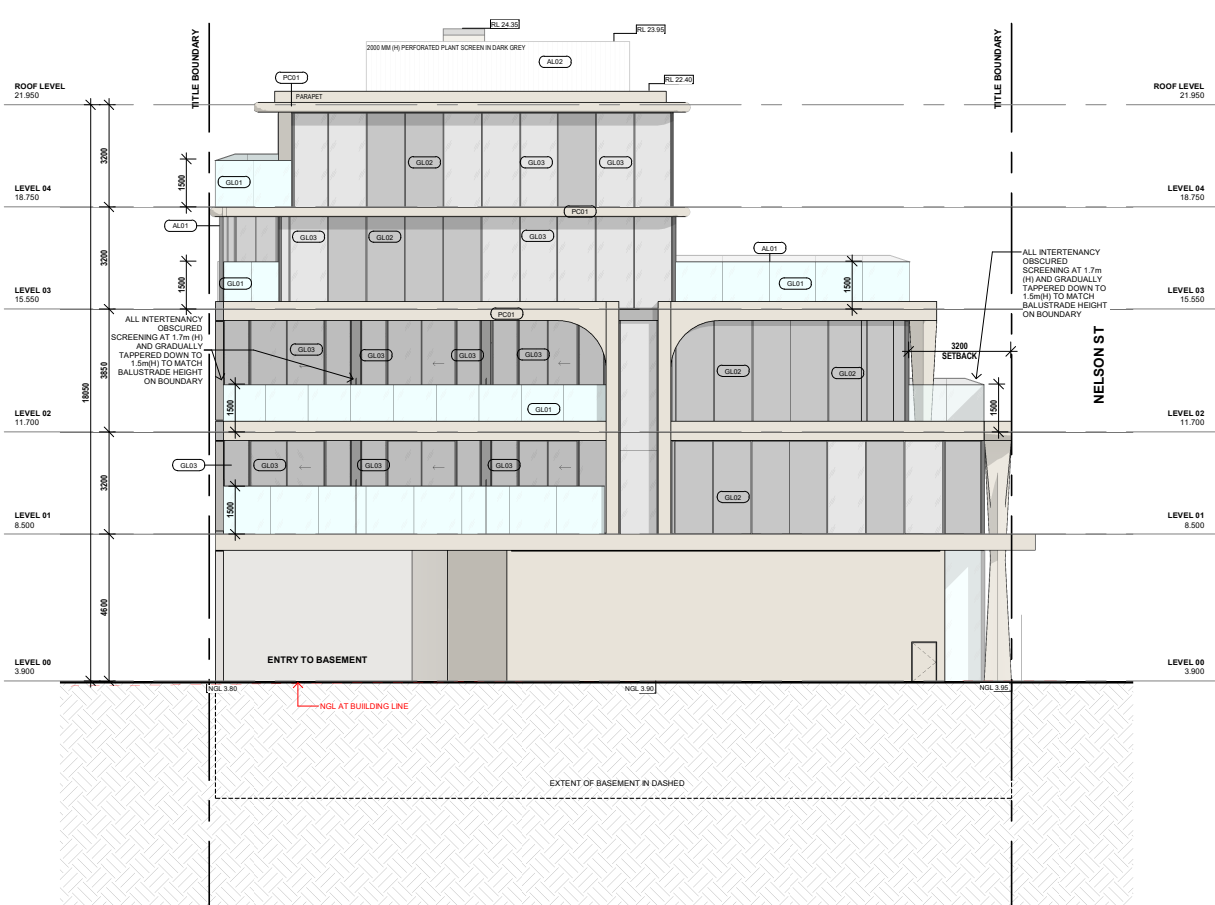
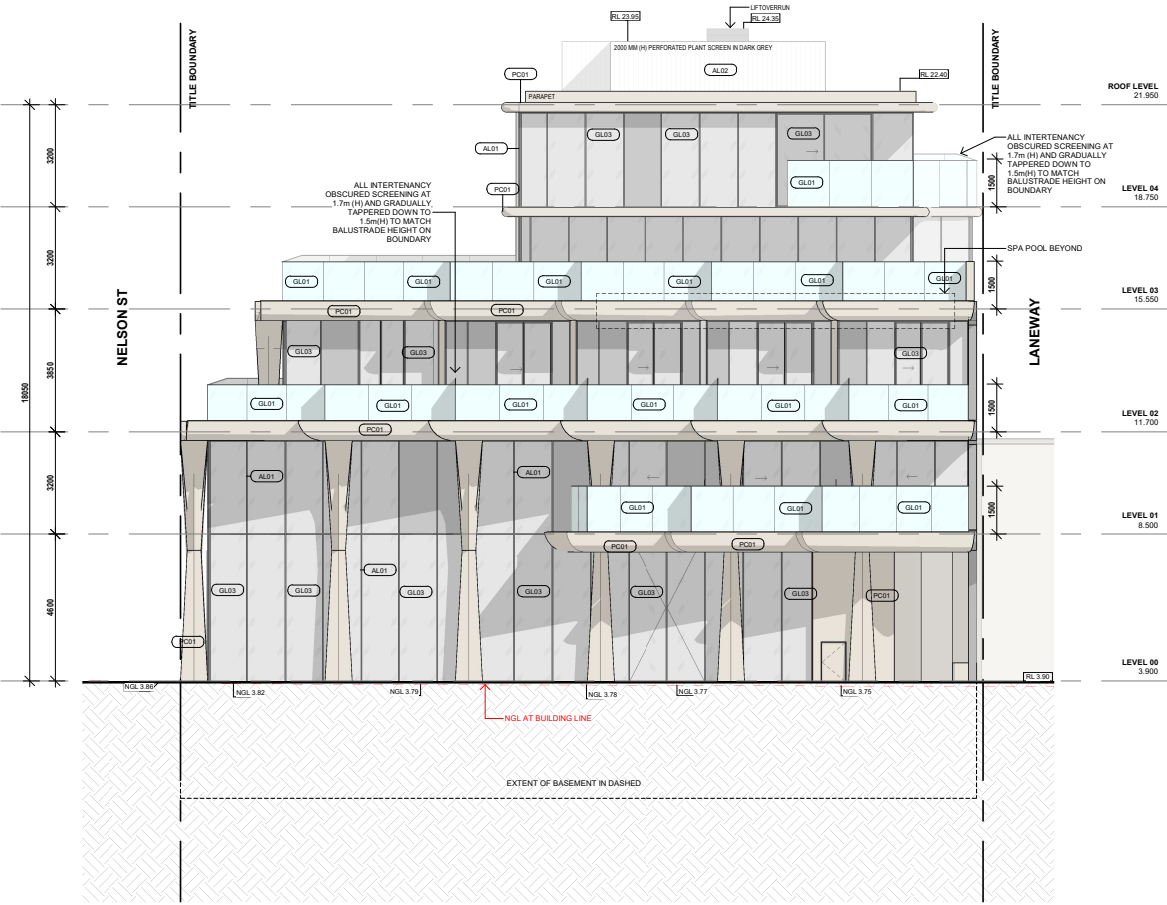
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1 : 100 at A1
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1 EAST ELEVATION
SCALE 1:100

2 WEST ELEVATION
SCALE 1:100

MATERIAL SCHEDULE		
	AL01	METAL - CHROME FINISH
	AL02	METAL - DARK GREY POWDERCOAT
	GL01	GLAZING - CLEAR
	GL02	GLAZING - LIGHT GREY SPANDREL
	GL03	GLAZING - LIGHT GREY TINTED

MATERIAL SCHEDULE		
	GL04	GLAZING - OBSCURE GLAZING
	PC01	SANDBLASTED CONCRETE - OFF WHITE FINISH
	PC02	CONCRETE - RECKLI FORMLINER



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001	11/03/22	FIELD ANALYSIS DESIGN KICK OFF
002	30/03/22	FIELD ANALYSIS REVISION
003	10/04/22	PROGRESS TP DRAWING
004	30/04/22	TP RFI FOR CONSULTANTS
005	13/05/22	TP SUBMISSION
006	30/05/22	TP RFI (P22230)

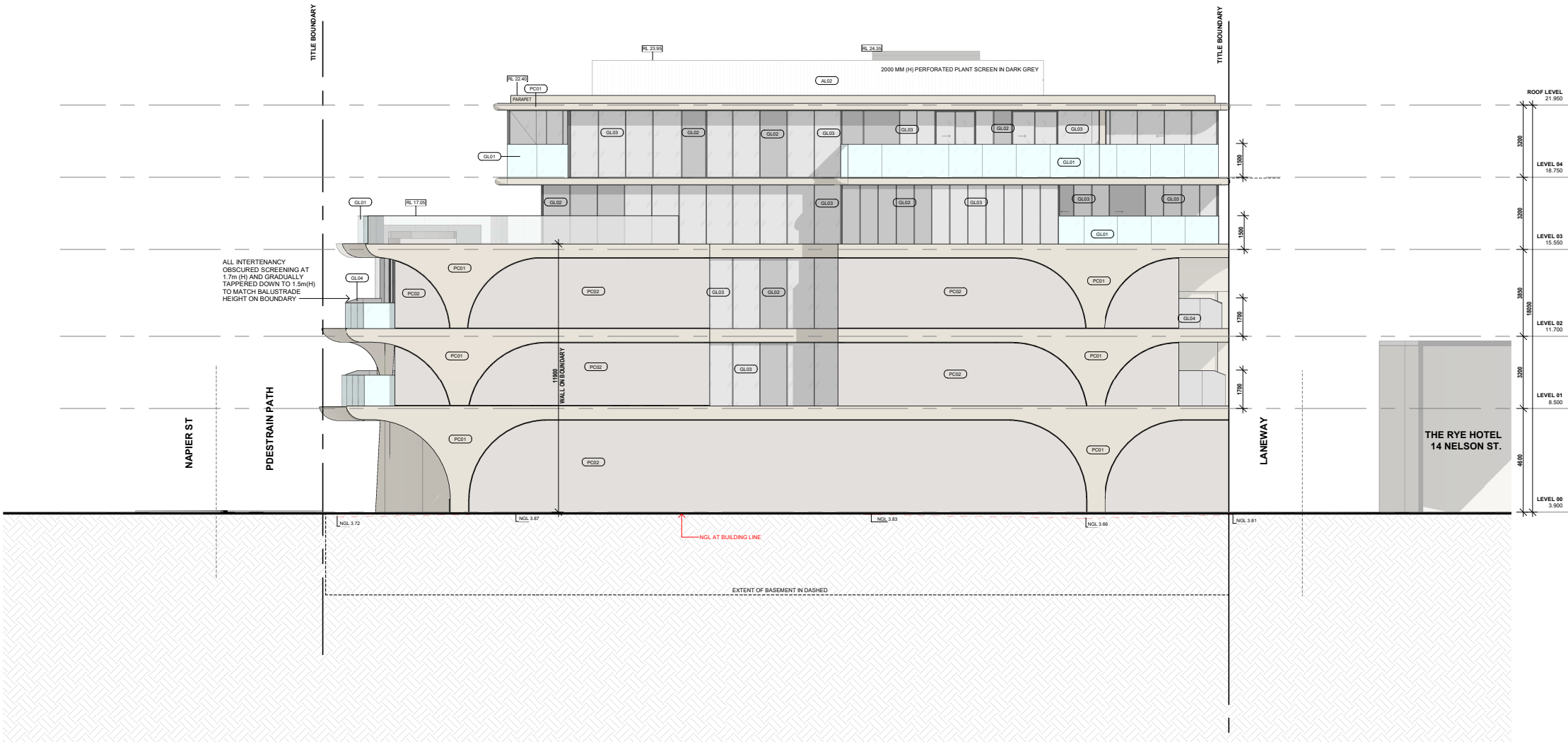
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ELEVATIONS
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP 4.01
Scale
1:100 at A1
Date
30/05/2023

Revision
A03

21048

Drawn by/AuthorChecked by/Checker



1 NORTH ELEVATION
SCALE 1 : 100

MATERIAL SCHEDULE		
	AL01	METAL - CHROME FINISH
	AL02	METAL - DARK GREY POWDERCOAT
	GL01	GLAZING - CLEAR
	GL02	GLAZING - LIGHT GREY SPANDREL
	GL03	GLAZING - LIGHT GREY TINTED

MATERIAL SCHEDULE		
	GL04	GLAZING - OBSCURE GLAZING
	PC01	SANDBLASTED CONCRETE - OFF WHITE FINISH
	PC02	CONCRETE - RECKLI FORMLINER



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Project

NAPIER STREET RYE
6 NAPIER STREET RYE

Client

BARUNAH HOLDINGS

Amendments

No.	Date	Notes
Y01	1/10/2023	FIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/23	FIELD ANALYSIS REVISION
Y03	1/05/2023	PROGRESS TP DRAWING
A01	30/05/2023	TP RFI FOR CONSULTANTS
A02	1/05/2023	TP RFI REVISION
A03	30/05/2023	TP RFI (P22/230)

Title

ELEVATIONS

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.

TP 4.02

Revision

A03

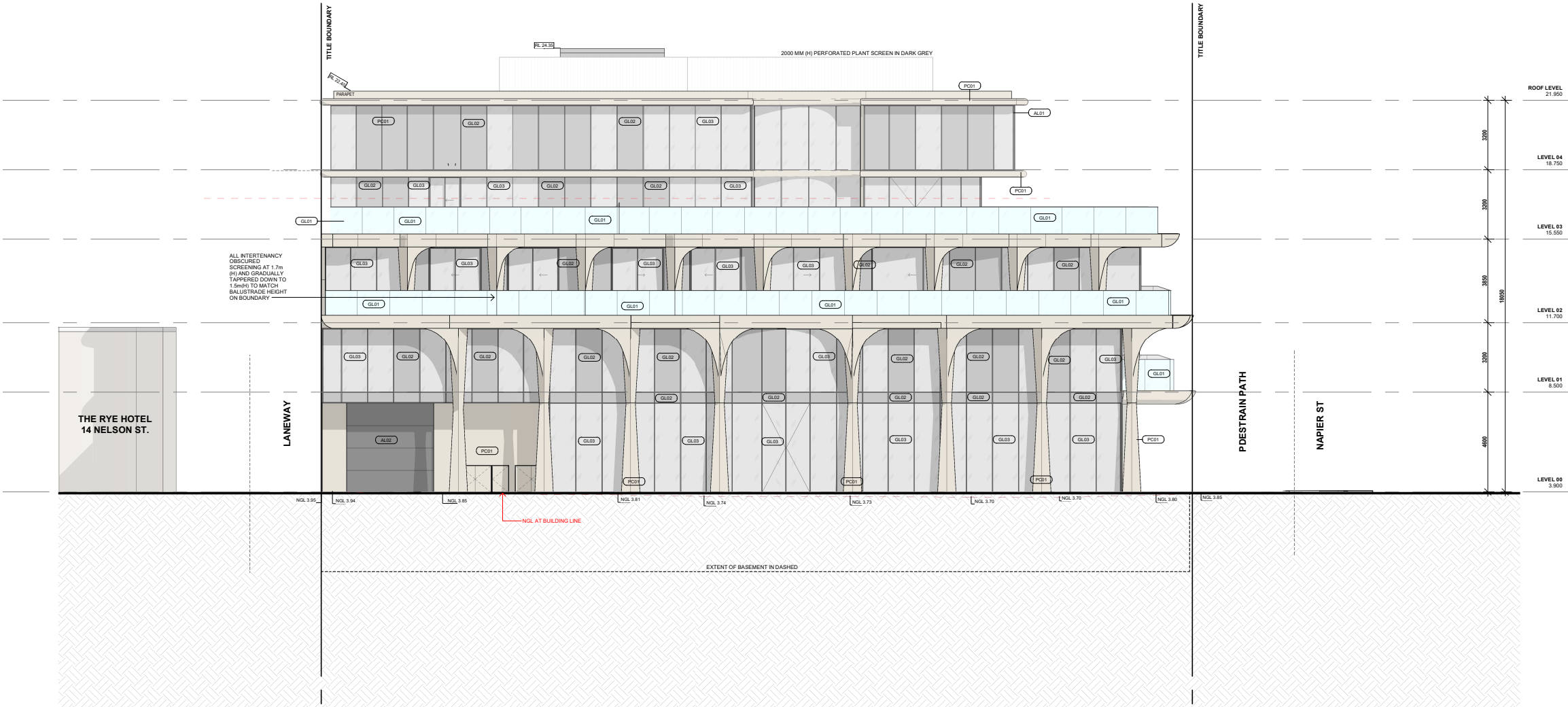
Scale

1 : 100 at A1

Date

30/05/2023

Drawn by:AutoChecked by:Checker



1 SOUTH ELEVATION - NELSON STREET
SCALE 1:100

MATERIAL SCHEDULE		
	AL01	METAL - CHROME FINISH
	AL02	METAL - DARK GREY POWDERCOAT
	GL01	GLAZING - CLEAR
	GL02	GLAZING - LIGHT GREY SPANDREL
	GL03	GLAZING - LIGHT GREY TINTED

MATERIAL SCHEDULE		
	GL04	GLAZING - OBSCURE GLAZING
	PC01	SANDBLASTED CONCRETE - OFF WHITE FINISH
	PC02	CONCRETE - RECKLI FORMLINER



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Project

NAPIER STREET RYE
6 NAPIER STREET RYE

Client

BARUNAH HOLDINGS

Amendments

No.	Date	Notes
Y01	1/10/22	FIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/22	FIELD ANALYSIS REVISION
Y03	1/10/22	PROCESSES TP DRAWING
A01	30/05/2023	TP RFI FOR CONSULTANTS
A02	1/10/2023	TP RFI REVISION
A03	30/05/2023	TP RFI (P22-230)

Title

ELEVATIONS

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.

TP 4.03

Revision

A03

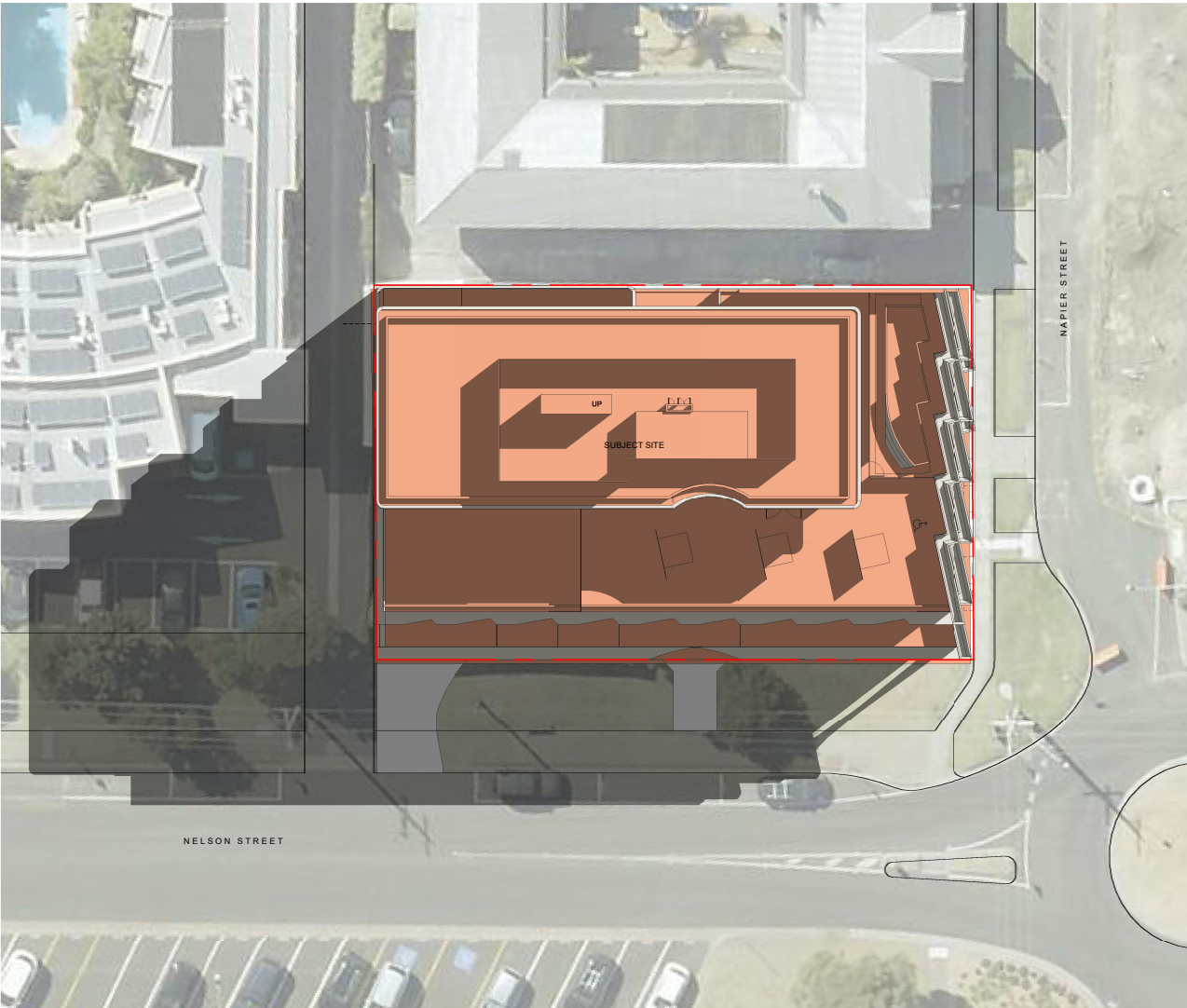
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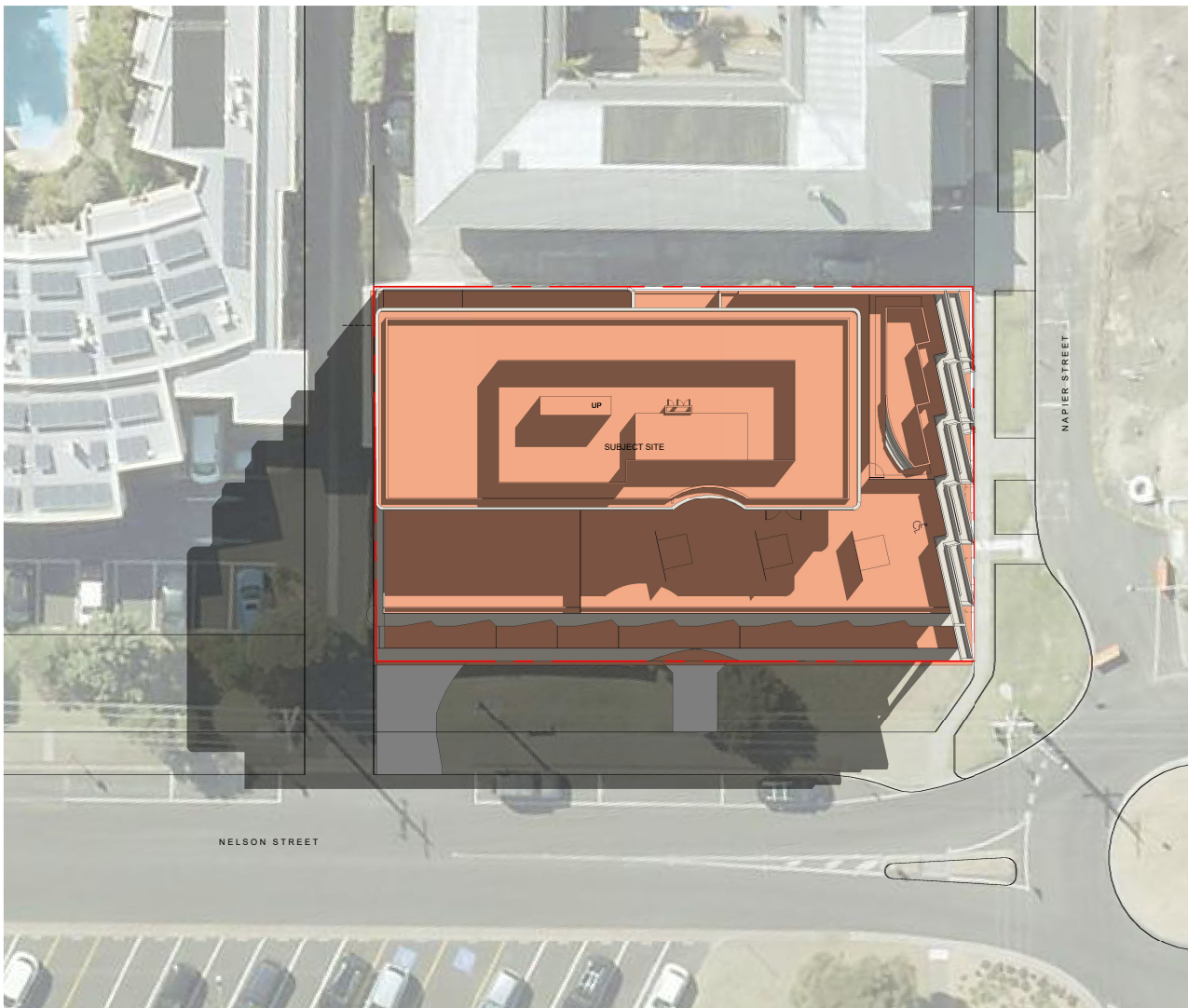
Date

30/05/2023

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2 9AM SHADOW
SCALE 1:200



1 10AM SHADOW
SCALE 1:200



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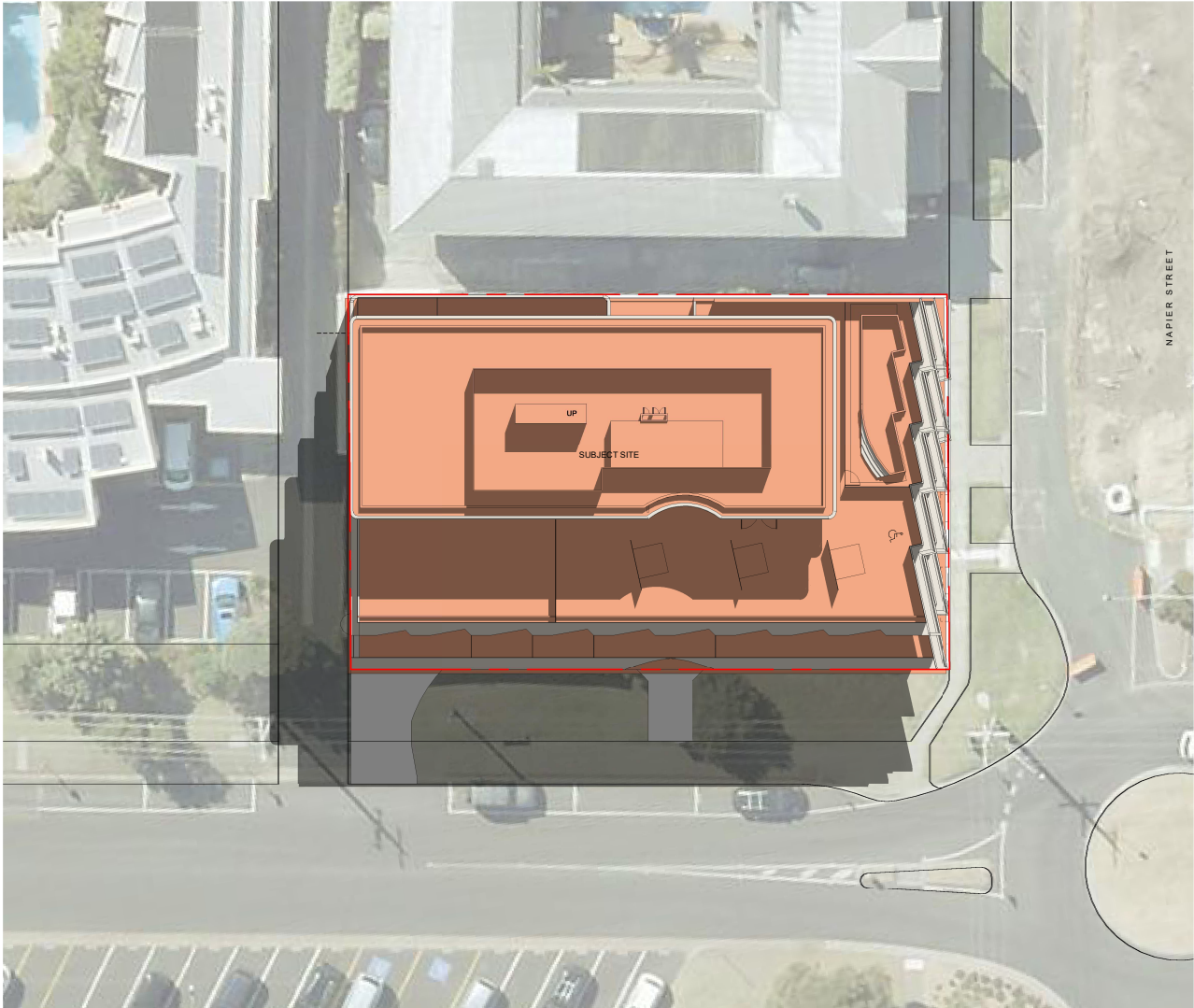
Project
NAPIER STREET RYE
6 NAPIER STREET RYE
Client
BARUNAH HOLDINGS

Amendments		
No.	Date	Notes
Y01	17/03/22	YIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/22	YIELD ANALYSIS REVISION
Y03	15/04/22	PROGRESS TP DRAWING
A01	30/05/2023	TP RFI FOR CONSULTANTS
A02	13/06/2023	TP 5.00 DRAINAGE
A03	30/05/2023	TP RFI (P22-230)

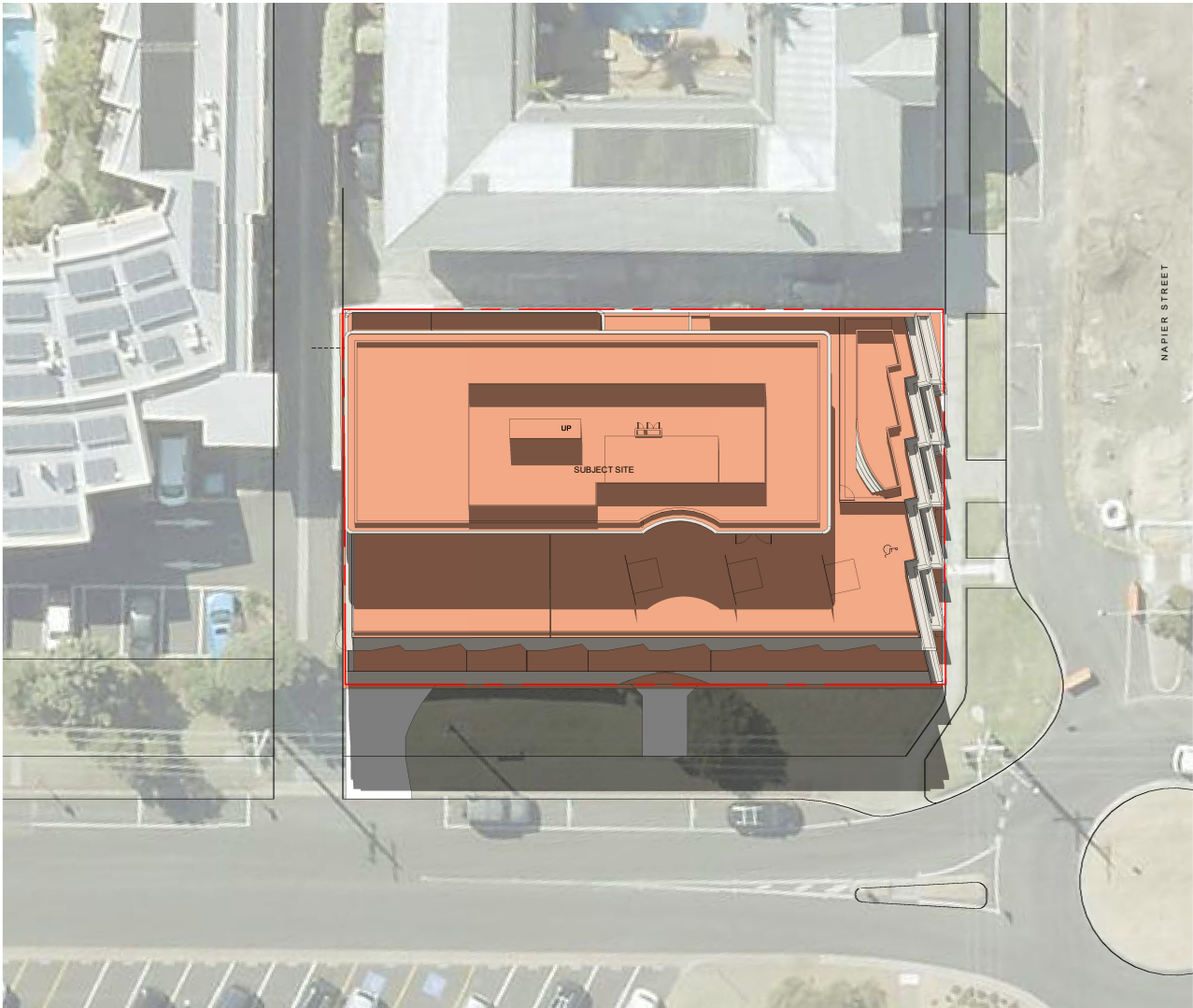
Title
SHADOW - SPRING EQUINOX
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP 5.00
Scale
1:200 at A1
Date
30/05/2023

Revision
A03
21048
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1 11AM SHADOW
SCALE 1: 200



2 12PM SHADOW
SCALE 1: 200



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Interior Design
Urban Design

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Project

NAPIER STREET RYE
6 NAPIER STREET RYE

Client

BARUNAH HOLDINGS

Amendments

No.	Date	Notes
Y01	11/03/22	FIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/22	FIELD ANALYSIS REVISION
Y03	15/04/22	PROGRESS TP DRAWING
A01	30/05/2023	TP RPT FOR CONSULTANTS
A02	13/06/2023	TP 5.01 REVISION
A03	30/05/2023	TP RPT (P22-230)

Title

SHADOW - SPRING EQUINOX

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.

TP 5.01

Revision

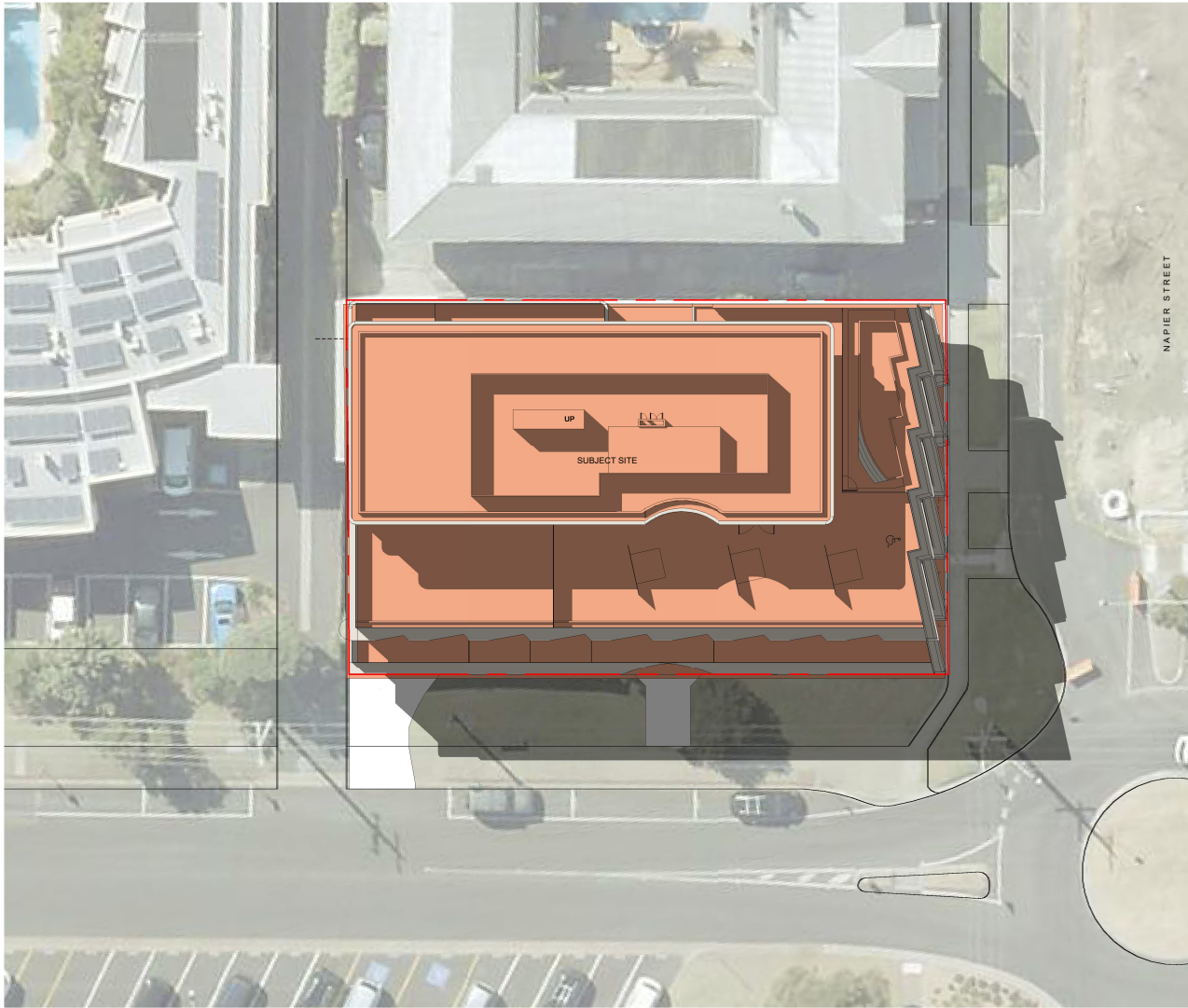
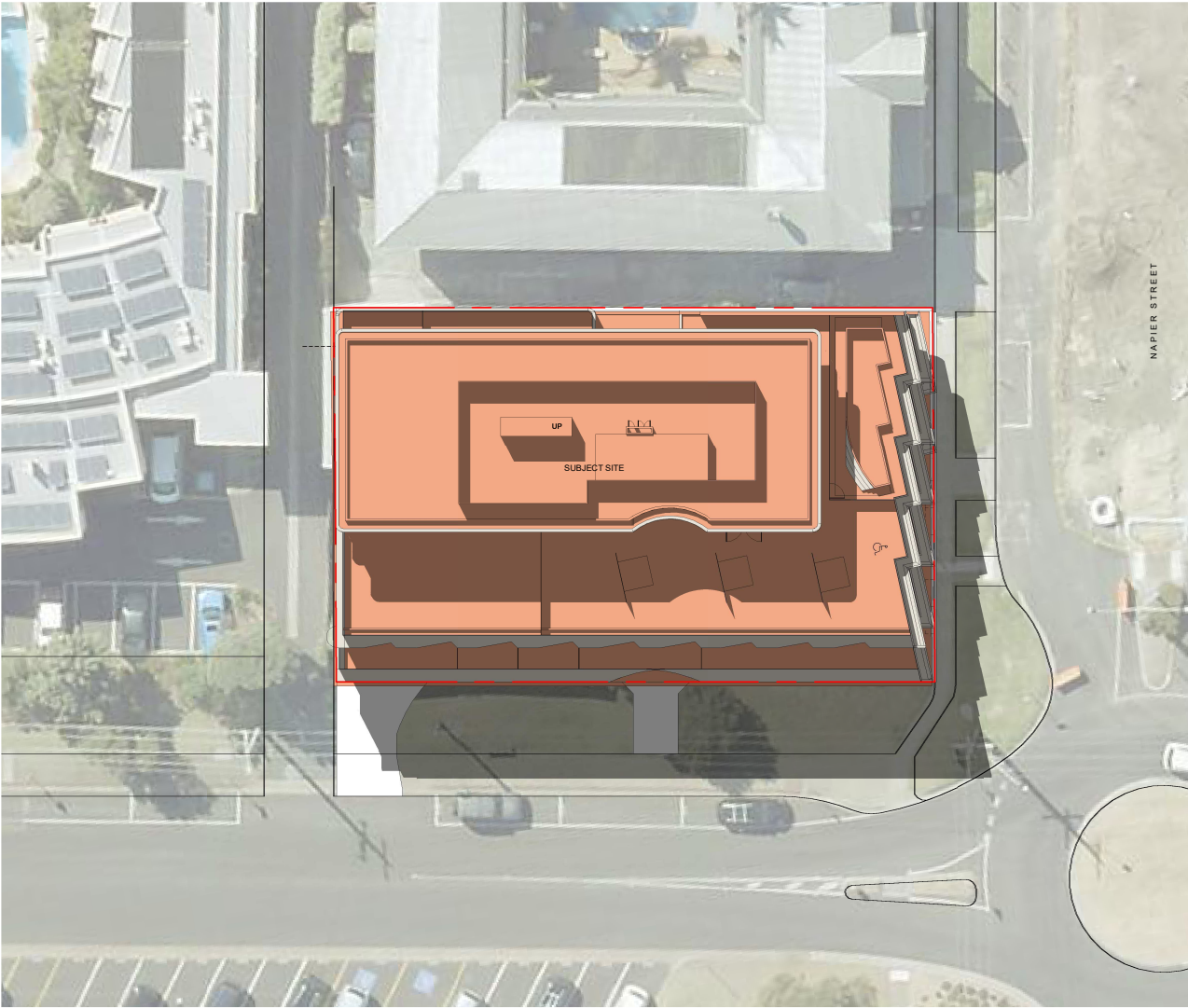
A03

Scale

1: 200 at A1
Date
30/05/2023



Drawn by:AuthorChecked by:Checker



1 1PM SHADOW
SCALE 1 : 200

2 2PM SHADOW
SCALE 1 : 200



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Project
NAPIER STREET RYE
6 NAPIER STREET RYE
Client
BARUNAH HOLDINGS

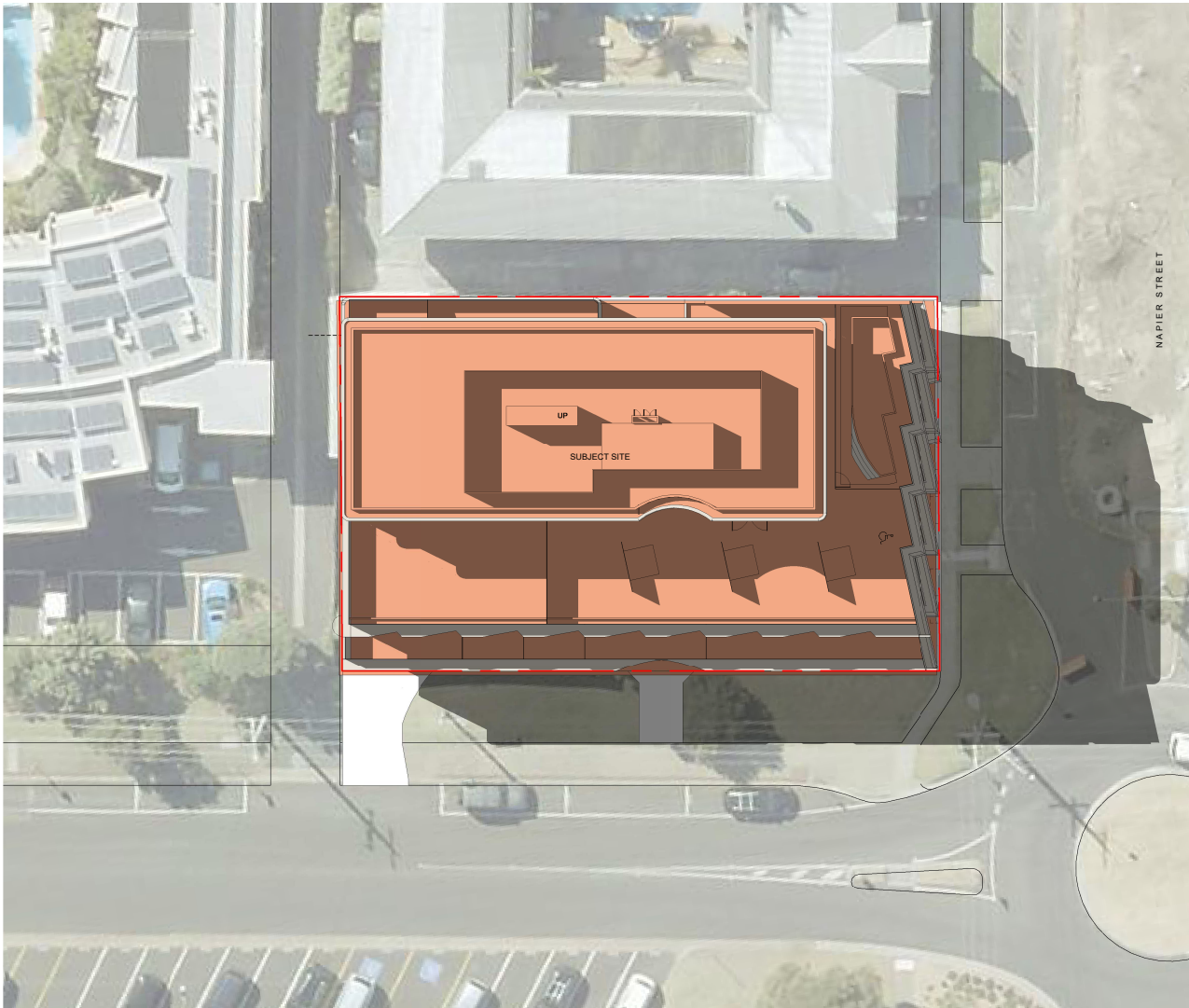
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No.	Date	Notes
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V02	30/03/22	FIELD ANALYSIS REVISION
V03	15/04/22	PROGRESS TP DRAWING
A01	30/05/2023	TP RFI FOR CONSULTANTS
A02	13/06/2023	TP RFI REVISION
A03	30/05/2023	TP RFI (P22/230)

Title
SHADOW - SPRING EQUINOX
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP 5.02
Scale
1 : 200 at A1
Date
30/05/2023

Revision
A03

21048
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1 3PM SHADOW
SCALE 1 : 200



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Project
NAPIER STREET RYE
6 NAPIER STREET RYE
Client
BARUNAH HOLDINGS

Amendments		
No.	Date	Notes
Y01	17/03/22	FIELD ANALYSIS DESIGN KICK OFF
Y02	30/03/22	FIELD ANALYSIS REVISION
Y03	15/04/22	PROGRESS TP DRAWING
A01	30/05/2023	TP RPT FOR CONSULTANTS
A02	13/06/2023	TP R1 REVISION
A03	30/05/2023	TP RPT (P22/230)

Title
SHADOW - SPRING EQUINOX
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP 5.03
Scale
1 : 200
at A1
Date
30/05/2023

Revision
A03
21048
Drawn by: Author
Checked by: Checker



6 NAPIER STREET, RYE LANDSCAPE PLANS

MAY 2023

DRAWING SCHEDULE

NO.	SHEET NAME	REV.
L0.001	Cover Sheet	L03
L0.002	TREE MANAGEMENT PLAN	L03
L1.001	GROUND LEVEL LANDSCAPE PLAN	L03
L1.002	LEVEL 01 LANDSCAPE PLAN	L03
L1.003	LEVEL 02 LANDSCAPE PLAN	L03
L1.004	LEVEL 03 LANDSCAPE PLAN	L03
L2.001	PLANTING PALETTE	L03
L3.001	TYPICAL DETAILS	L03

LANDSCAPE DESIGN STATEMENT

The landscape design is juxtaposed to the proposed architectural design and neighbouring character, creating coastal ambience that harmoniously blends with the surrounding native plant communities. Signature trees and nature strips are proposed to soften the ground floor building edges. Indigenous vegetation are added to improve visual and physical connection to the foreshore.

Ground level retail tenancies activate its street edge with cafes and restaurants to further blur the boundary between public and private spaces. Garden beds with deep soil will provide ample shade, noise buffer, climate control and amenity to create more comfortable spaces for both pedestrians and residents.

A wider context of local coastal area of Mornington Peninsula informs the vegetation selection. Proposed planter boxes are integrated into featured facade, expressing the totality of place. On the podium, the greenery allows people to enjoy the best and cleanest sea breeze while watching the sun rise and sunset.

SITE CONTEXT PLAN



GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATIONS, ENGINEERING COMPUTATIONS, CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2. THESE DRAWINGS ARE TO BE PRINTED IN COLOUR.
3. FOR EXISTING AND PROPOSED LEVELS, REFER TO LEVEL INFORMATION SHOWN ON THE CIVIL ENGINEERING DRAWINGS.
4. SERVICES SHOWN ARE INDICATIVE ONLY. TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION.
5. REFER SPECIFICATION, MATERIALS & FINISHES SCHEDULE AND/OR RELEVANT DETAILS FOR ADDITIONAL INFORMATION ON ITEMS MENTIONED ON PLANS.
6. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND WORK LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR ORDERING OF MATERIALS.
11. ALL CONTRACTORS SHALL SITE CHECK EXISTING DIMENSIONS BEFORE MANUFACTURE OR FABRICATION OF ANY ITEMS.
12. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE REGULATIONS, AND BE CERTIFIED AS SAFE FOR PUBLIC USE PRIOR TO OCCUPATION.
13. ALL MATERIALS AND FITTINGS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. STORMWATER SHALL BE TAKEN TO A LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF ALL LOCAL AUTHORITIES.
15. ALL EXPOSED STEELWORK IS TO BE MILD STEEL PAINT PROTECTED (UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER).
17. CONSTRUCTION TO INCLUDE ALL COMPONENTS AND FITTINGS NOT INDICATED ON THE DRAWING.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED TO ALL ABOVE SLAB/PODIUM PLANTERS, IN GROUND GARDEN BEDS AND GRASS AREAS. (NO IRRIGATION TO BE PROVIDED TO NATURE STRIP PLANTING).
2. LANDSCAPE IRRIGATION WATER SUPPLY TO COME FROM RAINWATER TANKS WITH MAINS SUPPLY BACK UP.
3. ALL IRRIGATION TO BE ON AUTO-TIMERS. CONTRACTOR TO PROVIDE IRRIGATION DESIGN, SUPPLY AND INSTALL.

PLANTER SOIL NOTES

1. FOR ALL PLANTERS OVER SLAB, UNLESS OTHERWISE SPECIFIED, ASSUME LIGHTWEIGHT SOIL - 12kN/m³ U.N.O. IF NORMAL SOIL TO BE USED IN LOCATIONS DENOTED LIGHTWEIGHT SOIL, NORMAL SOIL DEPTH IS TO BE EQUAL TO 2/3 LIGHTWEIGHT SOIL DEPTH.

TREE PROTECTION NOTES

1. TREE PROTECTION ZONE:

TREE PROTECTION MEASURES ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4970 -2009. PRIOR TO THE COMMENCEMENT OF WORKS (INCLUDING DEMOLITION) ON THE SITE A TREE PROTECTION ZONE MUST BE ESTABLISHED AROUND THE TREES. THE CONTRACTOR MUST CONTACT COUNCIL'S DEVELOPMENT PLANNING ARBORIST ONCE THE TREE PRESERVATION FENCING IS ERECTED SO THAT AN INSPECTION OF THE FENCING CAN BE CARRIED OUT. ONCE INSTALLED AND INSPECTED THE TREE PROTECTION ZONES MUST BE MAINTAINED TO THE RESPONSIBLE AUTHORITY.
2. TREE PROTECTION FENCING:

TREE PROTECTION FENCING IS TO BE CONSTRUCTED OF TEMPORARY SECURITY FENCING (OR SIMILAR) SECURELY FIXED TO BLOCK BASES. NO HOLES ARE TO BE DUG FOR FENCE CONSTRUCTION UNLESS OUTSIDE THE SPECIFIED TPZ. FENCING IS TO BE OF A MINIMUM HEIGHT OF 1.8M AND IS TO BE SECURE, SO AS TO DETER EASY ENTRY.
3. STRUCTURAL ROOT ZONE:

NON-DESTRUCTIVE DIGGING EXCAVATION IS REQUIRED WITHIN TREE'S SRZ.
4. ARBORIST SUPERVISION:

PREFERENCE FOR CONSULTING ARBORIST TO BE APPOINTED FROM COUNCIL'S PREFERRED LIST OF CONTRACTORS. A SUITABLY QUALIFIED ARBORIST MUST APPROVE AND SUPERVISE ANY ACTIVITY WITHIN TPZ. ANY ROOT SEVERANCE OR ROOTS GREATER THAN 50MM DIAMETER WITHIN THE TPZ MUST BE UNDERTAKEN TO THEIR SATISFACTION USING A CLEAN SHARP AND STERILISED PRUNING SAW. ALL AND ANY EXCAVATIONS WITHIN THE TPZ OF RETAINED TREES MUST BE UNDERTAKEN BY HAND OR BY APPROVED NON-DESTRUCTIVE TECHNIQUES SUITABLE IN THE VICINITY OF TREES.
5. UNDERGROUND SERVICES:

ANY UNDERGROUND SERVICE INSTALLATION WITHIN THE TREE PROTECTION ZONE MUST BE BORED TO A DEPTH OF AT LEAST 600MM.
6. EXTENT:

TREE PRESERVATION ZONES ARE TO BE PROVIDED TO THE EXTENT OF THE TPZ WHERE IT OCCURS WITHIN THE SUBJECT PROPERTY.
7. WEED CONTROL:

ANY WEEDS LOCATED WITHIN THE TPZ ARE TO BE REMOVED AND THE AREA MULCHED WITH 100MM COMPOSTED COARSE GRADE WOODCHIPS.

SPECIFICATION NOTES

1. SOIL PREPARATION:

CRUSHED ROCK, CONCRETE SPILLAGE AND ANY OTHER MATERIAL RESTRICTIVE TO PLANT GROWTH (E.G. LARGE ROCKS) SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND SEMI-ADVANCED TREES. ALL TREES TO BE REMOVED SHALL BE STUMP GROUND AND ALL RUBBISH/VEGETATIVE SPOIL IS TO BE REMOVED FROM SITE. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT DOES NOT RECEIVE ADDITIONAL COMPACTION FROM SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS.
2. WEED REMOVAL:

ALL WEEDS SHALL BE THOROUGHLY REMOVED. ALL VEGETATIVE MATERIAL, INCLUDING ROOTS AND RHIZOMES OF NON-WOODY PERENNIALS AND WOODY SUCKERING WEEDS, IS TO BE REMOVED OR APPROPRIATELY CONTROLLED USING CHEMICAL MEANS. THE STUMPS OF NON-SUCKERING WOODY PERENNIALS ARE TO BE STUMP GROUND. ALL VEGETATIVE MATERIAL SHALL BE APPROPRIATELY DISPOSED OF OFF SITE IN A MANNER WHICH WILL NOT ALLOW THEIR RE-ESTABLISHMENT ELSEWHERE. ANY CHEMICAL CONTROLS ARE TO BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND STANDARD OCCUPATIONAL HEALTH AND SAFETY PROCEDURES.
3. PLANTING:

PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED ON THE LANDSCAPE PLAN AND PLANT SCHEDULE. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.
4. MULCH:

MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS AND IS TO BE AN ORGANIC TYPE LAID TO A MINIMUM DEPTH OF 75MM, CONSISTING OF FINE DARK COLOURED CHIPPED OR SHREDDED PINE BARK OR HARDWOOD WITH NOT MORE THAN 5% FINES CONTENT BY VOLUME (PREFERABLY ZERO FINES). THE AVERAGE SIZE OF THE WOODCHIP MUST BE APPROXIMATELY 10MM X 20MM X 5MM AND THE MAXIMUM LENGTH IS NOT TO EXCEED 30MM.
5. IRRIGATION

AN APPROVED DRIP IRRIGATION SYSTEM IS TO BE SUPPLIED TO ALL LANDSCAPE AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL IRRIGATION MEETS MANUFACTURERS SPECIFICATIONS. THE SYSTEM IS TO BE CONNECTED TO MAINS SUPPLY AND INCLUDE A RAIN-SHUT OFF DEVICE. ALL DRIPLINE IS TO BE BURIED WITH APPROX. 50MM OF TOPSOIL COVER AND SHALL BE ANCHORED AT REGULAR INTERVALS TO ENSURE THE TUBING CANNOT BE DISLODGED.
6. PLANTER BOXES

PLANTER CONSTRUCTION IS TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE SUPPLY AND INSTALLATION OF AGRICULTURAL DRAINS, DRAINAGE CELLS AT BASE, FILTER FABRIC, PLANTING MEDIUM, MULCH AND IRRIGATION. PLANTER BOXES MUST BE EFFECTIVELY TANKED AND LINED WITH COREFLUTE TO PREVENT LEAKING. DRAINAGE CELLS ARE TO BE PROVIDED AT THE BASE OF THE PLANTER AND ARE TO BE COVERED WITH A LAYER OF FILTER FABRIC. A DRAINAGE OUTLET IS TO BE INSTALLED IN THE BASE OF THE PLANTER WITH THE FLOOR OF THE PLANTER SLOPED TOWARDS IT. PROVIDE A ROOT ANCHOR IF TREES ARE TO BE PLANTED IN A WINDY LOCATION.
7. PLANT ESTABLISHMENT PERIOD

THERE SHALL BE A 13 WEEKS PLANT ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY. DURING THIS PERIOD THE LANDSCAPE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS IN HIS/HER SCOPE OF WORKS.



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AMENDMENTS

NO.	DATE	NOTES
L01	24/08/2022	LANDSCAPE TP
L02	10/09/2022	LANDSCAPE TP SUBMISSION
L03	20/09/2023	LANDSCAPE TP REV
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CLIENT

BARUNAH HOLDINGS

SHEET

TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE L0.001 Cover Sheet

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE:

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: KC

Existing Tree Schedule				
Number	Botanical Name	Common Name	H x W (m)	Action
1	Pittosporum tenuifolium	Kohuhu	4.5 x 5.0	Remove
2	Pittosporum tenuifolium	Kohuhu	4.5 x 5.5	Remove
3	Olea europaea	Olive	6.0 x 7.0	Remove
4	Melaleuca squarrosa	Scented Paperbark	4.0 x 7.0	Remove
5	Banksia marginata	Silver Banksia	1.5 x 1.0	Retain
6	Banksia marginata	Silver Banksia	1.5 x 1.0	Retain
7	Allocasuarina verticillata	Drooping She-oak	9.0 x 5.0	Retain



GROUND
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Existing Trees to be removed
Existing Trees to be retained and Tree Protection Zone (TPZ) - see arborist report

AMENDMENTS		
NO.	DATE	NOTES
L01	24/08/2022	LANDSCAPE TP
L02	10/09/2022	LANDSCAPE TP SUBMISSION
L03	23/05/2023	LANDSCAPE TP RFI

CLIENT
BARUNAH HOLDINGS
SHEET
TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE L0.002 TREE MANAGEMENT PLAN

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: 1:100

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: KC



Ground Floor Planting Schedule						
Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Quantity	Native
Bi	Banksia integrifolia	Coastal Banksia	400mm pot	10.0 x 3.0	2	*
Ca	Correa alba	White Correa	140 mm pot	1.0 x 1.0	4	*
Px	Philodendron Xanadu	Xanadu	140 mm pot	0.8 x 0.8	3	
Grass & Groundcover						
Da	Dichondra argentea	Silver Nickel Vine	140 mm pot	0.15 x 1.0	24	*
Ss	Senecio serpens	Blue Chalk Sticks	140 mm pot	0.5 x 0.3	8	
Climber						
Fp	Ficus pumila Minima	Creeping Fig	140mm pot	1.0 x 0.5	14	
Green Wall						
Sw	Spathiphyllum wallisii	Peace Lily	140mm pot	0.6 x 0.4	10	
Cc	Chlorophytum comosum	Spider Plant	70mm pot	0.3 x 0.3	30	
Pc	Plectranthus ciliatus	Plectranthus	140mm pot	0.3 x 0.6	30	
Dp	Davallia pyxidata	Rabbit Foot Fern	70mm pot	0.3 x 0.3	25	
Px	Philodendron Xanadu	Xanadu	140mm pot	0.8 x 0.8	10	



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- Proposed Planter Box
- Existing Trees
- Proposed New Plants
- Garden Beds
- Proposed New Paving

AMENDMENTS		
NO.	DATE	NOTES
L01	24/08/2022	LANDSCAPE TP
L02	10/09/2022	LANDSCAPE TP SUBMISSION
L03	23/05/2023	LANDSCAPE TP RFI

CLIENT
BARUNAH HOLDINGS

SHEET
TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE
L1.001 GROUND LEVEL LANDSCAPE PLAN

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: 1:100

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: KC



Level 01 Planting Schedule					
Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Quantity
Grass & Groundcover					
Pp	Poa poliformis	Coast Tussock Grass	Tubestock	1.0 x 1.0	21
					*

THE RYE HOTEL
14 NELSON STREET

MOONLIGHT BAY APARTMENTS
4 NAPIER STREET - TWO STOREY BUILDING

HEAD 9.88
SILL 8.10
H

HEAD 9.87
SILL 8.92
H

HEAD 9.87
SILL 8.12
H

HEAD 9.87
SILL 9.01
H

HEAD 9.86
SILL 8.12
H

HEAD 9.86
SILL 9.00
H

HEAD 9.85
SILL 8.12
H

HEAD 9.85
SILL 8.99
H

HEAD 9.86
SILL 9.01
H



NAPIER STREET

NELSON STREET



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AMENDMENTS		
NO.	DATE	NOTES
L01	24/08/2022	LANDSCAPE TP
L02	10/09/2022	LANDSCAPE TP SUBMISSION
L03	23/05/2023	LANDSCAPE TP RFI

CLIENT
BARUNAH HOLDINGS

SHEET
TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE
L1.002 LEVEL 01 LANDSCAPE PLAN

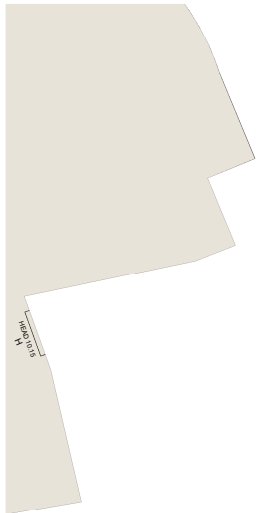
REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: 1:100

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: KC



Level 02 Planting Schedule						
Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Quantity	Native
Dt	Dianella tasmanica	Tasmanian Flax-Lily	140 mm pot	1.0 x 0.5	13	*
Gr	Grass & Groundcover					
PI	Poa labillardierei	Common Tussock Grass	Tube-stock	1.0 x 1.0	19	*
Pp	Poa poliformis	Coast Tussock Grass	Tube-stock	1.0 x 1.0	36	*



THE RYE HOTEL
14 NELSON STREET



DRIVEWAY ADJOINING PROPERTY

TITLE BOUNDARY 40.25 m (98° 32' 00")



TITLE BOUNDARY 10.48 m (7° 55' 50")

TITLE BOUNDARY 14.87 m (8° 14' 15")

NELSON STREET

NAPIER STREET



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AMENDMENTS		
NO.	DATE	NOTES
101	24/08/2022	LANDSCAPE TP
102	10/09/2022	LANDSCAPE TP SUBMISSION
103	23/05/2023	LANDSCAPE TP RFI

CLIENT
BARUNAH HOLDINGS

SHEET
TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE
L1.003 LEVEL 02 LANDSCAPE PLAN

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: 1:100

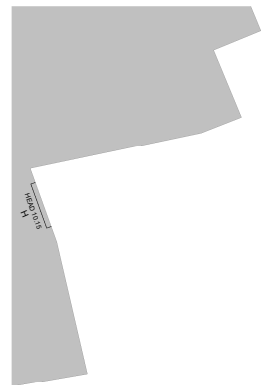
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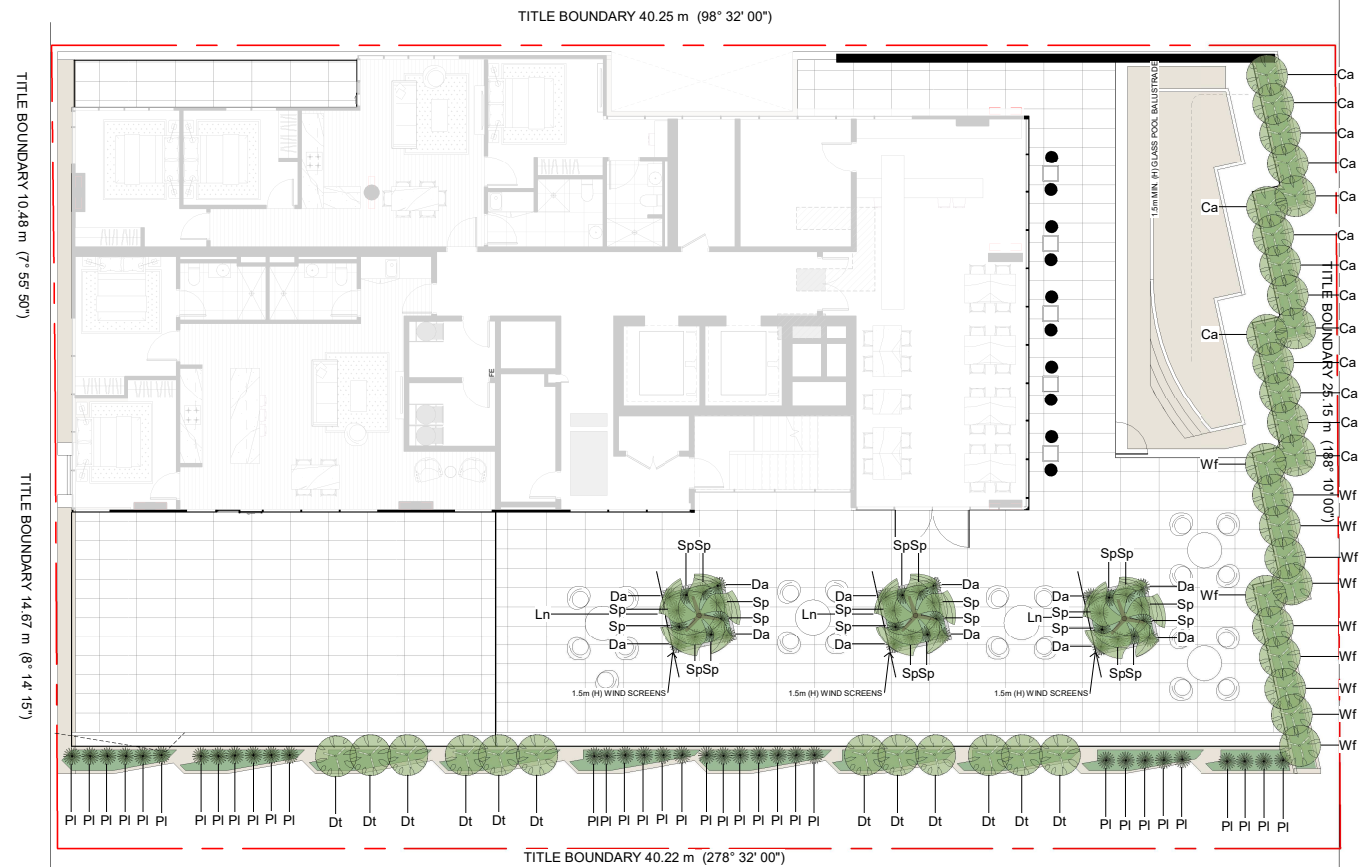
Level 03 Planting Schedule						
Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Quantity	Native
Ln	Laurus nobilis	Bay Tree	300mm pot	7.0 x 3.0	3	
Shrub						
Ca	Correa alba	White Correa	140 mm pot	1.0 x 1.0	15	*
Dt	Dianella tasmanica	Tasmanian Flax-Lily	140 mm pot	1.0 x 0.5	12	*
Wf	Westringia frutescens 'Grey Box'	Native Rosemary	140 mm pot	1.5 x 1.5	11	*
Grass & Groundcover						
Ga	Dichondra argentea	Silver Nickel Vine	140 mm pot	0.15 x 1.0	12	*
Pl	Poa labillardierei	Common Tussock Grass	Tubestock	1.0 x 1.0	34	*
Sp	Sedum palmeri	Plumer's Sedum	140 mm pot	0.3 x 0.4	24	*



DRIVEWAY ADJOINING PROPERTY



THE RYE HOTEL
14 NELSON STREET



NAPIER STREET

NELSON STREET

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TOWN PLANNING
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NAPIER STREET RYE
L1.004 LEVEL 03 LANDSCAPE PLAN

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: 1 : 100

DESIGNED BY: CW
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TREES



Banksia integrifolia
Coastal Banksia
400mm pot
10 M x 3 M

Laurus nobilis
Bay Tree
300 mm pot
7 M x 3 M

SHRUBS



Correa alba
White Correa
140 mm pot
1.0 M x 1.0 M

Dianella tasmanica
Tasmanian Flax-Lily
140mm pot
1 M x 0.5 M

Westringia fruticosa 'Grey Box'
Native Rosemary
140 mm pot
1.5 M x 1.5 M

Philodendron Xanadu
Xanadu
140 mm pot
0.8 M x 0.8 M

GROUNDCOVERS



Dichondra argentea
Silver Nickel Vine
140mm pot
0.15 M x 1.0 M

Poa labillardierei
Common Tussock Grass
Tubestock
1.0 M x 1.0 M

Poa polyformis
Coast Tussock Grass
Tubestock
1.0 M x 1.0 M

Sedum palmeri
Plamer's Sedum
140mm pot
0.3 M x 0.4 M

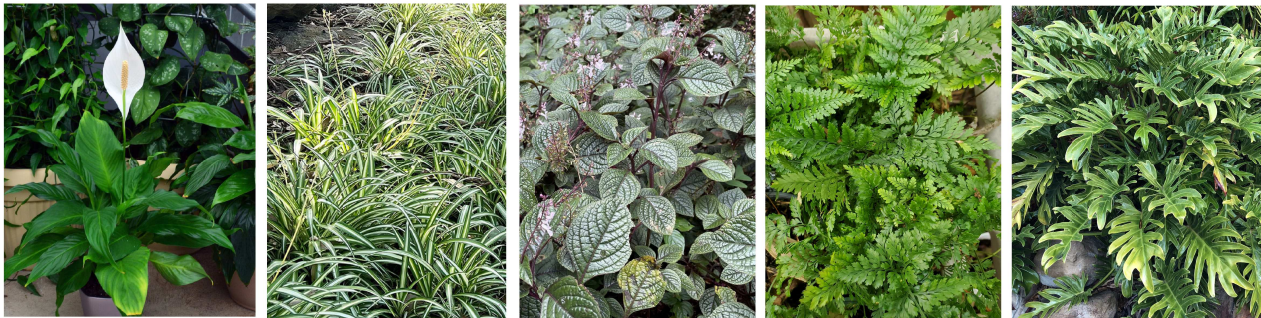
Senecio serpens
Blue Chalk Sticks
140mm pot
0.5 M x 0.3 M

CLIMBERS



Ficus pumila Minima
Creeping Fig
140mm pot
1.0 M x 0.5 M

GREEN WALL



Spathiphyllum wallisii
Peace Lily
140 mm pot
0.6 M x 0.4 M

Chlorophytum comosum
Spider Plant
70 mm pot
0.3 M x 0.3 M

Plectranthus ciliatus
Plectranthus
140 mm pot
0.3 M x 0.6 M

Davallia pyxidata
Rabbit Foot Fern
70 mm pot
0.3 M x 0.3 M

Philodendron Xanadu
Xanadu
140 mm pot
0.8 M x 0.8 M

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATIONS, ENGINEERING COMPUTATIONS, CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2. THESE DRAWINGS ARE TO BE PRINTED IN COLOUR.
3. FOR EXISTING AND PROPOSED LEVELS, REFER TO LEVEL INFORMATION SHOWN ON THE CIVIL ENGINEERING DRAWINGS.
4. SERVICES SHOWN ARE INDICATIVE ONLY. TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION.
5. REFER SPECIFICATION, MATERIALS & FINISHES SCHEDULE AND/OR RELEVANT DETAILS FOR ADDITIONAL INFORMATION ON ITEMS MENTIONED ON PLANS.
6. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND WORK LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR ORDERING OF MATERIALS.
- 11.ALL CONTRACTORS SHALL SITE CHECK EXISTING DIMENSIONS BEFORE MANUFACTURE OR FABRICATION OF ANY ITEMS.
- 12.ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE REGULATIONS, AND BE CERTIFIED AS SAFE FOR PUBLIC USE PRIOR TO OCCUPATION.
- 13.ALL MATERIALS AND FITTINGS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 14.STORMWATER SHALL BE TAKEN TO A LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF ALL LOCAL AUTHORITIES.
- 15.ALL EXPOSED STEELWORK IS TO BE MILD STEEL PAINT PROTECTED (UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER).
- 17.CONSTRUCTION TO INCLUDE ALL COMPONENTS AND FITTINGS NOT INDICATED ON THE DRAWING.

SPECIFICATION NOTES

1. SOIL PREPARATION:

CRUSHED ROCK, CONCRETE SPILLAGE AND ANY OTHER MATERIAL RESTRICTIVE TO PLANT GROWTH (E.G. LARGE ROCKS) SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND SEMI-ADVANCED TREES. ALL TREES TO BE REMOVED SHALL BE STUMP GROUND AND ALL RUBBISH/VEGETATIVE SPOIL IS TO BE REMOVED ROM SITE. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT DOES NOT RECEIVE ADDITIONAL COMPACTION FROM SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS.
2. WEED REMOVAL:

ALL WEEDS SHALL BE THOROUGHLY REMOVED. ALL VEGETATIVE MATERIAL, INCLUDING ROOTS AND RHIZOMES OF NON-WOODY PERENNIALS AND WOODY SUCKERING WEEDS, IS TO BE REMOVED OR APPROPRIATELY CONTROLLED USING CHEMICAL MEANS. THE STUMPS OF NON-SUCKERING WOODY PERENNIALS ARE TO BE STUMP GROUND. ALL VEGETATIVE MATERIAL SHALL BE APPROPRIATELY DISPOSED OF OFF SITE IN A MANNER WHICH WILL NOT ALLOW THEIR RE-ESTABLISHMENT ELSEWHERE. ANY CHEMICAL CONTROLS ARE TO BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND STANDARD OCCUPATIONAL HEALTH AND SAFETY PROCEDURES.
3. PLANTING:

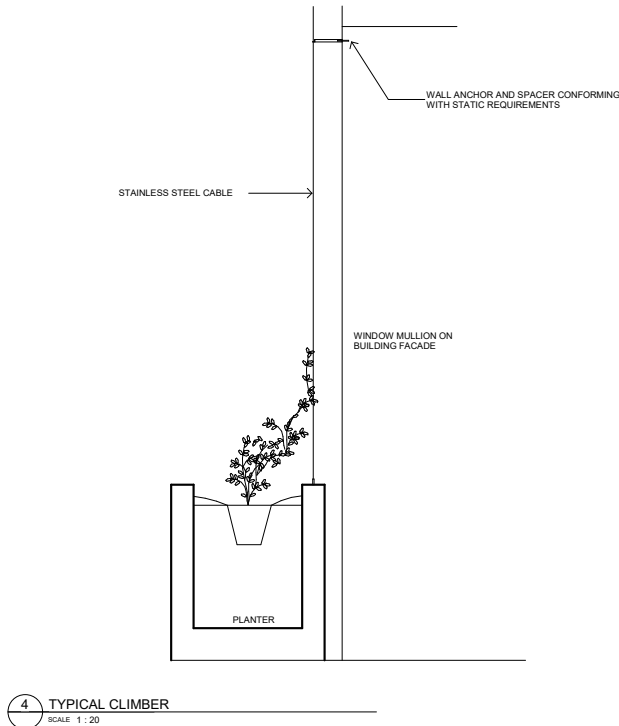
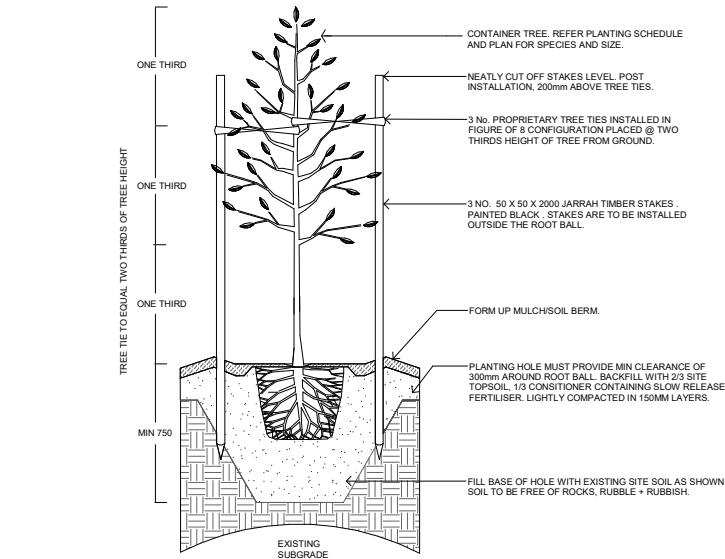
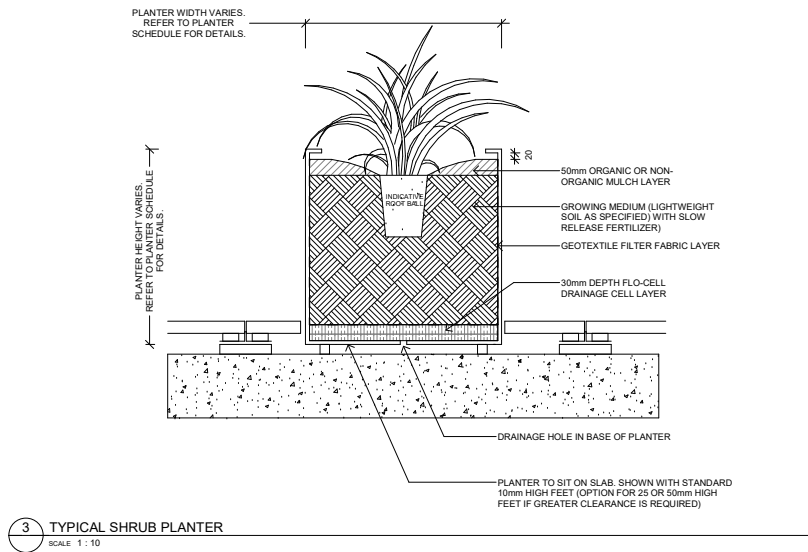
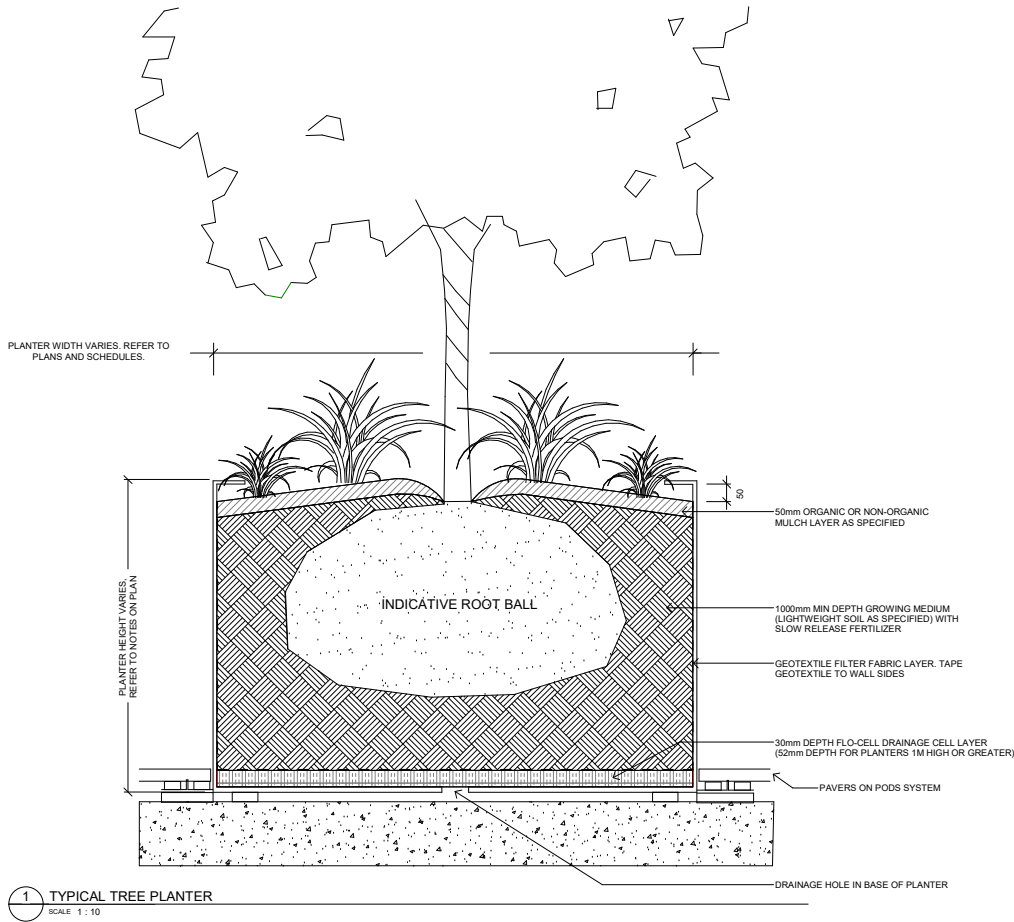
PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED ON THE LANDSCAPE PLAN AND PLANT SCHEDULE. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.
4. MULCH:

MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS AND IS TO BE AN ORGANIC TYPE LAID TO A MINIMUM DEPTH OF 75MM, CONSISTING OF FINE DARK COLOURED CHIPPED OR SHREDDED PINE BARK OR HARDWOOD WITH NOT MORE THAN 5% FINES CONTENT BY VOLUME (PREFERABLY ZERO FINES). THE AVERAGE SIZE OF THE WOODCHIP MUST BE APPROXIMATELY 10MM X 20MM X 5MM AND THE MAXIMUM LENGTH IS NOT TO EXCEED 30MM.
5. IRRIGATION

AN APPROVED DRIP IRRIGATION SYSTEM IS TO BE SUPPLIED TO ALL LANDSCAPE AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL IRRIGATION MEETS MANUFACTURERS SPECIFICATIONS. THE SYSTEM IS TO BE CONNECTED TO MAINS SUPPLY AND INCLUDE A RAIN-SHUT OFF DEVICE. ALL DRIPLINE IS TO BE BURIED WITH APPROX. 50MM OF TOPSOIL COVER AND SHALL BE ANCHORED AT REGULAR INTERVALS TO ENSURE THE TUBING CANNOT BE DISLODGED.
6. PLANTER BOXES

PLANTER CONSTRUCTION IS TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE SUPPLY AND INSTALLATION OF AGRICULTURAL DRAINS, DRAINAGE CELLS AT BASE, FILTER FABRIC, PLANTING MEDIUM, MULCH AND IRRIGATION. PLANTER BOXES MUST BE EFFECTIVELY TANKED AND LINED WITH COREFLUTE TO PREVENT LEAKING. DRAINAGE CELLS ARE TO BE PROVIDED AT THE BASE OF THE PLANTER AND ARE TO BE COVERED WITH A LAYER OF FILTER FABRIC. A DRAINAGE OUTLET IS TO BE INSTALLED IN THE BASE OF THE PLANTER WITH THE FLOOR OF THE PLANTER SLOPED TOWARDS IT. PROVIDE A ROOT ANCHOR IF TREES ARE TO BE PLANTED IN A WINDY LOCATION.
7. PLANT ESTABLISHMENT PERIOD

THERE SHALL BE A 13 WEEKS PLANT ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY. DURING THIS PERIOD THE LANDSCAPE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS IN HIS/HER SCOPE OF WORKS.



GROUND
LANDSCAPE
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AMENDMENTS

NO.	DATE	NOTES
L01	24/08/2022	LANDSCAPE TP
L02	10/09/2022	LANDSCAPE TP SUBMISSION
L03	20/09/2023	LANDSCAPE TP RFI

CLIENT

BARUNAH HOLDINGS

SHEET

TOWN PLANNING
NOT FOR CONSTRUCTION

NAPIER STREET RYE
L3.001 TYPICAL DETAILS

REVISION: L03
PROJECT NUMBER: 21048
PROJECT STATUS: NOT FOR CONSTRUCTION

DATE: 23/05/2023
SHEET SIZE: A1
SCALE: As Indicated

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: KC

PLANNING REPORT V2

ADDRESS: 6 NAPIER STREET, RYE
PREPARED FOR: BARUNAH HOLDINGS
DATE: 15 JUNE 2023





Document Information

Issue Date	15 June 2023	Prepared for	Barunah Holdings
Prepared by	BA	Reviewed by	RW
Project No.	12166	Project Name.	6 Napier Street, Rye

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1 Introduction

Human Habitats has been engaged by Barunah Holdings (the permit applicant) to prepare this planning permit application for a residential hotel development at 6 Napier Street, Rye (the subject site).

The subject site is located within the Mornington Peninsula Shire and subject to the Commercial 1 Zone (C1Z), the Design and Development Overlay - Schedule 58 (DDO58) and the Vegetation Protection Overlay - Schedule 1 (VPO1).

1.1 Permit Triggers & Assessment

A planning permit is required under the following provisions of the Mornington Peninsula Scheme.

- Clause 34.01-1 for the use of the land as a Residential Hotel (Accommodation) as the frontage at ground floor level exceeds 2 metres;
- Clause 34.01-4 to construct a building or construct or carry out works;
- Pursuant to Schedule 1 of Clause 42.02 a permit is required to remove, destroy or lop any vegetation; and
- Clause 43.02-2 to construct a building or construct or carry out works.

It is submitted that the proposed development accords with the provisions of the Mornington Scheme and responds to the opportunities and constraints of the land. Overall, the proposal has responded in an appropriate manner having regard to the planning context.

In coming to this conclusion, this submission has sought to address the following questions:

- Does the proposal appropriately address the **strategic planning drivers** of the Mornington Peninsula?
- Does the proposal adequately address the **Design and Development Overlay's** objectives?
- Does the design response demonstrate a high-quality **built form** outcome?
- Does the proposal provide a high level of **internal and off-site amenity**?
- Will the development achieve best practice in **environmentally sustainable design**?
- Are the **traffic and transport** arrangements appropriate?



1.2 Supporting Documents

This application is supported by the following documents:

	Document	Prepared By
1.	Planning Permit Application Form	Human Habitats
2.	Certificate of Title Information	-
3.	Metropolitan Planning Levy Certificate	SRO
4.	Architectural Plans	CHT Architects dated June 2023
5.	Town Planning Report	Human Habitats dated 15 June 2023 Version 2
6.	Landscape Plan	Ground Landscape Studio dated 23 May 2023
7.	Sustainability Management Plan	LID Consulting dated 5 May 2023
8.	Arborist Report	John Patrick dated November 2022
9.	Wind Impact Assessment	ViPac dated 6 June 2023 Revision 3
10.	Traffic Impact Assessment	One Mile Grid dated 1 June 2023
11.	Waste Management Plan	One Mile Grid dated 1 June 2023
12.	Approved Cultural Heritage Management Plan	Andrew Long & Associates dated 30 August 2019



2 Subject Site and Surrounding Context

2.1 The Site

The site is located on the west side of Napier Street, on the corner with Nelson Street and is located within the Rye large township activity centre. The site is rectangular in shape and has a frontage to Napier Street of 25.1m and a 40.6m frontage to Nelson Street, with a total site area of 1,023 sqm. The land is formally identified as Lot 1 on TP 392124.



Figure 1 – Aerial Image of the subject site.

The land is currently occupied by single storey weatherboard building in the centre of the site, with a weatherboard outbuilding sited in the north-west corner. Vehicle access to the site is via a double crossover to the Napier Street frontage which leads to a hardstand area in front of the building. A cross over at the western corner of Nelson Street, provides vehicle access to the existing outbuilding. The site was previously the Rye Library.



2.2 Surrounding Context

2.2.1 North

Adjoining the subject site to the north, 2 Napier Street is occupied by a double storey brick residential hotel. Vehicle access to the site is via a crossover at the southern end of the Napier Street frontage which leads to a driveway along the common boundary with the subject site. Residents are provided with under croft car parking with pedestrian access to the building via the ground floor entrance to Napier Street.

North of the site, along Point Nepean Road is the Napier Street Plaza and an established strip of retail / commercial uses comprised of single and double storey buildings.

Further north, within 200 metres of the site is the Rye Pier and foreshore.

2.2.2 West

To the west of the site, 14 – 16 Nelson Street is occupied by the 'One Four Nelson Hotel' which is a double storey building. Vehicle access to the property is via a crossover at the western end of the Nelson Street frontage, which leads to a carparking area sited in front of the building.

Further west, at 20 Nelson Street is the Rye Hotel, which is a double storey building. Vehicle access to the property is via double crossover at the western corner of the Point Nepean Road frontage, with a driveway leading to an extensive car park at the rear of the building. Vehicle access to this car park is also via a crossover at the western end of the Nelson Street frontage.

2.2.3 East

Directly opposite the site, on the east side of Napier Street, are a number of single storey retail/commercial buildings that make up part of the Napier Street Plaza.

2.2.4 South

Opposite the site to the south, 15 Nelson Street is occupied by a single storey building that is used as the Rye Civil Hall. Vehicle access to the property is via a crossover at the southern end of the Napier Street frontage, which leads to a parking area at the rear of the building.

At the south-east corner of the intersection of Napier Street & Nelson Street, at 13 Nelson Street is the Rye RSL.



3 The Proposal

The proposal constitutes an application for the development of a multilevel residential hotel building at 6 Napier Street, Rye with associated amenities including an ancillary restaurant and bar.

Amendment C275 implemented Council's adopted 'Rye Urban Design Guidelines' and the 'Rye Township Plan'. The proposal for a residential hotel in the precinct will provide a much-needed accommodation service in a convenient location for businesses, employees, and visitors to Rye.

The proposal responds to the strong demand for quality accommodation within Rye to support local businesses and tourism. The key features of the development include:

- The building fronts both Napier Street and Nelson Street, providing an active interface along both frontages.
- The five storey, twenty-nine (29) suite hotel will provide a high-quality landmark building at the gateway to the Napier Street Plaza.
- The design response incorporates a three-storey street wall with upper levels recessed to create a sense of enclosure and define the public realm. The ground floor entries and dining area to both Napier Street and Nelson Street creating an active interface with the street and public realm.
- The built form and massing of the proposed development responds to its context within the Rye Township and contributes to creating a sense place for the Rye Civic Core.
- Upper floor setbacks have been incorporated that will aid in preserving the views to the vegetated backdrop of Rye from the Rye Pier and Rye Foreshore.
- High-quality architecture that recognises and enhances the public realm interface to Napier Street and the surrounding context.
- Provision of basement car parking along with bicycle parking facilities.
- Environmental design with sustainability initiatives to achieve a carbon neutral building that will be an example for future development in the area.

A summary of the development is provided below:

Hotel	Features
Basement 01	Twenty-four (24) car parking spaces and ten (10) bicycle spaces, lift lobby & fire stair, aquarium equipment area, comms room, switch room.
Ground floor	Check-in / lobby area, outdoor shower/guest change room, lift lobby & stair, luggage store, male & female bathrooms, restaurant and bar (with associated kitchen), loading dock, BOH areas.
First floor	Seven (7) studios rooms, two (2) single suites and three (3) dual suites.
Second floor	Seven (7) studios rooms, two (2) single suites & three (3) dual suite.
Third floor	One (1) dual suite, one (1) triple suite, bar (with associated BOH areas), pool & spa area and outdoor communal area
Fourth floor	One (1) dual suites & two (2) triple suite.
Roof Level	Mechanical plant area & lift overrun.



3.1 Operating hours

The ground floor hotel restaurant and bar will be open to the public but its focus will be serving hotel guests. The kitchen is proposed to be open 24 hours for guests. Public dining will be open between:

- 8am to 11pm Monday- Thursday and Sunday
- 8am to 1am Friday and Saturday
- 9am to 10pm Public Holidays

100 seats/patrons are proposed within the restaurant/bar area.

The level 3 hotel bar will be open to the public but its focus will be serving hotel guests. The bar (indoor and outdoor) will be between:

- 10am to 11pm Sunday to Thursday
- 10am to 1am Friday and Saturday
- 10am to 11pm Public holidays

30 seats/patrons are proposed within the level 3 bar area.



Figure 2 – Render of the proposed Hotel viewed from corner of Napier Street and Nelson Street.



Figure 3 - Rendering of the proposed Hotel viewed north from Nelson Street.



4 Planning Policy Framework/Controls

The following state and local planning policies are considered relevant to the assessment of the proposed development:

4.1 Local Planning Policy

- Clause 02.01 (Context)
- Clause 02.02 (Vision)
- Clause 02.03-1 (Strategic Directions - Settlement)
- Clause 02.03-5 (Built environment & heritage)
- Clause 02.03-6 (Economic development)

4.2 State Planning Policy

- Clause 11.01-1S (Settlement)
- Clause 11.01-1L-01 (Settlement – Morning Peninsula)
- Clause 11.03-1L-01 (Activity Centres – Mornington Peninsula)
- Clause 15.01-1S (Urban Design)
- Clause 15.01-2S (Building Design)
- Clause 15.01-5S (Neighbourhood Character)
- Clause 17.02-1S (Business)
- Clause 17.04-1S (Facilitating Tourism)

4.3 Planning Policy Summaries

- Clause 02.02 (Vision) – Outlines Council's vision for the Mornington Peninsula and several strategic objectives related to land use and development throughout the municipality.
- Clause 02.03-1 (Strategic Directions - Settlement) – lists the hierarchy of the Peninsula's activity centres, with Rye identified as a 'Large Township Activity Centre'. The policy also seeks to direct growth within activity centres, whilst maintaining and enhancing the character and functions of activity centres.
- Clause 02.03-5 (Built environment & heritage) – seeks to ensure the location, design and construction of buildings are compatible with the built form and landscape character of surrounding area.
- Clause 02.03-6 (Economic development) – This policy seeks to maintain and facilitate the 'long-term recreational' role of the Peninsula, with regard to tourism and its role on underpinning and supporting the local economy.
- Clause 11.01-1S (Settlement) - Policy aims encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.
- Clause 11.01-1L-01 (Settlement – Morning Peninsula) – This policy builds upon Clause 11.01-1S by outlining settlement objectives specific to the Mornington Peninsula, regarding maintaining the breaks between settlement and its environmental and landscape values.
- Clause 11.03-1L-01 (Activity Centres – Mornington Peninsula) – this policy applies to all Commercial 1 Zone land to ensure that new commercial development is proposed within identified activity centres.
- Clause 15.01-1S (Urban Design) - To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.



- Clause 15.01-2S (Building Design) - Policy seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm. Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Clause 15.01-5S (Neighbourhood Character) - Policy seeks to recognise, support and protect neighbourhood character, valued features, cultural identity and sense of place.
- Clause 17.02-1S (Business) - Seeks to encourage development that meets the community's needs for retail, entertainment, and other commercial services.
- Clause 17.04-2S (Coastal and maritime tourism and recreation) - This policy seeks to encourage well designed and sited coastal tourism opportunities, including accommodation. This will ensure a diverse range of accommodation options are provided within the precinct.

4.4 Particular Provisions

The following particular provisions are considered relevant to the proposal:

- Clause 52.06 - Car Parking
- Clause 52.34 - Bicycle Parking
- Clause 65 - Decision Guidelines.



5 Zones & Overlays

5.1 Zone

5.1.1 Commercial 1 Zone

The subject site is located within a Commercial 1 Zone [C1Z]. Its purpose is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

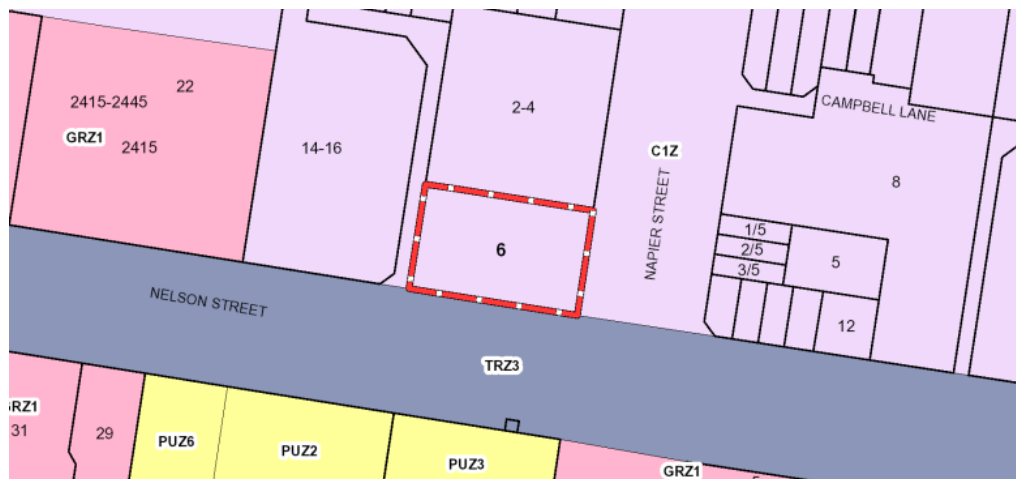


Figure 4 – Zoning Map showing the subject site highlighted in red.

Relevant decision guidelines include:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any guidelines in the schedule to this zone.

It is proposed to develop the site with a 'Residential Hotel', which is nested within the 'Accommodation Group' of land uses. Clause 34.01-1 (Table of Uses) states that the use of the land as 'Accommodation' is a Section 1 – Permit Not Required use, if it meets the conditions outlined in the table.

The condition outlined within Table 1 states "Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house)."

As the proposed development will exceed a frontage of two (2) metres at the ground floor to both the Napier Street & Nelson Street frontages, a permit will be required for the use of the land as a Residential Hotel.

Pursuant to Clause 34.01-4 a permit is also required to construct a building or construct or carry out works.



5.2 Overlays

5.2.1 Vegetation Protection Overlay – Schedule 1 (VPO1)

The site is affected by Vegetation Protection Overlay (Schedule 1). The purpose of this overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.



Figure 5 – Overlay Map showing subject site highlighted in red.

Clause 42.02-2 outlines that a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay. Schedule 1 to the VPO relates to “Township Vegetation”.

Schedule 1 to the VPO provides the following relevant objectives:

- To ensure that subdivision and development proposals have proper regards to the landscape character of township areas.
- To ensure that new development has proper regard for the established landscape, streetscape and development pattern in terms of being consistent with the existing balance between vegetation and building form in the local area and contributing to the landscape character of the area
- To ensure that any removal of natural vegetation and works associated with development in environmentally sensitive areas, including streamline areas, is carried out with proper regard to the physical characteristics of each site and the local area.

Pursuant to Schedule 1 of the VPO a permit is required to remove, destroy, or lop any vegetation.



5.2.2 Design & Development Overlay

The site is also affected Design & Development Overlay – Schedule 58 (Rye Town Centre). The purpose of this overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.



Figure 6 – Overlay map of DD058 with the subject site shown in red.

Pursuant to Clause 43.02-1 a permit is required to construct a building or construct or carry out works. The Clause also outlines that any development must be constructed in accordance with any mandatory requirements in a Schedule to the Overlay.

Schedule 58 of the Design & Development Overlay relates to the 'Rye Town Centre' and implements the below design objectives:

- To ensure scale and form of new development is compatible with the role and character of the centre.
- To provide pedestrian friendly experience through appropriate scale and built form.
- To ensure new development provides an appropriate transition to low scale residential areas.
- To enhance the public realm by ensuring commercial development provides activation of the street at ground level, along with balconies and window openings at upper storeys.
- To encourage a palette of built form materials and design that reinforces the coastal character of the centre.

The subject site is located within Precinct 3 of the 'Rye Town Centre'. Table 2 of Schedule 58 outlines several preferred buildings and works requirements that relate to the built form for the precinct and states that a planning permit can be issued for development that varies these preferred requirements. The proposals response to these requirements is outlined in detail below and in Section 6.3 of this report.

The below table is a response to the requirements of Precinct 3 outlined in Schedule 58 to the Design & Development Overlay.



Buildings & Works	
Requirement	Response
<p><u>Building Height</u></p> <ul style="list-style-type: none"> Should not exceed a height of 11.5 metres and should not contain more than 3 storeys. These requirements do not apply to building services and architectural features that do not exceed a maximum building height by more than 2.4 metres. 	<p>The development incorporates five (5) storeys and has an overall height of 18.05m.</p> <p>This additional height is appropriate for this large, strategic site within Precinct 3 Civic Core. It is located on a prominent corner and creates a gateway to the Rye town centre and has no sensitive interfaces.</p> <p>As demonstrated by the enclosed Architectural Plans prepared by CHT the proposal will not have any adverse impacts on adjoining properties or the views from the Rye Foreshore or Pier.</p> <p>The built form adopts upper story setbacks that align with the mandatory requirements of DD058 and ensures that the upper levels present as recessive elements.</p>
<p><u>Street Wall Height</u></p> <ul style="list-style-type: none"> Should not exceed 8.5 metres and 2 storeys. This does not apply to a building with frontage to Napier Street. The street wall height of a building with frontage to Napier Street should not exceed 11.5m metres and 3 storeys. 	<p>The development achieves a street wall height of 11.65m to Napier Street, exceeding the preferred height of 11.5m by 150mm.</p> <p>Along the Nelson Street frontage, the development incorporates a street wall height of 7.8m.</p> <p>The 150mm difference to the Napier Street frontage is minimal, and the development implements an upper storey setback between 2.75m– 9.6m from Napier Street.</p> <p>The development incorporates setbacks between 3.2m – 10.57m at the upper storeys to the Nelson Street frontage, meeting the requirements of DD058.</p> <p>As such, it is considered that the proposed street wall height of 11.65m is appropriate.</p>
<p><u>Street Setback</u></p> <ul style="list-style-type: none"> Should be zero metres from the frontage. This does not apply to a building with frontage to Nelson Street. A building with frontage to Nelson Street should be setback at least 2 metres from the frontage. 	<p>The development has a zero-metre setback at the ground floor along the Napier Street frontage.</p> <p>Along the Nelson Street frontage, the development incorporates a 0.83m-2m setback to the street. This provides for landscaping and pedestrian access.</p> <p>This is considered an appropriate response, given the site is gateway for Precinct 3 and the design incorporates a building program and design detail at the ground floor that will create active frontages and space for regular landscaping.</p>



<p><u>Side Setback</u></p> <ul style="list-style-type: none"> Should be zero metres from the side boundary. 	<p>The development is built to the boundary to its north and west interfaces.</p>
<p><u>Rear Setback</u></p> <ul style="list-style-type: none"> Should be zero metres from the rear boundary. This does not apply to a building that has a rear interface with a residential zone. A building that has a rear interface with a residential zone should be set back at least 2 metres at the third storey from the rear boundary. 	<p>This is considered appropriate given the site abuts the 4.87m wide driveway of the adjoining property to the north and a Council laneway to the west.</p>
<p><u>Upper Storey Setback</u></p> <ul style="list-style-type: none"> Any development above the second storey should be set back at least 3 metres from a street. This does not apply to a building with an interface to Napier Street. Any development above the second storey of a building with an interface to Napier Street should be set back zero metres from Napier Street. 	<p>At the third storey, the building will be setback a minimum 3.2m to Nelson Street, complying with the 3m mandatory setback.</p> <p>Along the Nelson Street frontage, this setback is increased to 10.57m at the fourth and fifth storey. Ensuring that built form and visual bulk is reduced at the upper floors.</p> <p>Setbacks to Napier Street are provided the fourth storey to ensure the additional height is a recessive element.</p>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Buildings and works on a site that abuts land in a residential zone should not significantly overshadow existing secluded private open space. Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced A building should not overshadow more than 20 per cent of the Napier Street Plaza as shown in Figure 2 between 11 am and 2 pm on the 21st of June 	<p>The site is not adjacent to any residentially zoned land.</p> <p>Given the sites orientation and location at the corner of Napier Street and Nelson Street, no overshadowing will occur over any secluded private open space areas.</p> <p>Shadow diagrams submitted as part of this application show that shadows cast by the development fall mainly over Nelson Street.</p> <p>There will some overshadowing to Napier Street in the afternoons, with no adverse impacts over the Napier Street Plaza.</p> <p>As such, it is considered that the development complies with the overshadowing requirements of DDO58.</p>
<p><u>Overlooking</u></p> <ul style="list-style-type: none"> Buildings and works on a site that abuts land in a residential zone should limit views into existing secluded private open space and habitable room windows. A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private 	<p>The development does not abut any residential land. However, the design response has considered the adjoining properties and has aimed to minimise overlooking opportunities.</p> <p>The orientation of the site and the design response will ensure that most of the views are over the Napier Street or Nelson Street. The development aims to minimise views to the adjoining properties to the</p>



open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

- A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
 - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
 - Have sill heights of at least 1.7 metres above floor level.
 - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.
- Screens used to obscure a view should be:
 - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
 - Permanent, fixed and durable.
 - Designed and coloured to blend in with the development.
- This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

west and north.

To the north, the adjoining property at 4 Napier Street, has no secluded open space areas oriented towards the subject site. A 4.875m wide driveway also separates the existing building from the subject site.

Along the western interface the Rye Hotel, 14 Nelson Street, is setback 3.28m from the subject site and includes several balconies with an outlook towards the subject site.

At this western interface the development includes habitable windows within 9metres of the balconies. To minimise overlooking opportunities at the upper storeys the development incorporates the following measures:

- 1.5m high obscure balustrade glazing; and
- Obscured & tinted glazing to living areas for rooms with an outlook to the west.

As such, it is considered that the development meets the overlooking requirements of Schedule 58 to the DDO.



<p><u>Design Detail</u></p> <ul style="list-style-type: none"> ▪ <i>Buildings and works should:</i> <ul style="list-style-type: none"> - <i>Be context responsive and exhibit architectural excellence in design and appearance.</i> - <i>Present a fine grained, human scale to streets and laneways through the use of ground floor glazing and maintaining a consistent façade width along the streetscape.</i> - <i>Any upper storey balcony balustrade to the public realm should be glazed and visually permeable.</i> - <i>Use suitably robust and durable materials, that achieve longevity in exposed coastal conditions, such as brickwork, steel, glazing, stonework or treated timber. These materials should use muted 'earthy' tones which complement the natural landscape of the Rye foreshore.</i> - <i>Use simple, elegant, cohesive architectural compositions that respond to the prevailing fine grained character of the Rye commercial area.</i> - <i>Avoid the use of materials that may deteriorate in coastal conditions, such as foam walling, cladding, sheet metal and untreated timber.</i> - <i>Provide for balconies within the property boundary.</i> - <i>Provide for universal design with regards to inclusion and access.</i> 	<p>The proposal incorporates the following features to ensure that the built form is responsive to the Rye Town Centre & Napier Street Plaza:</p> <ul style="list-style-type: none"> ▪ Is of a high-level of architectural and design excellence. ▪ Incorporates a fine-grained interface to both street frontages through the use ground floor glazing and an interesting façade. ▪ The development also allows for efficient pedestrian circulation with entrances from both Napier Street & Nelson Street. ▪ Incorporating a hotel restaurant at the ground floor with an interface to the Napier Street Plaza will also allow for further public realm activation. ▪ Upper storey communal areas & balconies have been oriented towards the street frontages and include glazed balustrading. This will ensure they are visually permeable and will also increase passive surveillance of the area. ▪ The development utilises several design features (angled columns, extensive glazing and varied setbacks) to reduce visual bulk and provide a built form that is in line with built form policy of the Mornington Peninsula Planning Scheme; and ▪ Materials and finishes have been selected that will be suitable to the coastal environment.
<p><u>Public realm interface & laneways</u></p> <ul style="list-style-type: none"> ▪ <i>Buildings and works should:</i> <ul style="list-style-type: none"> - <i>Provide a canopy for weather protection over adjacent public pedestrian areas. Canopies should generally be no higher than 3.6 metres above the footpath and extend out from a building to a point no less than 750mm from the kerb line.</i> - <i>If abutting a rear laneway, provide pedestrian activation at ground level and include the opportunity for pedestrian connection through to Point Nepean Road.</i> - <i>Locate building services to side streets or rear laneways, where available, or be designed to integrate with a primary façade where no alternative is available</i> 	<p>Throughout the design process, much thought was put into the development's interfaces to Napier Street and Nelson Street.</p> <p>The proposed hotel will contribute to enhancing the activation of the public realm of the Rye Town Centre.</p> <p>The location of the development at the corner of Nelson Street and Napier Street, will provide a landmark development at the gateway to the plaza. It will also provide an active frontage to Nelson Street and also further improve the interface along Napier Street.</p> <p>The incorporation of extensive ground floor glazing and the proposed restaurant will further enhance the public realm.</p> <p>Building services have been integrated into the façade where possible and also have been located</p>



<ul style="list-style-type: none">- <i>In Precinct 1, at least 80 per cent of the building façade at ground floor level should be an entry or window with clear glazing.</i>- <i>Maximise clear glazing to the public realm at upper storeys, with balconies and windows orientated towards the public realm.</i>- <i>Contribute toward enhancing the Point Nepean Road public realm through mechanisms such as activated frontages and pavement upgrades.</i>	<p>along the rear laneway interface.</p> <p>The development will also ensure that all rooftop plant is sufficiently screened from view.</p>
<p><u>Vehicle & Pedestrian Access</u></p> <p>▪ <i>Buildings and works should:</i></p> <ul style="list-style-type: none">- <i>Locate and design vehicle access to avoid or minimise disruption to pedestrian movement along a street.</i>- <i>Locate vehicle and residential access from an existing laneway or a secondary street frontage, or should not occupy more than a maximum width of 2 metres for a primary street frontage, where no alternative is available.</i>	<p>The development incorporates effective, safe and efficient vehicle and pedestrian access throughout.</p> <p>The proposal utilises the rear laneway to provide access to the basement car parking areas. This avoids the need to create new crossovers that will disrupt pedestrian movement.</p> <p>The access arrangements are discussed in further detail at Section 6.7 of this report.</p>



5.3 Aboriginal Cultural Heritage

It is noted the subject site is located within an area of Aboriginal Cultural Heritage Sensitivity.

Cultural Heritage Management Plan CHMP 16469 (dated 30 August 2019) was prepared by Andrew Long & Associated for the site as part of an earlier development proposal for a residential hotel with a two level basement. It was approved 4 September 2019. As the application is for the same development type with the same 'impact', the approved CHMP and conditions are applicable and able to be transferred to this application to meet the requirements of the Aboriginal Heritage Act.



Figure 7- Area of Aboriginal Cultural Heritage Sensitivity (subject site highlighted in red)



6 Planning Considerations

The proposal constitutes an application for a planning permit to enable the use and development of a residential hotel. The hotel will feature 29 keys, ground floor dining options and third floor bar and pool area and is proposed on a strategically located site within the Rye Township.

It is our assessment that the proposal demonstrates an appropriate outcome in this case. In coming to this conclusion, we have considered the following key questions:

- Does the proposal appropriately address the **strategic planning drivers** of the Mornington Peninsula Planning Scheme?
- Does the design response demonstrate a high-quality **built form** outcome?
- Does the proposal adequately address the **Design and Development Overlay's** objectives?
- Does the proposal provide a high level of **internal and off-site amenity**?
- Will the development achieve best practice in **environmentally sustainable design**?
- Are the **traffic and transport** arrangements appropriate?

6.1 Strategic Planning Drivers

The proposal demonstrates an exceptional outcome considering the strategic planning drivers of the Mornington Planning Scheme and the Rye Township. The site is located at the corner of Napier Street and Nelson Street forming a gateway to Precinct 3 – Civic Core. The proposed development and its scale capitalise on this strategic location and will create a landmark for Rye that represents the high-quality development within the Precinct and wider area.

The proposal responds to the anticipated growth that is to be accommodated within the Rye activity centre and supports the direction of *growth primarily to major activity centres, and the remainder to neighbourhood activity centres*, whilst also strengthening *the hierarchy of activity centres while having regards to their individual character and functions* (Clause 02.03-1 Settlement). The proposal is also further encouraged by policy seeking to ensure that development is sited and designed to be compatible with the built form and character of the surrounding area. The proposal is also consistent with economic policy by supporting and contributing to the accommodation, recreational and tourism sectors that underpin the local economy (Clauses 02.03-5 Built environment & heritage and Clause 02.03-6 Economic development).

The provision of a high-quality hotel and ancillary facilities within the established commercial area of the Rye Township, reinforces Council's objectives to provide high quality built form whilst also supporting the local economy.

The proposal will also enhance the public realm and amenity at ground level and the Napier Street Plaza. The ground floor hotel restaurant and third floor hotel bar area will provide an active interface to Napier Street, improving amenity, activation and sense of place within the Precinct.

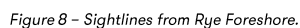
The proposal responds to State and Local planning policy and strategic planning objectives of the Mornington Planning Scheme in the following ways:

- Well-designed hotel accommodation (studio and dual and king suites) to suit a range of visitor needs in a strategic location within the Rye activity centre and will contribute to the local economy.
- The 5-storey building will have a strong street presence with provision of ground floor uses and activities that will create an active pedestrian interface to both street frontages.
- Supports the improvement of the Rye Town Centre and will aid in attracting a diversity of uses and will further aid in supporting the tourism sector of the local economy.



6.2.1 Height

- As discussed above the proposal will act as a gateway site into the Napier Street Plaza and Rye Town Centre. Its massing and overall height is appropriate due to its location within the precinct and will enhance the public realm through high quality architecture and passive surveillance and street activation opportunities.
- The proposal adopts a podium and tower typology to achieve its scale. This typology appropriately manages potential amenity impacts of visual bulk and overshadowing, whilst also creating an interesting built form. The podium incorporates a street wall height to both frontages that ensures an appropriate human scale response and improved street activation.
- The upper storeys are massed in response to the lower heights of the adjacent buildings and incorporates setbacks that comply with the preferred requirements of Design & Development Overlay (Schedule 58).
- The setbacks at the upper storey will also break-up the building mass and will aid in reflecting the existing fine grain context of the Napier Street Plaza, with communal spaces and balconies located above typical height levels.
- The sight line diagrams also show that when viewed from the Rye Foreshore and Rye Pier, the built form does not hinder views to the vegetated backdrop.
- Due to the sites orientation and location, overshadowing from built form has minimal impact on adjoining properties and maintains appropriate solar access for surrounding buildings.





6.2.2 Ground Level

- The interface with the public realm, especially with the frontage to the Napier Street Plaza, at ground level was an important consideration to ensure the success of the proposed hotel and that it is a positive contribution to the Precinct.
- The zero-metre setbacks to Napier Street and Nelson Street at ground level, multiple entrances, along with the hotel lobby entrance and restaurant, will ensure that the development provides a high level of street activation. It will also provide a level of revitalisation along the Nelson Street frontage.
- Pedestrian safety and amenity along Napier Street and Nelson Street will be improved under the proposed conditions due to the activation and passive surveillance provided by the proposed development noting the extensive glazing and balconies to the southern and eastern frontages.
- The public realm along the Napier Street Plaza will be maintained and enhanced through additional planting and the integration of on street dining opportunities from the ground floor hotel restaurant. This will create a high quality pedestrian friendly experience.



Figure 10 – Ground Level Façade Engagement

6.2.3 Upper Storeys

- Along the Napier Street frontage, the development is setback between 2.47m – 3.37m at the first and second storey, with balconies providing passive surveillance opportunities along the Napier Street Plaza. At the third and fourth storeys, the building is setback a minimum 8m from Napier Street, with more communal areas / balconies providing an outlook over the street and plaza.
- The development incorporates a zero-metre setback at the first storey along the Nelson Street frontage. However, the development is setback a minimum 3.2m from the Nelson Street frontage at the second storey, complying with the mandatory requirement of DDO58.
- The third and fourth storeys are setback 10.57m from the Nelson Street frontage, with balconies and communal spaces located at these interfaces providing further passive surveillance opportunities over Nelson Street.



Figure 11 – Upper levels viewed from Napier Street



6.3 Design and Development Overlay (Schedule 58)

As discussed in Section 5.2.2 of this report, the subject site is affected by Design & Development Overlay – Schedule 58 (Rye Town Centre). The site is located within Precinct 3 - Civic Core.

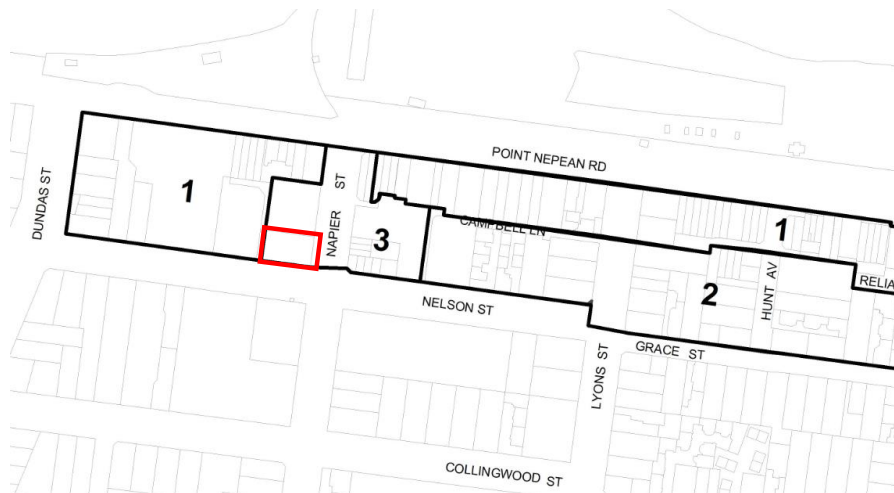


Figure 12 – Rye Town Centre Precinct Plan (site highlighted in red).

It is considered that the proposal is an appropriate response to the Design Objectives of Schedule 58 of the Design and Development Overlay:

- Although the development achieves an overall height of 18.05m, exceeding the preferred height of 11.5m by 6.55m, it is considered that the development achieves the requirements of DDO58 for Precinct 3. This is demonstrated by:
 - Incorporating significant setbacks at the upper storeys to the Napier Street and Nelson Street frontages, that are in line with the requirements of Schedule 58 to the DDO.
 - The setbacks of the upper storey setbacks will ensure that view lines to the vegetated backdrop of Rye are maintained, when viewed from the Rye foreshore and pier; and
 - The upper storey setbacks also allow for balconies and communal spaces to have an interface to both street frontages, increasing street activation and passive surveillance opportunities.
- Along the Nelson Street frontage, the built form is setback a minimum 3.2m at the second storey, complying with the mandatory requirements of DDO58. These setbacks also ensure that the built form is of a scale compatible with the residential area to the south.
- The varied setbacks to Nelson Street and Napier Street at the upper storeys, along with the use of varied architectural features, materials and finishes achieves a high level of articulation.
- The development presents a fine grain, human scale to the Napier Street Plaza through several design features, including:
 - The extensive use of ground floor glazing with columns breaking up the façade into multiple openings for increased permeability between the public realm and the hotel.
 - Incorporating the hotel restaurant at ground floor and potential for outdoor dining along the Napier Street frontage will provide further street activation; and
 - The use of upper storey balconies and communal areas that utilise glazed balustrades allowing for a visually permeable interface.



- The design response incorporates a variety materials and finishes including glazing, concrete, and steel, that will provide longevity in this coastal environment. The development will also incorporate an 'earthy' colour palette that will complement the natural landscape of the area.
- Service vehicle access to the site is via Nelson Street and guest vehicle access to the development will be via the rear laneway to the west of the site. Access has been designed to minimise disruption to pedestrian movement along Nelson Street.



Figure 13 – View lines as shown in DDO58.



Figure 14 – Rendering of view line 1 from the Rye Pier.

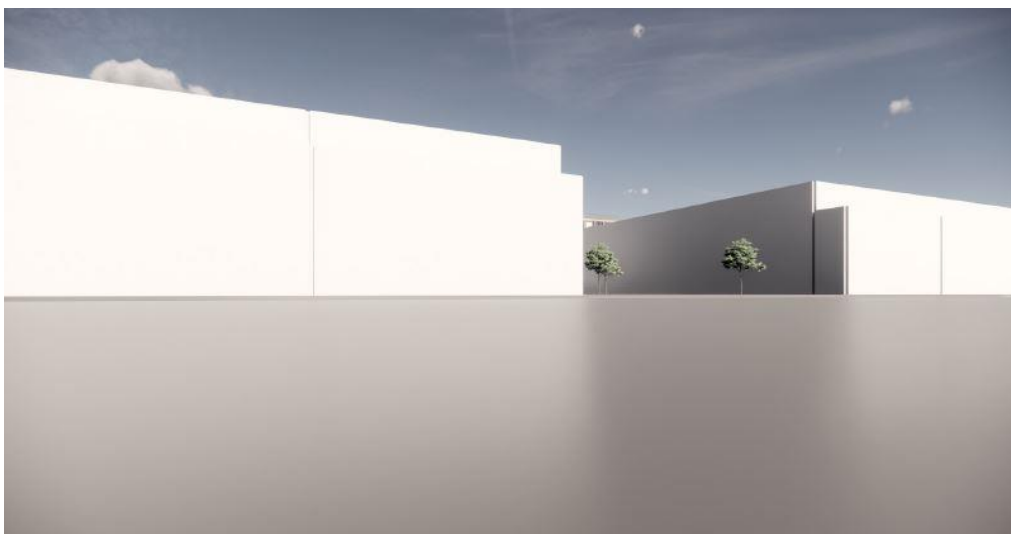


Figure 15 – Rendering of view line 2 from the Rye Foreshore.

The proposal appropriately responds to the design objectives of Schedule 58 to the Design and Development Overlay and will be a positive built form outcome for the site and the Precinct.



6.4 Public Realm and Amenity

The proposal will enhance the surrounding public realm and the amenity of the area. The design response integrates the proposed hotel with the Napier Street and the Plaza and will improve the urban experience of the subject site and the wider Precinct. This is achieved in the following ways:

- The proposed development is a well-designed hotel that will provide a landmark development at an underutilised site at the south entry to the Napier Street Plaza, and will reinforce Rye as an attractive location for tourism.
- Entrances along the Napier Street and Nelson Street frontages, along with the ground floor hotel restaurant will further improve the public realm and street activation.
- The angled façade columns, along with glazing at the upper levels, will help break up the façade and provide further permeability between the development and the public realm. Regular openings at ground floor also provide for opportunities for outdoor dining on Napier Street, creating an active frontage and extension to the Plaza.
- Balconies and communal areas at the upper storeys are oriented towards Napier Street and Nelson Street, provide excellent passive surveillance opportunities. This also adds another level of street activation at a higher level above the plaza, improving the amenity of the public realm.
- The balconies and communal areas also allow for adequate space for landscaping to be incorporated into the design. The landscaping opportunities on the site are appropriate for its urban context and complement the landscape values of the area when viewed from the public realm.
- Overshadowing will not have any adverse impacts on the adjoining properties to the south and west, or the Plaza to the east.
- The design achieves appropriate wind conditions for ground level footpaths, entrances and outdoor dining areas. Please refer to the Wind Impact Assessment prepared by ViPac for further information.



Figure 16 - Rendering of proposed development viewed from corner of Napier Street and Nelson Street



6.5 Internal Amenity

As discussed in the submitted Sustainability Management Plan, the proposal will meet high levels of environmental sustainability, which will be directly enjoyed by the future guests and employees. The building will achieve high levels of comfort through the following methods:

- Providing natural ventilation through the provision of openable habitable room windows to all rooms, with direct access from living areas onto balconies.
- The development includes high ceilings that allow for high levels of daylight distribution to rooms, complying with best practice environmental design.
- Glazing will meet BCA standards and will aid in the provision of adequate daylight and with thermal comfort to control solar access.
- The floor plate and glazing design provide all floors with good access to views.
- The mechanical ventilation system has been designed to allow for easy maintenance and cleaning and have fresh air intakes located away from pollutants.
- The design and treatment of internal constructions, finishes and building services will ensure that best practice acoustic standards are met, including acoustic separation between uses.
- Materials and finishes will include products that have a low VOC and formaldehyde content (paints, carpets, engineered wood products), reducing the potential for harmful impacts to residents.
- Stormwater management and reticulation to ensure high level of water efficiency; and
- Provision of multiple landscaped areas of open space which can be enjoyed by guests and employees, promoting outdoor activity and a sense of place.
- All sources of pollutants (car exhaust, printers, cooking) will be mechanically ventilated from the building.
- Reduced air conditioning requirements using efficient cooling.
- Balconies and communal terraces areas are designed to ensure an appropriate wind conditions and comfort. Please refer to the Wind Impact Assessment prepared by ViPac for further information.

In addition, the following aspects of the development are considered to contribute to a high level of internal amenity:

- The accommodation available is varied to suit a range of guests. These include studio style rooms, two bed suites and three bed suites;
- Rooms are open plan ranging from 31sqm and 98sqm in size. This provides for flexible furniture layouts to suit a range of needs for short and long stay guests; and
- The hotel restaurant and upper storey bar and communal area also contribute to the amenities available to guests. This provides a range of options to suit the need for a convenient place to meet with guests over a drink or meal and provides an excellent interface with the main entrance and views over the Plaza towards the foreshore.



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6.6 Environmentally Sustainable Development

As discussed in the ESD Sustainable Management Plan prepared by LIDS, the proposed development will achieve best practice sustainable design. The building will provide a benchmark of the environmental sustainability for future development of the area and satisfies the policy aspirations at Clauses 19.01 and 22.13.

The key areas that Clause 22.13 requires new development to consider are:

- *Carbon Neutral Capability.*
- *Energy efficiency.*
- *Indoor Environment Quality.*
- *Water Conservation*
- *Stormwater Management.*
- *Material Selection.*
- *Location and Transport; and*
- *Waste Management.*

The development will include a number of ESD initiatives, including:

- A reduction in fossil fuel consumption, by being purely electric powered (no gas connection). This will also aid in the developments aim to achieve a carbon neutral footprint;
- Photovoltaic (PV) panels on the roof of the development provide a renewable solar energy source, being able to generate 24.6kW;
- High thermal performance energy efficient double-glazed windows and insulation;
- Energy efficient air-conditioning, lighting and mechanical services, with a dedicated exhaust system to be installed to eliminate potential pollutants;
- Low VOC paints, floor coverings, adhesives and sealants to be used;
- Provision of secure bicycle facilities for staff to encourage sustainable transport;
- The development will also include electric vehicle charging infrastructure;
- Water efficient fixtures and fitting to minimise water use; and
- Rainwater harvesting for toilet flushing.



6.7 Traffic and Transport

The development will contribute positively to the traffic and transport needs of the site and the surrounding road network. The proposed residential hotel utilises the existing rear laneway for guest vehicles and widens the crossover to provide access to the site for service vehicles.

6.7.1 Car Parking Provision

The requirements of Clause 52.06-5 require the development to provide car parking spaces in line with the below rates:

Use	Rate
Residential Hotel	Residential Hotel is not listed in Table 1 of Clause 52.06-5. As such, car spaces must be provided to the satisfaction of the responsible authority.

Twenty-four (24) car spaces are to be provided for the residential hotel with an anticipated demand of 0.7 car spaces per hotel suite. Case study data, of similar sized developments, was used in assessing an appropriate car parking demand for the proposal.

Applying the demand rate of 0.7 to the proposed twenty-seven (29) room residential hotel indicates a demand for twenty (20) car spaces. The development is provided with twenty-four (24) car spaces within the basement of the development, which satisfies the demand as outlined in the Transport Impact Assessment prepared by One Mile Grid.

The provision of twenty-four (24) spaces is the equivalent to the rate of 0.83 spaces per room, which is in excess of the anticipated car parking demand.

The above figures provide strong justification for the reduction of car parking spaces and meets State and Local policy at Clauses 18.02, 18.02-1R 18.02-2S and 21.08 which all aim to encourage sustainable transport use and efficient car parking provision.

Bicycle Parking

Clause 52.34 of the Morning Peninsula Planning Scheme requires the development to be provided with 1 space per 10 rooms for residents and visitors. This requires the development to be provided with six (6) bicycle parks.

The proposal provides a total of ten (10) bicycle parking spaces for residents and visitors, thus meeting the objective of encouraging sustainable modes of transport within Clause 52.34 and various local policies. This is further supported by the Transport Impact Assessment which finds the proposed bicycle facilities are appropriate and sufficient to encourage cycling as a mode of travel to the site.

Loading and Unloading of Vehicles

Due to Amendment VC142 no specific loading requirements for the subject site are identified. The relevant decision guideline to respond to is whether the proposal provides adequate vehicle loading and unloading facilities [Clause 59.04-2 Decision Guidelines].

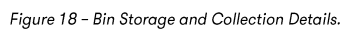
Loading and refuse collection will occur from the single loading area, which is located on the ground level, accessed from the widened existing crossover to Nelson Street. The proposed loading area is appropriate in size and specially designed for the proposed use.

The proposed widened laneway crossover and inclusion of a separate loading area on site will avoid conflict between service vehicles and guests using the laneway.



- The development will utilise a dual chute system (waste & recyclables) in the corridor of each floor.
- Bins for the development will be stored within the dedicated waste room on the ground floor.
- Bins will be transported from the ground floor waste room to the loading area, for collection by a private contractor.

Please refer to the enclose Waste Management Plan prepared by One Mile Grid for further information.





7 Conclusion

The proposed five (5) storey residential hotel will contribute a positive outcome for the site. In coming to this conclusion, we consider the following:

- The proposal demonstrates an appropriate response to the strategic planning drivers of the Mornington Peninsula Planning Scheme, delivering a complementary accommodation land use within the Rye town centre.
- The design response is of a high-quality built form and urban design outcome, enhancing the Napier Street Plaza.
- The proposal appropriately responds to its context and enhances the sense of place through a range of initiatives and quality architecture.
- The proposal will provide an appropriate level of internal amenity for future guests and visitors through well sized rooms with flexibility to meet needs of a range of users.
- The development will enhance the public realm and amenity of the area through high quality ground and upper-level treatments to the street.
- The proposal will not unreasonably prevent the redevelopment of any adjoining properties.
- The proposal supports the aspirations of the Mornington's vision of creating an environmentally sustainable and liveable city through integrated environmentally sustainable design.
- The proposal will function appropriately with regard to waste management and traffic and transport matters.

For these reasons and those discussed above we believe the proposal is worthy of Council approval.

Human Habitats Pty Ltd



ARBORICULTURAL REPORT 6 NAPIER STREET, RYE

November 2022

PREPARED BY

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1 Introduction

- 1.1 John Patrick, consulting arborists, have been engaged by Michael Hollingsworth on behalf of Barunah Holdings Pty Ltd to prepare an arboricultural report for 6 Napier Street, Rye to accompany planning application documents for the site.

2 Objectives

- 2.1 The intent of this report is to:

- Assess the condition of trees within the subject site and those neighbouring that may be impacted by the proposed development and estimate the extent of any impact.
- Identify any trees worthy of retention and provide preliminary arboricultural advice to assist in their protection and retention.

- 2.2 The report will include the following:

- Botanic / Common names
- Tree Location
- Canopy width and height
- DBH (trunk diameter)
- Tree health & structure condition
- Useful Life Expectancy (ULE)
- Tree Protection Zones (TPZ's) in accordance with AS4970
- Arboricultural value
- Other tree characteristics of consideration.

3 Methodology

- 3.1 The site was visited on the 3rd of June 2022 and a visual assessment of the subject trees was undertaken from ground level. Each tree was assigned an identification number for reference purposes, denoted on the

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attached Tree Location Plan (Section 4) which is based on the Re-establishment, Feature and Level Survey prepared for the site by Mackie Surveying, Drawing No.: 198600AB, 17/12/2018.

- 3.2 No aerial or diagnostic testing was undertaken as part of this assessment.
- 3.3 The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS4970.
- 3.4 Heights of canopies were measured using a laser range finder.
- 3.5 Widths of canopies were measured by stepping out.
- 3.6 Where access directly to the trees was not possible DBH, heights and widths were estimated.

4 Observations

EXISTING CONDITIONS

- 4.1 The subject site is located on the northwest corner of Napier Street and Nelson Street. Currently it exists as a commercial site with a single storey weatherboard building, shed, and brick garage. The existing garden consists of bushes and shrubs along boundaries of the rear yard and mature exotic trees within the front yard.



Fig. 1: Subject Site (Nearmap.com 19/01/2022)

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VEGETATION CONTROLS

- 4.2 An internet search of 'VicPlan' reveals that the site is covered by Vegetation Protection Overlay - Schedule 1 (VPO1) of the Mornington Peninsula Council Planning Scheme.

Under this overlay the following applies:

A permit is required to remove, destroy or lop any vegetation, except for:

- *The removal of vegetation which is to be carried out in conjunction with a development approved under a planning permit and in accordance with an endorsed plan.*
- *The removal of vegetation necessary for the construction of a dwelling, dwelling extension or outbuilding where no planning permit is required and provided that:*
 - *A building permit has been granted for the proposed development.*
 - *No tree with a trunk circumference greater than 0.35 metres is removed within 6 metres of a road frontage.*
 - *Vegetation is only removed from the building footprint or within 2 metres of the proposed building.*
- *The removal of vegetation, not within a road reserve, to enable the formation of a single crossing and access driveway with a maximum width of 3.7 metres.*
- *The removal of vegetation which presents an immediate risk of personal injury or damage to property including the culling of single trees located within 3 metres of a dwelling or outbuilding, or which overhangs a boundary line.*
- *The removal of any dead timber or branch which has occurred through natural circumstances, fire or the spread of noxious weeds.*
- *The removal of any tree or branch of a tree which impairs the access of motor vehicles along any existing or approved access track, provided that such access track has a width no greater than 3.7 metres.*
- *The maintenance of landscaping, including pruning, which does not effect the stability, general form and viability of the vegetation.*
- *The removal of vegetation that has been established for less than 10 years and which is not required as landscaping under a planning approval.*
- *The removal of vegetation specified in the schedule to Clause 52.17.*

- 4.3 A planning permit from the Responsible Authority will be required for the removal of all trees from the site.

- 4.4 Mornington Peninsula General Purposes Local Law 2012 applies to the site. Under this law there are no requirements for tree controls pertaining to removal of trees.

****Note: It is recommended that vegetation controls be confirmed with the local authority prior to any tree removal.***

TREE INFORMATION

- 4.5 A total of seven trees or tree groups were assessed including three trees within the subject site and four trees within the road reserve or neighbouring properties. Information on these can be found in the following table.

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TREE DATA

Table 1: Tree Data													
Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Base (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	4.5 x 5	Multi	2.0	20	Mature	Fair	Fair	5-10	Low	Multi-stemmed form
2	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	4.5 x 5.5	Multi	2.0	19	Mature	Fair	Fair	5-10	Low	Multi-stemmed form
3	<i>Olea europaea</i>	Olive	Exotic	6 x 7	22	2.6	26	Mature	Poor	Fair	0-5	Low	Thin canopy, deadwood, dieback, epicormic and sucker growth
4	<i>Melaleuca squarrosa</i>	Scented Paperbark	Vic. Native	4 x 7	27	3.2	32	Mature	Good	Fair	10-20	Low	Dense canopy
5	<i>Banksia marginata</i>	Silver Banksia	Vic. Native	1.5 x 1	<10	2.0	<10	Juvenile	Good	Fair	20+	Low	
6	<i>Banksia marginata</i>	Silver Banksia	Vic. Native	1.5 x 1	<10	2.0	<10	Juvenile	Fair	Fair	10-20	Low	
7	<i>Allocasuarina verticillata</i>	Drooping She-oak	Vic. Native	9 x 5	42	5.0	40	Mature	Fair	Fair	10-20	Medium	Line pruned, asymmetrical form, mechanical damage to limbs over driveway

NOTE: Values marked in red represent estimates
Values marked in blue represent multi-stem calculations

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TREE IMAGES



Fig. 2: Trees 1 and 2.



Fig. 3: Tree 3.



Fig. 4: Neighbouring Tree 4.



Fig. 5: Street Tree 5.



Fig. 6: Street Tree 6.

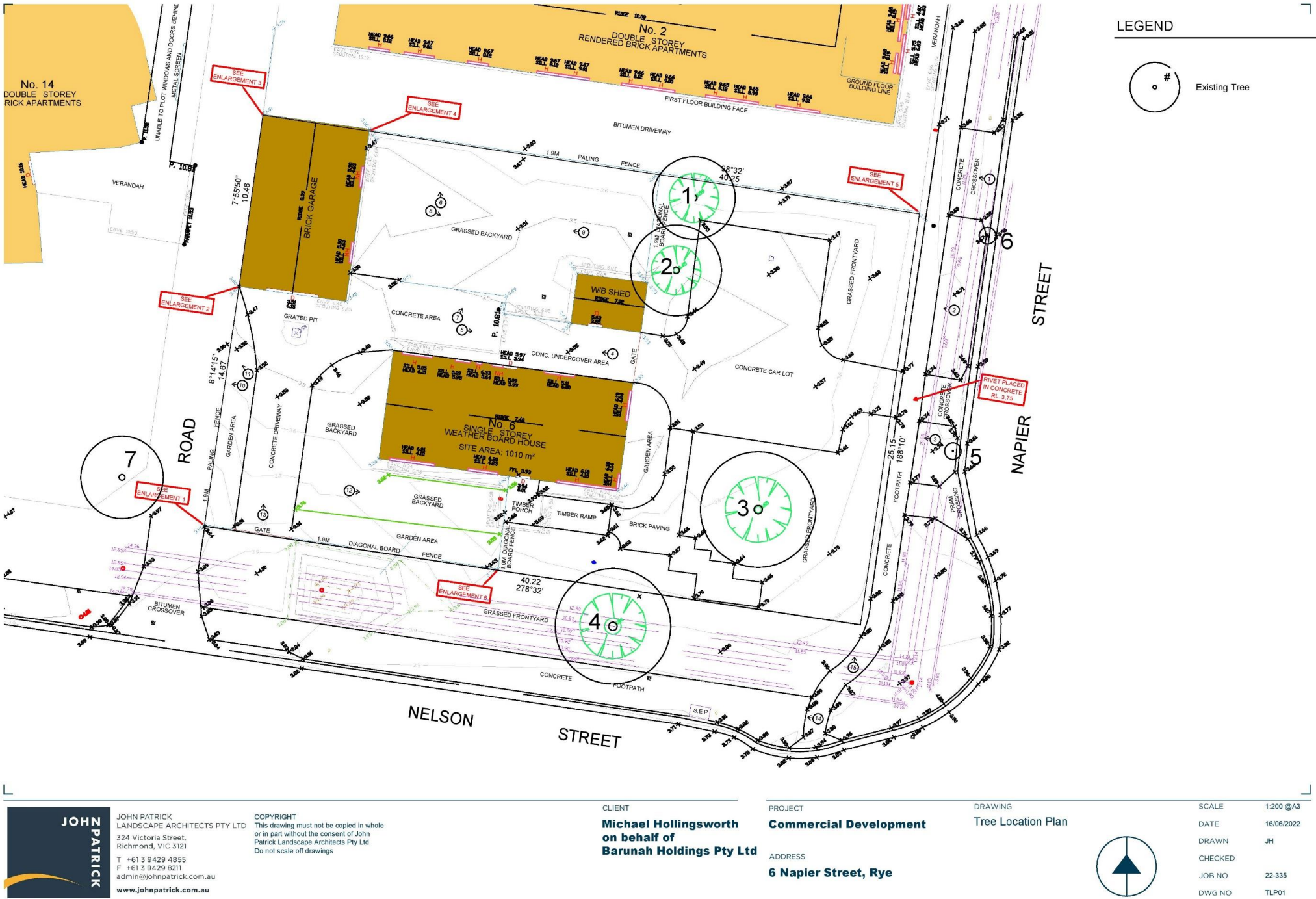


Fig. 7: Neighbouring Tree 7.

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TREE LOCATION PLAN



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5 Discussion

- 5.1 An apartment complex is proposed for the site. The following plans have been reviewed and form the basis of the following impact assessment:

6 Napier Street Rye
AreaPlan(TP-FLOORPLANS(AREA))-LEVEL00
AreaPlan(TP-FLOORPLANS(AREA))-BASEMENT01
Prepared by CHT Architects
Received 17/06/2022

- 5.2 This report assumes that the levels, dimensions, and drawings provided by the surveyors and architects named within this report are correct as these have been used as the basis for this impact assessment.
- 5.3 Trees 5-7 were not shown on the survey provided, their location on the Tree Location Plan and Impact Assessment Plan is therefore based on a visual estimation of their location. Any comments regarding the impact on these trees are approximate only.

SITE TREES

- 5.4 Trees 1 and 2 are both *Pittosporum tenuifolium* (Kohuhu) located approximately halfway along the northern boundary of the subject site. They are of fair health and structure, low arboricultural value, and proposed to be removed to accommodate the development. These unremarkable specimens are not worthy of retention. A planning permit from the Responsible Authority will be required for their removal under the VPO1.
- 5.5 Tree 3 is an *Olea europaea* (Olive) located towards the southeast corner of the subject site. It is of poor health with a thin canopy, epicormic shoots, and suckering growth. It is of fair structure, low arboricultural value, proposed to be removed to accommodate the development, and not worthy of retention. A planning permit from the Responsible Authority will be required for its removal under the VPO1.

NEIGHBOURING TREES

- 5.6 Tree 4 is a *Melaleuca squarrosa* (Scented Paperbark) located in the nature strip along Nelson Street. The tree is of good health, fair structure, and low arboricultural value. It will require removal to accommodate the proposed footpath running parallel with the development. Permission from the Responsible Authority will be required for any works within this tree's TPZ or for its removal. In discussion with the Responsible Authority and through the use of historic aerial images it has been determined this tree is a planted specimen. It is exempt from *Clause 52.17 Native Vegetation* as per *52.17-7 Table of exemptions: Planted vegetation*.
- 5.7 Trees 5 and 6 are both *Banksia marginata* (Silver Banksia) located within the tree plots along Napier Street. Tree 5 is of good health, while Tree 6 is fair, and both are of fair structure. Their TPZs are not encroached, and they are not expected to be impacted by the proposed development.

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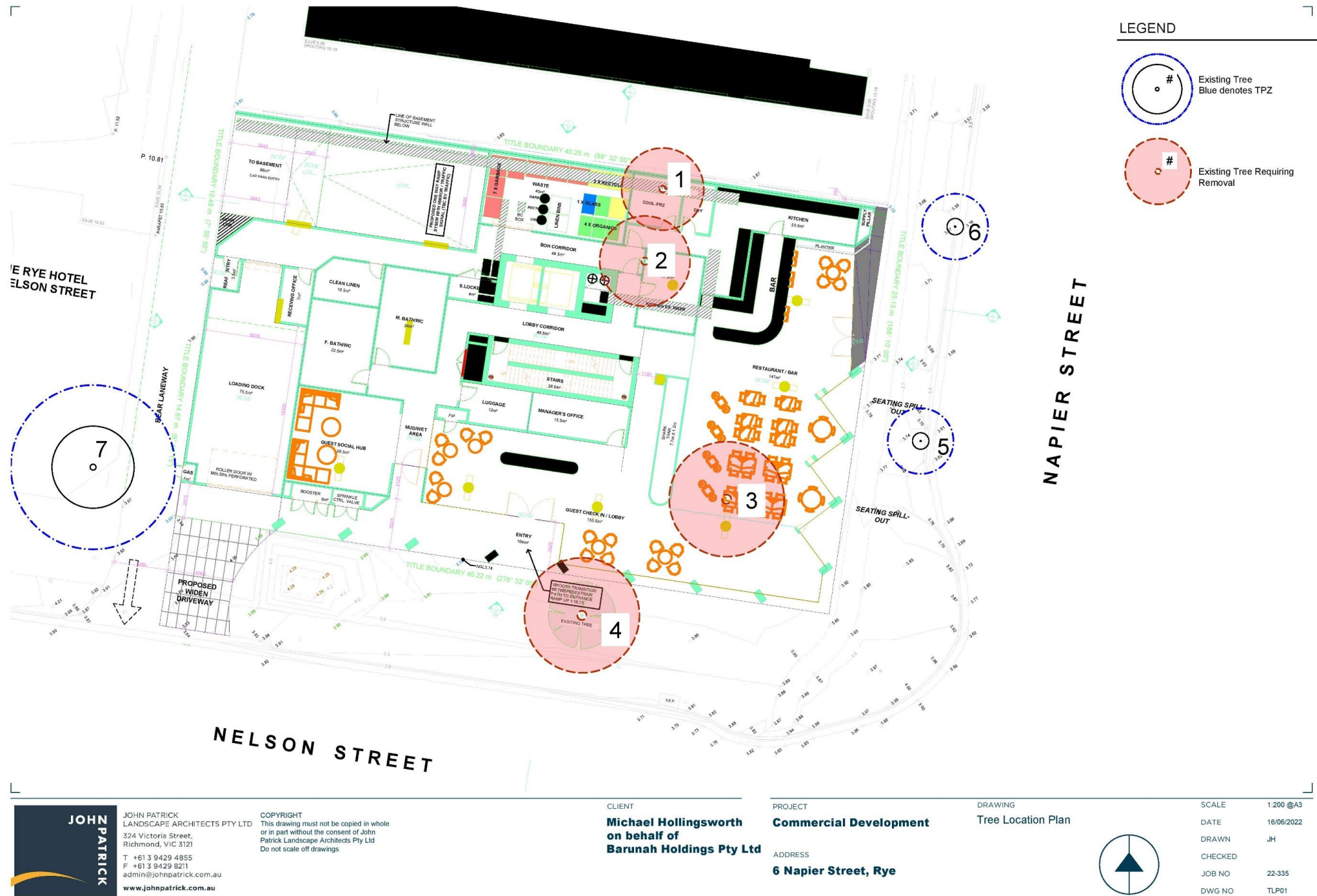
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- 5.8 Tree 7 is an *Allocasuarina verticillata* (Drooping She-oak) located in the garden bed of the neighbouring property to the west of the subject site. Its TPZ is not encroached, and it is not expected to be impacted by the proposed development.

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TPZ IMPACT ASSESSMENT PLAN



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6 Conclusion

- 6.1 A total of seven trees or tree groups were assessed, comprising three within the subject site and four within the road reserve or neighbouring properties.
- 6.2 Site Trees 1-3 will require removal to accommodate the proposed development. These have been assessed as being of low arboricultural value and not worthy of retention. A pruning permit will be required before any trees can be removed from the site under the VPO1.
- 6.3 Street Tree 4 will require removal to accommodate the proposed development. Its removal will require the permission of the Responsible Authority. It is exempt from Clause 52.17 Native Vegetation due to being identified as a planted specimen.
- 6.4 Street Trees 5 and 6 are not expected to be impacted by the proposed development.
- 6.5 Neighbouring Tree 7 is not expected to be impacted by the proposed development.

7 Recommendations

- 7.1 A Tree Management Plan be prepared to direct works around trees to be retained.

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8 Descriptors

Tree Number:

Refers to the identification number for reference purposes, denoted on the Tree Data and Tree Survey Plan.

Botanical Name:

Botanical name of species, based on nomenclature and spelling in Spencer, R 1995, *Horticultural flora of South Eastern Australia* (vols. 1-5), University of NSW Press, Sydney. Where *Eucalyptus* spp. are not found in this source, nomenclature is based on Euclid: *Eucalypts of Australia*, 2006, Centre for Australian National Biodiversity Research (CANBR). *Eucalypt* subspecies information is also based on this source.

While accurate tree identification is attempted, and uncertainties are indicated, some inaccuracies in tree identification may still be present – especially in the case of difficult to determine genera (e.g. *Cotoneaster* and *Ulmus*), and with cultivars which can have similar characteristics.

From time to time taxonomists revise plant classification, and name changes are assigned. If it is known names have been revised post the publication of the relevant above listed source, the new nomenclature has been used.

Common Name:

Common names are based primarily on names and spelling used by Spencer in *Horticultural Flora of South Eastern Australia* (vols 1-5). The source of common names is taken in the following order:

- Single name supplied in *Horticultural Flora of South Eastern Australia*;
- First in list of names supplied in *Horticultural Flora of South Eastern Australia*, unless another name in the list is deemed more appropriate;
- Common name as per Costermans, LF 2006, *Trees of Victoria and adjoining areas*; Costermans Publishing, Victoria.
- Most widely used common name if not available in either source previously mentioned.

Common names are provided for thoroughness; the botanical name should be used when referring to the tree taxon.

Age:

Juvenile: Tree has recently been planted and is still in establishment phase. Tree currently makes little contribution to the amenity of the landscape. Trees of this age are possible candidates for relocation during development.

Semi-mature: Tree has established but has not yet developed mature habit. The tree provides some landscape contribution. Tree size would still be expected to increase considerably provided there are no significant changes to existing growing conditions.

Maturing: Tree has developed mature structural habit but has substantial potential to increase in size.

Mature: Tree has or is close to reaching full potential and expected size. Growth rate has slowed, however the tree does not exhibit any major signs of health or structural weakness due to age.

Over mature: Tree is no longer actively putting out extension growth, and is starting to show signs of decline in health due to age. Canopy may thinning and signs of die back in the canopy may be present

Height: The tree's height in metres

Width: The tree's average canopy width in meters. Variations in canopy width to that stated may be present due to canopy asymmetry.

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DBH: The tree's trunk Diameter at Breast Height. Measured at 1.4m above ground level, in accordance with *AS4970 Protection of trees on development sites*, unless specified as having been measured lower. DBH may be estimated or measured, as specified in the report. In the case of multi-stemmed trees, stem diameter is either listed individually, or a measurement taken at a point lower than the point of stem divergence. In some cases, especially where trees are not considered worthy of retention or stems are too numerous the DBH may simply be listed as 'multi-stemmed'.

Health:

Good: Tree is not stressed and shows no obvious signs of pest or disease. It is free of wounding. Annual growth rate is as would be expected of a healthy specimen in the same area. There are no signs of die back and canopy is dense. Tree maybe partially suppressed by neighbouring trees.

Fair: Tree is showing signs of reduced health. It maybe drought stressed or show partial signs of pest or disease. Foliage density is less than optimal and minor die back may be present. Tree is typical of its species. Remedial works may improve tree health.

Poor: Tree exhibits signs of stress, e.g. sparse canopy and possibly stunted growth. A large number of dead branches or dieback are present. Tree is likely to be significantly affected by pests or disease. Tree often in decline. Remedial works not expected to improve long-term health.

Dead: Tree shows no signs of life and is not growing.

Note on Deciduous Species: Assessment of deciduous species can be problematic and results may vary depending on the time of year. Descriptor comments in relation to foliage density do not apply to deciduous trees assessed when dormant or entering or exiting dormancy. Time of leaf drop or bud burst and extent of bud swell may be considered in the health rating of these trees.

The ratings indicate that certain characteristics listed have, or have not, been observed. Inspections do not assess the entire tree in detail for each characteristic. The comments category should be referred to for further information.

Structure:

As a rule, the structure rating is based on identified faults in tree habit which reduce the structural integrity and may lead to partial or entire tree failure. It must be noted, however, that this is not a full hazard or failure assessment.

Good: Tree appears to have no obvious structural defects which would diminish the tree's structural integrity.

Fair: The tree has one or more obvious structural defects. e.g. dead branches or codominant stems, however the observed defects are unlikely to prevent retention of the tree. Judicious remedial intervention could remove structural defects and improve the structure rating.

Poor: Tree has at least one or more structural defects that remedial intervention cannot rectify without significantly reducing the retention value of the tree. These defects reduce the useful life expectancy of the tree.

Hazardous: The tree shows one or more structural faults that are prone to failure and present an immediate safety concern. Judicious intervention to remove structural faults and reduce safety risk would leave a tree not worthy of retention. These trees should be removed as a high priority.

Arboricultural Value:

The Arboricultural Values shown in the table below are based on the ULE of the tree which considers structure and health ratings and landscape contribution.

The arboricultural value assists in determining the positioning of structures and infrastructure outside the tree's identified TPZ.

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ULE	Landscape Significance			
	High	Medium	Low	Very Low
20+ yrs.	High Arboricultural	Medium Arboricultural Value	Low Arboricultural Value	Very Low Arboricultural Value
10-20 yrs.				
5-10 yrs.				
0-5 yrs.				
0 yrs.				
	No Arboricultural Value			

ULE: The Useful Life Expectancy of the tree from a health, structure, amenity and weediness viewpoint given no significant changes to the current situation occur. This category is difficult to determine, and should be taken as an estimate only. In addition, factors not observed at the time of inspection can lead to tree decline.

- 0 yrs.: Tree should be removed due advanced decline/ dead or hazardous.
- 0-5 yrs. Tree is in decline and has poor health or structural faults which cannot be resolved by intervention. Tree is often over- mature.
- 5-10yrs. Tree of fair health or structure
- 10-20. Semi-mature or mature tree of fair health and structure
- 20+ yrs. Juvenile or semi-mature, or a long lived species of good health and structure.

TPZ (Tree Protection Zone):

The Tree Protection Zone of the tree, measured as a radial distance in metres from the centre of the trunk. The TPZ is calculated using the method specified in Australian Standard AS4970-2009 *Protection of trees on development sites*. $12 \times \text{DBH} = \text{TPZ}$

Recommendation:

i.e. Further exploratory root investigation, alterations to proposed works to allow tree retention.

Comments:

Any additional comments specific to individual tree specimens.

AS4970-2009:

The recognised Australian Standard for the 'Protection of Trees on Development Sites'. It provides guidelines on tree protection and formulas for calculating Tree Protection Zones (TPZs), Structural Root Zones (SRZs) and the Diameter at Breast Height (DBH).

AS-4373-2007:

The recognised Australian Standard for the 'Pruning of Amenity Trees'. This Standard provides guidelines on tree pruning to encourage good health and structure.

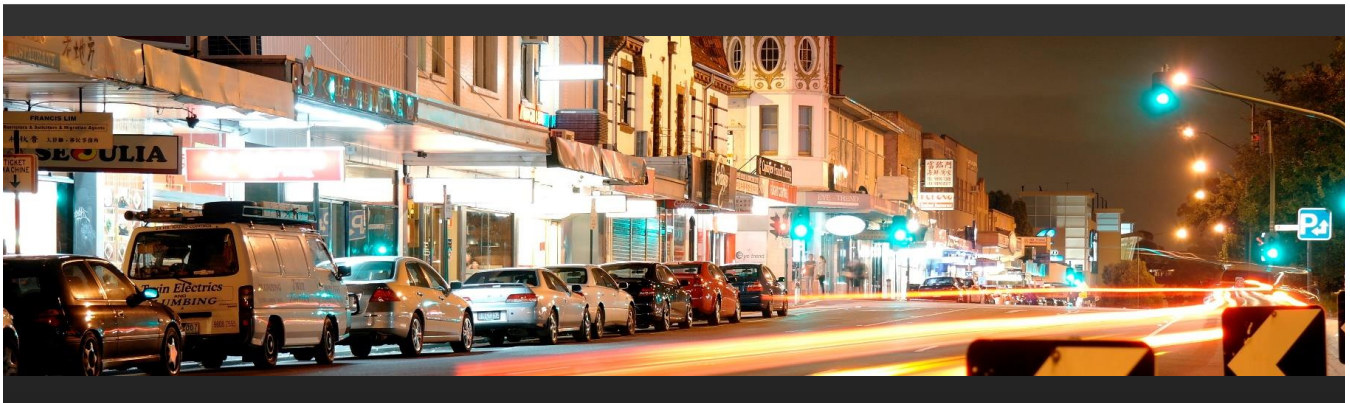
Ecological Vegetation Class (EVC):

A type of native vegetation classification that is described through a combination of its floristics, life form and ecological characteristics, and through an inferred fidelity to environment attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification that is based solely on groups in the same species) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.



6 Napier Street, Rye

Transport Impact Assessment



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1 June 2023

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APPENDICES

APPENDIX A SWEPT PATH DIAGRAMS

1 INTRODUCTION

onemilegrid has been requested by Human Habitats to undertake a Transport Impact Assessment of the proposed residential hotel development at 6 Napier Street, Rye.

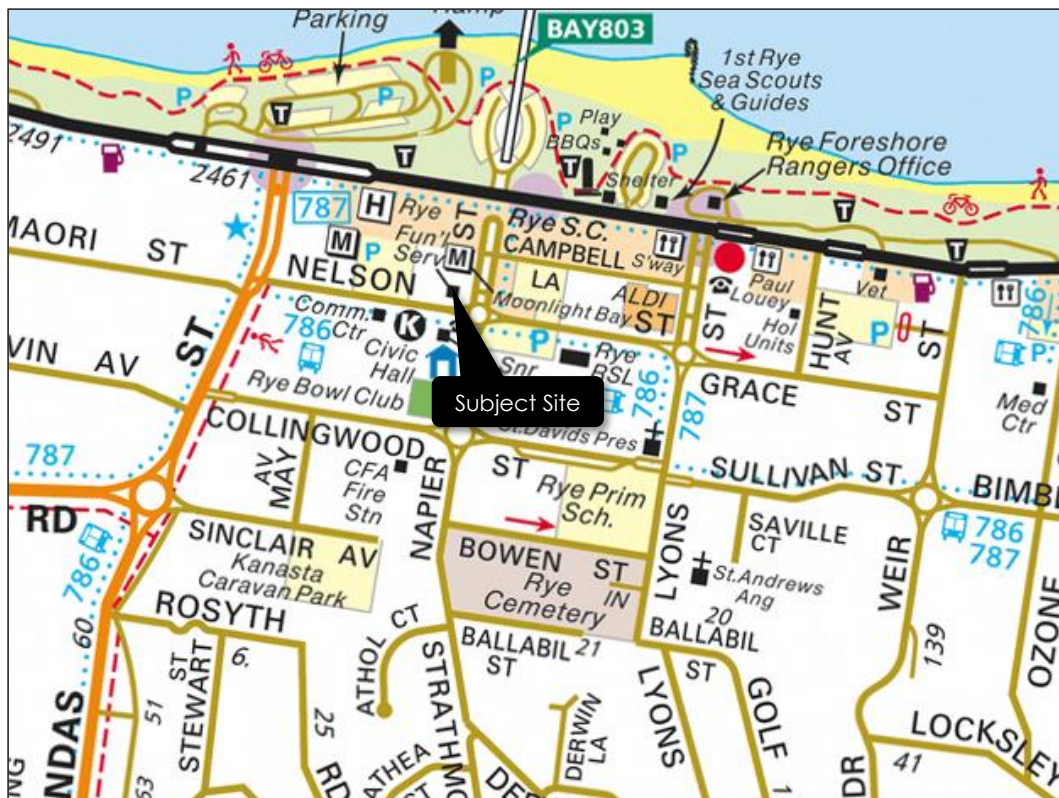
As part of this assessment the subject site has been inspected with due consideration of the development proposal and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located on the north-western corner of the intersection between Nelson Street and Napier Street, as shown in Figure 1.

Figure 1 Site Location



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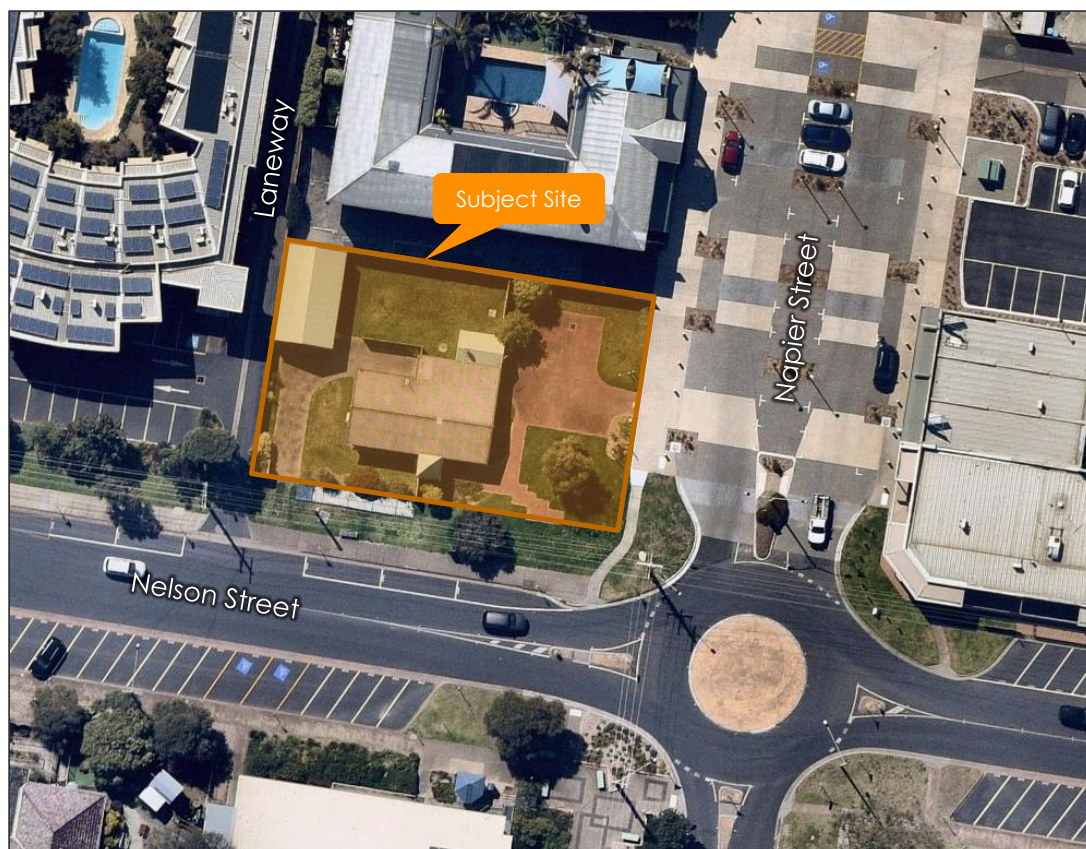
The site is currently occupied by a single storey building associated with the Rye Library.

Access to the site is provided via a connection to Napier Street along the sites eastern boundary, leading to an at-grade carpark.

An additional access point is provided from Nelson Street, towards the south-western corner of the site, which includes an invert along the kerbing to facilitate vehicle access however the nature strip is still in place.

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

Figure 2 Site Context (27th September 2021)



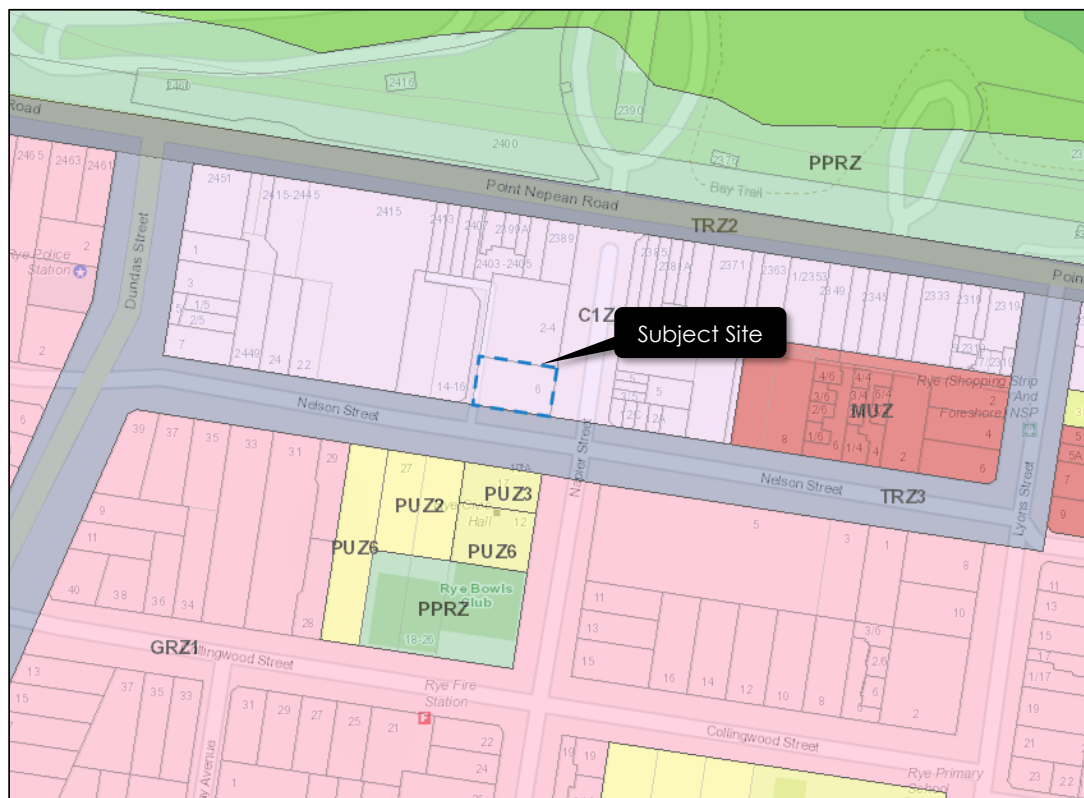
Copyright Nearmap

Land use in the immediate vicinity of the site is mixed in nature, including commercial uses bordering Point Nepean Road, and residential dwellings to the south.

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Commercial 1 Zone (C1Z).

Figure 3 Planning Scheme Zones



Additionally, the site abuts Nelson Street, which is within a Transport Zone (TZ3); Significant Municipal Road.

2.3 Road Network

2.3.1 Napier Street

Napier Street is a local road generally aligned north-south, continuing from Strathmore Street in the south and terminating in a parking area to the north.

The eastern boundary of the site abuts the northern end of Napier Street, which is a one-way loop road with 90-degree car parking provided through the central median. The car parking area has been treated with an alternate pavement type, to distinguish the use of the road.

Car parking is restricted to 1-hour parking between the hours of 9:00am to 5:00pm from Monday to Friday, and from 9:00am to 12:00pm on Saturday.

The cross-section of Napier Street at the frontage of the site is shown in Figure 4.

Figure 4 Napier Street, looking north adjacent to the subject site



2.3.2 Nelson Street

Nelson Street is a local road generally aligned east-west, running between Lyons Street in the east and Dundas Street in the west. Nelson Street provides a single traffic lane in each direction adjacent to the site.

Indented angled parking is provided on the southern side of the road, generally restricted to 4-hour parking between 9:00am and 5:00pm from December to April.

A mix of kerbside and indented angled parking is provided on the north side of the road, generally restricted to 2-hour parking between 9:00am and 5:00pm from December to April.

The default 50km/h speed limit applies to Nelson Street in the vicinity of the site.

The cross-section of Nelson Street at the frontage of the site is shown in Figure 5.

Figure 5 Nelson Street, looking west adjacent to the subject site



Figure 6 Nelson Street, looking west adjacent to the subject site



2.3.3 Laneway

A laneway runs along the western boundary of the site, which provides rear-loaded access to sites fronting Point Nepean Road and to the Rye Hotel carpark to the west of the site.

The laneway provides a pavement width of approximately 4 metres, capable of accommodating one direction of traffic flow at a time.

The cross-section of the laneway from Nelson Street is shown in Figure 5.

Figure 7 Laneway, looking north from Nelson Street



2.4 Public Transport

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

Figure 8 Public Transport Provision



Table 1 Public Transport Provision

Mode	Route No.	Route Description	Nearest Stop/Station
Bus	786	Rye via Dundas Street	Nelson Street
	787	Safety Beach via Rosebud	Nelson Street

It is shown that public transport in the area is limited to bus services. It is noted that the 786 and 787 bus services include a bus stop on Nelson Street, located approximately 30m from the subject site.

3 DEVELOPMENT PROPOSAL

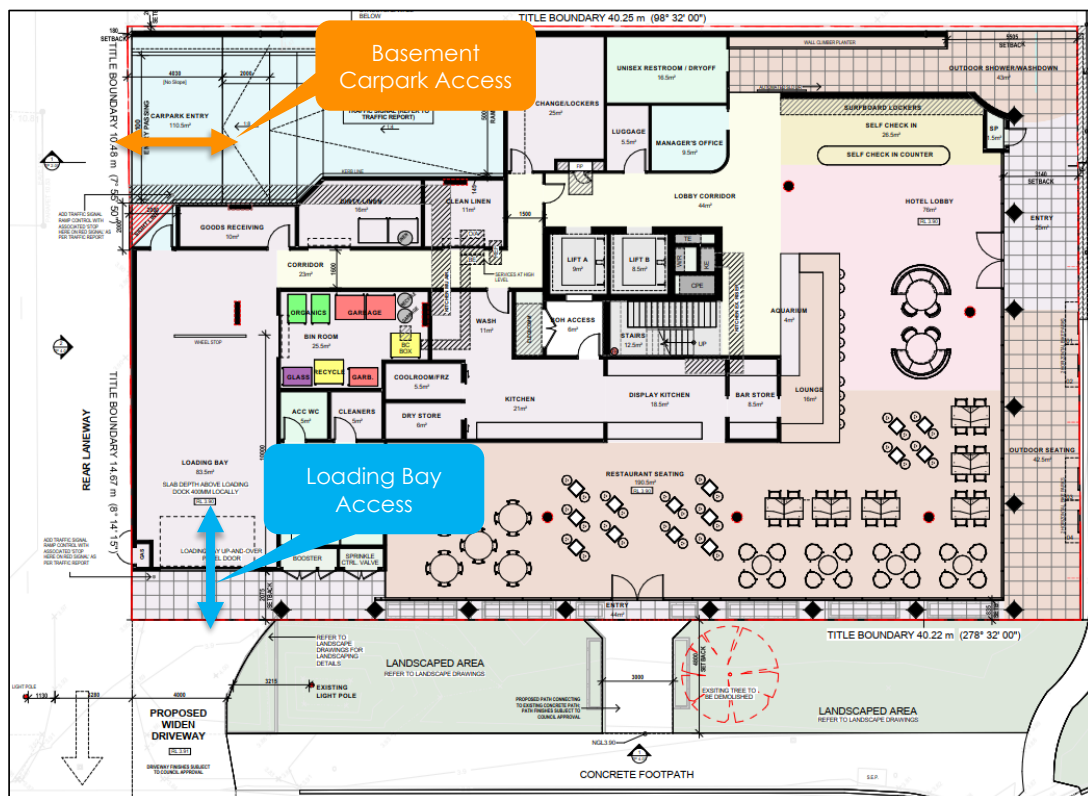
3.1 General

It is proposed to demolish the existing building and develop the site for the purposes of a 5-storey residential hotel development with a basement car park. The residential hotel is proposed to include a total of 29 rooms, including 4 x one-bedroom suites, 8 x two-bedroom suites, 3 x three-bedroom suites and 14 x studio suites.

The proposed residential hotel development includes an ancillary restaurant on the ground floor and bar on level 3.

The ground floor plan of the proposed residential hotel is shown below in Figure 9.

Figure 9 Proposed Residential Hotel Development



3.2 Bicycle Parking and End-of-Trip Facilities

A total of 10 bicycle spaces are proposed on-site, including 4 spaces on the ground floor and 6 spaces within the basement carpark. Primary access to the bicycle spaces within the basement carpark will be accommodated via the lifts, which can be accessed from the ground floor through the lobby.

Additionally, a staff change area is provided on the ground floor.

3.3 Car Parking and Vehicular Access

Access to the site is proposed via a new connection to the laneway towards the north-western corner of the site, which leads directly to the basement carpark. The existing crossover to Napier Street is proposed to be removed, with nature strip, kerb and channel fully reinstated.

The access ramp provides a passing area at the site access point in accordance with Planning Scheme requirements, before narrowing to a single width ramp towards the connection to the basement carpark.

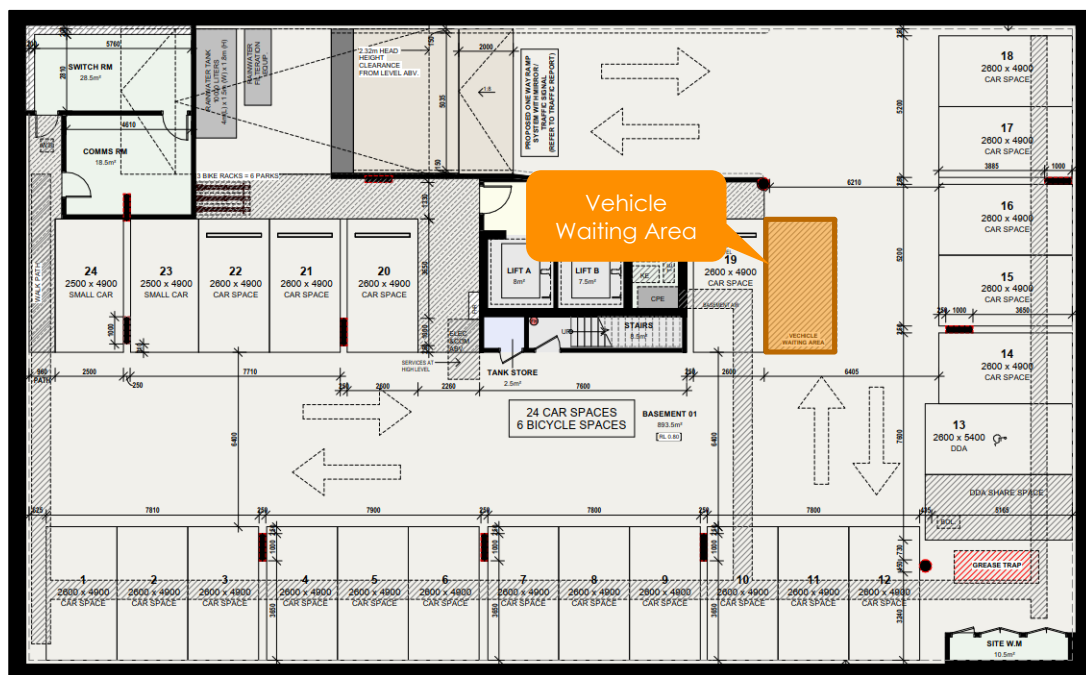
As the access ramp facilitates one-lane traffic flow, a warning traffic light arrangement will be installed on the ground floor and within the basement level. The lights will show red to the basement by default, and only red to the laneway when a vehicle is exiting, therefore giving priority to entering vehicles.

A vehicle waiting area is provided within the basement car park, for motorists to temporarily stop their vehicle whilst the warning light displays red. The location of the waiting area within the aisle allows for a vehicle entering to pass a vehicle propped within the waiting area in one movement.

The basement carpark includes a total of 24 parking spaces, including 1 accessible parking space.

The basement carpark layout is shown below in Figure 10.

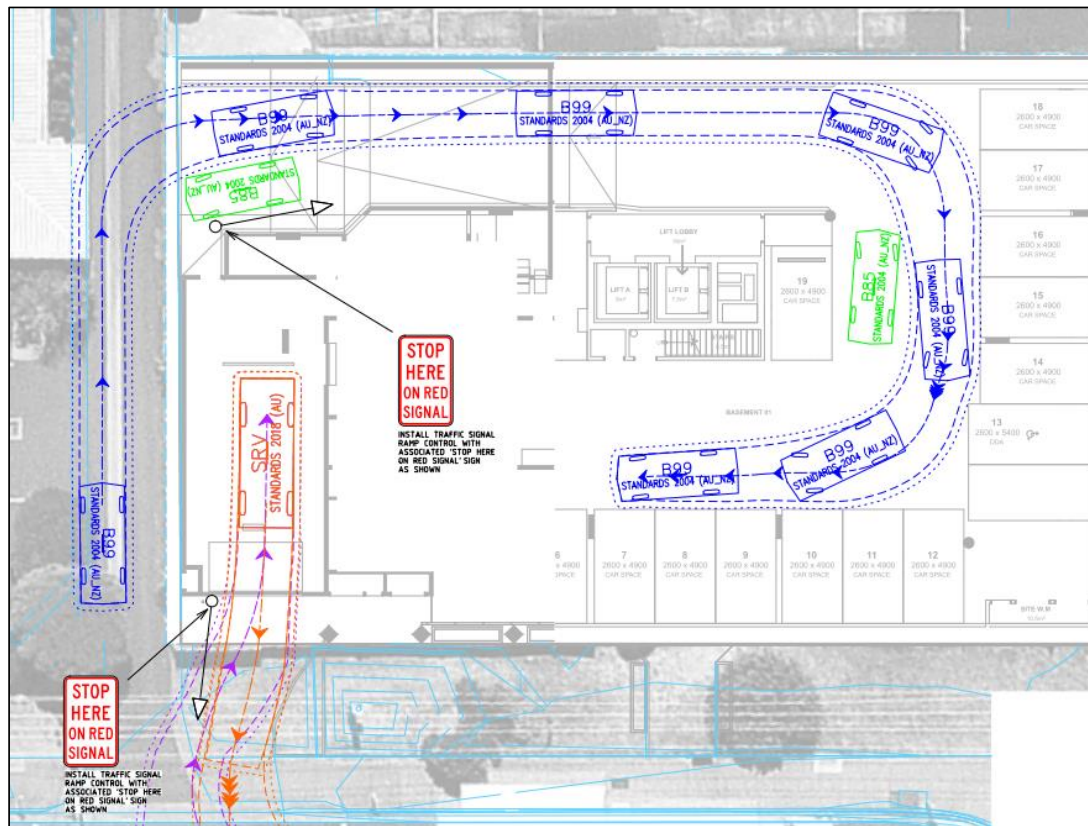
Figure 10 Proposed Basement Carpark



As the laneway accommodates one direction of traffic flow at a time between the proposed basement access ramp and Nelson street, a traffic signal system is also proposed along the laneway with the default display showing a red light to the car parking area, with no display (blank) to the Nelson Street frontage. Through the above operation, traffic from Nelson Street entering the site has priority, and will typically not be delayed on entry to the site.

The layout of the laneway traffic warning system allow the laneway is shown below in Figure 11 and detailed further in Section 8.2.

Figure 11 Proposed Basement Carpark



3.4 Loading

A loading bay is proposed along the southern boundary of the site fronting Nelson Street. Access to the loading bay is proposed to be provided via a formalisation of the existing access point to Nelson Street, which is currently provided with an invert along the kerbing to facilitate vehicle access.

4 DESIGN ASSESSMENT

4.1 Mornington Peninsula Planning Scheme – Clause 52.06

onemilegrid has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following section.

4.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 2.

Table 2 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	Comments
Be at least 3 metres wide.	Satisfied
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/a – private car park
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	Satisfied – a minimum height clearance of 2.2 metres is achieved
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	Satisfied
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Satisfied
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	N/a – does not connect to a Transport Zone

4.1.2 Design Standard 2: Car Parking Spaces

Car spaces on-site are proposed with a minimum width of 2.6 metres, length of 4.9 metres and are accessed from aisles of no less than 6.4 metres.

Car spaces opposite the stair well and adjacent to the lift lobby have restricted aisle widths, and have been suitably widened in accordance with Table 2 of Clause 52.06-9.

The accessible bay is provided with a length of 5.4 metres and a width of 2.6 metres, and an adjacent shared area of the same dimensions, in accordance with the Australian Standard for Off-Street Parking for People with Disabilities AS2890.6. Furthermore, a height clearance of no less than 2.5 metres is provided above the accessible bay and adjacent shared area in accordance with the Australian Standard.

Columns and obstructions should be located outside of the clearance areas in accordance with Diagram 1 of Clause 52.06-9.

4.1.2.1 Small Car Spaces

Small car spaces are considered to be appropriate where parking is provided in a shared arrangement (i.e., customer parking at a shopping centre, unallocated office staff parking), particularly where the small car spaces are situated in a convenient location (i.e., to encourage the use of small cars by providing small car parking in a convenient location).

Australian/New Zealand Standard for Parking facilities, Part 1: Off-street car parking (AS/NZS 2890.1:2004) identifies the dimensions of a small car space as being 2.3m wide and 5.0m long, to accommodate a light vehicle of a length of 4.45m. Noting the light vehicle length, and the typical Planning Scheme length of 4.9m, it is considered that a small car space may be 4.5m long (i.e., 400mm shorter than the standard car space), provided the 6.4m aisle width is maintained.

Considering the above, the proposed provision of two small car spaces is considered to be appropriate for use by staff of the residential hotel, and the dimensions of the small car spaces are 2.5m wide and 4.9m long.

4.1.3 Design Standard 3: Gradients

The proposed access driveway does not include a slope for the first 4 metres, then transitions to a grade of 1:8. The Planning Scheme requires that accessway grades must not be steeper than 1:10 within 5 metres of the frontage to ensure safety for pedestrians and vehicles, though the design must have regard to the nature of the car park, and the configuration of the vehicle crossover at the site frontage.

In this case, given the number of parking spaces served, the road frontage being the laneway which is expected to carry low volumes of vehicles and pedestrians, and given that all parking spaces will be utilised for long term parking, the proposed ramp arrangement which includes a grade of 1:8 following the initial 4 metres from the property boundary with no slope is considered to be appropriate, and is not expected to create safety concerns for pedestrians or drivers.

4.2 Waste Collection

A bin storage area is located on the ground floor of the development adjacent to the bin storage room. Bins will be transferred by the private contractor to the loading area for collection on collection days.

Refer to the Waste Management Plan for further information.

4.3 Bicycle Parking

Bicycle parking is proposed to be provided through on-ground bicycle hoops. The bicycle hoops have been designed in accordance with the Australian Standards; specifically, they are provided at one metre centres, with an envelope of 1.8 metres provided for bicycles and a 1.5 metre access aisle.

5 LOADING

Clause 65 (Decision Guidelines) of the Mornington Peninsula Planning Scheme identifies that "Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts."

The proposed residential hotel development provides significant area for loading and unloading, specifically designed for the proposed use, and therefore appropriate for the proposed development.

The loading bay includes a height clearance of 3.8 metres, capable of accommodating vehicles up to the size of a 6.4m small rigid vehicle (SRV). Swept paths have been undertaken and are enclosed as Appendix A demonstrating access to the loading bay from an SRV.

The provision for loading is therefore considered appropriate for the proposed use.

6 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Mornington Peninsula Planning Scheme, which specifies the following requirements for the different components of the proposed development.

Table 3 Clause 52.34 – Bicycle Parking Requirements

Component	No/Area	Requirement	Total
Residential building (four or more storeys)	29 rooms	1 space per 10 rooms for residents	3
		1 space per 10 rooms for visitors	3
Total		Residents	3
		Visitors	3

It is proposed to provide a total of 10 bicycle parking spaces on-site, including 4 spaces at ground level available for visitor use, and 6 spaces through the basement carpark available for guests.

Considering the above, the proposed provision of bicycle parking exceeds the requirements of the Planning Scheme, and is therefore considered appropriate.

7 CAR PARKING

7.1 Statutory Car Parking Requirements

The car parking requirements for the subject site are identified in Clause 52.06 of the Mornington Peninsula Planning Scheme. The Planning Scheme does not specifically refer to parking requirements for residential hotel uses, therefore, the parking provision must be to the satisfaction of the responsible authority.

In order to confirm the suitability of the proposed parking supply, an assessment of the car parking demands associated with the development has been undertaken below.

7.2 Car Parking Demand Assessment

7.2.1 Residential Hotel Case Studies

7.2.1.1 Punthill Apartment Hotel

In order to establish likely parking demands for the service apartment use, **onemilegrid** undertook a case-study of the Punthill Apartment Hotel, at 1384 Dandenong Road, Oakleigh.

Punthill staff undertook surveys of the on-site car parking over a one-week period from Thursday 2nd May to Wednesday 8th May 2019, and established an average overnight demand for 0.54 parking spaces per occupied room, inclusive of staff demands. Occupancy ranged from 38% to 82% over the course of the week, with the average overnight demand equivalent to 0.36 parking spaces per total room.

7.2.1.2 Cosmopolitan Hotel

Car parking demand surveys were undertaken by **onemilegrid** at the Cosmopolitan Hotel in St Kilda, in August 2018. The Cosmopolitan Hotel is situated on the corner of Carlisle Street and Albert Street, between Acland Street and Barkly Street, and provides 77 'regular' hotel rooms, and 9 'long stay' apartments, for a total of 86 rooms.

Car parking surveys were undertaken within the main hotel car park, the Havelock Street car park, and the Albert Street car park, with the results of the surveys shown in Table 4.

Table 4 Carlisle Hotel Car Parking Survey Results

Day	Rooms Occupied	Rooms	Parking Occupancy	Demand (spaces / room occupied)	Demand (spaces / room)
Friday	65	86	28	0.43	0.33
Saturday	73	86	27	0.37	0.31

It is shown that a peak car parking demand for 0.43 spaces per occupied room was observed, equivalent to 0.33 spaces per room.

7.2.2 Anticipated Parking Demand

The case study data presented above identifies a car parking demand of 0.54 spaces per room of the Punthill Apartment Hotel in Oakleigh and a peak demand of 0.43 spaces per room for the Cosmopolitan Hotel and St Kilda.

With regard to the above survey locations, it is noted that the subject site does not enjoy as good access to public transport and amenities, and is anticipated to therefore generate demand at a higher rate. For the purposes of this assessment, a parking demand of 0.7 spaces per apartment has been adopted.

Application of this rate to the proposed 29-room residential hotel development indicates a demand for up to 20 parking spaces.

It is proposed to provide a total of 24 car parking spaces to service the proposed development, equivalent to a rate of 0.83 spaces per room, which is in excess of anticipated parking demand outlined above.

8 TRAFFIC

8.1 Traffic Generation

Case study data collected by other consultants at the Hotel Windsor (111 Spring Street, Melbourne) identified the following traffic generation rates:

- AM peak hour: 0.09 vehicles per room; and
- PM peak hour: 0.11 vehicles per room.

Application of these rates to the proposed 29 hotel rooms corresponds to:

- AM peak hour: 3 vehicles; and
- PM peak hour: 3 vehicles.

It is noted that each of the above vehicles corresponds to two vehicle movements - one in the inbound direction and one in the outbound direction.

Table 5 Anticipated Traffic Generation

Period	Inbound Volume	Outbound Volume	Two-Way Volume
AM Peak Hour	3 movements	3 movements	6 movements
PM Peak Hour	3 movements	3 movements	6 movements

Reviewing the volumes above, it is noted that a maximum of 6 vehicle movements per hour are expected, equivalent to 1 vehicle trips every 10 minutes. The traffic volumes generated by the proposed development are very low, and are expected to be easily absorbed into the surrounding road network.

8.2 Laneway Operation

The existing laneway width accommodates one direction of traffic flow at a time between the proposed basement access ramp and Nelson Street. Whilst the level of traffic generated by the proposed development is quite low and only relates to one movement every 10 minutes during peak periods, to ensure the appropriate operation of the laneway, a traffic signal system is proposed, with the following operation.

- Signal displays are proposed at each end of the laneway (facing vehicles exiting the basement ramp onto the laneway and facing Nelson Street), and include a red light display;
- Detector loops (or other detection system) are provided at each end of the laneway to detect a vehicle entering or exiting;
- The default display is showing a **red light to the car parking area**, with no display (blank) to the Nelson Street frontage;
- Vehicles entering from Nelson Street will pass over a detector loop when entering the laneway, which will ensure the red display to the car parking area is maintained until such time as the entering vehicle reaches the car parking area;
- Vehicles exiting the carpark will need to pass over the detector loop adjacent to the ramp. Once the exiting vehicle is detected (and assuming a vehicle has not already been detected at the Nelson Street entry) the red display will show to Nelson Street. After a short clearance time (approximately 5 seconds), the red display will turn off, allowing vehicles to exit;
- Once the exiting vehicle has had sufficient time to clear the accessway, the red display at the car park end of the laneway will be displayed, and the red display will be cleared to Nelson Street, with the same clearance time (5 seconds).

Through the above operation, traffic from Nelson Street entering the site has priority, and will typically not be delayed on entry to the site.

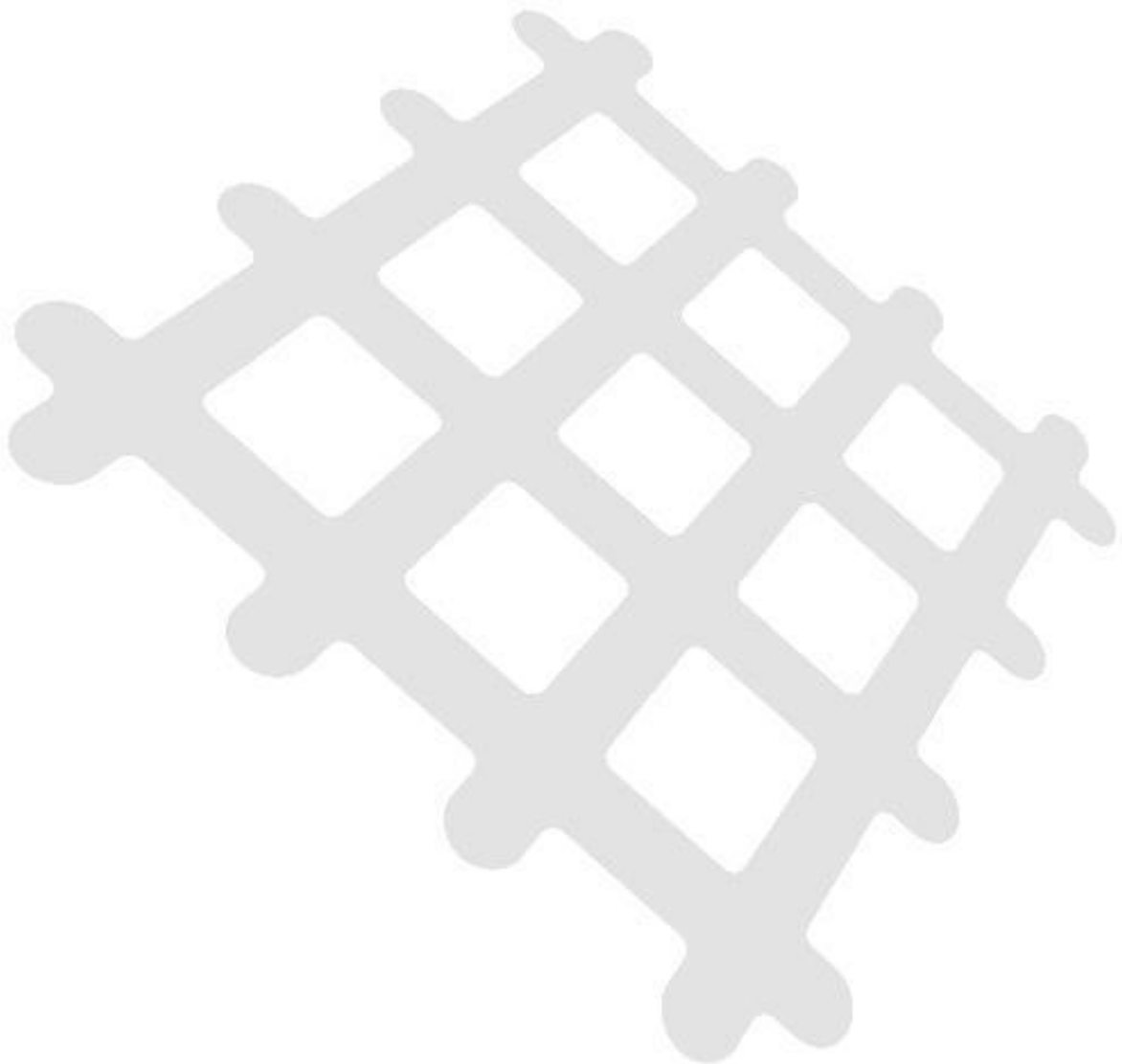
9 CONCLUSIONS

It is proposed to develop the site for the purposes of a 5-storey residential hotel development with a basement car park and an ancillary restaurant on the ground floor.

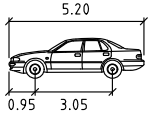
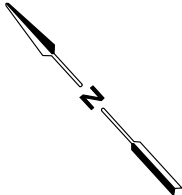
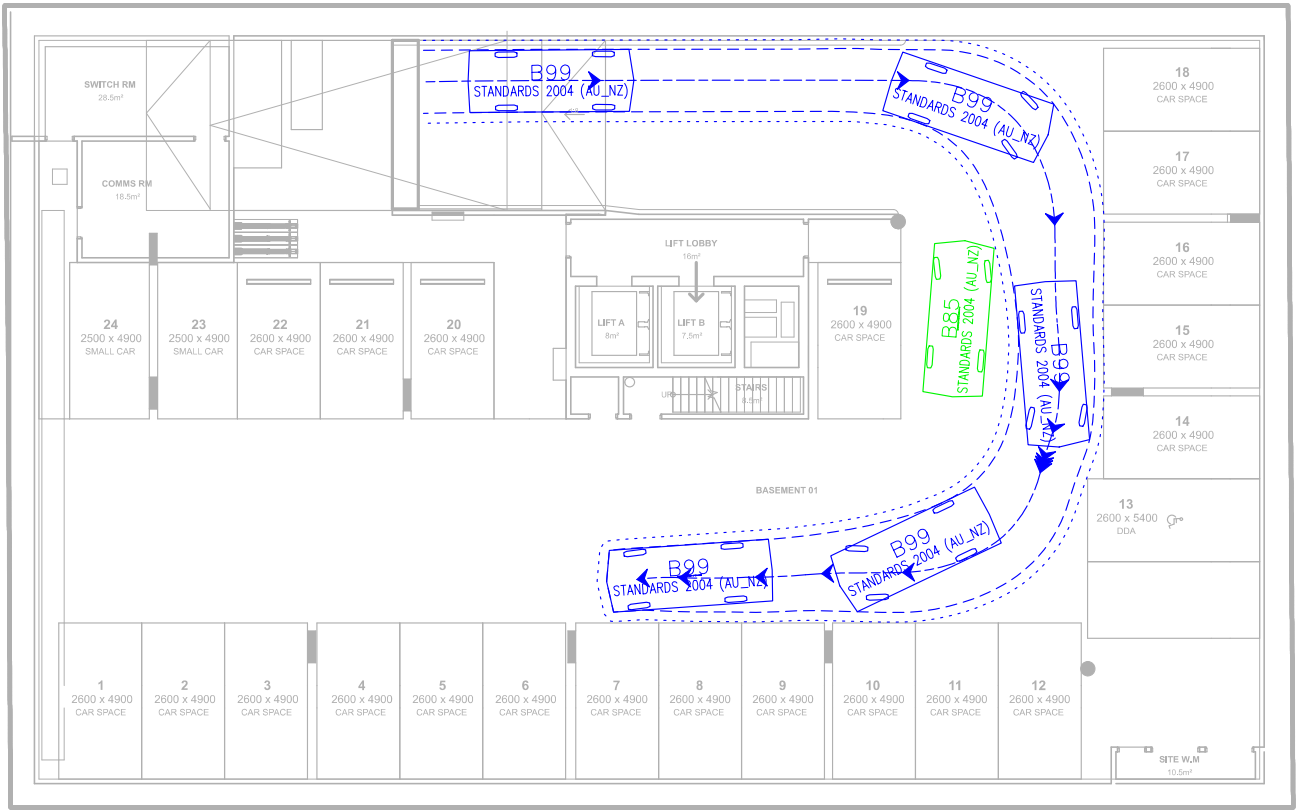
Considering the analysis presented above, it is concluded that:

- The car parking layouts and accesses have been designed generally in accordance with the requirements of the Planning Scheme;
- The provision for loading is considered appropriate for the proposed use;
- The proposed provision of bicycle parking exceeds the requirements of the Planning Scheme, and is considered appropriate;
- It is proposed to provide a total of 24 car parking spaces to service the proposed development, equivalent to a rate of 0.83 spaces per room, which is in excess of the parking demand; and
- The traffic volumes generated by the proposed development are low, and are expected to be easily absorbed into the surrounding road network.

Appendix A Swept Path Diagrams







B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED



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Scale
1:200 @ A3



Drawing Title
NAPIER STREET, RYE
CAR PARK ACCESS - BASEMENT 1
SWEPT PATH ANALYSIS

Designed TCW	Approved JS	Melway Ref 168 F4
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Project Number 220303	Drawing Number SPA101	Revision D
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CAD File: N:\Project\2023\220303\Drawings\220303SPA101.dgn

Date Plotted: 04-05-2023 16:45:17

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onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to elders and those past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Neermap

Peninsula 2040 Community Vision Pulse Check Draft Communications and Engagement Plan



Project Overview

Every 4 years Council must review and develop its strategic planning to meet our Local Government Act 2020 requirements.

Following the General Election (October 2024) Council must, by no later than 31 October 2025, review or develop its:

- Community Vision
- Council Plan
- Financial Plan
- Asset Plan

The Plans adopted take effect on 1 July 2025.

The Project is planned in three Phases, aligned to the above deliverables:

- **Phase 1:** Review Peninsula 2040 Community Vision (Pulse Check)
- **Phase 2:** Develop Council and Wellbeing Plan
- **Phase 3:** Develop Financial and Asset Plan

This Communications and Engagement Plan supports the delivery of Phase 1 and outlines key components of Phase 2 and 3. Detailed planning of Phases 2 and 3 will be adopted at later time in the project, as outlined within.

Project Timelines

NB: Timelines may be adjusted as the Project moves through the various approval phases during the life of the Project.



Peninsula 2040 Community Vision Pulse Check Draft Communications and Engagement Plan



Recommended Engagement Approach

The Shire's Community Engagement Strategy (attached) outlines the way in which we will involve our community, in accordance with the IAP2 level of involvement matrix below.

The following outlines recommendations for each Phase of the Project:

	Phase 1	Phase 2	Phase 3
Deliverable/Output	Community Vision Pulse Check	Council and Wellbeing Plan	Financial and Asset Plans
Level of IAP2 Community participation and involvement*	Consult Findings to be shared with the Community at a date TBC prior to current Council Caretaker Period (September-October 2024)	Inform	Inform

*requires new Council review and adoption in 2025

Overview of Phase 1 Engagement

PHASE 1: Community Vision Pulse Check 25 March to 6 May
Key Messages While there is a legislative requirement to review or develop a Community Vision following a general election every four years, given our community developed our Vision to 2040 in 2021, it is important that we don't lose what you community told us is important to you. Therefore it is recommended we review our Vision in 2024 as a 'pulse check' to see if it still resonates with the community, if there is anything missing and what you want our incoming Council to know and focus on over the next four years from 2025.
Tools and Methods <ul style="list-style-type: none"> Shape Platform Survey (optional hard copies available) open 25 March to 6 May Promotion via media releases, Penwide, newspapers and socials. Promotion via Council Committees, major stakeholders and external partners. The above are listed as a minimum, with broader opportunities to be explored leading up to, and during the engagement period.
Survey Questions <ol style="list-style-type: none"> Does the Community Vision still resonate with you? Is there anything you imagine for the future of the Peninsula not represented in the Vision? Of the seven principles, which three would you like to highlight to the next Council as areas to focus on in 2025-2029. Is there anything you imagine for the future of the Peninsula not represented in the Principles?

IMAGINE Peninsula **2040** Shaping Our Future



Our shared community vision

A call to action for the Peninsula to 2040



MORNINGTON
PENINSULA
Shire

Mornington Peninsula Shire Community Vision

Welcome (Wominjeka) to the Mornington Peninsula, bound by green spaces and sea.

We honour and pay respects to the Traditional Owners of this beautiful land – the Bunurong people. We also pay our deepest respects to their Ancestors and Elders. We are inspired to protect and enhance our distinct region that values its diverse community, environments and townships.

Our community spirit thrives, with safe, accessible and inclusive spaces for all.

Together we continue to create a sustainable, vibrant and prosperous future that values innovation and shared compassion.

Principle 1

Addressing Climate Change

Take a proactive stance on climate change through initiatives that support decarbonisation and renewable energy with a set of given targets.

Why is it important?

1. Renewable energy and climate initiatives support a healthy environment, community, and the creation of employment opportunities.
2. Important step towards becoming carbon neutral.



Principle 2

Integrated Public Transport and Accessibility Infrastructure

Improve and develop reliability and scope of transport between and within townships.

Innovative solutions to reduce road traffic and increase accessibility for all.

Promote the use of low-emission vehicles.

Improve safe access to infrastructure within and around our towns: build better footpaths, bike paths and boardwalks.

Build a bike path network that links the whole Peninsula.

Why is it important?

1. Community engagement for liveable townships and less traffic.
2. Transport options are an essential service to providing access for those with restricted mobility.
3. More public transport use will lessen traffic as well as reduce our carbon footprint.

Principle 3

Support an inclusive, connected and safe society

Connect and support the diverse social demographics, who live, work, and visit the Mornington Peninsula by facilitating universal access and social integration through safe social housing, services, and events within the community.

Why is it important?

This is important because

1. We have a very diverse grouping, particularly within the aging and disability sector.
2. We wish to connect with the significant numbers of visitors to our community.

Principle 4

Innovative planning and development of the local economy

Innovative planning and adaptable development that enhances economic and employment opportunities for our dynamic and prosperous communities, townships and business.

Why is it important?

1. By creating dynamic townships and communities, the Peninsula will create a prosperous future that will benefit all aspects of living.
2. Local business needs to thrive in order for there to be an even spread of employment opportunities.

Principle 5

Encourage and expand education, sports and arts opportunities

Create an environment that values arts and encourages community engagement in creative spaces. Attract and retain younger generations with educational and subsequent employment opportunities through increased investments in arts, education and sport.

Why is it important?

Education and sports are important long-term investments while also

1. stimulating an economy and social environment for people of all ages.
2. The ability to fulfil our creative and artistic needs on the Peninsula will promote community cohesiveness.

Principle 6

Protect and enhance all elements of our natural land, sea and biodiverse environments

To protect and improve green spaces, bushland, native flora and fauna, foreshore and wetlands.

To preserve or increase the current amount and quality of green space.

Responsible and sustainable farming practices foster a healthy environment.

Why is it important?

Natural spaces provide active and passive recreation.

1. The natural land, waterways and sea environments provide a clean and healthy air quality for the Mornington Peninsula and greater Melbourne.
2. Conservation of all native flora/fauna and management of pest animals/plants to allow native species to thrive.
3. Our distinct plant and animal species set us apart from other areas in Melbourne, increasing tourism and liveability.
4. Regenerative agriculture fosters healthy farmland.

Principle 7

Plan and regulate responsible and innovative housing development

Develop opportunities for affordable housing throughout the Peninsula.

Maintain and develop infrastructure to support the ideals of community wellbeing, sustainability and innovation.

Why is it important?

1. Prepare for future population growth by utilising existing infrastructure and creative development while maintaining strong community and environmental standards.
2. Providing equitable and safe housing will create opportunities for growth, support vulnerable populations and encourage social cohesion.



In April 2021, the Mornington Peninsula Shire empowered the community to help shape our future and develop a new Community Vision.

We posed a number of questions including 'What do you want life on the Mornington Peninsula to look like in 2040?'

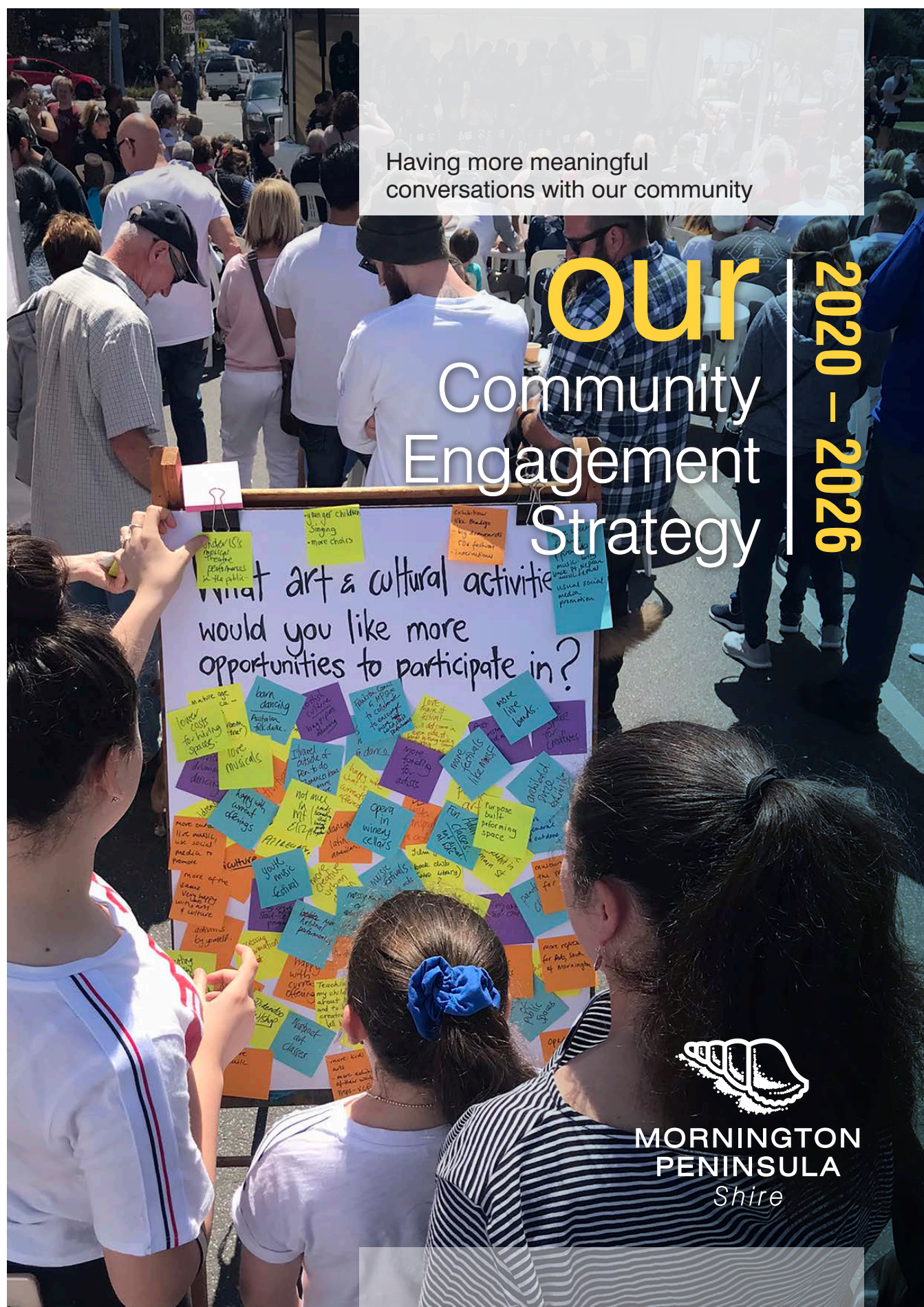
Over 3,000 community members got involved. Providing feedback via surveys, online workshops, township pop-ups, postcards and drawings.

We also commissioned an independently recruited representative community panel from across the Shire.

The panel reviewed all the community feedback and referenced other council information and data to develop the Community vision.

The Mornington Peninsula Shire empowered the panel to deliver the vision to Council and committed to use it to guide the development of the council plan and other key initiatives.

Council were presented with the new Community Vision on Tuesday 13 July.



Having more meaningful conversations with our community

our Community Engagement Strategy

2020 – 2026

What art & cultural activities would you like more opportunities to participate in?

**MORNINGTON
PENINSULA
Shire**



The foundation of local government is built around the principles of democracy. A key hallmark of those principles is the opportunity for the community to engage and be involved in Council's decision-making processes.

The Mornington Peninsula Shire plays an important role in looking after our community by delivering more than 70 services, caring for our environment, managing land and community infrastructure and ensuring the Shire is a great place to live.

Enhancing engagement opportunities will help us make better informed decisions for the benefit of the whole community.

An aspiration of this approach is to build capacity within the Shire's population by developing increased public confidence in the participation of community life through greater opportunities to engage.

This Strategy reinforces our commitment to have close connections and conversations with our community for shared leadership.
– Mayor, Cr Despi O'Connor

Our vision is to have more meaningful conversations with our community.
– CEO, John Baker

We have heard from our community over recent years that Council needs to improve the way it engages. We have listened to the feedback and developed this Community Engagement Strategy as a guiding document to build Council's capacity to more effectively design, plan, deliver and evaluate our engagement activities.

Our desired outcome of this strategy is that more community members will feel encouraged to share responsibility for their neighbourhoods and environment, create deeper local connections and participate in civic life. This will lead to an enhanced understanding of the role of local government and better alignment with our community.

This strategy has been developed with you, our community, in response to what you have told us. We look forward to many meaningful conversations and beneficial outcomes for the greater good of the Mornington Peninsula.

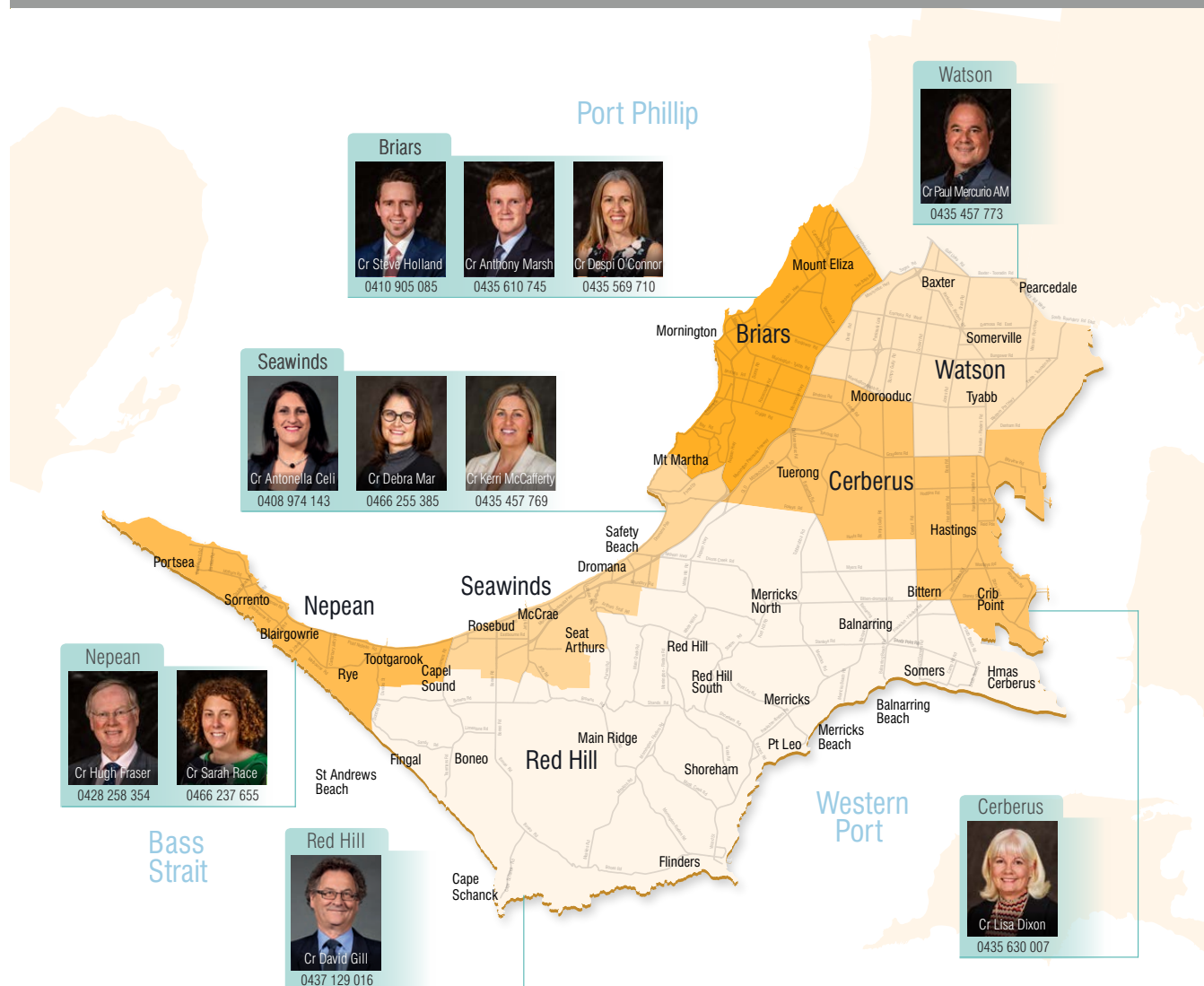
**Councillor Despi O'Connor, Mayor
John Baker, Chief Executive Officer
Mornington Peninsula Shire**

Mornington Peninsula Shire acknowledges and pays respect to the elders, families and ancestors of the Bunurong/Boon Wurrung people, who have been the custodians of this land for many thousands of years. We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong/Boon Wurrung peoples' living culture continues to have a unique role in the life of this region.

We are committed to the cultural safety of all people including Aboriginal and Torres Strait Islanders, the LGBTI+ community, those who are culturally and linguistically diverse and those who are religious.

This Strategy was adopted by Council on 8 December 2020.







Our Principles of Community Engagement

The way the Mornington Peninsula Shire (the Shire) approaches community engagement will be guided by the following principles that have been drawn from the International Association for Public Participation's (IAP2) 'Core Values'; the United States-based National Coalition for Dialogue and Deliberation's (NCDD) 'Core Principles for Public Engagement'; and the 'Community Engagement Principles' set out in the Local Government Act 2020:

1. Community Engagement is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Community Engagement is carefully and inclusively planned to ensure that the design, organisation, and implementation of the process serve both a clearly defined purpose and the needs of the participants.
3. Community Engagement is representative; it seeks out and facilitates the participation of those potentially affected by or interested in a decision.
4. Community Engagement provides participants with the information and support they need to participate in a meaningful way.
5. Participants in Community Engagement are informed of the ways in which the engagement process will influence Council decision-making.

The principles are internationally recognised and adopted principles for making better decisions together. They are based on the belief that engagement, when done well, improves social, environmental and economic outcomes and increases trust in the democratic process.

Community
Engagement
is a planned
process where
the Mornington
Peninsula
community
work together
with Council to
help inform
decisions.



Our Approach

Our approach to community engagement is centred around the community influencing and shaping Council decisions, ideas and actions that affect, impact or interest them. This will lead to having an open and accountable Council that actively engages community in decision making.

The Shire is committed to the highest standards of performance, behaviour and service. To guide us in the delivery of exceptional community outcomes, we have five core values that are integral to everything we do.

Living our values



Integrity



Courage



Openness



Respect



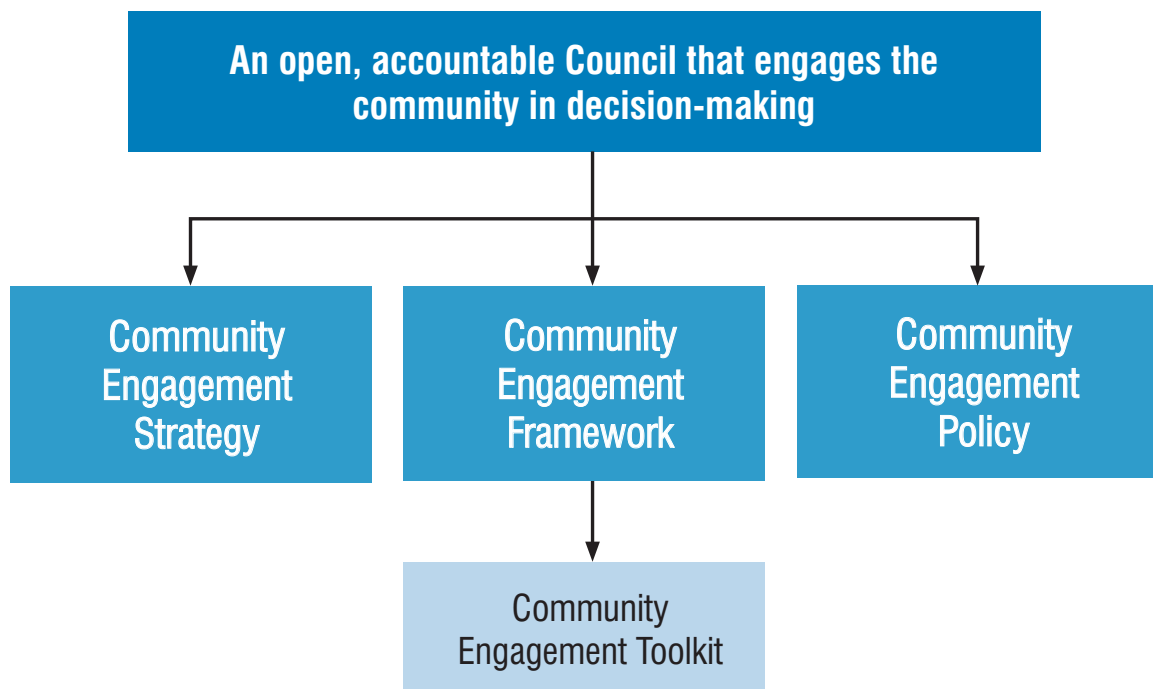
Excellence

Our approach aligns with the commitments outlined in our Council's 2017-2021 Council Plan. That is:

- Providing effective leadership and representation by democratically elected councillors
- Listening and reflecting your collective aspirations in our plans
- Helping you create a resilient, inclusive community that can respond to challenges
- Bringing new ideas to discussions that create new opportunities
- Encouraging you to get involved in your community
- Working hard to provide the best possible service and value
- Keeping you up to date with what is happening across the Shire in an open and direct way

To achieve this, our Strategy and approach consider input from key stakeholders and the community about what they believe to be the characteristics of successful engagement:

- Good design and planning of the engagement processes
- A clear purpose that is communicated to all
- Identifying target audiences
- Effective two-way communication with clear and relevant information
- Transparency of both the engagement and decision-making processes
- Shared values
- Multiple options to participate in the engagement processes
- Giving feedback on the outcomes of the engagement processes and how these influenced the decision-making process
- Timely engagement that enables fair and reasonable opportunity for the community to give input to the engagement processes
- A Strategy that outlines several directions to help achieve this vision for successful engagement.



Our Strategy and supporting Framework look to achieve engagement that:

- is planned, purposeful, meaningful and inclusive;
- brings together the diverse range of stakeholders, communities and Council to collaborate; and
- informs decisions about services, events, plans and projects.



How this Strategy aligns with Council's Corporate Reporting Framework

This Strategy aligns with the Mission Statement contained in the Council Plan 2017 – 2021:

"Keeping you informed with what is happening across the Shire, engaging with you in an open, transparent and direct way is how we will measure our success and hold ourselves accountable in alignment with our values contained in the Council Plan."

Council has been reviewing its approach to undertaking meaningful engagement with the community and considering the variety of options available.

To add to the thinking and planning Council has been doing, the recent introduction of the new Local Government Act 2020 (the Act) mandates councils to have a greater focus on improving their approach to deliberative engagement and ensuring the community are included in Council decision-making.

These changes are reflected in the requirement for councils to have a Community Engagement Policy and Public Transparency Policy, with principles that are set out in the Act.

Council will adopt and apply the principles and process set out in this Strategy in developing its future ten-year Community Vision and four-year Council Plan, as well as all other types of engagement or consultation with our community.

How this Strategy and our Framework have been developed

The Community Engagement Taskforce (the Taskforce) at the Shire was convened in September 2019 to design, drive and deliver Council's new approach to community engagement. The taskforce includes key staff from across the organisation with a range of skills and experience in engagement.

The following steps have been taken in the drafting and development of this Strategy to ensure appropriate and adequate engagement:

- **Community collaboration:** The community will be consulted on the draft Strategy to inform its contents and ensure it is designed using a community-centred approach. Engagement with the community on this Strategy will be designed through the 'involve' and 'collaborate' IAP2 spectrum lens, in that we will work with you to ensure that your concerns and aspirations are directly reflected.
- **Councillor collaboration:** Councillors have worked alongside the Taskforce, through workshops and working groups, to provide input and guidance into the design and delivery of this Strategy and the Shire's approach.
- **Staff consultation:** Taskforce conducted internal consultation with staff across the organisation in December 2019, with opportunities to attend Community Engagement Discussion sessions or respond to a survey to provide input on key questions.

Components of our approach to community engagement

There are three important components to Council's overall approach to community engagement:

- **Our Strategy** includes Council's commitment, the principles and approach it will follow and goals when planning, delivering and reviewing engagement.
- **Our Framework** includes a range of tools and resources to help staff plan and implement engagement activities in a 'toolkit' format.
- The **Community Engagement Policy** and Public Transparency Policy are inherently linked to our Community Engagement Strategy and overall approach, as the policy documents outline what Council will do and the principles it will follow.



Your personal information and input

Council is committed to protecting your privacy. Any personal information you share will only be used in accordance with our Privacy Policy (see link at Resources and Links). We will not give this information to any other individual or organisation unless required to by law. Council is subject to and adheres to the *Privacy and Data Protection Act 2014*, the *Health Records Act 2001* and the Information Privacy Principles (IPPs).

What does success look like?

The overall success of this strategy will be measured by:

- Opportunities provided to the community to participate in a planned process to work together with Council to help inform decisions
- The level of satisfaction the community has with the process
- High participation rates in the engagement process
- A broad cross section of the Mornington Peninsula community participating
- Informed, considered and transparent decisions and outcomes that benefit the community

How we will apply the IAP2 Standards

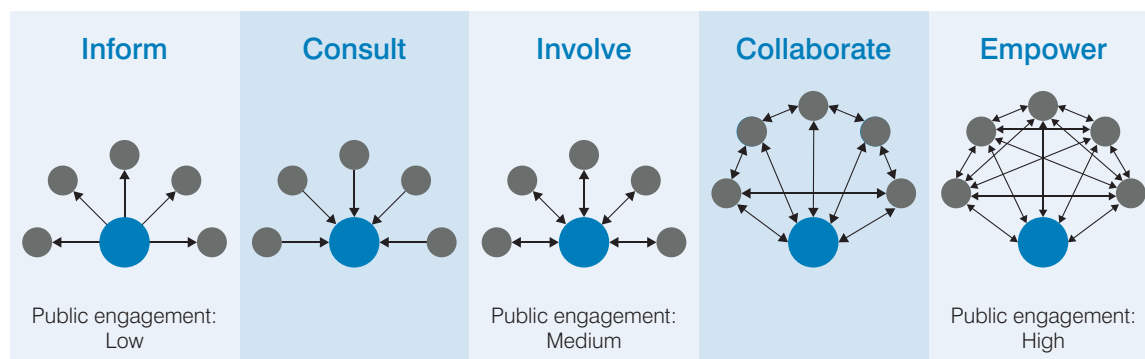
Council has adopted the community engagement principles of the International Association of Public Participation (IAP2) which are acknowledged as a global best practice benchmark.

The level of engagement that is appropriate for a project will depend on the nature of the project. The Shire will use the factors detailed below to determine on a case-by-case basis, what level of engagement will be used.

It may sometimes be assumed that the level of difficulty of the engagement process increases with the level of participation, with 'consult' being perceived as easy in comparison to 'empower'.

In terms of deciding where an engagement sits on the spectrum, no level of engagement across the spectrum is more difficult or preferable to another. Every community engagement process requires balanced and objective information to assist participants in understanding the question at hand, the alternatives to choose from and the opportunities the decision presents.

IAP2 outlines five different levels of public participation: inform, consult, involve, collaborate, empower.





The table below reflects Council's interpretation and application of the IAP2 spectrum.

IAP2	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	To provide the public with balanced and objective information to help them understand solutions, alternatives, opportunities and/or problems.	To obtain public feedback on decisions or ideas on alternative approaches.	To work directly with the public throughout the process so public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the community	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Examples of how we will do this.	<ul style="list-style-type: none"> • Council website • Social media • Media releases • E-news • Advertising • Foyer displays • Mailouts • Site signage • Community roundtable and project reference groups • Workshops, forums, seminars 	<ul style="list-style-type: none"> • Council website • Social media • Media releases • E-news • Advertising • Foyer displays • Mailouts • Site signage • Stakeholder groups • Community roundtable and project reference groups • Workshops, forums 	<ul style="list-style-type: none"> • Written submissions • Stakeholder groups • Pop-up shops, stalls, drop-in events, listening posts • Surveys and opinion polls • Community roundtable and project reference groups • On-site meetings/tours 	<ul style="list-style-type: none"> • Deliberative processes • Community roundtable and project reference groups • Written submissions 	<ul style="list-style-type: none"> • Polls and referendums • Policy-making



Our Community

The Mornington Peninsula is a diverse and complex community. Widely known as an affluent tourist destination with many natural attractions, it is also home to some of the most disadvantaged communities in Victoria.

While it is a popular place for retirement and has a higher aged population than most municipalities, the fastest growing demographic in recent decades has been young working families who are choosing a quieter, more affordable lifestyle than that offered in the suburbs of Melbourne.

Describing our Community

We have a population of 167,636 people spread across 40 townships covering an area of 723 kilometres and visited by approximately 7 million people each year. It is difficult to define our collective identity, making the choice and variety of engagement approaches all the more important.

- Communities of place, across the 40 townships on the Mornington Peninsula
- Communities of interest, such as arts, sports, politics and environment
- Communities of affiliation, such as schools, local clubs and religious groups
- Communities of culture, such as Aboriginal and Torres Strait Islander Peoples and those from diverse ethnic and faith backgrounds
- Communities of identity, such as LGBTIQ+, disability, or other lived experience
- Communities of commerce, such as home, retail, hospitality, tourism, manufacturing, service or agricultural businesses



192km²
of coastline



723km²
area



70% green
wedge



Median
age is 46



167,636
population



17.8%
population
born overseas



+0.59%
population
growth rate



89,116
dwellings



37.8% own home,
33.8% buying,
20% renting



2.4 people
average
household size



15,798
businesses



67,498
employed



The Shire is committed to the principles of open and inclusive government, including providing accessible content and services to the community regardless of disability, socio-economic status, culture or environment.

In some cases, lack of access can limit some of our community's opportunity to participate or contribute.

The Shire will provide opportunities for participation and engagement via a range of accessible and inclusive approaches, including the use of online tools and content, as well as more traditional methods such as face-to-face meetings, print media and paper-based surveys.

Every Community Engagement activity will identify how it will be inclusive and accessible to all stakeholders.

There are methods, processes, systems and tools in our Community Engagement Framework that provide guidance on the different approaches.

The lists at right set out our potential stakeholders and the diversity of stakeholders, clearly articulating the considerations council must take into account when designing community engagement.



Potential Stakeholders

(at any point in time – topic, issue or project dependant)

- Residents and ratepayers
- Users of services and facilities
- Community groups, sports clubs, local organisations
- People who work or volunteer in our community
- Visitors and tourists
- Local businesses and industry groups
- Service providers (such as education, health, emergency)
- Advocacy groups
- Other levels of government, statutory authorities and peak bodies
- Councillors, Council staff, leadership, contractors and consultants

Diversity of stakeholders to consider

(including people who may need specific or tailored engagement strategies)

- Aboriginal or Torres Strait Islander people
- People with a disability
- Children and young people
- Older people, including frail and elderly
- Carers
- Culturally and linguistically diverse communities or individuals
- People who identify as LGBTIQ+
- Vulnerable people including people who are homeless or at risk of homelessness
- People with illness including mental illness or chronic disease
- People who are socially isolated
- People of lower socio-economic status or otherwise disadvantaged



Our Process

Mornington Peninsula Shire Council's goal is to undertake well-planned, clear and transparent community engagement practices, including opportunities for information exchange and meaningful involvement in Council's decision-making processes.

Council understands that community engagement is a continuous process that occurs in a variety of different but equally important ways in every phase of the Shire's assessment, planning, service delivery, and reporting.

It is how Council ensures the voice and needs of our community inform and provide feedback on how well Council is understanding, representing and delivering the aspirations and needs of our whole community.

Community engagement should be focused around specific, planned and purposeful outcomes.

Community engagement must follow a consistent and transparent process that lets community members understand how and why a decision is made. The best way to do this is to integrate community engagement into Council's decision making process.

Overleaf, the needs of the community are identified at each step of the decision making process. Each step in the decision making process is an opportunity to work with the community to build trust. Council can lose the trust of community members by failing to involve them until alternatives have been developed, or worse, a preferred alternative has been chosen.

Effective community engagement will clearly outline what information is needed, how stakeholders may participate in the process and follow up with participants when the project goals have been reached.

Community stakeholders participate in engagement activities because they believe that their participation will help shape the decision being made. Effective community engagement clearly states what decision is being made, and how stakeholder participation has shaped the decision.



The following six key steps
will inform Council decisions.

Step 1

**Define the problem/opportunity
and the decision to be made**

Result: Clear understanding of
the scope of the decision

Step 2

Gather information

Result: Objective information
about the issue to be addressed

Step 4

Develop alternatives

Result: Balance alternatives that include
stakeholder issues and concerns

Step 3

Establish decision making criteria

Result: Clear understanding
of the criteria by which the
alternatives will be evaluated

Step 5

Evaluate alternatives

Result: Clear comparison of
alternatives, based on criteria

Step 6

Make a decision

Result: Clear understanding of
who made the decision and how
stakeholder input was considered



Our community engagement process draws on best practice approaches and enables the overall goals of our Strategy by ensuring it is well-planned, our design approach is community and person-centred in its methods, and that we continually evaluate, reflect, improve and share the outcomes and learnings with our community.

Our Framework and tools enable and support Council to achieve effective community engagement as outlined on page 15. The detail on each of the steps for undertaking the phases outlined on the next page is set out in the Community Engagement Framework (see Resources and links). Our process is one of four key elements in our community engagement framework that enable and support Council to achieve this.

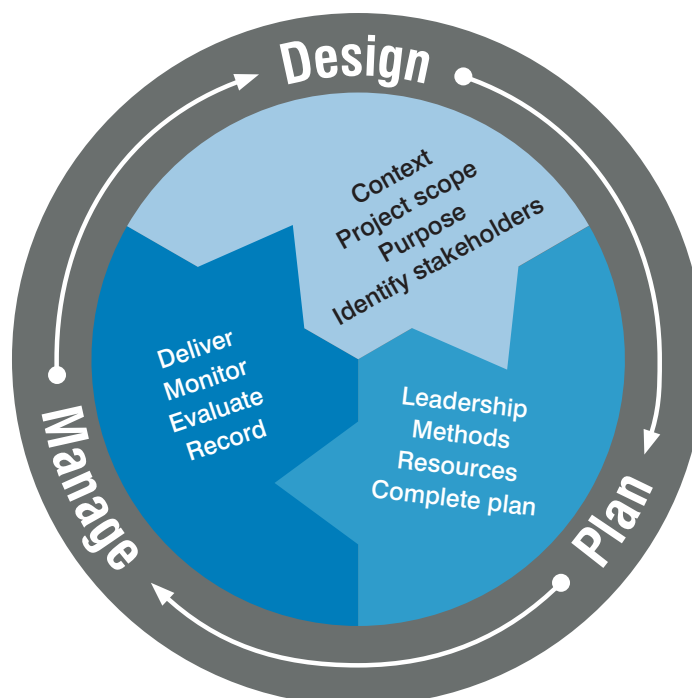
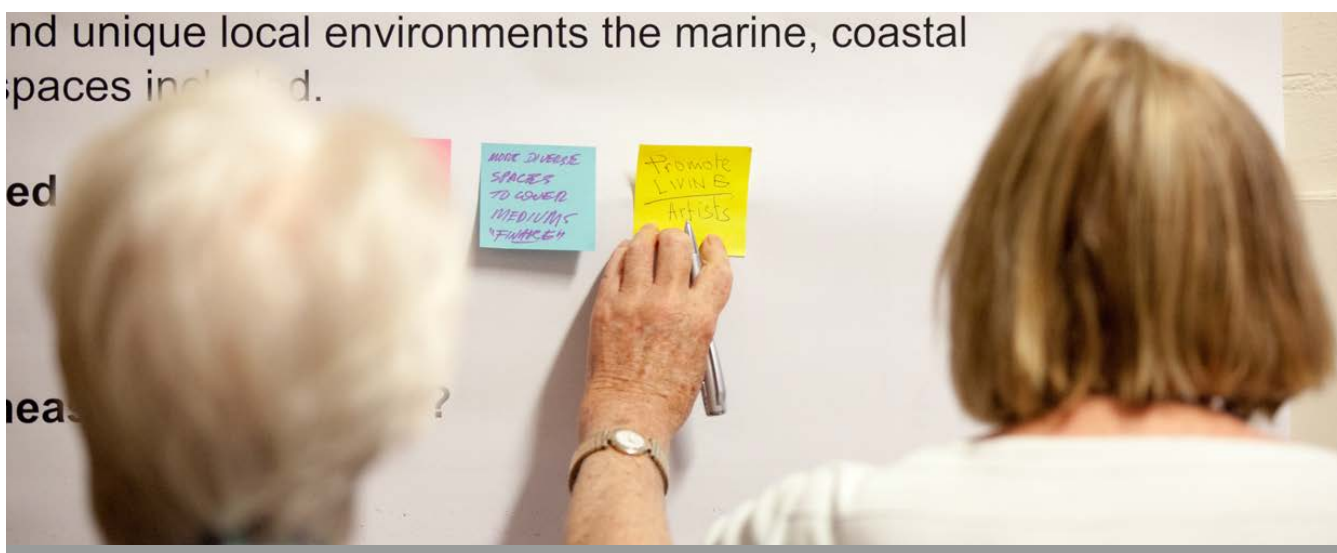




Table 1 outlines where these decision steps occur in Council's process as we design, plan and manage our community engagement activities.

Phase	Elements	Outputs
Design	<ul style="list-style-type: none"> Understand the context Scope the project Define the purpose and intended outcomes Identify Stakeholders Level of influence (IAP2) 	<ol style="list-style-type: none"> A clear understanding of the 'engagement profile' that will inform the design A clear understanding of the scope of the decision for which the engagement is being sought
Plan	<ul style="list-style-type: none"> Secure leadership commitment and support Select the most appropriate and effective methods Identify required resources Complete an Engagement and Communications Plan 	<ol style="list-style-type: none"> A tailored, budgeted and endorsed engagement plan Full range of objective information about the issue to be addressed Clear understanding of the criteria by which the alternatives will be evaluated
Manage	<ul style="list-style-type: none"> Deliver the Plan Monitor and respond Close the loop on input and feedback with community Evaluate engagement Demonstrate how feedback has been considered Capture the outcomes for future engagements 	<ol style="list-style-type: none"> Balanced alternatives that include stakeholder issues and concerns Clear comparison of alternatives, based on agreed criteria Outcomes are evaluated, feedback is incorporated, participation is delivered, lessons are shared Feedback includes a clear understanding of how stakeholder input was considered.



Glossary of Terms

Key terms explained below are used throughout this Community Engagement Strategy.

Capacity building	The process of strengthening the skills, competencies, knowledge and ability of people, communities and organisations to achieve their objectives.
Community engagement	The process to enable members of the municipal community to impact on Council's decision-making.
Deliberative engagement	A form of community engagement that requires participants to critically consider arguments and weigh-up competing demands in order to determine preferences for resolving public policy questions.
Decision	Means a resolution after consideration. Decisions can take many forms and, in this Strategy, the term is used to include activities such as projects, service design/delivery and policy development.
IAP2	The International Association of Public Participation. An international member association that seeks to promote and improve the practice of public participation or community engagement. Its frameworks, in particular the Public Participations Spectrum, is widely understood as the international best practice.
Representative	Community engagement activities are only ever likely to involve a sample of the broader population that will be affected by a decision. How representative that sample is of the target population is often assessed by the proportionality of key characteristics. To illustrate, if our target population was 100 animal-lovers made up of 70 dog-lovers and 30 cat-lovers, then seven dog-lovers and three cat-lovers would form a representative sample.



Resources and links

For more information on
community engagement at Council:

🔗 mornpen.vic.gov.au/ces



Quick links to other resources:

🔗 mornpen.vic.gov.au/demographics

🔗 mornpen.vic.gov.au/strategiesandplans

🔗 mornpen.vic.gov.au/policies

Contact Mornington Peninsula Shire

 1300 850 600 (24 hours) or 5950 1000
TIS: 133 677 then ask for 1300 850 600
NRS: connect to NRS on www.relayservice.com.au
then ask for 1300 850 600
 customerservice@mornpen.vic.gov.au
Private Bag 1000, Rosebud 3939 DX 30059

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 @MornPenShire
 MornPenShire

Mornington Peninsula Shire Service Centres

ROSEBUD
90 Besgrove Street, 3939

MORNINGTON
2 Queen Street, 3931

HASTINGS
21 Marine Parade, 3915

SOMERVILLE
1085 Frankston-Flinders Road, within Somerville Library, 3912

 mornpen.vic.gov.au

Council Policy

Community Engagement Policy

Objective Reference: A11810209



1.0 AUTHORITY

- *Local Government Act 2020*, s. 55

2.0 INTENT

The purpose of this policy is to articulate the Mornington Peninsula Shire's (the Shire) commitment to engaging the municipal community through the use of appropriate, effective and inclusive practices in order to effectively inform decision making processes.

3.0 SCOPE

This policy applies to all staff and Councillors undertaking, or required to undertake, **community engagement** activities and covers all forms of community consultation and engagement other than activities that must follow a **prescribed statutory process** for **community engagement**.

4.0 GOVERNANCE PRINCIPLES

Under the *Local Government Act 2020*, Council must give effect to the following overarching governance principles:

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement is to be pursued;
- f) the transparency of Council decisions, actions and information is to be ensured.

5.0 POLICY STATEMENT

The foundation of local government is built around the principles of democracy. A key hallmark of those principles is the opportunity for the community to engage and be involved in Council's decision-making processes.

5.1 Community engagement will be conducted in accordance with the following principles which are consistent with the Community Engagement Principles set out in section 56 of the *Local Government Act 2020*:

- **Community engagement** is based on the belief that those who are affected by a decision have a right to be part of the decision-making process
- **Community engagement** is carefully and inclusively planned to ensure that the design, organisation, and implementation of the process serve both a clearly defined purpose and the needs of the participants
- **Community engagement** is representative; it seeks out and facilitates the participation of those potentially affected by or interested in a decision
- **Community engagement** provides participants with the information and support they need to

Approved by: Council
Approval date: 06/12/2022
Scheduled Review Date: 06/12/2026

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Version #: 001

Council Policy

Community Engagement Policy

Objective Reference: A11810209



participate in a meaningful way

- Participants in **community engagement** are informed of the ways in which the **community engagement** process will influence Council decision-making
- **Community engagement consultations** to take place within a timeline of 4-6 weeks. Managerial approval is required for consultations that require less or more time within the 4-6 weeks' timeframe (excluding compliance regulations).

5.2 The type and form of **community engagement** the Shire undertakes will be fit for purpose and proportionate to the significance and complexity of the matter as well as the level of resources required.

5.3 Having regard to the significance of and level of public interest in a matter, the Shire will 'close the loop' by informing the municipal community of the outcomes of **community engagement** by one or more of:

- resolution made at a Council meeting
- publication on one or more of the Shire's website, social media pages or printed publications
- advertising in local and/or metropolitan newspapers and magazines
- any other appropriate means; including, but not limited to, media statements by the Mayor or appropriate senior staff, consistent with the Shire's Media Relations Policy
- correspondence to acknowledge/thank participants of the consultation within one month after the end of consultation date.

5.4 The Shire will undertake **community engagement** that includes **deliberative engagement** practices in the development of, but not limited to:

- Community Vision
- Council Plan.
- Financial Plan
- Asset Plan
- Public Health and Wellbeing Plan

5.5 The Shire will undertake **community engagement** consistent with this policy and its principles on, but not limited to:

- The budget
- Making a local law
- Acquiring or selling land
- Development of policies, plans and strategies

6.0 HUMAN RIGHTS CHARTER COMPATIBILITY

This policy has been assessed as being compatible with *the Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

7.0 ASSOCIATED DOCUMENTS

- *Local Government Act 2020*
- Mornington Peninsula Shire Council and Wellbeing Plan 2021 - 2025
- Mornington Peninsula Shire Community Engagement Strategy 2021 – 2026

Approved by: Council

Approval date: 06/12/2022

Scheduled Review Date: 06/12/2026

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Version #: 001

Council Policy

Community Engagement Policy

Objective Reference: A11810209



- Mornington Peninsula Shire Public Transparency Policy
- Mornington Peninsula Shire Media Relations Policy
- Standards for public participation developed by the International Association for Public Participation (IAP2)

8.0 DEFINITIONS

Community	means Municipal Community as defined in section 3(1) of the <i>Local Government Act 2020</i> and includes all residents, ratepayers, landowners and members of the general public including individuals, groups, visitors, organisations, government and business.
Community engagement	is a process to enable members of the municipal community to contribute to Council's decision-making.
Deliberative engagement	is a form of community engagement that requires participants to critically consider arguments and weigh-up competing demands in order to determine preferences for resolving public policy questions.
Prescribed statutory process	means a form of community engagement that is set out in legislation (other than the <i>Local Government Act 2020</i>) and must be undertaken in a particular way. Examples include advertising of planning permit applications and special charge schemes.
Representative	means that community engagement activities generally involve a sample of the broader population that will be affected by a decision. How <u>representative</u> that sample is of the target population is often assessed by the proportionality of key characteristics. To illustrate, if our target population was 100 animal-lovers made up of 70 dog-lovers and 30 cat-lovers, then seven dog-lovers and three cat-lovers would form a representative sample.

9.0 POLICY SPONSOR

The Manager Advocacy, Communications and Engagement is responsible for overseeing the application and review of the Community Engagement Policy.

10.0 DOCUMENT CONTROLS

Council will review this policy within four years or earlier as required.

Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, the change to an existing policy or document referred to in this policy, and minor updates to legislation and the like which does not have a material impact. However, any change or update which materially alters the document must be by resolution of Council.

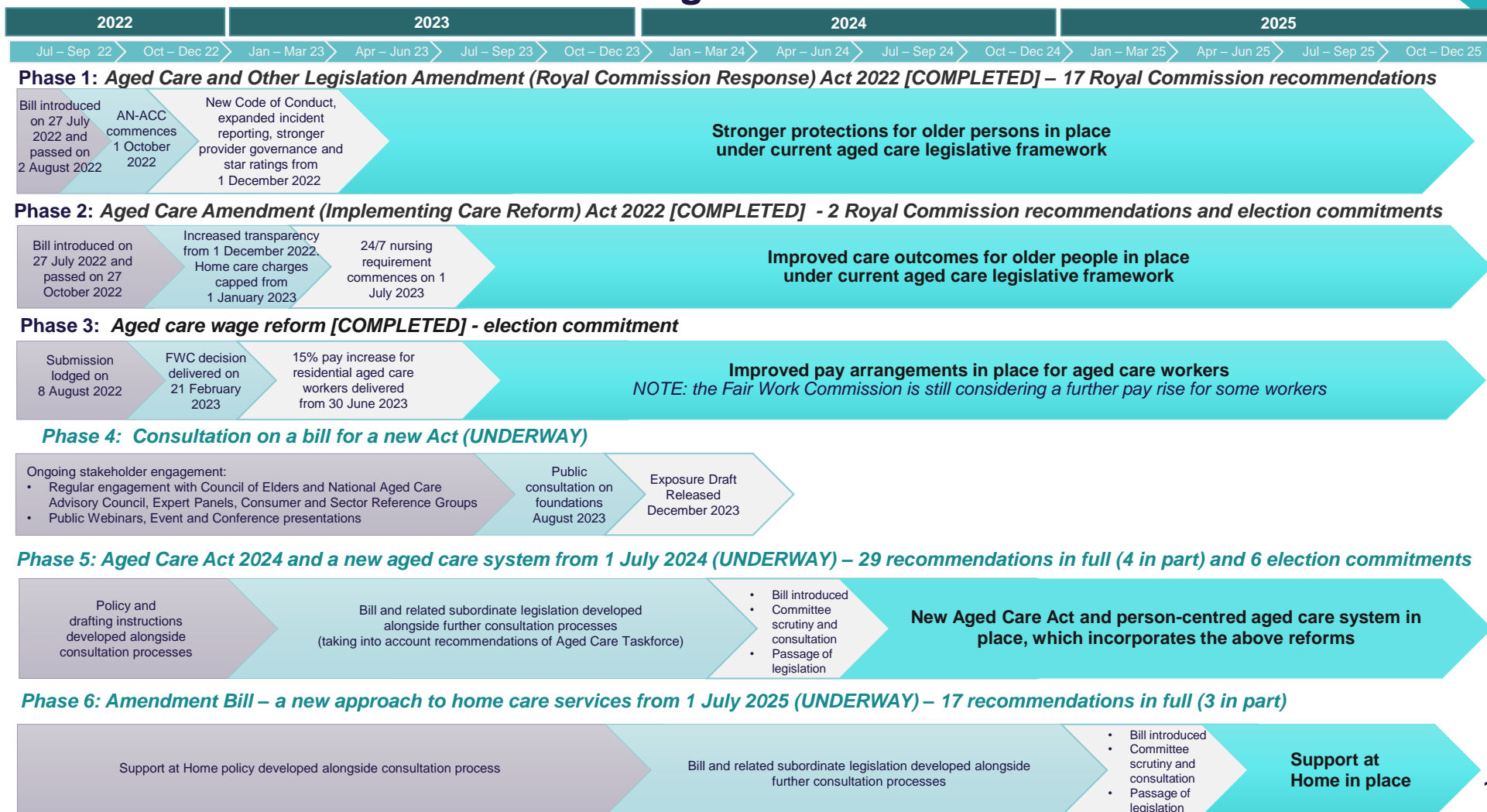
Approved by: Council
Approval date: 06/12/2022
Scheduled Review Date: 06/12/2026

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\$17.7 billion
5 pillars over 5 years

Pillar 1:	Pillar 2:	Pillar 3:	Pillar 4:	Pillar 5:
Home care	Residential aged care services and sustainability	Residential aged care quality and safety	Workforce	Governance
<p>2021</p> <ul style="list-style-type: none"> 40,000 more home care packages. Senior Australians able to access assistance and information about aged care through 325 Services Australia Service Centres, and aged care specialists in 70 Service Australia centres. Extra support for informal carers. <p>2022</p> <ul style="list-style-type: none"> 40,000 more home care packages. Respite services for 8,400 additional clients every year. <p>2023</p> <ul style="list-style-type: none"> 500 local Community Care Finders provide targeted, specialist face-to-face support to vulnerable senior Australians to help them access aged care and connect with other health and social supports. Senior Australians can access a new support at home program. Single assessment workforce will expand to the new support at home program. <p>2024</p> <ul style="list-style-type: none"> New support at home program supports senior Australians to stay in their homes and keep connected to their communities. Single assessment workforce will continue assessments for the new support at home program. 	<p>2021</p> <ul style="list-style-type: none"> Supplement of \$10 per resident per day. Continuation of the increases to the homeless and viability supplements. New prudential monitoring, compliance and intervention to help providers build financial sustainability, capability and resilience. Independent Hospital and Aged Care Pricing Authority established, extending role of existing hospitals pricing authority to include aged care advisory function. <p>2022</p> <ul style="list-style-type: none"> New funding model to improve quality of care for 240,000 people using residential care and 67,000 people using residential respite care each year. Average care minutes for each resident increased to 200 minutes per day, including 40 minutes of registered nurse time. Registered nurse on site for a minimum of 16 hours per day. Structural Adjustment Program delivers increased provider viability and a strengthened aged care market. Single assessment workforce introduced to improve the experience of senior Australians in residential care. Better reporting, including through Star Ratings, to help senior Australians make easier comparisons and improve choice of care. <p>2023</p> <ul style="list-style-type: none"> Minimum care time becomes mandatory. Annual funding increases and price setting take into account advice from the new Independent Hospital and Aged Care Pricing Authority. <p>2024</p> <ul style="list-style-type: none"> Increased choice for senior Australians receiving residential care with care packages assigned to consumers, not providers. New residential aged care accommodation framework gives senior Australians more choice and improves accessibility and dementia-friendly accommodation. Aged Care Approval Round discontinued. <p>2025</p> <ul style="list-style-type: none"> Improved service suitability that ensures the care needs and preferences of senior Australians in residential aged care are met. 	<p>2021</p> <ul style="list-style-type: none"> Immediate improvements to the quality of care in dementia, diversity, food and nutrition services. Stronger clinical care standards developed by the Australian Commission on Safety and Quality in Health Care. Up to 120,000 additional GP services through boosted Aged Care Access Incentive. Increasing dementia care capability delivers better outcomes for people living with dementia. Palliative care services expanded to support end-of-life care at home. <p>2022</p> <ul style="list-style-type: none"> Residents access improved care through Primary Health Networks facilitating telehealth and out-of-hours triage services. Expansion of the Serious Incident Response Scheme gives 1 million senior Australians receiving home and community care greater protection. Stronger presence of Aged Care Quality and Safety Commission in facilities with an extra 1,500 site audits. Providers to report regularly to residents and families on care and commencement of Star Rating system. <p>2023</p> <ul style="list-style-type: none"> Improved support and training in dementia care and minimising restraint (restrictive practices). <p>2024</p> <ul style="list-style-type: none"> National Aged Care Data Strategy improves the information that is available to senior Australians about the quality in aged care. New independent regulatory authority established following review of the Aged Care Quality and Safety Commission. <p>2025</p> <ul style="list-style-type: none"> Senior Australians receive high quality, compassionate care. Confidence in aged care is rebuilt. 	<p>2021</p> <ul style="list-style-type: none"> Up to 6,000 new personal care workers in workplaces. Surge locum workforce capacity in regional and rural locations. Improved training in dementia care and minimising restraint (restrictive practices). <p>2022</p> <ul style="list-style-type: none"> Up to 7,000 new personal care workers in workplaces. 33,800 additional training places rolled out over two years for personal care workers to attain a Certificate III in Individual Support (Ageing). More registered nurses in workplaces due to nurse incentive and financial support schemes. Single assessment workforce in place to conduct assessments across residential and home care. <p>2023</p> <ul style="list-style-type: none"> Additional training places for personal care workers to attain a Certificate III in Individual Support (Ageing). <p>2024</p> <ul style="list-style-type: none"> Continued growth of the aged care workforce and a demonstrable increase in registered nurses choosing aged care as their career. <p>2025</p> <ul style="list-style-type: none"> Tangible improvements seen in staffing levels, skill mix and training of the care workforce. Workforce continues to meet the demand for aged care services, particularly in home care. 	<p>2021</p> <ul style="list-style-type: none"> Initial rollout of expanded regional network to improve local planning and understanding of needs. Council of Elders established to provide a direct voice to Government. National Aged Care Advisory Council established to provide expert advice to Government. Expanded capital infrastructure grants available to improve access to better quality aged care services for First Nations people and those in rural and remote locations, or who are homeless or at risk of homelessness. Improved services and health outcomes for people in remote and Indigenous communities as a result of additional aged care funding. <p>2022</p> <ul style="list-style-type: none"> New workforce of trusted First Nations people to assist Older First Nations people navigate and access aged and disability care. <p>2023</p> <ul style="list-style-type: none"> Introduction of a new, values based Aged Care Act. <p>2025</p> <ul style="list-style-type: none"> Strong and effective governance of aged care is in place with senior Australians at the centre and improved care outcomes consistently delivered.

Phases of aged care reform



Positive ageing and wellbeing programs and initiatives for seniors.



Positive Ageing programs and initiatives in the 2023-2024 Budget

Responsible Service Area	Program / Initiative	Supports / Activities
Arts, Culture & Community	Community Transport	<ul style="list-style-type: none"> Dial A Bus – daily bus trip from home to local shops and appointments, servicing townships one day each week. Outings and excursions – three Fridays per month, based on location; collecting clients from their home and taking them to a social activity – eg. the Zoo, Dandenong Market, Arthur's Seat Eagle, etc. 6 monthly timetable developed. Health Access Transport) – collecting clients from their home and taking them to medical appointments (not inpatient treatments).
	Meals on Wheels (Food Services) <i>Commonwealth Home Support Program</i>	<ul style="list-style-type: none"> Meal delivery service Social connection and wellbeing / welfare checks Delivered by volunteers
	Living Safely Supports <i>Positive Ageing program</i>	<ul style="list-style-type: none"> Engaging an occupational therapist to conduct an in-home assessment and refer for home modifications to support residents to live safely in their homes, eg. could be referral for robot vacuum while they wait for aged care support from Mecwacare or Bolton Clarke, or could be installation of grab rails in the toilet or shower. Monitored assistive technology such as personal alarms – the Government funded MePACS program is only available to residents who live alone, but many residents living with someone else also need monitoring support, as one partner may have diminished mobility. The Shire pays for the monitoring device/personal alarm and 12 months of monitoring, then the client takes on the annual monitoring costs.

Positive ageing and wellbeing programs and initiatives for seniors.



Responsible Service Area	Program / Initiative	Supports / Activities
	Intergenerational programs with Youth Services	<ul style="list-style-type: none"> Delivering a range of programs to bring youth and seniors together, eg. school/aged care facility buddy/mentor programs, craft and connect LGBTQIA+, Old People's Home for teens.
	Libraries Social Worker	<ul style="list-style-type: none"> In house social worker supporting frontline Shire library staff in understanding and responding to issues impacting older residents with multiple and complex needs (including assisting them to access appropriate services and supports)
	<p>"Youngsters Program" Tech 1:1 support within Shire Libraries for older residents provided by young people</p> <p><i>Positive Ageing program</i></p>	<ul style="list-style-type: none"> "Youngsters Program" - Building digital skills for older people in a safe and accessible environment. Older people can overcome tech anxiety and learn new skills while connecting with young people from local high schools in our libraries
	<p>Music and dance for seniors</p> <p><i>Positive Ageing program</i></p>	<ul style="list-style-type: none"> Tailored programs to seniors at several venues across MPS. This program will include music and dance of all styles with a strong focus on events that improve mood, encourage socialisation, and promote overall mental and physical health.
Community Partnerships	Development and implementing the Shire's PositiveAgeing Strategy 2020-2025	<ul style="list-style-type: none"> Drives the Strategy and responsible for identifying and supporting internal stakeholders on the delivery of actions within the PositiveAgeing Strategy.
	Networks and Committees	<ul style="list-style-type: none"> Lead and facilitate the following committees and networks to ensure community voice is captured and positive ageing programming is a whole of Shire approach. <ul style="list-style-type: none"> PACE – Peninsula Advisory Committee for Elders (advisory committee to council) PASC – Positive Ageing Steering Committee

Positive ageing and wellbeing programs and initiatives for seniors.



Responsible Service Area	Program / Initiative	Supports / Activities
		<ul style="list-style-type: none"> • Dying to Know network (external and internal stakeholders focused on the 'normalisation' of dying, death and bereavement as part of everyday community life) • Respected Seniors Network • Peninsula Dementia Action Group
	Elder Abuse Prevention	<ul style="list-style-type: none"> • Running events and information forums focused on raising awareness of elder abuse e.g. WEAAD (World Elder Abuse Awareness Day), Power of Attorney and Wills Forum • Partnership approach with Frankston Council and Peninsula Legal.
	Dementia Awareness	<ul style="list-style-type: none"> • Running events and information forums focused on raising awareness of dementia and supports available.
	Delys Sargeant Age Friendly Awards	<ul style="list-style-type: none"> • Recognising and celebrating the essential contribution that older people make in our community.
	Positive Ageing Newsletter	<ul style="list-style-type: none"> • Quarterly newsletter: <ul style="list-style-type: none"> • 3,000 copies distributed to residents in hard copy • 1,000 copies distributed via email • Published on website
	Senior Exercise Parks	<ul style="list-style-type: none"> • Delivery of two senior specific exercise parks on the Peninsula in partnership with National Ageing Research Institute: <ul style="list-style-type: none"> • Dunns Road Mount Martha • Hastings Foreshore masterplan
	Seniors Festival	<ul style="list-style-type: none"> • A month-long festival in October annually • Council produces and distributes a program of over 75 local

Positive ageing and wellbeing programs and initiatives for seniors.



Responsible Service Area	Program / Initiative	Supports / Activities
		events and activities for residents aged over 55 years
	Positive Ageing Community Summits	<ul style="list-style-type: none"> • Delivery of three (annual) positive ageing community forums to hear community voice regarding needs and priorities for older residents.
Destinations, Recreation and Community Connection	Strengthening relationships with community groups providing integral services that align with the Shire's Municipal Public Health and Wellbeing Plan and Wellbeing Plan 2021-2025.	<ul style="list-style-type: none"> • Provide advice to committees on governance and CAV requirements. • Coordinates the delivery of Council's annual Senior Citizen Club Subsidies Program/Neighbourhood Grant Program and assessments of all applications acquittals. • Facilitates the MP Seniors Network and Neighbourhood House Network • Assists with maintenance and renewal projects. • Coordinates leasing and licensing agreements with seniors groups and clubs
	Projects funded by Positive Ageing program	<ul style="list-style-type: none"> • Upgrading furniture and equipment to enhance accessibility at: <ul style="list-style-type: none"> • Tootgarook Senior Citizens Club • Dromana Community Hall • Tyabb Community Hall, • Dromana Old Shire Office • Rye Seniors Hall • Mt Martha Community House • Balnarring Community Hall • Somerville Seniors Hall • Energy upgrade at Tyabb Community Hall and Rye Civic Centre to remove gas appliances and install heating and

Positive ageing and wellbeing programs and initiatives for seniors.



Responsible Service Area	Program / Initiative	Supports / Activities
		cooling. <ul style="list-style-type: none"> Senior Activity Centre Rebranding program to install new signage at Senior Citizens Halls.

Proposed Positive Ageing projects and initiatives in the 2024-2025 Budget

Project / Initiative	Description
Annual Senior Citizens Clubs Subsidy	Council funding supports senior citizens clubs to continue their work given the Commonwealth funding of Senior Citizensclubs has now been withdrawn. 19 Clubs receive \$5,000 each via smarty grants
Accessible MPS Seniors Citizen Facilities	Upgrading equipment and furniture to ergonomic / accessible furniture at 10 MPS Seniors Centres.
Seniors Festival October 2024	Delivery of the annual Seniors Festival in October. This includes the Shire hosting events, coordinating and developing a local seniors festival guide for community to showcase and attend senior festival events and supporting volunteer and local community groups to host events for community to celebrate the month-long senior's festival. This includes providing senior festival subsidies to local groups to host events.
Positive Ageing Officer	A full-time staff member coordinates and leads positive ageing programs and initiatives with older people. This role sits within the Community Inclusion unit as part of the Positive Ageing team. Programs and projects include: facilitating community conversations forums, positive ageing newsletter, elder abuse, death and dying projects, ageism, seniors festival, key contact and touch point for all shire funded positive ageing projects.
Quality of life and elder abuseprevention initiatives	The delivery of various community awareness, education and prevention programs and events, increasing community awareness about elder abuse and ageism, and prevention. Normalisation of conversations about ageing and dying in the community to support dying with dignity. Community workshops such as legal forums about power of attorney and wills.
Positive Ageing Community Conversation Forums 2024	Deliver three community conversations/forums across the Peninsula. The conversations are a gathering of residentswho represent the older (over 55 years) age group and are a means to discuss ageing well on the

Positive ageing and wellbeing programs and initiatives for seniors.



Project / Initiative	Description
	<p>Mornington Peninsula. The Conversations/Forums aim to:</p> <ul style="list-style-type: none"> • Inform the community on the progress and delivery of the Shire's Positive Ageing Strategy 2020 – 2025 • Share information on current opportunities, services, community groups and programs that support ageing well on the Mornington Peninsula • Understand current needs, priorities, and challenges to ageing well on the Mornington Peninsula.
Responsible Pet Ownership Program	<p>Free desexing of animals for seniors. Are you over 60 years old and a senior card holder? Do you reside on the beautiful Mornington Peninsula and have a registered dog with the MPS Council? We have fantastic news just for you!</p> <p>Introducing our exclusive FREE Desexing Initiative! We are thrilled to offer this incredible opportunity to support responsible pet ownership and ensure the well-being of your beloved furry companions.</p>
Review of communication channels for older people.	<p>Supported within input from older residents, a review of MPS communication with residents over 65 years of age will be undertaken to help inform a broader communication strategy for positive ageing. This will include a review of hard copy information and website content and provide direction on ways to improve communication with our older residents.</p>
Health Access Transport (HAT)	<p>Residents on the Mornington Peninsula have no/limited access to public transport options for medical appointments leading to delayed medical care. Medical transport provided by the Shire is expected to provide incidental health and wellbeing benefits for efficient and consistent access to healthcare services.</p>
Intergenerational grandparenting group	<p>Facilitating a 4-week Grandparent group (1 per term) for carers of grandchildren. Benefits include connection with other grandparents who are caring for grandchildren and information sharing regarding nutrition, routines, play ideas to promote development and safety around the home</p>
Art and Imagination (Dementia Art Program)	<p>The Art and Imagination program has been running for a number of years. Peninsula Grange brings in groups of residents with Dementia. Gallery staff and specially trained volunteers deliver the sessions at the Gallery. The program is based off a National Gallery of Australia program.</p>
Heritage education for older volunteers	<p>Industry specific training for local history and heritage volunteers to run a community museum. Suite of modules to upskill in managing a community museum, eg. 6 x preservation workshops from Australian Museum and Gallery Association professional (bi-monthly).</p>

Positive ageing and wellbeing programs and initiatives for seniors.



Project / Initiative	Description
Arts and culture programs for older residents in our Libraries	A smaller arts and culture program run in library branches with support from the Arts and Culture team: including floristry workshops, ukulele classes, visual arts workshops and textile workshops, and heritage programs and workshops for Heritage month in April to May held in Local History Societies
Senior Driver Expo	Senior Driving Expos consist of road safety seminars, a tire safety demonstration, Q&A with a highway patrol police officer, driving assessments and teaching seniors how to check their vehicles. Attendance is approx. 50 people. The Shire provides the venue for the expos and performs a key role in organising the events. Funding for the driving instructors, Road to Solo Driving handbooks (TO be questioned), VicRoads staff and catering is through fund raising/ donations to Road Safe South-East.

Proposed CEO Review Cycle and Process:

FY Quarter	Month of CEO Review	Components of the CEO Review
Quarter 1 * (July – September)	November	1. Assessment against Org Perf Report 23/24 Quarterly Update
Quarter 2 (October – December)	February	1. Assessment against Org Perf Report 23/24 Quarterly Update 2. Assessment against Core Pillars (Jun-Dec)
Quarter 3 (January – March)	May	1. Assessment against Org Perf Report 23/24 Quarterly Update
Quarter 4 (April – June)	August	1. Assessment against Org Perf Report 23/24 Quarterly Update 2. Assessment against Core Pillars (Jan-Jun) 3. Feedback from Direct Reports (Jul-Jun)

2024 Year - *Given the Councillor elections later in 2024, the Committee will complete the assessment but there will be no meeting.

Proposed Process:

FY Quarter	Steps in the Process
Quarter 1 & 3	<ol style="list-style-type: none"> 1. Independent Consultant to populate Quarterly template based on data provided in the Org Perf Report - (CWB Strategy) 2. Independent Consultant to circulate populated Quarterly template to Councillors and CEO 3. CEO to provide written response to questions in the Quarterly template and forward to Independent Consultant 4. Independent Consultant to circulate CEO's response to Councillors and cc CEO 5. Councillors, CEO, and Independent Consultant to meet (virtually or in person) to discuss CEO assessment and ask any outstanding questions 6. Independent Consultant to summarise discussion and actions for next quarter 7. Independent Consultant to circulate summary to Councillors and send to Governance Manager for recording
Quarter 2 & 4	<ol style="list-style-type: none"> 1. Independent Consultant to populate Quarterly template based on data provided in the Org Perf Report - (CWB Strategy) 2. Independent Consultant to facilitate feedback from Direct Reports (Quarter 4 only) 3. Independent Consultant to liaise with the Governance Manager to request quantitative data and then collate material to inform quantitative results for Core Pillars 4. Independent Consultant to circulate populated Quarterly template and quantitative results to Councillors and CEO 5. CEO to complete self-assessment of Core Pillars and provide written response to questions in the Quarterly template and forward to Independent Consultant

	<ul style="list-style-type: none">6. Independent Consultant to debrief feedback from Direct reports with the CEO (Qtr 4)7. Independent Consultant to circulate to Councillors and cc CEO;<ul style="list-style-type: none">o Feedback from Direct Reports (Qtr 4)o CEO self-assessment of Core Pillarso CEO written response to questions in the Quarterly template8. Councillors to complete assessment of Core Pillars and forward to Independent Consultant9. Independent Consultant to circulate summary of Councillor assessment of Core Pillars to Councillors and CEO10. Councillors, CEO, and Independent Consultant to meet (in person) to discuss summary reports and ask outstanding questions (Councillors and Independent Consultant for first 45 minutes, then CEO to join for final 45 minutes)11. Independent Consultant to summarise and provide recommendations to be adopted at Council Meeting12. Independent Consultant to forward papers to Governance Manager to be tabled at next Council Meeting
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DRAFT: CEO Quarterly Assessment against the delivery of the CWB Plan**Background and Objective of the Quarterly Assessment**

- + One of the core responsibilities of the CEO role is to operationalise the Strategy of Council – the “Council and Wellbeing Plan (CWB)”.
- + For Council to assess the CEO’s performance in delivery of the CWB, there needs to be a link from the delivery of the CWB to the CEO’s Performance Review process
- + The Organisation produces an Organisational Performance Report, updated on a quarterly basis, which lists the annual and quarterly actions to be undertaken to deliver the CWB Plan
- + It is proposed that the Committee adopt a template that summarises relevant details from the Organisational Performance Report - (CWB Strategy) that the Committee can use to assess CEO Performance on a quarterly basis
- + The Independent Consultant has developed a draft template (see below) as a suggested approach to achieving the objective set out above. Once the Committee are satisfied with the template it will be uploaded onto an appropriate technology platform.

Suggested process for the Quarterly Assessment (Qtr 1 & 3 only – as set out in the Review Cycle document)

1. Independent Consultant to populate Quarterly template (below) with data provided in the Organisational Performance Report - (CWB Strategy), including listing those items that are “Underway – Attention (Amber)” and marked as “Deferred” (Red).
2. CEO to complete a self-assessment, responding to the 9 questions below as they relate to each of the “Amber” and “Red” action items listed, and to also respond to the 2 General Questions (see template below)
3. CEO Self Assessment to be forwarded to the Independent Consultant
4. Independent Consultant to forward CEO Self Assessment to Councillors
5. Councillors, CEO and Independent Consultant to meet to discuss and review self assessment and ask outstanding questions
6. Independent Consultant to summarise discussion and actions
7. Independent Consultant to circulate summary to Councillors and send to Governance Manager for recording

Template --Quarter X, FY XX/XX

Measurement	Quarter X – Actual %	Quarter X – Actual No. of Actions
Underway – On Track (Green)		
Underway – Attention (Amber)		
Deferred (Red)		
Not Due to Start (Grey)		

Measurement	Quarter 2 23/24 – Actual %	Quarter 2 23/24 – Actual No. of Actions
Underway – On Track (Green)		
Underway – Attention (Amber)		
Deferred (Red)		
Not Due to Start (Grey)		

Quarterly Actions that are marked as “Underway – Attention (Amber)” in the Organisational Performance Report (CWB – Theme 1-3):

1. *(List Actions)*

Quarterly Actions that are marked as “Deferred”

1. *(List Actions)*
- 2.

CEO Self-Assessment: (CEO to respond to each question below for the 8 items listed above)

1. Can you provide insights into the factors that have contributed to the delay in implementing each of the actions?
2. What challenges or obstacles has the organisation encountered that may have impacted the timeline for progressing this specific initiative?
3. Are there specific dependencies or external factors that played a role in the delays? If so, how is the organisation addressing these dependencies moving forward?
4. In hindsight, are there lessons learned from the delays that the organisation can use to improve future decision-making and execution processes?
5. How are the leadership team reassessing priorities to ensure that delays do not become a recurring issue in the organisation?
6. What changes in the internal processes or resource allocation being considered to streamline decision making and avoid future delays?
7. What are the agreed actions and next steps to move this action forward in the next Quarter?

General Questions (CEO to respond to each of the questions below)

8. What support can the Councillors provide to the CEO and the organisation in delivering the CWB plan?
9. What actions from the current quarter would the CEO would like to update the Councillor group on?

In the Quarterly Review meeting with the CEO, Councillors to

1. *Discuss, reflect, and ask questions on the CEO's Self Assessment*
2. *Consider if there is any immediate current performance feedback to capture outside of the quarter being reviewed?*
3. *Agree actions arising from this review for review in the next quarter*

DRAFT CEO Performance Template - 2024 and beyond

Core Pillars	Key Performance Indicators (KPIs)	Ratings 1-5
Leadership and Culture	Qualitative	Provides focused and effective leadership that ensures commitment to the organisation's mission, vision, strategic plan and values Sets an organisational tone that attracts, retains, motivates and develops a highly qualified workforce Demonstrates innovative and visionary leadership, and is open to new opportunities and approaches Leads by example, setting a positive and collaborative culture across the organisation Ensures the right people are in place to carry out the organisation's strategic direction Ensures gender equality, diversity and inclusiveness across the workforce
	Quantitative	Ensures that ongoing and relevant educational programs and training opportunities are provided to ensure effective skill building among employees Results from the "Love Where You Work" survey (Sept) indicate that a minimum of 50% of staff are in the Engagement Cycle Overall score for the "Love Where You Work" is upper quartile for industry benchmark Results from the "Love Where You Work" survey indicate a maximum of 15% are in the disengaged cycle
		Met/Not Met
		Overall Rating
Strategy	Qualitative	Develops an Annual Corporate Plan, aligned to the strategic direction, for final review and sign off by the Committee by end of December each year Develops a robust quarterly plan that feeds into the Annual Corporate Plan, in consultation with the Committee Develops, communicates and leads the implementation of the strategic plan that is consistent with the organisation's values and the community vision Ensures that short-term, long-term goals and priorities are communicated and well-understood by the Committee, employees, and the community
	Quantitative	Measured achievement against the Quarterly and Annual Corporate Plan
People Management	Qualitative	Recruits and develops a cohesive and high performing executive team to implement organisational goals and strategies and to lead people effectively Holds leaders accountable for achieving performance goals Maintains an open, honest, trusting and collaborative relationship with senior leaders Develops future leaders within the organisation
	Quantitative	The turnover rate of staff across the Council is equal to, or less than, 15% pa Balanced Scorecard end Qtr 2 and Qtr 4 The turnover rate of staff in the management team and above is equal to or less than 15% pa Exit Interview Trend Report results - response to "MPSC is a great place to work" minimum rating 4 (out of 5). Exit Interview Trend Report results - greater than 70% agree with the statement "The Executive team are valued led, capable and empowering"
Financial Management	Qualitative	Financial results in the previous two quarters has met or exceeded financial goals Continuously explores opportunities to strengthen the organisation's financial position and organisational growth and development Engages the Committee in robust dialogue about financial reports and plans, providing sufficient and clear information about progress and results achieved Ensures an annual audit of financial operations
	Quantitative	Reliance on revenue from rates (excluding grants) is less than the previous 6 month period A surplus margin between 0-5% of operating revenue - - referring to the ratio of net surplus to operating income, as per the Financial Performance Statement (available Qtr 2)
Governance	Qualitative	Keeps the Council well informed of important developments and issues Ensures a positive working relationship with the Council founded on honesty, trust and collaboration Ensures continuous education for the Council on issues/topics important to ensure effective, evidence-based governing leadership Provides quarterly updates to Councillors on the currency of Organisational Policies Leads a comprehensive Councillor Induction Program, ensuring new Councillors understand the structure of local government and their role Provides effective support and advice to the Mayor and Councillors in the performance of their roles and is responsive to Councillor requests Ensures the Council meets changes in legislative requirements The CEO is sufficiently identifying and managing the organisations strategic risks
	Quantitative	Council reports are consistently of a high quality to allow Councillors to make well informed decisions Over 90% of the actions in the decision register are completed or in progress Organisational Policies are 90% current Council meeting agendas and briefing papers (excluding addendums) are prepared and distributed 5 business days in advance of Council meetings
External Relations	Qualitative	Maintains effective and cooperative communication with community organisations, businesses, neighbouring councils and other government authorities and departments. Establishes effective and strategic advocacy and lobbying practices on agreed Council priorities alongside the Mayor and Councillors to progress the Council Plan. Ensures ongoing management of media relations, including ongoing implementation of the Shire's communications strategies. The CEO is proactive in ensuring that Council provides innovative and high service standards that meet or exceed community expectations
	Quantitative	Represents Council at appropriate community functions and social events. Attends at least 40 stakeholder meetings per year with State and Federal counterparts (from CEO) 25% of grants received of those applied for Over 90% of community grants awarded are successfully acquitted Results of the Community Satisfaction Survey (qtrly) indicate - Overall Customer Service performance is at least equivalent to the metropolitan average Results of the Community Satisfaction Survey (qtrly) indicate - Overall performance is at least equivalent to the metropolitan average
Organisational Performance and Effectiveness	Qualitative	Oversees planning processes ensuring they are streamlined and that there is a high compliance with statutory timelines Prioritises and progresses the agreed key current strategic initiatives Keeps Councillors informed of the progress and challenges of the key current strategic initiatives
	Quantitative	80% of planning permits are approved within the appropriate timeframe (60 days) Average time less than 14 days to send RFI once application is registered Achievement of Capital Works of 80% of budget expectations Reduction in Capital Works carry forwards in current year (FY) Achieved planned progress of Customer Service Transformation Achieved planned progress of Future Workplaces Project Achieved planned progress of Tech One Implementation Achieved planned progress of Shire Eco Dev and Tourism Strategy
Comments	There will be an opportunity for Councillors to provide comments on each of the 7 Core Pillars as well as overall comments	
Future		To be successful in the leadership of the Council, what should the CEO STOP, START and CONTINUE doing?
	STOP	
	START	
	CONTINUE	
Actions (CEO only)	Progress against Past Review's Actions (In CEO Survey Only)	
	Future Review Actions	

Personal/Professional Development (CEO Only)

What personal or professional development would be beneficial in the next period?

What support could councillors provide to better support the CEO? (CEO only)

Overall, how would you rate the performance of the CEO in this period? Satisfactory/Unsatisfactory (sliding scale)

Comment*



CEO Performance Review Feedback from Direct Reports Annual (end Qtr 4)

Objective:

The intention of annually collating anonymous feedback from the CEO's Direct Reports on the performance of the CEO is to obtain performance feedback from those that work most closely with the CEO, enabling a 360-degree view of the CEO's performance.

Format:

A simple online, anonymous survey would be created based on the agreed statements/questions and sent to the CEO's direct reports at the end of Q4. The feedback would be collated anonymously by the Independent Consultant and would form part of the overall annual performance review of the CEO.

Questions:**Values**

Please provide a rating of how often you see the CEO demonstrate aligned behaviour against the Council's Values, together with examples of when you have seen the behaviour demonstrated in the workplace.

Value	Never	Rarely	Occasionally	Often	Always	Examples
Integrity*						
Courage						
Openness						
Respect						
Excellence						

*NOTE – we will add in value definition in the survey

Comments:

Strategic Focus – The CEO..

	Never	Rarely	Occasionally	Often	Always	Unable to Assess
Sets a clear strategy for achieving goals						
Adapts and aligns with changes in organisational priorities						

Comments:

Decision Making – The CEO..

	Never	Rarely	Occasionally	Often	Always	Unable to Assess
Considers the impact of decisions prior to action						
Involves the right stakeholders when making decisions						
Takes initiative to solve problems						
Motivates others to reach their goals						

Comments:

Leading the Executive Team – The CEO...

	Never	Rarely	Occasionally	Often	Always	Unable to Assess
Creates an environment where everyone can succeed						
Promotes visibility to the contributions and work of the team						
Creates a high level of trust in the team						
Values diverse perspectives, even if they are different to their own						
Communicates frequently and transparently with the team						

Comments:

What more can the CEO do to support you in your role?

Future:

To be successful in the leadership of the Council, what should the CEO STOP, START and CONTINUE doing?

STOP:	
START:	
CONTINUE:	

CEO EMPLOYMENT & REMUNERATION COMMITTEE (CERC)

PROTOCOLS 2024

Preamble:

This document sets-out a series of protocols that guide how the CEO Employment and Remuneration Committee (CERC) will operate.

The Role of the CERC:

Under the Local Government Act 2020, the elected councillors are responsible for appointing and managing the performance of the Chief Executive Officer (CEO).

Council delegates to the CEO the authority to run the operational arm of Council.

The CEO then employs staff and sets the operational framework in order to deliver the various services and capital works on behalf of Council and in accordance with the Council & Wellbeing Plan and Council Strategies and Policies

The Mayoral Role:

Under the Local Government Act 2020 – Division 3 18 (1) (d), the Mayor is “take a leadership role in ensuring the regular review of the performance of the Chief Executive Officer” Therefore the Mayor is; responsible for organising the employment review process for the CEO.

This includes:

- Performance reviews (quarterly).
- Performance/Remuneration review (annually).
- CEO employment appointment and contract (at present every 4 years).

The CERC (The Committee):

The Committee under the current adopted CEO Employment & Remuneration Policy adopted in accordance with the requirement of the Local Government Act 2020 Section 45 (1) to (4) will:

- Be comprised of all Councillors and an Independent Consultant
- Appoint an independent consultant to facilitate the above contractual and review processes.
- Adhere to confidentiality provisions recognising contract/legal requirements and the sensitivity of the deliberations.
- The Mayor will be the primary information conduit to the CEO and Independent Consultant as and when determined by the CERC and will report back to Councillors on any discussions held.
- Any additional advice or support required by the Mayor or the CERC will be sought from the Independent Consultant or from Governance Manager via the Mayor as recommended and with approval of the CERC.

- All internal and external communication relating to the CEO reviews, appointment or reappointment process must go through the Office of the Mayor.
- Legal advice when required will be provided by (list our external legal contact here) via the Mayor as recommended and with approval of the CERC.
 - Lead the development of Performance review documents,
 - Remuneration negotiations and,
 - CEO appointment and contract review.
- Participate in the assessment processes as above.
- Delegate to and instruct the Mayor to undertake the following actions:
 - Liaise with the appointed independent consultant to set key annual dates in the calendar for:
 - Quarterly performance reviews.
 - Outline timeline and set dates in Councillor diaries for CERC process to meet and undertake performance reviews See e.g Appendix 1
 - Set dates in Councillor diaries to meet with CEO to discuss the outcome of the review.
 - Annual Performance/Remuneration review.
 - Outline timeline and set dates in Councillor diaries for CERC process to meet and undertake performance review process. See e.g Appendix 2
 - Set dates in Councillor diaries to meet with CEO to discuss the outcome of the review.
 - Date for Mayor to meet CEO to discuss remuneration.
 - Set Council meeting dates for a “Confidential” report to be tabled to the earliest Ordinary Council Meeting to adopt the CERC recommendations following each quarterly and annual review.
 - Appointed independent consultant must work with Councillors through the CERC to develop and draft:
 - Performance review documents including Key Performance Indicators comprising qualitative and quantitative indicators.
 - Discuss contractual arrangements and remuneration linked to annual review.
 - Take direction from the CERC recommendations through the Mayor to fulfill requirements of the quarterly and annual performance reviews.
 - Through the Mayor and in accordance with the recommendations of the CERC input and feedback will be sought from the CEO in terms of the draft KPIs and this will be brought back to the CERC for discussion and decision making by the Council.

Independent Consultant’s role:

The independent consultant, appointed by the CERC to the CERC is responsible for administering the above processes, specifically:

- Work with the Mayor and the CERC to develop and draft documentation including:
 - Setting the Key Performance Indicators including qualitative and quantitative measures linked to the CEO's performance in delivering the Council and Wellbeing plan and in accordance with the relevant Acts.
 - Work with the Mayor and Councillors in accordance with the directions through the CERC to obtain feedback from the CEO in terms of draft KPIs.
 - Select dates to align with the quarterly reviews to allow for:
 - CERC quarterly meeting process.
 - CEO quarterly review meeting process.
 - CERC annual review, contract and remuneration review meeting process.
 - CEO annual review meeting process.
 - CEO annual contractual and remuneration review meeting process.
 - Align Council meeting dates to formally adopt the CERC's recommendations through a tabled "Confidential" report to an Ordinary Council Meeting
- The Independent Consultant must liaise with the Mayor as the lead spokesperson of the CERC on all matters relating to the CEO Employment and Remuneration matters.
- All communication must be through the Mayor in the first instance and then forwarded to the CEO, relevant Officers or the organisation through the Mayor.
- The Independent Consultant's single point of contact into the organisation is through the Mayor and when determined by the Mayor or the CERC, through the Manager of Governance.

Appendix 1: Mornington Peninsula Shire Council – Chief Executive Officer FY Quarter 1 and 3 Review Process

Timing: Dates for each review to be determined by the CERC and organised through the Mayor with Independent Consultant

Activity		Action by
Step 1:	Independent Consultant to populate Quarterly template based on data provided in the Org Perf Report - (CWB Strategy)	Consultant
Step 2:	Independent Consultant to circulate populated Quarterly template to Councillors and CEO	Consultant
Step 3:	CEO to provide written response to questions in the Quarterly template and forward to Independent Consultant	CEO
Step 4:	Independent Consultant to circulate CEO's response to Councillors and cc CEO	Consultant
Step 5:	Councillors, CEO, and Independent Consultant to meet (virtually or in person) to discuss CEO assessment and ask any outstanding questions	Councillors Consultant CEO
Step 6:	Independent Consultant to summarise discussion and actions for next quarter and circulate to Councillors and CEO for any feedback	Consultant
Step 7:	Independent Consultant to circulate final summary to Councillors and the CEO and send a copy to Governance Manager for recording	Consultant

Appendix 2 - Mornington Peninsula Shire Council- Chief Executive Officer FY Quarter 2 and 4 Review Process

Timing: Dates for each review to be determined by the CERC and organised through the Mayor with Independent Consultant

	Activity	Action by
Step 1	Independent Consultant to populate Quarterly template based on data provided in the Organisational Performance Report - (CWB Strategy)	Consultant
Step 2	Independent Consultant to facilitate feedback from Direct Reports (<i>Quarter 4 only</i>) via the Governance Manager	Consultant
Step 3	Independent Consultant to liaise with the Governance Manager to request relevant quantitative data and then collate material to inform quantitative results for Core Pillars	Consultant
Step 4	Independent Consultant to circulate populated Quarterly template and quantitative results to Councillors and CEO	Consultant
Step 5	CEO to complete self-assessment of Core Pillars and provide written response to questions in the Quarterly template and forward to Independent Consultant	CEO
Step 6	Independent Consultant to debrief feedback from Direct reports with the CEO	CEO Consultant
Step 7	Independent Consultant to circulate to Councillors and cc CEO; <ul style="list-style-type: none"> ○ Feedback from Direct Reports ○ CEO self-assessment of Core Pillars ○ CEO written response to questions in the Quarterly template 	Consultant
Step 8	Councillors to complete assessment of Core Pillars and forward to Independent Consultant	Councillors
Step 9	Independent Consultant to circulate summary of Councillor assessment of Core Pillars to Councillors and CEO	Consultant
Step 10	Mayor to have discussion with CEO regarding remuneration review (<i>Quarter 4 only</i>)	Mayor
Step 12	Councillors, CEO, and Independent Consultant to meet (in person) to discuss summary reports and ask outstanding questions <i>Councillors and Independent Consultant for first 45 minutes, then CEO to join for final hour. Includes discussion regarding the CEO's remuneration review</i>	Councillors CEO Consultant
Step 13	Independent Consultant to summarise actions and provide recommendations to be adopted at Council Meeting	Consultant
Step 14	Independent Consultant to forward papers to Governance Manager to be tabled at next Council Meeting	