



Beveridge Williams


ST GERMAIN VILLAGE

SUBMISSION TO THE GROWTH AREAS AUTHORITY PROPOSING THE ESTABLISHMENT OF A LOCAL MEDICAL FACILITY, LOCAL TOWN CENTRE AND RETIREMENT VILLAGE

2100 THOMPSONS ROAD AND 1425 POUND ROAD CLYDE

September 2013

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1 INTRODUCTION

The Gill family own land in the Clyde growth area and have considerable experience in the delivery of medical services throughout Melbourne. The family propose to establish a major private medical facility, along with supporting commercial, retail and residential uses on their land at Clyde North. The area is to be known as St Germain Village.

The Gill family have developed a long term vision for their site that includes varying development options to be delivered in the short, medium and long term. When completed, it is envisaged that the site will accommodate the following array of uses:

- Local medical centre (integrated with the local town centre)
- Local town centre
- Retirement village
- Residential subdivision
- Future regional medical services
- Future commercial development
- Future mixed use development
- Future nursing home

This represents an anticipated \$650m investment in the area over a 20 year timeframe.

The St Germain site is a key gateway site to the south east growth area and is part of PSP 1053. The PSP is currently being prepared by the Growth Areas Authority and is due for exhibition at the end of 2013. Up to 145,000 new residents are proposed to be established in the south east growth corridor over the next 25 years.

This submission details the proposed development, the employment generating capacity and other benefits of the proposal, the demonstration aspects of the proposal and the policy justification for the proposal.

The project will create a broad mix of tertiary and non-tertiary employment, both during and after construction. The Gill family will immediately commence with elements of the medical facility, retail centre and standard residential areas following PSP approval. The local medical precinct will deliver over 182 jobs as estimated by Urbis whilst the entire site will deliver up to 3590 jobs. The proposal will attract a mixture of employment to the City of Casey in markets that are representative of the 'future economy'. The proposal will ultimately result in an additional 1800 jobs, well in excess of that generated by alternative land use visions for the site.

This submission supports two planning permit applications submitted in accordance with Section 96A of the Planning and Environment Act 1987. The permit applications seek approval for the construction of the first stage of the St Germain Village local town centre (including the medical centre, retail component, offices and residential component, for which a use permit is required) and the use and development of a retirement village. This submission shows how the applications respond to both the Growth Areas Authority and Casey Planning Scheme requirements for such proposals.

A large scale residential subdivision is the subject of a separate planning application, which has also been lodged in accordance with S96A of the planning scheme and is addressed in a separate report.

This project will present as a GAA 'Demonstration Project' as an example of delivering large scale health services to a new growth area, as an example of how the early delivery of new job opportunities to growth areas can fast-track the development of new communities and as a demonstration of the positive support for new employment and community growth that can be achieved by the early delivery of new infrastructure, such as Thompsons Rd.

The project addresses key government needs:

- in health service delivery
- in employment creation
- in aged care facility delivery
- in meeting the varied needs of the future population

This submission requests the GAA to confirm the strategic land uses for the entire Gill site and to structure the PSP to ensure that sufficient flexibility is created in the land use plans for the Thompsons Rd PSP to enable the future growth of the facilities and to see this level of anticipated investment achieved.



Figure 1: St Germain Village

Source: Clarke Hopkins Clarke (Source for all building plans)

2 THE PROPOSAL – ST GERMAIN VILLAGE

2.1 Project Summary

A transition is occurring in the model of health facilities delivery. Private health services (or jointly funded projects) are supplementing stand alone public facilities and a ‘whole of life cycle’ approach is emerging in the approach to service delivery. The Gill family wish to bring this vision to Clyde.

The project to deliver these services will be known as St Germain and is named after a local cattle run that was established in the mid-1850’s. A request to change the suburb name from Clyde North to St Germain has been submitted to the City of Casey.

Key elements of the project are:

Local and Future Regional Medical Facilities

The Gill family propose to establish a broad array of medical facilities at two locations on their site. The family propose to construct and operate localised medical facilities such as general practitioners, specialist services and day surgery facilities in a manner designed to incorporate with a local town centre. This facility will be delivered as part of the first stage of development and will be integrated with the local town centre.

Land will be set aside in the western portion of the site for future regional scale medical facilities, such as advanced acute services and a possible Private Public Partnership facility. The delivery of these regional facilities is not anticipated until the new community is established in the area.

Retail & Commercial

A Local Town Centre of approximately 10,000m² maximum retail floorspace will be established to complement and serve the local medical facility and the surrounding new residential areas. The LTC will include supermarkets, small retail tenements, a tavern, gymnasium, child care centre and a local Council community facility. The size and location of the centre is supported by a retail assessment prepared by Urbis which accompanies this submission.

In addition to the retail uses focused in the local town centre, a commercial area will be set aside to accommodate future restricted retail development that will benefit from exposure to Thompsons Road. This area could also accommodate uses such as a service station and fast food restaurants. It is expected that this area will be developed once the road is constructed and the community further established.

A 2000m² office will be developed in the local town centre as part of stage one, to accommodate the Gill family’s business interests and other tenants. It is possible that further office space will be established in the town centre or commercial area in the medium to long term.

Residential

New residential areas consisting of a mix of high density, medium density and standard density areas will deliver approximately 1500 new dwellings on the site and approximately 4,200 people to the area.

The residential component will consist of the following elements:

- Standard residential subdivision (906 lots)
- Retirement village (260 dwellings)
- Medium density in local town centre (34 dwellings)
- Future medium and high density development (estimated 280 dwellings)
- Future ‘SOHOS’ residential development (estimated 18 dwellings)
- Possible future Nursing Home

A separate planning permit application is being made to the GAA for the 906 lot residential subdivision.

Future Mixed Use

A 7.58ha parcel of land will be set aside in the south west of the site as a future mixed use area. It is anticipated that, in time, the operation of the medical facilities will result in the establishment of a range of supporting medical-based commercial businesses in these mixed use areas, similar to the existence of similar ancillary uses located around other large scale medical facilities. Further, the exposure to the new north south arterial road and the proximity to the town centre will encourage various forms of development consistent with the mixed use designation.

Construction of Thompsons Road

In order for the project to commence following the approval of the PSP, Thompsons Road must be constructed for the 2.4km distance between Berwick-Cranbourne Rd and the site. An opportunity arises to utilise the GAIC funds anticipated to be raised by the development of the area to fund these works as the road is identified as part of the state-wide freight road network and is therefore a key part of state infrastructure. Separate presentations have been made to the GAA regarding this request. Alternatively, the road can be funded by the funds raised as part of the Precinct Structure Plan.

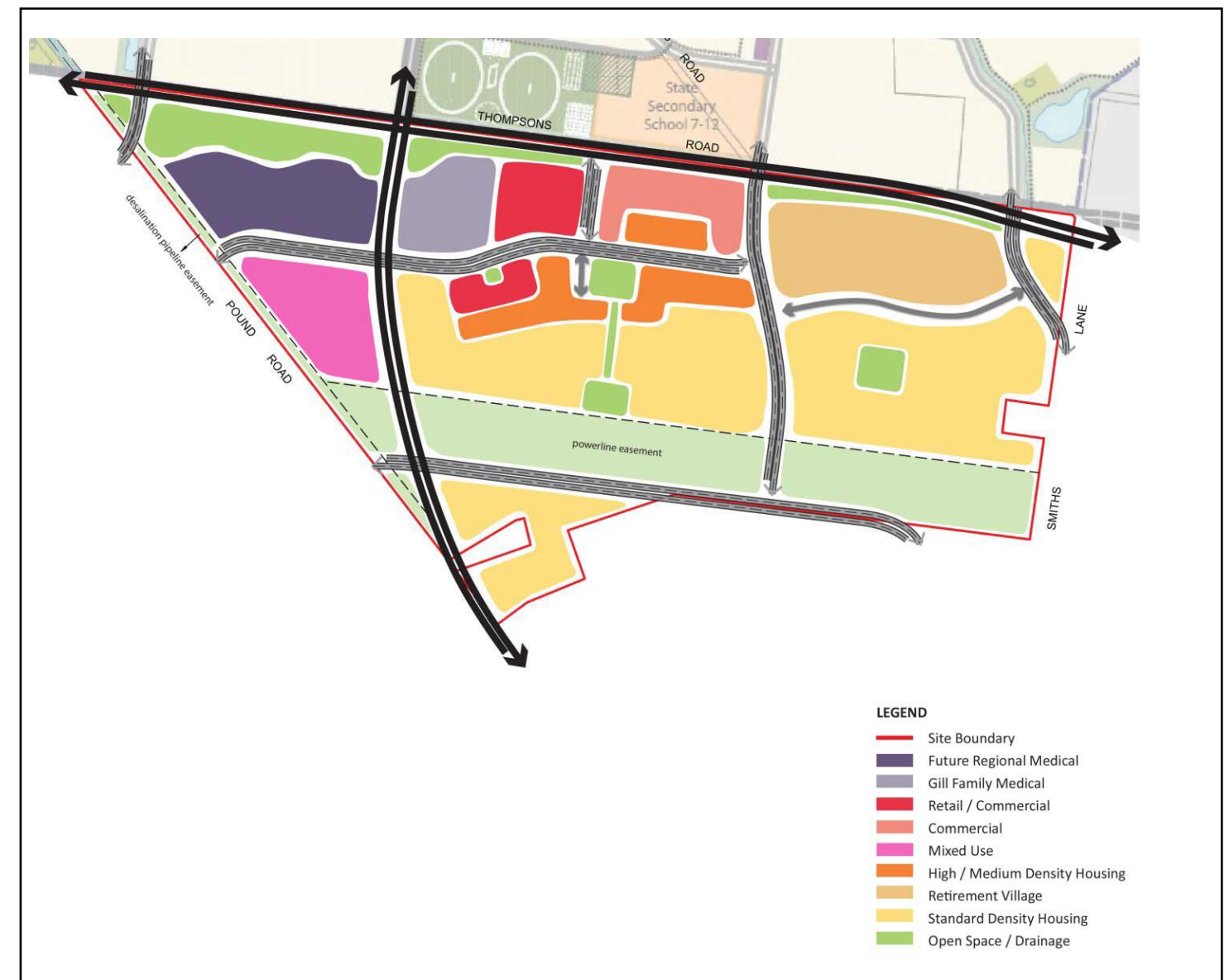


Figure 2: Proposed St Germain development – overall vision

2.2 Proposed St Germain Village Local Medical Centre

Proposed range of Medical Services

The Gill family is committed to the provision of a modern, state of the art localised medical facility to service this major expansion of Melbourne's residential area. The facility will be built in conjunction with the retail facilities to together form a Medical-based specialised Local Town Centre.

The medical centre will have a floorspace of 8,200m² set across 3 separate wings. A "superclinic" facility will first establish and will initially encompass the majority of medical procedures. As demand increases, specialist facilities will be provided followed by a proposed day surgery facility. A 300m² dispensary will also be incorporated into the design.

The planning application seeks permission to construct the entire facility however currently, it is envisaged that the facility will be delivered in 2 stages.

Stage 1: "Superclinic" Medical Facility and accompanying services

The superclinic medical facility will consist of a 1200m² main building to accommodate 14 consulting rooms and 2 treatment rooms with accompanying services. The design provides for the future expansion of the facility, with the ability to expand to 20 consulting suites (requiring approximately 800m² extra floorspace).

In addition to the superclinic facility, two further wings initially totalling 1400m² will be constructed to provide additional medical services such as allied medical services, paramedical, dental facilities, physiotherapy, podiatry, radiology, pathology and dispensary services. Provision will also be made for their expansion.

Stage 2: Specialist Consulting Suites and Day Surgery

Specialist Consulting Suites

It is anticipated that the construction of the Specialist Consulting Suites will commence shortly after the completion of Stage One. The facility will provide consulting suites to suit visiting & permanent specialists. The types of services anticipated in this facility will include:

- General surgeons
- Skin Specialists
- Paediatricians
- Acupuncture
- Plastic Surgeons
- Endoscopy
- Heart Specialists
- Psychologists

The Gill family will provide the facilities & lease them to the specialists.

Originally, Stage 2 will consist of suites with a total floor area of 1000m². It is anticipated that this could increase to 2000m² as throughput of the facility increases.

This facility will be closely associated with the Day Surgery

Day Surgery

It is estimated that up to 78% of all forms of surgeries are now carried out in facilities of this type. Their operations include all those activities that do not warrant admission to an acute facility.

The Day Surgery will be designed to accommodate most minor types of operations however the facility usage will not be limited to resident specialists.

At a Day Surgery, patients are typically admitted early in the day to have their procedure and patients are then moved to rest & recovery areas until the patients are discharged later that day. This approach to treatment is designed to overcome chronic overcrowding of public type hospitals as this approach to surgery avoids the huge costs of admission into acute facilities and reduces usage pressure on these facilities, which are often subject to bed shortages.

Initially, a facility of 1000m² is proposed, but it is anticipated that this would be expanded to 2000m² subject to demand.

A critical element of the location of the Day Surgery is the requirement to have the ability to quickly access a regional acute medical facility in the event of a medical emergency at the facility and indeed it is a requirement to have this established in order to obtain the necessary medical approvals to operate the facility. The proposed location of the Day Surgery, adjacent to the future north south arterial road, which will in time offer a direct route to the Casey Hospital satisfies this requirement and is a key element in the proposed layout of the site.

The broad scope of the services offered ensures that a 'one stop shop' of medical services will establish, which means that the facility will not place any additional burden on existing government facilities. There is no need for patients to be referred to public facilities as similar services will be offered by the private sector at the facility. As the superclinic will be a bulk billing centre, in time it is expected that the operation of the centre will in fact reduce the load on public facilities. The Gill family's experience at their existing facility at Kangan Drive Berwick suggests that this will occur.



Figure 3: Medical Centre Layout

Building Design

The medical centre design has been prepared by Clarke Hopkins Clarke and has the following features:

- Integration of design with local town centre through building design, front access leading onto the St Germain Plaza (centrally located recreational area) and a visual connection to the plaza
- Central corridor/lobby to access all medical services also providing light filled areas under cover
- The superclinic building has 14 consulting rooms, 2 treatment rooms, 3 training rooms and supporting rooms and space for administrative support and stores
- The wings containing the allied medical services are based around mini internal corridors and also contain consulting suites, storage and waste areas and administrative offices
- Each wing is separated from the other services and contains expansion areas
- A dispensary operating as part of the centre's pharmacy will be located near the primary entrance
- Clearly defined access point for patients, including those arriving by ambulance or patient transport
- Independent access points to various areas of the building for those patients only visiting certain services. Thus parking is provided immediately adjacent in convenient locations to individual services
- Car parking spread around the building enabling simplicity of access
- Substantial landscaping areas
- Single storey design with prominent design features
- Waste removal and collection from the building will be via a specific covered area on the north side of the building accessed via the loading dock

The overall building design is consistent in design form with the other proposed buildings in the local town centre and will act as a landmark building on what will become a prominent intersection and access point into the growth corridor.

Carparking and access

GTA have assessed the design and carparking provision and have commented as follows:

- The parking calculations have been assessed based on an estimated 60 practitioners using the facility at any one time when fully constructed
- The Casey Planning Scheme requires a total of 196 spaces, including disabled car parks
- The proposal offers 580 spaces
- A substantial surplus of 384 car spaces is apparent
- Carparking spaces and access ways comply with planning scheme design requirements

The Gill family currently operate a facility at Kangan Drive Berwick. This centre was established in accordance with the planning scheme regarding carparking spaces however the current experience is that parking is difficult to obtain when visiting the centre due to the busyness of the operation, and the nature of surrounding uses which all can generally only be accessed through vehicular use. The Gill family has directed that parking be oversupplied for the medical centre to prohibit this situation from arising at the new centre, and to provide adequate carparking for any longer term expansion of the facilities.

Basement carparking has been provided for staff. This has been explicitly provided to ensure the safety of staff coming and going from the centre during and after its hours of operation.

A copy of the GTA report is provided in in the Appendices.



Figure 4: Medical Centre building

2.3 Proposed St Germain Village Local Town Centre

The retail component of the local town centre is proposed to integrate with the medical centre and to serve the local community that will establish at St Germain and surrounds.

The centre will offer a range of retail facilities along with office space and medium density housing in the first stage. Further stages will introduce further elements including a tavern, Council community building, gym and a second supermarket. Long term expansion areas have also been identified within the site.

Proposed Layout

The proposed layout will straddle a centrally located east west road, to be known as St Germain Boulevard and will be delivered in 2 stages. Urbis will provide further advice regarding the appropriate extent of retail facilities proposed in the LTC however the vision for the centre is to provide an initial retail floorspace provision of up to 10,000m², with appropriate capability to expand the centre over time after the population in the area increases to satisfactory levels.

LOCAL TOWN CENTRE – PROPOSED FLOORSPACE PROVISION

NORTHERN SIDE

Stage One

- Supermarket 4000m²
- Retail/specialty shops/cafes 1840m²

Stage Two

- Mini Major Supermarket 1550m²
- Retail/specialty shops 140m²
- Licensed restaurant 450m²
- Tavern 750m²

SOUTHERN SIDE

South West Corner

- Offices 1600m²
- Ground floor offices 170m²
- Retail/wine bar 240m²

South East Corner

Stage One

- Retail/banks./café etc. 760m²
- Apartments 34 X 2 bed, 2 x penthouse Parking provided internally

Stage Two

- Community centre 0.2ha requested by Council
- Gymnasium 1000m²
- Child care centre 120 places

Figure 5: Floorspace Summary for Local Town Centre

Building Design

Clarke Hopkins Clarke have stated the following with regard to the design theme for the local town centre: *The proposed overall design seeks to create a ‘village’ atmosphere for the precinct with a palette of fine grain material and individualised built forms throughout the main street. The ‘village’ feel will help to promote pedestrian activity and create an active and vibrant main street. A central clock tower identifies the centre of town and also ties back into the theme of St Germain with inspiration taken from Parisian clock towers. Streets are angled so each entry provides a direct visual connection to the heart of the village, the town square and the park.*



Figure 6: Supermarket Layout

Supermarket building

This single storey building will be accessed via two pedestrian areas with the primary access point leading to the town square. The supermarket is set behind a range of specialty shops in a standard arrangement. A number of these stores will have dual access to the street and internally.

The layout will ensure that there is sufficient pedestrian and commercial activity at street level and encourage the use of the town square as a place to linger.

Similar to the medical centre, the design features bold forms, highlight windows and will complement the other buildings in the town centre to create a unique centre. The maximum height of the building is 8.0m and the clock tower is proposed to be 15m high.



Figure 7: Supermarket Building

Retail/Apartment building

The proposed building on the southern side (south east corner) is set across 4 levels and has a maximum height of 15.50m. The building will consist of ground floor retail and three storeys of residential uses, accessed via a residential lobby located at ground level leading off the southern park area. A licensed restaurant is proposed to sit adjacent to pedestrian entrance to activate both this area and the adjacent park.

Carparking specific to the residences is provided via a southern entrance at ground level and accessed via the public carparking area situated behind the building.

Clarke Hopkins Clarke has advised that the design theme of this building is the use of bold forms, framed facades and the mixture of solids and voids in the design.



Figure 8: Retail/Apartment Building

The first and second storeys will contain 32 residential apartments set either side of a central corridor. It is proposed to provide 24 2-bedroom apartments and 8 1-bedroom apartments ranging in area from 52m² to 78m². The two upper level penthouse apartments are proposed at 3 bedrooms with one at 370m² and the other at 410m².

A ResCode assessment of the apartments reveals that they strongly comply with Clause 55 with regard to layout and amenity impact. A full review is provided in the Appendices. The upper level will contain two penthouse apartments accessed via the lift.

Office building

The proposed office building is set over 3 storeys and will be a maximum of 11.70m high. The building will contain two small office areas at ground level, suitable for real estate offices etc. and also a proposed wine bar. These uses will activate the streetscape at ground level. Larger floorspace areas are provided at the first and second floors. Carparking will be located under the building and accessed off a public carpark at the rear of the building.

The location of this building on the south west corner of the main town centre helps to frame this intersection with prominent building forms and will also frame the future main entrance to the residential subdivision to the south.



Figure 9: Office Building

Carparking and access

GTA have assessed the design and carparking provision and have commented as follows:

- The parking calculations have been assessed based on the floorspaces as shown on the plans
- The Casey Planning Scheme requires a total of 418 spaces, including disabled car parks
- The proposal offers 436 spaces including 63 on-street spaces
- A minor surplus of car spaces is apparent
- Combined with the parking facilities associated with the medical centre, there is an overall surplus of 402 spaces
- Carparking spaces and access ways comply with planning scheme design requirements
- Loading and waste collection provision and location meet statutory requirements

The GTA report also addresses the overall access arrangements into the local town centre and other proposed facilities. GTA estimate that the development, at full capability, not including the residential subdivision, will generate between 500 – 1050 vehicles per hour during the peaks and up to 12,000 vehicles per day. GTA have reviewed the requirements for the roundabout at Thompsons Road and Berwick-Cranbourne Road and conclude that only minor road works and line-marking will be required to accommodate the additional traffic from the Gill site using this intersection.

GTA also estimate that the future intersection of Thompsons Road and the future north south arterial which will lead to the local town centre can be constructed in an interim un-signalised configuration to accommodate the expected traffic over a 10 year timeframe.

A copy of the GTA report is provided in in the Appendices.



Figure 10: Ground Floor Office Layout

Accommodation for Growth

As with any centre, there is an allowance in the layout for possible future expansion of the centre within the proposed St Germain Village boundary.

As discussed, the overall plans show additional retail facilities that will be established as part of stage 2 of the development. These elements are included in the floorspace areas presented above.

There is also provision for the future expansion of the centre on a long term basis. Whilst the town centre layout contains a large carparking area north of the buildings, the layout as proposed provides the potential to establish future development sites within the LTC by converting some of the parking areas to multi-story built form that will incorporate replacement parking facilities set either side of a central internal road. This is consistent with the GAA's requirements for the planning of local town centres to accommodate future growth options.

The proposed upper floorspace limit discussed in the supporting reports deals with the current proposed floorspace provision, and not that which may be required well into the future. At this stage it is difficult to quantify future floorspace requirements however at this stage it is satisfactory to instead identify the preferred areas for the future expansion of the centre.

A 5.73ha parcel of land has been set aside for future commercial uses located east of the retail area and adjacent to Thompsons Road and a 1.41ha parcel of land has been set aside for future high density residential development. Whilst forming part of the overall St Germain Village concept, these areas are not part of the current planning permit application.

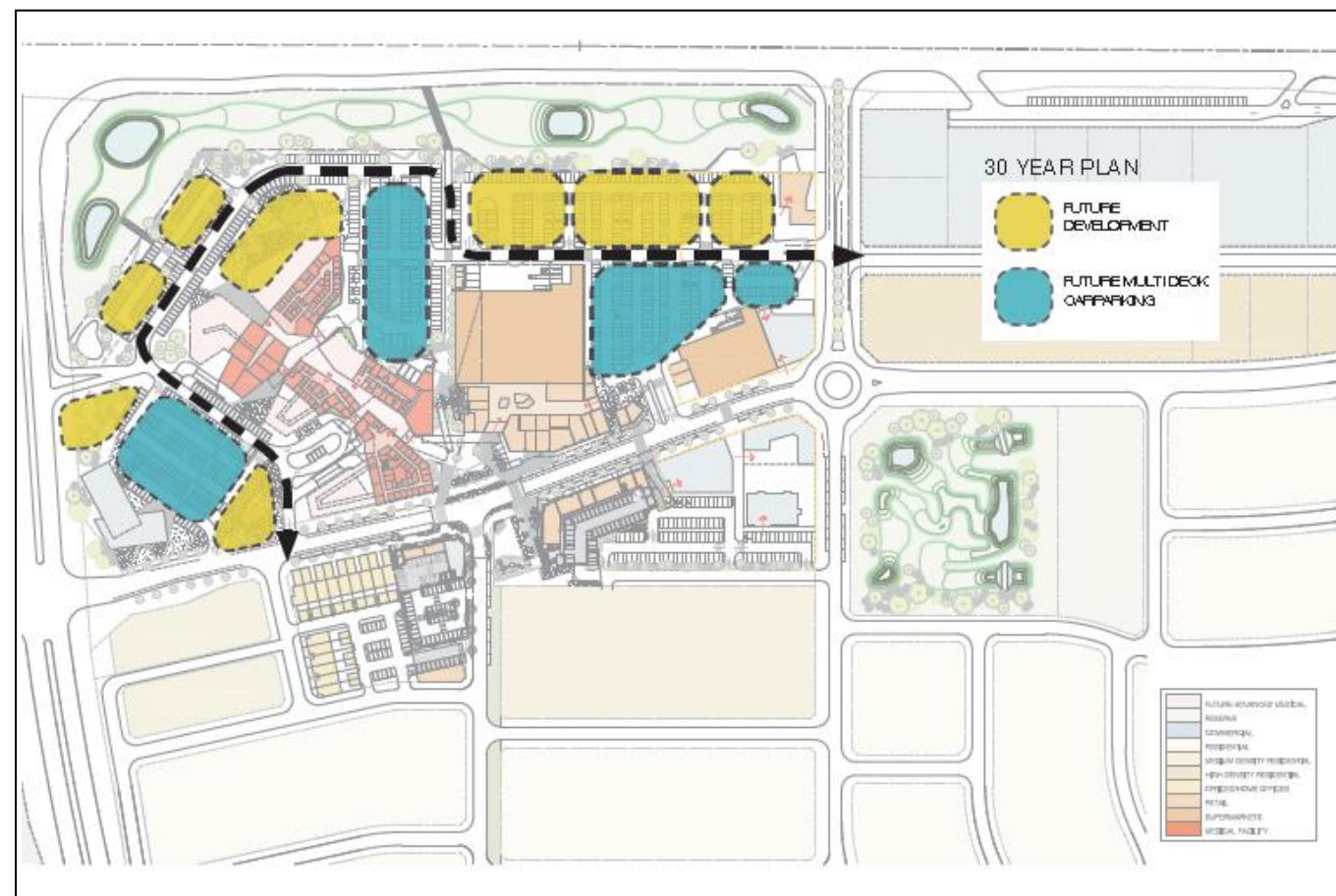


Figure 11: 30 Year Potential Growth Plan

2.4 Proposed Retirement Village

A proposed 244 dwelling and 16 apartment retirement village is proposed at the eastern end of the site. The St Germain Retirement Village will also contain a central community centre with internal restaurant, recreational facilities and administration facilities.

The site will be accessed via two separate road entry points including a direct route to the local town centre for pedestrian access.

The St Germain Retirement Village will consist of the following features:

- A total site area of 13.84ha
- 244 dwellings, being a mix of 2 bedroom (210) and 3 bedroom (34) dwellings
- All dwellings are single storey
- 16 apartments set over 2 levels being a mixture of 1 and 2 bedroom dwellings
- Two vehicle access points, including direct access to the centrally located community building
- Multiple pedestrian access points
- A centrally located community facility or clubhouse incorporating outdoor recreational facilities including tennis court, lawn bowling area and passive recreation areas and areas for families to gather
- All set on landscaped gardens to offer privacy and a high amenity living experience

The stand-alone dwellings are provided in 5 different layout options and various facade options. This will ensure that the façade presentation of the dwellings to the internal roads will be varied. Each dwelling will offer parking on site for a minimum of 2 cars, and the landscaping plans accompanying this application indicate that each dwelling will have sufficient internal open space to enable high quality gardens to be established for each dwelling. The dwellings will be constructed primarily of brick, with pitched roofs and timber features.

The community facility has been located and designed to offer ease of access from all parts of the retirement village. The building will incorporate the following features:

- Multi-purpose room
- Medical rooms
- Conference rooms
- Administration offices
- Dining rooms and kitchen
- 'Sports bar'
- Gymnasium and pool

The apartments can be accessed directly from this building by a wing leading from the main dining room. The building will be surrounded by the outdoor recreation facilities being a mix of active and passive facilities. Unlike the building designs for the local town centre, the proposed built form is more traditional, consistent with the pavilion style prevalent in such buildings. The 2 storey apartment building features a mix of timber and brick finish, with low roofs and incorporates long horizontal elements along each level.

The proposed retirement village requires a town planning permit for its use and construction as it is defined as Accommodation in the Casey Planning Scheme.

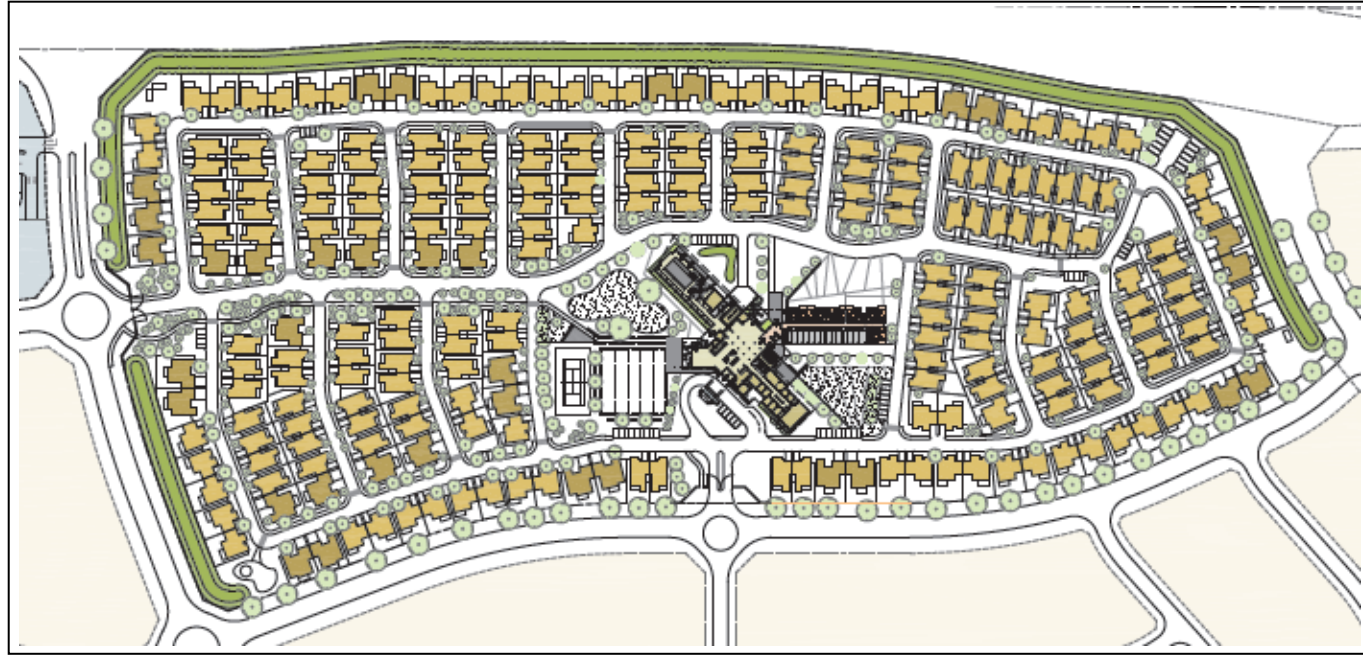


Figure 12: Retirement Village Layout

Carparking and access

GTA have assessed the design and carparking provision and have commented as follows:

- The proposal generates a requirement for 346 spaces
- This consists of one space per 2 bedroom dwellings, two spaces per 3 bedroom dwellings and a requirement for one visitor space per 5 dwellings
- The proposal will provide 348 spaces
- This satisfies the planning scheme statutory requirements
- The design of the carparks for each indicative lot and the visitor spaces meets the relevant Design Standards set out in Clause 52.06 of the planning scheme.

A copy of the GTA report is provided in in the Appendices.



Figure 13: Retirement Centre Community Building



Figure 14: Retirement Centre Apartment Building

2.5 Proposed Residential Subdivision

A 906 lot residential subdivision is proposed on the site, and is the subject of a separate planning permit application. The residential area sits south of the local town centre and has been designed to include multiple access points, both vehicular and pedestrian, to the centre. The closest residential areas to the centre will accommodate medium density lots and passive open space is spread evenly across the site.

2.6 Proposed Advanced Medical or Acute Facilities and Nursing Home

As the population in the growth area increases, it is expected that demand for advanced medical services will eventually result in the delivery of an acute or advanced facility by one of the major service delivery companies in this field. The largest nearby facilities are in Berwick. The Gill family anticipates that unless there is an expansion of medical services in the Berwick area itself, the eventual demand for this and other facilities in the northern part of the growth area will be 'overpowering'. As the area south of Thompsons Road is planned for over 45,000 homes and over 140,000 people, it is expected that this facility would form part of an overall network in the area.

The provision of this type of service is beyond the capability of the Gill family and will therefore require the involvement of a suitable major service delivery organisation, whether a public or private facility or in a joint arrangement. It is proposed to retain a 10.2ha land parcel on the high profile south west corner of Thompsons Road & the proposed north south arterial road to accommodate a future facility. No plans have been prepared for this facility however Urbis have advised that the size of the proposed land reservation is sufficient for the proposed use.

The land parcel set aside can also accommodate a future Nursing Home and Aged Care Centre. These facilities could contain on-site care options and also act as a 'hub' for outworkers to make in-home visits. The location adjacent to two arterial roads is therefore ideal. A future Nursing Home has been included in Urbis's employment calculations.

The establishment of these uses would be the subject of future planning applications at the appropriate time.

2.7 Proposed Mixed Use Area

In the south west area of the site, a 7.58ha parcel has been set aside for future mixed use developments however the expansion of this area will not proceed until well into the future after the establishment of further development in the broader area. It is envisaged that this area will eventually accommodate uses that complement the established medical facilities, including uses such as specialist offices, administrative centres for government or private medical operations and other commercial, residential and retail uses consistent with the mixed use designation.

The mixed use area will also be adjacent to the future north south arterial road and thus will have excellent exposure for the retail and commercial uses.

2.8 S96A Permit Applications Summary

In summary, the following is sought as part of the town planning permit applications:

- The use of and buildings and works for the establishment of a 260 dwelling retirement village
- Buildings and works for the establishment of a medical centre, retail facilities and offices
- The use of the local town centre for accommodation (as the design proposes a wider ground floor access point thus triggering a permit requirement)

Two planning permit applications have been lodged - one for the local town centre and one for the retirement village. Both applications are addressed in this report.

3 THE SITE AND SURROUNDS

3.1 The Site

This Gill site is known as 2100 Thompsons Road and 1425 Pound Road, Clyde North. The site totals 171 ha in area making it one of the largest land holdings in the Clyde new growth area.

The site is a key gateway site for the new growth area, being located adjacent to the proposed Thompsons Rd freight route and also to the proposed primary north south arterial road.

The site is located along the southern side of Thompsons Road and sits between Pound Road and Smiths Lane and there are frontages available to each road. The site is irregular in shape and comprises four existing lots. Thompsons Road, Pound Road and Smiths Lane are currently unsealed two-way roads. Approximate road frontages are as follows:

- Thompson’s Road - 2400 metres,
- Smith’s Lane - 790 metres, and
- Pound Road - 1654 metres.

The site is mildly undulating, being generally flat along the Thompsons Road frontage however the land rises to the south (high point towards the SW corner). The site is largely cleared of vegetation, save for some existing cypress wind breaks (in poor condition), and it is currently being used for grazing purposes. A high voltage transmission line runs along the majority of the southern boundary, in an east-west orientation and the desalination pipeline runs inside the site adjacent to Pound Road.



Figure 15: Site Location
Source: Near Map
Not to scale

There is a dwelling located on the site and a number of agricultural sheds common to rural use.

The majority of the site is zoned Urban Growth Zone although the alignment of the regional transmission lines is zoned Farming Zone. A small section of the eastern end of property is within the Land Subject to Inundation Overlay.

The proposed development spans across 3 of the 4 titles which make up the entire site:

Vol. Folio.	Plan Reference	Area
Vol 10027 Fol 605	Lot 3 PS300094R	40.00ha
Vol 10027 Fol 604	Lot 2 PS300094R	40.02ha
Vol 10528 Fol 301	Lot 2 PS433177T	48.47ha
Vol 10027 Fol 606	Lot 4 PS300094R	42.71ha
Total:		171.20ha
Residential Estate component		95.154ha

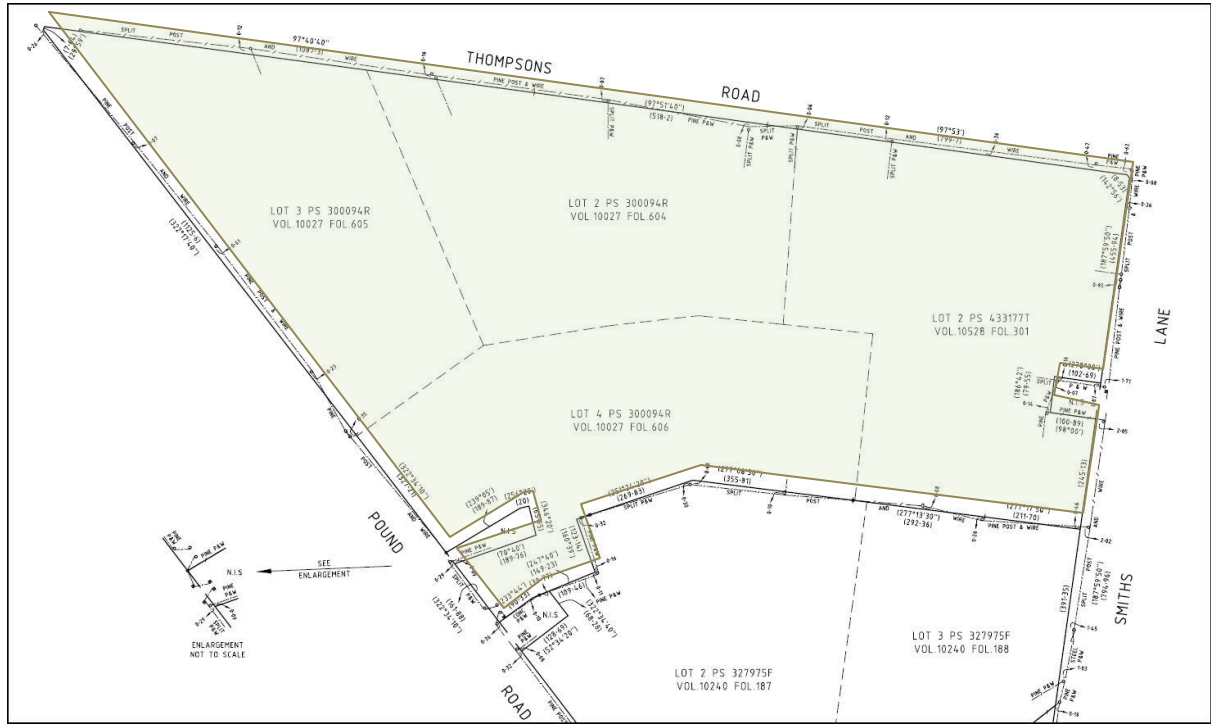


Figure 16: Site Titles Plan

Key site characteristics include:

- The site was historically used for agricultural purposes.
- The dwelling on site has no recorded heritage value.
- There are various farm tracks within the site which link the dwelling and various farm structures.
- Two rows of high voltage transmission towers traverse the property entering from the east boundary, and departing through to the western property boundary. Directly to the south of these lines is a third smaller power line, which is mounted on more standard power poles approximately 9-12m high.
- There is a series of dams situated in the eastern portion of the property.
- Fences divide the paddocks within the site.

A detailed Site Analysis Plan is included in the appendices.

Topography

The topography of the site is characterised by two different topographic areas. The northern half and eastern portion of the site is flat open pastures. The south and south western half of the property is characterised by a low rolling hill, which is crested by the High Voltage Transmission towers. The nature of the topography supports the full development of the site.

A Feature Survey is included as an Appendix.

Vegetation

No areas of Native Vegetation have been identified through the Department of Sustainability and Environment (DSE) Time Stamping process within the application area. Vegetation on the application area is largely in the form of planted rows of both native and non-native trees which appears to have been planted as wind breaks and shelter for stock.

Cultural Heritage

A detailed cultural heritage assessment of the site has been completed. The proposed area of the St Germain Village local town centre was identified as a low risk area for cultural heritage material and no artefacts were discovered during testing.

The proposed area of the St Germain Retirement Village was identified as an area of high sensitivity to cultural heritage material due to its location adjacent to a former watercourse. On site testing discovered a number of low density artefact scatters. It was recommended that these artefacts be hand excavated and relocated to an alternative location on the site and reburied.

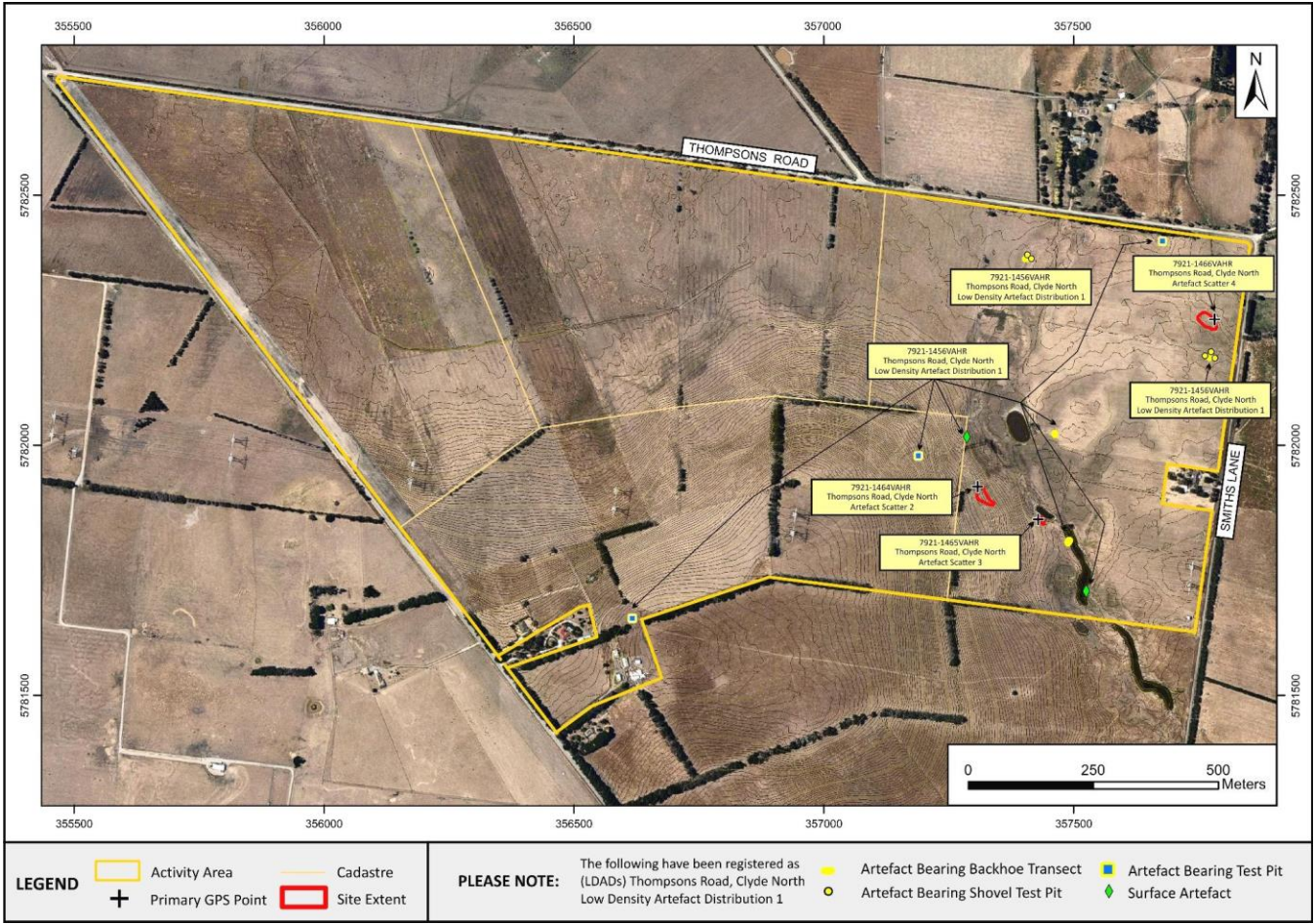


Figure 17: Location of artefacts across the site

Source: Heritage Insight Report, CHMP 11869 August 2013

The CHMP was submitted to AAV and it advised that approval was granted on 19 September 2013. The excavation and relocation of the artefacts will be undertaken as part of the construction works.

Environmental Contamination Assessment

A Preliminary Environmental Contamination Assessment was undertaken on the site. A number of areas affected by the agricultural use of the land were identified however none of these areas were located in the proposed local town centre or retirement village area.

These areas will be addressed prior to the commencement of development on the site for those particular areas.

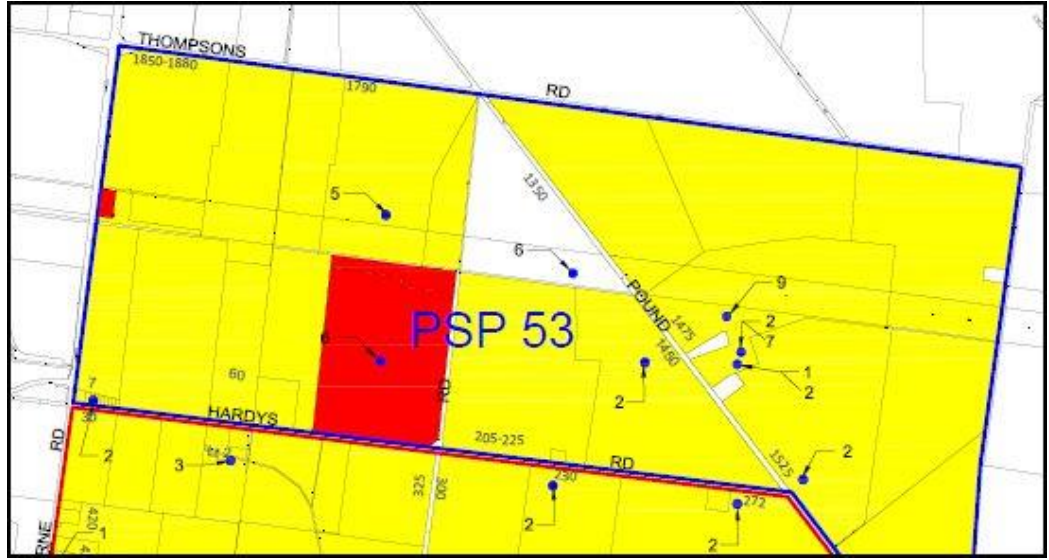


Figure 18: Location of areas requiring clean up

Source: Beveridge Williams report January 2013

In summary the site retains characteristics of its previous agricultural use however there are no onsite features that will prohibit the full development of the site. The location of the proposed local town centre is devoid of either aboriginal or environmental impacts and no remedial work is required. Some excavation of aboriginal cultural heritage artefacts is required at the retirement village site.

3.2 The Surrounding Area

The Clyde growth area totals approximately 4,930ha of land and traverses approximately 8km north to south and 6.5km east to west. The area abuts two existing development 'fronts' being Cranbourne East to the west and Clyde North to the north.

The topography of the area is generally characterised by a range of small rises which provide distant views, especially to the ranges to the north and north east however much of the land is flat.

A range of waterways traverse through the new growth area in the form of creeks and open drainage channels. Water is used extensively by the market gardens and the creeks are a vital element of the current landscape. The regionally important Cardinia Creek forms part of the eastern boundary of the growth area.

The majority of the properties within the area are used for rural purposes. The primary rural use is livestock agistment and market gardening in the southern part of the growth area.

A large clay quarry is located towards the north of the subject site (south of Thompsons Road) and the quarry site has been nominated on the South East Growth Corridor Plan as the location for a Major Town Centre in the northern part of the growth area.

Thompsons Road is an unmade rural road that leads to Berwick-Cranbourne Road from the site. It is designated as part of the future state freight network and in time will be upgraded to a lane arterial road, crossing Cardinia Creek to the east of the site and linking up with the Officer Employment Area and ultimately with the Koo Wee Rup by-pass road. In time it is expected to accommodate up to 60,000 vehicles per day.

The following is a summary of the land specifically surrounding the site:

North

Directly north of the site, across Thompsons Road, are properties known as 1275 Pound Road, 2125 Thompsons Road, and 2175 Smiths Lane, Clyde North. These properties are used for agricultural purposes. The properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens.

This area is proposed to be developed as part of the Clyde North PSP proposals and a secondary school and ovals are proposed for the site. Further to the north, land is currently under transformation from rural to urban form.

East

The properties to the east of the site, across Smiths Lane are known as 10, 20 and 110 Smiths Lane. These properties are used for agricultural purposes. The properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the east (110 Smiths Lane). These properties are part of PSP 1055 which is yet to commence preparation.

The Cardinia Creek forms the east boundary of these 3 properties.

South

The properties to the south of the site, include 105 Smiths Lane, 1525, and 1485 Pound Road. 105 Smiths Lane and 1525 Pound Road are both larger properties used for agricultural purposes while 1485 Pound Road is a relatively small site of approximately 1 hectare containing a residence and garden.

The properties are mostly cleared apart from some trees which appear to have been planted in rows along fence lines and as wind breaks and privacy screens. A drainage line which contain a number of elongated dams, is located on the subject site continues to run through the north eastern corner of 105 Smiths Lane.

West

Directly west of the site, across Pound Road, are 1350 and 1450 Pound Road. On the east side of Pound Road is 1455 Pound Road, which is surrounded on 3 sides by the subject site. It is a relatively small site of approximately 1 hectare containing a residence and garden.

The properties on the west side of Pound Road are used for agricultural purposes. These properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the west (1450 Pound Road).

3.3 Regional Spatial Context

The new urban growth area is 4.3km south of Officer, 6.9km south west of Pakenham and approximately 5km east of Cranbourne. The Princes Freeway is located 2.3km to the north and the South Gippsland Hwy is adjacent to the south west corner of the growth area. Officer Station on the Pakenham Railway line is approximately 4km to the north.

The Gill site is proximate to a range of public amenities and facilities including Casey Fields, Cranbourne Botanic Gardens and Casey Hospital. The area is less than 7km to Monash University (Berwick Campus) and the Chisholm

Institute of TAFE (Casey Campus). The area has excellent connectivity to a range of future employment areas including the C21 Business Park (approx. 2km) and the Officer Employment Area (approx. 2km).

Two Principal Activity Centres are located within proximity to the new growth area: Cranbourne and Narre Warren/Fountain Gate

Major Activity Centres are located nearby at Pakenham, Berwick and Casey Central.

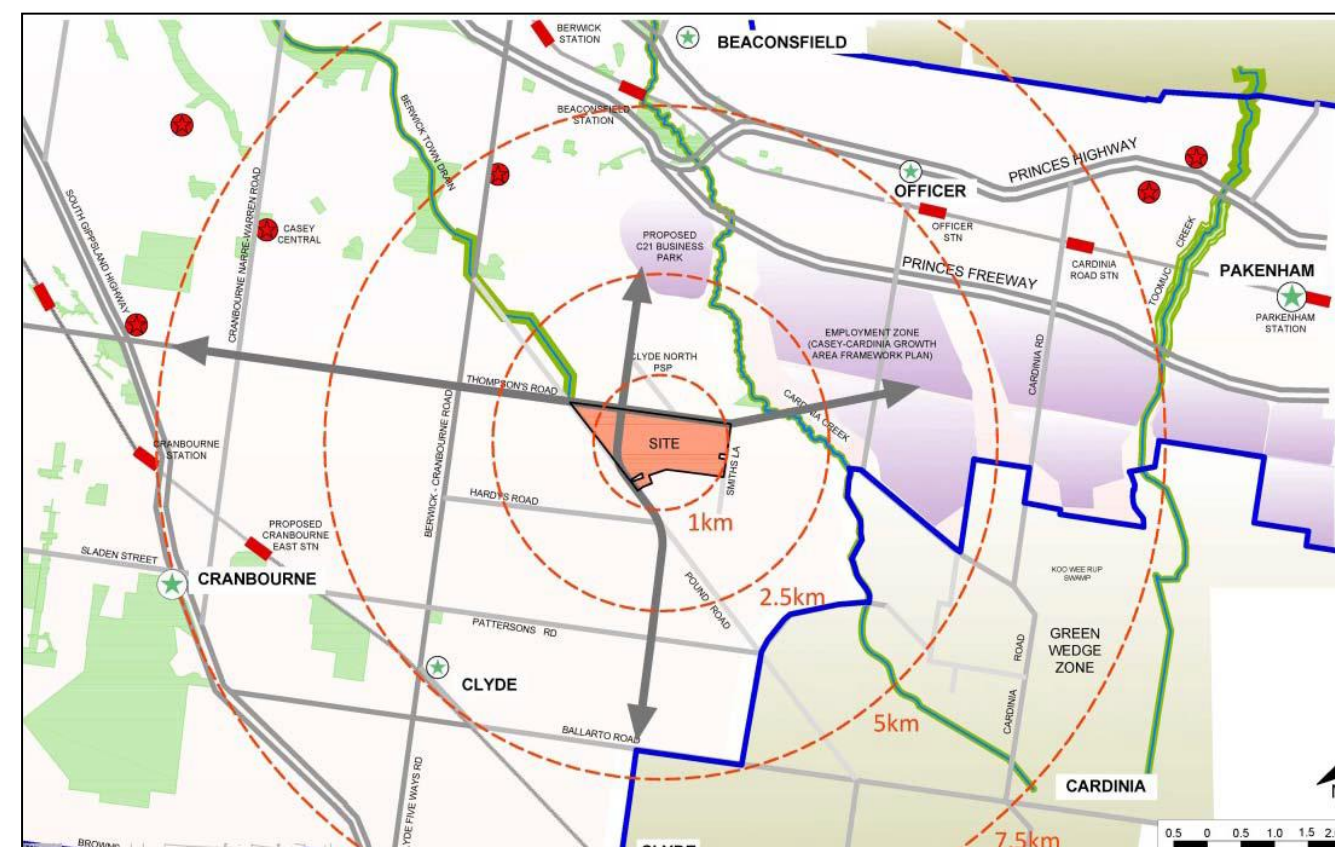


Figure 19: Regional Context of Gill site

3.4 Thompsons Road PSP Status

Two Precinct Structure Plans are currently under preparation in the Clyde growth area and the PSP that includes the subject site is known as Thompsons Road PSP layout. The draft land use arrangements for the PSP 53 have been prepared and the proposal is consistent with the draft PSP. Whilst it is possible that there could be further changes to the PSP following agency and Council consultation, it is not expected to affect the Gill site or proposal.

The PSP is due for exhibition by end 2013 and approvals are expected by mid-2014. Land use decisions are currently being made as the draft PSP is being prepared.

The Gill family have been active participants in the PSP preparation process, being financial contributors and have representatives on the PSP Advisory Committee.

State and local government have indicated a desire to see employment generating uses establish along parts of Thompsons Rd. This proposal will deliver a large level of tertiary level employment based within the medical precinct and elsewhere on the site. The accompanying Urbis assessment justifies why the proposed mix of uses results in a better outcome for employment than the proposed industrial use of part of the land.

The opportunity exists for the project to be considered as a GAA Demonstration Project due to its unique mix of uses, its approach to development and the benefits to be achieved if the Gill vision is fully realised. This is further explored in Section 5.



Figure 20: Draft PSP 53

Source: GAA

4 PROJECT JUSTIFICATION

4.1 The Changing Face of Health Service Delivery

There are major changes occurring in the way that medical services are provided throughout the country. The hospital system is evolving and is heading towards a more specialised model of service delivery. The delivery models for health services and the arrangements between private and public facilities are also evolving. Hospital services now represent a smaller percentage (estimated to be at between 3% - 10%) of overall services. Day surgery, or day surgery carried out in hospitals, represent approximately 78% of all operations

Further, market compaction has seen a large number of commercial operators leaving the field as they have been purchased by the larger corporate service providers.

This evolution in service delivery approaches has resulted in changes to the form of medical facilities being provided to communities. Larger facilities are emerging that offer a broader range of health facilities to clients under the same roof. These new facilities have been dubbed “Superclinics” by both private operators and government.

The aim of the “Superclinic” is the provision of medical services to the community in a compact, convenient, one-stop facility and this approach has proven very successful since their introduction. These facilities are designed to relieve hospitals of the substantial impost of the current situation where out-patients utilise the public system at usage figures which that system now finds almost impossible to cope with. The Superclinic name and operation, although pioneered and perfected by private enterprise, has now been adopted by health departments Australia wide and have been found to reduce the load on the public hospital system.

Given their increasingly large scale, the delivery of essential medical services via superclinics into outer urban areas will be more difficult to achieve in the future, unless proper provision is made for their establishment in the initial planning of these new areas.

The provision of regional acute medical facilities is also a service that strategic land use planning has often failed to accommodate in a timely manner in new growth areas. This project will incorporate land to be set aside for future such uses when the population is of sufficient size to warrant these services. This may be in the form of a privately delivered facility or in the form of a private public partnership.

4.2 Site Suitability

The Gill site is suitable for the proposed mix of land uses for the following reasons:

- It is the key gateway site into the new growth area from the north and centrally located in the south-east growth area
- It will sit adjacent to Thompsons Rd which is planned to become part of the state freight network
- It straddles the future north south arterial road which will directly link the site to the Pakenham By-Pass and railway infrastructure
- It is directly connected to future large employment areas in Officer and other areas by the future arterial road network
- The areas adjacent to Thompsons Rd are flat and are thus suitable for commercial, retail and large scale health developments
- There is minimal existing vegetation on the site and no native vegetation
- There are minimal Aboriginal cultural heritage issues associated with the site and none in the planned local town centre area
- There are no significant contamination or other heritage site issues

- The transmission line infrastructure and desalination pipeline infrastructure can be accommodated by detailed design and layout consideration. Both assets can feature in open space planning

4.3 Retail Hierarchy

The suitability of the size and location of the proposed local town centre was assessed by Urbis and a copy of its report is presented in the appendices.

The assessment found that:

- The retail market analysis found that there is little difference in catchment areas between the location originally proposed by the GAA and that favoured by Gill in the western end of the site
- Each centre in the proposed PSP retail hierarchy will serve a different function and in the case of the smaller centres, a different catchment
- There would be a trade area population approaching 15,000 people which would generate a total retail spending market of \$215 million in 2031
- At that time there is a total capacity in the market to support a total of 10,300sq m of retail floorspace
- The scale of the proposal will not detrimentally impact on the proposed retail hierarchy of the area
- The collocation of the town centre with the medical centre will strengthen the town centre’s role and drive increased visitation from both within the trade area and beyond. The medical centre staff and visitors would add to the level of business at the retail centre

In conclusion, Urbis supports the establishment of a local town centre at the scale proposed in the western portion of the site.

4.4 Relevant Health Policy

Building upon the planning policy support for increased medical facilities as part of infrastructure provision into new growth areas, the provision of medical facilities is strongly supported by other government health-related policies.

The “*Victorian Health Priorities Framework 2012-2022*” identifies the following issues with health delivery in Victoria:

- Many people do not have optimal health care outcomes
- There are not enough services when and where they are needed
- Demand for health services is increasing rapidly

In response, the government seeks to establish a health service by 2022 that:

- Is responsive to people’s needs
- Improves health experience for the community
- Expands the service, workforce and system capacity
- Implements continuous improvements and innovation
- Utilises e-health and communications technology

Programs to achieve this include:

- Undertaking area based facility planning and service capability frameworks
- Establishing a service-planning and asset development and management framework
- Develop opportunities for greater private sector collaboration, coordination and integration
- Evaluate alternative provider setting options such as day hospitals, super clinics and community health centres, to identify and invest in services that are clinically effective and cost-effective, irrespective of funder and funding model

The document “*Infrastructure Investment – Budget Information Paper No 2*” summarises the 2013-14 Victorian budget investment in health infrastructure. The document also states the government’s policy support for increased health investment. The paper notes:

- Victoria is recognised as a national leader in terms of responsiveness, service integration, quality of service and innovation
- A growing and ageing population, increasing service demand, rising costs of health care, increased expectations of health consumers and the growing prevalence of chronic disease all place pressures on the capacity of the system to deliver high quality health care
- Investment in specialist services at the local level will mean that Victorians can access health services in their local area
- Delivery of services into new growth areas is required to meet the demands for health services in the growth corridors
- The government will fund a new community based ambulatory care project. This project will develop a health and medical precinct that is scaled to local area planning needs and current and forecast population requirements. This approach is entirely consistent with the Gill vision for St Germain

4.5 Employment generating capability

The South East Growth Corridor Plan designates part of the Gill site as the future use ‘Business with Residential’. This designates the future land use arrangements to be a mix of 50% residential, 25% commercial and 25% industrial across the identified areas. This area also extends west of the site to Berwick-Cranbourne Rd.

This proposal seeks to slightly modify from the Corridor Plan designations by setting aside land for future medical purposes and mixed use facilities in place of the future industrial use of the land. This proposed land use arrangement is consistent with the overall vision for the site by the Gill family.

In order to determine the overall outcome from an employment perspective of the proposed Gill uses against future industrial uses, Urbis was engaged to review the potential employment outcomes. Their assessment found that:

- The GAA base case (smaller retail centre and industrial use of the western end of the site) would create an anticipated 1,765 jobs. The availability of better located vacant industrial land elsewhere could see the employment figure lowered to 1,385 jobs if the site did not attract industrial uses to this location
- A option that saw an increased local town centre including medical facilities but retained the western end of the site as future industrial land would generate approximately 1,880-2,220 jobs. If the industrial land use was not established for the reasons explained above, the employment outcome reduces to approximately 1,500-1,640 jobs
- The current proposal which incorporates a larger local town centre collocated with the local medical centre, land set aside for future regional medical facilities and also the future mixed use component is anticipated to generate between 3,450-3,590 jobs in the long term. The job creating capacity of the proposed uses is more than 5 times per hectare larger (at 109 jobs per hectare) than the proposed industrial use of the western end (at 21 jobs per hectare)
- The integration of the medical facilities offers a wider range of employment opportunities than would otherwise be available
- Importantly, the Urbis assessment finds that there is sufficient existing vacant and future designated industrial land in the City of Casey and surrounding areas to satisfy future expected demand for the next 25 years and beyond

For these reasons, it is submitted that the proposal offers a far improved employment outcome for the new growth area than the proposed industrial use of the land. The draft PSP shows other areas of industrial land set aside within PSP 53 for industrial use which should accommodate the demand generated for such uses by the immediately surrounding population.

4.6 The need for increased infrastructure in new growth areas

The Interface Councils, being those municipalities on the fringe of Melbourne have funded an assessment of infrastructure needs to adequately provide essential services to their communities to ensure that they do not fall behind the rest of Melbourne in this regard. The report, prepared by Essential Economics, is entitled “One Melbourne or Two?”. The report was originally prepared in March 2012 and updated in February 2013.

The original report identifies the need for substantial investment in infrastructure and services in the interface areas (which includes Clyde). According to the report, the following investment in aged care and hospitals and complementary areas is required:

Aged care	11,515 beds	\$1.546b
Hospitals	2,490 beds	\$1.067b

The provision of the needed infrastructure, along with better education and public transport facilities will deal with emerging inequalities between fringe areas and established urban areas with regard to access to community and other infrastructure services.

The proposed Gill development will mix private and public facilities to directly address this need.

4.7 Locational Requirements for the medical facilities

There are a number of reasons supporting the proposed location for the local medical centre and its facilities on the Gill site. The proposed Day Surgery activities necessitates satisfactory proximity to a direct transport link to the current closest acute facility (i.e. Casey General Hospital) in Kangan Drive Berwick. This is a stringent requirement of the Department of Human Services in order to gain registration for the surgery. The proposed location adjacent to the proposed north south arterial road will provide a direct route to the hospital for emergency patient transport and satisfies the health department requirements.

4.8 Whole of Life Cycle Approach

The Day Surgery service has also changed the routines for visitors and family. Instead of patients experiencing longer stays in larger hospitals with opportunities for family visits, the Day Surgery experience generally involves the accompaniment of a family/friend for the day and the Gill family’s experience is that these people look for pastimes to occupy themselves waiting for the surgery procedure to be completed. Thus there is a strong need to correlate the medical facility with adjoining retail and other facilities through the use of integrated design.

Once the correlation between the medical facilities and the local town centre was determined, the size and general location of the Gill site lends itself to the development of the proposed concept to coordinate a varying range of uses across a single site to offer a ‘whole of life cycle’ residential experience combined with the necessary range of services to accommodate the future resident’s requirements. Thus the residential diversity proposed includes stand alone housing (for young families), medium and high density housing (for young and downsizing couples), retirement living and, eventually, high care nursing homes. The facilities offered at St Germain, both the medical and commercial, will service the local community through all stages of these life cycles.

5 DEMONSTRATION ELEMENTS

The proposal offers the opportunity to be considered as a Demonstration Project for various elements of the development.

The areas that the project can act as a demonstration project are:

1. Early delivery of employment opportunities into growth areas
2. Early delivery of medical facilities integrated with local town centre, addressing the need for medical facilities in new growth areas
3. Early delivery of office/commercial facilities into growth areas – creating increased local employment opportunities
4. Demonstrates the ability to offer broad housing diversity across the one site – the types and size of housing
5. The early delivery of infrastructure (i.e. Thompsons Rd) as a means to enable the early delivery of jobs and community facilities
6. Create and healthy and sustainable community
7. St Germain Village Project will demonstrate the key objectives of the GAA

1. Early delivery of employment opportunities into growth areas

The first stage of the development of St Germain Village will see the establishment of the local medical centre, elements of the retail centre, offices and an apartment building. In particular, the development of the local medical facilities will deliver immediate employment opportunities to the local area as the Gill family expect the centre to accommodate overflow business from its nearby Berwick operation as well as establishing its own clientele.

Urbis have found that the initial stage of the proposal will deliver 166 construction jobs and 975 ongoing jobs within 5 years of commencement. Thus the proposal has a substantial employment generating capacity and the proposed integration of the medical and retail facilities will demonstrate this element.

The Urbis report also suggests that the proposed collocation of medical and retail facilities brings forward the timing for the viability of the retail centre at the proposed levels, and therefore the job creating opportunities as well as supporting a larger retail centre. The collocation of the centre with the medical facility will generate an additional 275 jobs compared to the alternative location.

2. Early delivery of medical facilities integrated with local town centre, addressing the need for medical facilities in new growth areas

This project will demonstrate a viable approach to the early delivery of local medical facilities through design integration with local retail, community and residential facilities. A key range of initial medical facilities will be establishing at the same time as new residents arrive. The medical facilities will deliver an immediate benefit to new residents as key elements of an established community will be in place upon their arrival. We anticipate that this should act as a major attractor to the site and broader area compared to the traditional approach of a delayed delivery timing for medical and other community facilities in new growth areas.

Similar to the provision of office facilities, the local access to medical and other facilities for new residents will have a significant impact on the sustainability of the St Germain area as there will be a significantly reduced need on car based travel to access similar services elsewhere. Further, this approach addresses a key element of the “One Melbourne or Two?” assessment in that residents in St Germain will not be living in areas underserved by medical and community facilities and thus can have access to the same opportunities that many other residents in Melbourne enjoy.

3. Early delivery of office/commercial facilities into growth areas provides local employment opportunities for residents and reduces travel times to work

Generally, the establishment of office facilities occurs in new growth areas well after the establishment of a new population and surrounding retail and community facilities. This has the two-fold effect of limiting local opportunities for residents seeking commercial-based employment (thus locking them in sometimes lengthy travel to work distances) and also forcing local residents to longer travel distances to utilise commercial services, such as accounting firms, legal offices and other service usually found in local town centres.

Urbis has estimated that the office component proposed in the first stage will deliver up to 50 jobs when fully established. Other office facilities are proposed in the mixed use area once the area is further established.

4. Demonstrates the ability to deliver broad housing diversity across the one site – the types and size of housing

The St Germain development concept of integrated medical and local town centre facilities is complemented by the overall approach to the residential component of the site. The site will accommodate a varying range of residential opportunities established on the one land holding. This includes:

- The Retirement Village generally accommodating unassisted retirement living
- Standard residential lots accommodating broad lot mixes from small medium density sites to larger lots in certain areas of the site
- Apartments based in the local town centre for higher density housing
- High rise apartments to be established in the future in the local town centre
- Nursing Home accommodation for assisted elderly living

This broad range of accommodation options, complemented by excellent access to retail, community and medical facilities, will be a demonstration of the ability for larger scale developments to adopt a broad approach when considering the mix of housing types to deliver when creating new communities.

5. The early delivery of infrastructure (i.e. Thompsons Rd) as a means to enable the early delivery of jobs and community facilities

As argued in the report “One Melbourne or Two?” the lack of key infrastructure in new growth areas negatively impacts on the successful and equitable establishment of communities compared to the established areas of Melbourne. In addition to the services that new communities must wait for, often physical infrastructure such as roads fall behind requirements and traffic flows are interrupted until road upgrades are completed. Often the delivery of such infrastructure is not coordinated as it upgraded initially by individual landowners in an ad hoc arrangement.

The delivery of key infrastructure such as Thompsons Road to the Gill site, possibly by utilising GAIC funds, will enable the early establishment of the medical and other facilities into the St Germain area and be of instant benefit to the establishing communities. Further, the delivery of the road will drive the employment opportunities generated by the proposals as the road will enable simple access to the centre for visitors and residents alike.

In this instance, the establishment of road infrastructure at a capacity sufficient to cope with demand will demonstrate how such infrastructure provision can be used as a key ‘driver’ of the capacity to deliver jobs and services as early as possible into new communities.

6. Create a healthy and sustainable community

The integrated proposal including the local town centre, retirement village and residential subdivision will demonstrate the delivery of a healthy and sustainable community based on the ‘Healthy Spaces and Places’ design principles. It is the aim of these principles to:

- Encourage the development of built environments that provide opportunities for physical activity and other health-related activities
- Continue to improve health outcomes for residents through better designed built environments
- Raise awareness of the relationship between physical activity and the built environment

The design has adopted the following Design principles in its preparation:

- Active transport
- Connectivity
- Mixed density
- Parks and open space
- Social inclusion
- Aesthetics
- Environments for all people
- Mixed land use
- Safety and surveillance
- Supporting infrastructure

St Germain will be an environment that will promote the health and wellbeing of its residents.

7. St Germain Village Project will demonstrate the key objectives of the GAA:

The Gill proposal presents an ideal opportunity to demonstrate the key objectives of the GAA:

- ensure development and infrastructure occurs in a coordinated and timely manner
- promote sustainable development, housing diversity and affordability and jobs in growth areas
- ensure employment land is provided for commercial and industrial purposes in a coordinated and timely manner
- deliver communities that are socially, environmentally and economically sustainable
- improve the operation of the regulatory environment and administrative processes to reduce costs and inefficiencies for developers and local government.

The infrastructure delivery role of the GAA is often overlooked at the expense of its strategic planning role. This project, if supported by the GAA, allows the Authority to display how it can meet its broader objectives.

In summary, the project will demonstrate a new approach to the delivery of health services to new growth areas and provide an example to government and the private sector that the early delivery of infrastructure to growth areas will encourage early job growth and provide new communities with local access to community services at a level that is expected in the established urban areas of Melbourne.



Figure 21: Proposed staged delivery of Thompsons Road

Source: BW

6 PLANNING POLICY ASSESSMENT

This report accompanies two town planning permit applications and in addition summarising the whole project, this submission also reviews each proposal against relevant state and local planning policy.

6.1 St Germain Village

A planning permit is required for the following elements of the proposal, based on a future indicative zoning of Commercial 1 Zone:

- Buildings and works for the establishment of a medical centre, retail facilities and offices
- The use of the local town centre for accommodation for the southern 4 storey building (as the design proposes a wider ground floor access point thus triggering a permit requirement

Whilst the proposed St Germain Village generally requires a town planning permit for its built form aspects only, the overall concept and detailed design elements are consistent with state and local planning policy.

State planning policy framework assessment

The concept to create St Germain Village with its integrated suite of uses and residential living environments is strongly supported by a broad range of state planning policy:

State Planning Policy Framework

Clause 11 Settlement

- Clause 11.01-1 Activity centre network
- Clause 11.01-2 Activity centre planning
- Clause 11.02-2 Planning for Growth Areas
- Clause 11.02-3 Structure Planning
- Clause 11.03-1 Open space planning
- Clause 11.04-2 Activity Centre hierarchy

Clause 15 Built Environment and Heritage

- Clause 15.01-1 Urban Design
- Clause 15.01-2 Urban design principles
- Clause 15.03-2 Aboriginal Cultural Heritage

Clause 16 Housing

- Clause 16.01-1 Integrated Housing
- Clause 16.01-4 Housing Diversity
- Clause 16.01-5 Housing Affordability

Clause 17 Economic Development

- Clause 17.01-1 Commercial

Clause 19 Infrastructure

- Clause 19.02 Community infrastructure
- Clause 19.02-1 Health facilities
- Clause 19.03-2 Water supply, sewerage & drainage
- Clause 19.03-3 Stormwater
- Clause 19.03-4 Telecommunications

Settlement

St Germain Village will create a centre that sits comfortably in the overall activity centre network, as confirmed by the Urbis assessment. Its key focus on the delivery of health related services will see it quickly establish as a key component of the activity centre hierarchy in the broader region. Its broad breadth of services and residential diversity are also consistent with state policy.

By delivering significant new employment opportunities and local and regional infrastructure, the proposal is consistent with policies about planning for growth areas.

The key component behind the concept to integrate new medical facilities with retail, commercial and residential facilities in St Germain Village is the desire to create a new community by establishing a sense of place in the new centre. The delivery of local town centres in new communities has often focussed too much on the retail component at the expense of the facilities that entice new communities such as relevant infrastructure. The focus on health service delivery addresses the key weaknesses in many newly establishing areas.

The proposal achieves the requirements of the policy framework for Neighbourhood Activity Centres as the design:

- Contains a mix of uses that meets local convenience needs
- Is accessible via walking and cycling
- Will contain bus links to the Major Town Centre
- Will act as an important community focal point
- Will include higher density housing in and around the centre

Built Environment and Heritage

The proposal is strongly supported by state Urban Design planning policies including the urban design principles:

- **Context** – the proposal includes key landmark buildings reflective of its location as a focal point in the new growth area
- **The public realm** – the layout seeks to establish a sense of place through the orientation of the major buildings towards the focal St Germain town square. Each building will be ‘activated’ at ground level via shops and other features
- **Landmarks, views and vistas** – the proposed design creates landmark building features such as the centrally located clock tower however the buildings do not reduce the availability for residents and other users in buildings to enjoy the local and distant views that the site enjoys
- **Pedestrian spaces** – the layout creates a centrally located plaza and passive open space that will form as the central meeting place for St Germain Village. The orientation of the building has been designed to feed pedestrians to these spaces
- **Light and shade** – the architects have ensured that adequate sunlight will reach the pedestrian focal points to increase their year round use. The scale of the buildings will not create unreasonable overshadowing of these areas.
- **Energy and resource efficiency** – the buildings contain features such as the availability of internal light that maximises their energy efficiency
- **Architectural quality** – the buildings have been designed to complement each other and in a manner that will create landmark buildings commensurate with their important location. The proposed apartments will provide good amenity whilst the medical centre will provide cutting edge medical facilities with the detailed design to be created in conjunction with the end users to meet their requirements.
- **Landscape architecture** – landscape features are a key element of the proposal and landscaping and other urban design components will be used to soften the impact of carparking areas and to enhance the usability of the public spaces in the Village

Economic Development

The proposal is consistent with the policy objective *‘to encourage development that meets the communities’ needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial uses’*.

The proposal achieves the strategies of providing new convenience facilities to new residents and can be achieved within the recommended 5 year initial time frame.

Infrastructure

The provision of health facilities is characterised as a key element of infrastructure provision and it is significant that Clause 19.02-1 is included as part of the SPPF headed “Infrastructure”. That policy states:

- *Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.*
- *Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.*
- *Growth and redevelopment of settlements should be planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.*
- *Strategic planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.*
- *Planning authorities are to consider the use of development contributions (levies) in the funding of infrastructure.*

There is clearly an emphasis in the policy on the need to facilitate the provision of social and physical infrastructure in an efficient, timely, equitable manner, and to ensure that infrastructure is accessible. Infrastructure should be provided in response to social needs, and the efficient use of existing infrastructure is encouraged.

Health Facilities

The provisions of Clause 19.02-1 of the SPPF that relate specifically to health care facilities support the proposal. The objective of that clause is:

To assist the integration of health facilities with local and regional communities

The strategies under that Clause are:

- *Facilitate the location of health-related facilities (including acute health, aged care, disability services and community care facilities) with consideration given to demographic trends, the existing and future demand requirements and the integration of services into communities.*
- *Plan public and private developments together, where possible, including some degree of flexibility in use.*
- *Locate hospitals and other large health service facilities in areas highly accessible to public and private transport.*
- *Adequate car parking facilities should be provided for staff and visitors*

The St Germain concept seeks to deliver a cutting edge approach to the delivery of health services to the new growth area to meet the future identified needs of the anticipated population.

Physical Infrastructure

The development of the Gill family site will require the delivery of new physical development infrastructure, such as new sewer and drainage systems and the construction of Thompsons Road to the site.

The approach to deliver the new service infrastructure to the site is summarised in the Drainage Strategy and the Servicing Infrastructure Strategy reports that accompany this application. In each case, the delivery of future services can be achieved within timeframes consistent with the Gill family’s intention to commence the project shortly after the approval of the Precinct Structure Plan.

The delivery of Thompsons Road would ordinarily be undertaken using developer contributions nominated and raised as part of a Development Contributions Plan. To follow this approach would see substantial funds initially raised being used towards road infrastructure which limits the ability to deliver other community infrastructure into the new growth area.

A proposal has been submitted to government to fund the road utilising the GAIC funds that will also be generated by the development of the area. This option will still see the raising of developer contributions however without the substantial impost on localised funds that road funding causes.

Either way, the construction of the road will proceed to enable St Germain Village to be established.

Local planning policy framework assessment

The local policies in the Casey Planning Scheme support the development of new community facilities and infrastructure in the new growth areas. In particular, the policies encourage high standards of architectural and urban design for new developments.

Local Planning Policy Framework

Clause 21 – Casey Municipal Strategic Statement

- Clause 21.06 Urban Fringe
- Clause 21.09 Building New Communities
- Clause 21.10-2 Objectives, strategies and implementation
- Clause 21.11 Employment
- Clause 21.12 Image
- Clause 21.14 Infrastructure

Clause 22 – Local Planning Policies

- Clause 22.05 Residential Development Policy
 - Clause 22.14 Infrastructure Policy
 - Clause 22.15 Good Design Policy
 - Clause 22.17 Stormwater Policy
 - Clause 22.18 Aboriginal Cultural Heritage Policy
 - Clause 22.22 Interim Telecommunications Conduit Policy
-

Municipal Strategic Statement

The establishment of St Germain Village will contribute to the orderly development of the urban fringe area, as anticipated in Clause 21.06.

By offering a diverse range of residential options as part of the Village and elsewhere on the Gill site, the proposal achieves Council’s objective of promoting diversity in living styles, age groups and household types. The diversity sought at St Germain Village with the ‘whole of life cycle’ approach assists the achievement of *‘a more rounded and balanced community structure’* as the development will appeal to a wider range of people.

The development is consistent with the Council’s strategies regarding employment which specifically seek opportunities to increase the number of employment opportunities within Casey and to provide those opportunities in and around activity centres. Mixed use developments are to be encouraged in activity centre.

With regard to the built form elements of the proposal, high standard of architecture and urban design inherent in the proposal will assist to build a positive image of Casey as a desirable place to live and invest.

Local Planning Policies

The proposal is consistent with Council’s Good Design Policy as the proposed designs as they will create a high standard development in the new growth area. The fundamental design approach of combining the health services with the local town centre in a coordinated manner can only be achieved through the use of high standard design.

The creation of St Germain Village, with its unique aspects, will be immediately recognisable to the local community. The design adopts Council’s policy requirements to ensure a safe pedestrian environment, to site waste collection and other ‘back of store’ elements in unobtrusive locations and the scale of each building within the centre has been designed to be consistent and to create a sense of place.

Growth Area Authority – Precinct Structure Planning Guidelines

A Precinct Structure Plan facilitates change and creates a plan to deliver new communities to an area and to provide the infrastructure and services required by new communities.

The proposal responds to the urban settlement intent of the Draft Precinct Structure Plan by providing land for the uses specified in the Draft PSP, by managing the development’s interface with surrounding sites, and by facilitating the orderly development of that land.

By addressing the objectives and development principles of the Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issues Paper and the draft Thompsons Road PSP, the proposal provides for development which will respond to the need of its future residents, as well as integrating with surrounding development within the Thompsons Road PSP and also with the Clyde North PSP to the north of Thompsons Road.

The Precinct Structure Plan Guidelines contain the following elements to help ‘make the place’.

Image and Character

St Germain Village establishes a new character for the new growth area. The concept of the Village is to present a unique identity, sense of place and good liveability via the varied residential elements and health and retail services it will offer. As a totally master planned development, residential areas will vary between high density to standards density areas and ensure satisfactory connections with the local town centre to reinforce the community development aspects that are vital to the overall concept.

The landscape master plan for the site will also ensure that the provision of street trees, and planting within passive open space areas, will provide shade, as well as visual cues and definition to different classes of roads, park frontages and key intersections and entrances.

The design layout will also encourage travel by means other than private car by providing walking, cycling paths, both within the development area and to adjoining residential neighbourhoods.

Housing

As has been discussed the master planned nature of the broader proposal provides the opportunity to maximise housing yield in appropriate places. The built form proposed shows a high design standard.

Employment and Town Centres

The overall concept and design response for St Germain Village clearly shows how employment will be generated both at the local town centre and in the future mixed use and regional medical areas. The level of

employment anticipated to be generated will greatly assist the GAA’s goal to reduce commuting distances and contribute to the self-containment and diversity of the employment market in the new Clyde area.

The Urbis report satisfies the requirement to present an employment plan and table and the employment numbers to be generated by the full development of the site will clearly result in a net benefit outcome for the local community.

A review of the St Germain Village concept against the Activity Centre Design guidelines shows strong compliance and achievement of the desired outcomes. In particular the centre displays:

- A viable mix of uses, as evidenced by the Urbis retail assessment
- Active street frontages
- St Germain Village will become a unique place and be known in the region for this
- The centre will promote local shopping amongst surrounding residents
- The layout contains a degree of flexibility and provision for long term expansion
- The centre provides for a range of business types and sizes

The centre is consistent with the activity centre urban design framework standards. The design displays a high degree of permeability, encourages walkability, incorporates various main street frontages, multi-storey buildings on landmark corners, centrally located town squares and multi-purpose urban spaces. The future provision of SOHO dwellings in the west of the local town centre provides opportunities for small business to establish in the centre, complementing the establishment of the larger medical facilities.

Community Facilities

The concept proposes the inclusion of a Council community building towards the eastern end of the centre at the request of the City of Casey. The design integrates this centre and makes it accessible to retirement village residents and other new community members.

Open Space and Natural Systems

A landscape master plan for the site has been prepared and accompanies this report. The master plan shows how landscaping and place making is a key element of the broader St Germain concept but also of the local town centre proposal. Pedestrian links to open space areas is a high priority and the use of landscaping to create high quality open spaces is anticipated.

The extensive drainage reserves proposed throughout the Gill site will be incorporated

Transport and Movement

The proposal responds to the transport network requirements of the land in the context of the draft PSP by providing streets that can accommodate future predicted traffic volumes and which integrate with the transport plan for the area.

The local town centre will be located on a connector road (to be known as St Germain Boulevard) and the broader subdivision design provides nearby residents with simple access to the centre.

Utilities and Energy

A Servicing Infrastructure assessment and Drainage Assessment confirm that the site can be serviced in a timely and cost efficient manner following the approval of the PSP. The proximity of the site to nearby developing areas will assist with the delivery of services.

The centre sets aside substantial land adjacent to Thompsons Road for drainage purposes in accordance with the assessment undertaken by Neil Craigie.

Activity Centre Design Guidelines

The proposed local town centre has been prepared with reference to the Activity Centre Design Guidelines, DSE which have been prepared to direct the creation of well-designed centres. The design responds to the following aims of the policy:

- Develop good quality public environments
 - Improve community safety
 - Improve pedestrian and cycling amenity
 - Increase accessibility and integration
- Promote street based patterns of connection
 - Encourage a mix of uses
 - Promote a public transport focus
 - Encourage environmental sustainability

The plan shows consideration and adoption of the various elements of the policy as follows:

Urban structure

The overall design of the centre and its integration with the proposed medical facilities and surrounding residential elements are a key aspect of the design. The layout proposed has been prepared after extensive review of the nature of surrounding uses, how each varying use will relate back to the centre and what will the experience of using the centre be for visitors and local residents alike.

The benefit of proposing a masterplan for the entire site is that coordination of uses, layouts and other elements is a key design feature.

Train stations and public transport interchanges

The availability of public transport tot the centre has not been confirmed at this early stage however it is likely that buses will access the central connector road.

Street Design

The use of the centre by pedestrians and cyclists has been a key design consideration in order to make the central plaza the focal point for the local community. Streets have been designed to encourage pedestrian use and to create a good walking and cycling environment whilst also ensuring that vehicles can access the key entrance points to the various elements with minimal chance for conflict. The primary points of access are off the main connector road however in time local users will be able to access various areas of the centre using other secondary streets.

Public Spaces

The key community element of the centre is the central plaza and park. This area straddles the central road and offers various recreational elements that can be utilised by shoppers, visitors and local residents alike. The mix of proposed uses adjacent to these areas will also ensure that they are active and full of pedestrian activity.

Building Design

This report and the submitted plans summarises the design approach taken by the architects to proposed buildings that are befitting of the landmark nature of the site. Buildings are of a scale consistent with the centre yet easily accessible by pedestrians and have also been designed to be functional.

Malls and Large Stores

The supermarket and supporting retail building is of a scale consistent with such retail elements. The two access points to the building will deliver pedestrians to the local activity areas ensuring that the supermarket is not just a place to visit in isolation.

Higher Density Housing

As explained the proposal includes the delivery of medium and high density housing in the centre in the short and long term.

Car Parking

A substantial amount of carparking has been proposed however the 30 year plan for the centre’s expansion shows that these areas can be transformed in the future to allow for expansion when necessary.

ResCode assessment

Whilst the building is overall a 4 storey development, the ground floor will consist of retail uses so a review of the proposal against the provisions of ResCode is required. A review of the proposed apartments against the provisions of Clause 55 of the Casey Planning Scheme is presented in the Appendices. In summary, the proposal shows strong compliance with ResCode.

Elements of ResCode such as proposed height, site coverage and permeability performance are not relevant when proposing a multi-purpose building as part of a master planned development.

6.2 Retirement Village

A town planning permit for the use and development of the retirement village is proposed, based on an anticipated future zoning of General Residential Zone.

The proposed retirement village (244 dwellings, 16 apartments) is consistent with both state and local planning policy. A permit is required for the use and development of the village and the following policies are relevant to the proposal.

State planning policy framework assessment

The concept to create St Germain Village with its integrated suite of uses and residential living environments is consistent with a broad range of state planning policy. In addition to the specific policies listed in Section 4.3, the following is a list of relevant state policies.

State Planning Policy Framework

Clause 11 Settlement

- Clause 11.02-2 Planning for Growth Areas
- Clause 11.02-3 Structure Planning

Clause 15 Built Environment and Heritage

- Clause 15.01-1 Urban Design
- Clause 15.01-2 Urban design principles
- Clause 15.01-4 Design for Safety
- Clause 15.02-1 Energy & Resource Efficiency
- Clause 15.03-2 Aboriginal Cultural Heritage

Clause 16 Housing

- Clause 16.01-1 Integrated Housing
- Clause 16.01-2 Location of Residential Development
- Clause 16.01-4 Housing Diversity
- Clause 16.01-5 Housing Affordability

Settlement

State planning policies require that housing needs must be met by ‘providing a diversity of housing type and distribution’. The St Germain Retirement Village is a key component of the overall concept of offering various dwelling types throughout the site.

Built Environment and Heritage

The design of the retirement village seeks to maximise the available land by adopting an efficient layout with an emphasis on creating a desirable community. The layout shows consistency with the following elements of this policy:

- **Context** – the proposed location for the retirement village on the Gill site has been carefully chosen after a detailed site analysis, and in response to the key strategic planning elements affecting the site. The site will lie immediately south of a proposed state freight route and will eventually be subject to traffic noise and other amenity impacting elements. The location of the retirement village at this point allows for a design response to be created utilising features, such as landscaping and mounding, that can address these amenity impacts much more effectively than what is available for standard residential subdivisions.
- Careful consideration has also been given to the relationship between the retirement village and the local town centre. Whilst the centre is located further than 400m from the local town centre, it is directly linked to the LTC via an internal road and the subdivision design will include elements such as seating and landscaping that will allow for pauses in the walking journey to the LTC. Alternative locations for the retirement village were assessed however each alternative was less appropriate given that the substantial land area required for the village resulted in undesirable separations being created between standard residential areas. Following this assessment, the current location was chosen as the one that met most policy and design requirements.
- **The public realm** – the design seeks to minimise the ‘closed off’ nature of retirement villages whilst ensuring however that the future residents have a high degree of safety. This has primarily been achieved through the use of landscape features to create distinction as opposed to fencing.
- **Safety** – safety is a key element to promote for any retirement village concept. This proposal, whilst retaining a degree of openness to the surrounding areas, still promotes safety by the use of clearly defined access points for pedestrians and vehicles. The internal design also promotes high visibility which is another key safety element.
- **Pedestrian spaces** – the internal layout places the community centre and accompanying recreational facilities within easy pedestrian reach for the residents.
- **Architectural quality** – the individual dwellings have been created after careful consideration of the specific design requirements of this form of housing. This includes internal door widths and bathroom features and layouts specific to retirement living. The façade treatments and various housing styles offered show high architectural quality and will ensure that the retirement village will be a key element of the overall development. The central community building and adjoining apartment building show a high architectural standard both in the manner of the internal layouts and the proposed external features and finishes.
- **Landscape architecture** – the landscape treatments across the site are detailed in the accompanying landscape Masterplan and show how the landscaping elements form a key component of the overall retirement village layout.

Housing

The proposal to include a retirement village as part of the overall concept is a response to anticipated varying living requirements of the future population in the new growth area. Nearby newly established areas all contain retirement village developments that complement the new estates and provide a varying form of living style.

Local planning policy framework assessment

The local policies in the Casey Planning Scheme support the development of new community facilities and infrastructure in the new growth areas.

In particular, the policies encourage high standards of architectural and urban design for new developments.

Local Planning Policy Framework

Clause 21 – Casey Municipal Strategic Statement

- Clause 21.02-Key Influences
- Clause 21.02-3 Key land use themes

Clause 22 – Local Planning Policies

- Clause 22.05 Residential Development Policy
- Clause 22.15 Good Design Policy

Municipal Strategic Statement

The Casey Municipal Strategic Statement similar to state government policy recognises that newly establishing growth area communities often develop with a housing focus on the family unit with a resultant heavy initial supply of standard residential lots and the delivery of single detached dwellings. Whilst recognising the inevitability of this occurrence, it nonetheless is policy to seek varying and diverse living options including retirement living, such as is proposed in this application.

By encouraging diverse housing styles, the MSS seeks to promote the early establishment of communities that are liveable, self-reliant, are functional and that have a strong identity. The proposed St Germain Retirement Village will assist with the achievement of those policy objectives.

Local Planning Policies

The proposed retirement village, by forming part of a coordinated overall design concept for the Gill site, is consistent with the policy aims of Council’s Residential Development Policy. The village will contribute to the establishment of a new and unique community. Its establishment at the same time as the town centre and residential subdivision will ensure that a varied community is established at St Germain from the outset and thus it will make a key contribution to the new growth area.

The high quality design created by the architects is consistent with Council’s Good Design Policy in that it displays an environment that is functional, safe and aesthetically pleasing. The residences to be established generally satisfy the height and other building design requirements of the policy.

Zone Provisions

It is likely that the provisions of the General Residential Zone will form the basis of the Urban Growth Zone schedule following the completion of the process to implement the PSP. The purpose of the General Residential Zone includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

The proposed retirement village is consistent with the zone purpose as it provides a diversity of housing growth in a suitable location with excellent access to services and transport.

Growth Area Authority – Precinct Structure Planning Guidelines

In addition to the responses to the PSP Guidelines in Section 6.1, the guidelines specific to Housing are particularly relevant to this proposal.

Housing

What opportunities have been taken to maximise the housing yield and increase density and diversity of housing types (for example by applying a variety of residential and mixed use zones)?

The St Germain concept shows that a varying range of housing types will be established and the proposed retirement village is one element of the overall concept.

How has provision been made for a variety of housing types, sizes and tenures and for future increases in housing diversity as new communities mature and additional housing choices are required?

The retirement village is a specific type of living style that will only accommodate certain types of residents. It enables family members of younger families moving into the area to also establish themselves closer to the family unit which reinforces the strength of any community.

How is consideration of housing provision balanced with other objectives in favour of net community benefit and sustainable development?

The overall approach to St Germain has previously been summarised including the justification for the location of the retirement village. Despite it being further than 400m from the activity centre it will still form a key part of the St Germain concept and will be an integral part of the new community as it establishes. Alternative locations were found to have a negative impact on the linkages between standard residential communities at the expense of the retirement village. The most appropriate way to achieve the highest net community benefit and amenity outcome across the site was to locate the village in the location proposed.

Standards

Any retirement villages or residential aged care facilities should be located within an activity centre or within 400 metres of an activity centre and public transport stop. Permeability and accessibility through these areas is encouraged. See Clauses 56.03-1 and 56.04-1

The centre will most likely be within 400m of a public transport stop however as explained there will be key pedestrian linkages between the retirement village and the local town centre.

Considerations for Planning Permit Applications

How will the design of housing contribute to a high quality urban environment and a sense of identity?

The high quality nature of the proposed designs has been discussed previously in this report.

How will the subdivision and building development result in a high level of passive surveillance of streets and other public places to maximise actual and perceived community safety?

As discussed, establishing the safety of retirement village residents is a key component of any layout design and this has been achieved at St Germain Village.

In summary, the proposal shows strong compliance with state and local planning policy. The proposal requires a permit for use and development and, it has been shown, a retirement village is a key component of any community, either established or, in this case, a new community

The proposed layout shows that the high degree of amenity will be provided for new residents both in their individual dwellings and by access to the community facilities.

The location of the centre has been chosen after careful consideration of alternatives and, on balance, the proposed site is the most appropriate.

7 DELIVERY OF FACILITIES

The Gill family understands deeply the new approach to the delivery of medical services. A vibrant medical, commercial and residential precinct is the desired outcome. There are a number of key elements that confirm the ability of the Gill family to deliver upon its vision for St Germain:

- The project has its base funding confirmed
- The site is not for sale and will be developed by the Gill family
- The owners have engaged advisors with expertise to guide them through all facets of development
- The medical facility will commence construction ASAP once the PSP is approved
- Discussions have commenced with Southern Health regarding PPP opportunities. These will be long term so the PSP must treat the site with sufficient flexibility to enable long term growth of medical facilities on the site
- Interest from other private health operators has been confirmed – a full suite of services will quickly establish
- Interest from large retail companies has also been received for the LTC

The Gill family has a well-established record in the delivery and operation of medical facilities throughout Melbourne including sites in Kangan Drive Berwick and in Rosebud.

The Gill family is committed to the delivery of this facility to the area as part of the coordinated development of the entire Gill site. Funds for the development of the initial stages of the medical facility are already organised, and the funds for the establishment of the LTC will be sourced from traditional sources.

APPENDIX A. Project Plans – Clarke Hopkins Clarke

APPENDIX B. Site Analysis Plan – Beveridge Williams

APPENDIX C. Design Response Plan – Beveridge Williams

APPENDIX D. Retail and Employment Assessment – Urbis

APPENDIX E. Traffic and Parking Assessment – GTA

APPENDIX F. ResCode Assessment , Apartment – Beveridge Williams

APPENDIX G. Feature & Level Survey – Beveridge Williams

APPENDIX H. Servicing Availability Report – Beveridge Williams

APPENDIX I. Stormwater Management Report – Beveridge Williams

APPENDIX J. Landscape and Urban Design Submission – Beveridge Williams

APPENDIX K. Cultural Heritage Management Plan – Heritage Insight