

Attachment E

Existing Conditions Site Plan and Photographs

23 Boundary Road, Mortlake VIC 3272

Applicant	
Site Address	23 Boundary Road, Mortlake VIC 3272
Land Description	Lot 1 on LP64279, CA 17 on TP570477A and CA 18, Section 19, Parish of Mortlake. Total area approximately 1.35 hectares.
Public Land Manager	
Source (Site Plan)	Detailed Land Survey prepared by Swanson Surveying Pty Ltd. Plan Reference 12268 RE01V1, Sheet 1 of 1, Scale 1:400, dated 1 March 2023.
Source (Photographs)	Site photographs forming part of the Detailed Land Survey identified above. Photographs taken on-site during the survey period in February 2023.
Date	May 2026

1. Purpose

This document is submitted as Attachment E to the Application for a Planning Permit for the use and development of land at 23 Boundary Road, Mortlake, for a Childcare Centre of 44 licensed places.

This Attachment provides a record of the existing physical conditions of the subject site at the time of the application, comprising:

- A scaled and dimensioned site plan reproduced from the Detailed Land Survey prepared by Swanson Surveying;
- Eight site photographs taken during the survey, keyed to the site plan and showing the existing buildings, structures, landscape, access, parking and surrounding context;
- A descriptive summary of the existing conditions cross-referenced to the survey and the photographs.

2. Summary of Existing Conditions

2.1 Land and tenure

The subject site comprises three contiguous parcels at 23 Boundary Road, Mortlake, with a combined area of approximately 1.35 hectares as established by survey:

- Lot 1 on LP64279 (1,619 square metres) — the northernmost parcel containing the rear (northern) portion of the hospital building, solar panels, a brick shed and concrete area;
- Crown Allotment 18, Section 19 (6,484 square metres) — the central parcel containing the multi-storey brick hospital building (No. 17), the single-storey former day centre building, the carport, bitumen parking, driveways and landscaped grounds;
- Crown Allotment 17 on TP570477A (5,587 square metres by survey, 5,595 square metres by title) — the southern parcel comprising open undeveloped grassland fronting Jamieson Avenue, partly tree-covered.

Title references are Volume 8810 Folio 523 and Volume 3940 Folio 838. The land is owned and managed by
under Public Use Zone Schedule 3
(Health and Community).

2.2 Buildings and structures

The site contains the following permanent buildings and structures:

- Multi-storey brick hospital building (No. 17 on the survey) with iron roof, located centrally on CA 18. The building includes a loading dock, raised area to the western elevation and an external stair (Photos 1 and 2);
- Single-storey brick building with iron roof located immediately south of the hospital. This building, with verandah entry and weatherboard gable, is the subject of the proposed change of use to Childcare Centre (Photos 4 and 8);
- Carport between the two buildings, providing covered vehicle access to the hospital (Photo 3);
- Brick shed on the northern boundary (Lot 1) (Photo 6 background);
- Galvanised iron shed at the southern end of CA 18 adjacent to the southern access driveway.

2.3 Access, parking and circulation

Vehicle access to the site is provided from two points:

- A primary northern bitumen driveway from Boundary Road accessing the hospital building's main entry, loading dock and parking;
- A southern bitumen driveway from Boundary Road accessing the dedicated car park serving the former day centre building (Photo 4). This is the access point proposed to serve the Childcare Centre.

The site contains formed bitumen parking arrangements adjacent to both buildings, with the southern car park containing approximately 25 marked spaces directly adjacent to the former day centre. A further sealed bitumen driveway connects through to Jamieson Avenue on the western boundary (Photo 5).

A concrete path system links the buildings to the southern boundary; concrete paths along Boundary Road and Jamieson Avenue connect to the wider Mortlake pedestrian network.

2.4 Landscape and vegetation

The site features an established landscape of significant maturity. Mature trees of varying species are scattered across the central and southern portions of the site, particularly along boundaries and within the southern open ground (CA 17). The landscape is well maintained, with formal garden beds along the northern (Boundary Road) frontage and around the hospital building entrance (Photos 1 and 5).

The southern parcel (CA 17) is open grassland with scattered mature trees, providing an attractive landscape setting and visual buffer between the developed precinct and Jamieson Avenue (Photos 7 and 8).

None of the proposed works require removal of native vegetation. The existing landscape is to be retained in its entirety.

2.5 Boundaries and fencing

Existing boundary treatments comprise (as noted on the survey):

- North boundary: 1 metre high post and wire fence (40+ years old);
- East boundary (Boundary Road): no fencing along most of the alignment; sections of post and wire fence;
- South boundary: not fenced;
- West boundary (Jamieson Avenue): 1.3 metre high sheet steel fencing (15+ years old) and pickets fence (20+ years old) at the rear of the southern car park (Photo 3);
- Internal: 1 metre high weld mesh fence enclosing a previous outdoor area south of the day centre building (Photo 6).

2.6 Topography and services

The site has a gentle fall of approximately 2 metres from the northern boundary (RL 134.5 m AHD) to the southern boundary (RL 132.5 m AHD), with contour intervals at 0.5 metres recorded on the survey. The site is connected to reticulated water (Wannon Water), sewer (where available), power (Powercor), and drainage. Existing service runs are mapped on the survey.

2.7 Surrounding context

The site sits within the established Mortlake hospital and community services precinct. The immediate surrounds, as shown in the photographs, comprise:

- North: Established single-storey residential properties within the General Residential Zone fronting Boundary Road and Waters Lane;
- East (across Boundary Road): Rural Living Zone with established residential dwellings on larger lots (Photo 8 background);

- South: Mortlake P–12 College and Tea Tree Lake Reserve;
- West: Mortlake P–12 College and the wider hospital precinct.

3. Existing Conditions Site Plan

Source: Detailed Land Survey by Swanson Surveying Pty Ltd. Plan Reference 12268 RE01V1, Scale 1:400, dated 1 March 2023.

Photo location key: The numbered circular markers on the survey plan (01 to 08) indicate the location and direction from which the corresponding photographs in Section 4 of this Attachment were taken.



4. Photographic Schedule

The following eight photographs were taken on-site during the survey period in February 2023 and form part of the Detailed Land Survey. Each photograph is keyed to a numbered location marker on the site plan in Section 3.



Photo 1

Northern entrance to the hospital precinct from Boundary Road. View looking west showing the established landscape, concrete path, mature canopy trees, garden beds and the multi-storey brick hospital building in the middle distance with solar array.



Photo 2

Multi-storey brick hospital building (No. 17 on the survey) viewed from the south-west, showing the southern elevation, iron roof, solar array adjacent and open grassed area to the south. Established trees along the western boundary.



Photo 3

Carport and existing bitumen parking spaces located between the hospital building and the former day centre. View looking east. The pickets fence (20+ years old) on the western boundary is visible to the left.



Photo 4

Subject building, single-storey former day centre with verandah entry, weatherboard gable end and brick walls. The dedicated southern bitumen car park is shown in the foreground, proposed to serve the Childcare Centre family drop-off and pick-up.



Photo 5

Western access from Jamieson Avenue showing mature canopy tree, formal garden beds and the verandah of the former day centre in the background. The sealed bitumen surface in the foreground connects to the broader precinct car parking.



Photo 6

Rear of the day centre building looking north towards the brick shed and hospital. The existing 1 metre high weld mesh fence forms an enclosed area suitable for adaptation as part of the proposed 485 square metre outdoor play area.



Photo 7

View from the southern open ground (CA 17) looking north towards the rear of the day centre building. Established mature trees, open grassland and the brick wall of the day centre are visible.



Photo 8

View of the day centre and grounds from the south. The single-storey building footprint, established landscape, and the residential properties across Boundary Road (Rural Living Zone) are visible in the background.

Document end. *The site plan and photographs reproduced in this Attachment are sourced from the Detailed Land Survey prepared by Swanson Surveying Pty Ltd (Plan Reference 12268 RE01V1, dated 1 March 2023) and are reproduced with the understanding that the survey is submitted in full as Attachment D to this application.*