



O'NEILL CONSULTING

PO Box 2195
Hawthorn Vic 3122
Tel : 9882 4471
ABN 58 764 620 301

Application for Planning Permit

Buildings and works including alterations and additions to the multi-purpose hall; construction of classrooms, a temporary canteen and storage; reconstruction of an existing car park; variation of an easement and use and development of land for the purpose of a new car park (in conjunction with an education use)

Killester College

427-441 Springvale Road and 5 and 7 Ann Street,
Springvale

PLANNING SUBMISSION

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16 August 2021

OUR REF: 202103R001

1.0 INTRODUCTION

This report has been prepared on behalf of Killester College, applicant for planning permit.

It is proposed to upgrade the school's facilities, including through the alteration and addition to the existing multi-purpose hall, construction of new classrooms for senior students and construction of a new car park (and use for the purpose of an education centre). Other works include reconstruction of an existing car park, the construction of a temporary canteen and storage and variation of an easement.

This report describes the proposal and the land affected. It also provides an assessment of the development against the zone controls and relevant policies and clauses contained in the Greater Dandenong Planning Scheme.

The report should be read in conjunction with:

- Architectural plans prepared by McIldowie Partners;
- An arboricultural assessment and supplementary report prepared by Arbor Advocacy;
- A Cultural Heritage Assessment prepared by Andrew Long and Associates;
- Landscape plans prepared by Orchard Design;
- A Transport Impact Statement prepared by OneMileGrid;
- A Sustainability Management Plan prepared by SBE; and
- A Site Drainage Management report prepared by IPSUM Structures.

In summary, the proposed development is consistent with planning policy objectives as they relate to education facilities, neighbourhood character and landscaping; environmentally sustainable development and stormwater management; and, will not give rise to adverse off-site amenity impacts. The extension of the education centre use into residentially zoned land will not have adverse off-site amenity impacts. The car park has been sited and designed to maximise landscaping; reduce the visibility of hard paving; manage light spill; and manage vehicular movements to minimise movements in Ann Street.

2.0 URBAN CONTEXT

2.1 THE SUBJECT SITE

The subject site is located on the east side of Springvale Road, north of Heatherton Road. The site is a large landholding, with an area of approximately 2,660 square metres. The school owns additional properties in Ann Street, to the south of the campus, two of which form part of the subject site for the purpose of this application. These properties are at 5 and 7 Ann Street. Together, the properties have an overall area of approximately 2,770 square metres.

The campus contains various buildings, which are typically two storey in height and generally sited towards the front half of the property, with the rear containing a Sports oval. The existing hall is sited proximate to the northern boundary of the site and is separated from the Springvale Road frontage by an at-grade car park. This car park and an additional car park sited on the southern side of the campus are accessed via Springvale Road. A drop-off and pick-up area is accessible via Rosemary Avenue. Pedestrian access and egress, including to the buses servicing Springvale Road, is via the main entrance to Springvale Road.

The two properties in Ann Street contain single storey dwellings. These dwellings are sited beyond low front fences and have driveways that separate them.



Photograph 1 - 427-441 Springvale Road - subject site - frontage to Springvale Road



Photograph 2 - 427-441 Springvale Road - subject site - frontage to Springvale Road



Photograph 3 - Existing entry and exit point and staff car park, accessible via Springvale Road



Photograph 4 - Existing Kennedy Hall



Photograph 5 - Kennedy Hall and abutting staff car park



Photograph 6 - Rear of Kennedy Hall



Photograph 7 - Tullow Building and view towards drop-off and pick-up point in Rosemary Street



Photograph 8 – Tullow Building and view towards drop-off and pick-up point in Rosemary Street



Photograph 9 – Kilmaire Centre and view of sporting oval to the rear



Photograph 10 – interface with eastern boundary where storage sheds will be sited



Photograph 11 – interface with northern boundary where storage shed will be sited



Photograph 12 – Existing staff and visitor car park



Photograph 13 – Existing staff and visitor car park and location of new building



Photograph 14 - Existing staff car park and access from Springvale Road (southern side of campus)



Photograph 15 - Existing driveway and parking adjacent Kildare Wing



Photograph 16 – Existing driveway and parking adjacent Kildare Wing and O'Mahoney & Delaney Wing



Photograph 17 – No. 5 Ann Street (school buildings in the background)



Photograph 18 – No. 7 Ann Street

2.2 THE IMMEDIATE NEIGHBOURS

As shown in Figure 1 below, the subject site sits within a residential context, both in terms of zoning and land use and development.

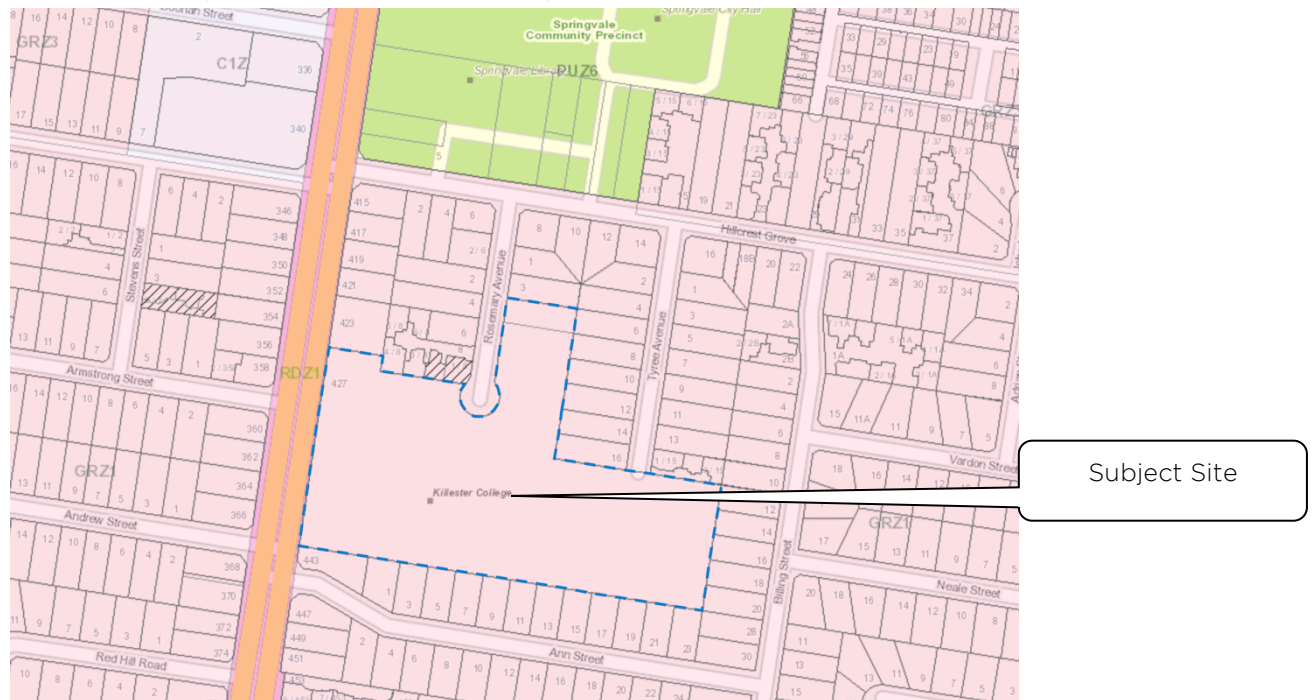


Figure 1 – Subject site and its context (source: VicPlan)

The streets surrounding the school primarily contain single storey, detached dwellings sited behind low front fences. Landscaping within the private realm is typically confined to small to medium sized exotic plantings, with the more significant landscaping comprising the street trees.

For the purpose of this description, focus is provided on the adjoining properties that sit adjacent parts of the subject site that will host new buildings and works.

Abutting the northern boundary, there are two properties, known as 423 Springvale Road and 8 Rosemary Avenue. 423 Springvale Road contains a double storey block of flats that are set back approximately three metres from the common boundary with the subject site. Within that setback is communal open space that houses clotheslines. Various habitable room windows have outlook across the common boundary. Trellis is erected above the boundary fence.

The property at 8 Rosemary Avenue contains four double storey townhouses, with the communal driveway sited to the north of the dwellings. These dwellings are also set back approximately 2.8 metres from the common boundary with the school. This setback comprises a narrow landscape strip and paving and a covered area adjacent the rear dwelling.



Photograph 19 – No. 423 Springvale Road



Photograph 20 - Interface between the subject site and 8 Rosemary Avenue



Photograph 21 - Interface between the subject site and 423 Springvale Road & 8 Rosemary Avenue



Photograph 22 - Interface between the subject site and 423 Springvale Road



Photograph 23 - Interface between the subject site and 8 Rosemary Avenue



Photograph 24 - Interface between subject site and 9 Rosemary Avenue

The properties at 3 and 9 Ann Street each contain single storey dwellings. The property at 3 Ann Street contains two outbuildings that are sited towards the rear boundary. Private open space is included in the rear setback. The property at 9 Ann Street comprises a paved private open space area and an outbuilding sited in the north east corner of the property. The side setbacks are service areas for the respective dwellings.

The property at 16 Tyree Avenue contains a single storey dwelling. The dwelling is well set back from the common boundary with the school and the setback contains the secluded private open space. This space is a large, grassed expanse.

2.2 THE SITE ENVIRONS

The subject site and its environs are well serviced and located, to the south of the Springvale activity centre.

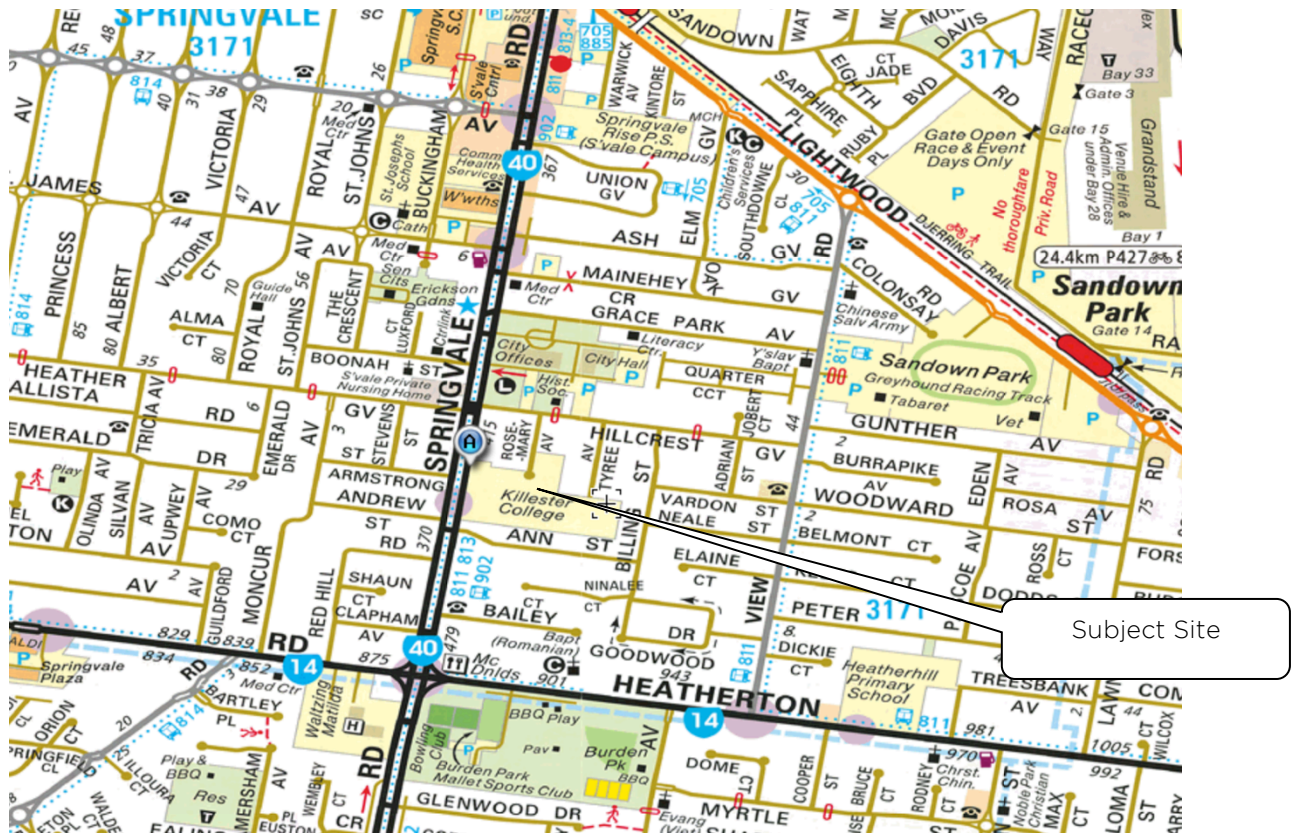
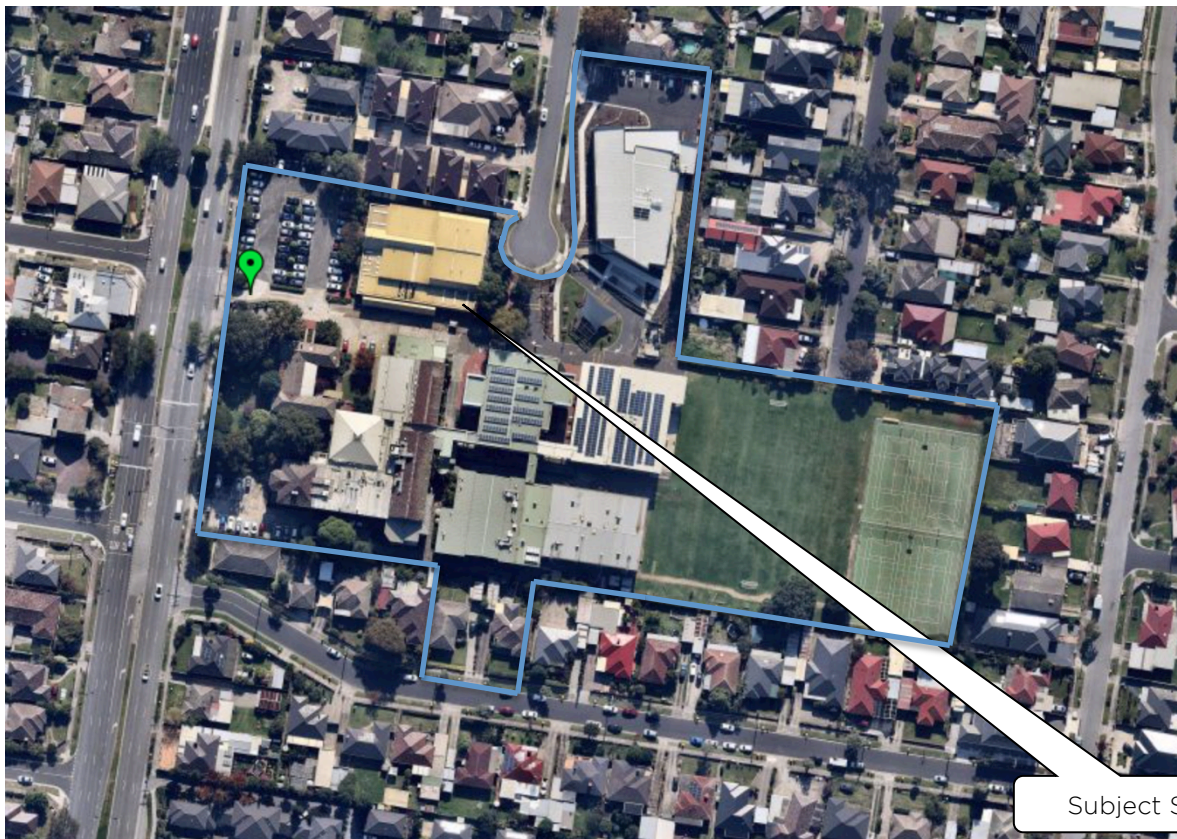
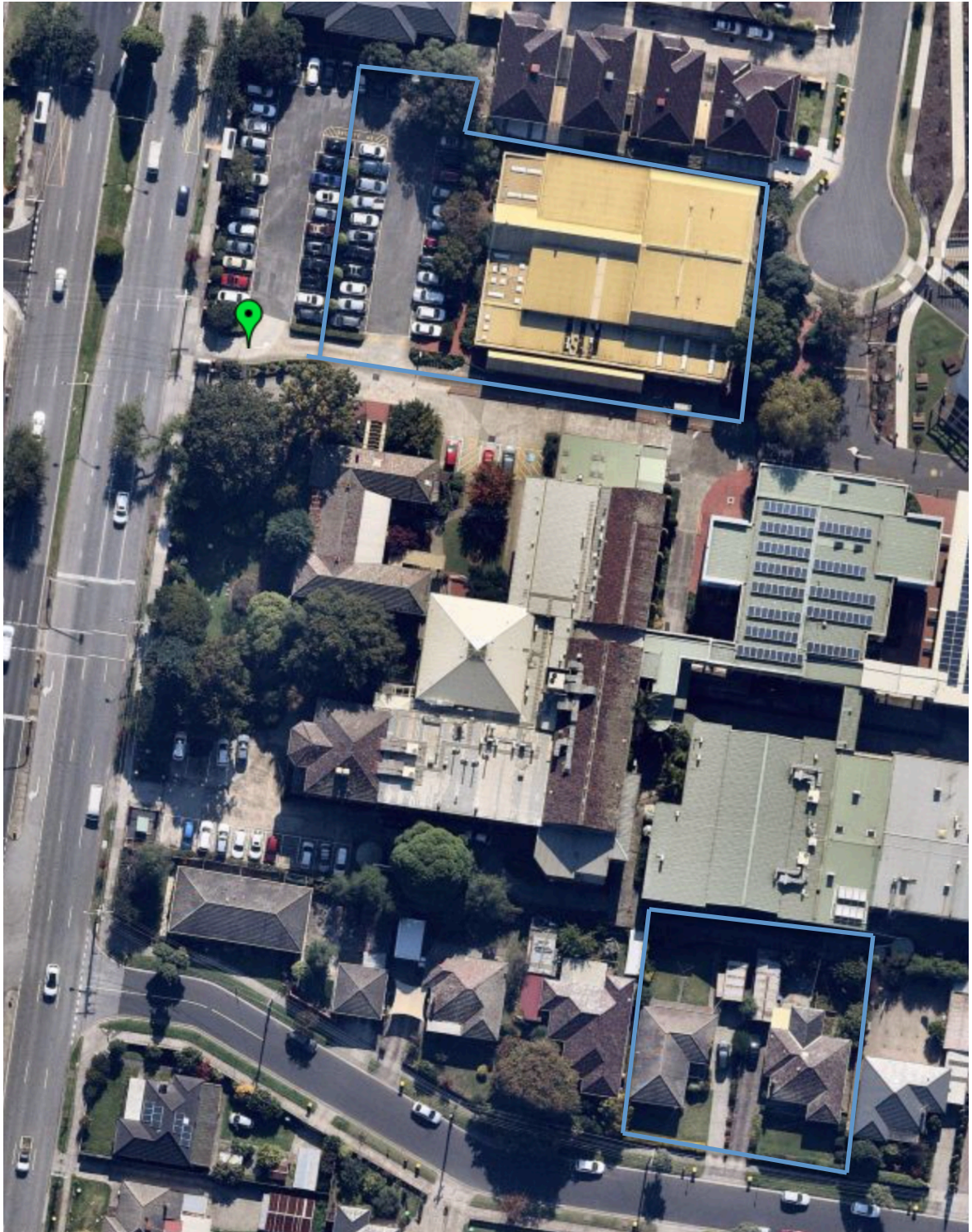


Figure 2 - Location of subject site (source: Australia Maps)



Photograph 25 - Aerial photograph of subject site within broader context (source: Nearmap)



Photograph 26 - Aerial photograph of the more immediate context including areas of works shown in blue outline (source: Nearmap)



Photograph 27 - 3 Ann Street - adjoining property to the west of the proposed car park



Photograph 28 - 9 Ann Street - adjoining property to the east of the proposed car park



Photograph 29 - Properties opposite in Springvale Road



Photograph 30 - Properties opposite in Springvale Road



Photograph 31 - Properties in Ann Street



Photograph 32 - Properties in Ann Street

3.0 THE PROPOSAL

The proposal involves alterations and additions to the existing multi-purpose hall, construction of senior school classrooms, construction of a new at-grade car park and re-alignment of an easement. It is also proposed to site three storage containers to the north and north-east of the Kilmaire building and to site a temporary canteen between the Helen Toohey Wing and the Kilmaire centre. To facilitate the proposed building works there will be some removal of existing vegetation, including trees.

The north, south and east walls of the hall are to be retained, as is part of the roof. The western part of the hall that includes toilets and a furniture store will be demolished as will the canteen, entrance and gym store that sits forward of the principal hall space on its southern side.

The footprint of the hall will be enlarged slightly, which as detailed at drawing TP051, occurs at its western and south-eastern end and marginally at the north-west end. A courtyard will be sited between the hall and the proposed senior centre. The hall will be reclad and its roof profile will be altered to adopt a flat roof form. Solar panels and an evaporative cooler will be sited on the roof.

The proposed years 11 and 12 centre, which is double storey in scale, will be sited over part of the existing at-grade car park that is located in the front setback to Springvale Road. The existing surface of the car park will be removed and replaced and a total of 31 car spaces will be reinstated.

The years 11 and 12 centre will be set back 3.06 metres from the northern boundary and extend for a length of 11.7 metres. The first floor effectively wraps around the southern side of the multi-purpose hall. It has an overall height of 7.6 metres, except above the clearstorey window section that has an overall height of 9.53. It contains classrooms, break out spaces, a common room, staff offices, toilets. An external staircase will be sited at the rear of the building. Roof top plant and equipment will be sited on the roof and screened to a height of 2.2 metres.

There are various easements that extend across the campus. The easements are for sewerage and drainage purposes. The existing easement is shown in green hatching on the drawings. Part of the easement as it extends within the vicinity of the years 11 and 12 building will be realigned to extend beyond the footprint of the building and then reconnect into the east-west leg of it near the drop-off/pick-up area (refer to drawing TP050).

The existing dwellings at 5 and 7 Ann Street will be demolished and replaced with an at-grade car park containing 33 car spaces. Vehicle access from Springvale Road will remain as per existing conditions. Vehicles using the Ann Street car park will access it via the existing driveway. The existing crossovers in Ann Street will be removed and replaced with one crossover to facilitate exit only movements into Ann Street. A low brick fence will extend along the frontage and landscaping will be provided between the low fence and a 1.8 metre high security fence and gate. The higher fence is set back 3.3 metres from the frontage. Landscaping will also extend adjacent the eastern and western boundaries.

Light poles will be installed in the car parks. The poles will have an overall height of four metres. The illumination levels and light spill will comply with relevant Australian Standards.

The overall car parking provision for the campus will be increased from 101 spaces to 106 spaces. Details of the proposed tree removal are discussed at section 5 of the report.

The proposed storage containers will be sited where containers were previously placed. They have a length of 6.1 metres, a width of 2.44 metres and a height of 2.59 metres. They will be sited adjacent the northern, to the east of the bin store, and the eastern boundary. The temporary canteen building has a length of 7 metres, a width of 4.5 metres and a height of 2.59 metres. The temporary canteen is required once the existing canteen is decommissioned and until such time as a new canteen is constructed, which will be in a later stage of buildings and works on the campus.

New rainwater tanks will be installed, including to the north of the years 11 and 12 building and to the east of the multi-purpose hall (refer to drawing TP101).

4.0 RELEVANT PLANNING POLICIES AND CONTROLS

4.1 PLANNING POLICY FRAMEWORK (PPF)

The Planning Policy Framework provides the broader strategic objectives, including as relevant:

- Clause 15.01-2S Building Design
- Clause 15.02-1S Energy and Resource Efficiency
- Clause 19.02-2S Education Facilities
- Clause 18.02-4S Car parking
- Clause 19.03-3S Integrated Water Management

In a general sense these policies seek to:

- Achieve building design outcomes that contribute positively to the local context.
- Encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- Assist the integration of education facilities with local and regional communities. To facilitate this objective, of note, the following strategies are relevant:
 - Facilitate the expansion of secondary education facilities to meet the existing and future education needs of communities.
 - Recognise that secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
 - Consider the existing and future transport network and connectivity.
- Ensure an adequate supply of car parking that is appropriately designed and located.
- To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

4.2 LOCAL PLANNING POLICY FRAMEWORK (LPPF)

The following policies of the LPPF are relevant to this application:

- Clause 21.04-1 Housing and community
- Clause 21.05-1 Urban design, character, streetscapes and landscapes
- Clause 21.05-3 Sustainability
- Clause 21.07-1 Physical, community and cultural infrastructure
- Clause 21.07-4 Cars and parking
- Clause 22.06 Environmentally Sustainable Development

These policies seek to:

- To protect the amenity of residential areas adjacent to particular uses.
- Facilitate high quality building design and architecture.
- Facilitate high quality development which has regard for the surrounding environment and built form.
- Protect and improve streetscapes
- Ensure landscaping enhances the built environment.
- Encourage all development to achieve best practice environmentally sustainable outcomes.
- Manage the impact of discharge of stormwater to minimise pollution and flooding.
- Minimise damage to physical infrastructure (including trees) from development.
- Protect residential and other sensitive uses from adverse impacts of vehicular traffic.
- Ensure development achieves best practice in environmentally sustainable development from the design stage through to construction and operation.

4.3 ZONING

The subject site is included in the General Residential Zone, Schedule 1 – General Residential Areas and subject to the provisions of Clause 32.08 of the planning scheme.

In the table of uses at clause 32.08-2 a ‘school’ is an innominate use and therefore is a Section 2 – permit required use. The school enjoys existing use rights over its campus but a permit is required to use the land at 5 and 7 Ann Street for the purpose of an ‘education centre’ for the purpose of constructing a car park associated with the use.

Pursuant to Clause 32.08-9 a permit is required to construct a building or construct or carry out works for a Section 2 use.

Clause 32.08-13 sets out decision guidelines, including specific ones pertaining to non-residential use and development.

4.4 AREA OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

Part of the subject site is included in an Area of Aboriginal Cultural Heritage Sensitivity. In relation to the works proposed on the school campus, the proposal is exempt from the requirement to prepare a Cultural Heritage Management Plan on the basis that the works are associated with an education centre and the purpose for which the land is used was being lawfully used prior to 28 May 2007.

In relation to the proposed works on the land at 5 and 7 Ann Street, the advice prepared by Andrew Long and Associates concludes that whilst the activity area falls within an area of cultural heritage sensitivity, and the proposed activity is high impact, the land has nevertheless been subject to significant ground disturbance. This is evidenced through a combination of publically available records, historical aerial photography and an examination of the soil profile across the activity area.

As a consequence, the advice concludes that a mandatory Cultural Heritage Management Plan in accordance with section 46 of the Aboriginal Heritage Act 2006 is not required.

4.5 PARTICULAR PROVISIONS

4.5.1 Clause 52.02 – Easements, Restrictions and Reserves

As relevant, pursuant to Clause 52.02, a permit is required before a person proceeds under section 23 of the *Subdivision Act* 1988 to, inter alia, vary an easement.

4.5.2 Clause 52.06 – Car Parking

Amongst other things, Clause 52.06 applies to an increase to an existing use by the measure specified in Column C of Table 1 in clause 52.06-5 for that use. As relevant, this clause requires that car parking be provided for secondary schools at a rate of 1.2 spaces to each employee that is part of the maximum number of employees on the site at any one time.

There will be no change to the number of employees on the site at any time as a result of the proposed buildings and works and therefore the provisions of Clause 52.06 are not triggered.

4.5.3 Clause 52.17 – Native Vegetation

This clause seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. It applies a three step approach to achieve this objective, which seeks to avoid the removal, destruction or lopping of native vegetation; minimise impacts where the removal, destruction or lopping cannot be avoided; and provide an offset to compensate for biodiversity impact if a permit is granted to remove, destroy or lop vegetation.

Clause 52.17-1 states that a permit is required to remove, destroy or lop native vegetation unless, as relevant, the table to Clause 52.17-7 specifically states that a permit is not required. This table sets out exemptions from the requirement to obtain a permit. The proposed removal of some native vegetation as a result of the buildings and works is exempt as it was either planted or grown as a result of direct seeding. This issue is identified and addressed in the arborist report prepared by Arbor Advocacy.

The report notes that all of the native/indigenous vegetation assessed and included in the report was planted either by the school during its occupation of the property or prior to that by the Nuns who were the previous occupants. It notes that the trees proximate to the multi-purpose hall were planted in 1987 when the hall was constructed.

The supplementary report confirms this conclusion. It identifies that the arborist in conjunction with the school undertook further investigations. The school advised that prior to the purchase of the land by the Brigidines in 1977 the land was used as a nursery. It follows that when the land was developed as a school, it was cleared and trees were planted, in particular, as it pertains to trees 21, 22 and 23, at the time the existing hall was constructed. This historical information ties into the original arboricultural assessment that concluded the trees were of an age that showed that the college or previous custodians at some point had planted them.

4.5.4 Clause 52.29 – Land adjacent to a Road Zone, Category 1 or a Public Acquisition Overlay for a Category 1 Road

Springvale Road is a Road Zone, Category 1 and therefore this provision is applicable. Pursuant to Clause 52.29-2 a permit is required to create or alter access to a road in a Road Zone, Category 1.

Pursuant to Clause 52.29-4 an application must be referred to the relevant authority.

4.5.5 Clause 52.34 – Bicycle Facilities

As it relates to secondary schools, Table 1 to Clause 52.34 sets out bicycle parking rates for students and employees. On the basis that no additional staff or students will be generated as a result of the proposed works, there is no permit trigger under this requirement.

4.5.6 Clause 53.18 – Stormwater Management in Urban Development

This provision applies to the proposed buildings and works. Pursuant to Clause 53.18-3 an application must be accommodated by details of the proposed stormwater management system. The Site Drainage Management report prepared by IPSUM Structures addresses this requirement.

4.5.7 Clause 53.19 – Non-Government Schools

As relevant to this application, the purpose of this clause is to facilitate upgrades and extensions to existing non-government schools. This clause applies to an application under any provision of the planning scheme to use or develop land for a secondary school.

Pursuant to Clause 53.19-2 an application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.6 GENERAL PROVISIONS

4.6.1 Clause 65.01 – Approval of an application or plan

This provision sets out the matters that the responsible authority must consider, as appropriate, in its determination of an application.

4.6.2 Clause 71.02-3 – Integrated decision making

This clause details that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

4.7 OPERATIONAL PROVISIONS

4.7.1 Clause 72.01-1 – Minister is responsible authority

The Minister for Planning is the responsible authority for, as relevant, an application for buildings and works to a secondary school where the cost of the development is \$3 million or greater. The cost of the proposed works is \$15 million.

4.8 PERMIT TRIGGERS

The permit triggers are as follows:

- Pursuant to Clause 32.08-2 a permit is required to use the land for the purpose of an education centre (5 and 7 Ann Street).
- Pursuant to Clause 32.08-9 a permit is required to construct a building or construct or carry out works for a Section 2 use.
- Pursuant to Clause 52.29-2 a permit is required to create or alter access to a road in a Road Zone, Category 1.
- Pursuant to Clause 52.02, a permit is required to vary an easement.

5.0 PLANNING CONSIDERATIONS

The following provides a review of the proposal against all relevant planning controls.

5.1 INTRODUCTION

Killester College is a Catholic girls' school that provides secondary education from years 7 to 12. It was founded in 1955.

The school's Mission Statement is relevant insofar as it relates to ensuring that the best possible facilities are provided and integrated with the teaching and pastoral care of the students. The Mission Statement is this:

Killester College seeks to create a dynamic learning environment which provides a strong, progressive education in the Catholic tradition, preparing students to successfully navigate and contribute to the ongoing and emerging needs of the world. Inspired by rich heritages of St Brigid and Bishop Daniel Delany, and immersed in Gospel values, we seek to shape young women of Strength and Kindliness who have the courage and are generous of heart.

The proposed buildings and works are part of suite of upgrade and development of facilities across the campus. It follows the recent completion of the Tullow Centre, a Performing Arts and Music Learning building. The cost of the proposed works that form part of this application is a substantial figure and is illustrative of the investment by the school into its facilities.

Support for schools to expand to meet the existing and future education needs of communities is found in planning policy, the General Residential Zone and particular provisions.

The proposal is consistent with policy objectives and outcomes sought. In support of this position, the following observations are made.

5.2 BUILT FORM AND USE

As it relates to schools, planning policy seeks to facilitate the expansion of secondary school facilities to meet the existing and future education needs of communities; and to recognise that education facilities are different to dwellings in their purpose, function and scale.

Coupled with that, policy also seeks to ensure that new development is of a good design; enhances the character of the area; provides a high level of amenity of future residents and neighbours; and promote environmental sustainability.

This project serves to enhance the level of education provided by the school through upgrades to its teaching spaces and enhance the facilities provided within the multi-purpose hall.

The proposed buildings and works are consistent with outcomes sought in planning policy in that the works are well designed; will make a positive contribution to the school's facilities without compromising the amenity of adjoining residential properties;

will provide a well-resolved landscape setting for the new buildings and car parks; and the surrounding road network will continue to operate under excellent conditions.

The following observations are provided in relation to each part of the project:

- The existing Springvale Road car park will be reconfigured and reconstructed, with no change to its setback to the street frontage. However, as part of the proposal, landscaping in the form of a consistent row of planting will be provided within that setback to provide for a more robust landscape setting.
- The setback of the multi-purpose hall will remain the same relative to the northern boundary. Indeed, the northern elevation is being retained as part of the proposed works. Its overall height will be marginally increased from 7.39 metres to 7.6 metres. The existing highlight windows will be retained; the elevation will be reclad and the existing doors will be modified.

Being to the south of the adjacent residential properties, there will be no overshadowing impacts. There will be no overlooking as there is no change to the existing window configuration relative to the northern boundary. The use of the hall will not alter and therefore there will be no acoustic off-site impacts. The marginal increase in height will be largely imperceptible from within the adjacent dwellings or the secluded private open space. The plant and equipment and the clearstorey windows are well set back from this property and will not be visible.

The reconfigured multi-purpose hall will provide superior facilities for the students and teaching staff. The hall will include courts, retractable seating and equipment store. As described above, it will be integrated with the senior school building that will also provide dedicated physical education classrooms and gymnasiums, in addition to the other teaching spaces.

- The proposed years 11 and 12 building will be set back 3 metres from the northern boundary and 1.9 metres from the eastern boundary and have an overall height of 7.6 metres. For the most part it will abut the service yard, including clotheslines, in the property to the north and the property to the east contains a covered outdoor area. It will therefore have minimal visual presence as viewed from the adjacent properties. This too, is sited to the south of 423 Springvale Road and will not cast shadow across that property.

As detailed in the shadow diagrams at drawing TP602, there will be some additional overshadowing into the rear of 4/8 Rosemary Avenue; however this will be over a covered area and therefore will not adversely impact the amenity of that property. The private open space to the north of the covered area will not be impacted by shadows cast by the new building. Similarly, the additional shadow cast at 12:00pm and 3:00pm onto 3/8 Rosemary Avenue will be cast over a covered structure. The shadow diagrams demonstrate that there will be no additional overshadowing of uncovered areas of private open space into the townhouses at 8 Rosemary Avenue.

The proposed landscaping adjacent both interfaces will provide a softening and filtering of views of the new building. Notwithstanding, the overall height and massing, as viewed from those adjacent properties, is akin to a double storey

built form and the setbacks are appropriate. The overall height is marginally higher than the adjacent developments. The design of the building will make a positive contribution to the streetscape and will replace a larger expanse of at-grade car parking within the front setback.

- The storage sheds are modest in scale and will be largely screened from view from the adjacent property by the existing timber paling fence. They are discrete in proportion and will not give rise to adverse off-site impacts. They will be of a muted colour. The temporary canteen will not be visible from adjacent properties, as it will be sited centrally, including between two existing buildings.
- The replacement of two dwellings with an at-grade car park will alter the appearance of the residential streetscape. However, every endeavour has been made to enhance the appearance of the streetscape, including through the provision of low fencing on the street alignment and provision of a setback of 3.5 metres which accommodates landscaping. As noted below, the provision of landscaping within the proposed car park will exceed the extent of landscaping typically found within front setbacks to properties fronting Ann Street.

The replacement of the dwellings with car parking also facilitates the overall outcomes and objectives sought by this project, and that is to provide superior facilities to meet the existing and future needs of the community. This outcome is front and centre in achieving policy objectives that pertain to education facilities. As is often the case with schools that are located within residential areas; space is at a premium and it is seen as being a logical and appropriate step to build over existing car parking to consolidate education facilities, and provide the replacement car parking on land already owned by the school.

The use of the campus land by the school for a long period of time, which has immediate abuttal with residentially zoned and used properties, is testament to the fact that the education centre is a use that is compatible with the residential use. The school caters to local community needs in providing education to girls that live in the surrounding area. Local planning policy at Clause 21.04-1 seeks to encourage non-residential uses to main roads, collector roads or corner sites. Whilst Ann Street is not a collector road, it extends from Springvale Road and evidently the campus fronts a main road. Given the proposed traffic arrangement, landscaping and siting and layout of the car park, it is mindful of the policy guidance to protect the amenity of residential areas.

The lighting in the car park (and also in the Springvale Road car park) has been designed to comply with relevant Australian Standards¹ in terms of illumination and light spill. Accordingly, potential for off site impacts will be managed.

The proposed buildings and works will provide for necessary upgrades to existing facilities, including the school hall, and accommodate a purpose designed and built senior school building. The buildings have been designed and sited so as to avoid any adverse off-site impacts. They will not only make a positive contribution to the

¹ AS/NZS1158.3.1 – 2020- Lighting for Roads and Public Spaces (Pedestrian Area Category P Lighting), Tables 2.5 and 3.7 and AS4282 – 2019 – Control of the Obtrusive Effects of Outdoor Lighting, Table 3.2.

educational offering of the school but will present as attractive buildings when viewed from the public realm and adjacent properties. As noted above, the proposed car park in Ann Street will be appropriately landscaped to reduce its visibility from the streetscape. The replacement of one crossover will reduce the visual dominance of crossovers to the streetscape, which is a positive response in urban design terms.

For the reasons provided above, the proposal also satisfies the decision guidelines contained in the General Residential Zone.

5.3 VEGETATION

The consulting arborist undertook an assessment of 41 trees across the subject site. As a result of the proposed buildings and works a total of 20 trees will be removed. The trees to be removed are detailed on drawing TP004 of the architectural set. They are essentially two trees at the front of the existing Springvale Road car park; the cluster of trees adjacent the north-east dog-leg; and in front and to the rear of the existing multi-purpose hall. The larger tree is tree 31 which is at the rear of the hall. This tree is one of the trees planted in 1987 when the hall was constructed and is a deciduous exotic tree. Tree 29 is also to the rear of the hall. Whilst it is to be retained, the report includes recommendations pertaining to its safe retention.

As the arborist report notes, there was careful consideration given to the retention of tree 31; however, its siting would compromise the design of the hall and in turn its facilities provided for the children. It notes that the amount of land suitable for development is constrained. Ultimately, it is matter of weighting policy outcomes and objectives and for the reasons detailed below in terms of the proposed landscape response, the proposal achieves clear compliance with policy objectives to provide canopy trees and landscaping to improve the environment and complement the built form. In addition, the retention of large, canopy trees is also consistent with policy objectives, including those at Clause 22.06-2 of the planning scheme.

5.4 LANDSCAPING

The landscape plans detail the proposed landscaping both within and around the new building and reformatted car park and its interface to Springvale Road and within the proposed car park in Ann Street. The plans also detail the location of trees to be removed.

The proposed landscaping provides for a significant increase in the extent of canopy vegetation across the campus. New landscaping includes the incorporation of rows of Bay Laurel adjacent the northern and western boundaries, providing a consistency in planting and reaching a mature height of 7 metres. Feature trees, including Coark Bark Maples, Lemonlime Spire and Saucer Magnolias will be interspersed, reaching mature heights in the order of 5 to 7 metres. Shrubs, understorey and groundcovers will complement the trees.

Within the Ann Street car park, the Bay Laurel will be used to also provide a consistency of planting adjacent the eastern, western and southern sides of the car park. Feature trees will be planted adjacent the exit to the car park (Saucer Magnolia) and within the car park (Tuckeroo). These trees reach mature heights in the order of 5 to 6 metres.

The proposed landscaping will provide an appropriate setting for the new building and will provide a softening of the proposed car park. In turn, it satisfies policy objectives to provide landscaping that will complement and enhance the environment and to integrate canopy trees with an appropriate mix of shrubs and ground covers.

The proposed landscaping within the Springvale Road frontage will provide for more greenery than currently exists and will provide for screening of the existing car parking within that setback. The planting of the Bay Laurel along the northern boundary will also replace the existing canopy trees to a height of 7 metres and will provide for a filtering of views of the built form of the new building.

The landscape setback of 3.5 metres to the proposed car park provides an enhanced landscape outcome to the Ann Street streetscape. With the exception of the mature tree planted in the front of the property at 3 Ann Street, there is limited canopy tree planting within the front setbacks of properties. The provision of landscaping, including canopy trees, will provide screening of views of the car park from within Ann Street and will make a positive contribution to the landscape character of the street.

The proposed landscaping, including canopy trees, responds favourably to the policy objectives, particularly those found at Clause 21.05-1 of the planning scheme.

5.5 CAR PARKING AND ACCESS

The following observations are made in relation to car parking and access:

- The existing car park provision is 101 spaces. Despite no change to staff numbers as a result of the proposed buildings and works, with the redevelopment of the existing car park and development of a new car park in Ann Street, an additional five spaces will be provided, equally a total of 106 spaces.
- The existing access and egress vehicle arrangements from Springvale Road will remain unaltered, albeit there will be a reduced number of vehicles accessing and egressing via this point as a result of the reconfiguration of the existing car park and reduction in spaces from that car park.
- Vehicle access into the new Ann Street car park will be via the southernmost access point from Springvale Road and egress will be via Ann Street. Three existing car spaces will be removed to facilitate passing opportunities for vehicles to prop and wait in a dedicated bay.
- With the redistribution of car parking spaces across the campus, OneMileGrid undertook a SIDRA analysis to ascertain the post development conditions. This analysis revealed that the Ann Street intersection will continue to operate under excellent conditions, and an assessment of the existing Springvale Road car park access indicates that there will be no queuing generated to Springvale Road. As such, there is not expected to be any adverse impact on the operation of the surrounding road network or public safety.

5.6 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT & STORMWATER MANAGEMENT

The specialist reports deal with each of these matters and demonstrate environmentally sustainable outcomes, energy efficiencies and compliance with planning policy.

The proposed development will achieve best practice environmentally sustainable outcomes; and will manage the impact of discharge of stormwater to minimise pollution and flooding.

The report prepared by IPSUM notes that stormwater from the multi-purpose hall will be discharged into an existing pit on the eastern side of Springvale Road; and from the proposed car park into the pit located in Ann Street.

As detailed above, rainwater tanks are being installed and will be connected to gardens, internal reuse and on-site detention. The balance of on-site detention will be via the existing and new stormwater pipes that connect into an underground stormwater tank. Stormwater will be treated on site and will discharge into the existing legal point of discharge.

Stormwater will be collected via underground pipes under the Ann Street car park. In addition, on-site detention will be via the landscape area, which will act as a swale.

The project has a STORM rating of 219%.

The Sustainable Management Plan prepared by SBE records that the proposal currently targets 58 points out of 100 in Built Environment Sustainability Scorecard (BESS), which equates to Best Practice. The report also notes that this satisfies the City of Greater Dandenong's performance standards. An overview of some of the ESD features of the proposal is as follows:

- Energy efficient fixtures and fittings (including taps, air conditioning, hot water systems and lighting and use of low Volatile Organic Compound materials, such as paint, sealants and carpet);
- 33,000 litres of rainwater tanks – 16,500 litres will be dedicated to toilet flushing and irrigation of landscaping (low water plants will be installed);
- Installation of a 50,000 kWh PV array on the roof and a 100kW battery array within the building;
- Use of a hybrid climate control system in the multi-purpose hall, including operable windows and fan-forced ventilation;
- Installation of a ducted ventilation system in the years 11 and 12 building, with CO2 monitoring;
- Retention of parts of the existing multi-purpose hall and adaptive reuse;
- Maximising areas for planting/landscaping; and
- Use of certified construction products and diverting at least 70% of construction waste away from landfill.

As demonstrated through these reports, compliance with clause 22.06 and the requirements of clause 53.18 is achieved.

The location of the stormwater pits and sandy loam swale in the Ann Street car park are shown on drawing L102 of the landscape plans.

6.0 CONCLUSION

On balance, the proposal is consistent with planning policy objectives and planning scheme requirements whereby the proposal will provide for a net community benefit and is therefore worthy of support.

The proposal seeks to upgrade and enhance the teaching facilities provided on the campus and all buildings and works have been carefully sited and designed to avoid adverse off site amenity impacts whilst making efficient use of a finite land holding in an urban area. No adverse off site impacts will arise as a result of the proposal and the siting of the works. Canopy trees are being retained as a priority to maintain the landscape setting for the building and the school more broadly and where tree removal is unavoidable, enhanced landscaping, including the planting of canopy trees, is being proposed. The expansion of the use into residential land has been carefully considered and the landscaping and front fencing have been designed to minimise the extent of visibility of hard paving associated with the car park. Lighting will be turned off at night to minimise potential off-site impacts.

For the above reasons, the proposal is worthy of support.