



Marian Catholic College

196 Glengala Road, Sunshine West

Buildings and Works Proposal

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Prepared by:



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Contents

1. Introduction	3
2. Site and Surrounds	4
2.1 Site.....	4
2.2 Surrounds.....	5
2.3 Title	6
3. Background Technical Investigations	7
4. The Proposal	9
5. Brimbank Planning Scheme	11
5.1 Planning Policy Framework	11
5.2 Local Planning Policy Framework	12
5.3 Zoning	13
5.4 Overlay.....	15
5.5 Particular Provisions	16
5.6 Aboriginal Cultural Heritage	19
5.7 Bushfire Prone Areas.....	20
5.8 Summary of Required Approvals.....	20
6. Planning Assessment.....	21
6.1 Assessment against relevant Planning Policy	21
6.2 Assessment against relevant Planning Controls	22
7. Conclusion	25

Appendix A – Title

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1. Introduction

Rapid Planning Victoria (RPV) has prepared this Planning Report on behalf of Marian Catholic College (the School) in support of a planning permit application for buildings and works to upgrade their existing campus at 196 Glengala Road, Sunshine West (subject site).

More specifically, it is proposed to develop a single-storey architecturally and environmentally sustainable designed Chapel for the exclusive use of the School. New areas of landscaping will be established in the surrounding courtyards and garden beds.

To make room for the chapel, an existing learning hub is to be demolished. Seven trees are also to be removed.

This report assesses the proposal against the relevant provisions of the Brimbank Planning Scheme and potential impacts on amenity, stormwater management, road infrastructure/parking and neighbourhood character.

Pursuant to Clause 72.01-1, DTP is the responsible authority for this application because the development costs are greater than \$3 million.

This Planning Report is organised as follows:

- Section 2 – Site Context provides details of the site and its surroundings
- Section 3 – Background and technical investigations
- Section 4 - The Proposal provides details of the proposed development
- Section 5 – The Brimbank Planning Scheme outlines the relevant planning policies and controls and confirms the permit triggers
- Section 6 – Planning Assessment evaluates the proposal against the planning scheme.
- Section 7 – Conclusion provides a brief concluding statement for the application.

The permit application is supported by the following documents:

- Architectural plans of the buildings and works by McIldowie Partners Architecture (June 2026)
- Landscape Schematic Plan by Arcadia (June 2026)
- Sustainability Design Assessment by Wrap Consulting (June 2026) (includes BESS and Section J Assessment)
- Stormwater Management Plan by BCE (June 2026) (includes a Civil Site Plan)
- Current title.

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The proposed development will facilitate upgrading, improving and consolidating essential existing school facilities and is strongly supported by the planning policy framework, the land's zoning and the relevant provisions of the planning scheme.

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2. Site and Surrounds

2.1 Site

The subject site is a 2.313ha parcel located in Sunshine West, City of Brimbank that is developed with the Marian Catholic College.

The school houses approximately 860 students and has been in operation since 1957.

The subject site contains several school buildings clustered in the eastern part of the site including administration, auditorium, learning centres and storage buildings.

The existing buildings are either single or double storey. The two buildings to the north of the proposed location of the new school chapel are double storey. These back on to residential properties located to the north of the site.

There is a variety of outdoor areas including 2x sports court areas in the western part of the site and break out spaces between the buildings.

There are planted trees located throughout the site. These are typically in planter boxes and formal garden beds including along the southern site frontage to Glengala Road.

Vehicle and pedestrian access are via an internal driveway that extends from Glengala Road.

There are three areas of on-site car parking that provide 70 spaces. One area containing 57 spaces is located along the western boundary of the site and extends north from access at Glengala Road. A second and third area is located centrally within the site and contains the remaining 13 spaces.

The site includes a parking area for a private bus.

The part of the site proposed to be developed with the new school chapel is centrally located and largely obscured from external vantage points.

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Figure 1 – Subject Site

2.2 Surrounds

The subject site is situated in a developed urban area of Sunshine West approximately 1km east of M80 Ring Road and 13km west from the centre of Melbourne.

The area is generally residential in nature. However, the immediate area also includes several community uses, open space and parks including Ainsworth Reserve.

Adjoining to the east is St Paul's Catholic Primary School. This school shares the entire eastern boundary and there are pedestrian connections between the two schools. There are several buildings located along the boundary and areas of open space.

The western boundary of the subject site is adjoined by St Paul's Church and community centre. Further west is Glengala Hotel and function centre.

To the north is a row of conventional sized properties that front on to Whitesides Avenue. The properties at 13-15 Whitesides Avenue contain dwellings that are the closest to the proposed location of the chapel. However, as previously mentioned, there are two storey school buildings that will largely obscure any views from these properties to the new chapel.

Refer to **Figure 2** overleaf for the location and surrounding area.

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Figure 2 – Subject Site and area (source Google maps)

2.3 Title

The part of the subject site proposed for redevelopment is formally known as Lot 2 on Plan of Subdivision 6255402Q (refer to **Attachment 1** for copy of title).

There are no covenants or restrictions relevant to subject site.

There are no easement in the vicinity of the proposed buildings and works that would be impacted.

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3. Background Technical Investigations

The following technical investigations have been supplied with this application:

3.2 Sustainable Design Assessment

A Sustainability Management Plan (SMP) and Section J Compliance Report was prepared by Wrap Consulting (May 2026) in support of the planning application.

The SDA details the project's sustainability features and evaluates compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development) and Clause 58.18 (Stormwater Management in Urban Development).

The project has been assessed to achieve a Built Environment Sustainability Scorecard (BESS) of 52% in compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development).

As per the SDA, the development focuses its environmental performance on the following:

- Fossil Fuel Free (a solar PV array of at least 5kW will be provided, with final sizing to be coordinated during the design development phase).
- Enhanced occupant health and well-being outcomes (HVAC designed to utilise natural ventilation, promotion of natural daylight, low emissions interior finishes, optimised building fabric to support thermal comfort).
- Energy efficiency (optimised building fabric performance for the roof/ceiling and flooring that exceeds minimum NCC requirements to reduce HVAC demand. Building incorporates a high level of external shading).
- Water conservation and stormwater quality (efficient water fixtures and fittings to reduce potable water consumption. Adoption of Best Practice Environmental Management Guidelines for Stormwater Management).
- Enhanced urban ecology (considered landscape design to support biodiversity. Inclusion of a high proportion (approx. 13%) of landscaped area within the project boundary's outdoor area).
- Recycling facilities will be provided and separated from general waste but will be co-located to provide convenient access to recycling.

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3.3 Stormwater Management Plan

A Stormwater Management Plan (SMP) has been prepared by BCE (June 2026) in support of the planning application.

The SMP states that the developed site will consist of the following drainage components:

- An internal drainage network capable of accommodating 10% AEP (1 in 10 Year ARI) peak flow in the form of grated pits and pipe networks. The detention system has been implemented to detain post-development 10% AEP flows to predevelopment discharge rate (18.55 L/s)
- A major overland flow drainage system conveying the 1 % AEP (1 in 100 Year ARI) peak flow event.
- Proposed measures to enhance stormwater discharge quality from the site in accordance with Melbourne Water WSUD guidelines are utilised in the design. The Civil Site Plan shows that all downpipes will be connected to a new raingarden that is to be located to the east of the new chapel building.

The stormwater management system has been designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban stormwater management guidance (Environment Protection Authority - Publication 1739.1, 2021).

The stormwater management system has been designed to reduce the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Total post development less or equal to pre-development impervious area, meaning no additional increase in runoff.

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4. The Proposal

The proposal is for buildings and works associated with an existing Education centre (Catholic Secondary School) in the form of a new single-storey chapel building with a GFA of approximately 260sqm.

No increase to student and staff numbers is proposed and so the existing secondary school use will not be expanded.

An underlying reason for the proposal is to upgrade and expand existing facilities. It common for catholic schools to have a chapel for the exclusive use of the school.

The land to be developed is flat, formed up land topped with asphalt. It is a central location amongst the existing school buildings and so ideal for a chapel. The in-fill location is also unlikely to cause amenity impacts to neighbouring properties.

4.1 Demolition

The proposed works include the removal of an existing school building (Learning and Diversity Hub) and a covered walkway, which are surplus to the School's needs and no longer fit for purpose.

A small amount of vegetation east and west of the new building will be removed that is located in established garden beds. None of the vegetation to be removed includes a tree that is greater than 5m in height.

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4.2 Buildings and Works

Chapel Building

The design of the new school chapel is illustrated on the Architectural Plans prepared by McIlldowie Partners, which is summarised as follows:

- TP010 (Existing and Demolition Site Plan) details the proposed demolition works and the trees to be removed. TP011 (Existing Site Photos) includes site photos that shows the trees to be removed and the Learning and Diversity Hub building to be demolished.
- TP050 (Site Plan) shows that the new building will be located on the sealed area which is currently occupied by the school building to be demolished. This means that the new building and works will not increase the level of hard surfaces at the site/reduce permeability.

- TPO101 (Ground Floor Plan) illustrates that internally, the chapel will provide seating for 165 persons all focussed on the alter and central pulpit. Access, amenities and storage will be located to the rear and sides. Ramps facilitating equitable access to the building for all will be utilised.
- The proposed building is to have spherical design with a roof that is conical with 5% fall (refer to TP102 Roof Plan). 100% of the upper roof is to be covered with Solar PV system except where occupied by other equipment and maintenance access.
- Full height or high-level glazing is to be used on the outer walls. Planter boxes are to be incorporated into the external design.
- TP200 (Elevations) illustrates that the building will have a maximum height of 8.015m. The tallest part of the building will be the central sky light providing natural light internally. External building materials will include:
 - Light Beige Grey Bricks
 - Natural Stone
 - Bronze Coloured Powdercoat
 - Light Grey Metal Roof

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Landscaping

A detailed landscaping plan has been prepared by Arcadia for an area of 878sqm in the chapel surrounds in support of the planning application. This details the following:

- Strategies that informed the landscaping scheme which include:
 - Enhancing views of the chapel
 - Arrival experience
 - Greening
- Planting pallet for the area surrounding the chapel building
- Planting schedule
- Landscape materials schedule.

Landscaping will generally consist of garden beds abutting the new chapel, feature paving in the chapel approaches, seating integrated into the garden bed design and a new raingarden to support the best practice stormwater treatment.

New plantings are to occur in the 114sqm garden beds in the building surrounds using a diversity of ornamental species that will provide a pleasant and peaceful environment. The garden beds provide 13% vegetation coverage which exceeds BESS requirements (5% is required).

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5. Brimbank Planning Scheme

The following section outlines the key policy considerations of the State and Local Planning Policy Frameworks as well as the planning controls which apply to the site and proposal. An assessment of the proposal against the planning assessment framework will be addressed in Section 6 of this report.

5.1 Planning Policy Framework

The Planning Policy Framework aims to facilitate proposals in a way that positively impacts local communities and the broader region.

The State Planning Policies outlined below are pertinent to the proposal:

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 19 – Infrastructure

The key policy directions which emerge from these include:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities (Clause 11.01-1S).*
- *Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1S).*
- *Planning should promote excellence in the built environment and create places that:*
 - *Are enjoyable, engaging and comfortable to be in.*
 - *Accommodate people of all abilities, ages and cultures.*
 - *Contribute positively to local character and sense of place.*
 - *Reflect the particular characteristics and cultural identity of the community.*
 - *Enhance the function, amenity and safety of the public realm (Clause 15).*
- *Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity (Clause 15.01-1S).*

- *Achieve building design outcomes that contribute positively to the local context and enhance the public realm (Clause 15.01-2S).*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles (Clause 15.01-2S).*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm (Clause 15.01-2S).*
- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities (Clause 19.02-2S).*
- *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass) (Clause 19.02-2S).*

5.2 Local Planning Policy Framework

The Planning Policy Framework seeks to provide a clear and consistent framework within which decisions about the use and development of land can be made. The following policy is relevant to this permit application:

- Clause 02 – Municipal Planning Strategy
- Clause 15.01-1L-01 – Urban design
- Clause 15.01-2L – Building design
- Clause 15.01-2L-01 – Environmentally sustainable development
- Clause 15.01-5L – Minimal and incremental change areas

Key Policy includes:

- *Brimbank City Council's vision is to provide a place that is vibrant, harmonious and welcoming: a great place to live, work and grow (Clause 02.02 'Vision').*
- *Strategic directions for building environment include:*
 - *Encourage innovative built form, configurations and design in areas where a change in character is encouraged.*
 - *Support development that incorporates durable and weather resistant building materials.*
 - *Facilitate the delivery of attractive, safe, high amenity neighbourhoods that have a strong sense of identity.*
 - *Enhance the appearance of industrial and employment areas through building form, innovative design treatments and landscaping.*
 - *Ensure signage and associated structures do not detract from the natural or built environment and contribute to the improved appearance of the*

site and surrounds. (Clause 02.03-4 'Built environment and heritage').

- *Achieve best practice in environmentally sustainable development from the design stage through to construction and operation (Clause 15.01-2L-02).*
- *A Sustainability Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for a non-residential building with a gross floor area of 50sqm to 2000sqm (Clause 15.01-2L-02).*
- *Orient development to address the street frontage and preserve or enhance the landscape character by:*
 - *Ensuring access ways are located to minimise any impact on street trees.*
 - *Encouraging the retention and planting of canopy trees, especially within front setbacks (Clause 15.01-5L).*

5.3 Zoning

General Residential Zone (GRZ)

The General Residential Zone – Schedule 1 (GRZ1) applies to the subject site (refer to **Figure 3** overleaf). The purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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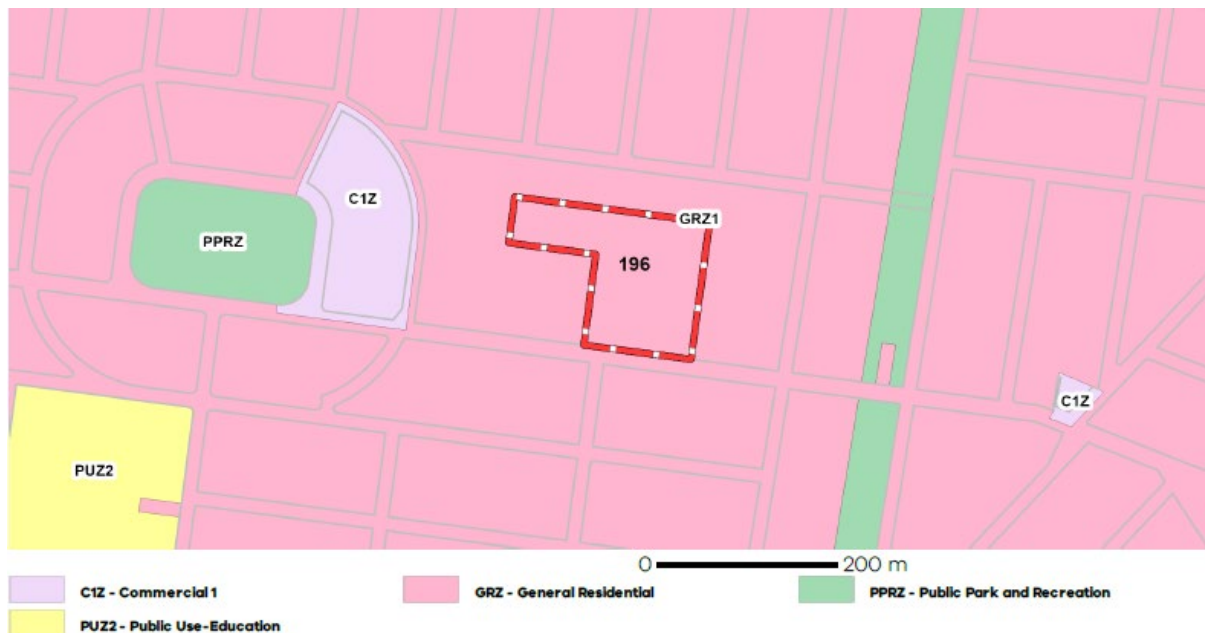


Figure 3 – Subject Site and GRZ1

Pursuant to Clause 32.08-10, a permit is required to construct, alter, demolish, or remove a building or construct or carry out works for a use in Section 2 of Clause 32.08-2 (Secondary School use is a Section 2 use).

Relevant Application Requirements at Clause 32.08-12 include:

- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

The following relevant Decision Guidelines apply at Clause 32.08-14:

General

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- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.

- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development

Whether the use or development is compatible with residential use.

- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

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5.4 Overlays

Development Contributions Plan Overlay – Schedule 2 (DCPO2)

The site is affected by the Development Contributions Plan Overlay – Schedule 2 (DCPO2), as shown in **Figure 4** overleaf.

Pursuant to Clause 4.0 of Schedule 1 to the DCPO, a non-government school is exempt from payment of an infrastructure contribution.

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Figure 4 – Subject Site and DCPO

5.5 Particular Provisions

Clause 52.06 Car Parking

The purpose of Clause 52.06 is:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The proposal will not result in additional student and staff and is only for an upgrade to existing school facilities. Further, existing car spaces will not be removed.

On the basis of the proposal, Clause 52.06 is not relevant to the planning application.

Clause 52.17 Native Vegetation

The purpose of the clause is “to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the

removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.”

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply if the table to Clause 52.17-7 specifically states that a permit is not required. A relevant exemption is for the removal of planted vegetation.

Given that only planted vegetation is to be removed as part of the application, clause 52.17 is not relevant to the application.

Clause 52.34 – Bicycle Facilities

This provision aims to encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34-5, the following bicycle parking rates apply to primary school developments:

- *Employee spaces: 1 to each 20 employees; and*
- *Student spaces: 1 to each 5 pupils over year 4.*

The proposal does not include the removal of bicycle spaces and will not result in additional student or staff numbers. Therefore, the provision is not relevant to the planning application.

Clause 52.37 – Canopy Trees

The purpose of the clause is to:

- *Protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *Maximise the retention of existing canopy tree cover where no development is proposed.*

- *Ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *Balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *Encourage canopy tree cover that is site and climate responsive and supports the local environment.*

While exemptions exist, a permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone (Clause 52.37-2).

Given that no canopy tree with a height exceeding 5m is proposed to be lopped or removed, a planning permit is not triggered under this clause.

Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 (Stormwater Management in Urban Development) applies to the proposed buildings and works. The purpose of the clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-5 (Stormwater management objectives for buildings and works) including Standard W2 is applicable to buildings and works applications and should be met through the stormwater management system being designed to:

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban*
- *Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

Clause 53.18-6 (Site management objectives) including Standard W3 is applicable. To meet the standard, an application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Stormwater.*

- *Litter, concrete and other construction wastes.*
- *Chemical contamination.*

Clause 53.19 – Non-Government Schools

This provision helps to streamline the process for development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

As per Clause 53.19-2, an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act (i.e. there is no opportunity for the planning application to be appealed to VCAT by a third party).

Clause 62.02 – General Exemptions (Buildings and Works)

Relevant exemptions from permit requirements under Clause 62.02 include:

- *Gardening*
- *A fence*
- *Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping*
- *Disability access and disability facilities associated with an education centre (not including a lift external to a building).*

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Clause 65.01 Decision Guidelines – Approval of an Application or Plan

Pursuant to Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must consider:

- *The effect on the environment, human health and amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

5.6 Aboriginal Cultural Heritage

The site does not include areas of Aboriginal Cultural Heritage Sensitivity.

5.7 Bushfire Prone Areas

The site does not contain any bushfire prone areas.

5.8 Summary of Required Approvals

A planning permit is required for the proposed buildings and works under the following provision of the planning scheme:

- *Clause 32.08-10 (GRZ) – to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.*

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6. Planning Assessment

The proposal seeks development of a new single-storey chapel school building at an existing Catholic Secondary College, sensitively located in amongst existing buildings.

6.1 Assessment against relevant Planning Policy

The proposal complies with PPF and LPPF policies encouraging quality education facilities and the protection of local character and amenity by achieving the following:

Planning Policy Framework

- The proposal upgrades and enhances facilities at an existing school within an established residential area and will help address the future educational requirements of the broader community, aligning with Clauses 11.01-1S, 11.02-3S, and 19.02-2S.
- In accordance with Clauses 15 and 15.01-2S, the proposed works at the school are designed to provide a pleasant, safe, healthy, accessible, and functional learning environment.
- The building displays high quality architecture, consistent with Clause 15. The new works will integrate into the existing school environment and will be embellished by landscaping at the building edges.
- Safe access will be maintained to the school site via the internal driveway, and the building will provide passive surveillance to the site entrance and the surrounding parts of the school, consistent with Clause 15.01-2S and Clause 19.02-2S.
- The proposal is further supported by Clause 19.02-2S through:
 - Maximising the site's capacity to accommodate improved education facilities in response to current and future community educational needs.
 - Developing new buildings/works in a manner that is sensitive to adjacent land uses, with careful consideration given to location and design to minimise potential impacts.

Municipal Planning Strategy and Local Policy

- The proposal furthers Brimbank Council's vision of creating sustainable neighbourhoods, well designed and sustainable buildings and education infrastructure to address community needs, consistent with Clause 02.02, Clause 02.03-4 and Clause 15.01-2L-02.

- The proposal aligns with the existing neighbourhood character and surrounding residential uses through providing an appropriate architectural response in terms of massing, scale, height and detailed design in compliance with Clause 15.01-5L. The finished building is expected to raise the quality of development in the area through providing a high-quality architectural design and landscaping.
- The proposal will not unreasonably over-shadow the public realm or cause unreasonable impacts from lighting or noise in accordance with 15.01-5L Landscaping including 13% planting of the development area will reduce heat island effects and provide a soft green edge to the abutting streetscapes.
- The proposed site for the building is largely obscured from the nearest streetscape and so impacts resulting from this in-fill development will be negligible to any nearby privately owned property. The height of the building is less than 11m which is consistent to the maximum height for dwellings and residential buildings at Clause 32.08-11 (GRZ), which is further example of how the building has been designed to be sympathetic to the surrounding residential buildings.
- Waste will continue to be appropriately managed via private waste arrangements, with minimal changes to waste volumes to result from the proposal.
- The proposal supports Clause 15.01-2L-02 through meeting best practice energy efficient design requirements as detailed in the SDA.

6.2 Assessment against relevant Planning Controls

General Residential Zone

The proposal is consistent to the Purpose and Decision Guidelines of the GRZ, discussed as follows:

Purpose

- The proposal respects the existing and emerging residential character, noting that planning policy specifically allows for non-government school facilities to differ from dwellings in both function and form, including height, scale and mass.
- The development is modest in scale and will not lead to an increase in development intensity at the site (noting that the building will be sited on an already sealed area of the site meaning that permeability will not be reduced). The building will be single storey and be less than 11m in height.
- The proposal supports an educational facility that meets community needs in a suitable location within a residential area, close to transport, pedestrian links, and open space.

Decision Guidelines

- The proposal is in accordance with the Municipal Planning Strategy and the Planning Policy Framework, as outlined above.
- There will be no overshadowing of existing rooftop solar systems on neighbouring dwellings, with no nearby residences affected. The proposed low-scale design is compatible with the neighbourhood.
- The design aligns with Clause 19.02-2S, featuring appropriate scale and bulk for non-residential use, and fits harmoniously with the surrounding built environment and landscaping.
- Generous landscaping and garden beds are planned (13% planting will be achieved, comfortably exceeding the BESS requirement of 5%).
- Waste collection will remain unchanged.
- There are no statutory requirements to provide additional car parking or bicycle parking given that student and staff numbers are not proposed to be increased.

Clause 53.18 – Stormwater Management in Urban Development

The proposal aligns with the intent of the clause by addressing stormwater impacts on the environment and contributing to environmental cooling (with landscaping intended to help lower temperatures within the school grounds).

Refer to the SMP prepared in support of the application and the SDA.

The SMP demonstrates that:

- The stormwater management system has been designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban stormwater management guidance (Environment Protection Authority - Publication 1739.1, 2021).
- The stormwater management system has been designed to reduce the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- Total post development less or equal to pre-development impervious area, meaning no additional increase in runoff.

The proposal satisfies the objectives and requirements outlined in Clauses 53.18-5 and 53.18-6 as detailed below:

Clause 53.18-5

- Waste collection will continue to be collected privately from a designated area within the site, preventing litter from entering the drainage system.

- Landscaped gardens will provide cooling, habitats, and attractive spaces.

Clause 53.18-6

- Construction activities at the site will be carefully managed to prevent waste, chemicals, and sediment from entering the drainage system.
- A Construction Management Plan can outline procedures designed to avoid unacceptable environmental impacts throughout the construction phase.
- Considering the infill nature of the development and the established urban surroundings, significant erosion during construction is not anticipated.

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7. Conclusion

The proposal demonstrates appropriate compliance with State and Local Planning Policy, the GRZ and other relevant planning scheme provisions including Clause 53.18 – Stormwater Management in Urban Development. It involves upgrading an existing school to deliver essential educational facilities that will benefit the local community.

This development is designed to address current and future educational demand by providing high-quality student facilities. The plans ensure integration with the surrounding built form with suitable landscaping in the building surrounds.

The proposed works are expected to positively contribute to the character of the area without causing adverse impacts on the amenity of neighbouring properties. The new building has been carefully designed to enhance the existing built form, incorporating appropriate setbacks and maximum height.

In light of the proposal's strong alignment with the relevant assessment criteria, approval of the application and endorsement of the submitted plans is respectfully sought.

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Appendix A - Title

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