

29 September 2021

Cameron Pearce
Department of Environment, Land, Water & Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Mr. Pearce,

**Re: Planning Permit Application No. PA2101298
113 Warrigal Road, Hughesdale**

Glossop Town Planning continues to act on behalf of Sacred Heart Regional Girls College, the permit applicant in relation to this matter.

Further to the Department's Request for Further Information dated 25 August 2021, please find enclosed:

- Amended Development Plans prepared by WilliamsRoss Architects,
- Amended Landscape Concept Plan prepared by MDG Landscape Architects, and
- Letter of Arboricultural Advice prepared by Greenwood Consulting.


Further Information

In response to each of the further information items requested:

1. As per the letter of Arboricultural Advice supplied, we confirm that no permit requirement is triggered pursuant to Clause 52.17 (Native vegetation) of the Monash Planning Scheme.

Tree 12 which is intended to be removed and which is identified as of Australian origin is native to Western Australia, while the remaining trees proposed to be removed are exotic.
2. The existing number of students and staff are 960 and 138 respectively and this information has been added TP03 *Proposed Site Plan & Design Response*. No change in student or staff numbers is proposed.
3. Additionally on TP03 *Proposed Site Plan & Design Response*, a development summary has been included identifying the number of existing and proposed car parking spaces (40) and existing and proposed bicycle spaces (12). No change is proposed with respect to either car or bicycle numbers noting also that the number of students and staff on-site is not sought to be increased.
4. Finished floor levels have been included for all floor levels and decks of the proposed building with proposed relative levels included for all car parking areas and paved areas.



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5. Overall building heights to the top of the rooftop mechanical platform on TP08 and TP09 *Existing and Proposed Elevations*, while floor to ceiling heights have been added to TP10 *Proposed Sections*.
 6. The north-facing habitable room windows of 16 Latrobe Street and 115 Warrigal Road have been added to TP01 *Existing Site Plan* and TP03 *Proposed Site Plan & Design Response*.
 7. A detailed materials schedule has been provided at new TP16 *External Finishes Schedule* with material schedules and window details added to all floor and elevation plans as relevant. With respect to the bin storage area, the existing fence and access gate are to be retained and no change is proposed in this regard.
 8. The western elevation does not capture the front fence, and instead the Department is directed to new TP15 *Latrobe St Streetscape & Bicycle Parking* for confirmation that the existing fence and access gate to the bin storage area is to be retained.
 9. The key sustainable design measures outlined in the Sustainable Management Plan have been shown on the amended Development Plans including:
 - a) Bicycle rails have been shown on new TP15 *Latrobe St Streetscape & Bicycle Parking* being adjacent RNDM Building Block B as indicated on TP03 *Proposed Site Plan & Design Response*. A total of six rails capable of accommodating 12 bicycles are provided in accordance with Clause 52.34 and AS2890.3.

No further end-of-trip facilities are proposed (or required) as part of this application, however it is noted that such facilities are already provided within both Admin Building Block A and the Euphrasie Barbier Block E buildings.
 - b) Details of the 15KL rainwater tank have been added to TP05 *Proposed L1 Floor Plan* with the rainwater tank to be located beneath the new lawn area.
 - c) The PV panel inverter location has been added to TP07 *Proposed L3 Floor Plan & Roof Plan*.
 - d) As per the comments made in respect of points 7 and 8, the existing bin store and collection area is to be retained with no changes proposed to the bin enclosure i.e. fencing to Latrobe Street.
 - e) As detailed in respect of point 7, all window openings have been annotated on the floor and elevation plans, however, it is noted that no points are claimed within the Sustainable Management Plan for cross-ventilation.
 - f) Window frame and glazing types have been included as part of the detailed materials schedule provided at new TP16 *External Finishes Schedule*.
 - g) Please refer to the amended Landscape Concept Plan which includes a proposed planting list confirming that water efficient/ drought tolerant plants will be utilised.
 - h) As per our previous discussions, a construction waste management plan will be prepared by the appointed building, and we request that this matter be dealt with as a condition of permit.





Preliminary Assessment

In respect of the single concern raised regarding the bin enclosure in the front setback to Latrobe Street, we confirm that this represents the existing situation. We would refer the Department to NearMap aerial imagery which confirms this area is already used as both a collection (Wednesday March 10, 2021) and storage area (multiple).

In the circumstances where no change to the existing arrangement is proposed and no increase in student/ staff number is proposed this is acceptable. We would also refer the Department to the comments within the Traffic Design Advice and to a lesser extent the Town Planning Report originally provided which confirm no alterations in either the collection or storage arrangements.

Additional Amendments

Beyond those amendments made to the Development Plans to satisfy the RFI points, five additional amendments have been made as detailed design has progressed and are referenced on the plans as CH1 through to CH5. These are:

- CH1 – On TP05 *Proposed L1 Floor Plan* the fire stair and outdoor deck design has been amended. Neither of these changes are consequential in terms of the permission sought or have any consequential impacts. These changes are sought from a building regulations perspective and to improve the overall design outcome.
- CH2 – On TP05 *Proposed L1 Floor Plan* an internal layout design change has been made with the introduction of a new quiet room and two toilets, where two unisex staff toilets were made. Again, this amendment is of no consequence.
- CH3 – On TP05 *Proposed L1 Floor Plan*, TP06 *Proposed L2 Floor Plan* and TP07 *Proposed L3 Floor Plan & Roof Plan* the western boundary setback has been reduced by 200mm from 16 metres to 15.8 metres due to an increase in the fire stair width by 200mm from 5 metres to 5.2 metres for building regulation reasons. While a slightly reduced Latrobe Street setback is therefore sought, the original comments made regarding the appropriateness of the setback within the Town Planning Report remain relevant and this setback is entirely acceptable.
- CH4 – On TP09 *Existing & Proposed Elevations* the cladding finish at ground level has been partly changed from FC-1 'Fibre Cement Cladding on Girts, Natural, off-white', to CCS-1 'Compressed Cement Sheet, Render'. This change is benign.
- CH5 – On TP08 and TP09 *Existing & Proposed Elevations* the cladding finish at roof level is partially changed from CCS-1 'Compressed Cement Sheet, Render, Light Grey', to MT-1 'Colorbond Cladding, Steel Matt colour – Light Grey'. This change is benign.

None of these five additional changes made are of consequence to the proposed development and all represent minor design changes.



Summary

We trust that the above and enclosed information satisfactorily responds to the Request for Further Information made and addresses the preliminary concern raised. In the event that the Department considers otherwise we request that we be notified as soon as possible.

We further trust that the five additional minor design changes can be accommodated through this response and that the Department will concur that these are minor and of no material consequence.

We look forward to receiving the advertising instructions in due course, but of course if you have any further queries regarding this application, please do not hesitate to contact me on 0409 368 308 or at hew@glossopco.com.au.

Yours sincerely,



Hew Gerrard
Senior Associate
Glossop Town Planning

