

# **Town Planning Report**

113 Warrigal Road, Hughesdale  
(Sacred Heart Girls' College)

Construct a building and construct and carry  
out works associated with the use of the land  
for a secondary school.

Glossop Quality System			
Author	HG	Checked By	-
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# 1. Introduction

This planning report has been prepared at the request of the permit applicant, Sacred Heart Girls' College, to support a proposed development at 113 Warrigal Road, Hughesdale ('the Subject Site').

In brief it is proposed to undertake a three-storey extension to the existing school to provide additional educational facilities. As part of these works, the existing learning support building located at the southwest corner of the Subject Site is to be demolished and the existing car park extended. A total of seven moderate to low retention value trees internal to the Subject Site are required to be removed to facilitate the extension.

## 1.1 Plans and Supporting Documentation

This report should be read in conjunction with the following:

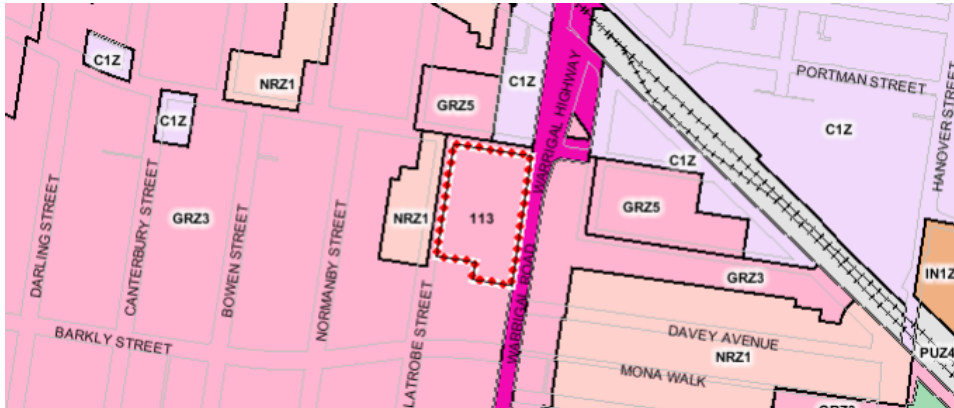
- Feature and Level Survey prepared by Cardno TGM,
- Architectural Plans prepared by WilliamsRoss Architects,
- Landscape Concept Plan prepared by MDG Landscape Architects,
- Acoustic Design Advice prepared by Marshall Day Acoustics,
- Traffic Design Advice prepared by TrafficWorks,
- Sustainable Management Plan (including Section J report) prepared by Living Building Solutions,
- Stormwater Management Response prepared by ACOR Consulting, and
- Arboricultural Construction Impact Assessment prepared by Greenwood Consulting.



## 1.2 The Monash Planning Scheme ('the Scheme')

The Subject Site is zoned:

- General Residential Zone – Schedule 3 (Garden City Suburbs) (GRZ3)



**Zone overview of the subject site** (source: Planning Property Reports)

Part of the subject site (Robin Boyd Building) is also located within a Heritage Overlay – Schedule 95 (Residential Area Near Railway Line). As the proposed buildings and works are not within the area affected by the Heritage Overlay, this overlay is not relevant to the assessment of this application.



**Heritage Overlay overview of the subject site** (Source: Planning Property Reports)

## 1.3 Planning Permit Regulations

A planning permit is required pursuant to:

- Clause 32.08-6 (General Residential Zone) to construct a building and construct and carry out works in association with a Secondary School land use.





### 1.3.1 Application Requirements

Pursuant to Clause 32.08-11 (General Residential Zone) and Schedule 3, the following information is required:

- Appropriately drawn and scaled plans.

Please refer to the Development Plans prepared by WilliamsRoss Architects. These also identify relevant service areas as required by Schedule 3.

- The likely effects, if any, on adjoining land.

Please refer to the Traffic Design Advice prepared by TrafficWorks and the Acoustic Design Advice prepared by Marshall Day Acoustics, as well as the discussion at Section 4.3.

- Existing and proposed landscaping plans.

Please refer to the Concept Landscape Plan prepared by MDG Landscape Architects.

- Schedule of materials and finishes.

Please refer to the Development Plans prepared by WilliamsRoss Architects.

### 1.3.2 Decision Making Framework

Clause 72.01-1 (Minister is responsible authority) states:

*The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:*


- *Primary school or secondary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:*
  - *The estimated cost of development is \$3 million or greater.*

As per the Certificate of Title supplied the proposed buildings and works are to occur on the same land in the same ownership as the existing secondary school. The Application for a Planning Permit indicates the estimated cost of development is \$4,530,395. Accordingly, the Minister for Planning is the responsible authority for the assessment of this application.

Clause 71.02-3 (Integrated decision making) states:

*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. However, in bushfire and affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*





When considering the decision guidelines associated with the relevant planning permit requirements, the key planning considerations are:

- Does the Planning Policy Framework and the Local Planning Policy Framework support the proposed development?
- Does the proposal achieve an acceptable neighbourhood character/ urban design response?
- Does the proposal appropriately minimise off-site amenity impacts?
- Does the proposal satisfactorily address other relevant matters for consideration?



## 2. The Site and Surrounds

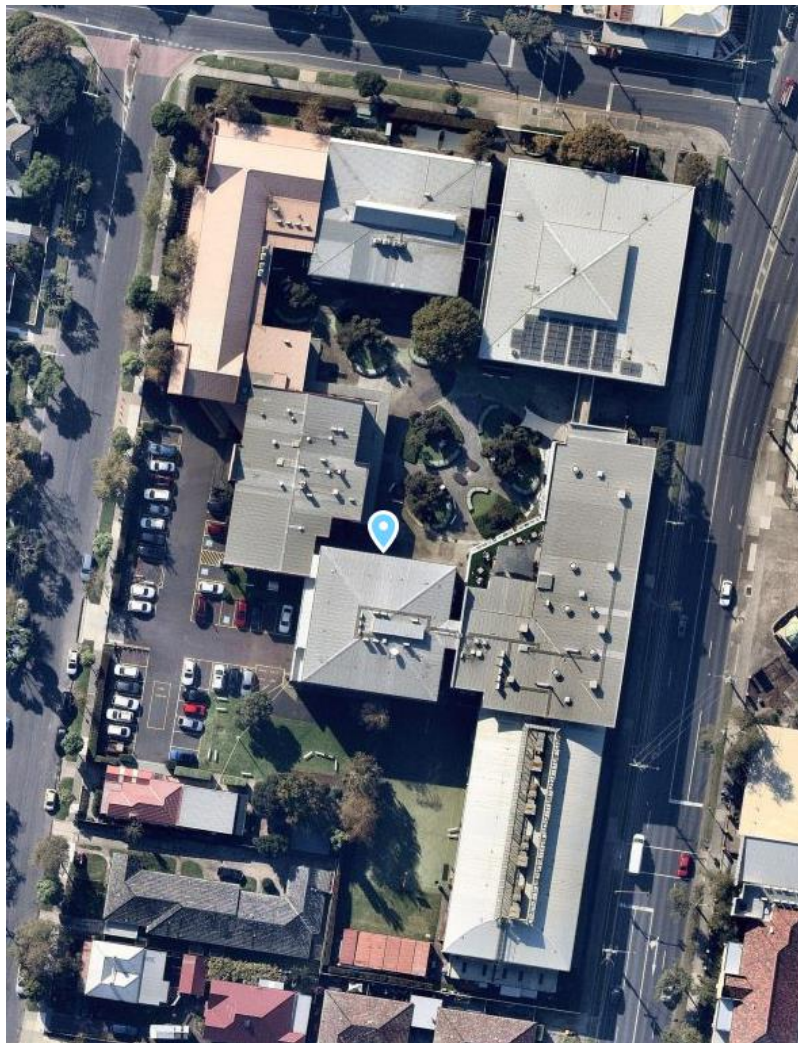
### 2.1 The Subject Site

The Subject Site is located at 113 Warrigal Road, Hughesdale. The Certificate of Title for the land describes it as Land in Plan of Consolidation 372800C. No restrictive instruments are registered against the Certificate of Title.

The Subject Site is relatively flat and regular in shape with an area of approximately 12,848 square metres. Relevantly, the Subject Site has a frontage to Latrobe Street of 130.76 metres.

The site is currently used and developed as a secondary school (Sacred Heart Girls' College).

An aerial image and streetscape image of the relevant portion of the school from Latrobe Street are supplied below.



**Aerial overview of 113 Warrigal Road, Hughesdale (Source: Nearmap 29 April 2021)**







**View of relevant area on the Subject Site from Latrobe Street** (source: Google Streetview, January 2019)

## 2.2 Surrounding Area

Immediately adjacent to the existing learning support building is No. 16 Latrobe Street which contains four attached single storey dwellings.



**View of 16 Latrobe Street** (source: Google Streetview, January 2019)





Properties along the western side of Latrobe Street are residential, generally consisting of single storey detached dwellings.



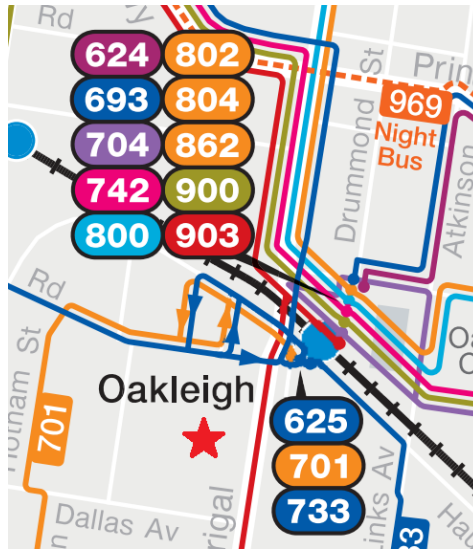
**View looking south along Latrobe Street generally opposite the relevant area of the Subject Site**  
(source: Google Streetview, January 2019)

More broadly, the Subject Site is located at the edge of the Oakleigh Major Activity Centre with excellent access to a range of public transport options including fixed rail.



**Aerial overview of surrounding area** (Source: Nearmap 29 April 2021)





Extract of City of Monash local area map (Source: Public Transport Victoria)

## 2.3 Site History

Several planning approvals have been granted for the Subject Site with the most recent of these being:

- Buildings and works plans were approved by the Minister for Planning under the Building the Education Revolution program (EFNC2009002780) on 14 September 2009. This approval related to *refurbishment of external courtyard and landscaping works*.
- Planning Permit No. 37539 was issued by the City of Monash on 28 October 2009 and allowed *Buildings and works associated with an existing education facility*. These works were associated with the existing administrative building.
- Planning Permit No. 41135 was issued by the City of Monash on 17 June 2013 and allowed *Construct buildings and works to the Robin Boyd building and to use the building at 14 Latrobe Street, Hughesdale as an education centre (counselling, extended learning and uniform shop)*.
- Planning Permit No. 47013 was issued by the City of Monash on 10 July 2017 and allowed *Buildings and works including car parking to an existing Education Facility*. This related to the associated school land at 165-171 Kangaroo Road, Hughesdale.
- Planning Permit No. 47660 was issued by the City of Monash on 21 August 2017 and allowed *Buildings and works to an Education Facility*. These works were principally associated with the Euphrasie Barbier Building.

A copy of these planning permits and endorsed plans is provided as part of this application for the benefit of the Minister. It is, however, considered that none of these approvals have any material bearing on the assessment of this application.





## 3. The Proposal

As documented on the Development Plans the primary aspects of the proposal are:

- Demolish the existing learning support building located in the southwest corner of the Subject Site.

This building is not subject to a Heritage Overlay or Neighbourhood Character Overlay and its demolition can be undertaken at any point without planning permission.

- Remove seven trees.

None of the trees proposed for removal are classed as native vegetation (the one tree nominated as being Australian is native to Western Australia) and all have a moderate to low retention value.

- Demolish a portion of the existing car park and minor aspects of the main school buildings.

This ancillary demolition does not require a planning permit to undertake.

- Provide an extended car park generally along the Latrobe Street frontage.

A total of forty car spaces are to be provided which equals the number of existing car spaces provided on the Subject Site. As such, no variation in the extent of on-site car parking is proposed.

No additional employees are intended to be employed by the school and accordingly no car parking requirement applies pursuant to Clause 52.06 (Car parking).

- Relocation of existing bicycle spaces.

No additional employees or pupils are intended to be employed/ accommodated by the school because of the proposed extension and accordingly no bicycle parking requirement applies pursuant to Clause 52.34 (Bicycle Facilities).

- Construct a three-storey extension to the main school buildings plus rooftop service enclosure.

At ground level, dedicated staff office and toilets are to be provided, along with an open plan learning diversity area and dedicated counselling rooms. At first and second floor level, dedicated teaching areas, both open plan and more traditional classrooms, are proposed to be provided. The total gross floor area is 1,089 square metres and the total building area including outdoor deck is 1,185 square metres.

At roof level a mechanical plant area is provided along the eastern boundary of the proposed building extension adjacent the existing school buildings to minimise visibility from the streetscape.

- Undertake further landscaping works, including the planting of additional advanced medium-sized trees.







## 4. Planning Assessment

### 4.1 Does the Planning Policy Framework and the Local Planning Policy Framework support the proposed development?

At a Planning Policy Framework level, Clause 19.02-2S (Education facilities) is most relevant to this proposal and has as its objective:

*To assist the integration of education and early childhood facilities with local and regional communities.*

Relevant strategies associated with this objective include:

- *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.*
- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*
- *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).*

Sacred Heart Girls college was established on the Subject Site in 1957 and operates as a secondary school for girls from years 7 to 12. Since its establishment, buildings and works have naturally been undertaken, however the predominant current built form has remained for some time. Section 2.3 provides an overview of the recent planning history.

The school is now in need of additional teaching and learning spaces to accord with student and best-practice educational expectations consistent with the second identified strategy of Clause 19.02-2S.


The school has identified the opportunity to amalgamate the functions of the existing learning support building into the main school buildings. The proposed extension will have the benefit of providing higher quality learning support as well as additional flexibility for the school in terms of catering for student's educational needs.

As an extension to an existing school and by providing additional teaching and learning spaces, the proposed development clearly accords with the objective of Clause 19.02-2S.

It is also relevant from a broader Clause 11 (Settlement) perspective that the school is well located being within 500 metres walking distance of the core of the Oakleigh Major Activity Centre, Oakleigh Railway Station, and the numerous bus routes that travel through Oakleigh as detailed at Section 22.2.







The associated Sacred Heart Primary School is also located on the opposite side of Warrigal Road.

At a Local Planning Policy Framework Level, there is an underlying theme within Clause 21.01 (Introduction) of the recognition that the municipalities education facilities play in acting as key regional assets. This is explicitly recognised in Clause 21.09 (Key Regional Assets) where education facilities are recognised as providing *broad regional community services*.

Sacred Heart Girls College is exactly that; a regional educational facility, with the above aerial overview of the school facilities (including the associated primary school) providing an indication of the importance the school has from a regional perspective. As noted within Clause 21.09 *education, recreation and service facilities all play an important role in the functioning of the municipality*.

The objectives to Clause 21.09 include:

- *To retain the range of public and private educational facilities in Monash.*

The proposed development will help retain and enhance Sacred Heart Girls College within Monash.

As noted, the Subject Site sits immediately outside the Oakleigh Major Activity Centre Structure Plan Area. At Clause 21.15 (Oakleigh Major Activity Centre Structure Plan). Notably the Structure Plan Objectives outlined include:

- *Encourage the maintenance, expansion and enhancement of high quality education facilities located on the periphery of the Activity Centre.*

The proposed development represents the embodiment of this objective.

Clause 22.01 (Residential Development and Character Policy) applies to the land given its underlying GRZ3 land and the appropriateness of the development with respect to this policy is considered within Section 4.2.


Clause 22.09 (Non-residential use and development in residential areas) also applies. The policy basis aims to ensure that *the built form [of new development] is compatible with the residential scale and character of the surrounding area*. This policy is also further considered within Section 4.2.

In summary, the proposal is entirely consistent with both the Planning Policy Framework and the Local Planning Policy Framework. The proposal is also entirely consistent with the Purpose to the General Residential Zone and Clause 53.19 (Non-Government Schools) by facilitating an upgrade and extension to an existing non-government school.

## **4.2 Does the proposal achieve an acceptable neighbourhood character/ urban design response?**

As outlined, Clauses 22.01 and 22.09 provide the greatest level of guidance with respect to built form expectations. The decision guidelines of the GRZ at Clause 32.08-13 and neighbourhood character objectives of Schedule 3 are also relevant in addition to the broader decision guidelines of Clause 65.






At Clause 22.01, the Subject Site is located within 'Garden City Suburbs Southern Areas'. The preferred character statement and the policy points of this clause are, however, clearly directed at new residential development and are not easily transferable to the proposed development. This can also be said to be true of the neighbourhood character objectives contained at Schedule 3 to the GRZ.

Instead, it is more appropriate to consider Clause 22.09 and the objectives, policy, and performance criteria, which are considered to capture the themes expressed in Clause 22.01 and the GRZ3. In response to these the following comments are provided:

- Amenity impacts associated with the proposed development are discussed in detail in Section 4.3, with no such amenity impacts identified.
- Noting that it is desired that institutional buildings such as secondary schools provide for creative design outcomes, the proposed development is respectful of the surrounding residential character. Notably:
  - The proposal maintains a consistency of building setbacks to Latrobe Street, with the new extension proposed to be set back 16 metres at its closest point to Latrobe street. This setback is more than what would otherwise ordinarily be required under Standards A3/B6 (Street setback).
  - The proposal will have a minimum side setback from 14 Latrobe Street of 21.3 metres which is far beyond what would otherwise ordinarily be required under Standards A10/B17 (Side and rear setbacks). Additionally, the proposal will see the main school activities situated further away from this side boundary with the removal of the existing learning support building.
  - The proposed maximum building height is three storeys/ 12.6 metres (13.9 metres to the top of the 5 degree pitched roof) with subsequent rooftop services. This height is generally consistent with the expectations for residential development in the GRZ which has a three storey/ 11 metre height limit. The slight additional extent of height above what would otherwise be expected for residential development is entirely appropriate given the setbacks identified in the preceding points and the lack of amenity impacts as discussed in Section 4.3.
  - The existing landscaping on the relevant area of the Subject Site is relatively non-descript and the proposed development will enable a landscape architect designed comprehensive landscaping outcome to be achieved.
- The retention of the existing learning support building is not appropriate given its disconnect from the main school buildings, it not being fit-for-purpose, and it providing a lower quality educational outcome. From a net community benefit perspective, it is far preferable that these existing learning support functions be integrated into the primary school buildings.
- No change in staff (or student) numbers proposed and the existing extent of car parking provided will continued to be provided albeit in a revised format. The revised car parking arrangement is acceptable given it represents a continuation of the predominant





arrangement currently existing, will allow for a continuous landscape treatment (hedging) along the Latrobe Street boundary, and will also allow for landscaping adjacent the side boundary with 14 Latrobe Street where none currently exists.

With respect to the decision guidelines of the GRZ, the scale of the proposed development is entirely acceptable given the scale of the existing school buildings, GRZ zoning, and the setbacks proposed. Furthermore, the design, height, setbacks and appearance of the proposed building, as well as landscaping outcome achieved are again entirely appropriate. Matters of traffic engineering are addressed in Section 4.4.

The proposal provides for an acceptable neighbourhood character/ urban design response which appropriately balances consideration of the existing school buildings, design expectations for new institutional buildings, and the Subject Site's residential context.

### **4.3 Does the proposal appropriately minimise off-site amenity impacts?**


Relevant off-site amenity considerations are:

- Overlooking.
- Overshadowing.
- Visual bulk.
- Noise.
- Traffic.

In response to each of these points the following comments are noted;

- No overlooking issues would arise from the proposed development due to the extensive setbacks involved.
- Shadow diagrams prepared with the application demonstrate that there is no overshadowing of neighbouring properties at any times of the day at the equinox, and only a very small portion of Latrobe Street will be affected by additional overshadowing at 9am.
- For the reasons outlined in relation to Section 4.2, there are no visual bulk concerns associated with the development given the height is generally as would otherwise be expected/ permitted for residential development, and the setbacks involved.
- Acoustic design advice has been provided by Marshall Day Acoustics, and reliance is placed on this design advice with respect to the acceptability of the proposal. A relevant condition of permit can require compliance with SEPPN-1 if considered necessary.



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- As no additional staff or students are proposed to be accommodated on the Subject Site because of the proposed buildings and works, no additional traffic will be generated by the proposed development. The number of car spaces proposed and proposed to be accessed off Latrobe Street remains consistent.

## 4.4 Does the proposal satisfactorily address other relevant matters for consideration?

Clause 22.13 (Environmentally Sustainable Development Policy) sets out a series of objectives sought to be met with respect to ESD principles. Pursuant to Table 1, a Sustainability Management Plan is required as part of this application. A Sustainable Management Plan (including Section J Report) is enclosed as part and is relied upon with respect to compliance with the objectives of this clause.

A separate Stormwater Management Response is also provided which address the requirements of Clause 53.18 (Stormwater Management in Urban Development). This response is relied upon with respect to compliance with the objectives of this clause.

Traffic Design Advice is also included as part of this application which demonstrates that the car parking arrangement complies with the Design Standards of Clause 52.06 (Car parking) as well as relevant Australian Standards. Furthermore, this Traffic Design Advice also demonstrates that the bicycle parking arrangement complies with the provisions of Clause 52.34 (Bicycle Facilities).

The Traffic Design Advice also considers the loading and unloading of vehicles and notes that delivery vehicles will occasionally require access to both the school carpark and the Jubilee Building. In respect of the latter, this will be an infrequent occurrence with the management of any vehicles requiring access to the Jubilee Building to be managed by staff to ensure there are no pedestrian conflicts.

Lastly it is noted that waste management will continue to operate in the current manner i.e. with collection occurring along Latrobe Street by Council.

There are no other material planning considerations associated with this application.







## 5. Conclusion

Based on the above assessment, the proposal to construct a building and construct and carry out works associated with the use of the land for a secondary school at 113 Warrigal Road, Hughesdale represents an acceptable town planning outcome and is appropriate for the following reasons:

- The proposal directly supports and facilitates the objectives of the Planning Policy Framework and the Local Planning Policy Framework.
- The proposal is supported by the General Residential Zone and Clause 53.19 (Non-government schools).
- The proposed buildings and works will provide for a high quality urban design outcome which is entirely acceptable from a neighbourhood character perspective.
- The proposal raises no off-site amenity impacts and will provide additional high quality educational facilities and learning opportunities for students.
- All appropriate matters under the Monash Planning Scheme have been considered.

It follows that a town planning permit should be granted for the proposal.

**Glossop Town Planning**

**5 August 2021**

