

1 Mackillop Street,
Craigieburn – Oscar
Romero CPS Early
Learning Centre

PA2403040



Officer Assessment Report
Development Approvals & Design



Department
of Transport
and Planning

OFFICIAL



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Executive Summary



Key Information	Details			
Application No:	PA2403040			
Received:	25 July 2024			
Statutory Days:	70			
Applicant:	Melbourne Archdiocese Catholic Schools c/- Ethos Urban			
Planning Scheme:	Hume			
Land Address:	1 Mackillop Street, Craigieburn			
Proposal:	Development of an Early Learning Centre ancillary to an existing primary school and display of business identification sign			
Development Value:	\$10.27 m			
Why is the Minister responsible?	<p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible Authority for:</p> <ul style="list-style-type: none"> Primary school or 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: <ul style="list-style-type: none"> There is no existing primary school or secondary school on the land. The estimated cost of development is \$3 million or greater. 			
Why is a permit required?	Clause	Control	Trigger	
	Clause 37.07	Urban Growth Zone Schedule 1 (UGZ1)	Clause 2.2 of the schedule specifies applied zone provisions which apply to the construction of a building and construction and carrying out of works.	
Applied Zone Provisions:	Clause 32.08	General Residential Zone (GRZ)	Construct a building or construct or carry out works	
Parcel	Clause 43.02	Development Contributions Overlay – Schedule 1	N/A	
	Clause 52.05	Signs	Construct or put up for display a sign in Section 2	
Cultural Heritage:	The site is not located within an area of Cultural Heritage Sensitivity.			
Bushfire	The site is not within a bushfire prone area.			
Total Site Area:	3	ha		
Gross Floor Area:	1167	m ²		
Height:	1	Storey excluding plant		
	6.1	Metres excluding plant		
Land Uses:	Dwellings	Office	Retail	Other
				Childcare centre ancillary to an existing Primary school
Parking:	Cars	Motorcycles	Bicycles	



	21	0	0
Advice sought:	Hume City Council		
Public Notice:	An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless the schedule to this zone specifies otherwise.		
Delegates List:	Not required as directed by Manager 18 October 2024		



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	16 July 2024
Further information requested	26 July 2024
Further information received	15 August 2024
Decision Plans	<ul style="list-style-type: none">• Plans for MACSEYE (Melbourne Archdiocese Catholic Schools Early Years Education) Oscar Romero Catholic Primary School Children's Hub prepared by Baldasso Cortese, Revision 3, dated 14 August 2024.• Planning submission prepared by Ethos Urban, dated 16 July 2024.• Sustainability Management Plan prepared by BRT Consulting Engineers, Revision 1, dated 5 August 2024.• Green Travel Plan prepared by Transport and Traffic Solutions, dated July 2024.• Traffic Impact Assessment Report prepared by Transport and Traffic Solutions, dated August 2024.• Waste Management Plan prepared by One Mile Grid, dated 15 July 2024.• Landscape Concept Plan for Oscar Romero College, Craigieburn – Early Learning Centre, prepared by Fraser Design Collaborative, dated 14 August 2024.

2. The subject of this report is the decision plans (as described above).

Proposal Summary

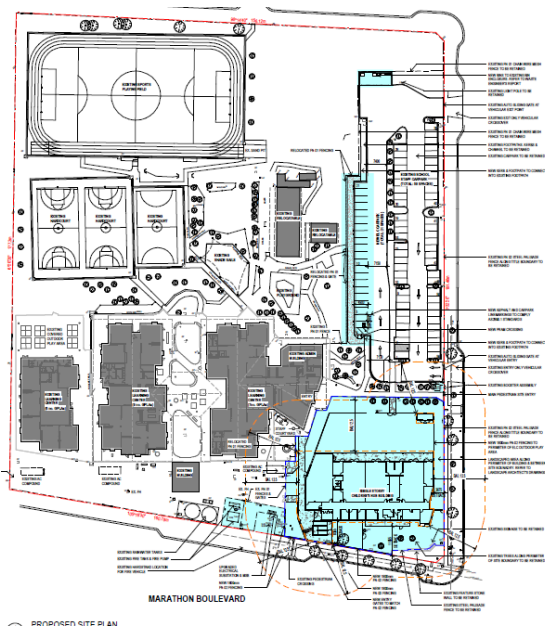
3. The proposal is to construct a single storey childcare centre, which is referred to in the application material as an early learning centre (ELC). The ELC will occupy the south-east corner of the subject site and will operate ancillary to Oscar Romeo Primary School.
4. The ELC will include 3 playrooms and one room for Outside School Hours Care (OSHC). The OSHC room will be for primary school students before and after school hours. The building will also include consulting rooms, kitchen, staff rooms and offices, as well as bathrooms, storage and circulation areas. A 717sqm outdoor play area will be located on the north side of the building, partly covered by a verandah that will form part of the ELC roofline.
5. The following specific details of the proposal include:

- **Buildings and works:**

- Building height: 6.1m.
 - Street setbacks: The building will have a minimum setback of approximately 8.3m from the southern frontage to Marathon Boulevard, except for an unenclosed covered area adjacent to the southwest side of the building, which will extend to the boundary. The building will be setback 3.6m from the eastern frontage to MacKillop Street. The proposal also includes an architectural feature in the form of a mosaic on the east elevation depicting a person and quote.
- Materials and finishes: The building façade will comprise wall cladding of grey and bluestone coloured brickwork, as well as grey and beige fibre coloured cement sheet. Roof materials will

consist of zincalume and charcoal colour metal, as well as polycarbonate. The eastern façade to Mackillop Street will feature a visual image and accompanying text.

- A play equipment storage building is also proposed at the north end of the outdoor play area, with a maximum height of 3.1m and finished in similar materials to the main ELC building, with additional timber look fibre cement sheet cladding facing internally to the play area.
- Fencing: New 1.8m high black palisade fencing will be installed along the perimeter of the outdoor play area and parts of the southern frontage and setback to Mackillop Street. A new 1.8m brick fence is also proposed to the east side of the entry gate on the south frontage to Mackillop Street.
- **Signage:** A 3 sqm non-illuminated business identification sign is proposed on the new brick fence facing Marathon Boulevard. It is noted the mosaic on the eastern side of the building is not regarded as a sign, as it does not identify or promote a business or activity on the land.
- **Car parking:** The existing car parking area north of the ELC will be extended to include an additional 21 new spaces. A new entry gate to Marathon Boulevard will also be installed on the southwest side of the building, providing pedestrian access to the building and connecting to the existing school internal pathways and gates.
- **Landscaping:** Landscaping will be delivered across the ELC area of works. This includes the areas south and east of the proposed ELC building, along the Marathon Boulevard and Mackillop Drive frontages.
- **Student numbers:** The ELC component of the facility will accommodate a maximum of 99 child places. The OSHC component of the facility will have a 45 children capacity and will be used by existing students of the primary school only.
- **Hours of operation:** The ELC will operate between 8:30am and 4pm. The OSHC will operate between 7-9am, and then between 3-6pm.



Figures 1 and 2 (left to right): Site plan showing proposed ELC and carpark extension shaded in light blue. Floor plan.

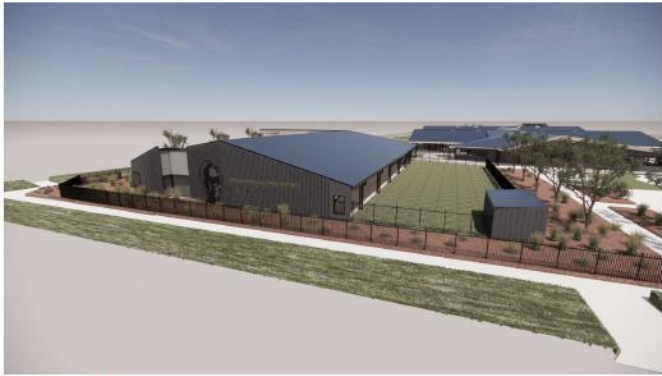
6. The applicant has provided concept image/s of the proposal (Figure 3), shown on the following page.



VIEW 1 - SOUTH EAST CORNER



VIEW 2 - SOUTH VIEW



VIEW 3 - EAST VIEW

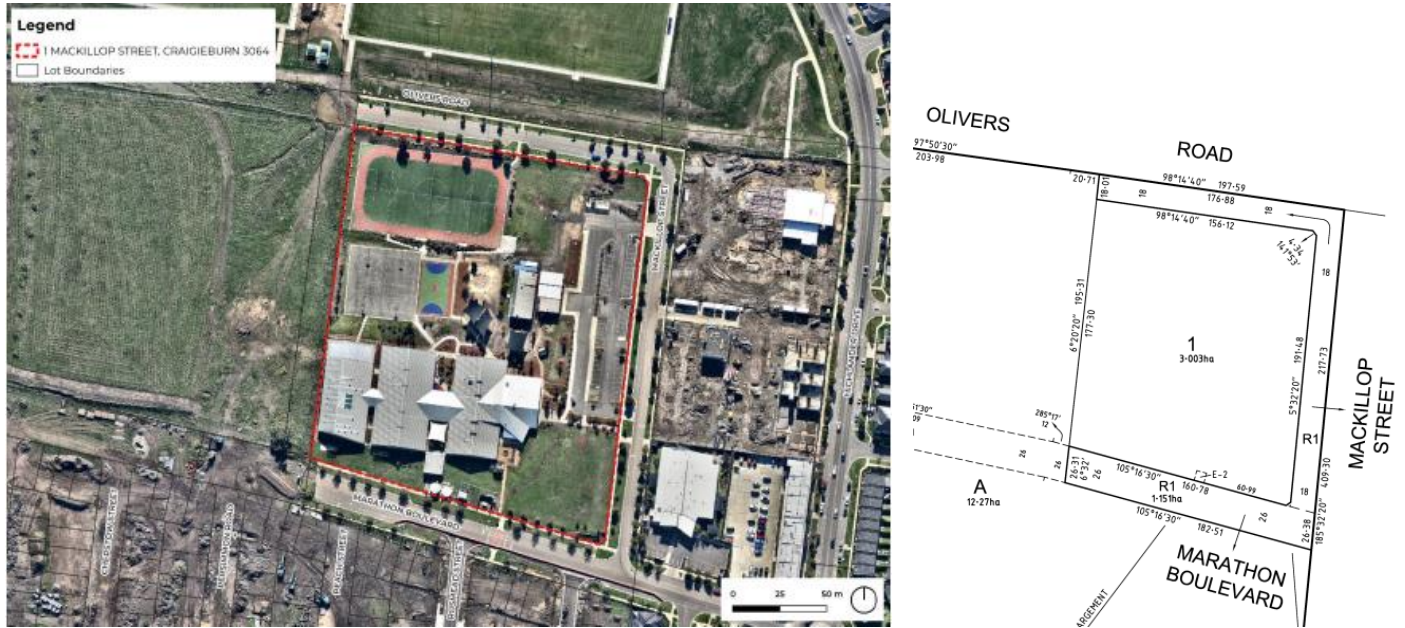


VIEW 4 - SOUTH WEST CORNER

Figure 3: Images of proposed ELC including proposed sign.

Subject Site and Surrounds

Site Description



Figures 4 and 5 (left to right): Aerial image of the subject site and surrounds. Snapshot from the plan of subdivision showing the site Lot 1.

7. The site is located at 1 Mackillop Street, Craigieburn and is formally identified as Lot 1 on Plan of Subdivision 804560D. The site is rectangular in shape and has frontages to Mackillop Street to the north and east, and Marathon Boulevard to the south. The site is 3 hectares in size and has a slight fall of approximately 3m across the site, from north to south.
8. An easement containing an electrical substation is located on the southern boundary, which will not be encroached by the proposed buildings and works.
9. The site is currently occupied by Oscar Romero Catholic Primary School. The school includes 3 single storey learning buildings, connected by undercover areas, as well as relocatable buildings and a carpark (59 spaces) along the eastern frontage. Play spaces include basketball courts, a sports field, playgrounds and associated landscaping.
10. Vehicle access to the carpark is provided via two crossovers to Mackillop Street. Kiss and drop zones are also provided on Mackillop Street, adjacent to the north and east boundaries.

Site Surrounds

11. The site is in the Craigieburn urban growth area. Land opposite the site to the north is planned active open space, while land opposite to the south is planned as residential. Land opposite to the east will be commercial and has been developed for a childcare centre, office and food and drink premises. The applicant has advised land adjacent to the west is being developed by Stockland, which will include an extension of Marathon Boulevard to Whites Lane to provide a two-laned and two-way road. Construction of the extension of Marathon Boulevard to Whites Lane will be completed by July 2025.

Zoning and Overlays

Urban Growth Zone

12. The site is in Schedule 1 to the UGZ (UGZ1), which applies to the Craigieburn R2 Precinct Structure Plan.



Figure 6: Precinct Structure Plan with subject site shown with red star.

13. The UGZ provides any requirement in the Table of uses and any requirement specified in the schedule to the zone must be met, and a permit must be generally in accordance with the precinct structure plan applying to the land.
14. Pursuant to Clause 2.2 of the schedule, the applied zone is the General Residential Zone. The provisions of the applied zone apply to the use and subdivision of land, the construction of a building, and the construction and carrying out of works.
15. The schedule also includes additional requirements relating to offsets for the Golden Sun Moth habitat and a Striped Legless Lizard translocation / salvage plan. DEECA has advised these are no longer necessary as they have been superseded by the MSA levy and the Salvage and Translocation Protocol for Melbourne's Growth Corridors (DEPI, 2013).

Applied Zone – General Residential Zone – Schedule 1 (GRZ1)

16. Pursuant to Clause 32.08-2, a childcare centre is a Section 2 use and requires a permit. Despite this, the applicant has confirmed that the centre is ancillary to the use of the land for a primary school and therefore, a permit is not required for the ancillary use of the land.
17. Pursuant to Clause 32.08-9, a permit is required to construct a building or construct or carry out works associated with a Section 2 use (childcare centre).

Development Contribution Plan Overlay – Schedule 1

18. The land is affected by the Development Contributions Overlay - Schedule 1 (Craigieburn R2 Precinct Structure Plan Development Contributions Plan). No contributions are required for the proposal, as the schedule provides an exemption for non-government schools from the community infrastructure levy and council has advised the development contributions levy has already been made for the site.



Particular and General Provisions

Clause 52.05 – Signs

19. Clause 52.05 applies to the development land for signs.
20. Clause 7.0 of the UGZ1 schedule also provides the land is in a Category 4 area for signage.
21. Pursuant to Clause 52.05-14, a permit is required for a business identification sign. The display area must not exceed 3 sqm.

Clause 52.06 – Car Parking

22. Pursuant to Clause 52.06-5, car parking for use of land as a childcare centre is required at a rate of 0.22 space to each child, which amounts to 21 spaces for the proposal.
23. The proposal includes an additional 21 spaces to be added to the existing carpark and therefore the requirement is met.
24. Clause 52.06-8 also provides a car parking plan must also be prepared to the satisfaction of the responsible authority before a new use commences, or the floor area or site area of an existing use is increased.

Clause 52.34 – Bicycle Parking

25. Clause 52.34 of the Hume Planning Scheme details the requirement for Bicycle Facilities in accordance with State and Local Planning Policy for a proposed new use or a proposed change in existing use within the City of Hume.
26. Pursuant to Clause 52.34-5 Table 1, there is no statutory requirement for an Early Learning Centre (childcare centre) to provide bicycle parking facilities.

General Requirements and Performance Standards

Clause 53.18 – (Stormwater Manager in Urban Development)

27. Clause 53.18 applies to the buildings and works of this application. An application to construct a building or construct or carry out works must meet all of the objectives and should meet all of the standards of Clauses 53.18- 5 and 53.18-6.

Clause 53.19 – (Non-Government Schools)

28. Clause 53.19 applies to use or development of land for a primary 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. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

Relevant Strategic Plan / Background Documents

Incorporated Document

29. As noted earlier, the subject land is within the Craigieburn R2 Precinct Structure Plan (PSP) area, which is an incorporated document in the Hume Planning Scheme. The proposal is generally in accordance with the PSP, given the site is planned for education.

Existing permits

30. Planning permit P19970 was issued by Hume City Council 10 March 2017 for use and development of the land for the purposes of a primary school in accordance with the endorsed plans. The permit was amended 19 December 2018 for minor changes to building and staging plans. Council has also recently approved an amended masterplan on 22 October 2024, under secondary consent, to show the ELC in the proposed location.
31. Permit P19970 relates to Stages 1, 2 and 3 of the school. The ELC is not shown on the plans, which Note 5 on the permit states is 'Stage 4' and will be subject to a separate permit. Accordingly, the permit conditions do not apply to the proposed ELC, including limitations on staff numbers, which relate to stages 1, 2 and 3.



Figure 7: Previous endorsed masterplan – has recently been updated to show the proposed ELC.

32. Notably, the existing carpark provides the full 58 parking spaces required for all three stages.



Referrals

33. There were no statutory referrals associated with this application.

Municipal Council Comments

34. The proposal was referred to Hume City Council, which advised there were no objections to the proposal.

Notice

35. The proposal is exempt from the notice requirement pursuant to Clause 37.07-13, which applies to an application under any provision of this scheme – notably this exemption also applies to the proposed business identification sign.



Municipal Planning Strategy

Clause	Description
02.01	Context
02.02	Vision
02.03-1	Settlement
02.03-5	Built environment and heritage

Planning Policy Framework

37. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11 Settlement	
11.01-1S	Settlement
11.03-2S	Growth areas
Clause 15 Built Environment and Heritage	
15.01-1S	Urban design
15.01-1R	Urban design – Metropolitan Melbourne
15.01-1L-05	Signs
15.01-2S	Building Design
15.01-2L-01	Building Design – Hume
15.01-2L-02	Energy and resource efficiency - Hume
15.01-2L-03	Environmentally sustainable development - Hume
18.01-1S	Land use and transport integration
Clause 19 Infrastructure	
19.02-2S	Education facilities
19.03-3S	Integrated water management

38. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.

39. The relevant MPS and PPF have been considered in assessing the application as follows:

- The application seeks to deliver an ELC ancillary to the existing primary school on the subject site, which will support the evolving capacity of the school to cater to the local community and contribute to providing high quality private educational / community facilities (Clauses 15.01-4R, 17.01-1S, 19 and 19.02-2S).
- The development inserts a new building with complimentary built form which responds to the scale and character of the existing school buildings. The materials, scale and contemporary design response is compatible to the school setting and the wider area and achieves a high standard of urban design (Clauses 15, 15.01-2S and 19.02-2S).
- The development includes water sensitive urban design (WSUD) measures to support a cooler environment and minimise impacts of stormwater runoff (Clause 15.01-2L-02 and 19.03-3S).



- The proposal provides car parking in accordance with the statutory requirement, in addition the proposed traffic impacts are acceptable (Clause 18.02-1S).
- Overall, it is considered that the proposed development is consistent with the relevant policies of the Hume Planning Scheme.

Buildings and Works

Zonings and Overlay

40. The proposal involves buildings and works associated with an existing school which meets the purpose (as relevant) of the GRZ to allow educational uses to serve local community needs in appropriate locations.
41. In addition, the proposal is considered to respond to the relevant neighbourhood character objectives of the GRZ and the decision guidelines for non-residential development outlined in the GRZ as follows:
 - a. The proposal is compatible with the surrounding residential land given that the proposal is ancillary to the existing primary school on the site. In addition, the proposed single storey built form is not a significant deviation from the 1-2 storey buildings in the area and generally responds to the characteristics of the site and its context.
 - b. The location of the proposal it is not considered to contribute to the mass and visual bulk in the streetscape. Furthermore, the proposal seeks to utilise robust and low maintenance materials in the form of brick, cladding and FC sheeting. The natural and neutral colour cladding will ensure that the proposal is consistent with the existing buildings on site.
 - c. The proposed ELC will not have any sensitive interfaces given it is located adjacent to Marathon Boulevard to the south and Mackillop Street to the east, with an interface to the existing school to the north and west. As such, the proposed setbacks are considered acceptable and do not result in any off-site amenity impacts.
 - d. A complete assessment of landscaping, ESD, waste and traffic response as outlined below.
42. Council has also advised the requirement of schedule 1 to the Urban Growth Zone for an Environmental Site Assessment Report has also been met, with a Phase 2 Environmental Site Assessment (SMEC 5 August 2016) having been prepared for the site. No conditions relating to the environmental site assessment were included on the current school permit, issued by the council.

Landscaping

43. Clause 15.01-1S, 15.01-2S and the GRZ seek to support new development which provides landscaping that responds to the site context and enhances the built form, creates safe and attractive spaces that support cooling and greening of urban areas.
44. The Cragieburn R2 Precinct Structure Plan dated September 2021 described the precinct as being mostly cleared of significant areas of flora and fauna as a result of the area's history of farming. This is also evident by the aerial imagery of the subject site which demonstrates that the area is void of any significant vegetation, aside from planted vegetation around the site perimeter.
45. The application was supported by a concept landscape plan, prepared by Fraser Design Collaboration, dated 10 July 2024. The proposal is considered to provide an appropriate landscaping response by retaining existing planting, as well as delivering additional canopy trees around the built form.
46. Standard permit conditions will be included within the recommendation to ensure that the submitted landscape plan will have ongoing maintenance requirements.



Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD)

47. Clauses 15.01-2L-03, 19.03-3S and 53.18 seek to achieve best practice in environmentally sustainable development through minimising environmental impacts.
48. The applicant has submitted a sustainability management plan (SMP), prepared by BRT consulting, dated 5 August 2024 which includes details of water sensitive urban design (WSUD) and a Built Environment Sustainability Scorecard (BESS) assessment confirming that the project will achieve best practice. Furthermore, the report indicates that the proposal achieves a MUSIC rating of a 100%, to be achieved through rainwater tanks. Two tanks are proposed on the south side of the ELC building.
49. The proposal meets the objectives and standards of Clause 53.18 as the development will retain and reuse stormwater and meet best practice performance under the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as demonstrated by the BESS calculations included in the SMP.
50. The ESD report and Green Travel Plan will be endorsed and form part of the permit. A standard permit condition will also ensure that the proposed sustainable design elements are implemented.

Waste Management

51. The application was supported by a Waste Management Plan, prepared by One Mile Grid, dated 15 July 2024. The proposal seeks to store the bins for the ELC within the schools existing bin storage area at the northwest corner of the car park. As such, waste collection will be via a private contractor with vehicle access to the site as per existing conditions, with entry and exit movements via the southern and northern crossovers to Mackillop Street respectively.
52. The proposal meets the objectives and standards of Clause 19.03-5S as the development will achieve best practice waste management. The Waste Management Plan will be endorsed and will form part of the permit.

Traffic and Access

53. The application was supported by a Traffic Impact Assessment Report (TIAR), prepared by Transport and Traffic Solutions, dated August 2024.
54. The report concludes that the traffic impacts are acceptable subject to a number of recommendations, including the removal of an off-street drop off/pick up zone within the site, which was observed to be creating traffic issues. Given the ELC will share the same carpark as the existing school and will operate during the same hours, this is considered a matter that is relevant to the subject application. It is therefore considered a traffic and parking management plan be required as a permit condition to implement the recommendations of the TIAR.
55. Council did not provide any specific recommendations with respect to traffic and car parking design, but instead referred to the existing school permit to use as an example for standard conditions.

Signage

56. The proposed non-illuminated sign is appropriate as it will assist with the identification of the ELC and school. It is appropriately placed on the fence and will not dominate the streetscape or result in a proliferation of signage.

Recommendation



57. The proposal is generally consistent with the relevant planning policies of the Hume Planning Scheme and will contribute to the provision of ELC/childcare services within the Craigieburn area.
58. The proposal is generally supported by Hume City Council.
59. It is recommended that Planning Permit No. PA2403040 for the development of an Early Learning Centre ancillary to an existing primary school and display of a business identification sign at 1 Mackillop Street, Craigieburn be issued subject to conditions.
60. It is **recommended** that the applicant and the council be notified of the above in writing.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	Senior Planner, Development Approvals and Design		
Phone:	[Redacted]	Dated:	24/10/2024

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
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 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	Manager, Development Approvals and Design		
Phone:	[Redacted]	Dated:	24/10/2024
