

# 119 Warren Road, PARKDALE

Planning Permit Application

Planning Permit No: PA2503524



Officer Assessment Report  
Development Assessment

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Department  
of Transport  
and Planning

# Executive Summary

Key information	Details								
Application No.:	PA2503524								
Received:	4 February 2025								
Statutory Days:	54								
Applicant:	St John Vianney Primary School c/- Brand Architects								
Planning Scheme:	Kingston								
Land Address:	119 Warren Road, Parkdale								
Proposal:	Buildings and works to construct a new school administration building and display business identification signage in association with an existing primary school. Additional works include demolition of existing building (permit exempt), enhancement and relocation of hardcourts and relocation of bicycle storage adjoining new school entry.								
Development value:	\$3m								
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for this application because it is for a primary school where the estimated cost of development is \$3 million or greater.								
Why is a permit required?	<table><tr><th>Clause</th><th>Trigger</th></tr><tr><td><b>Zone:</b> Clause 32.09-10 (Neighbourhood Residential Zone – Schedule 7) (Incremental Change, Garden Suburban)</td><td><i>Construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2</i></td></tr><tr><td><b>Overlays:</b> Clause 44.05 (Special Building Overlay)</td><td><i>N/A</i> <i>*Overlay does not affect proposed area of works and is not a trigger</i></td></tr><tr><td><b>Particular Provisions:</b> Clause 52.05-13</td><td><i>Display business identification signage</i></td></tr></table>	Clause	Trigger	<b>Zone:</b> Clause 32.09-10 (Neighbourhood Residential Zone – Schedule 7) (Incremental Change, Garden Suburban)	<i>Construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2</i>	<b>Overlays:</b> Clause 44.05 (Special Building Overlay)	<i>N/A</i> <i>*Overlay does not affect proposed area of works and is not a trigger</i>	<b>Particular Provisions:</b> Clause 52.05-13	<i>Display business identification signage</i>
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<b>Particular Provisions:</b> Clause 52.05-13	<i>Display business identification signage</i>								
<b>Cultural Heritage</b>	The site is subject to Aboriginal Cultural Heritage Sensitivity pursuant to the Aboriginal Heritage Act 2016. Given that the proposal is for development associated with a purpose for which the land was being lawfully used prior to 28 May 2007 (i.e., the existing school), the activity does not require a Cultural Heritage Management Plan (CHMP).								
Total site area:	1 Ha								
Gross Floor Area:	280m <sup>2</sup> (309m <sup>2</sup> including courtyard)								
Height:	5.8m								
Parking:	N/A (No proposed increase to staff and student numbers, nor change to existing car parking arrangements)								
Referral authorities	Kingston City Council (Section 52 – Notice)								
Public Notice	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: <ul style="list-style-type: none"><li>Letters issued to properties directly adjoining subject site on Clare Street and Brisbane Terrace.</li></ul> Formal advertising commenced on 4 April 2025 and concluded on 21 April 2025. No objections were received.								
Delegates List	Not required.								
Recommendation	Grant planning permit subject to conditions.								



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

Milestone	Date
Pre-application meeting	N/A
Application lodgement	4 February 2025
Further information requested	24 February 2025
Further information received	17 March 2025
Decision Plans	<ul style="list-style-type: none"><li>Architectural Plans prepared by Brand Architects and dated 7 March 2025 (Rev 1)</li><li>Planning Report prepared by Echelon Planning</li><li>Preliminary Arborist Report prepared by Chatfield Arborists &amp; Consultants and dated 5 March 2025</li><li>RFI Response Letter prepared by Echelon Planning and dated 14 March 2025</li></ul>

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



3. Specific details of the application include:

- Construction of a new school entrance and administration building fronting Brisbane Terrace.
- Signage is proposed on the southern façade of the proposed administration building, including three business identification signs featuring text only as follows:

Proposed Sign	Dimension(s)
Black metal lettering directly fixed to brick wall with school name ('St John Vianney's Primary School')	2.6m wide x 1.62m tall (4.21m <sup>2</sup> )
Sand blasted lettering into concrete wall, with the text "Your word is a lamp for my feet, a light on my path - Psalm 119:105"	8.4m wide x 0.5m tall (4.2m <sup>2</sup> )
Sand blasted lettering into concrete step, with the text "Love conquers"	3m wide x 0.25m tall (0.75m <sup>2</sup> )

- The administration building will include:
  - Principal's office (20m<sup>2</sup>), Assistant Principal's office (12m<sup>2</sup>), Learning Diversity Leader (10m<sup>2</sup>), conference room (20m<sup>2</sup>), public foyer (27m<sup>2</sup>), sick bay (9m<sup>2</sup>), store (4m<sup>2</sup>), student foyer (21m<sup>2</sup>), four toilets (9m<sup>2</sup>), an accessible toilet (8m<sup>2</sup>), staff resources room (22m<sup>2</sup>), two interview rooms (10m<sup>2</sup> each), staff lounge (45m<sup>2</sup>) and a staff courtyard (117m<sup>2</sup>).
- The existing hardcourt to the north of the proposed building is proposed to be upgraded by moving it closer to the northern boundary as follows:
  - Expand the court to a competition sized basketball court
  - Provide seating/planting pockets along the building and playground interface
  - Provide tree planting along the northern boundary to provide screening, as well as sun and wind protection
- Seven exotic trees are proposed to be removed as part of the proposal. All vegetation proposed to be removed has been identified as non-native planted vegetation and will be informally offset by proposed landscaping.

4. The area of proposed works relative to the overall site is shown below:

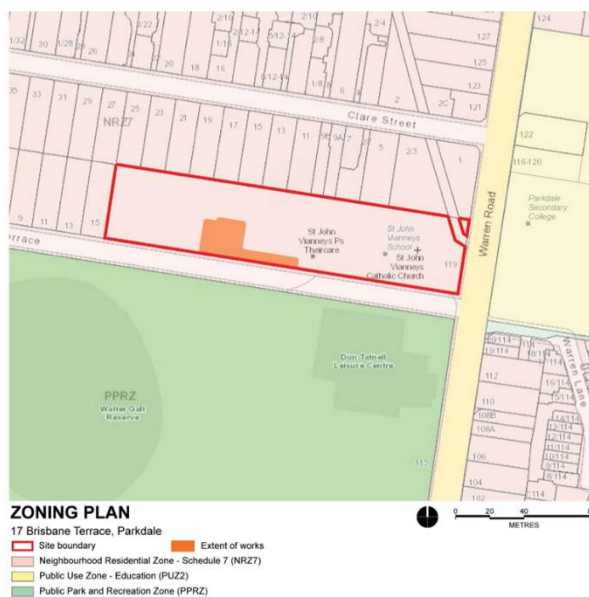


Figure 1: Zoning plan and extent of proposed works

5. The applicant has provided the following concept images of the proposal:

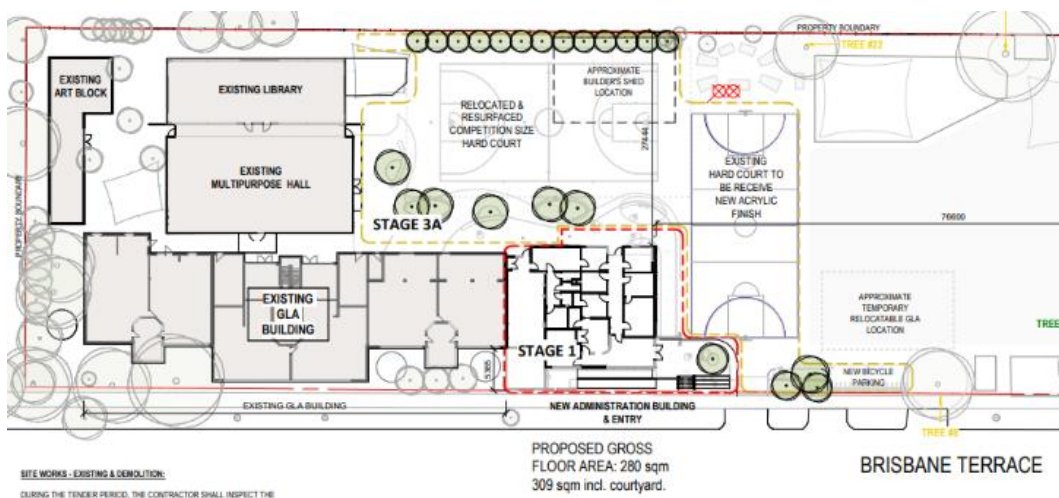
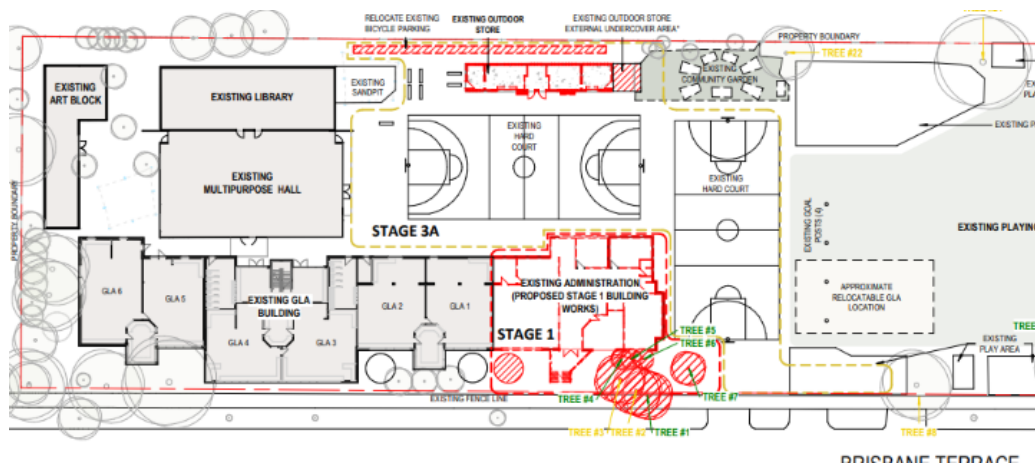


Figure 3: Proposed Site Plan (Proposed development plans)



*Figure 4: Concept image of proposed development viewed from Brisbane Terrace*

# Subject Site and Surrounds

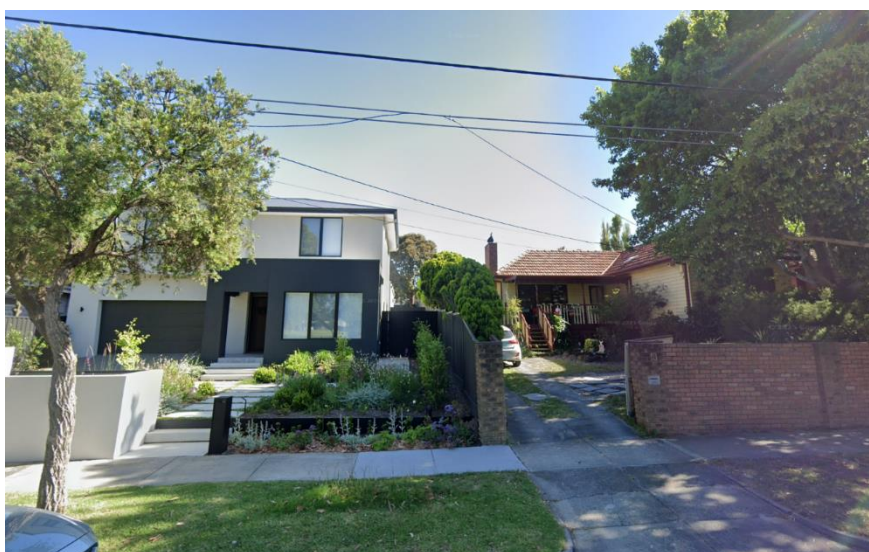


## Site Description

6. The site is located on the northern side of Brisbane Terrace, Parkdale, and occupied by St. John Vianney's Primary School. St John Vianney Church and a single storey dwelling are located in the eastern part of the site. The church fronts both Warren Road to the east and Brisbane Terrace to the south.
7. The area of proposed works is located central to the sites southern boundary and directly fronts onto Brisbane Terrace.
8. The site is formally described as comprising the following land parcels:
  - Lot 12 on LP29242
  - Lot 13 on LP29242.
9. There is a drainage easement located in the northeastern corner of the subject site; however, the easement does not affect the area of proposed works.

## Site Surrounds

10. The surrounding development consists mainly of medium density residential development. Surrounding residential development can be largely characterized as single or double storey detached dwellings.
11. Development surrounding the site can be described as follows:
  - To the **north** of the site: Directly north are primarily single storey residential properties that front onto Clare Street. Further north is more residential properties.
  - To the **south** of the site: Opposite the subject site is Walter Galt Reserve and Mordialloc Community Centre, formally identified as Public Park and Recreation Zoning. Further south is medium density residential development.
  - To the **east** of the site: Opposite the subject site on Warren Road is Parkdale Secondary College, formally identified as Public Use Zone – Education. Further east is a significant industrial precinct.
  - To the **west** of the site: Dominated by medium density and single storey residential development. The Nepean Highway is approximately 800m west of the proposed works.



*Figure 5: Typical residential development surrounding subject site (11 and 13 Brisbane Terrace)*



## Municipal Planning Strategy

12. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause no.	Description
<b>02.03</b>	Strategic Directions
<b>02.02-3-2</b>	Environmental and landscape values
<b>02.03-5</b>	Built environment and heritage

## Planning Policy Framework

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

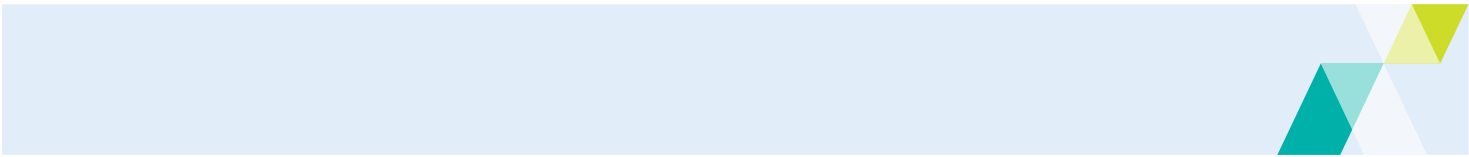
Clause no.	Description
<b>11</b>	<b>Settlement</b>
<b>11.01-1R</b>	Settlement – Metropolitan Melbourne
<b>15</b>	<b>Built Environmental and Heritage</b>
<b>15.01-1S</b>	Urban Design
<b>15.01-1L-01</b>	Urban Design – Kingston
<b>15.01-1L</b>	Landscape Design – Kingston
<b>15.01-1L-02</b>	Signs
<b>15.01-2S</b>	Building Design
<b>15.01-2L</b>	Environmentally Sustainable Development
<b>15.01-3L</b>	Building Design – Kingston
<b>15.01-5L-01</b>	Neighbourhood Character – Kingston
<b>18</b>	<b>Transport</b>
<b>18.01-1S</b>	Land use and transport integration
<b>19</b>	<b>Infrastructure</b>
<b>19.02-2S</b>	Education Facilities
<b>19.02-2R</b>	Education Precincts – Metropolitan Melbourne

The assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations).

## Zoning and Overlays

### Neighbourhood Residential Zone (NRZ)

14. A planning permit is required to construct a building or construct or carry out works for a section 2 use in accordance with Clause 32.09 (Schedule 7 – Incremental Change, Garden Suburban).
15. The purpose of the NRZ is:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - To recognise areas of predominantly single and double storey residential development.*
  - To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
  - 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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16. The NRZ includes application requirements and decision guidelines for non-residential uses and development. The following sections include discussion of how the proposal responds to these requirements.

### **Other overlays**

17. The Special Building Overlay under Clause 44.05 applies to the greater site but does not apply to the site of the proposed works subject to this application. Accordingly, there is no permit trigger under this overlay.

### **Particular provisions**

#### **Clause 52.05 – Signs**

18. A planning permit is required to construct or display business identification signs within a high amenity area (as designated within the NRZ) under Clause 52.06-13.

#### **Clause 52.06 – Car Parking**

19. A permit is not required under Clause 52.06 as staff and student numbers will not change.

#### **Clause 53.18 – Stormwater Management in Urban Development**

20. This clause applies to this application for buildings and works. The clause includes standards and objectives relating to stormwater.

#### **Clause 52.19 – Non-Government schools**

21. The clause includes exemptions from review and decision requirements of section 64(1), (2), and (3), and review rights of section 82(1) of the Act.

### **Other Strategic considerations**

#### **Aboriginal Cultural Heritage Sensitivity / Aboriginal Heritage Act 2016**

22. The proposed area of works is designated as an area of Aboriginal Cultural Heritage Sensitivity pursuant to the *Aboriginal Heritage Act 2016*. However, given that the proposal is for development associated with a purpose for which the land was being lawfully used prior to 28 May 2007 (i.e., the existing school), the activity does not require a Cultural Heritage Management Plan.

# Referrals and Notice

## Referrals

23. The application was referred to the following groups:

Provision/ Clause	Organisation	Response Received (date)
Section 52(1)(b) – Notice	Kingston City Council (the council)	Referred to the council on 11 February 2025.  On 1 March 2024, the council provided a no objection response subject to conditions.

## Municipal Council comments

24. The council provided a 'no objection' response subject to a number of recommended conditions on 11 March 2025. The council's primary concerns relate to the proposed vegetation removal to facilitate the proposed works, and protection of trees during construction. Specifically, the council does not support the removal of Tree 7 (*Diospyros hasseltii*) for the following reasons:

- *The tree is protected under Local Law. \*refer to section 25 for further information*
- *The tree has been assessed to be of high retention value, due to its age, size, health, shade, habitat, low risk of failure.*
- *The tree protection zone (TPZ) is located outside of the proposed building footprint and therefore, the tree will not suffer intrusion into the tree protection zone. However, tree protection fencing should be installed prior to demolition and retained throughout works to protect the tree from incidental construction impacts ensuring the viability of the tree post completion of works.*
- *The proposed works around Tree 7 and suggested protection methods should form part of a tree management plan, in line with AS4970-2009 Protection of Trees on Development Sites.*

25. It is noted that the local law referenced in the council's submission relates to 'tree removal/pruning permits' on private property triggered for trees proposed to be removed that have a multi-stemmed trunk circumference greater than 110cm. The local law seeks to prohibit, regulate and control activities, which may endanger protected trees and vegetation in the Kingston municipality. Tree 7 is not identified in the councils *Register for Significant Trees – June 2015*, however, does have a multi-stemmed trunk circumference greater than 110cm. As such, separate law requirements to remove Tree 7 may apply, which are not to be administered by DTP.

26. As part of their RFI response on 14 March 2025, the applicant provided the following comments in response to the council's concerns:

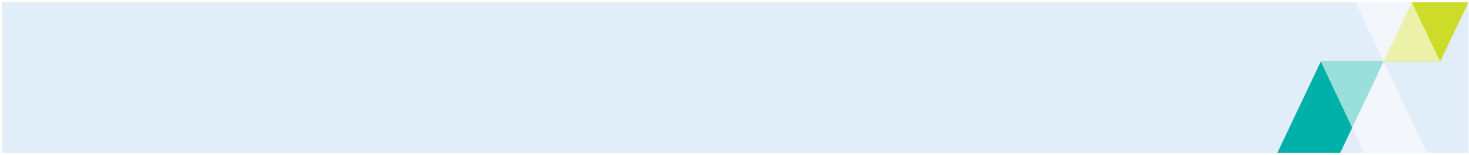
- *Tree number #7 referred to in the City of Kingston referral response dated 1st March 2025 Tree is unable to be retained due to the difference in existing and proposed levels. Given that the tree canopy of tree #7 is quite low, if the tree were to be retained, only canopy would be above the forecourt level. This would result in unusable space around the tree canopy at forecourt level and the tree would be unlikely to survive. Hence, the proposal to remove the tree and plant a new more suitable tree.*

27. DTP's consideration of the council's response in relation to the proposed tree removal is discussed in the landscaping section of the assessment below. DTP supports a number of the recommended conditions put forward by the council including in relation to tree protection measures.

## Notice

28. The application is not 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 pursuant to the following provisions:

- Clause 32.09 (NRZ)
- Clause 52.05 (Signs)

- 
29. The applicant was directed to give notice by way of sending letters to adjoining owners and occupiers on Clare Street and Brisbane Terrace (all adjoining properties).
  30. Formal advertising commenced on 4 April 2025 and concluded on 21 April 2025. No objections have been received.



## Strategic Direction

31. 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.
32. The proposal is consistent with the purpose of the NRZ which seeks to be '*responsive to neighbourhood character*' and '*allow educational...and other non-residential uses to service local community needs in appropriate locations*'. The proposal seeks to upgrade the established school to provide high quality and useable spaces in line with the growing demands of the school, and the proposed new development is sympathetic to existing neighbourhood character and amenity under local policy as follows:
  - Construction of a new school entrance with public and student foyers will promote improved activation with the public realm, wayfinding and surveillance consistent with Clauses 15, 15.01-1S, 15.01-1L-01 and 15.01-2S.
  - Enhancement of the hardcourt areas with substantial landscaping ensures that the development retains provision of canopy cover and protection of amenity through visual transitions, consistent with Clause 15.01-2L and 15.01-5L-02.
  - The proposed development has incorporated a range of environmentally sustainable design features such as passive solar design and natural ventilation consistent with Clause 15.01-2L.
  - The proposed built form is single storey and integrates well with the existing streetscape and sensitive residential interfaces consistent with Clause 15.01-5L-01 and 15.01-3L.
  - The proposed signage has been designed to be integrated within its surrounding context, comprising of non-illuminated metal school name lettering to the main façade and logo integrated into the external material finishes of the proposed south elevation consistent with Clause 15.01-1L-02.
33. The relevant MPS and PPF policies have been considered in assessing the application.

## Built form

34. The zoning provisions have been considered in the application.
35. Clause 19.02-2S recognises 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).
36. The proposed new built form reaches a maximum height of 5.8m and is setback approximately 3m from the southern boundary (Brisbane Terrace). The proposal maintains a similar building footprint to the existing administration building that is being demolished but incorporates equitable access arrangements with an entry stair and DDA ramp built to the boundary. The proposed setback is considered appropriate within the context and reflects that of the existing GLA building to the direct west of the subject site. The retained single storey profile ensures a cohesive integration of a non-residential use to the residential streetscape and is supported.
37. The proposed material schedule incorporates warm tones through use of timber battens on the facade, reflecting that of the warm brick of the school's chapel (St John Vianney's Church) and brick residential dwellings on Brisbane Terrace.
38. The proposed enhancement to the existing hardcourts includes moving the northern hardcourt closer to the northern boundary. The proposed relocation allows for seating and planting opportunities along the proposed buildings northern interface. In addition, the proposal incorporates tree planting along the northern boundary to provide screening, as well as sun and wind protection.
39. Other minor buildings and works are also considered to be acceptable, including the relocation of bicycle parking internal to the site, works to relocate the existing crossover, and tree removal (discussed below).

## Amenity impacts

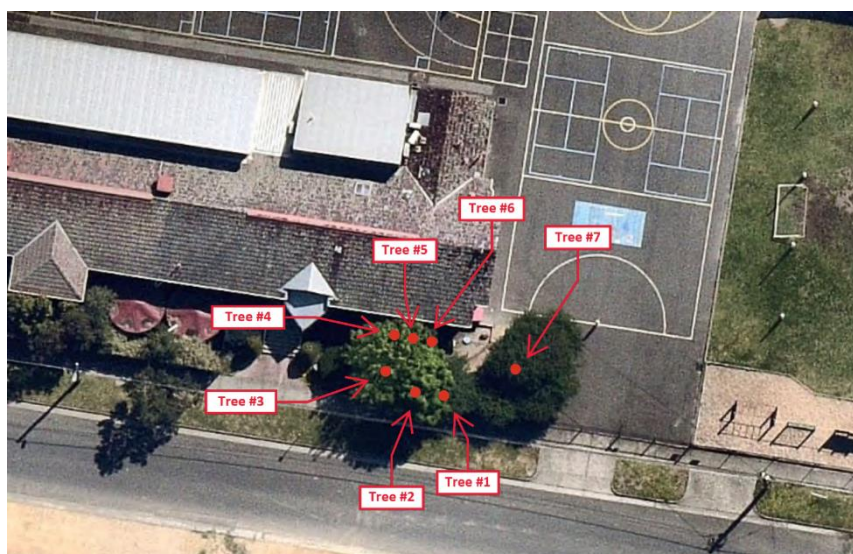
40. The proposed development is considered to be appropriately sited on the Brisbane Terrace frontage and will make a positive contribution to the surrounding neighbourhood. DTP considers that there will not be any unreasonable off-

site amenity impacts as a result of the proposed buildings and works, including the changes to the sports courts located to the north of the central part of the site. An assessment is as follows:

- The proposed built form is located central to the school campus and fronts a large public park and recreation zone (Walter Galt Reserve and Don Tatnell Leisure Centre) along Brisbane Terrace. The proposal results in a maximum built form height of 5.8m and maintains a similar building footprint to that of the existing administration building, and will not unreasonably dominate or overwhelm the streetscape.
- Staff and student numbers are not proposed to increase as a result of the proposal.
- While the resurfaced hardcourt will be relocated closer towards the northern boundary, and therefore closer to the rear private open space areas of adjoining dwellings which front Clare Street, DTP considers that the impact will not be unreasonable. There are existing sports courts in the centre of the site and they are moving slightly further north. Landscaping is proposed along the northern boundary to soften the interface.

## Landscaping

41. The application was supported by an arborist report prepared by Chatfield Arborists & Consultants and dated 5 March 2025. Indicative landscaping is shown on the submitted architectural plans, but a landscape plan was not submitted.
42. Pursuant to the arborist report and architectural plans, trees are to be retained where practicable and removed trees are to be replaced with new planted vegetation. Seven exotic trees are proposed to be removed as part of the proposal. All vegetation proposed to be removed has been identified as planted vegetation and will be informally offset by proposed landscaping.



*Figure 6: Aerial view of existing trees on site proposed to be removed*

43. DTP considers the removal of the Tree 7 appropriate within the context of the proposal for the following reasons:
  - The submitted arborist report identifies Tree 7 as an exotic species of medium retention value.
  - Though the tree is relatively healthy, the canopy height of the tree is low (approximately 2m). If the tree were to be retained, only the canopy would sit above the proposed forecourt level. The canopy spread sitting at forecourt level would impact the amount of usable entry space and the arborist report assesses that the tree would be unlikely to survive over time.
  - Additionally, reconfiguration to accommodate the existing tree would require the forecourt to have a void space (approximately 1m deep) around the tree's multi-stemmed trunk that could otherwise cause safety concerns for staff, students and visitors.

- A replacement tree is proposed to suitably replace Tree 7 whereby the raised tree canopy will enable useable space within the forecourt, as well as have soil depths commensurate with the new finished level within the forecourt.

44. DTP supports a number of the recommended conditions put forward by the council in relation to tree protection measures and landscaping. Conditions requesting the retention of Tree 7 are not considered suitable within the scope of the proposal. However, the council's recommended condition for any new planted tree to be a minimum of 2m in height will be adopted into the permit.
45. In addition, conditions requesting for the planting of 80% indigenous medium to large canopy tree species will be adopted into the permit. DTP consider the planting of a medium to large indigenous tree to replace Tree 7 an appropriate outcome.




Figure 7: Tree 7 proposed to be removed (left)

Figure 8: Proposed south elevation and entry steps (right)



Figure 9: Proposed south elevation render showing potential replacement tree design outcome

46. The council's local laws may require additional approval or levies to enable removal of the tree. The following note will be placed on the permit as recommended by the council:
- *Before removing or pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Kingston City Council's vegetation management officer to verify if a local laws permit is required for the removal of such vegetation.*
47. DTP supports a number of the recommended tree protection conditions put forward by the council.

- 
48. The proposed landscape concept (shown on the architectural plans) includes plans for hard and soft landscaping to the front setback, courtyard and around the resurfaced hardcourts to the rear of the proposed built form. While this provides sufficient information for the purposes of planning assessment, the level of planting detail is inadequate and requires submission of a landscape plan confirming appropriate species, canopy coverage and maturity at time of planting, and other standard details. A permit condition will require the submission of a landscape plan.

## **Car Parking, Loading, Bicycle Storage and Other Services**

### **Car Parking & bicycle parking**

49. The proposal does not seek to change the existing car parking or access arrangements. As staff and student numbers are not proposed to increase as part of this proposal, the provision of car parking spaces remains appropriate.
50. The proposal includes removal of the existing bike parking area and construction of a new bicycle storage area fronting Brisbane Terrace and seeks to retain the existing 34 spaces. As staff and student numbers are not proposed to increase as part of this proposal, the provision of bicycle parking spaces remains appropriate

### **Waste**

51. The proposal seeks to utilise existing waste collection services and ongoing arrangements on site for the new administration building.
52. As the proposal does not include an increase to staff or student numbers, there is no material impact to the generation of waste and therefore no requirement to provide a waste management plan as part of the planning permit.

## **Environmental**

### **Environmentally Sustainable Design (ESD)**

53. The application is supported by an ESD Statement within the Planning Report prepared by Echelon Planning dated January 2025 and RFI response dated 14 March 2025. The following ESD features are included in the architectural design and management of the proposal, which will achieve best practice in environmentally sustainable development in accordance with Clause 15.01-2L (Environmentally Sustainable Development):

#### Energy Performance

- Passive solar design is incorporated into the proposal, with efficient window shading to reduce solar heat gain. Exposed thermal mass will assist in achieving energy savings in winter heating by stabilising overnight temperatures and create a more comfortable internal environment in summer. In addition, the building will include roof insulation and be naturally ventilated to minimise heat build-up in summer, with light-coloured Colorbond roofing to limit the amount of solar gain and maximise reflection of heat from the roofs.

#### Water Management


- New plumbing fixtures will have a water efficient rating of four stars or more with spouts fitted with aerators. New toilet pans will be specified with high efficiency dual flush cisterns.

#### Internal Environment

- The proposal is designed to maximise the amount of controlled natural ventilation and daylight, and the requirement for artificial lights and mechanical ventilation needs are greatly reduced. Glazing and light-coloured internal finishes to walls and ceilings work to maximise daylight within spaces and reduce the need for artificial lighting. Openable windows are located to maximise cross flow ventilation where possible.

#### Urban Ecology

- Landscape planting will consist of drought tolerant plants using a combination of exotic and indigenous species.
54. Pursuant to Clause 15.01-2L of the Kingston Planning Scheme, no further reports are required to be submitted in relation to ESD considering the proposed GFA of the non-residential building is less than 1000m<sup>2</sup>. As discussed below under the stormwater assessment, the development will be expected to meet best practice standards



contained in *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

### Water Sensitive Urban Design (WSUD)

55. Pursuant to Clause 19.03-3L-02 (Stormwater Management), no further reports are required to be submitted in relation to stormwater management as the proposed GFA of the non-residential building is under 500m<sup>2</sup>. The policy only applies to non-residential developments with a new building GFA between 500<sup>2</sup>-1000m<sup>2</sup>.
56. Pursuant to Clause 53.18 (Stormwater Management in Urban Development) however, an application to construct and carry out works must:
  - *Meet all of the objectives of Clauses 53.18-5 and 53.18-6.*
  - *Should meet all of the standards of Clauses 53.18-5 and 53.18-6.*
57. The proposal largely meets the objectives and standards of Clause 52.18-5 and 13.18-6 through their proposed design scheme and ESD statement. However, for completeness in absence of a formal ESD Report, permit conditions will require the development to meet current best practice performance objectives for stormwater quality as contained in *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
58. As part of its submission, the council put forward a number of drainage conditions for consideration in line with their '*Civil Design requirements for Developers – Part A: Integrated Stormwater Management*' local policy document. The document identifies the proposal as 'small scale' and predominantly requires submission of civil design drawings for a non-residential development typically produced at building permit stage.
59. To reinforce integrated stormwater management, all conditions relating to stormwater and drainage recommended by the council will be adopted into the planning permit subject to rewording to align with DTP standards. However, as nominated points of stormwater discharge and drainage works typically utilise council owned assets, the conditions will be to the satisfaction of the council rather than the Minister for Planning.
60. As such, DTP considers the proposed development to result in appropriate stormwater outcomes subject to the conditions discussed above.

### Signage

61. The proposed signage has been designed to be integrated within its surrounding context, comprising of non-illuminated metal school name lettering to the main façade and scripture lettering / religious quotations integrated into the external material finishes of the proposed south elevation consistent with Clause 15.01-1L-02 and the decision guidelines of Clause 52.05. The signage is appropriately located and scaled to identify the school's primary building entrance while not dominating the façade or streetscape.
62. The relevant signage details are provided in the architectural plans, including the location, dimensions, height above ground, colour, lettering style, materials and size of display. It is noted that no illuminated or animated signage is proposed. Standard permit conditions will ensure the signs do not result in any off-site impacts.



Figure 10: Proposed southern elevation

## Other Matters

### Cultural Heritage

63. The proposed area of works is subject to Aboriginal Cultural Heritage Sensitivity pursuant to the Aboriginal Heritage Act 2016. However, given that the proposal is for development associated with a purpose for which the land was being lawfully used prior to 28 May 2007 (i.e., the existing school), the activity does not require a Cultural Heritage Management Plan (CHMP).



## Recommendation

64. It is recommended that a **Delegate of the Minister for Planning** issue Planning Permit No. PA2503524 for buildings and works to construct a building in association with an existing primary school and display of business identification signage at 119 Warren Road, Parkdale, subject to conditions.

## Conclusion

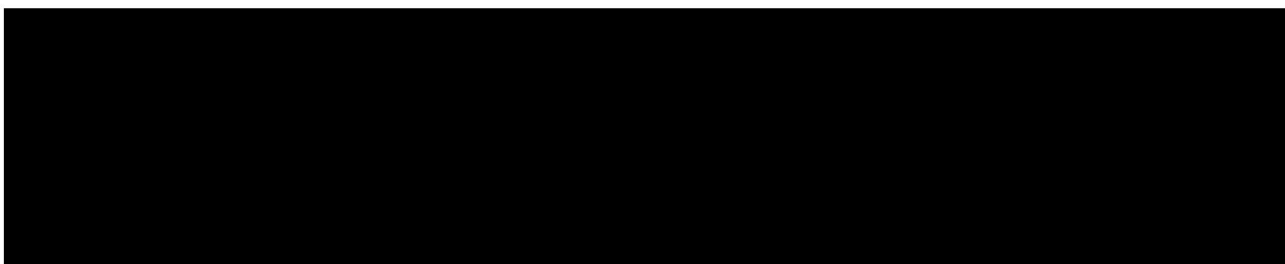
65. The proposal is generally consistent with the relevant planning policies of the Kingston Planning Scheme and will contribute to the upgrade and modernisation of schools within the Parkdale area.
66. The proposal is generally supported by the council, subject to conditions.
67. It is recommended that the applicant be notified of the above in writing.

### Prepared by:

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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.



### Approved by:

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

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