

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Ms Anne-Marie Edgely
Development Approvals and Design
Statutory Planning Services
Department of Transport and Planning
8 Nicholson Street, East Melbourne VIC 3000

Dear Anne-Marie,

RE: PA2402914: 2B Swanson Street Chadstone – Buildings and works at the existing Mannix Campus of Salesian College Chadstone – RFI Response

Echelon Planning acts for Salesian College Chadstone for planning matters relating to 2B Swanson Street, Chadstone (the subject site) and Planning Permit Application PA2402914 (the planning application).

The purpose of this letter is to respond to Council’s Request for Further Information (RFI) letter dated 28 May 2024.

Supporting our RFI Response are the following enclosed documents:

- Revised Architectural Plan Set
- Revised Planning Report.

It is noted that a separate s72 amendment application has been lodged with Monash City Council for the amendment of the original permit issued for the campus and seeks an increase in student numbers. This has been removed from the application to DTP which is now just for buildings and works.

Response to Council’s RFI

The table below provides a summary of the response to DTP’s RFI:

Further Information Requested by DTP	Applicant Response
<p>1. Any additional details of the existing school land use, including:</p> <p>a) Any previous and relevant planning permits or other permits that relate to the school.</p> <p>b) A copy of any master plan that applies to the site.</p> <p>c) Confirmation of the existing student and staff numbers and whether the proposal will alter these numbers.</p>	<p>Echelon has amended the application to DTP to just be for buildings and works. Echelon has lodged separately with Monash Council for the increase in student numbers.</p> <p>a) Planning Permit 30675A (issued 16 January 2004 and amended by Monash City Council 30 May 2017) is supplied.</p> <p>b) There is no masterplan relevant to this site.</p> <p>c) Existing and proposed student and staff numbers have been supplied previously and can be found in both the planning report and the traffic and waste management report.</p>

Further Information Requested by DTP	Applicant Response
<p>2. Confirmation as to whether the proposal triggers the requirements of:</p> <p>d) Clause 52.29 of the Monash Planning Scheme in relation to the alteration of access to a road in a road zone. If the requirements apply, the application must be amended to include the relevant permit trigger. It is considered that the increase of students and staff onsite, along with the increase in car parking spaces onsite results in an alteration of access to the TRZ3 (Monash Freeway).</p>	<p>This is not triggered. No new access is proposed to the Monash and there is no existing access.</p> <p style="text-align: center;">ADVERTISED PLAN</p>
<p>3. Confirmation of whether signage is proposed as there appears to be signage on the perspective drawings. If signage is proposed, then the following is required:</p> <p>a) A site plan showing the proposed location and setbacks of the proposed signs from the site boundaries.</p> <p>b) Elevations showing the location of the proposed sign/s on the host building.</p> <p>c) Full dimensions of all proposed signs.</p> <p>d) A schedule summarising the area (sqm), location and type of existing signs on the land.</p> <p>e) The overall height of the proposed sign(s) above existing ground level.</p> <p>f) Clarification as to whether the proposed sign(s) are to be illuminated, including details of the method of illumination (i.e. internally illumination, floodlighting etc).</p> <p>g) Details (materials, design and colours) of the proposed structure supporting the sign(s).</p>	<p>No advertising signage is proposed. The School's emblem will be located on the new building. However, this is not visible from the public realm and is not an advertising sign.</p>

Further Information Requested by DTP	Applicant Response
<p>4. The days and hours of the proposed use.</p> <p>5. Details of any proposed noise attenuation measures, designed to minimise the impact of noise associated with the proposed works and the intensified land use, public address system, and mechanical plant upon the adjoining residential properties, supported by the findings of a report prepared by a qualified acoustic engineer.</p> <p>6. Any other measures designed to limit amenity impacts on the surrounding area.</p>	<p>The hours of operation are restricted by condition 12 of the planning permit. These are not proposed to be altered.</p> <p>Operations at the school will not alter as a result of the planning application in terms of the public address system and school bells. Mechanical plant for the new building is screened and a respectful distance from property boundaries. The new building has been designed to avoid noise emissions towards the neighbouring residences and the existing solid boundary fencing will remain. It is understood that DTP no longer requires an acoustic report to demonstrate that noise impacts will be acceptable following their site inspection.</p> <p>The school is established and has been operating with consideration of the neighbouring properties for a number of years. The proposal will not unreasonably impact surrounding amenity. The new school building has been carefully designed and located to avoid views to existing neighbouring open space and habitable windows and will not overshadow neighbouring properties. The building is of modest height and form and is located close to the existing building which is to remain.</p> <p>There is a good screen of planted trees along the boundary of the school and between the nearest dwellings and the proposed works. These trees help to provide privacy to both the dwellings and the school.</p>
<p>7. A written and graphically illustrated response demonstrating how the proposed design derives from and responds to neighbourhood and site description.</p>	<p>A written response is provided in the planning report.</p> <p>Following our discussions with DTP and subsequent to a site inspection, it is understood that DTP no longer requires a graphic illustrated response. The new school building is well setback from the street and is not within a streetscape view.</p> <p>Regardless, the design of the building is sympathetic to the existing forms on the site at the school and is relatively modest in height and size. This site is highly underutilised and can readily incorporate more development.</p> <p>Given the effect of State policy in relation to non-</p>

Further Information Requested by DTP	Applicant Response
	government schools, there is now acknowledgement in policy that school buildings can and likely will be different to the appearance of residential dwellings, which are the type of developments that inform the surrounding neighbourhood.
<p>8. A plan, drawn to scale accurately showing the location of existing buildings on the site and on surrounding properties, including the location of secluded private open space and habitable room windows of surrounding properties that have an outlook to the site within 9m.</p>	<p>Refer to updated Architectural Set. This has been addressed through providing greater detail of the nearest residential interface. It is clear that the proposal will not impact the privacy of the nearest dwellings to the west or any others that are nearby.</p>
<p>9. A level and relocation survey carried out by a licensed land surveyor showing:</p> <ul style="list-style-type: none"> a. Boundary occupation in relation to title boundaries b. The location of buildings on the site c. The location of trees on the site d. The location of street trees adjacent to the site. e. A clearly identifiable benchmark outside the front of the site. f. Existing site contours or spot levels at regular intervals including all corners of the property and at significant grade changes relative to the temporary benchmark g. The difference in levels between the site and surrounding properties. h. Existing levels and proposed finished site 	<p>Refer to Civil Engineering Plans supplied originally with application.</p> <p>Refer to updated Architectural Set and response above.</p>

Further Information Requested by DTP	Applicant Response
<p>levels including proposed finished driveway levels demonstrating suitable grades for vehicle access and drainage purposes.</p>	
<p>10. A development summary including:</p> <ul style="list-style-type: none"> a. Existing and proposed gross floor area of buildings. b. Existing and proposed site coverage of buildings. c. Existing and proposed site permeability of the site (taking into account buildings, basement and hard surfaces). d. The number of existing and proposed car parking spaces. e. The number of existing and proposed bicycle parking spaces. 	<p>Refer to updated Architectural Set.</p>
<p>11. Proposed finished floor levels of all buildings at all levels including car parking areas, balconies and decks.</p>	<p>Refer to updated Architectural Set.</p>
<p>12. Elevations dimensioned to show overall building and wall heights, floor to ceiling heights and depicting the existing and proposed ground levels.</p>	<p>Refer to updated Architectural Set.</p>
<p>13. A streetscape elevation that accurately depict the proposed building(s) and the front elevations of buildings on adjoining land.</p>	<p>Given that no new buildings will be perceivable within the streetscape, which became clear when DTP visited the site, it is understood that this elevation is no longer required.</p>

I trust this information is satisfactory and request that the application be progressed by DTP without delay.

We look forward to receiving your consideration and if you have any queries, please feel free to give me a call on 0488 373 925.

Kind Regards,



Antony Duffill
Associate Director

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Planning Application Report

Prepared for Salesian College Mannix Campus
2B Swanson Crescent, Chadstone
June 2024

ADVERTISED PLAN

Contents

1. Introduction	4
Site Context.....	5
1.1 The Site	5
1.2 Surrounds	7
1.3 Title	7
2. The Proposal	10
3. Planning Controls.....	11
3.1 Zoning	11
3.2 Overlays	14
3.3 Aboriginal Cultural Heritage and Bushfire Prone Areas	14
3.4 Particular Provisions	15
3.5 Planning Permit Triggers	18
4. Policy Context.....	19
4.1 Planning Policy Framework	19
5. Assessment	21
5.1 Assessment Against Relevant Planning Policy.....	21
5.2 Assessment Against Planning Controls.....	22
5.3 Assessment Against Particular Provisions	23
6. Conclusion.....	25

Project Number	2768
Prepared by	DC
Reviewed by	AD
Version	240621 – RFI Response



1. Introduction

This Planning Report has been prepared by Echelon Planning for Salesian College Chadstone (the School) in support of a planning permit application for the redevelopment of the existing Mannix Campus School at 2B Swanson Crescent, Chadstone.

The proposal is for buildings and works to redevelop and upgrade the existing eastern building to include an Arts Studio and new Year 8 – Studio 1, introduce a new Year 7 building and undertake works including a new western car park, new canteen, new bike storage facilities, landscape works and covered walkway. This is to facilitate the Year 9 students moving to the Bosco Campus on the adjacent northern side of Monash Freeway and the Year 7 and 8 students being housed at the Mannix Campus.

The new works will facilitate a proposed increase of 284 students and 32 staff at the Mannix Campus (a total of 464 students and 42 staff at the site will result). The expansion of the use has been applied for separately via a Section 72 application to the City of Monash Council to amend Planning Permit 30675A (issued 16 January 2004 and amended 2017) that currently restricts student numbers to 180.

Pursuant to Clause 72.01, the current application for proposed buildings and works is to be made to the Department of Transport and Planning (DTP), as an application for a school with an estimated cost of development greater than \$3 million.

This report provides an assessment of the proposal against the relevant Planning Policy Framework and the planning controls contained in the Monash Planning Scheme. The report provides analysis of how the proposal addresses concerns relating to the surrounding environment, amenity, sensitive interfaces, and building height and form.

The permit application is supported by the following plans and specialist assessments:

- Architectural Plan Set prepared by McIldowie Partners (May 2024)
- Stormwater Management Plan (Water Sensitive Urban Design) prepared by BCE Structural and Civil Engineering (May 2024)
- Sustainability Management Plan prepared by NJM Design (April 2024)
- Arboricultural Assessment prepared by Arbor Assess (March 2024)
- Civil Engineering Drawings prepared by BCE Structural and Civil Engineering (May 2024)
- Traffic Assessment prepared by One Mile Grid (May 2024)
- Waste Management Plan prepared by One Mile Grid (May 2024)
- Landscape Plan prepared by Arcadia (April 2024)
- Traffic Impact Assessment prepared by One Mile Grid (May 2024)

Site Context

1.1 The Site

The subject site is approximately 5.13ha and comprises the Mannix campus of Salesian College Chadstone, which currently houses the year 9 students (the year 7, 8, 10, 11 and 12 students are currently housed at the Bosco Campus adjacent on the northern side of Monash Freeway).

The campus includes an existing school classroom building, sheds, sports ovals and playing courts, access roads, planted vegetation, and outbuildings (refer to **Figure 1** overleaf).

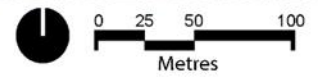
The shaded areas on **Figure 1** overleaf provide the location of the proposed buildings and works. Access for vehicles and pedestrians is currently via Swanson Crescent on the western boundary, which is to continue. The site currently contains 54 car spaces in three locations. The site currently contains 14 bicycle spaces for both staff and student use.

The site includes a number of planted mature trees, including Victoria Natives and other species. The trees at the site have been planted which is evident from historical aerial photos and uniform layout of planting within garden beds in rows.





SALESIAN COLLEGE
Mannix Campus, 2b Swanson Crescent, Chadstone





-  Mannix Campus (subject site)
-  Location of proposed works

Figure 1. Subject site and surrounds.



1.2 Surrounds

The site is located within a residential area of Chadstone bound by Monash Freeway to the north, Moroney Drive to the south, Helen Road to the east and Swanson Crescent to the west. Located further to the south is Scotchmans Creek. The site is surrounded by a large catchment of residential dwellings. It is also proximate to several activity centres including Chadstone shopping centre to the west.

The surrounding land uses of the site are summarised as follows:

- **North:** The site is bounded by the Monash Freeway, which runs east-west. Holmesglen train station is located approximately 1.6km northwest of the Mannix Campus.
- **West:** The site abuts a number of residential properties fronting Swanson Crescent.
- **South:** The site abuts a number of residential properties fronting Moroney Drive.
- **East:** The site abuts a number of residential properties fronting Chestnut Place and Helen Road.

1.3 Title

The school site is more formally known as Lot B on Plan of Subdivision 523467H. Refer to **Attachment 1** for a copy of the title. **Figures 2 and 3** overleaf provide the title plans for Lot B on Plan of Subdivision 523467H.

A section 173 agreement applies to the land, dated 30 June 2004. The agreement outlines that the Owner must not remove or demolish any part of the Heritage Building from the Subject Land. The section 173 agreement would not prevent issue of a planning permit.

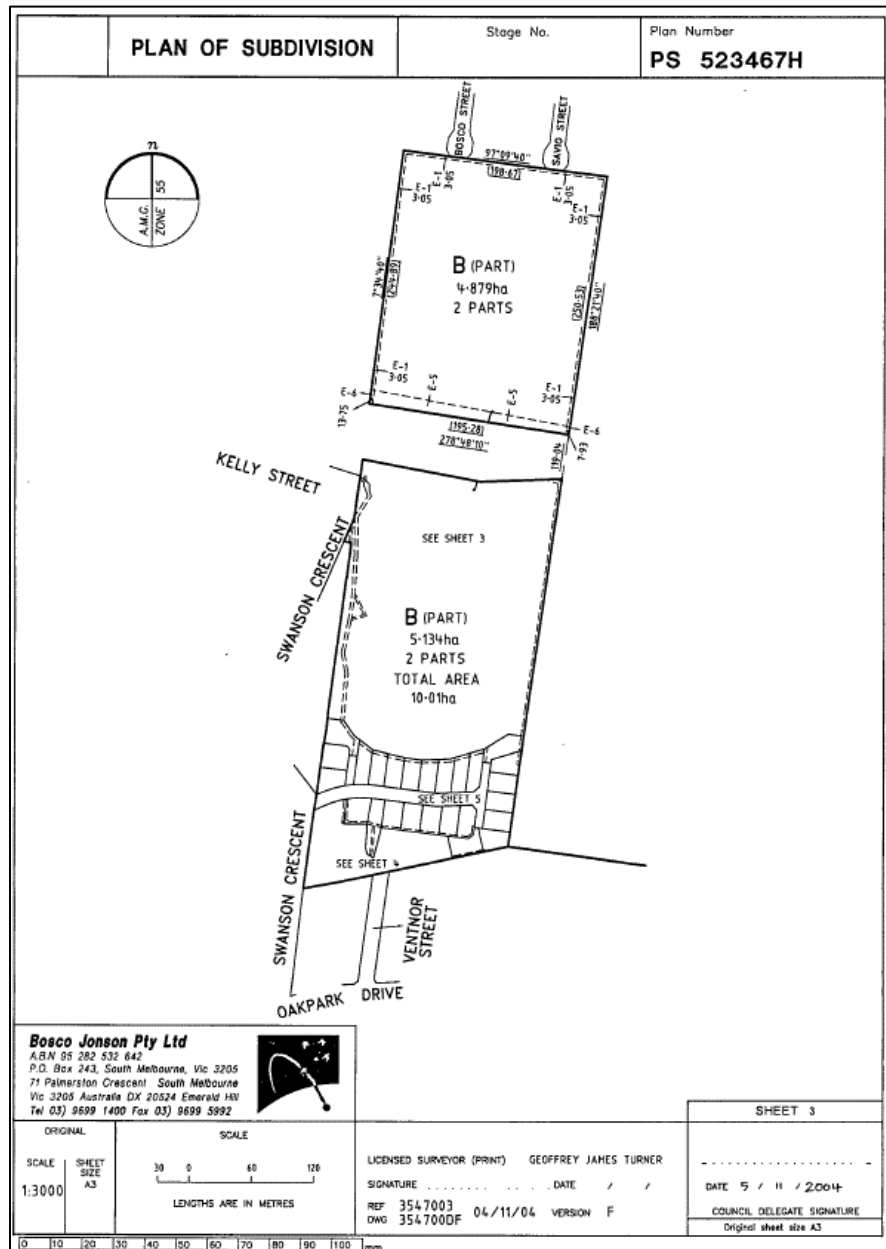


Figure 2: Title plan Lot B on PS 523467H.



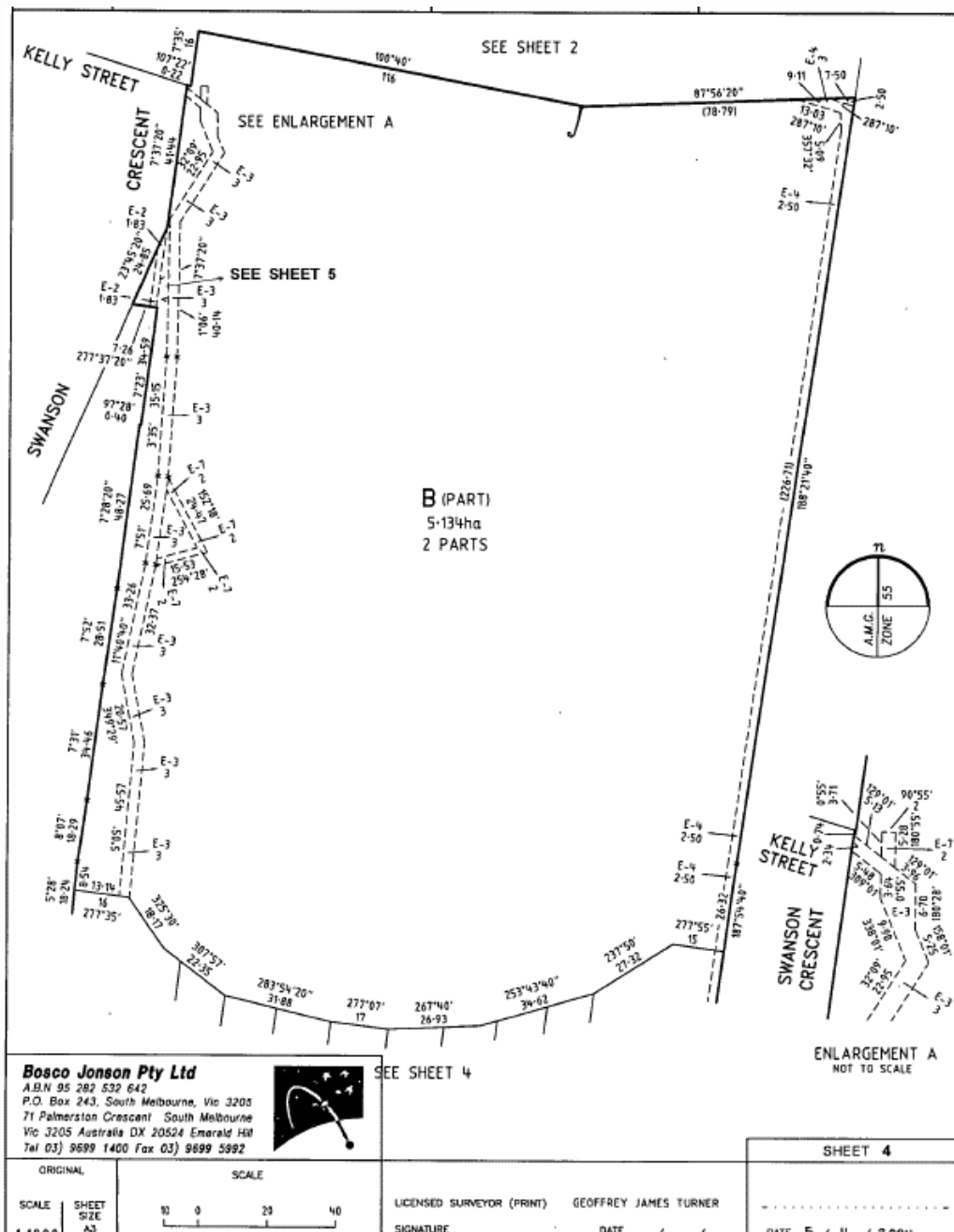


Figure 3: Title plan B on PS 523467H.

2. The Proposal

The proposal is for buildings and works at an existing Education facility. The location of the works is shown in **Figure 1**. In summary the proposal includes:

- Partial refurbishment and extension of existing eastern two-level school building, which is to house Year 8 students and comprise:
 - Lower Ground: Art room, Maker rooms, Laboratories, Canteen.
 - Upper Ground: New Year 8 Studio 1 (extension on western side of building), refurbishment of part of existing building (will comprise 8 studios, break out areas, and storerooms), and refurbishment of existing staff room to become new Year 8 Studio 2.
- Construction of new two-level Year 7 building >1,000sqm to comprise:
 - Lower Ground: Reception, waiting area and circulation, meeting rooms, storeroom under the stairwell, Head of Campus room, First aid room, amenities, and lift.
 - Upper Ground: 8 x studio classrooms, tutorial rooms, learning support rooms, break out and gathering areas, 2 offices, staff areas, amenities, and lift.
- Canteen kiosk.
- New car park area comprising 18 spaces (17 regular and one DDA). 18 existing car spaces are to be removed, meaning that the site will still have 54 car spaces. There is no net loss of car parking spaces as a result of the project.
- New bike enclosure comprising 74 spaces for student and staff use (the existing 14 spaces will be removed, meaning that a net increase of 60 spaces will result).
- New electrical kiosk.
- Re-aligned internal access driveway.
- New stormwater drainage infrastructure includes litter capture devices and water tank for capture and re-use.
- Landscape works.

The proposal will result in a building total floor area of 4,603sqm. Refer to TP040 for Development Summary.

3. Planning Controls

3.1 Zoning

The subject site is zoned General Residential Zone – Schedule 3 (GRZ3) (refer **Figure 4**). The purpose of this zone includes:

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

Pursuant to Clause 32.08-2, the use of the land for an Education centre is a Section 2 use. No change to the use of land is proposed as part of this application, which relates only to the proposed buildings and works.

Pursuant to Clause 32.08-10 (Buildings and works), *a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.*

Clause 32.08-14 (Decision Guidelines) requires consideration of the following listed guidelines (as relevant) when assessing an application:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone, as follows:*
 - *To encourage development that respects the neighbourhood character of the area.*
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*

- *The design, height, setback, and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency, and amenity effects of traffic to be generated by the proposal.*

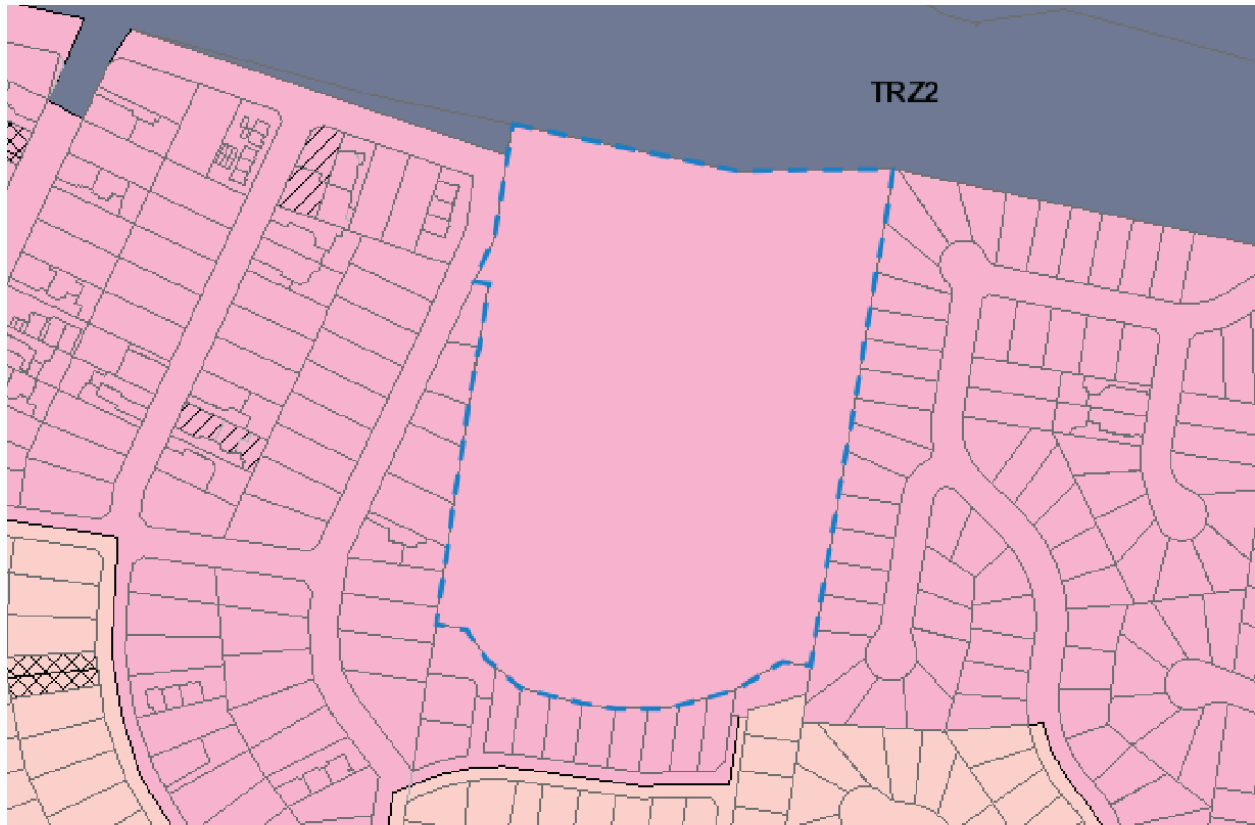
In addition to the provisions of Clause 32.08, objectives and decision guidelines apply at Schedule 3 to Clause 32.08 (GRZ3).

The following neighbourhood character objectives apply at Clause 1.0 of the GRZ3:

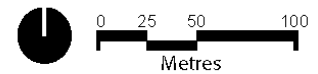
- *To support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.*
- *To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.*
- *To support new development that minimises building mass and visual bulk in the streetscape through generous front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.*
- *To support new development that locates garages and carports behind the front walls of buildings.*

The following decision guidelines apply at Clause 6.0 of the GRZ3:

- *Whether the development provides an appropriate transition to built form on adjoining sites.*
- *The robustness of proposed materials and finishes.*
- *The impact of the shape and dimensions of the lot on the ability of the development to meet any requirements of this schedule.*
- *The location and number of vehicle crossovers.*
- *The impact of the development on nature strips and street trees.*
- *The location, quantity and species of vegetation provided.*



SALESIAN COLLEGE ZONING
Mannix Campus, 2b Swanson Crescent, Chadstone





-  Mannix Campus (subject site)
-  General Residential Zone

Figure 4. Zoning Plan.

3.2 Overlays

There are no overlays that affect the subject site, as shown in **Figure 5**.

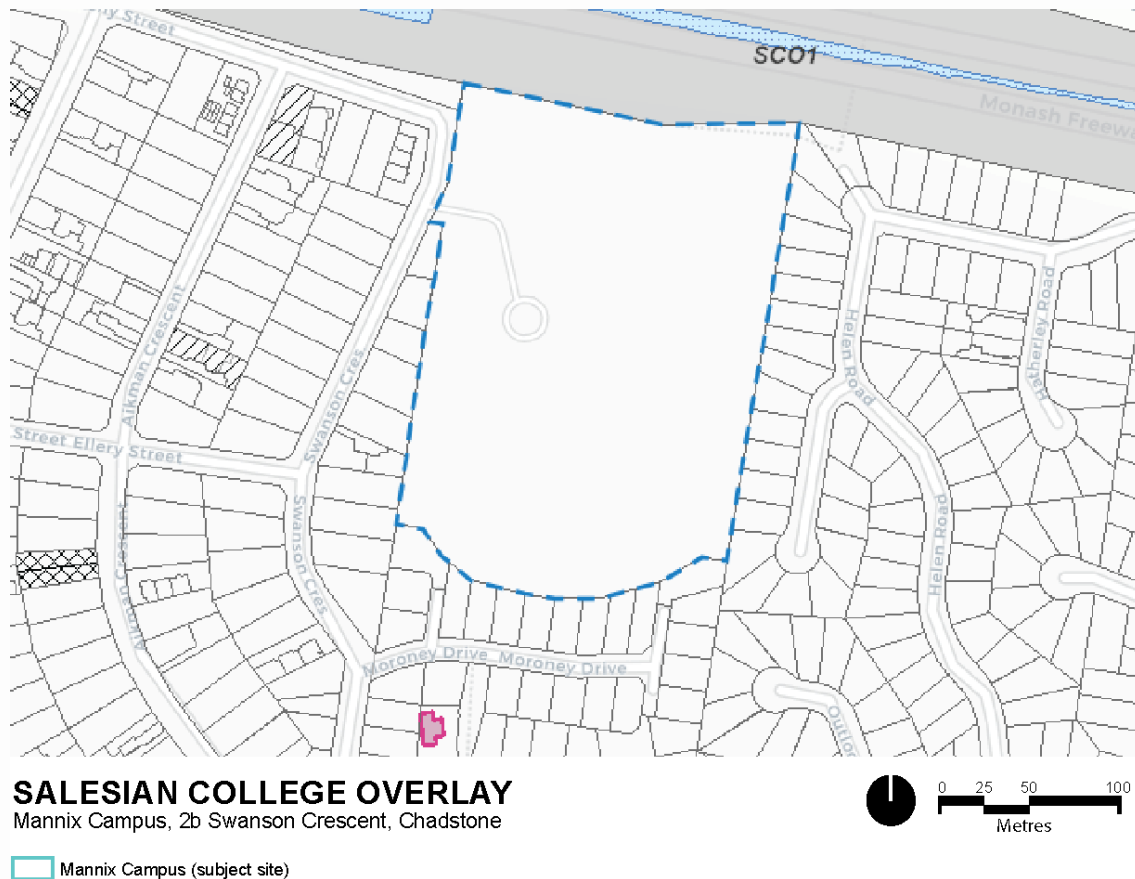


Figure 5. Overlay Plan.

3.3 Aboriginal Cultural Heritage and Bushfire Prone Areas

The site is not subject to Aboriginal Cultural Heritage Sensitivity pursuant to the *Aboriginal Heritage Act 2016*.

The site is not within a designated Bushfire Prone Area.

3.4 Particular Provisions

Clause 52.06 – Car Parking

The purpose of this provision is to ensure that an appropriate number of car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

Pursuant to Clause 52.06-1, this provision applies to *an increase in the floor area or site area of an existing use*. Pursuant to Clause 52.06-2, car parking spaces must be provided *before the floor area or site area of an existing use is increased*.

Pursuant to Table 1 of Clause 52.06-5, the statutory car parking rate for secondary schools is 1.2 spaces to each employee that is part of the maximum number of employees on the site at any time.

The total number of staff will be 42, which attracts a statutory requirement for 50 spaces. The proposal will result in the provision of 54 car spaces which satisfies the statutory requirement.

A Traffic Impact Assessment has been provided in support of the application prepared by One Mile Grid, which assesses that the provision of car parking satisfies the statutory car parking requirements of the clause.

As discussed above, the increase in student and staff numbers is to be addressed in a separate Section 72 application made to the City of Monash Council, with this application only including the proposed buildings and works.

Clause 52.17 Native vegetation

The purpose of this provision is:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1, *a permit is required to remove, destroy or lop native vegetation*. The definition of “native vegetation” is plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

The surveys undertaken by Arbor Assess individually assesses 62 trees and one small tree group at the subject site. Of these 8 were rated as high in significance, 16 moderate, 20 low and 18 very low. 18 species are Victoria natives.

Vegetation removal is proposed, including the removal of 5 high rated trees. However, according to the ArborAssess assessment, the trees are considered planted and so are exempt from requiring a planning permit. The Clause 52.17-7 Table of exemptions includes:

Planted vegetation: Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

Clause 52.34 – Bicycle Facilities

It is proposed to remove 14 existing spaces and construct 74 new bicycle spaces in a purpose-built shed, meaning that a net increase of 60 spaces will result.

The current buildings and works proposal coincides with a proposed increase of 284 students and 32 staff at the Mannix Campus (a total of 464 students and 42 staff at the site will result). The application to increase student and staff numbers is made via a separate Section 72 application to the City of Monash Council, therefore bicycle parking rates associated with the increase in student and staff numbers is relevant to the assessment of the separate Section 72 application. Details of bicycle parking are provided below for clarity.

The following bicycle parking rates apply to secondary school developments:

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

The increases result in a statutory demand of 2 spaces for staff and 56 spaces for students. This statutory demand is satisfied by the proposed net increase of 60 spaces.

The new bicycle shed is to accommodate 74 spaces (2 for staff and 50 for students).

A Traffic Impact Assessment has been provided in support of the application prepared by One Mile Grid.

Clause 53.18 – Stormwater Management in Urban Development

This provision seeks to ensure that stormwater in urban development is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and to provide cooling, local habitat, and amenity benefits.

An application to construct a building or construct or carry out works:

- *Must meet all the objectives of Clauses 53.18-5 and 53.18-6.*
- *Should meet all the standards of Clauses 53.18-5 and 53.18-6.*

Clause 53.18-5:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*

- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Standard W2

The stormwater management system should be designed to:

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

Clause 53.18-6:

- *To protect drainage infrastructure and receiving water from sedimentation and contamination.*
- *To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.*

Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Stormwater.*
- *Litter, concrete and other construction waste.*
- *Chemical contamination.*

A Stormwater Management Plan has been provided in support of the application prepared by BCE.

Clause 53.19 – Non-Government Schools

This provision helps to streamline the process for development of new, and the upgrade and expansion of existing, non-government primary and secondary schools. Pursuant to Clause 53.19-1, this clause applies to the proposal, as an application to develop land for an existing secondary school.

As per Clause 53.19-2, an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

Clause 62.02-2 (Buildings and works not requiring a planning permit unless specifically required by the planning scheme)

This clause states that any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- *Roadworks*
- *Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.*
- *Repairs and routine maintenance to an existing building or works.*

Implications for proposal:

The clause exempts the road works from being a permit consideration under the GRZ because the GRZ does not specifically require a permit to be sought for the works.

3.5 Planning Permit Triggers

Having regard to the above-listed clauses, the permit triggers for the proposal comprise:

- **Clause 32.08-10 (GRZ)**, a permit is required to construct a building and carry out works for a Section 2 use.

4. Policy Context

4.1 Planning Policy Framework

The Planning Policy Framework seeks to guide development in a manner which benefits local communities and the wider region. State policy seeks to ensure that Melbourne remains a thriving city by encouraging development which contributes to Melbourne's liveability, economic viability and provides benefits to the wider community.

The following State Planning Policies are relevant to the proposal:

- **Clause 11 - Settlement** - *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- **Clause 15 - Built Environment and Heritage** - *Planning should promote excellence in the built environment and create places that:*
 - *Are enjoyable, engaging and comfortable to be in.*
 - *Accommodate people of all abilities, ages and cultures.*
 - *Contribute positively to local character and sense of place.*
 - *Reflect the particular characteristics and cultural identity of the community.*
 - *Enhance the function, amenity and safety of the public realm.*
- **Clause 15.01-15 - Urban Design** - *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- **Clause 15.1-2S - Building design** - *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
- **Clause 19.02-2S - Education facilities** - *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.*
- **Clause 19.02-2S - Education facilities** - *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*
- **Clause 19.02-2S - Education facilities** - *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
- **Clause 19.02-2S - Education facilities** - *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*

- **Clause 19.02-2S - Education facilities** - *Consider the existing and future transport network and transport connectivity.*

4.2 Local Planning Policy Framework

The following Local Planning Policies, including the Municipal Strategic Statement, are relevant to the proposal:

- **Clause 02** – Municipal Planning Strategy
- **Clause 15** – Built Environment and Heritage

The key policy objectives and strategies that emerge out of these local policies include:

- *Maintain and enhance the garden city character by ensuring that development contributes to the garden city character including through the conservation of existing trees and the planting of canopy trees (Clause 02.03-4).*
- *Encourage development to incorporate environmentally sustainable design principles to achieve improved energy efficiency during both building and operation, and minimise production of waste (Clause 02.03-4).*
- *Retain existing semi-mature and mature canopy trees, wherever possible, to maintain the existing tree canopy (Clause 15.01-1L-02).*
- *Encourage environmentally sustainable development that:*
 - *Is consistent with the type and scale of the development.*
 - *Responds to site opportunities and constraints.*
 - *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts (Clause 15.01-2L-02).*
- *To build upon the important contribution that landscaping makes to the garden city character of Monash, and preserve and enhance the treed character (Clause 15.01-5L).*
- *Minimise visual bulk to neighbouring properties, by setting back buildings from adjacent secluded private open space (Clause 15.01-5L).*

5. Assessment

5.1 Assessment Against Relevant Planning Policy

The proposal is consistent with both the Planning Policy Framework and the relevant policies and strategies of the Monash Planning Scheme, particularly those aiming to provide high quality education centre facilities and preservation of local character, and amenity, through achieving the following level of compliance:

State and local policy

- The proposal supports the upgrade of a well-located existing school campus, in accordance with Clause 11.
- The proposal supports Clause 15 by upgrading an existing school campus to increase capacity by building new classrooms and creating more modern, enjoyable and inclusive spaces through refurbishing an existing building. The design promotes a sense of school community through the creation of new outdoor learning spaces and upgraded landscaping. The architectural design is of a high quality and references the local suburban character with its roofing and materiality.
- The proposal will create high quality and high amenity learning spaces that will be enjoyable, engaging, and comfortable for both students and staff, consistent with Clause 15.01-15. The new building will be accessible for all users, contribute positively to the overall school site and the surrounding area, and enhance the function, offer and safety of the school's public realm.
- The building design and siting outcomes contribute positively to the local context. The building siting enhances the urban spaces within the school. The building will not be visually prominent from a street, neighbouring dwellings or public areas. Therefore, it will not negatively impact the public realm surrounding it, consistent with Clause 15.01-2S and Clause 15.01-5L.
- The proposal incorporates the following environmentally sustainable design features in support of Clause 15.01-2S and Clause 02.03-4:
 - *Extra over insulation to walls and roof for thermal efficiency including glazing to all windows*
 - *Water fixtures with high WELS rating*
 - *Rainwater collection and re-use*
 - *Energy efficient heating and cooling systems*
 - *Natural daylighting to all habitable internal spaces*
 - *100% of the regular use areas are effectively naturally ventilated.*
 - *Selection of sustainably sourced materials that have low VOC limits*

- *Robust material specification to minimise ongoing maintenance costs*
- *Water efficient landscaping.*
- The proposal minimizes reduction of tree loss, noting that the majority of the 62 existing trees in the development area are to be retained, in accordance with Clauses 15.01-1L-02 and 15.01-5L.
- The building will facilitate the enhancement of an established education facility meeting the existing and future needs of the surrounding community through a functional and engaging design, consistent with Clauses 19.02-2S.
- The proposal will upgrade school facilities while leveraging the school's existing safe vehicular drop-off zones and accessibility by public transit, cycling and walking, consistent with Clause 19.02-2S.
- While the proposal does have a different built form to the surrounding residential character, the new building's roof, low-rise scale, compact massing and muted materiality complements the suburban neighbourhood character of Monash, achieving compliance with Clause 19.02-2S.

5.2 Assessment Against Planning Controls

Zoning

The proposal is consistent to the Purpose and Decision Guidelines of the GRZ3, discussed as follows:

Purpose

- The proposed building and works provide for the continued use and development of land for an existing Education centre. The building will be sympathetic to and will enhance the existing character of the site and broader area and as such is unlikely to change the neighbourhood character of the area. The proposal supports the ongoing educational use that serves local community needs.

Decision Guidelines

General Issues:

- The proposal will not adversely affect the dwellings along Swanson Crescent and will have no appreciable visual impact on the immediate or wider neighbourhood.
- The proposal will not adversely impact the preferred garden city character and will retain the overall landscape character of the site as a result of the established mature treescape of the campus. Trees to be removed will be replaced with appropriate species for a school setting.
- The proposed building is well set back from Swanson Crescent and will not present as an overbearing form in the nearby streetscapes.

- Vehicle access is currently provided via Swanson Crescent, and the proposal does not introduce any additional crossovers (just a widening of the existing). The One Mile Gride Traffic Impact Assessment assesses that traffic impacts will be acceptable to the surrounding road network.
- The use of the site for an educational facility is compatible with the residential area and provides important infrastructure serving the educational needs of children living in the area.

Non-residential use and development:

- The proposal will not diminish amenity of the surrounding properties through a sensitive design that is appropriately positioned on the property. No overlooking or overshadowing will result due to the building setbacks, height, design and location of existing trees and high fencing.
- The proposal will serve local community needs. Education centres are a critical part of the infrastructure provision for a neighbourhood. The proposal will result in the improved function of an existing school that supports the needs of the surrounding community and will improve the experience of students.
- The design, layout, and appearance of the proposed buildings and works are highly appropriate. The design of the new building forms a connection with the existing building and reflects the same scale and form.
- The proposed western car park retains the cluster of vegetation along the northern boundary of the site, thus limiting the effect on existing vegetation.
- The proposal provides an appropriate number of car spaces to fulfil demand and planning scheme requirements.
- The proposal includes a new bicycle shed with 74 bicycle spaces.
- The School offers other forms of transport, including utilising 5 owned transport vehicles comprising 2 x 12 seater van, 2 x 22 seater passenger buses and 1 x 28 seater passenger bus.

5.3 Assessment Against Particular Provisions

Clause 53.18 – Stormwater Management in Urban Development

The proposal is consistent with the purpose of the clause by mitigating impacts to stormwater on the environment and cooling the environment and demonstrating a STORM Rating of 103% (refer to SMP provided with the application).

All areas of the development will be drained by means of an underground drainage system to retain a post-development 10% Annual Exceedance Probability storm event for the critical storm duration.

The Stormwater Report prepared by BCE specifies how the proposal will retain and reuse water on the site through the following Water Sensitive Engineering Initiatives (page 13-14):

- *The proposed development makes use of water harvesting and re-use to meet Water Sensitive Urban Design (WSUD) initiatives.*
- *All rainfall on roof new areas is directed to rainwater tank subject to finalised water supply information from plant operators/ suppliers.*

- *Rain heads and first flush diverters will be installed to ensure any initial sediment flow, into the rainwater tanks is minimized.*
- *Selected toilets and garden irrigation will be supplemented by harvested rainwater for the rainwater tanks.*
- *The garden beds which are exposed are considered permeable and allow direct ground infiltration.*

The proposal meets the objectives and standards of clauses 53.18-5 and 53.18-6 as follows:

Clause 53.18-5

- The proposal encourages the retention of stormwater and will construct stormwater pits to collect and store runoff before it is discharged from the site.
- The proposal reduces the impact of stormwater through the proposed upgrades to the existing drainage system on the site.
- The proposal will not result in the production or disposal of chemical pollutants with the installation of a neutralisation tank.

Clause 53.18-6

- The car park will be serviced by the upgraded drainage system installed at the site. This system will not be overburdened by the proposal given that stormwater will be captured and reused.
- Works at the site will be carried out during construction to prevent waste, chemicals, and sediment from entering the drainage system.
- Given the established urban context of the site, it is not expected that erosion will result during construction.

6. Conclusion

The proposal achieves a high level of compliance with the State and Local Planning Policy of the Monash Planning Scheme, and the planning controls and provisions that apply to the land and project.

The proposed Year 7 building, refurbishment of the Year 8 building, and new car park and bike enclosure will improve the functionality and offering of an existing school. The proposal provides equitable and safe access that will enhance the educational experience of existing and future students. Enhancing the existing car parking facilities in a school represents a sustainable and logical approach to land use planning and should be supported.

The proposed buildings and works will complement and enhance the existing built form through being sensitively designed and positioned amongst existing buildings, gravel roads, and car parking facilities.

The garden city character of the site and area will not be unreasonably impacted. The proposal has been sensitively designed and positioned to avoid amenity impacts and maintain vegetation on site.

Given the high level of compliance with the assessment framework, it is respectfully requested that the application be approved, and the plans submitted with the application endorsed.