

Assessment Officer Report - Salesian College (Mannix Campus), Chadstone

PA2402914, 2B Swanson Crescent
Chadstone VIC 3148



Officer Assessment Report
Development Approvals & Design

© The State of Victoria Department of Transport and Planning 2023

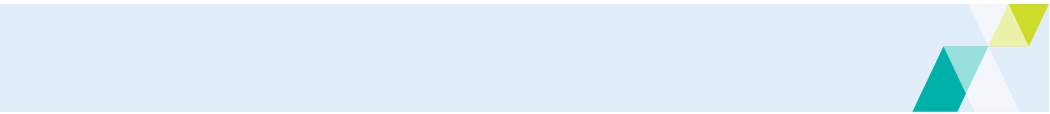
Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



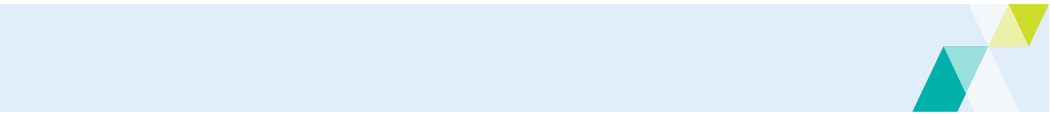
Department
of Transport
and Planning

OFFICIAL



Contents

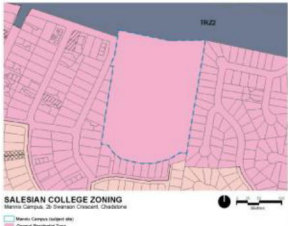

Executive Summary	3
Proposal	5
Application Process	5
Proposal Summary	5
Subject Site and Surrounds	12
Site Description	12
Site Surrounds	13
Planning Provisions	14
Municipal Planning Strategy	14
Planning Policy Framework	14
Zoning and Overlays	15
Applicable Zone – General Residential Zone Schedule 3	15
Applicable Overlay/s	16
Particular and General Provisions	16
Clause 53.19 – Non-Government Schools	16
Clause 53.18 – Stormwater Management in Urban Development	16
Clause 52.17 - Native vegetation	16
Referrals and Notice	17
Referrals	17
Municipal Council Comments	17
Notice	22
Assessment	24
Key Considerations	24
Planning Policies	24
Zone	24
Built Form	25
Landscaping	26
Car Park Works	29
Access, Traffic Movement and Circulation	29
Waste	30
Sustainability	31
Clause 53.18 – Stormwater Management in Urban Development	31



Recommendation _____	32
Prepared by: _____	33
Reviewed / Approved by: _____	33

Executive Summary



Key Information	Details		
Application No:	PA2402914		
Received:	9 May 2024		
Statutory Days:	74 days		
Applicant:	[REDACTED]		
Planning Scheme:	Monash		
Land Address:	2B Swanson Crescent Chadstone VIC 3148		
Proposal:	Buildings and works at an existing education facility including: <ul style="list-style-type: none"> • Partial refurbishment and extension of existing eastern two-level school building • Construction of new two-level year 7 building • Construction of car park area, bus shelter and bike enclosure • Re-aligned internal access driveway • New stormwater drainage infrastructure • Landscape works. 		
Development Value:	\$13,000,000		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Monash Planning Scheme, the Minister for Planning is the responsible authority for this application because: <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: - The estimated cost of development is \$3 million or greater. 		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 32.08-10	General Residential Zone (Schedule 3) 	<i>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.</i> Use of the land as an education centre is a Section 2 land use in the General Residential Zone.
Overlays:	None		
Particular Provisions:	Clause	Non-government schools	N/A

53.19

Cultural Heritage:	The site is not subject to Aboriginal Cultural Heritage Sensitivity pursuant to the Aboriginal Heritage Act 2016
Referral Authorities:	Pursuant to clause 66.02-11, the application requires referral of an Education centre to the Head, Transport for Victoria as a Determining Referral Authority. Letter dated 25 June 2024 confirmed that The Head, Transport for Victoria has considered this application and does not object to the grant of a permit.
Advice sought:	Monash City Council Letter dated 28 June 2024 confirmed Monash City Council has no objection to the buildings and works aspect of the proposal submitted to DTP, and offered conditions for consideration.
Public Notice:	There is no exemption from the notice requirements of Section 52 provided under the GRZ. Notice of the application was undertaken by the applicant at the direction of the Department under delegation to the Minister for Planning in the following manner: <ul style="list-style-type: none">• Section 52(1)(a) and (d): notice be given to owners and occupiers of adjoining land as the grant of the permit <u>may</u> cause material detriment to them.• Section 52(1)(b): notice <u>must</u> be given to the municipal council, being Monash City Council Notice was given to adjoining properties and an A1 sign placed on the frontage of the site. One objection has been received as of 28 October 2024 .
Delegates List:	N/A
Site History	There is no masterplan relevant to this site. Planning Permit 30675A Planning Permit 30675A (issued 16 January 2004 and amended by Monash City Council 30 May 2017) allows for "the development and use of classroom facilities for 180 Year 9 students". The applicant has concurrently submitted a Section 72 Amendment to Monash City Council to amend planning permit 30675A to allow for an intensification of land use by way of increase in student and staff numbers. Approval of this amendment is imminent. Therefore, the application before DTP is limited to buildings and works only.

Proposal

Application Process

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

Milestone	Date
Pre-application meeting (DTP, Council & applicant)	N/A
Application lodgement	9 May 2024
Further information requested	28 May 2024
Further information received	29 July 2024
Further plans submitted formally under s50 of the Act	None
Further informally substituted sketch plans submitted	None
Decision Plans	Plans prepared by Mc Ildowie Partners Architects, titled 'Salesian College Year 7 & 8 Centre' pages TP000 - TP900, and dated 27 June 2024
Other Assessment Documents	<ul style="list-style-type: none">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); andTraffic Impact Assessment prepared by One Mile Grid (May 2024).

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

Proposal Summary

3. The proposal is for buildings and works at an existing Education facility. In summary the proposal includes:

- Partial refurbishment and extension on eastern side of existing 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 existing school 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 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 x offices, staff areas, amenities, and lift.

- Canteen kiosk.
- New car park area comprising 18 spaces (17 standard and one DDA). 18 of the existing car spaces are to be removed, meaning that the site will still have 54 car spaces. There is no change in the existing number of car parking spaces as a result of the proposal.
- 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 reuse.
- Landscape works.

4. The proposal will comprise 2,249sqm of floor area and result in a total floor area of 4,603sqm.

5. The applicant has provided the following plans, elevations, concept images and materials schedule of the proposal:

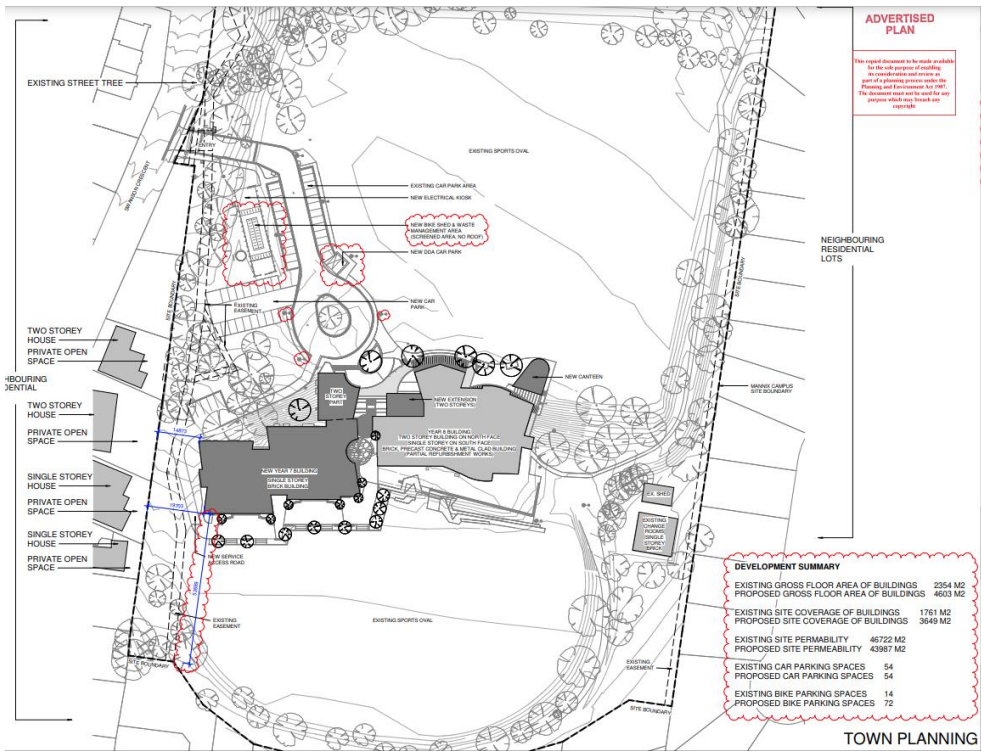


Figure 1: overview of the proposed buildings and works

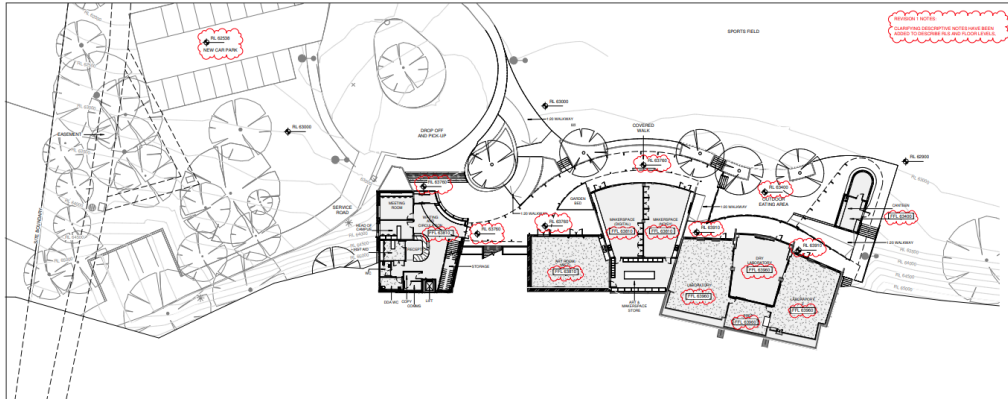


Figure 2: lower ground level of the new building

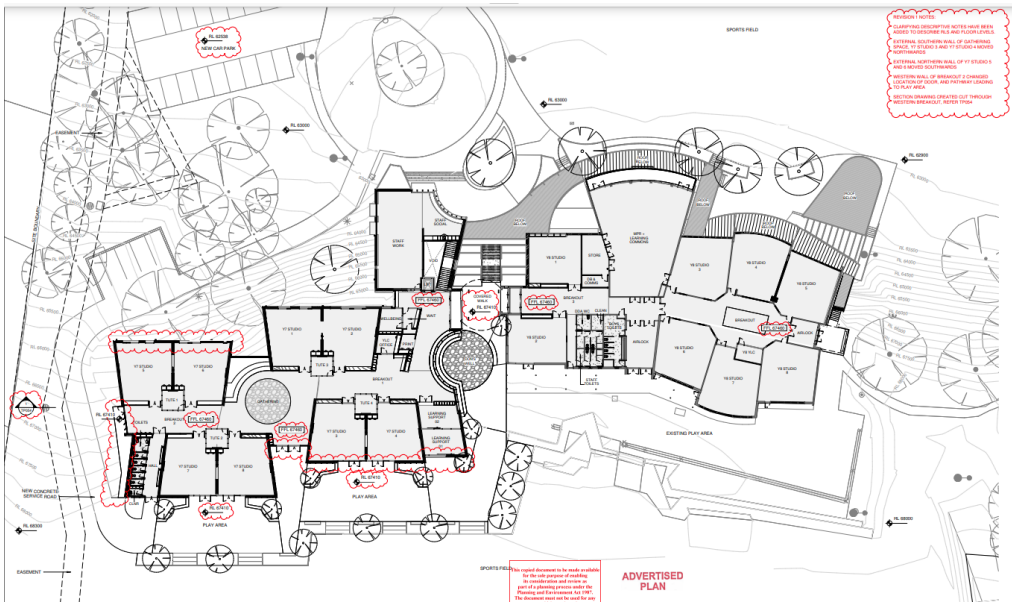


Figure 3 : upper ground level of the new building

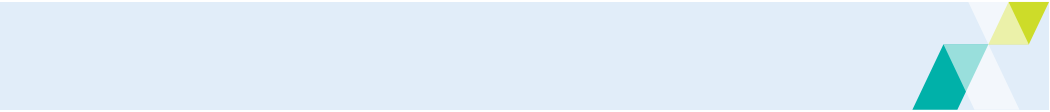


Figure 4: Year 7 & 8 building perspective image

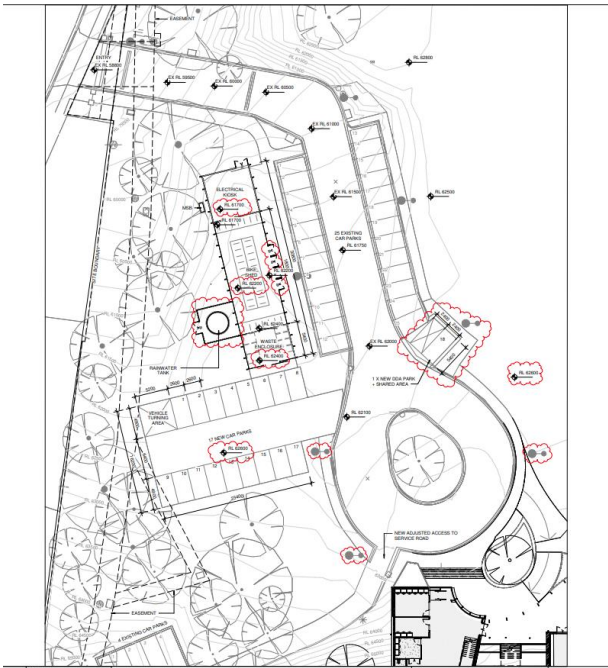


Figure 5: car park layout

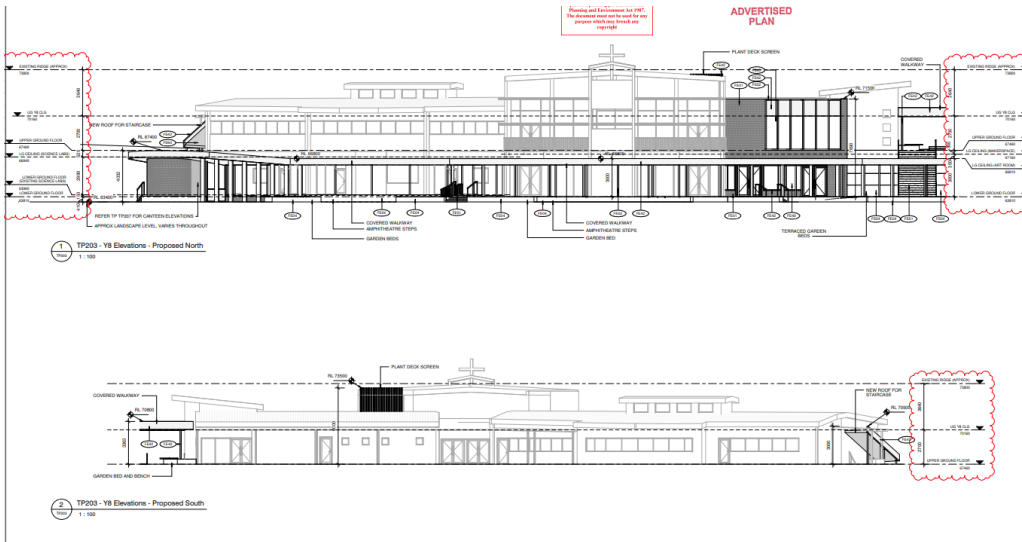
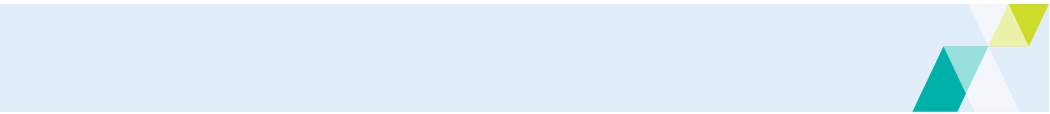


Figure 6: Year 8 building - north and south elevations of the building

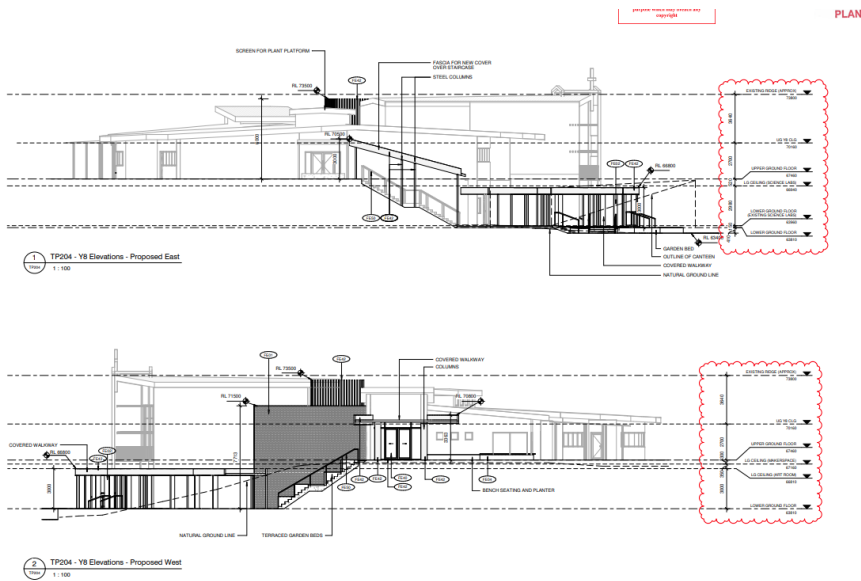


Figure 7: Year 8 building - east and west elevations of the building

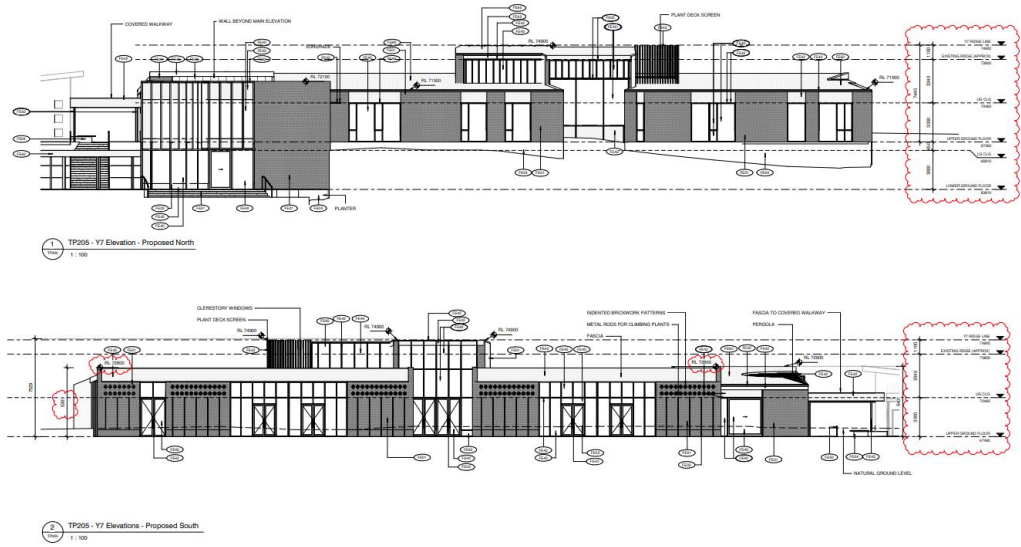
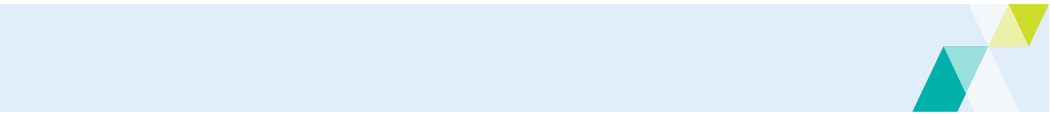


Figure 8: Year 7 building - north and south elevations of the building

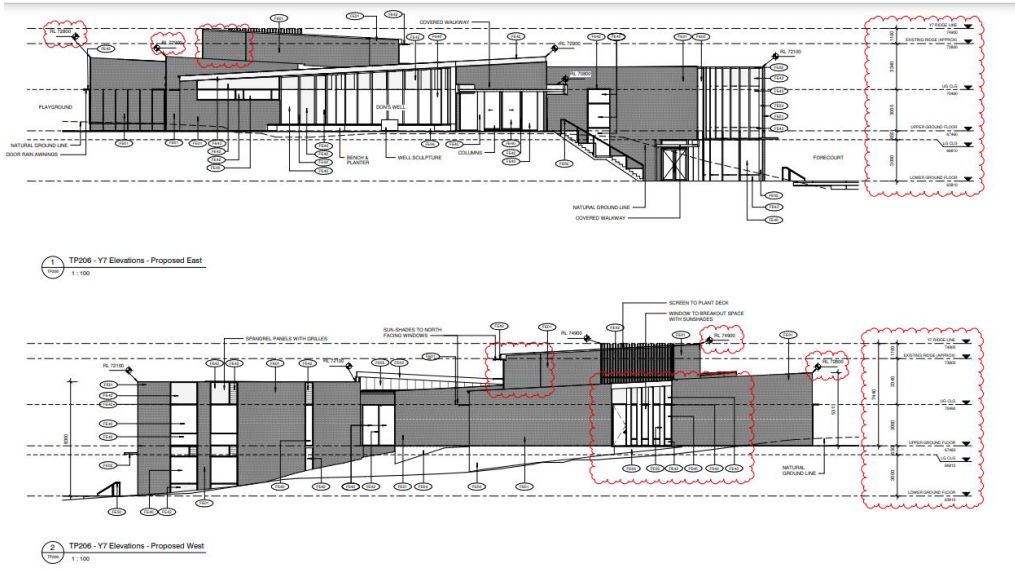


Figure 9: Year 7 building - east and west elevations of the building

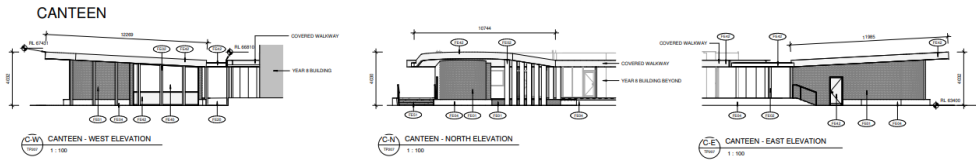


Figure 10 – canteen elevations

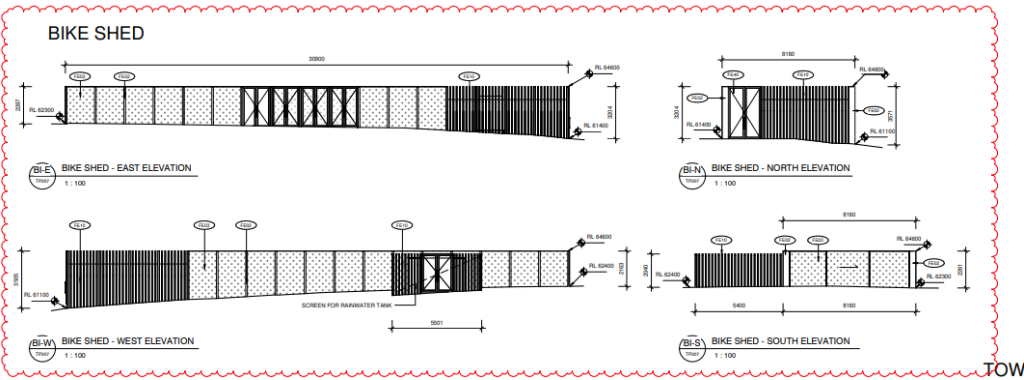


Figure 11 – Bike Shed elevations

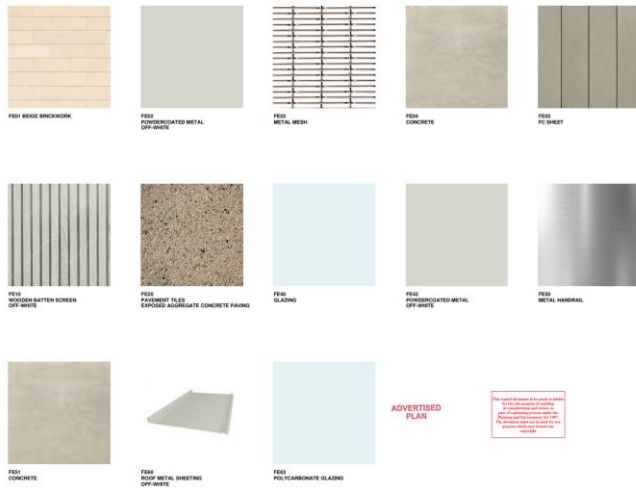


Figure 12 - materials selection

Subject Site and Surrounds

Site Description

6. The subject site is located at 2B Swanson Street, Chadstone.
7. 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 and on the northern side of Monash Freeway).
8. The campus includes an existing Year 9 school classroom building, sheds, sports ovals and playing courts, access roads and car parking, planted vegetation, and outbuildings.
9. 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.
10. The site includes a number of planted mature trees, including Victorian Natives and other species. The trees at the site have been planted which is evident from historical aerial photos and the uniform layout of planting in rows within garden beds.

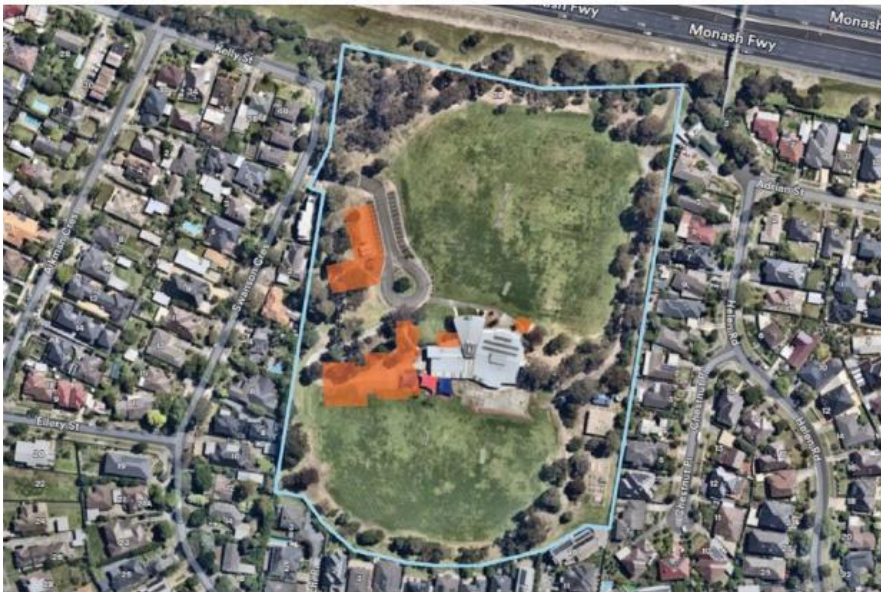



Figure 13: subject site overlaid with the location of the proposed buildings and works in orange.

11. 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.
12. 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 does not prevent this proposal because no changes are being made to the heritage building.



Site Surrounds

13. 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.
14. A site inspection of the subject site and surrounds was undertaken on **25 June 2024**.

Planning Provisions

Municipal Planning Strategy

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

Clause	Description
02.01	Context
02.02	Vision
02.03-3	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).

Planning Policy Framework

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

Clause 11	Settlement
11.01-1S	Clause 11 (Settlement) identifies planning is to 'anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure'. Clause 11.01-1S (Settlement) seeks to 'facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements'.
Clause 15	Built Environment and Heritage
	Planning should promote excellence in the built environment and create places that: <ul style="list-style-type: none">• 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. Retain existing semi-mature and mature canopy trees, wherever possible, to maintain the existing tree canopy (Clause 15.01-1L-02).
15.01	Encourage environmentally sustainable development that: <ul style="list-style-type: none">• 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)
Clause 19	Education Facilities
19.02	Clause 19.02-2S (Education facilities) seeks to assist the integration of education and early childhood facilities with local and regional communities. And further: <ul style="list-style-type: none">• Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.• Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.• Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).• Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

- Consider the existing and future transport network and transport connectivity

17. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Applicable Zone – General Residential Zone Schedule 3

18. 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.
19. 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.
20. Clause 32.08-14 (Decision Guidelines) requires consideration of the following listed guidelines (as relevant) when assessing an application:
21. 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.*
22. In addition to the provisions of Clause 32.08, objectives and decision guidelines apply at Schedule 3 to Clause 32.08 (GRZ3)
23. 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.*
24. 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.*

25. The following sections include a discussion of how the proposal responds to these requirements.

Applicable Overlay/s

26. None.

Particular and General Provisions

Clause 53.19 – Non-Government Schools

27. Clause 53.19 applies to applications to use or develop 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.

Clause 53.18 – Stormwater Management in Urban Development

28. The purpose of Clause 53.18 is: 'To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.' Conditions of the permit require the appropriate management of storm water.

Clause 52.17 - Native vegetation

29. 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.*

30. 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.

31. The surveys undertaken by Arbor Assess individually assess 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 Victorian natives.

32. 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.*

Referrals and Notice

Referrals

33. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Pursuant to clause 66.02-11 requires referral of an education centre to the Head, Transport for Victoria as a Determining Referral authority.	<p>The application was referred to Head, Transport for Victoria as a Determining Referral authority. However it has since been deemed that this referral was not required as the intensification of the use as a school is considered under the Section 72 Amendment to the land use permit.</p> <p>Further Swanston Crescent is not in a Transport Zone.</p> <p>In light of the above, the comments provided by Head, Transport for Victoria on 27 June 2024 are as follows:</p> <p>Letter dated 27 June 2024 confirmed that The Head, Transport for Victoria has considered this application and does not object to the grant of a permit.</p>

Municipal Council Comments

34. Monash City Council (the council) considered the application under delegation. Officer level comments were provided in an email dated 28 June 2024 confirming Council has no objection to the proposal.

35. The following items were raised by the Council, prior to the applicant seeking approval to change the existing use permit via a Section 72 Amendment:

- *Waste Management Plan – reviewed by the waste team and the plan is supported.*
- *Engineering*

The design of the car parks and accessways are generally acceptable and accord with the Planning Scheme.

Loading for waste collection is considered acceptable based on the swept path assessment. It is understood that waste collection will be undertaken outside school times.

It is noted that a new bus shelter is proposed on the site. However, it is understood that the school does not propose changes to the existing bus service associated with student drop-off/pick-up, which will continue to occur at the Bosco Campus to the north of the site. It is understood that only minibuses will access the site commensurate with the existing operation. Given more students are proposed on the site and the narrowness of the surrounding streets, it is considered appropriate to condition that larger buses are not to service the site.

The bicycle shed is recommended to have electric charging facilities to cater for e-bicycles and e-scooters. The plans must indicate the number of bicycle parking spaces to be provided in the bike shed.
- *We appreciate your correspondence regarding the cap to student numbers. Whilst not part of this proposal being considered, our traffic engineers have provided some commentary on this aspect which you may wish to pass onto the applicant:*
- *The Transport Impact Assessment prepared by One Mile Grid has not satisfactorily addressed the existing and future parking and traffic impact of the development. Currently there are 54 car parking spaces on the site. Clause 52.06 of the Planning Scheme specifies that "Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced." An additional 32 staff would therefore require 38 additional car parking spaces under the Planning Scheme, resulting in a total car parking requirement of 92 spaces.*

- One Mile Grid has provided some rationale to reduce the car parking provision such as differentiating staff and visitor parking and applying journey to work ABS data. However, the existing observed parking demand (e.g. Year 9 staff, students and visitors) is considered appropriate for a complete assessment. There has been no information on the existing parking availability in the surrounding streets. There is no discussion about the parking impact for site uses outside school times such as for sports and other events. Similarly, the traffic generation assessment has largely been based on ABS and RTA studies, rather than existing observed conditions. A more site-specific assessment of existing Salesian College staff, student and visitor travel behaviour should be provided. This would need to quantify existing and future traffic, delays and queue lengths at pick-up and drop-off times within the school, surrounding streets and key intersections in the surrounding local street network. Queueing beyond the site into Swanson Crescent and Kelly Street and its potential impact to traffic flow needs to be addressed as on-street pick-up zones will not be supported. A Car Park Management Plan may be appropriate.
- From a built form perspective, Council has no concerns with the proposal.

36. Following the receipt of Council's comments the applicant applied for a Section 72 Amendment to the existing use permit, through council. The approval of this permit is imminent.

37. Revised officer level comments from Monash City Council were provided on 19 August 2024 as follows:

- Council will accept the provision of 54 car parking spaces for the increased use at the southern campus. This is based on the following assessment:
Total number of staff to be increased to 42.
Secondary School (not in PPTN) - 1.2 spaces to each employee
42 x 1.2 = 50 spaces
54 spaces are proposed (same as existing, the spaces are just being relocated)
- The specifications for the 28 seater Munro bus appear to indicate a length of 7.6m long which would meet our Traffic Engineer's requirement for no buses longer than 10m.
- These details could be included as permit conditions to ensure that larger buses would not interrupt the surrounding residential streets.

38. Further Council comments regarding recommended permit conditions were provided on 29 October 2024. A summary of each condition and a response is provided below

Condition	DTP comment
<p>Landscape Plan Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The Landscape Plan must show:</p> <p>a) A survey and location of existing trees, using botanical names to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;</p> <p>b) A planting schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), pot / planting size, location, botanical names and quantities;</p> <p>c) A minimum of Xcanopy trees (minimum 1.5 metres tall when planted) in the following areas (specify location). The canopy trees must have a minimum height of 8 metres and must have a spreading crown with a minimum width of 4 metres at maturity, or as otherwise agreed by the Responsible Authority;</p>	<p>The applicant has already included a landscape plan prepared by Arcadia.</p> <p>In consultation with council officers, the following condition will be required on the permit: <i>An amended landscape plan to show replacement planting to the eastern side of the site adjacent to the new car parking area and the bike/storage shed. This landscaping to include:</i></p> <ul style="list-style-type: none"> • a minimum of 4 replacement trees, with minimum mature heights of 8 metres, as follows: • 2 trees to the north of the car park • 2 to the south of the car

- park
- larger shrubs like *Correas* that reach heights of 3 metres, to the east of the new car park

Tree Management Plan

The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of significant trees (as identified in the Arborist Report submitted with the application, prepared by Arcadia).

These conditions will be included on the permit.

The TMP must be approved by the Responsible Authority prior to the commencement of any works, including demolition and/or levelling of the site. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
 - Tree protection zones and structural root zones of all trees to be retained,
 - All tree protection fenced off areas and areas where ground protection systems will be used;
 - The type of footings within any tree protection zones;
 - Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and
 - A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.
- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and
- d) Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.
- e) The recommendations contained in the approved tree management plan must be implemented to the satisfaction of the Responsible Authority.

Trees to be protected

All trees specified in the endorsed arborist report / Tree Management Plan are to be protected and maintained in accordance with the recommendations set out in the report, to the satisfaction of the Responsible Authority.

All existing vegetation shown on the endorsed plans must be suitably marked before any development starts on the site and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.

Before any development (including demolition) starts on the land, a tree protection fence must be erected around the **XX** Tree to define a "Tree Protection Zone" as detailed in the endorsed arborist report. The fence must be constructed as specified in the endorsed arborist report. The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority.

Landfill Gas Assessment

Prior to the commencement of the development authorised under this permit (excluding works reasonably required to conduct the landfill gas assessment), the permit holder must

Council has confirmed it completed an assessment of the EPA's Landfill Buffer Guideline 2024. The results

to the satisfaction of the Monash City Council:

- a) Engage a professional environmental consultant with demonstrated experience in the assessment of landfill gas in the subsurface environment, to conduct an assessment of any methane within the land, subsurface services and buildings and structures on the land and prepare and submit to the Monash City Council the scope of the proposed risk assessment adopting the methane gas action levels prescribed at items 6 and 7 of schedule 3 of the Environment Protection Regulations 2021 (Vic) as set out below.

Item	Location for assessing methane gas concentration action levels	Methane gas concentration action level
6	Subsurface services on, and adjacent to, the waste	10,000 parts per million
7	Buildings and structures on, and adjacent to, the waste	5000 parts per million

- b) Upon approval of the scope of the risk assessment by the Monash City Council, have the consultant conduct the risk assessment and prepare a report to be submitted to the Monash City Council which contains the consultant's opinion as to any potential risk associated with landfill gas beneath the land and any recommendations for the management or monitoring of the gas. The consultant must provide an opinion on whether further investigation is required, in particular, whether such further investigation should consist of an environmental audit under Part 8.3 of the Environment Protection Act 2017.
- c) Implement any recommendations of the risk assessment report.
- d) If the risk assessment report, or the Monash City Council recommends an audit under Part 8.3 of the Environment Protection Act 2017:
- i. engage an environmental auditor appointed under section 53S of the Environment Protection Act 1970 to prepare and submit to the satisfaction of the Monash City Council a scope of the proposed audit which includes consideration of both landfill gas and odour risk
 - ii. have the environmental auditor conduct an audit under section 53V of the Environment Protection Act 1970 in accordance with the agreed scope
 - iii. implement any recommendations of the audit report.
- e) if the risk assessment report or audit report requires ongoing management or monitoring, the owner must enter into an agreement under section 173 of the Planning and Environment Act 1987 with the Monash City Council **requiring** the implementation of any ongoing requirements. The owner/operator under this permit must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement.

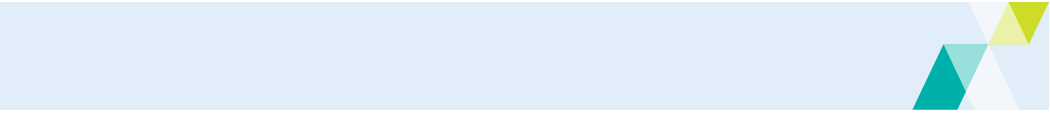
Landfill Gas Risk Assessment Peer Review

Prior to the commencement of the development authorised under this permit, the permit holder must:

- a) provide to Monash City Council a copy of the LGRA undertaken in accordance with condition XX within 14 days of receiving the LGRA;
 - b) pay **Council's** costs and expenses associated with a **Council**-arranged peer review of the LGRA. The peer review will be undertaken by an independent and suitably qualified environmental consultant nominated by **Council**; and
 - c) obtain a copy of the peer review obtained by **Council**.
- The recommendations of the LGRA including any requirements arising from the peer

are:

The subject site is within 500m of three landfills. Each landfill has a score of 8. Council has confirmed the proposal has a score of 2, based on the requirements of the Landfill Buffer Guideline 2024. These scores are based on whether the proposal involves sub-surface structure and the age/type of land fill. Based on these scores, these conditions are recommended by council to seek a landfill gas risk assessment. These conditions will be included on the permit and required to be to the satisfaction of Monash City Council who has experience with applying the Guideline, can facilitate a peer review and collect the associated data.



review are to be implemented by the permit holder.

Construction Management Plan

Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Monash City Council. No works are permitted to occur until the Plan has been endorsed by the Council. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Council. The plan must address the following issues:

- a) Hours for construction activity in accordance with any other condition of this permit;
- b) Measures to control noise, dust and water and sediment laden runoff;
- c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- f) Cleaning and maintaining surrounding road surfaces;
- g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
- h) Public Safety and site security;
- i) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises.
- j) A Traffic Management Plan showing truck routes to and from the site;
- k) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
- m) Contact details of key construction site staff;
- n) Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.
- o) Except with the prior written consent of the Council, a requirement that construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)
 - No works are permitted on Sundays or Public Holidays.

With the following changes, these conditions will be included on the permit:

Construction Management Plan:

Change reference from responsible authority to Monash City Council as the council is best placed to manage construction activity in the local area; and

in i), remove reference to basement car parking as this does not exist on the site

Drainage:

Change reference from responsible authority to Monash City Council as the council is best placed to manage drainage requirements.

Drainage

Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Monash City Council.

The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.

The nominated point of stormwater connection for the site is to the south-east corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the 225 mm Council drain in the naturestrip via a 900 mm x 600 mm junction pit to be constructed to Council standards. Note: If the point of connection cannot be located then notify Council's Engineering Department immediately.

If the point of discharge cannot be located then notify Council's Engineering Division



immediately.

All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties or road reserve. The on-site drainage system must prevent discharge from driveways onto the footpath and into the road reserve. Such a system may include either:

- a) trench grates (150mm minimum internal width) located within the property; and/or
- b) shaping the driveway so that water is collected in a grated pit on the property; and/or
- c) another Council approved equivalent.

Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to drainage works commencing.

Notice

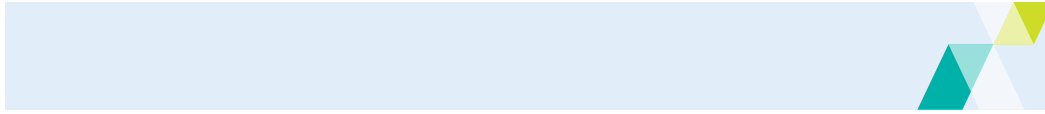
39. There is no exemption from the notice requirements of Section 52 provided under the GRZ. Notice of the application was undertaken by the applicant at the direction of the Department of Transport and Planning, under delegation to the Minister for Planning, in the following manner:

- Section 52(1)(a) and (d): notice be given to owners and occupiers of adjoining land as the grant of the permit may cause material detriment to them.
- Section 52(1)(b): notice must be given to the municipal council, being Monash City Council.

40. Notice was given to immediately adjoining properties and an A1 sign placed on the frontage of the site.

41. **One** objection has been received. The objector issues are summarised as follows:

Objector issue	Applicant response	Discussion
Expansion of student and staff numbers	An expansion of student and staff numbers is sought alongside the proposed buildings and works for the redevelopment and upgrade of the site. It is noted that the current 180 students housed on the 5.13ha site represents a low utilisation of a campus with high connectivity and access to a range of transport options. Furthermore, the Traffic Impact Assessment prepared by One Mile Grid and submitted as part of the S72 application concludes that the proposed expansion to 464 students and 42 staff members is appropriate, from a car parking, bicycle parking and traffic impact perspective	This application is for the construction of buildings and works on the existing school site. A concurrent application to Monash City Council has been submitted by the applicant to amend the existing use permit to increase student and staff numbers. This amendment though council will consider the appropriateness of the student and staff increase.
Privacy and vegetation in the carpark area	In response to concerns relating to loss of privacy due to the expansion of the carpark, the expansion is relatively minor (comprising an additional 17 spaces) and includes appropriate setbacks from neighbouring properties of approximately 8m at the nearest point. Furthermore, the loss of vegetation in this part of the site has been avoided and minimised by the proposal. As shown in the Tree Retention and Removal Plan included in the submitted Landscape Plans prepared by Arcadia, five trees are proposed to be removed in the carpark area and an additional three trees are proposed to be removed in the bike shed area, with extensive vegetation along the site boundary with 2/2 Swanson Crescent to be retained. The current proposal will accommodate the expansion of the school while minimising any impacts on the privacy of neighbours and existing neighbourhood	The relocation of part of the car parking area is limited to the provision of 17 at-grade car parking spaces. The setback from the closest residential boundary to the west of this area is 8m. Overlooking from the carpark area is tempered by existing boundary fencing and landscaping. This limits the opportunity for views into neighbouring properties. The location of the car park is not anticipated to increase the views into neighbouring properties.



	<p>character due to the loss of vegetation.</p> <p>Generally, matters of overlooking from the development have been carefully addressed through the design of the building, provision of setbacks and retaining vegetation.</p>	
Noise and air pollution	<p>As outlined above, the proposed expansion of the existing carpark is relatively minor and is located with appropriate setbacks to the nearest site boundary. The proposal will not have any significant impact on noise and air pollution for surrounding residents.</p>	<p>The level of pollution and noise is not expected to have a significant impact on the area. The relocation of the car park is modest and provides for generous setbacks to the title boundaries of the school.</p>
Traffic	<p>The Traffic Impact Assessment (TIA) prepared by One Mile Grid and submitted as part of the application concludes that the proposed development will have an acceptable impact on the surrounding road network. The TIA finds an expected increase in peak hour volumes of approximately three additional vehicles per minute during the AM peak period, and less than 2 additional trips during the peak hour in the afternoon. The impact on congestion in nearby roads as a result of the proposed expansion of the school will be minimal.</p> <p>Furthermore, a review of car parking provision in the TIA finds that the net number of car parking spaces on site will satisfy all car parking demands, including the 19 car parking spaces available for parents during pickup and drop-off periods.</p>	<p>This application is for the construction of buildings and works that extend out from the existing buildings on the school site.</p> <p>A concurrent application to Monash City Council has been submitted by the applicant to amend the existing use permit to increase student and staff numbers and subsequent requirements for car parking and traffic generation. This amendment though council will consider the appropriateness of the impact to traffic. The statutory number of car parking spaces are being provided as part of the buildings and works application and the traffic generated from the car park is anticipated to be suitable for the school site.</p>
Waste	<p>A Waste Management Plan prepared by One Mile Grid was included in the application submissions, detailing the expected waste generation rates, bin provision and collection arrangements. This is to be adhered to by the school on an ongoing basis.</p>	<p>The Waste Management Plan will be endorsed and form part of the planning permit.</p>

Assessment



Key Considerations

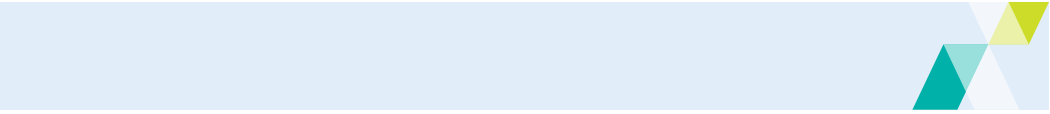
43. The following are deemed the key considerations in assessing the acceptability of the proposal:

Planning Policies

44. The *Planning Policy Framework* encourage 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.
45. The application seeks to upgrade educational facilities associated with the existing Salesian College, with the school continuing to cater to the local community. The state planning policies encourage appropriate land use and development that considers demographic trends, existing and future demand requirements and the integration of facilities into local and regional communities in planning for the location of education and early childhood facilities (Clause 19.02-2S). The proposal is in accordance with the strategic policy direction for the Site and maintains land use compatibility with the surrounding area.
46. The proposal inserts a new built form and maintains generous setbacks to all site boundaries and responds to the low scale character of area. The proposal will create high quality and high amenity learning spaces for both students and staff, consistent with Clause 15.01-1S. 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.
47. The building design and siting outcomes contribute positively to the local context. The building siting enhances the urban spaces within the school. The proposed buildings will not be visually prominent from a street, neighbouring dwellings or public areas as the subject site sits behind the dwellings fronting the streets and there is perimeter fencing, landscaping and generous setbacks to the residential interface. Therefore, it will not negatively impact the public realm surrounding it, consistent with Clause 15.01-2S and Clause 15.01-5L.
48. The proposal minimizes reduction of tree loss (no permit required for the removal of some planted trees), 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.
49. 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.
50. The proposed new building's low-rise scale, compact massing and muted materiality complements the nearby suburban neighbourhood character, achieving compliance with Clause 19.02-2S.

Zone

51. The proposed buildings and works provide for the continued use and development of land for an existing Education centre for the Salesian College. The buildings will be sympathetic to and will enhance the existing character of the site and broader area and are nestled behind dwellings fronting local streets. The proposal supports the ongoing educational use that serves local community needs.
52. Schedule 3 of the GRZ seeks to support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.
53. Further the schedule seeks 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.
54. The proposal is an appropriate response to the relevant decision guidelines for non-residential use and development in the GRZ3. The development is generally in accordance the orderly planning of the area and will not unreasonably impact surrounding residential and other land uses.

- 
55. With regard to the garden city outcomes anticipated by this zone, 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.
 56. The proposed building is well set back from Swanson Crescent and will not present as an overbearing form in the nearby streetscapes.
 57. The proposal will not adversely affect the dwellings along Swanson Crescent and will have no appreciable visual impact on the immediate or wider neighbourhood.
 58. 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 school building and reflects the same scale and form.
 59. 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, noting that traffic impacts will be further considered by the council in their assessment of the Section 72 Amendment to the planning permit that relates to land use and the council's traffic engineer comments for this application support the proposed car parking and traffic movements with a recommended condition to limit the size of buses accessing the site.
 60. The proposed western car park retains the cluster of vegetation along the northern boundary of the site, thus limiting the effect on existing vegetation.

Built Form

61. The proposed building provides additional learning spaces and staff areas to support ongoing student enrolments that match the population growth in this area of eastern Melbourne. Specifically, 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 building form is located to the centre of the site with considerable setbacks from the side and rear boundaries. The proposal will not be visible in the existing streetscape due to the siting and setbacks and will integrate with existing buildings on the land. The building scale is consistent with existing buildings on the site and provides for a building form that provides efficient space for learning areas and staff facilities.

62. . The proposed buildings are a contemporary architectural style and will ensure a cohesive and legible character for the school site as a whole.
63. The proposed buildings are appropriately articulated with modern materials including beige brickwork powder coated metal, mesh metal, FC sheet, wooden batten screens in off white. The use of various materials not only establishes the building's identity as an educational institution but also harmonises with the emerging architectural context on the site as the existing buildings get updated. The extensive glazing across the building facilitates connection with the exterior landscaping area.
64. Due to the location of the proposed buildings deep within the site, the northern boundary setback is extensive. The proposed buildings have substantial setbacks from the side and rear boundaries. Specifically, the Year 7 building is setback 14.87 metres from the eastern boundary, and 52 metres from the southern boundary, see plan below.
65. In relation to overlooking, given the extensive setbacks of the building from the title boundaries, no overlooking measures are required to obscure/screen views into neighbouring properties.

66. In relation to overshadowing, the building setbacks are extensive and the shadow diagrams for 9 am – 5 pm, 22 September show that the shadow that would be cast from the proposed buildings are wholly contained within the school site.

Commented [SW1]: Yes - they are provided ...

67. The proposed siting, scale, design, colours and materials are suitable and are consistent with other school buildings existing on the broader school site, which responds to the decision guidelines of the GRZ3 and Clause 15.01-2S.

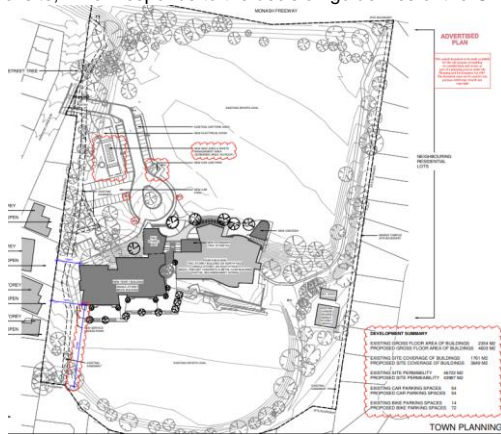


Figure 14: setbacks of the proposed buildings.

Landscaping

68. A Tree Retention and Removal Plan has been included in the submitted Landscape Plans prepared by Arcadia, five trees are proposed to be removed in the carpark area and an additional three trees are proposed to be removed in the bike shed area, with extensive vegetation along the site boundary with 2/2 Swanson Crescent to be retained.



Figure 15: tree removal plan

69. 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 maintaining the established mature treescape of the campus. Trees to be removed will be replaced with appropriate species for a school setting.

70. Landscaped areas are proposed to the year 8 and year 7 building forecourts which will assist with the integration of the proposed buildings with existing open space areas of the school. Landscaping is also appropriately provided for around the new area of car parking.

71. The Council has recommended tree protection conditions and a condition to require further landscaping around the new car parking area and these conditions are supported. The further landscaping is to include:

- a minimum of 4 replacement trees, with minimum mature heights of 8 metres, as follows:
- 2 trees to the north of the car park
- 2 to the south for the car park
- larger shrubs like Correas that reach heights of 3 metres, to the east of the new car park.



Figure 16: overall landscaping plan



Figure 17: Year 8 building forecourt

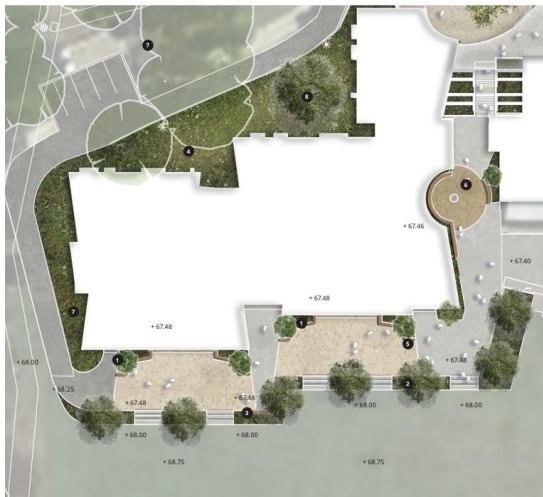


Figure 18: Year 7 building forecourt



Figure 19: Car park

Car Park Works

Access, Traffic Movement and Circulation

72. The subject site has existing car parking areas located on the western boundary, with direct vehicular access onto Swanston Crescent.
73. A new bike shed and waste management area is proposed west of the existing car parking spaces. The new bike enclosure will comprise 74 spaces for student and staff use (the existing 14 spaces will be removed, meaning that a net increase of 60 spaces will result).
74. Whilst land use is not a permit trigger, and therefore the number of bicycle parking spaces and facilities required by Clause 52.34 does not apply, this matter has been given consideration as part of the overall assessment. A net increase of 60 bicycle parking spaces are provided for on the plans and will support and encourage the use of this alternative mode of transport.

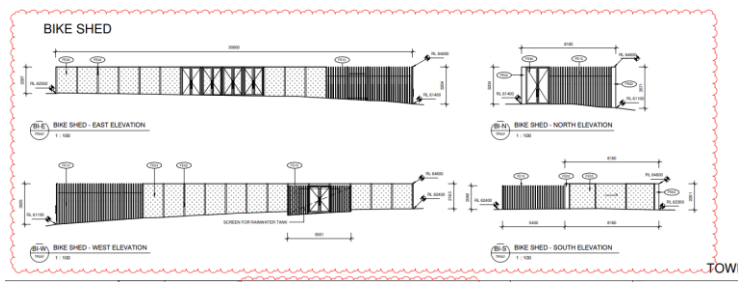


Figure 20: new bike shed and waste management

75. Similarly, the number of car parking spaces required by Clause 52.06 does not apply, however, this matter has been given consideration, noting that there will be some additional staff associated with the proposed school buildings.
76. A new car park area comprising 18 spaces (17 regular and one DDA) will replace 18 existing car spaces that 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 this application. Car parking will appropriately remain accessible from the existing vehicular accessway, see image below:

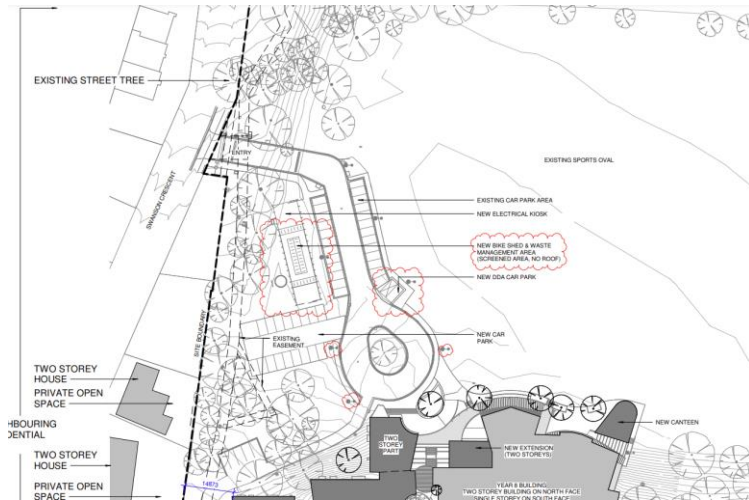


Figure 21: car park changes

77. As discussed above, the increase in student and staff numbers is to be addressed in a separate Section 72 application made to the Monash City Council, with this application only including the proposed buildings and works. However, Council has confirmed that it *accept the provision of 54 car parking spaces for the increased use at the southern campus. This is based on the following assessment;*

Total number of staff to be increased to 42.

Secondary School (not in PPTN) - 1.2 spaces to each employee

42 x 1.2 = 50 spaces

54 spaces are proposed (same as existing, the spaces are just being relocated)

78. Head of Transport Victoria has reviewed the application and provided no objection. Monash City Council has also reviewed the traffic report and plans and raised no concern or objection.
79. The council has noted that the specifications for the 28-seater Munro bus appear to indicate a length of 7.6m long which would meet council's Traffic Engineer's requirement for no buses longer than 10m. These details will be included as a permit condition to ensure that larger buses would not interrupt the surrounding residential streets. As such, the works to the car park can be supported.

Waste

80. The waste management plan was referred to Monash City Council and reviewed by their waste management team. No objection or changes were made.



Sustainability

Clause 53.18 – Stormwater Management in Urban Development

81. 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.
- *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.*
82. 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%.
83. The proposal encourages the retention of stormwater and will construct stormwater pits to collect and store runoff before it is discharged from the site.
84. The proposal reduces the impact of stormwater through the proposed upgrades to the existing drainage system on the site.
85. The proposal will not result in the production or disposal of chemical pollutants with the installation of a neutralisation tank.
86. The proposal meets the objectives and standards of clauses 53.18-5 and 53.18-6.

Recommendation



87. The proposal is generally consistent with the relevant planning policies of the Monash Planning Scheme and will contribute to the provision of education facilities within the Chadstone area.
88. The proposal is generally supported by the council and the majority of their recommended conditions for permit have been included (see municipal council comments section of this report). Head of Transport for Victoria does not object.
89. It is **recommended** that
- Planning Permit No. PA2402914 to construct a building and carry out works for a use in Section 2 of Clause 32.08-2, at 2B Swanson Crescent Chadstone VIC 3148 be issued subject to conditions.
 - The applicant and Monash City 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]
Title: Senior Planner, Development Approvals and Design Signed: [REDACTED]
Phone: [REDACTED] Dated: 29 October 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**.
 - 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]
Title: Manager, Development Approvals and Design Signed: [REDACTED]
Phone: [REDACTED] Dated: 31/10/2024