

# Assessment Officer Report

## Permit Application Number PA2402959

Melton Christian College – Senior Secondary Building  
152-156 Brooklyn Road Brookfield VIC 3338



Officer Assessment Report  
Development Approvals & Design



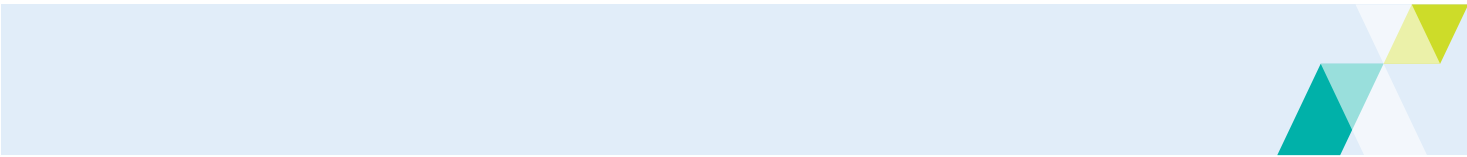
Department  
of Transport  
and Planning

OFFICIAL



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Prepared by: \_\_\_\_\_ 25

Reviewed / Approved by: \_\_\_\_\_ 25

# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2402959		
<b>Received:</b>	29 May 2024		
<b>Statutory Days:</b>	51 days		
<b>Applicant:</b>	[REDACTED]		
<b>Planning Scheme:</b>	Melton		
<b>Land Address:</b>	152-156 Brooklyn Road Brookfield VIC 3338		
<b>Proposal:</b>	Melton Christian School – construction of a new building and extension of the existing car parking area within existing school in a General Residential Zone Schedule 1.		
<b>Development Value:</b>	\$ 9 million		
<b>Why is the Minister responsible?</b>	<p>In accordance with the schedule to Clause 72.01 of the Casey Planning Scheme, the Minister for Planning is the responsible authority for this application because:</p> <ul style="list-style-type: none"> <li>- 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:</li> <li>- The estimated cost of development is \$3 million or greater.</li> </ul>		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.08-10	General Residential Zone (Schedule 1)	<p><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></p> <p>Use of the land as an education centre is a Section 2 land use in the General Residential Zone.</p>
<b>Overlays:</b>	None		
<b>Particular Provisions:</b>	Clause 53.19	Non-government schools	N/A
<b>Cultural Heritage:</b>	<p>Satisfactory evidence been provided to demonstrate that a CHMP is not required.</p> <p>The applicant has submitted that no CHMP is required per Regulation 46 (3) of the Aboriginal Heritage Regulations 2018 for a use occurring before May 2007. The school has been established on the site since 1986 with a primary school with expansion to include a secondary school in 1996, as evidenced by the Melton Christian College website, under school history.</p>		
<b>Referral Authorities:</b>	<p>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.</p> <p>Letter dated 26 June 2024 confirmed that The Head, Transport for Victoria has considered this application and does not object to the grant of a permit.</p>		
<b>Advice sought:</b>	<p>Melton City Council.</p> <p>Letter dated 8 August 2024 confirmed City of Melton has no objection to the proposal, and offered</p>		

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 Minister for Planning in the following manner:

- Section 52(1)(a): it is recommended that 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 Melton City Council. It is noted that the council has already been given notice of the application.
- Section 52(1)(d): it is recommended that notice be given to any other persons as the grant of the permit may cause material detriment to them:
  - Owners and occupiers of lots adjoining the subject site as the grant of the permit may cause material detriment to them.

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

**No objections have been received as of 24 September 2024.**

**Delegates List:**

N/A

**Site History**

The following planning permits were issued by Melton City Council:

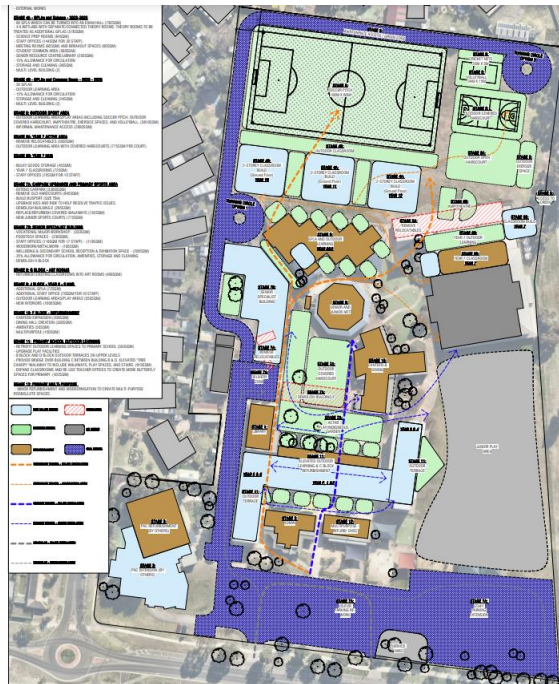
**Planning Permit PA2020/7124/1**

- Use and development of a Double Storey Administration and Classroom Building associated with an existing Education Centre.
- Issued on 30 October 2020.

**Planning Permit PA2024/8656/1**

- Buildings and works by carrying out alterations to an administration building associated with an existing Education Centre.
- Issued on 27 March 2024.

An informal masterplan exists for the school site however this is not an endorsed document under any planning permit, shown below:



Informal Masterplan for the school site





## Application Process

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

Milestone	Date
Pre-application meeting	N/A
Application lodgement	29 May 2024
Further information requested	20 June 2024
Further information received	2 July 2024
Decision Plans	Plans prepared by Cotter Reid Architects, titled ' <b>Melton Christian College – Senior Secondary Building</b> ' Revision A and dated <b>24 May 2024</b> .
Other Assessment Documents	Planning Report prepared by BJK Planning, Revision 2, dated June 2024  Traffic Engineering Assessment Report, Proposed Stage 1 and 2 of Melton Christian Collage, dated May 2024.  Landscape Plan prepared by Jeavons, titled Landscape Design Development Melton Christian College Stages 1 and 2, dated 25 July 2024.

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

## Proposal Summary

3. The future development of Melton Christian College is proposed to occur in multiple stages as outlined in the Masterplan.
4. This application relates to the proposed Stages 1 & 2 development only which includes a new library, new classrooms and new senior resource centre to the north of the existing staff carpark. This application is for buildings and works only, no change to the land use as an education centre is proposed as part of this application. Land use for the site is governed by Planning Permit PA2020/7124/1 which was approved by Melton City Council. It is noted that this planning permit does not restrict student or staff numbers.
5. The proposal seeks to develop a new building on the site to provide educational spaces to support the needs of the school and its students.
6. The new two storey building is proposed to the northern portion (rear) of the site to be built in two stages and provides for additional learning spaces for the secondary school students and a library. The building is to be developed over two stages:
  - Stage 1 a two storey building with classrooms, staff areas and science labs and
  - Stage 2 a two storey library building.
7. The Stage 1 building has a height of 10 metres with movement areas at ground level and a veranda at the upper level. The building is to be constructed in blockwork with a pitched metal roof. Stage 2 is a proposed library building located to the eastern side of Stage 1. The library building will be two storeys with a maximum height of 13 metres and be constructed with a glass reinforced concrete facade, with blockwork and glazed curtain wall behind and a metal roof.



8. The building has substantial setbacks from the side and rear boundaries being over 30 metres from the western boundary, over 50 metres to the eastern boundary and over 60 metres to the northern boundary.
9. The development of Stages 1 & 2 includes provision of 19 additional staff car spaces within an expanded gravel staff carpark and a CFA hardstand access area. Vehicle access to the expanded staff carpark area will be consistent with the current staff vehicle access arrangement.
10. 30 new bicycle spaces are proposed. Landscaping and connections to existing pathways to the south are also proposed as part of the works.
11. The applicant has provided concept images of the proposal below:

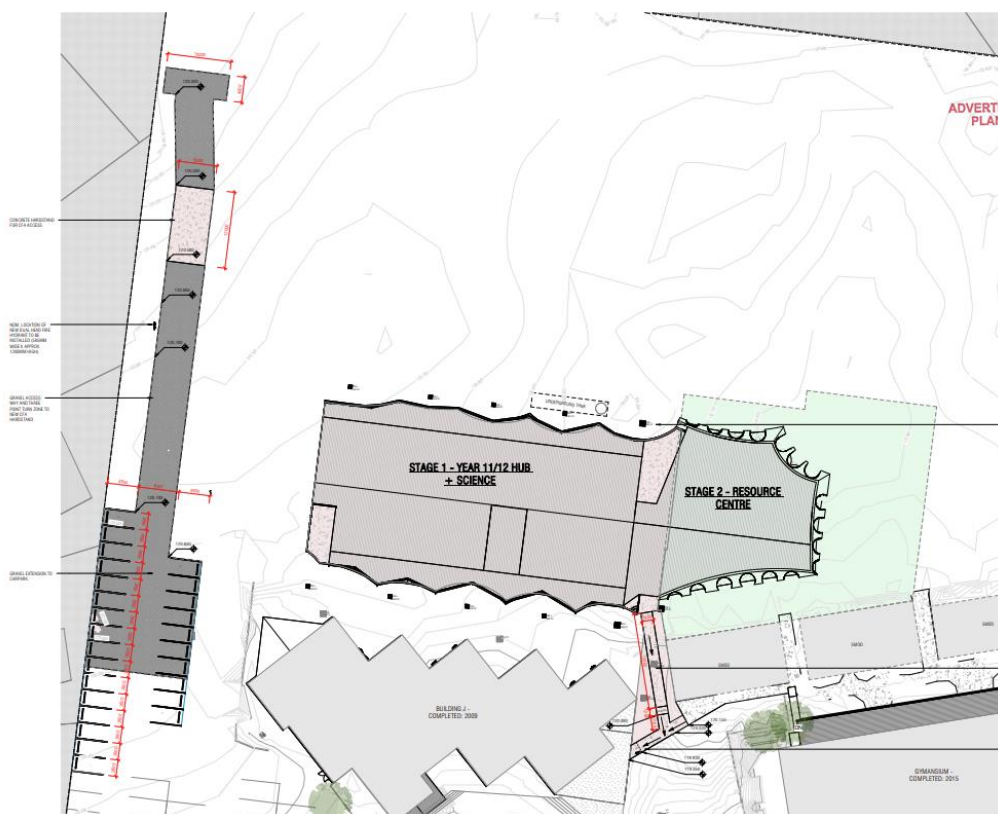


Figure 1: Overall development depicting Stage 1, Stage 2 and works to the car parking area

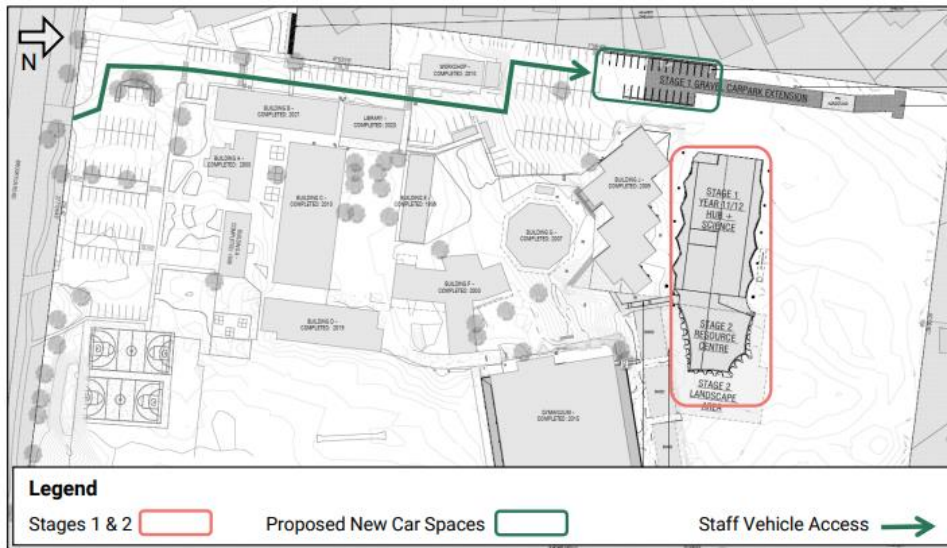


Figure 10: Proposed Development Area and Access Arrangements

Figure 2: access to the new car parking spaces.

**Stage 1**

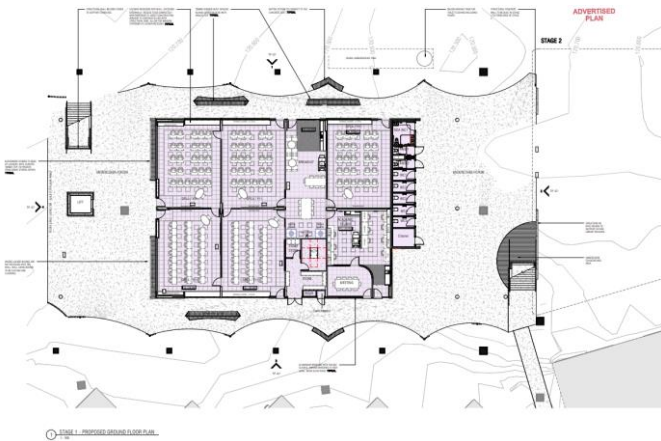


Figure 3: Stage 1: ground floor

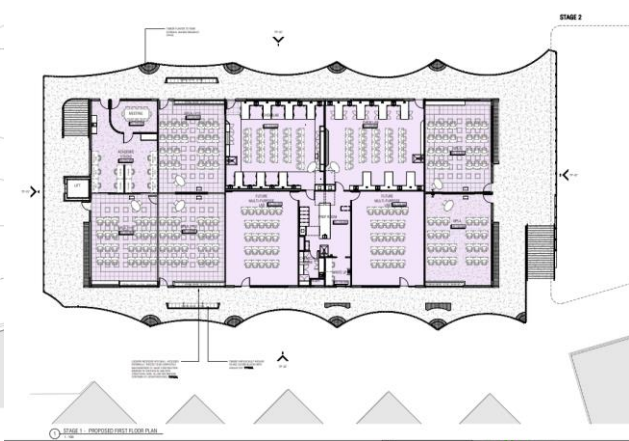


Figure 4: Stage 1: first floor

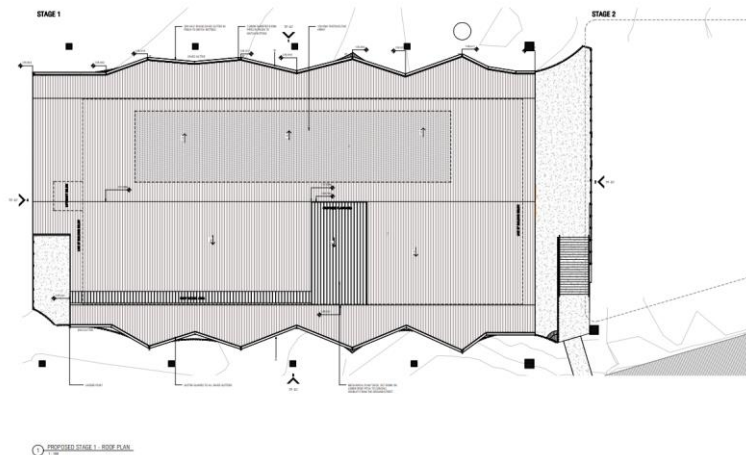


Figure 5: Stage 1: roof plan



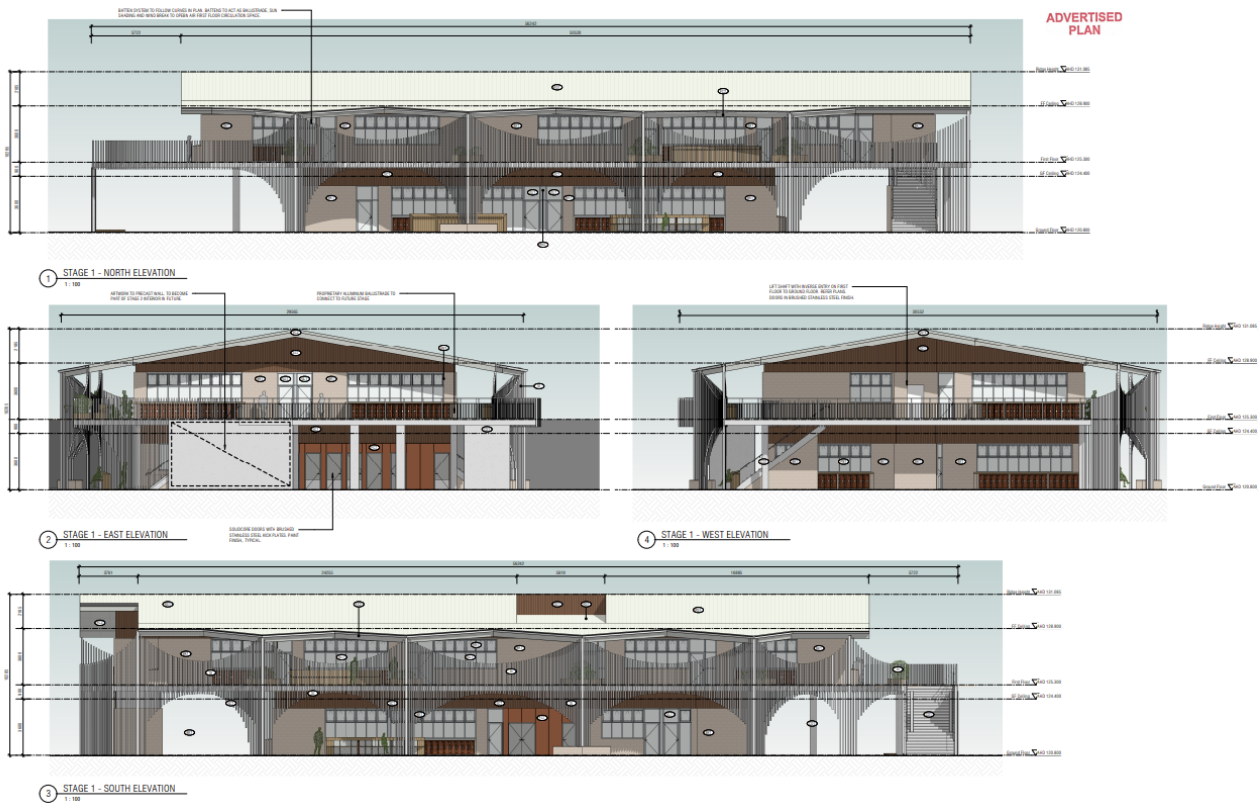


Figure 6: Stage 1: elevations

**Stage 2**

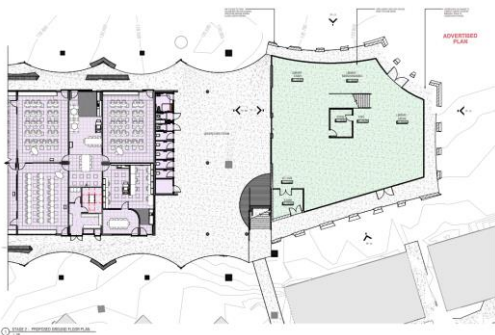


Figure 7: Stage 2: ground floor

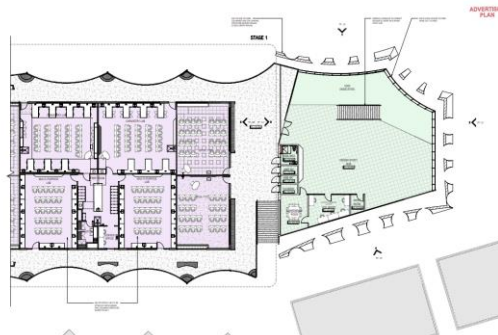


Figure 8: Stage 2: Level 1

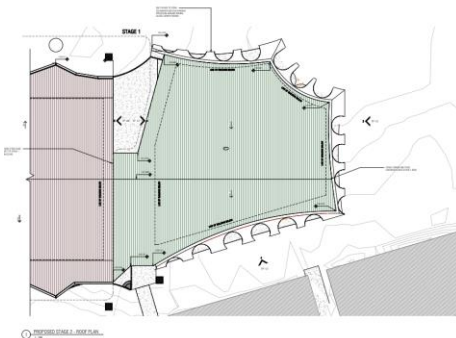


Figure 9: Stage 2: roof level

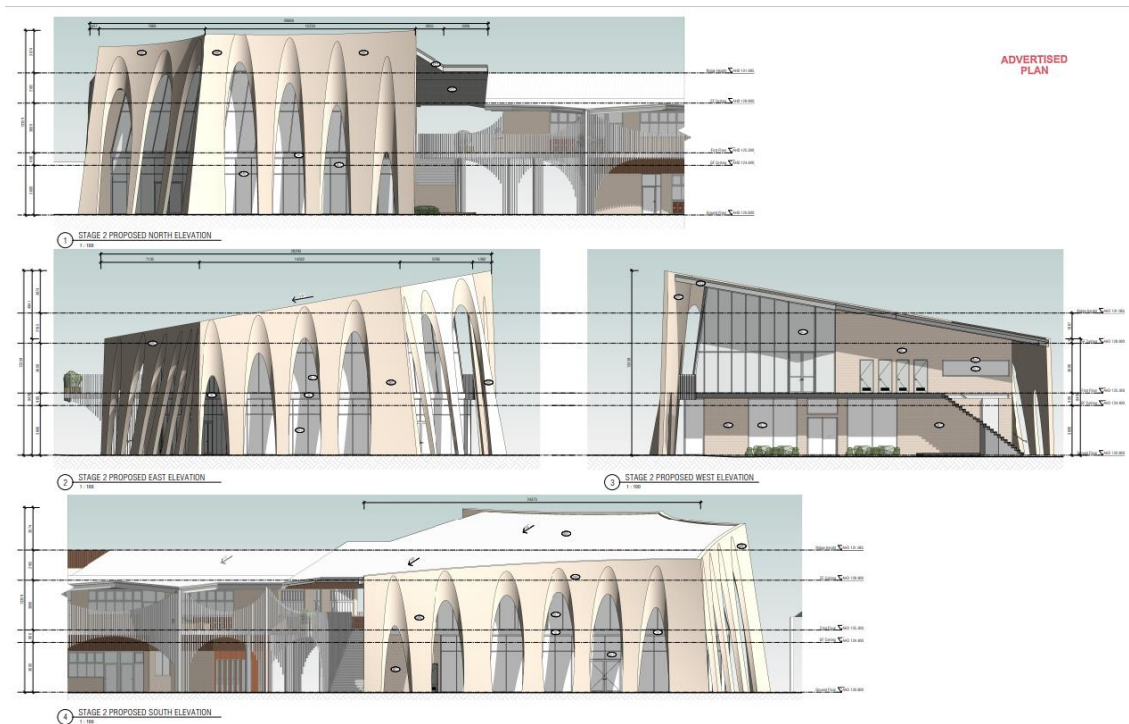


Figure 10: Stage 2: elevations

12. The applicant has provided the following concept image/s of the proposal:



Figure 11: Concept images of the proposed building

# Subject Site and Surrounds

## Site Description

13. The subject land is known as 152-156 Brooklyn Road Brookfield and is developed with the Melton Christian College P-12 campus. The title details are Lot 1 PS541958 and is not affected by any restrictions of covenants.
14. The subject land is located on the north side of Brooklyn Road, east of Cahill Drive, Brookfield.
15. The site has an area of 5.9 hectares and is developed with several existing school buildings.
16. Existing vehicle access to Melton Christian College has two (2) vehicle access connections with Brooklyn Road as follows:
  - Western Crossover – An entry only connection which accommodates left turn and right turn movements from Brooklyn Road.
  - Eastern Crossover – An exit only connection with accommodates left turn and right turn movements to Brooklyn Road. Right turn movements are prohibited between 8-9am and 3-4pm Monday to Friday (i.e. during peak drop-off and pick-up times).
17. Pedestrians have access to the site from the Brooklyn Road frontage, as well as from a side gate to Cahill Drive.
18. The applicant's Traffic Report details that *existing on-site car parking areas and the intended users are illustrated, below. The car parking areas are a mix of asphalt and gravel areas. Movement through the southern "parent carpark" has one-way restrictions from west to east, consistent with the access connections. Movements through north-south aisles are not restricted. There is an existing sign that instructs drivers that only staff and delivery vehicles are allowed to proceed further north into the red area shown in below.*

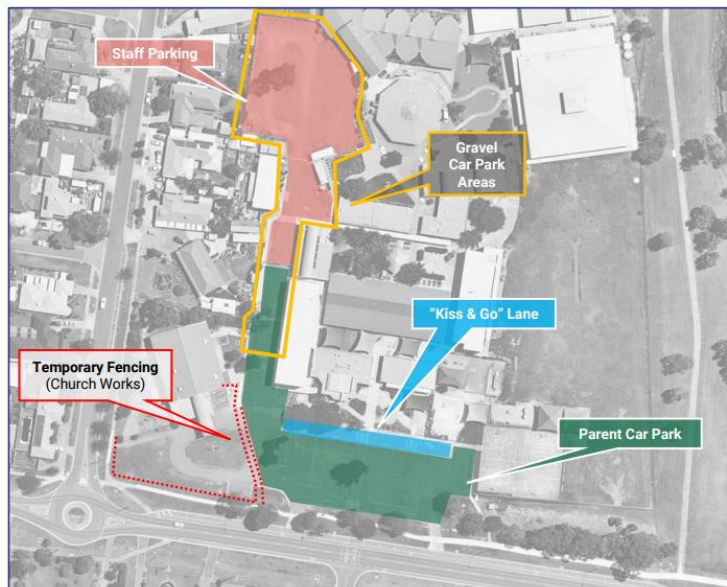


Figure 9: Site Car Park Areas

Aerial Source: MetroMap

Figure 12: car parking arrangements on site (source: applicant's Traffic Report, page 7)

## Site Surrounds

19. Land adjacent to the site to the north, west and south features existing residential development and land to the west is public open space abutting Arnolds Creek.
20. The buildings are setback from the side and rear boundaries being over 30 metres from the western boundary, over 50 metres to the eastern boundary and over 60 metres to the northern boundary.





21. Images of the site and surrounds are reflected in the images below.



Figure 2: Aerial Image

Source: MetroMap

Figure 13: arial image of the site (source: applicants Traffic Report, page 6)



## Municipal Planning Strategy

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

Clause	Description
<b>02.01</b>	<p>Context</p> <p>The key drivers of the economy are retail trade, education and training, construction, health care, manufacturing and public administration. The agriculture sector plays an important role across the economy although it is not a large employer in the region.</p>
<b>02.02</b>	<p>Vision</p> <p>Clause 02.02 (Vision) outlines Melton City's planning vision for a vibrant, safe and liveable City accessible to all.</p> <ul style="list-style-type: none"> <li>• A safe City that is socially and culturally connected, which people are proud to be part of.</li> <li>• A vibrant and healthy natural and built environment, where the natural environment is protected and enhanced for future generations.</li> <li>• A fast growing, innovative and well-planned City, where growth and development occurs in strategic, fair and sustainable way.</li> <li>• A City that promotes greater education and employment, resulting in a City that is rich in local employment and education opportunities.</li> </ul>
<b>02.03-7</b>	<p>Economic Development</p> <p>Clause 02.03-7 outlines that Melton City's economy will greatly benefit from improving its education sources and expanding its education sector (including its secondary schools, skills-based education, alternate forms of education and tertiary institutions), especially in the proposed Cobblebank Metropolitan Activity Centre.</p> <p>Planning for economic development seeks to:</p> <ul style="list-style-type: none"> <li>• Facilitate development that provides opportunities for local employment and education that are close to homes and are accessible by a variety of transport options.</li> </ul>
<b>02.03-9</b>	<p>Infrastructure</p> <p>Clause 2.03-9 outlines that currently, City residents do not have the same access to the level of services and infrastructure available to residents living in the inner or middle ring suburbs. Given the growing population, addressing this shortfall and the provision of development and community infrastructure is critical. Urban development needs to be staged, financed and managed to ensure that infrastructure is provided in an efficient manner.</p> <p>Planning for infrastructure seeks to:</p> <ul style="list-style-type: none"> <li>• Enhance educational and recreational opportunities through the provision of community infrastructure, including new schools and youth services.</li> </ul>

## Planning Policy Framework

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

Clause 11	Settlement
<b>11.01-1S</b>	<p>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'.</p> <ul style="list-style-type: none"> <li>• 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'.</li> </ul>
Clause 15	Built Environment and Heritage
<b>15.01</b>	<p>Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</p> <p>Clause 15.01-2L-01 (Environmentally Sustainable Development) applies to non-residential development and aims to 'achieve best practice in environmentally sustainable development from the design stage through to construction and operation'.</p>



Clause 15.01-5L-01 (Neighbourhood Character) has the following strategy:

- Design development to be consistent with the preferred character identified in the relevant character area outlined in the House Rules Housing Character Assessment and Design Guidelines: Character Statements and Guidelines (Planisphere, 2015).

The subject land is included in Garden Court 1 character area which is described as having the following attributes:

- *Garden Court 1 areas have streetscapes with a spacious feel that will be maintained into the future as change and renewal occur. The essential components of this sense of spaciousness, which will be maintained into the future, are*
  - *Ample visual separation between dwellings*
  - *Majority of the front setback used as permeable garden landscape*
  - *Front gardens are visible from the street, forming part of the street landscape*
  - *In some areas, an absence of expressed boundary between private and public realms.*

## Clause 19

### Education Facilities

Clause 19.02-2S (Education Facilities) seeks to assist the integration of education and early childhood facilities with local and regional communities. And further:

#### 19.02

- 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).
- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

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

## Zoning and Overlays

### Applicable Zone/s

25. Pursuant to Clause 32.09-2, a school is not listed in section 1 (permit not required) or section 3 (prohibited) and therefore falls under section 2 (permit required). The council have previously issued approval for use and development of the subject land as an education centre.
26. Pursuant to Clause 32.07-8, a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2.
27. Clause 32.08-14 Decision Guidelines of the General Residential Zone state that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

#### ***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.

### Applicable Overlays

28. None



## Particular and General Provisions

### Clause 53.19 – Non-Government Schools

29. 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

30. 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.



## Referrals

31. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
<b>Section 55 Referral – Determining</b>	Pursuant to clause 66.02-11 requires referral of an education centre to the Head, Transport for Victoria as a Determining Referral authority.	<b>26 June 2024</b> Letter dated 26 June 2024 confirmed that The Head, Transport for Victoria has considered this application and does not object to the grant of a permit.

## Municipal Council Comments

32. Melton City Council (the council) considered the application under delegation. Officer level comments were provided in a letter dated 8 August 2024 confirming City of Melton has no objection to the proposal.

33. Items discussed in the referral relate to:

- Overlooking

*The siting of the proposed buildings appears to be well setback from adjoining property boundaries, however despite these setbacks, given that the buildings are double storey, the Minister in determining the application should consider the use of obscure glazing or screening up to a height of 1.7m on upper floor windows and balconies to negate the potential for any overlooking into the rear yards of residential properties to the north, west and south-west of the site. This may give adjoining residents added comfort that their privacy will not be compromised by the proposal.*

34. In regard to overlooking, the proposed building has extensive setbacks from all boundaries shared with residential properties. These setbacks exceed 9m indicated in Clause 55 Standards for Overlooking. Therefore, it is not reasonable to compromise the internal amenity of this school building by requiring their windows to be screened.

- Upgrading of existing carpark

*Consideration should also be given to upgrading the current gravel car park to a fully sealed urban standard consistent with the car park standards at the front of the site, as the gravel car park, if not treated properly could cause offsite amenity impacts via noise and dust. It is not uncommon to expect that designated car parking areas be constructed to an urban standard.*

35. Requiring the applicant to upgrade other areas of existing car parking on the school site is beyond the scope of this application.

- Landscaping

*Similarly, the application seems to be a bit light on for landscaping around the proposed new buildings and the extended car park area. Additional landscaping to soften the impact of the new development should be included as a requirement of any approvals in accordance with a detailed landscape plan to be approved by the Minister prior to the commencement of any development on the site that is the subject of this permit. Consideration should also be given to have some canopy trees and landscaping in proximity to the extended car parking area to create a visual buffer between the car parking area, buildings and residential properties to the west of the site.*

36. A landscape plan is included in the documentation. Subject to the inclusion of Condition 1c, the proposed landscaping is considered sufficient for this application. Condition 1c - *Additional landscaping along the western boundary of the car park and adjoining the proposed new buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site.*

- Melbourne Water

*I can also advise that part of the land, to the east of the works area and adjoining the Arnolds Creek Reserve may be subject to inundation. Although this inundation is outside of the works area, it is still an important consideration, and you may want to consult with Melbourne Water on this application if you haven't already done so. It is noted that there is no statutory requirement to refer the application to Melbourne Water, so you may want to liaise with them on an informal basis, and consider any comments that they may have in relation to the application.*



37. Whilst it is acknowledged that there may be other overlays on adjoining sites, the subject site is not affected by any overlays, including a Land Subject to inundation Overlay, therefore there is no statutory requirement to refer this application to Melbourne Water.

38. Melton City Council offered comments for consideration.

Condition proposed	Included on permit	Discussion
<p><b>Amended development plans</b> Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:</p> <ul style="list-style-type: none"> <li>a) Upper floor windows and balconies to have obscure glazing or screens to a height of 1.7m along the northern, eastern and southern elevations to prevent overlooking into the rear yards of adjoining residential properties to the north, west and southwest of the proposed new buildings;</li> <li>b) The existing and proposed gravel car park to be modified from a gravel car park to a fully sealed, line marked and drained car park to an urban standard;</li> <li>c) <u>Additional landscaping along the western boundary of the car park and adjoining the proposed new buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site</u></li> </ul>	Partly	<p>Item A <u>will not</u> be included on the permit. The building is in excess of 9m from any adjoining neighbouring dwelling or area of SPOS.</p> <p>Item B <u>will not</u> be included on the permit as the applicant is not proposing to seal the car parking.</p> <p>Item C <u>will</u> be included on the permit as it is relevant to the buildings and works proposed.</p>
<p><b>Landscape</b> Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:</p> <ul style="list-style-type: none"> <li>a) Location and identification of all proposed plants.</li> <li>b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.</li> <li>c) A survey (including botanical names) of all existing vegetation to be retained and/or removed.</li> <li>d) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.</li> <li>e) Details of surface finishes of pathways and driveways. All species selected must be to the satisfaction of the Responsible Authority.</li> </ul>	No	<p>A landscape plan is included in the documentation. Subject to the inclusion of Condition 1c the proposed landscaping is considered sufficient for this application:</p> <p style="text-align: right;">1 c) Additional landscaping along the western boundary of the car park and adjoining the proposed new buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site.</p>
<p>The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority</p>	Yes	
<p><b>Car Park</b> Before the development starts, engineering plans and relevant design calculations for the proposed development must be submitted to and approved by the Responsible Authority. The engineering plans shall, as a minimum, comprise of the layout plan, the drainage plans, signage and line marking plans, pavement design plans and, where applicable, street lighting plans. All works within the site shall remain the property of the lot owner, except where it is located in an easement, and be maintained by the lot owner to the satisfaction of the Responsible Authority.</p>	Partly	<p>Street lighting plan is not required as car park extension is internal to the site.</p>
<p>All pedestrian access to buildings must be designed and constructed to comply with the Disability Discrimination Act.</p>	Partially	<p>This is included as a note to the permit</p>
<p>All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.</p>	Partially	<p>This is included as a note to the permit</p>
<p>Stormwater must not be discharged from the site other than by means of an underground pipe drain discharged to Council's maintained legal point of discharge.</p> <p>All on-site stormwater must be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from the driveway onto the footpath.</p>	Yes	
<p>The amount of hydrocarbon and other oil based contaminants discharged to Council drains must not exceed 5 parts per million.</p>	No	<p>This requirement is beyond the scope of this application.</p>
<p>Civil and landscape works must be fully constructed and completed to the satisfaction of the Responsible Authority prior to the commencement of use or occupancy, whichever comes first or applies.</p>	Partly	<p>Use is not relevant as this is a buildings and works application.</p>



All works associated with the development that is retained as the responsibility of the owner of the site to upkeep must be maintained in perpetuity to a standard that is to the satisfaction of the Responsible Authority. Otherwise, rectification works at the direction of and to the satisfaction of the Responsible Authority must be undertaken within a timeframe as directed by the Responsible Authority.	No	This matter is not considered necessary to include as a permit condition.
The premises must take all practical measures to contain possible noise, dust and odour from the property preventing any nuisance (noise, dust or odour) emanating from the property onto neighbouring properties. In regard to the possible noise that may occur the property must abide by the Public Health and Wellbeing Act 2008 and the Environment Protection Act 1974.	No	This requirement is beyond the scope of this application.
The operator under this permit must dispose of all waste in accordance with the Environment Protection Act 2017 and Environment Protection Regulations 2021.	No	This requirement is beyond the scope of this application.
Any food premises handling / storing food intended for sale and/or is involved in the sale of food must be registered under the Food Act 1984 through Council's Environmental Health Unit prior to trading. Food business must adhere to the Food Act 1984 and Australian New Zealand Food Standards Code.	No	This requirement is beyond the scope of this application.
The premises must connect to sewer.	No	This requirement is beyond the scope of this application.
<b>Construction Management</b> Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the: <ol style="list-style-type: none"> <li>Transport of materials, goods or commodities to or from the land.</li> <li>Inappropriate storage of any works or construction materials.</li> <li>Hours of construction activity.</li> <li>Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.</li> <li>Presence of vermin.</li> <li>In any way as determined by the Responsible Authority.</li> </ol>	Yes	Section f) is not considered necessary and can be deleted.
The development hereby approved must be managed to the satisfaction of the Responsible Authority so that the amenity of the area is not detrimentally affected, through the: <ol style="list-style-type: none"> <li>Transport of materials, goods or commodities to or from the land.</li> <li>Appearance of any building, works or materials.</li> <li>Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</li> <li>Presence of vermin.</li> <li>In any way as determined by the Responsible Authority.</li> </ol> In the event of any nuisance being caused to the neighbourhood by activities related to the use, the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance being undertaken.	No	This requirement is beyond the scope of this buildings and works application.  All use related conditions should be placed on the a permit.
Notes: <ul style="list-style-type: none"> <li>All drains contained within the allotment, except in drainage easements, must remain the property of the landowners and must not be taken over by Council for future maintenance.</li> <li>The permit holder must contact Council's Environmental Health Department to apply for registration under the Food Act, 1984.</li> <li>The Building must at all times comply with the requirements of the Building Act, 1993 and associated regulations</li> </ul>	Yes	

## 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): it is recommended that 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 Melton City Council. It is noted that the council has already been given notice of the application.
- Section 52(1)(d): it is recommended that notice be given to any other persons as the grant of the permit may cause material detriment to them:





- Owners and occupiers of lots adjoining the subject site as the grant of the permit may cause material detriment to them.

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

41. **No** objections have been received as of **24 September 2024**.



## Key Considerations

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

## Planning Policies

44. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
45. The application seeks to upgrade facilities associated with the existing school, 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).
46. The proposal is in accordance with the strategic policy direction for the Site and maintains land use compatibility with the surrounding area.
47. The proposal inserts a new built form through two stages and maintains generous setbacks to all Site boundaries, including Brooklyn Road and Cahill Drive, and responds to the low scale character of area.
48. The contemporary style of architecture and modest scale two storey built form is consistent with existing buildings on the Site and responds to the local context (Clauses 15.01- 2S and 15.01-5S).

## Zone

49. The applicant details that the school site was initially developed as a primary school in 1987 and the secondary school component was added in 1996 and has been providing an education option for the growing western portion of Melbourne since that time. The proposed extension will provide upgraded facilities to ensure Melton Christian College can continue to provide appropriate educational facilities
50. The proposal involves the continued development of Melton Christian College. The proposal meets the purpose of the GRZ to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
51. The proposal is an appropriate response to the relevant decision guidelines for non-residential use and development in the GRZ. The development is generally in accordance the orderly planning of the area and will not unreasonably impact surrounding residential and other land uses. The proposal seeks to add to an existing school site and will consolidate existing educational infrastructure in the west of Melbourne.
52. With regard to the Garden Court 1 character area stipulated in Clause 15.01-5I-01 Neighbourhood Character the proposed building meets these attributes by providing a school building that is respectful of the surrounding residential development through very generous side and rear setbacks from dwellings and the existing front setbacks of the school are maintained.

## Built Form

53. The proposed building provides additional learning space and staff areas to support ongoing student enrolments that match the population growth in western Melbourne.

The new building form is located to the rear of the site with considerable setbacks from the side and rear boundaries. The proposal will not be significant in the existing streetscape due to the 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.



54. The contemporary architectural style is in keeping with the existing/approved school buildings on the school site and will maintain the modern educational building style and character of the school. This will ensure a cohesive and legible character for the school site as a whole.
55. The proposed building is appropriately articulated with modern materials including masonry, concrete and metal cladding, a roof plane consistent with a library and classroom facility, and a mixture of colours. The use of various materials not only establishes the building's identity as an educational institution but also harmonises with the emerging architectural context. The extensive glazing across the building facilitates connection between the interior and exterior landscaping area.
56. The building has substantial setbacks from the side and rear boundaries being over 30 metres from the western boundary, over 50 metres to the eastern boundary and over 60 metres to the northern boundary.
57. 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. The balcony to the north of the classroom building proposes a taller, architectural balustrade with a minimum height of 1.5 metres that helps screen and filter long distance views as well as provide wind and sun protection.
58. In relation to overshadowing, the building setbacks are extensive and whilst no shadow diagrams are provided with the application, the shadow that would be cast from this two-storey building will be wholly contained within the school site.
59. The staged approach to the construction of the building is appropriate and logical to allow for funding to support the development.
60. The proposed siting, design, height, bulk, colours and materials are suitable for the location and nature of the use and are consistent with other school buildings existing on the broader school site, which responds to the decision guidelines of the GRZ and Clause 15.01-2S.

## Landscaping

61. A Landscape Plan has been prepared by Jeavons, titled Landscape Design Development Melton Christian College Stages 1 and 2, dated 25 July 2024. The landscaping will provide for a multi-purpose informal outdoor space to allow for outdoor teaching, assemblies and general play.
62. Landscaped areas are proposed to the east side of the proposed library which will assist with the integration of the buildings with existing areas of the school.
63. However, the landscape plan does not include landscaping around the extended car parking area. Melton City Council requested a condition requiring the following:

*Additional landscaping along the western boundary of the car park and adjoining the proposed new buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site.*
64. This requirement is considered suitable and will be included in the amended plans condition.



Figure 14: Landscaping plan

## Car Park Works

### Access, Traffic Movement and Circulation

65. The subject site has existing car parking areas located on the western boundary, abutting the rear of residential sites to the west. The location of the existing car parking area is logical and reflective of the overall Masterplan for the school site which seeks to facilitate the growth of the school.

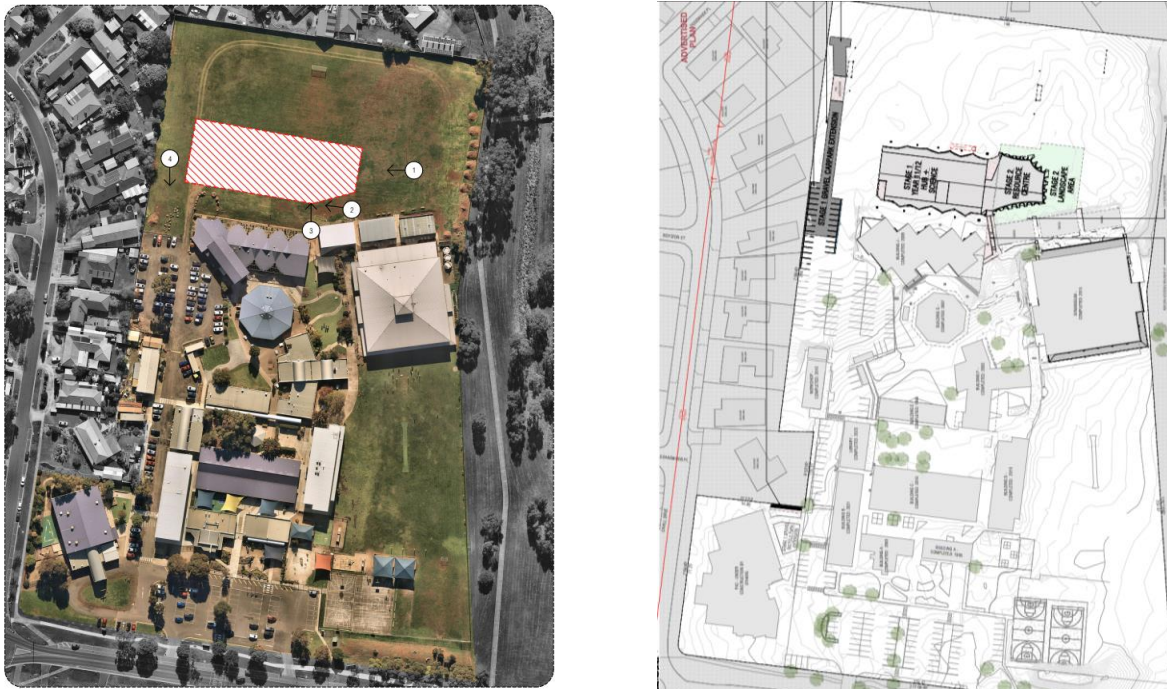


Figure 15: Comparing existing carparking located along the western boundary of the school with proposed extension of car parking area

66. The location of the extended car park is at the boundary with two neighbouring dwellings. The extension is minor in scope and a logical extension of the existing car park area, which has the same interface condition. To soften the works at this boundary Melton City Council requested a condition for the landscape plan to be updated to require:

*additional landscaping along the western boundary of the car park and adjoining the proposed new buildings, including the use of canopy trees to soften the impact of the development and add to the permeability of the site.*

This condition is considered reasonable and will be included on the permit.



67. 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. 30 new bicycle parking spaces are provided for on the plans. The subject site is very large and able to accommodate ample bicycle parking spaces should the demand require.
68. 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..
69. The traffic report submitted with the application has considered the impact to traffic generation resulting from the additional 19 car parking spaces.
70. To understand the existing traffic conditions for the on-site carpark areas, Traffix Group commissioned traffic surveys at the entry and exit connections to Brooklyn Road. The surveys were undertaken between 8am and 9:30pm and 2:30pm and 4pm on 16th April 2024. The surveys identified a peak hour between 8am and 9am and 3pm and 4pm for the morning and afternoon peak hours, respectively.
71. The report details that the proposed additional on-site car parking for 19 spaces is to be allocated for staff use only. Vehicle movements generated by staff parking at the school generally does not coincide with the peak drop-off and pick-up periods. Accordingly, traffic generated by the proposed additional staff parking is not expected to have any significant impact on traffic conditions during these peak periods.

72. The report concludes:

*the proposed development is expected to result in a relatively minor increase to traffic generation during peak periods associated with parent vehicle movement, but is not expected to worsen conditions on the surrounding road network noting the existing external traffic issues along Brooklyn Road due to the Coburns Road roundabout to the east.*

*the existing loading and waste collection arrangements are to be retained, and*

*there are no traffic engineering reasons why a planning permit for the Proposed Stages 1 & 2 Development at Melton Christian College - 152-156 Brooklyn Road, Brookfield, should be refused, subject to appropriate conditions.*

73. Vehicle access to the expanded staff carpark area will be consistent with the current staff vehicle access arrangement.
74. Head of Transport Victoria has reviewed the application and provided no objection. Melton City Council has also reviewed the traffic report and plans and raise no concern or objection. The council requested some planning permit conditions requiring final engineering design drawings for the car parking, to their satisfaction, which have been included on the permit. As such, the works to the car park can be supported.

## **Waste**

75. The submitted traffic report confirms no changes are proposed to existing loading and waste collection arrangements at the Melton Christian College.

## **Other Matters**

### **Cultural Heritage**

76. Under the Aboriginal Heritage Regulations 2018 there are two triggers both of which must be met for there to be a requirement for a Cultural Heritage Management Plan (CHMP). The two triggers are:
  - That the proposed works are a high impact activity.
  - That the works are in an area defined under the regulations as being an area of cultural heritage sensitivity and there has not been significant ground disturbance.





77. In this case, the subject land is in a mapped area of cultural heritage sensitivity however Regulation 46 (3) states the following:

- Despite sub regulation (1), the construction of a building or the construction or carrying out of works on land is not a high impact activity if it is for, or associated with, a purpose listed under sub regulation (1)(b) for which the land was being lawfully used immediately before 28 May 2007.

78. Based on the above no CHMP is required for the development.



79. The proposal is generally consistent with the relevant planning policies of the Melton Planning Scheme and will contribute to the provision of education services within the Brookfield area.
80. 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).
81. It is **recommended** that
- Planning Permit No. PA2402959 to construct a building and carry out works for a use in Section 2 of Clause 32.07-2 at 152-156 Brooklyn Road, Brookfield VIC 3338 be issued subject to conditions.
  - The applicant, Head Transport Victoria and the council be notified of the above in writing.

