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## Natalie Gray

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15th June, 2022

**ADVERTISED  
PLAN**

Mr Tom Gallagher  
Senior Planner  
Development Approvals and Design  
Department of Environment, Land Water and Planning  
PO Box 500  
EAST MELBOURNE 8002

Dear Mr Gallagher

### **OUR LADY OF SION COLLEGE – 1065 WHITEHORSE ROAD, BOX HILL**

I act on behalf of Our Lady of Sion College in lodging a planning application to increase the intensity of use by 46 students and 26 staff, building and works, tree, removal relocating an access adjacent to a Road zone, waiving car parking requirements and signage. Please forward an invoice for the fee. The following documents accompany the application.

- Application form
- MPL Certificate
- Certificates of title, title compilation plan and survey material
- Feedback from Angus Bevan at DELWP dated 13<sup>th</sup> December, 2021
- Feedback from Whitehorse Council dated 22<sup>nd</sup> and 28th March, 2022
- Architectural drawings prepared by Williams Ross Architects
- Landscape drawings prepared by ACLA
- Arborist's report prepared by Treelogic
- Traffic report prepared by Trafficworks
- Sustainability report prepared by Meinhardt, including BESS and SMP.
- Acoustic report prepared by Marshall Day Acoustics
- MUSIC report prepared by ACOR
- Survey material prepared by Cardno

### **Proposal**

The application includes an increase in students and staff. Student numbers will increase by 46 from 907 to 953. Staff on the site at any one time will increase by 26 from 85 to 111. As the increase in staff and students affects the whole campus, all titles have been included in the documentation. A title compilation plan is included to explain the tenure.

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Australia

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Our Lady of Sion College

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The major building works are located on the south east corner of the site, presenting to the intersection of Whitehorse and Dorking Roads.

Staff parking is modified within the frontage to accommodate the building. Trafficworks has assessed the requirements. As a result of the staff increase, additional parking is located to the north of the campus on an existing court. The court will remain configured for use before and after school and on weekends. The northern car park will be accessed by an additional driveway.

Tree removal and construction of buildings and works in the vicinity of significant trees is also proposed.

The relocated western access is also a planning trigger which will require referral to the Department of Transport as part of the assessment.

The proposal includes a minor waiver in the provision of car parking. The additional number of staff on the site at any one time is 26. The waiver is 7 spaces as explained in detail in the Trafficworks report.

A static backlit crest is positioned on the east façade. Approval is required for the crest as it is a sign. The sign complies with Australian illumination standards.

## **Consultation with Council**

The proposal has been provided to Council for comment and feedback dated 22<sup>nd</sup> and 28<sup>th</sup> March are attached. A meeting was held with Council's ESD consultant on 30<sup>th</sup> March, 2022. Eight matters have been raised by Council and are discussed below.

## Use

It is acknowledged the expansion of the school is rationalized and considered reasonable.

The traffic and parking impacts of the increase in student and staff are considered by Trafficworks. The student activity is focused towards the south of the site, away from housing. The new staff car park will reduce the amount of activity in the norther part of the campus.

## Urban Design

Council's support is acknowledged.

## Built Form, Layout and Setbacks

The objectives of the Garden Suburban Precinct are acknowledged. Reliance is placed on Clause 19.02-2S. School buildings need to be larger to serve their role. The College is ideally located on a main road to serve its function and limit the impact on residents to

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the north. The proposed works are not in a local garden setting. The works are within a school campus. The church on the east side of Dorking Road is also a dominant form. Both buildings bookend the south end of Dorking Road. The proposal properly announces the College and creates a strong entry to the residential area.

## Tree Impacts

The arborist's report prepared by Treelogic addresses all relevant issues. I note the advice relating to Tree 23. The building design has acceptable encroachment into the TPZ. The building is nominated for removal because the canopy will be severely compromised.

## Access

It is agreed that access must comply with relevant standards. Your advice in relation to the need for referral to the Department of Transport is understood.

## Car Parking

Council's position is noted. Trafficworks is of the view that the shortfall is reasonable. The pre-application advice from DELWP dated 13<sup>th</sup> December, 2021 is also noted. The DELWP advice was included in the information provided to Council as part of the pre-application process.

## Bicycle Facilities and End of Trip Facilities

Bicycle and end of trip facilities are addressed in detail by Trafficworks.

## ESD

ESD is assessed in detail by Meinhardt. Our consultant held a meeting with Council's ESD consultant on 30<sup>th</sup> March and has responded to queries.

## **State Planning Policy**

Clause 19.02-2S aims to integrate education facilities within local and regional communities. The strategies recognise that *secondary education facilities are different to dwellings in their purpose and function and can have different built form (height, scale and mass)*. The circumstances at Our lady of Sion are consistent with the policy. The College is located on a site which is significantly larger than lots in the surrounding area. The building works are required to properly serve the contemporary secondary education centre role and need to be larger in scale to integrate with the existing campus facilities. The development plan is respectful to surrounding uses given the community use opposite (church) and main road location. The proposed building works have no direct interface with housing.

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Clause 15 addresses sustainable development. Meinhardt has prepared SMP and BESS reports which ensure that the proposal incorporates energy efficient measures. ACOR has prepared a MUSIC report to addresses stormwater. The proposal consolidates the campus with the existing urban area.

## Local Planning Policy

*Clause 22.03 Garden Suburban Precinct 10*

The control and guidelines focus on the design and setbacks of dwellings. The proposal must be acknowledged as building works within an education facility campus on a main road, in an urban setting rather than as a dwelling in a garden setting. The materiality and scale of the building integrates well with the existing campus built form.

In the context of State policy and the immediate surrounds it is considered that the design response is very reasonable. Council's feedback on urban design is consistent with this view.

## Zoning

General Residential Zone Schedules 1 and 3. The General Residential Zone is appropriate in areas where of greater accessibility with more potential for higher densities and therefore more intensive built form.

Our Lady of Sion is an education facility which is a section 2 use. Buildings and works associated with an education facility require a permit under Clause 32.08-2.

All information is provided in accordance with Clause 32.08-11. Decision guidelines for non-residential use and development are included in Clause 32.08-13 and are addressed below.

*Whether the use or development is compatible with residential use.*

There is no change to type of use. The proposal includes rationalisation of an existing use. The building is designed to integrate into the existing campus, so as to enhance the locality.

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*Whether the use generally serves local community needs.*

Our Lady of Sion has served the local community since 1928. The proposal will ensure the College will continue to make a significant contribution into the future.

*The scale and intensity of the use and development*

There is only a marginal change to the intensity of use. The scale of development is consistent with educational facilities, taking into account Clause 19.02-2S.

*The design, height, setback and appearance of the proposed buildings and works.*

The building is designed to integrate into the existing campus, with proper accessibility between outdoor levels and adjacent buildings. The building materials are muted to integrate with the campus and neighbourhood character. The setbacks to the closest boundaries are deliberately proud to enhance the sense of place within a treed streetscape.

*The proposed landscaping.*

The proposed landscaping enhances the setting of the building and the College generally. The planting reinforces the sense of place.

*The provision of bicycle parking and associated accessways.*

Submissions include an assessment by Trafficworks.

*Any proposed loading and refuse collection facilities.*

There is no change to refuse and loading facilities.

*The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Submissions include an assessment by Trafficworks.

Also relevant are the decision guidelines for the schedules. In the case of Schedules 1 and 3 the decision guidelines are the same.

*Whether the proposal provides for an appropriate built form transition to properties in the Neighbourhood Residential Zone.*

The campus is located at the southern extent of a very large area zoned General Residential. Any transitional impact would more closely relate to an area zoned

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Neighbourhood Residential. The site relates far more to the community uses on the east side of Dorking Road and the main road location.

*Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.*

The proposed setback reflects the existing use as an educational facility and the importance of optimising activity on a highly accessible site. The planting has been carefully selected to enhance the setting.

*Whether there is sufficient permeable space that is not encumbered by an easement to enable planting of canopy trees.*

Every opportunity has been taken to plant trees. The site also benefits from extensive streetscape canopy planting.

*Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.*

The proposal includes as much tree retention and planting as possible.

## Overlays

*Environmental Significance Overlay Schedule 9*

The importance of the control is acknowledged and taken into account by Treelogic in preparing the arborist report.

## Particular Provisions

*Clause 52.05-3 Signage*

The works include a sign positioned on the east façade. An assessment against the criteria in Clause 52.03-8 is attached to this submission. Trafficworks addresses the traffic impacts of the proposed sign.

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*Clause 53.19 Non-Government Schools*

Clause 53.19 has recently been introduced into the Scheme to facilitate upgrades and extensions to non-government schools.

The clause applies to any application under any provision of the scheme...*to use or develop land for a...secondary school...on the same land or contiguous land in the same ownership as...a secondary school.*

The proposal is located on existing College land.

*Clause 52.29 Works Within a Road Zone*

A permit is required to alter an access in a Road zone. The Trafficworks report addresses the proposed access relocation to the west to ensure that it is satisfactory.

*Clause 53.24 Bicycles Parking and end of Trip Facilities*

These matters are addressed in detail by Trafficworks.

**Operational Provisions**

Clause 72.01-1 specifies the circumstances where the Minister for Planning is the responsible authority. In the case of Our Lady of Sion, the test in relation to land ownership is met as all development is on the same land. The value of proposed works is well in excess of \$3M.

Please contact me if you have any queries.

Kind regards,



**Natalie Gray**

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