



27 November 2021

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Department of Transport and Planning

Attn: Georgia Kay

GPO Box 2392

Melbourne VIC 3001

Dear Georgia,

Re: 92-96 Railway Crescent, Broadmeadows (Ref: PA2302319)

We refer to your correspondence dated 14 July, subsequent extensions of time and hereby submit the following information. The following documentation is also enclosed:

- Updated town planning report;
- Updated architectural plans;
- Easement beneficiary search;
- VCAT Order P1945/2018;
- Updated traffic assessment;
- Building services schematic design;
- Updated colours and materials schedule;
- Arborist report;
- Council approval to remove S173 Agreement
- Updated landscape plan;
- Flood risk assessment; and
- Updated sustainability management plan.

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Further Information:

1. An assessment of the proposed easement variation in relation to Clause 52.02 as well as the 'Barge test' is included within a revised town planning report attached to this response.
2. A beneficiary search undertaken by Feigl and Newell is attached to this response and details all affected parties in relation to the easement. Notwithstanding this, the variation sought has no direct impact on other parties. The landowners have ownership of contiguous properties and the variation would only impact land within their ownership.
3. An updated planning report is attached to this response. Specifically:
 - a. A revised permit trigger is listed in relation to the easement variation; and
 - b. Details of the proposed signage is included on the updated architectural plans and a detailed assessment included within the planning report. The signage does not meet the condition requirements associated with no permit trigger.

4. A copy of the VCAT Order for P1945/2018 is attached. As detailed, the Hearing was vacated and the matter settled via consent orders.
5. The existing community centre does not directly relate to the current application. The centre is in the same ownership as the proposed school and any amendments to existing permit/s (if required) will be sought via Hume City Council. The school will operate independently of the existing place of assembly and all car parking, bicycle parking, and required facilities are contained within the school grounds.
6. An amended traffic report has been prepared to:
 - a. Ensure consistency with staff and student numbers listed in the planning report. Expected staffing numbers are based on information provided by the current school and their anticipated staffing arrangements into the future.
 - b. Not rely on on-street parking. Statutory parking requirements are wholly satisfied within the site boundaries and proposed indented parking spaces are supplementary and will assist with school drop-off and pick-up.
 - c. Assess parking requirements. As detailed by the consultants, this is not done in isolation, as there is an existing sharing of car parks, though the statutory requirements for the school are satisfied.
7. Amended plans have been prepared and show:
 - a. Lot boundaries on each of the plans. Specifically, it is noted that:
 - i. The primary school is proposed over Lots 6 - 8 and part of Lot 9.
 - ii. The high school is proposed over Lots 1 - 5.
 - b. The totality of the primary school site (i.e. up to Lot 9) is included on the plans. The full extent of existing buildings is shown on Plan Ref: 08PB
 - c. Additional boundary setbacks are included on the plans.
 - d. The location and extent of any bin storage areas is shown on the site plans. It is noted that:
 - i. The primary school bin storage area is a freestanding storage area and elevations are included on the elevations within Plan Ref: 50PB. A detail of the screening (BA3) is included on Plan Ref: 53PB.
 - ii. The high school bin storage area is integrated into the built form and is shown on Plan Ref: 52PB.
 - e. A schematic services design is attached to this response and details anticipated sizes and locations. The location and sizes of external plant and equipment is reflected on the architectural plans. Each of the rooftop service areas is screened though it is not expected they will be visible from the street, as shown in the sight line diagram - refer Section BB and Section HH.
 - f. Details of service utilities are included on the plans and have been confirmed with the relevant service engineers and detailed within their schematic design.
 - g. As detailed within the traffic assessment attached to this response, the statutory parking requirements are associated with the provision of staff car parking. Accordingly, a dedicated area is not aside for drop-off/pick-up.
 - h. A colours and materials schedule is attached to this response.
 - i. Basement/parking levels are shown on elevations and section diagrams.

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- j. Fence details and elevations.
 - k. Street trees and indented parking bays are shown as proposed. This was not agreed to by Hume City Council prior to lodgement of the application, but on the basis there has been no objection through the referral process, it is considered an acceptable outcome. These works would be undertaken at the cost of the owner/school in accordance with relevant Standards before being handed over to the Council. The timing would be associated with the construction of each school, i.e. the indented bays associated with the primary school are to be constructed prior to occupancy of the primary school building.
 - l. No trees are shown over indented parking bays.
 - m. The number of bicycle parking spaces are summarised on the cover page, and also included on the landscape plan for clarity. Numbers are consistent with those reflected in the relevant reports (planning and traffic).
 - n. Section diagrams of each building are provided within the amended plans.
 - o. Additional setback dimensions are added to the plans, including the distance between east and west wings of the secondary school.
 - p. Dimensions of proposed boundary walls are added to the plans.
 - q. An overall site plan (Ref: 08PB) shows the proposal in relation to adjoining uses.
 - r. Trees on adjoining properties (as detailed in the arborist report) are included in the plans.
8. Signage details are included on the plans, including:
- a. The location and setbacks of signs shown on the respective floor plans for each school.
 - b. The inclusion of signage on the elevations.
 - c. Detailed signage elevations, including dimensions are included on Plan Ref: 53PB
 - d. Details of existing signage are noted within Section 6.7 of the town planning report.
 - e. Dimension strings are added to the elevations to determine the maximum signage height above ground level.
 - f. Details of lighting associated with the signage is included on Plan Ref: 53PB.
 - g. As detailed on Plan Ref: 53PB, signs are to be constructed as individual letters fixed / mounted to the surface behind and there is no overall structure.
9. Advice has been sought from a qualified arborist in accordance with the detailed request and is attached to this response. As detailed in the report, trees on adjoining properties can be retained.
10. An easement Plan (Ref: 09PA) is included within the amended plans and more clearly depicts existing easements and the extent of the variation sought.
11. The details of the Section 173 Agreement are no longer considered relevant to this application. As detailed in the attached consent from Hume City Council, the Council has approved the removal of the Agreement. The owners are in the process of having this formally removed from the Title.
12. The details of the Section 173 Agreement are no longer considered relevant to this application. As detailed in the attached consent from Hume City Council, the Council has approved the removal of the Agreement. The owners are in the process of having this formally removed from the Title.
13. Section 6.4 of the previously submitted town planning report has been updated and includes an assessment against the Framework Plan. Notably, this document is not identified as a Background or Incorporated Document into the Hume Planning Scheme.

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14. The previously submitted town planning report described the car parking as '49 + 10' in reference to the 10 indented parking spaces on the street. Whilst these spaces are still proposed, the reference has been removed from the town planning report for clarity and consistency.
15. An assessment against Clause 13.07-1S and Clause 17.03-1L is included in the updated town planning report attached to this response (refer Section 6.4).
16. An assessment against Clause 13.04-1S is included in the updated town planning report attached to this response. A Preliminary Site Investigation (PSI) was undertaken by Prensa and is attached to this response. As detailed, the site is unlikely to be impacted by contamination.

Preliminary Assessment:

A response to the matters raised in the preliminary assessment is as follows:

- The details of the Section 173 Agreement are no longer considered relevant to this application. As detailed in the attached consent from Hume City Council, the Council has approved the removal of the Agreement. The owners are in the process of having this formally removed from the Title.
- An assessment against Clause 17.03-1L is included in the updated town planning report and demonstrates the appropriateness of a school in this location. It should be noted that there is an existing school and childcare facility already operating on the subject land.
- As detailed in the arborist report, trees on adjoining properties are not unreasonably impacted and can be retained as part of the proposal. Refer to the arborist report for further details.
- The existing community centre does not directly relate to the current application. The centre is in the same ownership as the proposed school and any amendments to existing permit/s (if required) will be sought via Hume City Council. The school will operate independently of the existing place of assembly and all car parking, bicycle parking, and required facilities are contained within the school grounds.

Other:

A Flood Risk Assessment is attached to this response and is a response to Melbourne Water's referral response.

This response has adequately dealt with the matters raised by the Department and it would be appreciated where you can continue to progress the application.

Should you have any queries, please do not hesitate to contact me.

Regards,

Ahmed Osman
Director/Town Planner

Enc.

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