

# Assessment Officer Report

PA2402755 – 112 Ellscott  
Boulevard, Mickleham.



Officer Assessment Report  
Development Approvals & Design

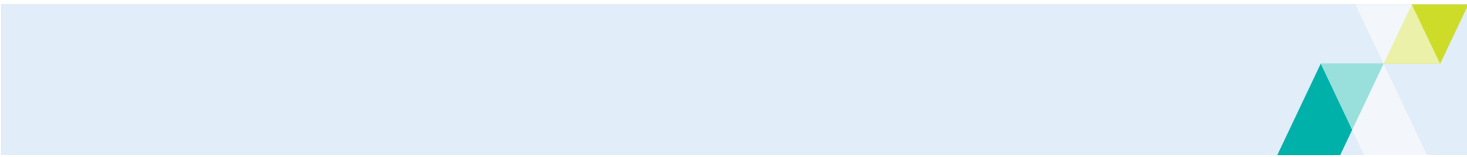


Department  
of Transport  
and Planning



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# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2402755		
<b>Received:</b>	20/02/2024		
<b>Statutory Days:</b>	68		
<b>Applicant:</b>	Darul Ulum College of Victoria c/- Niche Studio		
<b>Planning Scheme:</b>	Hume		
<b>Land Address:</b>	112 Ellscott Boulevard Mickleham		
<b>Proposal:</b>	Use and development of a non-government school and place of worship and a reduction in car parking requirements.		
<b>Development Value:</b>	\$ 26 m		
<b>Why is the Minister responsible?</b>	In accordance with Clause 72.01 of the Hume Planning Scheme, the Minister for Planning is the responsible authority for this application because it is for the use and development of land for a new primary and secondary school.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 37.07	Urban Growth Zone Schedule 4 (UGZ4) – Applied Zone: General Residential Zone 1	<i>Use the land for the purpose of education (non-government school)</i> <i>Construct a building or construct or carry out works associated with an education facility.</i> <i>Use of land for a place of worship</i>
<b>Overlays:</b>	Clause 45.06	Development Contributions Plan Overlay Schedule 4 (DCPO4)	N/A
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	<i>Reduction to the car parking requirements</i>
	Clause 52.34	Bicycle Facilities	Clause 52.34-1 – new use of land
	Clause 53.18	Stormwater in Urban Development	Clause 53.18-1 – buildings and works
	Clause 53.19	Non-government schools	
<b>Cultural Heritage:</b>	The land is not affected by cultural heritage.		
<b>Referral Authorities:</b>	Hume City Council – S52 notice		
<b>Public Notice:</b>	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: No objections have been received as of 31/05/2024.		
<b>Delegates List:</b>	Not Required		



## Application Process

1. The following planning permits for the use and development of the site (P22945) and Stage 1 (P23201) were approved by the Hume City Council and the school has constructed Stage 1.
2. The permit issued by council provides conditions associated with the use of the site including student numbers and numbers of patrons for the Place of assembly.
3. This application seeks to combine approval for use and staged development of the school in one planning permit, to facilitate streamline planning approval through one process.
4. The relevant permit conditions provided by the permit issued by Hume City Council will be included in the permit issued to ensure there is consistency between the two permits.
5. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	20/02/2024
Further information requested	07/03/2024
Further information received	24/04/2024
Decision Plans	<ul style="list-style-type: none"><li>• Plans prepared by <b>graypuksand Architects</b>, titled 'P1' and dated <b>07/09/2020</b>.</li><li>• Landscape Masterplan, prepared by Site Image Landscape Architects, Issue G, dated 19.02.2021</li></ul>
Other assessment documents	<ul style="list-style-type: none"><li>• Stormwater Management Report, prepared by Adams, dated 19/04/2024</li><li>• Traffic report memo, prepared by One Mile Grid, dated 12/10/2020.</li><li>• Updated swept paths prepared by One Mile Grid.</li><li>• Sustainable Design Assessment, prepared by BSE, dated 3 April 2024.</li><li>• Traffic Management Plan, date Marc 2021</li><li>• Operational details, prepared by Niche Studio,</li><li>• Waste Management Plan, prepared by One Mile Grid, dated 11/09/2020</li><li>• Traffic Impact Assessment, prepared by One Mile Grid, dated 17/04/2020</li></ul>

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

## Proposal Summary

7. Planning permit application PA2402755 proposes to undertake a staged masterplan for the use and development of land for a non-government primary and secondary school (accommodating prep to Year 12).
8. The masterplan foreshadows stage the development of the school over the next 10 years with staff numbers, student numbers and new buildings expanding over 7 stages. It will replace the existing approvals that have been acted upon in the construction of stage 1 of the school.



9. More specifically, each stage will accommodate the following:
- a. Stage 1a – P-4 Co-educational building (Part A) and parking. (Constructed)
  - b. Stage 1b – P-4 Co-educational building (Part B) and parking.
  - c. Stage 2 – Year 4-6 boys – specialist facility and male outdoor sports field.
  - d. Stage 3 – Administration building and parking.
  - e. Stage 4 – Year 5-8 girls – specialist facility and female outdoor sports field.
  - f. Stage 5 – Canteen, shared facility (indoor pool, multipurpose hall and indoor courts) boys and girls LRC and outdoor hardcourt.
  - g. Stage 6 – Year 9-12 boys and specialist facility, Year 9-12 girls and specialist facility.
  - h. Stage 7 – Prayer hall (ancillary facility)

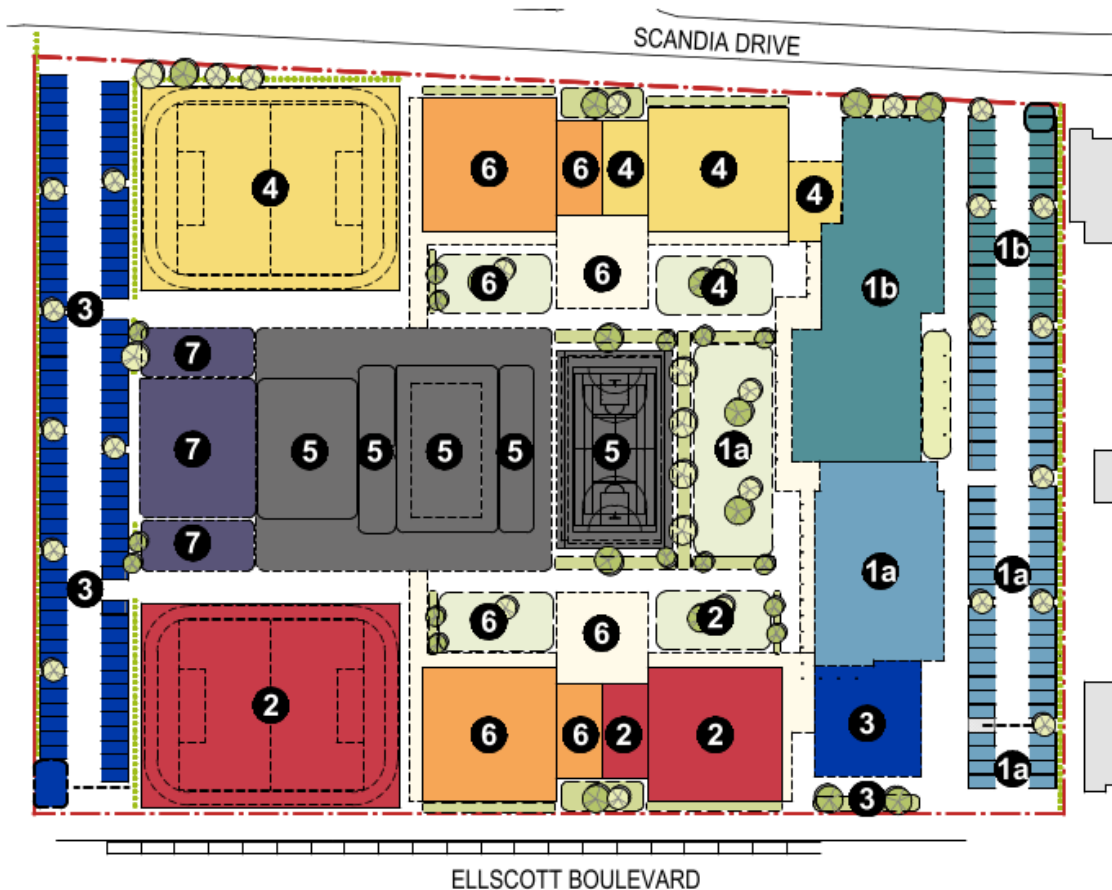


Figure 1: Staging Plan

10. The school will be commonly known as “Darul Ulum Academy” and includes a place of worship as part of the religious school.
11. The proposed hours of operation for the school prep to year 12 are as follows:
- Monday – Thursday 8.20am – 3.50pm
  - Friday – 8.20am – 3.35pm

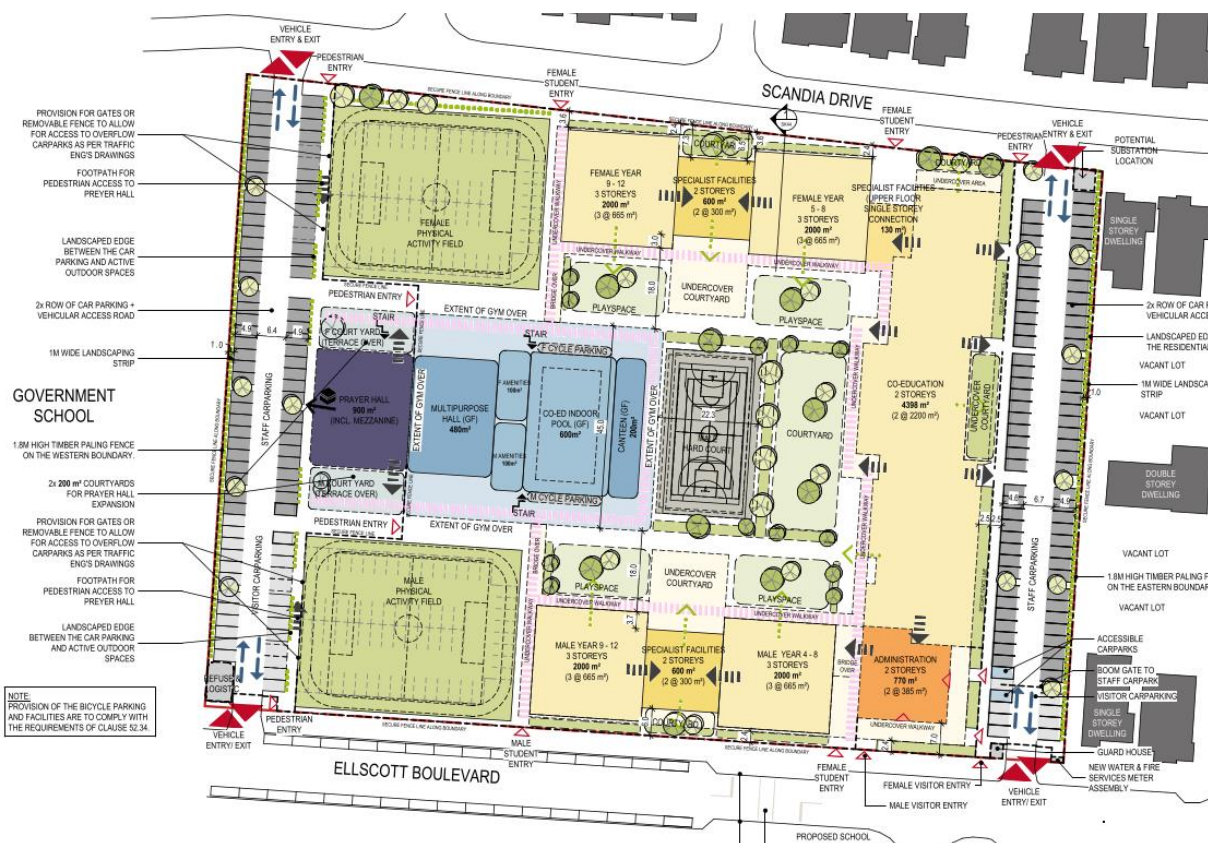


Figure 2: Masterplan for "Darul Ulum Academy" fully developed.

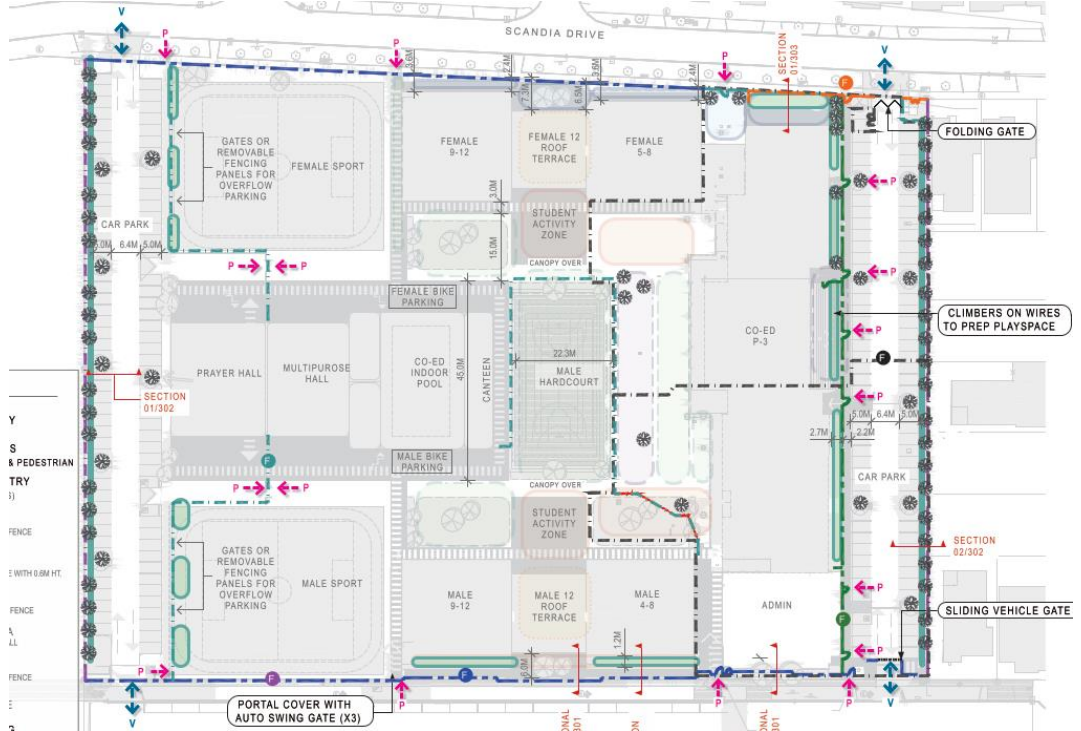


Figure 3: Landscape Plan



12. The proposed hours of operation for the Prayer Hall (Place of Worship) which will be open for 5 prayer sessions a day between 5.00am – 11.30pm are as follows:

- Morning 5am – 6am
- Afternoon 12.20pm – 2pm
- Afternoon 3.30pm – 5pm
- Sunset 5pm – 8.30 pm
- Evening 6.30pm – 11pm

13. Stage 1 of the school has been approved by Hume City Council under a separate permit (P23201) and constructed.

14. Detailed design has been undertaken for Stage 2a, 2b and 3a (male junior school), which will involve:

- a) The delivery of a three-storey school building, comprising of maximum building height 13.8m.
- b) Stage 2A – male year 4-8 consisting of 2,223m<sup>2</sup> floor area.
- c) Stage 2B – specialist classrooms (male) consisting of 760m<sup>2</sup> floor area.
- d) Sate 3A – male year 9-12 consisting of 2,223m<sup>2</sup> floor area.
- e) Landscaped outdoor area.

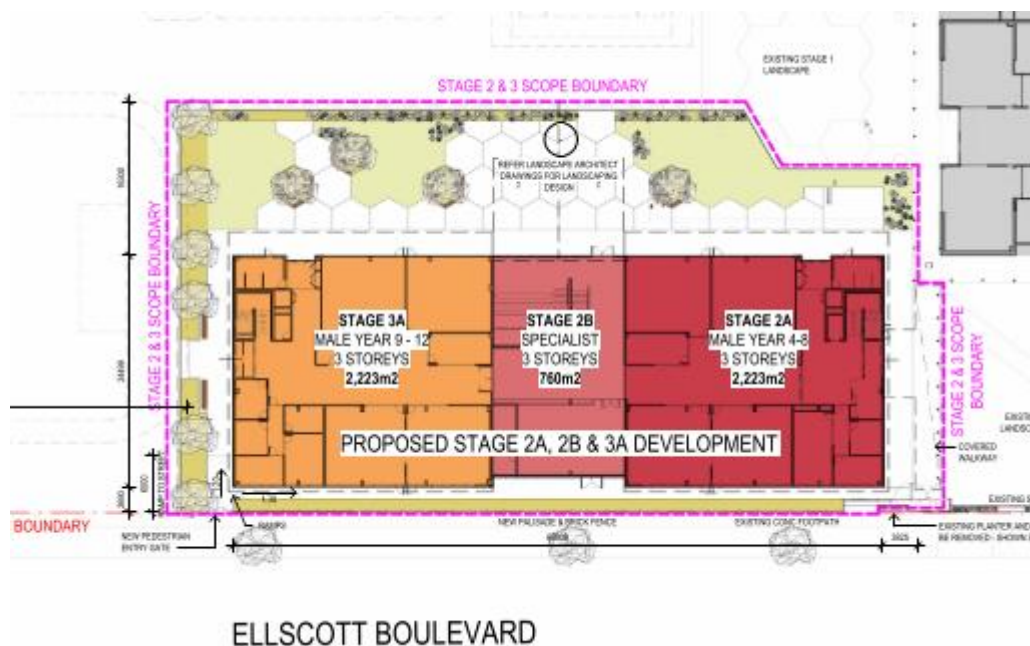


Figure 4: Stage 2 & 3





*Figure 5: Northeast Elevation*



*Figure 6: Southeast Elevation*



*Figure 7: South Elevation*

# Subject Site and Surrounds



## Site Description

15. The site is located within the planned Southern Local Town Centre of the Merrifield West PSP. The site is located between Scandia Drive (north) and Ellscott Boulevard (south).
16. It is a large (approximately 2.6 ha) and currently has the completed Stage 1 school buildings and associated landscaping and car parking.
17. The land is in an emerging area, with substantial housing development and the construction of the Yubup Government Primary School within the immediate vicinity.

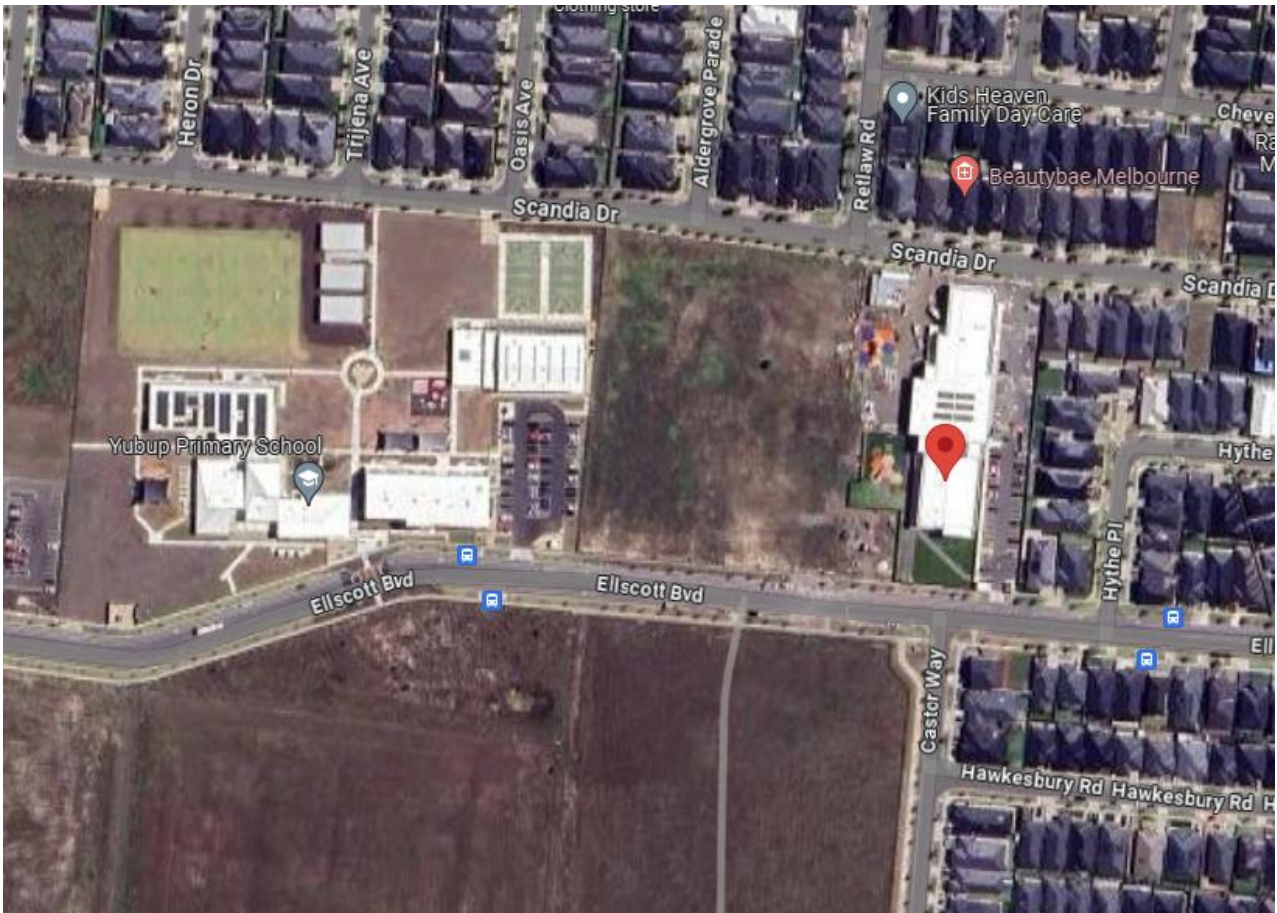


Figure 8: Surrounding context to subject site

18. The surrounding area is characterised by typical growth area residential subdivision including single and double storey dwellings.
19. The copy of title shows a planning notice, pursuant to Section 201UB *Planning and Environment Act 1987*, which was registered on title by the Victorian Planning Authority (VPA) on the 30 August 2010. Section 201UB specified that the VPA “*must lodge...an application to record a notification on a folio of the Register relating to land in respect of which a growth areas infrastructure contribution may be payable.*”



## Municipal Planning Strategy

20. 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 <i>'To be a sustainable and thriving community with great health, education, employment, infrastructure and a strong sense of belonging. This will be achieved by:</i> <ul style="list-style-type: none"><li><i>Valuing education and lifelong learning.</i></li><li><i>Acknowledging and celebrating the diversity of Hume people.'</i></li></ul>
02.03-1	Settlement – Hume Corridor <ul style="list-style-type: none"><li><i>Develop the Hume Corridor to be a sustainable urban area with high quality development in new growth areas.</i></li><li><i>Sequence development so that it provides communities with access to local infrastructure and services when they move into new housing.</i></li><li><i>Facilitate improved street networks and pedestrian amenity to create walkable communities.</i></li></ul>

## Planning Policy Framework

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

Clause 11	Settlement
11.03-2S	Growth Areas
Clause 15	Built Environment and Heritage
15.01-2L-03	Environmentally sustainable design – Hume <i>To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.</i>

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

## Zoning and Overlays

### Applicable Zone/s

23. The subject site is located within an Urban Growth Zone, Schedule 4 (UGZ4) with an applied zone of General Residential Zone

24. A planning permit is required to construct a building or construct or carry out works in accordance with 37.07-4. The purpose of the Urban Growth Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.*
- To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.*
- To contain urban use and development to areas identified for urban development in a precinct structure plan.*

- To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.
- To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.

25. Pursuant to Clause 37.07-1 of the UGZ4, a planning permit is required to use the land for a primary and secondary school.
26. Pursuant to Clause 37.07-11, a planning permit is required to construct a building or carry out works associated with a primary school and a secondary school on land shown as a non-government school.
27. The following sections include a discussion of how the proposal responds to these requirements.

### Applicable Overlay/s

28. The site is subject to Development Contributions Plan (DCP) which sets out the shared infrastructure costs and works across the PSP.
29. As outlined in Clause 45.06-4, the proposed non-government school is excluded from a developer contributions plan.

## Particular and General Provisions

### Provisions that Require, Enable or Exempt a Permit

#### Clause 52.06 (Car Parking)

30. Clause 52.06-1 applies to the new use of land.
31. Before the use commences, the number of car parking spaces under Clause 52.06-5 must be provided to the satisfaction of the Responsible Authority.
32. Clause 52.06-5 requires the following car parking requirements for the proposal:

Planning Scheme Categorisation	Parking Rate	Requirement	Supply
Primary School	1 space each employee that part of the maximum number of employees on the site, at any time	Up to 65 staff – 65 <b>car spaces</b>	As part of Stage 1 the proposal will provide 85 car spaces.
Secondary School	1.2 space each employee that part of the maximum number of employees on the site, at any time	Up to 75 staff – 90 <b>spaces</b>	
Place of assembly	0.3 space to each patron permitted.	Up to 1050 patrons (maximum for large religious events) and 660 maximum all other times – <b>315 spaces</b>	92 car parks will be delivered as part of Stage 3.  When fully developed the campus will provide 177 spaces (excluding spaces for pick up and drop off)

33. The application has been submitted with a Car Parking Demand Assessment, prepared by One Mile Grid, dated 17 April 2020 which provides the following information:
- The site is located within the PSP and is located within the catchment where people will walk to the school and the prayer hall.
  - The school has proposed staggered operating hours.



- Has provided a peak demand for the school in pick up and drop off times.
- The operating hours of the prayer hall, including patron numbers which fluctuate from less than 30 to 1050 for large religious events (infrequent)
- Traffic management techniques to be implemented by the school.
- Availability of on-street parking for school drop off and pick up.

34. The reduction in car parking rate can be supported in this location as the site is easily accessible by both foot and bicycle and the site is serviced by public transport. The school provides car parking for teaching and administrative staff but cannot provide sufficient car parking on site for the additional use of land for a place of assembly for large events.
35. The applicants have submitted a plan demonstrating overflow car parking spaces for large events to be held at the place of assembly which will be located on both the male and female sports fields. These additional areas will provide an additional 68 parking spaces on each field, resulting in an additional 136 parking spaces located on site for large events. However, it is noted that a high demand for parking will occur at very limited times of the year. Traffic movements and parking demand associated with prayer times are varies and occur at well-spaced throughout the day.

**Clause 52.34 (Bicycle Facilities)**

36. Clause 52.34-1 specifies that a new use of land must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Planning Scheme Categorisation	Parking Rate	Requirement	Supply
Primary & Secondary School	1 space to each 20 employees 1 space to each 5 pupils over year 4 (Primary School) 1 to each 5 pupils (Secondary school)	140 staff – <b>7 spaces</b> 1365 students – <b>68 spaces</b>	Bicycle parking is proposed as part of Stage 5.
Place of Assembly (Place of Worship nested within)	1 to each 1500 sqm of net floor area for employees. 2 plus 1 to each 1500 sqm of net floor area for visitor.	900 sqm of net floor area – <b>1 space</b>  900 sqm of net floor space – <b>2 spaces</b>	

37. The proposal includes bicycle parking to be provided as part of Stage 5 as shown on the Masterplan for both male and females. This does not show any bicycle parking to be provided as part of the Stage 2 & 3.
38. It will be a condition of permit requiring the masterplan is revised to clearly show the allocation of bicycle storage, including the number of spaces provided on both the masterplan and the architectural plans for Stage 2 & 3.

**Clause 53.19 (Non-government Schools)**

39. Clause 53.19 applies to the use and development for a new primary and secondary school 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.
40. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.



## Referrals

41. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 52 notice	Hume City Council	18/06/2024

## Municipal Council Comments

42. The **Hume** City Council (the council) considered the application and provided the following comments.

- *Thank you for the opportunity to review the application documents for application PA2402755 - 112 Ellscott BVD, Mickleham. We are pleased to confirm that Hume City Council does not object to the proposed application. The application appears to be generally in accordance with the endorsed masterplan (dated 3 November 2021) for the subject site, approved by Council under P22945 dated 5 February 2021.*

## Notice

43. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

44. The applicant was directed to give notice by way of erecting two signs on the site and notifying adjoining owners and occupiers.
45. No objections have been received.



## Strategic Direction and Land Use

46. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations, delivers education facilities to assist the integration of education within communities.
47. More specifically, it is an objective of Clause 19.02-2S to facilitate the establishment of primary and secondary schools to meets the existing and future education needs of communities.
48. In this context, it is considered that the new primary school and secondary school and place of assembly on the subject site is strongly supported, noting the site is appropriately located within the emerging suburb of Mickleham, which has experienced significant growth facilitated by the Merrifield West PSP.
49. Furthermore, when the masterplan is assessed against the relevant decision guidelines of the Urban Growth Zone, the following is noted:
- The school is appropriately located within an established residential zone and will not detract from the character of the surrounding residential area, having regard to the precinct structure plan for the area.
  - The masterplan demonstrates that when the school campus is fully developed, subject to conditions, it will be capable of providing sufficient car parking, bicycle parking and waste provision.
  - Locating the new primary and secondary school on the site is consistent with the strategic vision as set out within the PSP as the land is nominated for a future non-government school. It is considered that the provision of a new school will complement the forecasted growth within the precinct.
  - When fully developed the built form will be complementary to the scale of the surrounding residential area. The mix of two and three storey built form is separated from residential properties by Scandia Drive and Ellscott Avenue. This is supported by landscaping along each of the boundaries.
  - The proposal incorporates landscaping opportunities throughout the campus, which will ensure that the school is compatible with the surrounding residential development and provide green spaces within the campus.
  - When fully developed, the amenity of the area will not unreasonably be impacted by traffic generation or noise, subject to conditions.
50. It is noted that conditions will be imposed on any permit to issue to ensure that the staging of the masterplan is undertaken in an orderly and efficient manner.
51. Accordingly, it is considered that the use of the land for a non-government school (primary and secondary) is appropriate.

### Place of worship

52. The provision of a place of worship within the school grounds is supported by Clause 19.02-4S which aims to provide fairer distribution of and access to, social and cultural infrastructure.
53. The place of worship is also well integrated into the layout and design of the school, with direct access to the street.
54. It is noted that conditions will be imposed on any permit to issue to ensure that the use of land for a place of worship will not have any amenity impacts on adjoining land uses.

## Staged Masterplan - Buildings and Works

55. The proposal sees a planning permit for a masterplan to deliver 'Darul Ulum Academy' over seven stages of the development. The masterplan envisages a maximum of 1365 students and 140 full time staff, accommodated in approximately 11 buildings, including the place of worship.





56. The new buildings are predominately 2 to 3 storey in height. The entrances to the school are split with female entrance for years 5-12 from Scandia Drive and the male entrance for years 5-12 from Ellscott Boulevard and the Junor School (already constructed Stage 1) accessed via both street frontages.

57. The masterplan proposes the following:

- New car parking areas to be constructed along the eastern and western boundaries. The eastern boundary car park adjacent to Stage 1 has been constructed and the proposed western carpark to be constructed as part of later stages. The carparking can be accessed via both Ellscott Boulevard and Scandia Drive allowing vehicles to pass through the site when dropping students off.
- Co-education building for prep – Year 4
- Administration building.
- Male Year 4-8 and Male Year 9-12 building (southern boundary)
- Male physical activity field (southern boundary)
- Female Year 4-8 and Female Year 9-12 (northern boundary)
- Female physical activity field (northern boundary)
- Central hard court.
- Co-education indoor pool.
- Co-education multipurpose room.
- Place of worship.

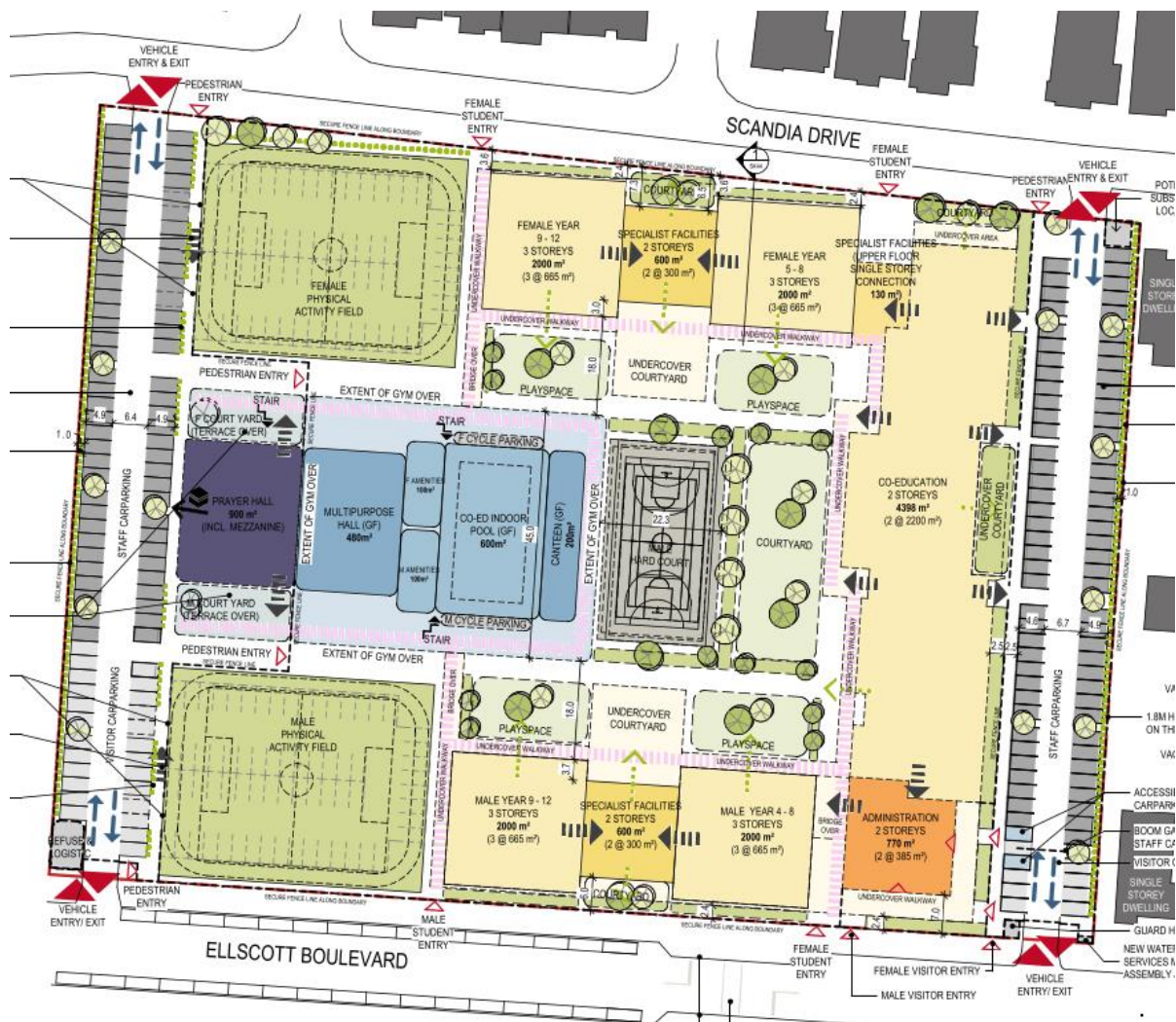


Figure 9: Masterplan

58. The masterplan shows two separate school entrances for the male and female students, with multiple pedestrian entry points along both Ellscoth Boulevard and Scandia Drive.
59. It is noted that Stage 1 was approved via a permit issued by Hume City Council (P22945) and has been constructed.
60. Clause 19.02-2S recognises that primary and secondary school facilities are different from residential dwellings in their purpose and function and can have a different built form (including height, scale and mass).
61. In this context, the buildings and works, and overall layout has been fully assessed and the following is noted:
- The siting of the buildings will create a layout which is conducive to a school campus which caters for specific religious requirements, whilst allowing for the provision of landscaped areas internal to the site which provide landscaping opportunities including canopy tree planting.
  - The proposal has made sufficient provision for car parking on the site with dedicated entry and exit points which will ensure that vehicle movements are safe and efficient and avoids contact with future visitors, staff and students.
  - Detailed plans for the remaining stages have not been provided (this will be addressed as permit conditions). However the master plan indicates that the buildings will be between 2-3 storeys in height.

- Stage 1 has already been constructed including the car parking along the eastern side of the property.

62. The approval of the masterplan will provide the council and surrounding property owners and occupiers with a clear understanding of the anticipated future use and development of the school.

63. Furthermore, the masterplan sets up a framework to guide the future development of the school in line with current planning scheme provisions and the PSP.

## **Staged Masterplan – Car Parking, Bicycle Facilities and Waste Management**

### **Car Parking and Vehicle Access**

64. As outlined above, the proposal generates a maximum statutory parking requirement of 155 car parking spaces for the primary and secondary school uses (65 for the primary school component and 90 for the secondary school component).

65. The proposal for a place of worship (nested under 'place of assembly') generates a car parking rate of 315 car parking spaces with 177 provided. The proposed use for a place of assembly is unable to provide the statutory parking rate and requires a reduction to be considered as part of this application.

66. The application was provided with a Car parking Demand Assessment which provides the following key aspects of the proposal:

- The location of the site within the PSP allows for the catchment of students to walk to school and the prayer hall.
- The proposed operating hours of the school including staff numbers, staggered start and finish times for students of different year levels.
- Operating hours of the prayer hall, including the patron numbers which fluctuates from less than 30 (frequently) to 1050 for large religious events (infrequent / rare).
- Consideration of the frequency of large religious events.
- Regards to prayer times and expected patrons and school hours, being lower than the statutory rate.
- Traffic management techniques to be actively implemented by the school.
- Availability of on-street car parking opportunities.

67. The proposed school location is within the designated town centre which ensures the road network can accommodate a range of access to the school apart from vehicular access, this includes cycle and shared path infrastructure.

68. The reduction in car parking can be supported subject to conditions which will include the management of car parking during school hours and for special religious services including the addition of overflow car parking to be provided for special religious events within the school grounds.

### **Waste Management**

69. A waste management plan was submitted as part of the application, which identifies that the school will utilise a private contractor for a weekly bin collection.

70. The WMP identifies that the school requires approximately six bins (four 1,100lt garbage and two 660lt recycling) bins for the currently constructed stages of the school.

71. The application will be required to submit an updated WMP to include waste volumes for Stage 2A, 2B and 3A as part of the documents for endorsement.

72. The plans show a dedicated waste storage area to be built at the later stage of the school. The waste/refuse area is located at the south west corner of the western car park. The waste area is located away from the main part of the school and waste vehicles have the ability to drive in from either Scandia Drive or Ellscott Boulevard and exit from the site in a forward direction.
73. Earlier stages of the school have been provided with a temporary waste/refuse area located within the eastern car park with a dedicated bin storage area. This area will be returned back to car parking when the school is completed.

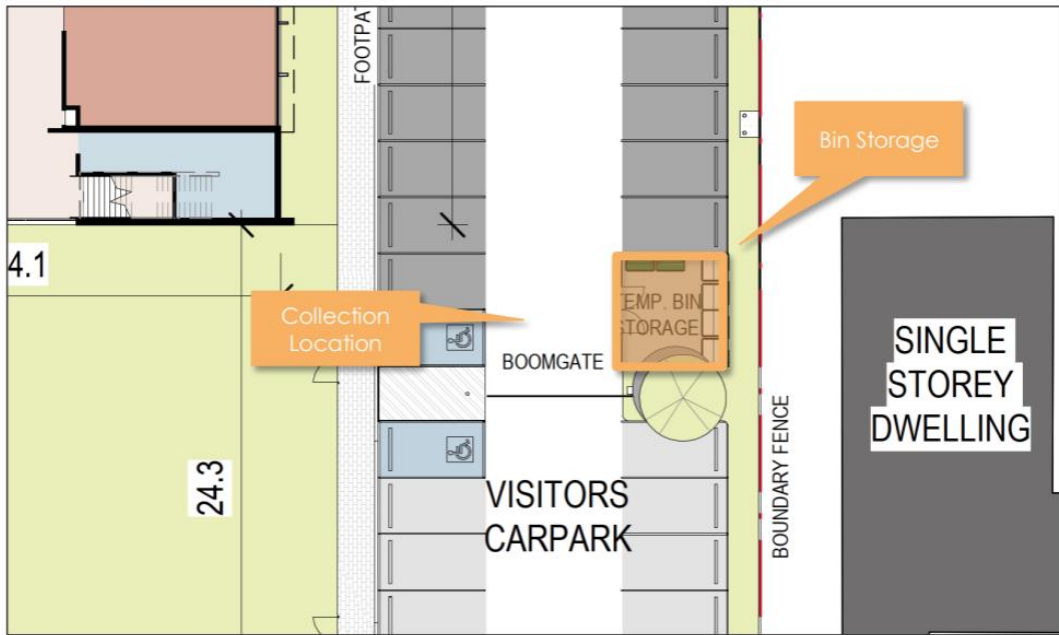


Figure 10: Temporary bin storage area.

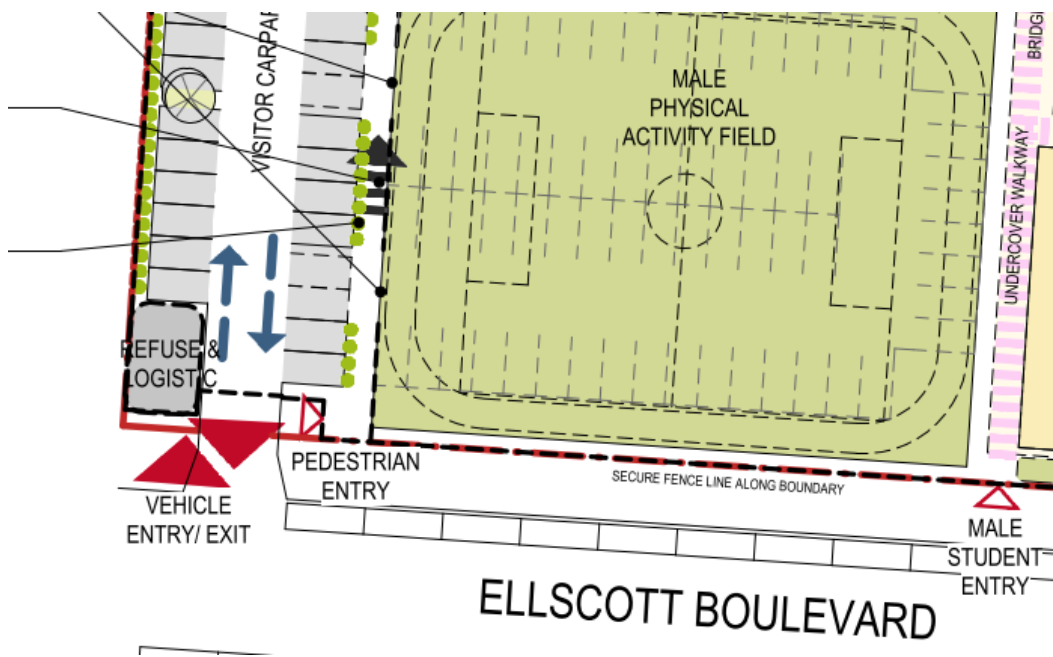


Figure 11: Location of Waste storage at completion



74. It will be a condition on the permit that the waste storage area will be required to be appropriately screened when viewed from the street and the surrounding properties.

## Staged Masterplan – WSUD and ESD

### WSUD

75. The applicant has provided a stormwater management plan which identifies that:

- The development is capable of connecting into the legal point of discharge which have been identified as two Council stormwater pits located at the north-western corner of the site and another to the south of the site located on the northern side of Ellscott Boulevard.
- The development includes a 25kL rainwater tank connected to the buildings associated with Stage 2A, 2B and 3A.
- The proposed stormwater outlet will be limited to 21.64L/s with minimum 43.96m<sup>3</sup> of On-site Detention system.
- 100% Storm Rating has been achieved as per the STORM assessment for Water Sensitive Urban Design.

76. Accordingly, it is considered that the proposal will provide appropriate stormwater management.

### ESD

77. The applicant has submitted an SMP report for the proposal which broadly outlines the strategies and sustainability initiatives that will be deployed throughout the school campus. These include:

- Aimed at achieving a 4 Star Green Star 'equivalency rating'
- Rooftop solar system and energy efficient lighting and appliances.
- Provision of water tank for toilet flushing and irrigation.

78. The submitted SMP demonstrates that the application achieves 4 Stars when assessed against the Green Star Design and As Built Version 1.3.

79. It is considered that these initiatives are appropriate and will be conducive to an acceptable and sustainable outcome. However, it will be a condition of permit requiring an updated SMP to be provided for all stages of the development.

## Landscaping

80. A landscape masterplan has been provided and demonstrates sufficient landscaping opportunities to ensure that the proposal will be compatible with the emerging neighbourhood character. The proposed landscaping will provide a more extensive landscaped outcome to the current conditions which was formally agricultural land with minimal vegetation.

81. The proposed plans provide a comprehensive landscaping outcome consisting of a mix of evergreen canopy trees with heights of 8m to 15m. Screen planting trees *Acmena smithii* Minor – Dwarf Lilly Pilly with a full grown height of 3m and a range of mass planting of low shrubs ranging in height from 0.5m to 2.0m. These trees are a mix of native and exotic trees which will provide a variation of vegetation planting supported by indigenous and native shrub planting, grasses, groundcovers and climbing plants throughout the overall site.

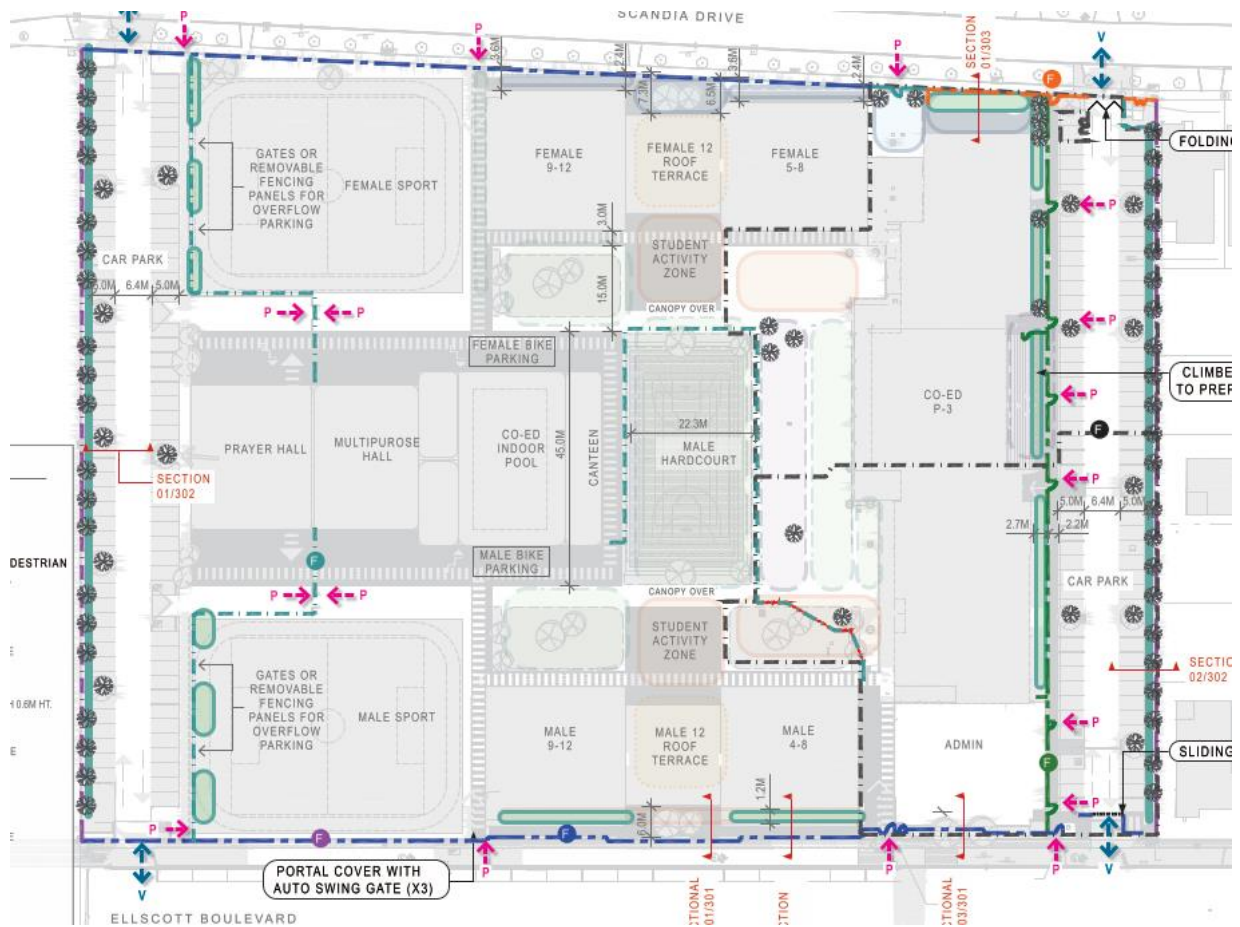


Figure 12: Landscape Masterplan

## Stage 2A,2B and 3A – Buildings and Works

82. Detailed development plans have been submitted for Stage 2A, 2B & 3A, comprising of a 3 storey building:

- Stage 2A – Male classrooms year 4 – 8.
- Stage 2B – Specialist (male) classrooms.
- Stage 3A – Male classrooms years 9-12.
- Outdoor open space

83. The plans show that the building fronts Ellscoth Boulevard and is setback 2.6m from the southern boundary. It consists of classrooms for years 4-8 (eastern end of building) and years 9-12 (western end of building) and specialist classrooms in the middle for use by all male students.



Figure 13: Southern elevation (Ellscoot Boulevard)

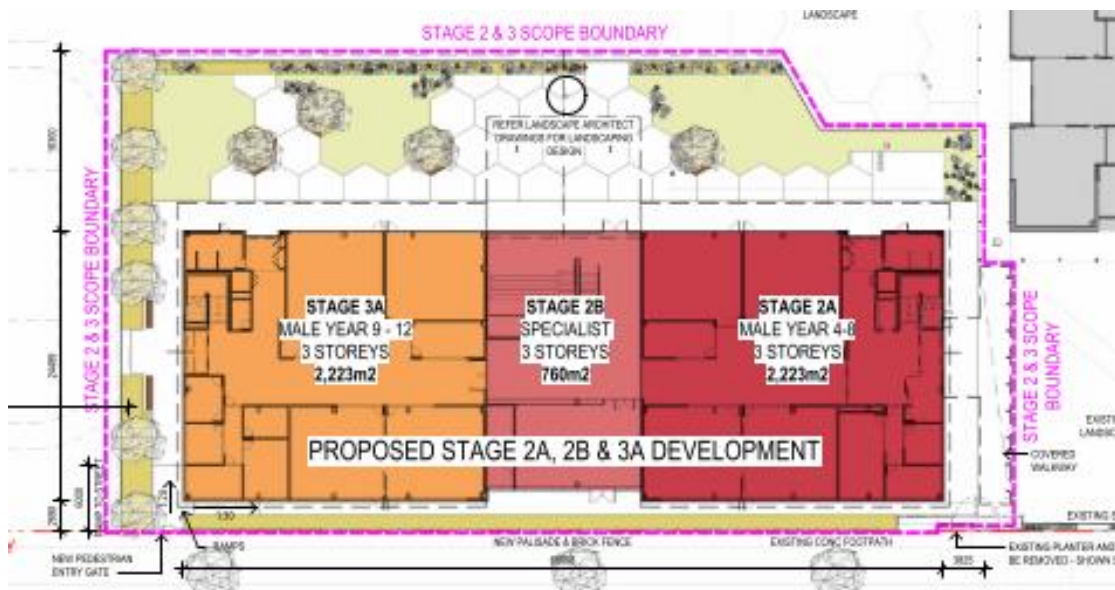


Figure 14: Staged Male Classrooms

84. The building utilises a variety of materials to create visual interest when viewed from the street scape and internally from the school. The upper level on the southern elevation is separated with the inclusion of a screened courtyard and views from windows are broken up with external screens. There are no overlooking opportunities from the building with the southern side of Ellscoot Boulevard designated as parkland.
85. The materials scheduled shows a mixed pallet comprising of external cladding, brick, glass and powder coated metal screens. The proposal provides for a contemporary architectural outcome, providing some visual interest and providing teaching spaces specifically designed for the school.



86. The building will reach an overall maximum height of 12m with an additional 1.8m high plant located on the flat roof. This is considered acceptable considering the site is located within a Residential Growth Zone and the building has limited sensitive interfaces.

### Landscaping

87. A landscape plan has been provided for Stage 2A, 2B and 3A which works within the landscape masterplan. The landscape plan specifies the planting associated with this stage of the development.

88. The plans show the location of the canopy trees within the outdoor space, areas of lawn and screen planting. The landscaping associated with this stage is generally in accordance with the Masterplan which has been submitted.



Figure 15: Landscape Plan for Stage 2/3

### Fencing

89. The application has included details of the fencing associated with the proposed stage which has a frontage to Ellscoot Boulevard. The fencing will be consistent to all street frontages associated with the school.

90. The fencing includes low planter boxes along the footpath and a 1.6m high open metal fence sited above to create an overall 2.2m high fence. The fencing includes seating areas built into the frontages providing some activation with the streetscape.

91. The proposed fencing provides a high level of security for the school while still allowing permeability for views into the school, including the open spaces, gardens and classrooms.



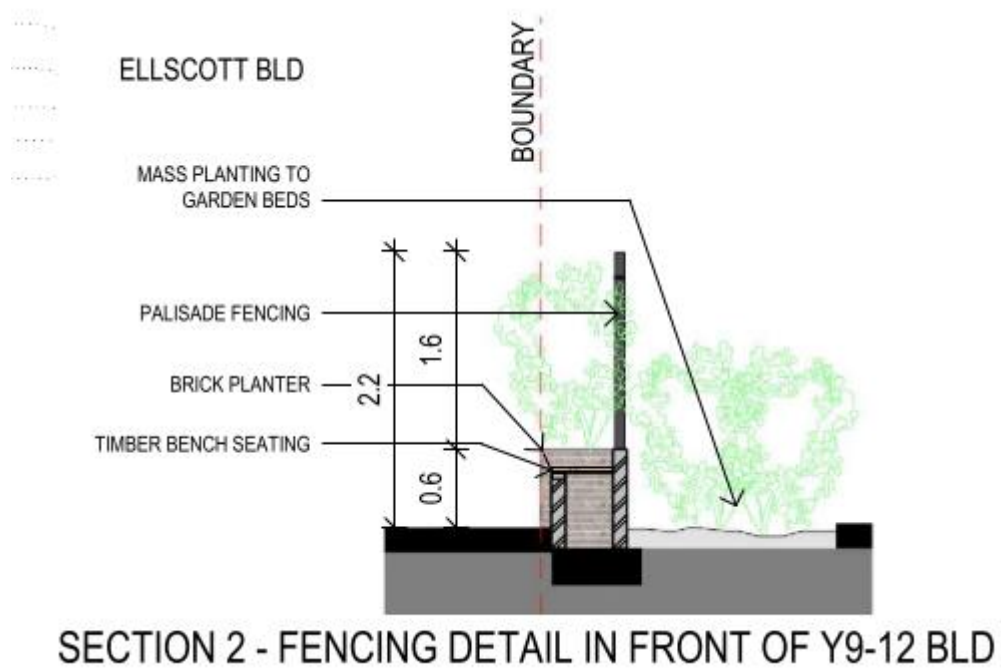


Figure 16: Fencing detail



PLANTERS & BENCH SEATING - PERSPECTIVE

Figure 17: Fencing detail

## Other Matters

### Staging

92. The application provides the proposed staging associated with the development of the school and the place of assembly. The permit will include conditions which require updated reports and plans to be submitted at each stage of the development.

## Permit

### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

### Commencement

2. This permit will operate from the issued date of this permit.

### Approved and Endorsed Masterplan

3. Before the use and development starts, including demolition, bulk excavation and site preparation works, a masterplan must be approved and endorsed by the responsible authority. The masterplan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the masterplan prepared by Gray Puksand, dated August 2021, but amended to show the following details:
  - a) Bicycle parking numbers and associated facilities to be clearly shown and allocated on the masterplan and aligned with the staging plan.
  - b) The staging plan to be updated to accurately reflect the staging of the development.

### Approved and Endorsed Plans – Stage 2A, 2 B and 3A

4. Before the use and development starts, including demolition, bulk excavation and site preparation works, a masterplan must be approved and endorsed by the responsible authority. The masterplan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the masterplan prepared by Gray Puksand, dated 16/02/2024 Rev. A, but amended to show the following details:
  - a) Location of bicycle parking associated with the construction of stages 2A, 2B and 3A.
  - b) Screening to the waste storage area
  - c) Plans updated to show the 2.4m wide landscaping strip along the southern boundary adjacent to the proposed stage of development in accordance with the masterplan.

### Approved and Endorsed Plans – all subsequent stages

5. Before any stage of the development starts (other than Stage 1, 2A, 2B and 3A), including demolition, bulk excavation and site preparation works, detailed development plans for that stage including a development summary must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the endorsed masterplan, and show the following details:
  - a) Architectural drawings including floorplans, elevations, sections, and materials and finishes schedule.
  - b) Finished floor levels and wall and roof heights to AHD.
  - c) Any changes required by the Sustainable Management Plan in respect to each stage.



- d) Overall landscaping concept

### **Landscape Plan – Stage 2A, 2B and 3A**

6. Before the use and development starts, including demolition, bulk excavation and site preparation works, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Site Image, dated February 2024, but amended to show the following details:
- d) 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.

### **Layout not altered**

7. The use and development as shown on the endorsed plans must not be altered (unless the Hume Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.
8. The development must proceed in the order of the stages as shown on the endorsed masterplan.

### **Use**

9. Unless with the prior written consent of the Responsible Authority, the overall use must not exceed:

#### School

- 1365 students and 140 staff.

#### Place of Worship

- 590 patrons outside of school hours
- 78 patrons during school hours.
- 1050 patrons during special events, up to 4 times per calendar year.

10. Except with the prior written consent of the Responsible Authority, the use permitted by this permit may only operate between the following times:

#### School

- 7.30am and 6pm, Monday to Friday.
- 8am and 2pm, Saturday.

#### Place of Worship

- Open to the public between 5am and 11pm, every day.

### **Landscape Plan – all other stages**

11. Concurrent with the endorsement of plans for each stage of the development (other than Stage 1, 2A, 2B and 3A), a landscape plan for that stage must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the endorse masterplan and include the following:
- a) Layout of landscaping and planting within all open areas of the subject land.
- b) Details of surface finishes of pathways and driveways
- c) 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.



- d) Details of how the project responds to water sensitive urban design principles, including how storm water will be mitigate, captured, cleaned and stored for onsite use and location and type of irrigations systems to be used including the location of any rainwater tanks to used for irrigation.
- e) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

#### **Landscaping completion**

- 12. Unless with the prior consent of Hume City Council, before each stage of the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Hume City Council.

#### **Landscaping maintenance**

- 13. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damage plants) to the satisfaction of Hume City Council.

#### **Sustainability Management Plan – all subsequent stages**

- 14. Concurrent with the endorsement of plans for each stage of the development, excluding Stage 1, 2A, 2B and 3A, a SMP for that stage must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and must respond to the requirements of the Hume Planning Scheme.
- 15. The performance outcomes for the development must be in accordance with the SMP, to the satisfaction of the responsible authority.
- 16. The recommendations of all approved SMPs must be implemented to the satisfaction of the responsible authority.

#### **Traffic and Parking**

- 17. Before occupation of each stage of the development, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:
  - a) Constructed
  - b) Properly formed to such levels that they can be used in accordance with the plans
  - c) Surfaced with an all-weather-seal coat
  - d) Drained
  - e) Line marked to indicate each car space and all access lanes
  - f) Clearly marked to show the direction of traffic along access lanes and driveways.To the satisfaction of Hume City Council.


#### **Waste Management Plan**

- 18. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by OneMileGrid, dated 11 September 2020, but modified to show:
  - a) WMP to be updated to include the waste arrangements for Stages 2A, 2B and 3A.

#### **Waste Management Plan – all other stages**

- 19. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. The WMP must be generally in accordance with the WMP prepared by OneMileGrid, updated to reflect the subsequent waste management for each stage.

#### **Waste storage**

- 
20. All waste and recyclables must be stored in and collected from the area set aside for this purpose as shown on the endorsed plans. This area must be graded, drained and screened from public view to the satisfaction of Hume City Council.

#### **Stormwater Management Plan**

21. Concurrent with the endorsement of plans for Stage 2A, 2B and 3A, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must include water sensitive urban design (WSUD) measures.

#### **Stormwater Management System – implementation and management**

22. The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of Hume City Council.

#### **Run-off**

23. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Hume City Council drains or watercourses.

#### **Drainage**

24. The land must be drained to the satisfaction of Hume City Council.

#### **Noise Control**

25. At all times noise emanating from the land must comply with the requirements of the *Environment Protection Regulations 2021* (as amended from time to time) as measured in accordance with Noise Protocol to the satisfaction of Hume City Council.

#### **Lighting**

26. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

#### **General Amenity Provision**

27. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
- Transport of materials, goods or commodities to or from the land
  - Appearance of any building, works or materials
  - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products

To the satisfaction of the responsible authority.

#### **Expiry**

28. This permit will expire if one of the following circumstances applies:
- Stage 2A, 2B & 3A of the development is not started within two years of the issued date of this permit.
  - Stage 2A, 2B & 3A of the development is not completed within four years of the issued date of this permit.
  - The overall development is not completed within twelve years of the issued date of this permit
  - The use is discontinued for a period of two years.



In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expired and the development stated lawfully before the permit expired.



93. The proposal is generally consistent with the relevant planning policies of the Hume Planning Scheme and will contribute to the provision of non-government education facilities within the local area.
94. The proposal is generally supported by the Hume City Council.
95. It is recommended that Planning Permit No. PA2402755 for the staged use and development of the land for a primary and secondary school and place of assembly at 112 Ellscott Boulevard, Mickleham, be issued subject to conditions.
96. It is **recommended** that the applicant and the 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: Catherine te Lintelo

Title: Senior Planner, Development Approvals and Design

Signed:



Phone:

Dated: 03/07/2024

**Reviewed / Approved by:**

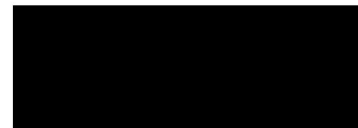
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Name: Grant Logan

Title: Manager, Development Approvals and Design

Signed:



Phone: 0428809519

Dated: 03/07/2024