



# TOWN PLANNING APPLICATION REPORT

[Revision B]

## PROPOSED NEW STUDENT HUB BUILDING

Nazareth College

13-17 Manning Drive, Noble Park North VIC 3174

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# 1 SUMMARY

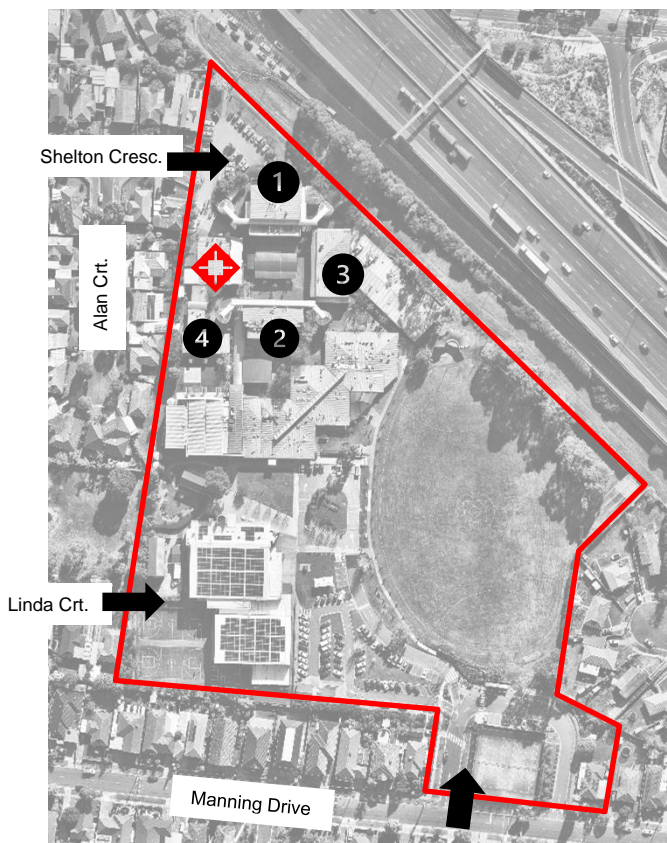
Planning approval is sought for proposed works of demolition of existing temporary structures and construction of a new Student Hub at Nazareth College at 13-17 Manning Drive, Noble Park North 3174. A review of State and Local Planning requirements has been undertaken with detailed responses provided in this report.

# 2 SITE SUMMARY

The site at 13-17 Manning Drive, Noble Park North is located immediately south of Monash Freeway and east of Jacksons Road.

The school campus site is of trapezoid shape and approximately 48,280m<sup>2</sup> in area, abutting Monash Freeway (Police Road exit ramp) on its north-eastern interface and residential properties along its western, southern and eastern interfaces. The site typically falls from north to south. There are multiple accesses to the site, with primary vehicle and pedestrian access available via boom gates on Shelton Court, off Manning Drive, but also secondary accesses (staff only) via Linda Court and Shelton Crescent.

The proposed development is located on the northern end of the site (as highlighted in red cross on Figure 1), just south of the staff vehicular entry from Shelton Crescent. This site is currently occupied by a few temporary buildings, namely a Canteen and Dining Hall; a Wellbeing Centre and a Year 12 Common room. This proposal includes the demolition of such temporary buildings and substituting them with permanent structures featuring similar land use.



**Figure 1 – Existing Conditions: Aerial view of site**  
(Nearmaps July 2024)

The existing temporary buildings are setback from the western boundary notionally about 6 metres at its closest point.

Existing vegetation to the subject location is primarily concentrated along the western fence line, abutting the backyards of the residential properties along Alan Court. Some existing trees are earmarked for removal along the boundary to give way to new trees of similar canopy height.

Adjacent existing buildings comprise of 3 stories classroom buildings (namely #1 & #2) and a 3-storey building (#3). Immediately south of the proposed site, lives a single storey lockers' bay temporary building (#4), to be retained as part of this proposal.

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**Proposal:** Development of a new 2-storey Student Hub and second floor elevated walkway connection to existing buildings

**Subject Land:** 13-17 Manning Drive, Noble Park North VIC 3174

**Title Details:** Lot LP 141403 (Lot B and C)

**Local Government Area (Council):** Greater Dandenong

**Restrictions/ Covenants:** Nil

**Land Area:** 48,280sqm

**Zoning:** General Residential Zone Schedule 1 (GRZ1)

**Overlays:** Nil

**Particular Provisions:** Clause 52.06-5 Car parking

**Designated Bushfire Prone Area:** N/A

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**Figure 2 – Proposed Development: Aerial view of site (Nearmaps July 2024)**



### **3 NEIGHBOURING CONTEXT**

Shelton Crescent and Alan Court are narrow suburban streets with predominantly traditional 1970-80's brick-veneer dwellings. The existing properties as listed below:

- 32 Shelton Crescent
- 10 Alan Court
- 9 Alan Court
- 8 Alan Court

currently about the school's western boundary line, with rear setbacks ranging from 2m to 10m. All the properties listed above have their POS facing east, with exception of 32 Shelton Crescent which faces southwards. This proposal carefully crafted a building envelope in such way to not overshadow any of these properties' POS. An overshadow study analysis was demonstrated on TP drawings TP.06 – TP.09.

Alan Court streetscape will remain unaffected by our proposal given the sheer distance from the proposed building and the street frontage.

### **4 PROPOSED DEVELOPMENT**

The proposal seeks to develop a new building on the existing school site, to provide educational spaces to support a forecasted growth of student enrolments reaching 1050 students and 105 staff members by 2026. According to the 1.2 staff carparking ratio as per the Planning Scheme, current carparking provisions are sufficient to cater to such a school population. The existing portable facilities that house the Canteen / Dining Hall, Wellbeing Centre and Year 12 Common Rooms are no longer fit-for-purpose, outdated and being owned by the current student population. Post-Covid, the school has experienced an increase in mental health issues among the student body.

The design briefing identified a strong need to provide improved student facilities within new permanent buildings, with better amenities and compliant universal access. The proposed works to the subject site include the full demolition of the existing canteen, Dining Hall, Year 12 Common Room and Wellbeing Centre temporary buildings and associated decks. The proposed building incorporates a comprehensive Wellbeing Centre that ensures students' connection to their peers and educators; a safe environment for students to be heard and cared for, without any associated stigma of visiting such spaces. The building also accommodates relocated services from elsewhere in the College, such as First Aid, Careers support, Students Services and staff offices, as well as a replacement Dining Hall, Canteen at ground level; and two new general-purpose classrooms on the first floor.

The architectural design response has deliberately incorporated elements of materiality and forms of existing buildings around the campus, incorporating curves into façade elements as reference to the existing curvilinear shaped staircases located at the edges of the school's 'Quadrangle'. Precast panels, which bookend the proposed building at both the north and south ends, are painted to match precast elsewhere on campus and make a colour reference to the existing 80's brickwork found throughout the school. Furthermore, the use of brickwork in the design provides a tactile reference to these same existing buildings, as well as a low maintenance & long-lasting quality to the building. On the eastern façade, facing the school Quadrangle, the proposal features a multi-coloured perforated screen in front of glazed balustrades. The screen serves a number of purposes, namely:

1. Addressing students' privacy and safety to both first and second floor elevated walkways.
2. Provides diffused eastern sunlight to first floor classrooms.
3. Encloses the Quadrangle while reinforcing the school's colours.

From a building envelope standpoint, the form and orientation of the building have been carefully considered in terms of bulk forms and impact on the adjacent residences to the western boundary. This is done by way of providing minimum side setbacks of 6m at ground level. On the first floor, cognisant of overshadowing issues to the neighbouring properties to the west, the side setbacks are minimum 6.7m at the roof pitch-point over the Wellbeing Offices and a minimum of 14m to classrooms. This provides regulatory setbacks well above and beyond the minimum RESCODE requirements. Refer to TP.14 for evidential diagrams.

The proposed spaces will have an abundance of natural light and cross ventilation, coupled with high performance glazing throughout. The new elevated walkways have been specified with 1.5m high Grade A safety glass balustrades behind the feature perforated screen, for passive surveillance and non-climbability.

The design also includes an outdoor dining area, improving upon the existing and neglected external dining facilities along the western boundary, with shaded seating areas and additional planting. The design also incorporates landscaping at the south end of the building; featuring organic shaped lawn areas and raised garden beds with feature canopy trees.

## 5 OVERVIEW OF PLANNING PROVISIONS

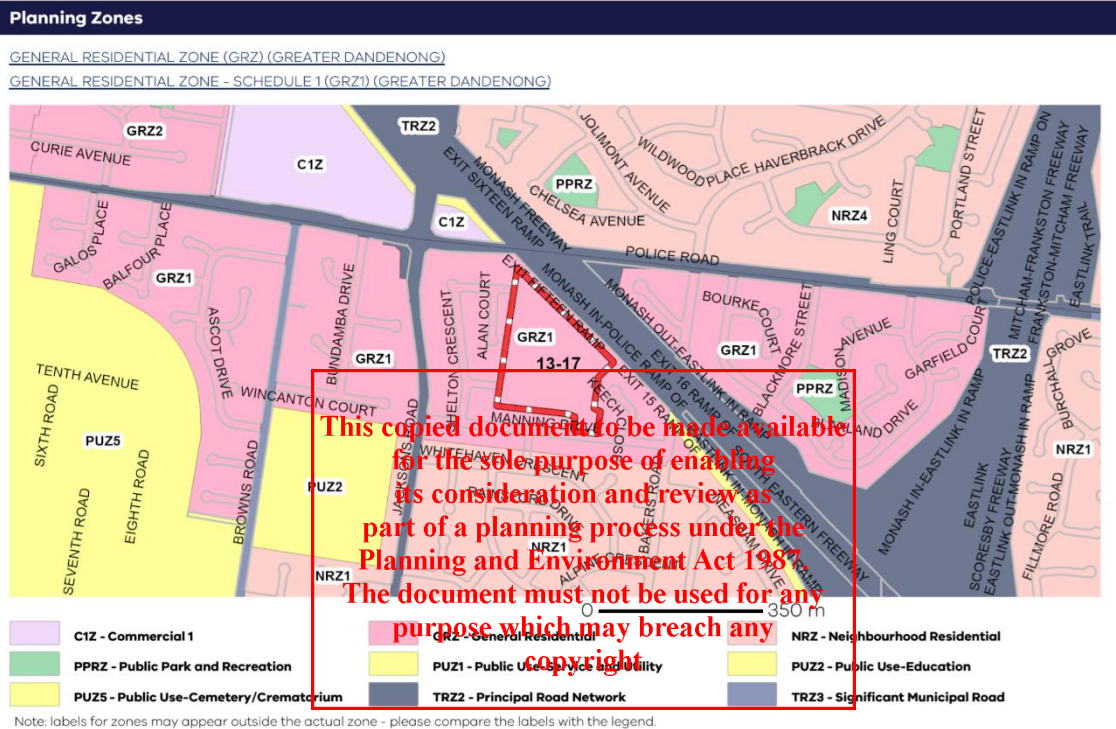


Figure 3 – Planning Zone Map

### 5.1 Victoria Planning Provisions (VPP Ordinance)

13-17 Manning Drive and all land that surrounds are subject to a GRZ1 (General Residential Zone).

The stated purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

**A planning permit is triggered pursuant to Clause 32.08-2 “Table of Uses” for buildings and works associated with “Secondary School” (Section 2 use).**

**No Overlays are applicable to this land. This site is not a designated Bushfire Prone Area.**

## 5.2 Local Planning Provisions (LPP Ordinance)

### 5.2.1 Clause 32.08-1 Neighbourhood character objectives

(in accordance with Schedule 1 to Clause 32.08)

- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high-quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.*
- *To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.*

### 5.2.2 Clause 32.08-14 Non-residential use and development

The responsible authority must consider, as appropriate:

- *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.*

### 5.2.3 Clause 52.06 Carparking

Purpose of the schedule is stated below:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

**Table 1 Car Parking Requirements** states that Secondary Schools should provide the following:

*[ A rate of '1.2'] To each employee that is part of the maximum number of employees on the site at any time.*

Future forecasting (to 2026) has 105 staff employed at Nazareth College, with a maximum on site at any one time of 60%, or 63. This equates to a requirement for 76 carparks as per the ratio above. The current parking facilities have a capacity of 126 marked carparks within the school grounds, with overflow parking available in the bus bays outside designated pick-up / drop-off times.

No additional or reduced carparking is proposed within the scope of this development.

## **6 DESIGN RESPONSE CONCLUSION**

The proposed design is considered to respond positively to planning provisions, being a new educational building within existing school grounds; servicing the mental and physical wellbeing of the student body, and the growing enrolment demands for the local area. Although the proposed development is intended to provide many and varied facilities to support student wellbeing, its use will be primarily limited to the school's operating hours. Outside of school hours its impact on the surrounding neighbourhood will be predominantly unnoticed.

The proposed building, although 3-storeys, respects the surrounding properties through neutral, inoffensive colours and typical residential finishes along its western elevation. The design features a minimum 6m setback from the site boundary and its form is designed as such to recede away from the neighbouring properties, thus minimising any visual bulk, overshadowing or overlooking issues, and protecting their private amenities. The 3-storey portion, exclusively a covered walkway to provide disabled access to the adjoining school buildings, is on the east side of the proposal (furthest from the adjoining residences) and at a minimum of 22m from the site boundary.

The increased landscaping proposed to the outdoor dining area, alongside existing retained vegetation, will provide improved visual separation and enhanced noise attenuation between the existing properties and the proposed building, more-so than exists currently. Additionally, the landscaped lawns and garden beds at the south end of the building will provide greater site permeability to what is currently a hardscaped corridor.

We believe the proposed development at 13-17 Manning Drive; Nazareth College, is in keeping with the intent of the State and Local Planning Provisions. Materials, colour schemes, built form and articulation are complimentary to existing buildings on site, while also remaining respectful to the surrounding residential interface. For the reasons as listed above, and the evidence provided in the associated documentation, we trust that this proposal will be supported.

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## **7 SUPPLIED DOCUMENTS**

In addition to the information supplied within this report the following documents have been provided as part of this application:

### **Architectural Drawings:**

TP.00	Cover Sheet
TP.01	Existing and Demolition Plan
TP.02	Proposed Site Plans
TP.03	Proposed Ground Floor Plan
TP.04	Proposed First Floor
TP.05	Proposed Second and Roof Plan
TP.06	Shadow Study Spring Equinox 9am (Existing vs Proposed)
TP.07	Shadow Study Spring Equinox 10am & 11am (Existing vs Proposed)
TP.08	Shadow Study Spring Equinox 12 & 1pm (Existing vs Proposed)
TP.09	Shadow Study Spring Equinox 2pm & 3pm (Existing vs Proposed)
TP.10	Proposed Elevations – Sheet 1
TP.11	Proposed Elevations – Sheet 1
TP.12	Perspectives
TP.13	Overlooking Studies
TP.14	Regulatory Setbacks
TP.15	Development Summary
TP.16	Existing vs Proposed Views

### **Landscape Drawings:**

LDD01	Cover Sheet
LDD02	Layout Plan – Ground Floor
LDD03	Layout Plan - First Floor
LDD04	Material Palette
LDD05	Planting Plan & Schedule – Ground Floor
LDD06	Planting Plan & Schedule – First Floor
LDD07	Typical Landscape Details
LDD08	Details

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## **8 APPENDICES**

- A. COPY OF TITLES
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