



22nd July 2021

Erin Baden-Smith
Manager Development Approvals and Design
Department of Environment, Land, Water & Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Erin,

Response to Further Information Request Planning Permit (PA2101185)
Our Lady of the Immaculate Conception Primary School, 93 Monash Street, Sunshine VIC 3020

We act on behalf of Our Lady of the Immaculate Conception Primary School, Sunshine and hereby provide the following response to your Request for Further Information letter dated 25th May 2021.

1. The application has been revised to a Non VicSmart application via the online portal.
2. The proposal triggers the requirements of:
 - a. The statutory car parking requirement for the expanded school campus is 6 spaces under Clause 52.06-5 of the Planning Scheme.
Please refer to page 11 of the Town Planning Report R1 and the Traffic Impact Assessment Report undertaken by Quantum Traffic dated 18th March 2021.
As no car parking spaces are proposed on-site, the application seeks a waiver of the statutory car parking requirement (6 spaces).
We note that at a meeting organized with Brimbank Council on the 15th July, we received verbal advice that Council was prepared to support the carparking waiver on the basis of some permit conditions. We have attached an email sent to council summarising the discussion around those permit conditions to this letter.
 - b. Clause 52.34 of the Brimbank Planning Scheme requires 23 bike parking spaces. There are 24 spaces proposed. Please refer to drawing TP02 (TP2), page 11 of the Town Planning Report R1 and page 17 of the Traffic Impact Assessment Report undertaken by Quantum Traffic dated 18th March 2021.
 - c. Clause 52.17 of the Brimbank Planning Scheme is triggered as 'Tree 1' is proposed to be removed. Please refer to page 11 of the Town Planning Report R1 and page 8 of the Arboricultural Impact Assessment undertaken by McLeod Trees dated 18th March 2021.
3. Please refer to drawing TP02 (TP2) for a development summary.
4. Please refer to the following amended architectural drawings:

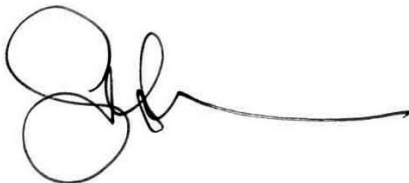
- a. TP04 (TP2) - location of windows on first floor plans
 - b. TP06 (TP2) - accurate orientations on elevation plans
 - c. Levels are shown to Australian Height Datum (AHD), refer to the survey undertaken by Beveridge Williams dated 17th February 2021
 - d. TP01 (TP2) and TP02 (TP2) - existing fencing is to remain
 - e. Refer to TP02 (TP2) and TP06 (TP2) for location of external plant equipment, dimensions to be confirmed
 - f. TP02 (TP2)- location noted
 - g. TP06 (TP2) - type of windows (Awning (AW) and folding windows can be opened)
 - h. Refer to page 7 of the Town Planning Report R1 for a schedule of proposed external materials and finishes
 - i. TP06 (TP2) – Station Place streetscape elevation
 - j. Refer to page 5 of the Town Planning Report R1 for photographs and details of external materials and finishes of all buildings proposed to be demolished, including building 8: year 2 classroom
5. The heritage of the site and the area is addressed in the built form of the proposed building as follows. Refer to the Architectural Response report and Town Planning Report for further information.
- a. The proposed building is two storeys, of a similar height to the existing Mary MacKillop Centre. The roof form is a gable of a similar pitch to the existing building. The building materiality references the existing materials in the school and surrounds, particularly the Mary MacKillop double storey brick building. The facade also incorporated the sawtooth roof forms which was inspired by the industrial historical past of Sunshine - Sunshine Harvester Works.
The proposed building is set back further from the street than the existing buildings to be demolished and its siting does not obscure the view of the Mary MacKillop Centre from Station Place.
 - b. The Parish of Our Lady of the Immaculate Conception was formed in 1927 by Father Pat Fennessy and the Sisters of St Joseph. The proposed building façade references both the emblem of the Sisters of St Joseph and the saw tooth roof of the 1906 Sunshine Harvester Works factory (from which the suburb of Sunshine takes its name) by combining the their two geometric patterns. The site of the Sunshine Harvester Works is located 200m from the school site. The brick materiality of the existing Mary MacKillop centre is also referenced in the proposed building.
6. Please refer to the Sustainable Design Assessment (SDA) undertaken by Energy Water Environment (EWE) dated 22nd April 2021 and the WSUD report from EWE dated 21st June 2021.
- a. Refer to TP02 TP2, TP03 TP2, TP04 TP2 and TP06 TP2 for external shade structures
 - b. Refer to TP06 TP2 for all window and door openings
 - c. Refer to TP02 TP2 for site permeability calculation and paving types
 - d. Refer to TP02 TP2 for the location and dimensions of existing bike racks. New bike racks to match existing – 5 bike wall attached rack.
 - e. Refer to TP02 TP2 for location of all waste storage
 - f. Refer to Appendix A –NCC Part J Assessment on page 13 of the Sustainable Design Assessment showing glazing performance requirements. The school is committed to

exceed these requirements and specifying double glazing or high-performance single glazing where appropriate.

7. Please refer to the Sustainable Design Assessment (SDA) undertaken by Energy Water Environment (EWE) dated 22nd April 2021, the WSUD report from EWE dated 21st June 2021 and the computations and drawing from SGE dated 24th June 2021.
 - a. An assessment of how the proposal responds to the objectives of Clauses 53.18-5 and 53.18-6.
 - b. An assessment of how the proposal responds to the standards of Clauses 53.18-5 and 53.18-6.
 - c. Details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
 - d. A site layout plan showing the location of proposed stormwater treatment measures
 - e. A report including assessment from an industry accepted performance measurement tool such as STORM or MUSIC (or equivalent) outlining how the application achieves the objectives of the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).
 - f. Design details, such as cross sections, to assess the technical effectiveness of the proposed stormwater treatment measures.
 - g. A site management plan which details how the site will be managed through construction.
 - h. A maintenance program which sets out future operational and maintenance arrangements.

We trust that the submitted information is to the DELWP's satisfaction. Should you require any further information, please do not hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line that tapers to a point.

Simon Le Nepveu
Partner
ClarkeHopkinsClarke Architects

Stephanie Wan

From: Stephanie Wan
Sent: Monday, 19 July 2021 11:21 AM
To: Jonathan Siotas
Cc: Simon Le Nepveu
Subject: RE: Our Lady of Immaculate Conception Primary School - 93 Monash Street, Sunshine (PA2101185)

Hi Jonathan,

Thank you very much to yourself and Robert Clementi for our meeting last Thursday. Please see summary of the key points from the meeting below. We had a video conference with the school principal this morning and she confirmed that she was happy with the suggested approach.

Car Parking - Staff:

- Council is prepared to support the proposed parking waiver (6 spaces) on the basis that a permit condition is included acknowledging that the adjacent on-street parking will be managed by Council as required and that unrestricted parking for staff in the vicinity of the school cannot be guaranteed.
- Green Travel Plan (GTP) – Council would like to include a permit condition for the preparation of a green travel plan for school staff, to encourage alternative travel modes and reduce parking demands.

Traffic – School Pick Up / Drop Off:

- Council would like to improve the pick up / drop off procedures at the school through the preparation of a parking and traffic management plan. This plan would outline the arrangements for school pick-up / drop-off including areas, parking restrictions, signage, linemarking, etc.

We will proceed with our RFI response to DELWP and work on the basis that the proposed parking waiver would receive Council's support on the above conditions.

If you wish to discuss the above, please do not hesitate to call.

Kind Regards,

Stephanie Wan

Associate
0401 311 739

**Clarke
Hopkins
Clarke**

Impact Tomorrow

Melbourne

L9, Melbourne Connect
700 Swanston Street
Carlton VIC 3053
03 9419 4340

Sydney

3/78 Campbell Street
Surry Hills NSW 2010
02 9221 9200

www.chc.com.au



I acknowledge the Wurundjeri people of the Kulin Nation as the traditional custodians of the land I work on and pay my respects to their Elders past, present and emerging.

DISCLAIMER