



Department of Environment, Land, Water & Planning

Appl. Ref.:PA2101185

25/05/2021

ClarkeHopkinsClarke Architects
C/- Mr Simon Le Nepveu
115 SACKVILLE STREET
COLLINGWOOD VIC 3066

8 Nicholson Street
East Melbourne
VIC 3002

www.delwp.vic.gov.au

Dear Mr Le Nepveu,

APPLICATION FOR PLANNING PERMIT PA2101185 93 MONASH STREET SUNSHINE VIC 3020

I refer to the above matter submitted to the Minister for Planning C/- Department of Environment, Land, Water and Planning (the Department) on 3/05/2021.

A preliminary assessment of the application has revealed that further information pursuant to Section 54(1) of the *Planning and Environment Act 1987* is required in order to properly consider your application.

Further Information

The further information required is:

1. A completed application form for a (non VicSmart) planning permit, identifying all relevant permit triggers.
2. Confirmation as to whether the proposal triggers the requirements of:
 - a. Clause 52.06 of the Brimbank Planning Scheme in relation to a reduction in the car parking requirement. If the requirements apply, the application must be amended to include the relevant permit trigger.
 - b. Clause 52.34 of the Brimbank Planning Scheme in relation to additional student or staff numbers. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger.
 - c. Clause 52.17 of the Brimbank Planning Scheme in relation to native vegetation removal, destruction or lopping. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger. If Clause 52.17 is a permit trigger, an assessment undertaken must be undertaken against the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).
3. A development summary including:
 - a. Existing and proposed gross floor area and site coverage.
 - b. Existing and proposed site permeability of the site (taking into account buildings, basement and hard surfaces).
 - c. The number of existing and proposed car and bicycle parking spaces.

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4. Architectural plans amended to show:
 - a. The location of windows detailed on elevation plans shown on first floor plans.
 - b. Accurate orientations to the north-west, north-east, south-east and south-west shown on elevation plans.
 - c. Levels shown to Australian Height Datum (AHD).
 - d. Details of existing and proposed front and boundary fencing.
 - e. The location and approximate dimensions of any external plant and equipment.
 - f. The location and dimensions of bin storage areas including the details of structures to screen such areas.
 - g. Type of windows and whether they can be opened.
 - h. A schedule of proposed external materials and finishes.
 - i. Streetscape elevations that accurately depict the proposed building(s) and the front elevations of buildings on adjoining land.
 - j. Photographs and details of external materials and finishes of all buildings proposed to be demolished, including building 8: year 2 classroom.

5. An assessment of how the proposal responds to the decision guidelines of the Heritage Overlay, including:
 - a. How the proposal is respectful to the scale, form, siting, massing and setbacks of nearby contributory buildings.
 - b. How the proposal responds to non-contributory buildings and new buildings policies of the Brimbank Heritage Policy under Clause 22.01 of the Brimbank Planning Scheme.

6. A copy of the Sustainable Design Assessment (SDA) referred to in the planning report as being submitted with the application in Appendix B, in accordance with the application requirements of the Environmentally Sustainable Development policy at Clause 22.02 of the Brimbank Planning Scheme, and show key sustainable design measures including:
 - a. External shade structures and type on elevations and floor plans.
 - b. All window and door openings shown on floor plans and elevations to demonstrate natural cross ventilation.
 - c. A site permeability calculation and paving type/s.
 - d. Location and type of bicycle parking including dimensions of and spacing between bicycle racks and location of end of trip facilities.
 - e. Location of green waste storage.
 - f. Glazing type noted on the materials schedule (double glazed, triple glazed, tinted etc).

7. A water sensitive urban design response in accordance with the application requirements of Clause 53.18 Stormwater Management in Urban Development and Clause 22.02 of the Brimbank Planning Scheme including (but not limited to):
 - 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

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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.

Preliminary Assessment

The Department has undertaken a preliminary assessment of the application and the following matters are raised:

- a) The Department notes that the submitted plans and planning report have not enabled a comprehensive review of how the proposed scale, setback, external materials and architectural expression integrates with surrounding heritage buildings. Submission of the further information requested above will enable a detailed assessment.

This request for further information is made pursuant to Section 54 of the *Planning and Environment Act 1987* and must be received **on or before 25/06/2021**.

If you do not provide all requested information **on or before 25/06/2021**, your application will lapse. You are able to extend this deadline for the submission of further information by requesting an extension before the lapse date specified in this correspondence. The Minister for Planning must then either consent or refuse an extension of time to the further information lapse date in writing and appeal rights apply to any refusal of an extension of time for the further information lapse date.

Should you have any further queries in relation to this matter please do not hesitate to contact Cameron Pearce on telephone 03 8508 0269 or email cameron.pearce@delwp.vic.gov.au.

Yours sincerely,



Erin Baden-Smith
Manager Development Approvals and Design

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