

**Mount Lilydale Mercy College  
120 Anderson Road, Lilydale  
Permit Application**

March 2024



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## Application Report

March 2024

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# 1 Introduction

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This planning report has been prepared on behalf of the permit applicant and land owner – McAuley Property Ltd and accompanies the development submission for the Mount Lilydale Mercy College (MLMC) school campus located at 120 Anderson Street, Lilydale.

The project proposes to develop part of the school campus with a two storey building that will provide for new staff offices together with a new canteen and dining areas for students. New landscaping works also form part of the overall development.

The proposal has been designed to specifically address the ongoing needs of the MLMC school community– in this instance, the proposed works will accommodate enhanced staff and student facilities.

The proposal also positively responds and supports the objectives governed by the Planning Policy Framework contained in the Yarra Ranges Planning Scheme, the Significant Landscape Overlay ‘Schedule 23’ and other detailed requirements of the Neighbourhood Residential Zone that collectively guide the development of the site.

The enclosed application provides the following information in support of this proposal to assist with the assessment:

- A design response package and complete set of architectural plans prepared by Cirillo Architects detailing the proposed built form response;
- A landscape plan package prepared by Tract Consultants which details the landscape design including retention of existing vegetation and areas for new planting;
- A Water Sensitive Urban Design Assessment prepared by Brogue Consulting Engineers;
- An arboricultural report prepared by John Patrick Landscape Architects which has assisted in the identification of the arboricultural value of existing trees and the tree protection zone for retained trees; and
- A survey plan prepared by Millar and Merrigan Pty Ltd.

The planning permit application form, title particulars, MPL Certificate and requisite fee have also been provided with this application.

## 2 Background

### 2.1 Mount Lilydale Mercy College - History

MLMC was founded in 1896 by the Sisters of Mercy and is a Catholic co-educational college that is one of twelve schools sponsored by the Incorporated Ministry of the Sisters of Mercy of Australia and Papua New Guinea.

In 1905, Mount Lilydale College (as it was named during this time) was granted primary registration. Following, in 1938, the high school received full recognition as a secondary college and subsequently operated as a primary, secondary, boarding and day school.

From 1950s to the 2000s, various buildings and facilities were constructed including the north and south wings of the McAuley Campus, tennis courts, library and science block. During this time, boarders ceased living at MLMC and in 1975, enrolments allowed male students. In addition, the primary school component of MLMC was phased out.

### 2.2 Mount Lilydale Mercy College –Current Operations

The MLMC has now been operating at 120 Anderson Street, Lilydale for 119 years.

A review of existing records confirms that there is no formal cap on student numbers or staff for MLMC. At present, MLMC comprises over 1500 students from years 7 to Year 12 and provides secondary school education for males and females.

MLMC has undergone major transformation since the 2000s which has occurred over a series of stages including more recently stages known as Stage One to Stage Three.

Stage One involved buildings and works to construct a new school building (Mercy Learning Centre building) and vegetation removal. This stage of development was granted planning permission by the Yarra Ranges Council in April 2017 (planning permit ref no. YR-2017/749). This contemporary three storey building was completed in 2019 and accommodates classrooms for the senior students across Years 10, 11 and 12.

Stage Two involved buildings and works to alter and extend part of the existing education facility and was granted planning permission by Yarra Ranges Council in June 2019 (planning permit ref no. YR-2019/373) and primarily involved refurbishment works to the Sinnot Visual Arts Building. These works have been carried out and are now complete.

Stage Three involved the construction of a new three storey building (Heath Building) and refurbishment of the Cam Building and Jen Lecture Theatre and was granted planning permission by the Minister for Planning in December 2021 (planning permit ref no. PA2101330). These works have been carried out and are now complete.

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# 3 Urban Context

## 3.1 Surrounding Context

The MLMC campus is located on the southern side of Nelson Road, to the west of Anderson Street, Lilydale and is bound by the Warburton Trail to the east.

The MLMC campus is located within a predominantly established residential area, albeit the residential nature of the wider area is broken up with the presence of educational facilities with MLMC, including its sports fields, Lilydale Primary School and St Patricks School within the immediate area. Lilydale Heights College is also located further west.

The site is well positioned in terms of its proximity to public transport facilities including connections to fixed rail services, with Lilydale Station located approximately 1.3 km to the south west. Public school buses and contract school buses which service MLMC are also provided by the Department of Education in conjunction with Public Transport Victoria. The site is also well connected to major arterial roads including the Maroondah Highway.

Further to the south west of the site is the Lilydale Major Activity Centre. The following figure illustrates the location of MLMC within this mixed context.

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Figure 3.1 Context Map



### 3 Urban Context

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#### 3.2 Surrounding Streets

The MLMC campus has been in operation since 1905 and exists within a predominately residential area characterised by a mix of semi detached and detached dwellings of varying architectural styles and scale. There are no notable or highly consistent built form features of this area in terms of allotment size, development pattern, layout, form or presentation of dwellings.

The following section of this report describes the immediate surrounds of the MLMC campus:

##### TO THE NORTH

The MLMC campus is bordered by Nelson Road the north, a road that is contained within a Transport Zone 3 (Significant Municipal Road) and runs in an east - west alignment. Beyond this road reserve, is the Yarra Ranges Council Operations Centre. This land is zoned Public Use Zone (Schedule 1) and is currently occupied with a contemporary three storey Civic Centre.

##### TO THE WEST

Anderson Street extends in a north - south direction along the western boundary and provides three lanes of vehicular traffic, including one lane travelling from north to south and two lanes travelling from south to north. Kerbside parking is provided on the eastern side of Anderson Street - adjacent to the MLMC campus. Beyond Anderson Street, further west, are residential properties.

##### TO THE EAST

The MLMC campus features an abuttal with residential properties to its east.

##### TO THE SOUTH

Directly south of the MLMC campus are residential properties, which have a frontage to Allison Crescent and Anderson Street. Alison Crescent is a local access road that terminates at the school boundary. Allison Crescent provides vehicular access primarily for maintenance and staff of the college.

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#### 3.3 MLMC Campus

The MLMC campus is a substantial site made up of eleven allotments and features total area of approximately 13 hectares.

There are no restrictive covenants registered on the titles that make up the MLMC campus, however, there are a number of easements of way and for drainage purposes.

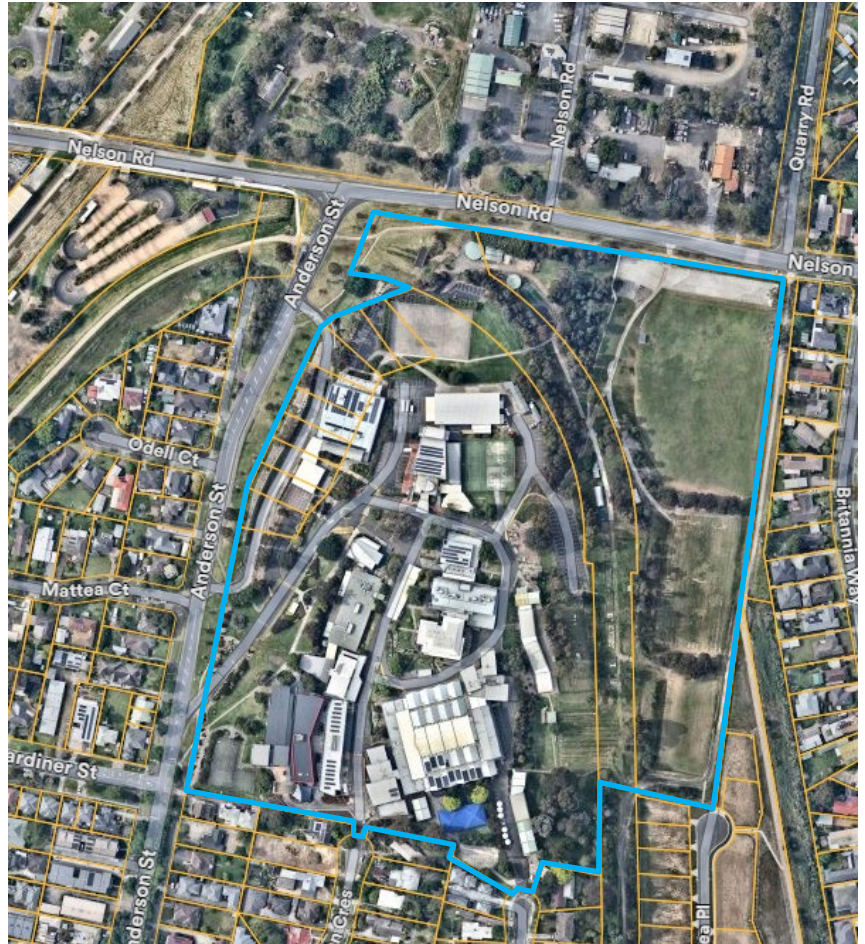
The development area is entirely located within land formally described as Lot 2 on Title Plan 853279D Volume 9331 Folio 816.



### 3 Urban Context

**Figure 3.2**  
Aerial Map of MLMC Campus

Source: Nearmap 2024



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The MLMC campus land has an undulating topography and experiences a significant fall in the land from the north to the south, noting the Sinnot Visual Arts Building is generally sited on the highest point of the MLMC campus.

The main entrance of the MLMC campus, including pedestrian and vehicular entries, are via Anderson Street, on the south western side of the site. This main entry leads to the main drop off/ pick up area and extends to the on site car parking area central to the campus. Anderson Street also provides access to a porte cohere on the western side of the school campus for drop off and pick up purposes.

Vehicle access is also available to maintenance staff via Allison Crescent, located to the south of the site.

The MLMC campus is currently developed with a suite of education and administration buildings and structures of varying sizes and architectural styles - reflective of the gradual development of the College through the years. As highlighted earlier in this report, the

### 3 Urban Context

most recent redevelopment involves the Heath Building, a contemporary three storey building.

Existing recreation areas and open spaces are apportioned to the east of the MLMC campus, with a number of sports fields as well as a gymnasium building (Doyle Centre) located to the north.

Vegetation is dispersed throughout the site, with carefully maintained landscaped garden beds and canopy trees, including a feature row of trees along the western side of the campus as it fronts Anderson Street.

The MLMC campus has experienced an evolution of built form, designed to improve existing facilities in stages, whilst working within the constraints of the site. The school maintains this approach to address modern education requirements.

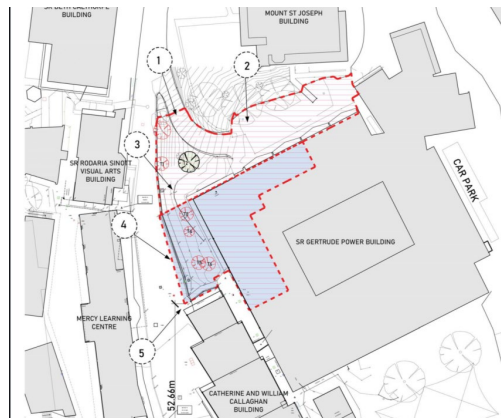
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### 3.4 The Development Area

This proposal (Stage Four) involves works to the Senior Gertrude Power Building, which is positioned centrally to the MLMC campus, approximately 52 metres from the nearest residential property to the south.

Figure 3.3  
Aerial View of the Development Area and extract of site analysis plan illustrating the site

Source: Nearmap January 2024



The Senior Gertrude Power Building is located to the west of the Mercy Learning Centre and north west of the Catherine and William Callaghan Building. The existing Senior Gertrude Power Building is two storeys in scale and currently accommodates staff offices, a canteen for the junior levels and flexible learning spacings referred to as the Ministry Lounge.



### 3 Urban Context

Figure 3.4  
Photographs of existing Senior Gertrude Power  
Building



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# 4 The Proposed Works

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The overall intent of this permit application is the need to deliver to the school body the proposed Stage Four of works.

This includes providing for new staff facilities in the form of new office spaces and new dining and kitchen/ canteen facilities for the students that will provide a more inviting and contemporary gathering space.

The proposal does not involve any increase to student or staff numbers.

The individual elements of the application are summarised below and should be read in conjunction with the plans and reports that accompany the application.

### 4.1 Proposed Demolition

The proposal involves the partial demolition of the existing Senior Gertrude Power Building.

The existing landscaped zones to the immediate west and north of the Senior Gertrude Power Building will be excavated. This involves the removal of 5 trees (identified as Trees T1, T3-T6 on the architectural plans).

It is the MLMC's intention that demolition works will commence in September 2024 school holiday period so as to limit disruption to the ongoing operations of the student campus.

### 4.2 Proposed Development

The proposed works will be an extension to the existing Senior Gertrude Power Building and will provide for two levels of additional accommodation. At ground floor level, accommodation will consist of new staff facilities including new office spaces, meeting rooms and staff workstations. At first floor level, the proposal consists of new kitchen/canteen, dining areas (internal and external) and a Ministry lounge area.

Careful consideration has been given to the siting, architectural design and scale of the proposed works. Key features in this regard include:

- The new works will have an overall building height of 8.4 metres (not including plant equipment);
- The building façade is setback from the nearest residential property at a minimum of 52.66 metres.
- The extension to the Senior Gertrude Power Building will be contemporary in style and adopt a similar architectural language as the existing building. The proposed development will incorporate quality materials including fibre cement sheet cladding (coloured graphite and natural finish), aluminium battens and paint finishes (coloured monument and foxtail).
- The proposal also involves the installation of a new parapet fascia to the existing building with cement sheet cladding and new paint to the existing walls (as shown in the architectural plan set).



## 4 The Proposed Works

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The plan package prepared by Cirillo Architects provides detailed images of the building presentation, together with the floor plans, elevations.

### 4.3 Car Parking

The proposal does not involve any change to student or staff numbers. As such, there is no change to the car parking that is currently provided for on the campus.

### 4.4 Waste Management

Compared to existing conditions, no changes are proposed to the current waste management arrangements of the MLMC campus. The current operations include landfill and recycling bins within the campus. When full, cleaning staff empty these bins into the skips within the school grounds.

As part of this proposal, the proposed kitchen/ dining areas will provide for sufficient waste storage areas, including a new bin for food scraps which will be used by the Agricultural program at the school.

### 4.5 Vegetation Removal and Retention

The design response for the proposal has given due regard to existing vegetation, including significant vegetation together with fostering opportunities for new vegetation and planting. It is acknowledged that some vegetation within the landscaped zones is required to be removed.

This includes:

- Tree 1 (Bottlebrush)
- Tree 3 (Bottlebrush)
- Tree 4 (Willow Myrtle)
- Tree 5 (Willow Myrtle)
- Tree 6 (Willow Myrtle)

A detailed Arboricultural assessment prepared by John Patrick Landscape Architects has been prepared to address this vegetation and plans prepared by Tract Consultants provide detail regarding the tree protection zones for Tree 2 (Golden Ash) which is proposed to be retained.

### 4.6 Landscaping

The landscaping works across the site have been designed by Tract Consultants in association with Cirillo Architects.

The key landscape works proposed within the campus as part of this proposal includes new covered deck areas, terrace seating, new paved accessways and garden beds to provide quality recreational spaces and outdoor seating areas for the students.

New tree species proposed within the landscape zone include Firewheel Tree, Kanooka Gum and Weeping Lilly Pilly and will be complimented with new shrubs, climbers, grasses and groundcovers.

# 5 Planning Policy Framework

The provisions of the Yarra Ranges Planning Scheme govern the land use and development of the subject land. The following summary outlines the key planning policies and controls that affect the proposal and are relevant to the consideration and determination of this planning permit application.

The Planning Policy Framework (PPF) of the Yarra Ranges Planning Scheme seeks to develop the objectives for planning in Victoria (as set out in the Act) to foster appropriate land use, development planning, policies and practices that encompass relevant environmental, social and economic factors.

## 5.1 Municipal Planning Strategy

- Clause 02.01 Context
- Clause 02.02 Vision
- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plans

## 5.2 Planning Policy Framework

- Clause 11 Settlement
- Clause 13.02-1S Bushfire Planning
- Clause 13.05-1S Noise Management
- Clause 13.07-1S Land Use Compatibility
- Clause 13.07-1L Non-residential uses in residential areas
- Clause 15 Built Environment and Heritage
- Clause 15.01 Built Environment
- Clause 19.02-2S Education Facilities

## 5.3 Zoning

### Clause 32.09 Neighbourhood Residential Zone

The campus is zoned Schedule 1 to the Neighbourhood Residential Zone. The purposes of the Neighbourhood Residential Zone are:

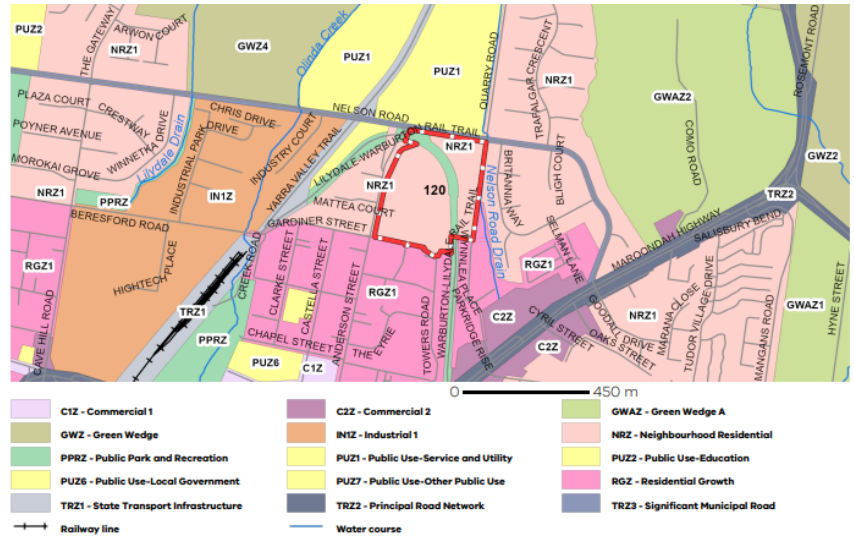
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*



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### 5 Planning Policy Framework

Figure 5.1  
Zoning Map



Under the provisions of the zone, the following permit triggers are applicable:

- In accordance with Clause 32.09-2, a permit is required to use the land for the purposes of an education centre (Section 2 Use). Given the land has been used as secondary school for a period of more than 119 years continuously, existing use rights can be established and no planning permit is required for the use.
- In accordance with Clause 32.09-9, a permit is required to construct a building or construct or carry out works for a use in Section 2.

#### Clause 36.02 Public Park and Recreation Zone

The site is partially affected by the Public Park and Recreation Zone. The purposes of the zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas for public recreation and open space.*
- *To protect and conserve areas of significance where appropriate.*
- *To provide for commercial uses where appropriate.*

The portion of the site affected by this zone is concentrated on eastern side of the campus. The proposed development will not involve works on land within this zone and therefore, the requirements of this zone do not apply.

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## 5 Planning Policy Framework

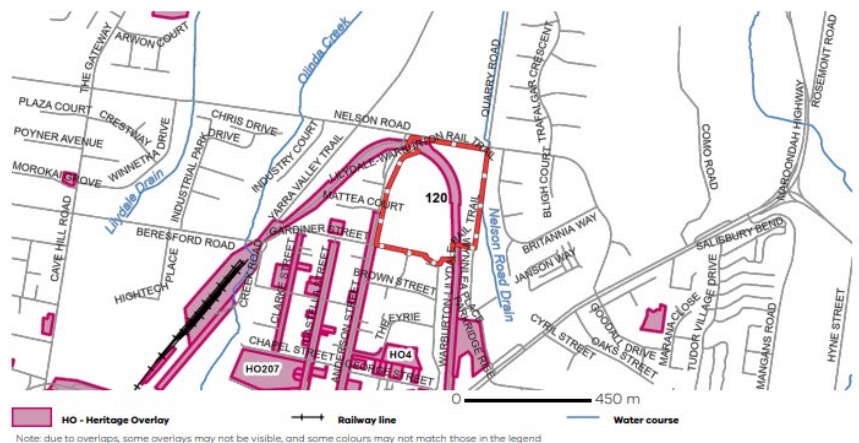
### 5.4 Overlay

#### Clause 43.01 Heritage Overlay

Part of the site is affected by the Heritage Overlay (HO214) - Warburton Railway. The purposes of the Heritage are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Figure 5.2  
Overlay Map



The proposed development area is not affected by the Heritage Overlay and therefore, the provisions of the overlay are not applicable.

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#### Clause 44.04 Land Subject to Inundation Overlay

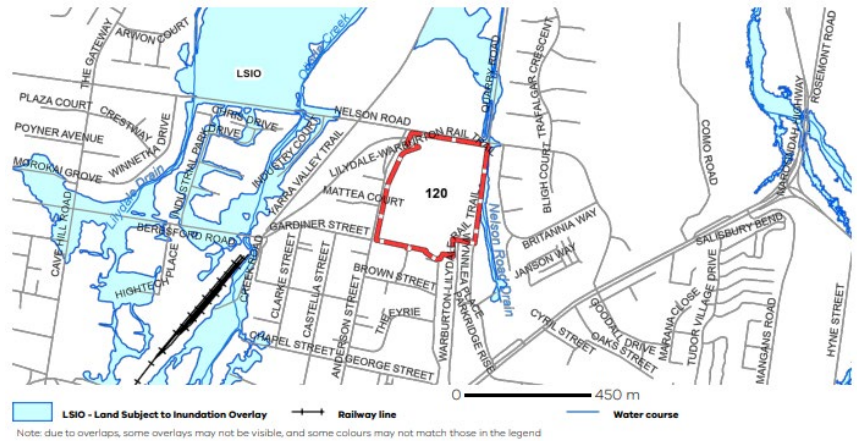
The Land Subject to Inundation Overlay affects the eastern side of the campus. The purposes of this overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.

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- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Figure 5.3  
Overlay Map



The proposed works are not located on land that is subject to this overlay and therefore the provisions of this overlay do not apply.

Clause 42.03 Significant Landscape Overlay

Schedule 23 to the Significant Landscape Overlay affects the whole of the site. The purposes of the Significant Landscape Overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

In accordance with Clause 42.03-1, Section 3.0 of the Schedule 23 states that a planning permit is required to remove, destroy or lop any substantial tree. A substantial tree is defined as having a diameter at breast height (DBH) greater than 0.26 metres at 1.3 metres above the ground. This does not apply:

- If the lopping of vegetation is undertaken to assist its regeneration or
- If the vegetation is dead or
- To the partial removal of branches directly overhanging dwellings, garages or outbuildings so that they are not overhanging or within 2 metres of the buildings or

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## 5 Planning Policy Framework

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- *If the base of the tree to be removed is within 2 metres of a building or*
  - *If the species appears in the Shire of Yarra Ranges Environmental Weed List - Clause 22.05.*

Schedule 3.0 states that a permit is not required to construct a building or carry out works provide the following requirements are met:

- The buildings and works are at least 10 metres from a designated stream
- The buildings and works are at least 10 metres from a designated open Melbourne Water drain

On this basis, a planning permit is required to remove Trees 1, 3, 4 and 5 as these trees are multi stemmed and therefore, deemed to meet the definition of a “substantial tree”. Notwithstanding this, as detailed in the arborist report, all four trees are of low arboricultural value.

The DBH size for Tree 6 is below the definition of a substantial tree i.e. 0.26 metres at 1.3 metres above ground and, therefore its removal is exempt from the requirements of this Overlay.

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### 5.5 Particular Provisions

#### Clause 52.06 Car Parking

A new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

Car parking for a secondary school is required as follows:

- 1.2 spaces to each employee that is part of the maximum number of employees on the site any one time.

The requirements of Clause 52.06 do not apply given the proposal on the basis that there is no increase to staff numbers.

#### Clause 52.17 Native Vegetation

The purpose of this Clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. In accordance with Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead vegetation, however, this does not apply:

- *If the table to Clause 52.17-7 specifically states that a permit is not required.*
- *If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.*

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## 5 Planning Policy Framework

- *To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.*

In accordance with the table of exemptions listed under Clause 52.17-7, a permit is required to remove Trees 1, 3, 4, 5 and 6 (total 5 trees) given these trees are not native to Victoria and the requirement to obtain a permit does not apply to the removal of native vegetation that was planted or grown as a result of direct seeding.

Therefore, a planning permit is not triggered under the requirements of this provision.

### Clause 52.34 Bicycle Facilities

The required number of bicycle spaces associated with secondary schools is listed in Table 1 under Clause 52.34-5. A secondary school is required to provide:

→ 1 space to every 20 staff and 1 space to every 5 pupils.

Given the proposal does not involve an increase to staff or student numbers, no additional statutory bicycle parking requirements are required.

### Clause 53.18 Stormwater Management in Development

Clause 53.18-3 states that an application to construct a building or construct or carry out works must meet all of the objectives to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

The proposal involves the installation of a 5,000 litre rainwater tank which will harvest rainwater for regular reuse in toilet flushing and irrigation. In addition, a minimum 3sqm grassed strip is proposed for treatment of storm runoff from the timber deck structure. These stormwater management measures will achieve a STORM rating of 105 per cent.

### Clause 53.19 Non Government Schools

The purposes of this Clause is to:

- *To facilitate new non-government schools.*
- *To facilitate upgrades and extensions to existing non-government schools.*

An application to which Clause 53.19 applies is exempt from the decision requirement 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

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## 5 Planning Policy Framework

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### Clause 63 Existing Uses

The education centre function of the school has occurred across the campus for an extended period of time (approximately 119 years).

Clause 63.05 states that a use in Section 2 of a zone for which an existing use right is established may continue provided:

- *No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.*
- *Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.*
- *The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.*

This planning permit application seeks permission for buildings and works and therefore, the existing use right may continue.

### Clause 72.01 Responsible Authority for this Planning Scheme

Clause 72.01-1 states that the Minister is the responsible authority in relation to the use and development of land for a:

Primary school or secondary school, or education centre 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, if any of the following apply:

- There is no existing primary school or secondary school on the land.
- The estimated cost of development is \$3 million or greater.

In this instance, the estimated cost of development is greater than \$3 million.

## 5.6 Other Provisions

### Designated Bushfire Prone Areas

The site is identified as being within designated bushfire prone areas although is not subject to a Bush Fire Management Overlay. The policies dealing with bushfire planning is not relevant to the discretion conferred under the Neighbourhood Residential Zone and therefore, this policy is not subject to direction of Clause 71.02-3 (Integrated Decision Making).



## 5 Planning Policy Framework

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### 5.7 Planning Permit Triggers

The project requires a planning permit in accordance with the following provisions:

#### Clause 32.09-2 (Neighbourhood Residential Zone)

- To construct a building or carry out works for a use in Section 2 of Clause 32.09-1

#### Clause 42.03 -2 (Significant Landscape Overlay)

- To remove a substantial tree (which is defined as having a diameter at breast height greater than 0.26 metres at 1.3 metres above the ground) under the Significant Landscape Overlay (Schedule 23).

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# 6 Planning Considerations

## 6.1 Response to Planning Policy Framework

The Planning Policy Framework of the Yarra Ranges that provides the applicable guidance for this application, seeking to improve and develop a very well established existing education facility, is largely contained at Clause 13.07-1L (Non-residential uses in residential areas), Clause 15.01 (Built Environment), and at Clauses 19.02-2S (Education Facilities). Some of the key objectives and strategies of these Clauses that are of most relevance to the proposed development seek to ensure:

- Adequate design measures are in place to minimise the detriment to local amenity from the operation and expansion of institutions.
- The prevailing landscape character of the area is appropriately respected, and landscaping is well integrated with any new development.
- The built form character, scale and density of the defined neighbourhood is respected and new development demonstrates a high standard of design.
- The development incorporates sustainable design initiatives that address energy and water use, biodiversity impacts and resource depletion.

This application must balance a range of built form, landscape, sustainability and amenity considerations that have the potential to affect the surrounding community and the neighbourhood context, with the needs of the MLMC as a long standing education facility within the suburb of Lilydale.

It is submitted that this application proposes new built form that will be appropriately located so as to minimise off site amenity impacts and positively responds to the PPF of the Yarra Ranges Planning Scheme.

The proposal seeks to improve the existing facilities for staff and students and does not propose any change to the student or staff numbers. Accordingly, this will ensure that the school operation will be unchanged in terms of the intensity of the land use and car parking requirements.

The proposal aligns with the strategies at Clause 13.07-1L and Clause 19.02-2S and has been designed to minimise adverse amenity impacts on adjoining residential properties particularly in relation to noise, car parking and access and circulation which are discussed in the following sections of this report.

The built form changes to the Senior Gertrude Power Building are positioned centrally to the campus, therefore will have limited impact on the neighbourhood character and public realm. In this regard, the proposed works have been designed to accord with the design strategies at Clause 13.07-1L which require development to be compatible with and setback from common boundaries and provide effective landscaping to protect residential amenity of abutting residential land.

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## 6 Planning Considerations

The upgrade of the staff and student facilities, including a new kitchen/canteen with internal and external dining areas, will deliver substantial benefits to the student body with an enhanced educational experience. This has been the focus during this design phase and will ensure that both existing and future students are afforded with quality learning and recreation spaces and a “social heart” to the campus.

It is therefore submitted that the application continues to represent a coordinated approach to the ongoing development and management of the MLMC within this residential context of Lilydale and positively responds to the PFF of the Yarra Ranges Planning Scheme and is substantially separated from residential properties to limit any potential for offsite amenity impacts.

### 6.2 Built Form Response

Clause 15.01 (Built Environment) provides guidance in relation to built form. Namely, any new built form must appropriately respond to the scale, form and character and design of the surrounding development.

The objective of this clause seeks to ensure development retains and enhances the key character attributes that contribute to the preferred neighbourhood character.

Cirillo Architects together with MLMC identified a number of design objectives to guide the proposed development, particularly in relation to the way built form will engage with the existing buildings and surrounding area. These objectives include:

- To ensure new built form maximises the school’s functional requirements and minimises any change to boundary conditions;
- Ensure new built form is of a sympathetic overall height to that of the existing Senior Gertrude Power Building and setback to that of the Mercy Learning Centre and the Catherine and William Callaghan Building;
- To continue the architectural language of the Senior Gertrude Power Building within the senior campus section of the school grounds. This approach for the proposed works, including minor refurbishment of the existing building will continue to create a contemporary presentation that will contribute to a highly cohesive suite of school buildings.

The key built form changes, given their significant separation, will have a minimal impact on surrounding land.

The proposed works are sited and designed to integrate with the contemporary façade of the existing Senior Gertrude Power Building together with the surrounding school buildings. Positioned to the immediate east of the Heath Building, the additions will be two storeys in scale and of a modern design.

The additional building will accommodate new facilities for staff (at the ground level) including new office spaces. At first floor level, it will provide a seamless connection internally with the existing Senior

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## 6 Planning Considerations

Gertrude Power Building and provides for new learning spaces, together with kitchen and dining areas. The proposed works focus on providing new spaces for students to gather with the new indoor and outdoor dining areas.

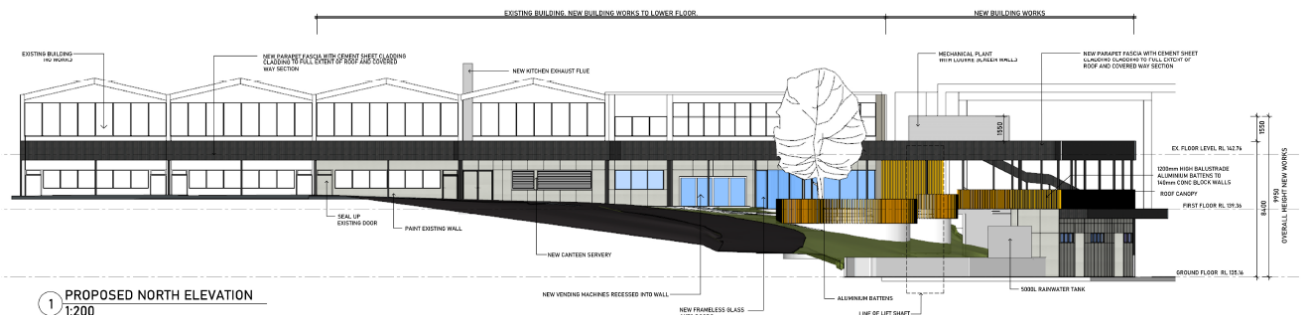
Whilst it is acknowledged that the MLMC campus has been a part of the residential streetscape of both Allison Crescent and Anderson Street for 119 years, any new built form that interfaces with the street must appropriately respond to the scale, form and character and design of the surrounding development.

In this regard, the proposed works will:

- Result in no change to the streetscape of any external road frontage given the works are positioned centrally to the school campus. The proposed two storey scale is commensurate with the other school buildings and will be significantly setback from Allison Street and will therefore be of limited visibility from the public realm.
- The proposed works will maintain the two levels of accommodation –this is made possible with the demolition of part of the existing building and excavation works across landscaped areas. The proposed works are largely contained within the existing building envelope and therefore the extent of site coverage is not significantly increased as part of this project i.e. 0.42 per cent.
- Be of a lower overall building height than the existing building that it extend from.
- Maintain a building height that is commensurate with the other existing buildings on the campus more broadly.

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Figure 6.1  
Extract of Proposed North Elevation



## 6 Planning Considerations

The siting of the proposed works has been given due consideration to the protection of residential properties to the south – with a minimum setback of 52 metres to the south. Furthermore, new landscaped areas are proposed with new trees and shrubs that will contribute to the landscape character of the campus.

The proposal incorporates a number of window openings and an outdoor dining/ deck area along its western façade to minimise large expanses of blank walls.

Use of high quality materials and finishes to reflect the architecture of the existing buildings. These materials and finishes include fibre cement sheet cladding, aluminium battens, and paint finishes.

The proposal also involves repainting of the external walls and the installation of a parapet to the existing building. The external changes will improve the overall appearance of the building and ensure it will present as visually cohesive by way of design and presentation with other contemporary buildings on the campus.

### 6.3 Tree Removal under the Significant Landscape Overlay and Landscape Design

From a planning policy perspective, Clause 12.05 (Significant Environments and Landscapes) encourages planting that is appropriate to the character of the area and retains existing trees and vegetation where possible. In essence, it is the desire that any new development reinforce the high quality landscape character of the Shire.

Furthermore, it is important to recognise that the landscaping within an educational facility has a different purpose when compared to a residential development. Namely, it must balance the needs of built form, play spaces for learning and recreation as well as any access arrangements.

As highlighted earlier in this report, a planning permit is required to remove Trees 1, 3, 4 and 5 in accordance with the requirements of Schedule 23 to the Significant Landscape Overlay. These trees are multi-stemmed and therefore, technically fall under the definition of a “substantial tree” under this Overlay. Trees 3, 4 and 5 are required to be removed given they are within the footprint of the proposed building. As detailed in the arboricultural report prepared by John Patrick Landscape Architects, these trees are considered to be of low arboricultural value. In addition, Tree 1 is also proposed for removal. Again, this tree is considered to be of low arboricultural value.

The landscape design prepared by Tract Consultants together with the layout of new built form by Cirillo Architects has sought to balance the competing landscape objectives between landscaping for an educational facility and planting that is appropriate to the character of the area. The proposal will achieve a response that will protect significant existing vegetation and deliver an increase in new canopy tree planting and greenery. More specifically, the landscape plan illustrates:

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## 6 Planning Considerations

- 
- The retention of Tree 2 (Golden Ash) which is considered to be high arboricultural value. A new deck area is proposed around Tree 2 and will be constructed completely above the existing soil levels with posts located to avoid roots greater than 40mm in diameter;
  - The planting of 4 x new native trees (including the following species Firewheel Tree, Kanooka Gum and Weeping Lilly Pilly) which can reach up to a height between 10 metres and 15 metres.
  - New garden beds with screening plants and hedges, shrubs, grasses and groundcovers.

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### 6.4 Stormwater Management in

The importance of achieving best practice standards in environmental sustainable design is supported by the planning policies contained at Clause 11 (Settlement) of the Yarra Ranges Planning Scheme.

Clause 53.18 aims to encourage sustainable outcomes that maximise the retention and reuse of stormwater.

Brogue Consulting Engineers were engaged to provide advice with regard to sustainable design initiatives to be adopted for the new building and guide the appropriate treatment of stormwater. The following key sustainable design initiatives have been incorporated as part of this project:

- The proposal involves the installation of 1x 5000 litre rain water tank that will harvest rainwater from all non - trafficable roofed areas of the new building and will be used for flushing of toilets and irrigation.
- Installation of a minimum 3sqm grassed strip for treating storm runoff from the timber decking structure.

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## 6 Planning Considerations

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Figure 6.2  
Extract of Landscape Plan illustrating stormwater  
management measures



### 6.5 Amenity Impacts

Potential amenity concerns associated with a school which is located within a broadly residential after often falls into three categories:

- 1. Visual Bulk/ Overlooking/ Overshadowing
- 2. Noise associated with the general school operation
- 3. Intensity of the use and traffic/car parking

These issues are of particular relevance to the surrounding community when a proposal to expand or redevelop a school. Whilst the proposed works will result in new built form to the site, the project seeks to minimise any potential for amenity impacts to the surrounding residential area through the following:

## 6 Planning Considerations

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- The project does not involve an increase in student or staff numbers and therefore, does not represent any intensification of the land use. In essence, this project is more focused on improving and consolidating existing school operations, improving facilities for the students rather than expanding or intensifying the school activity.
  - The proposed new building consists of two levels of internal accommodation and will measure at a maximum building height of 8.4 metres. The new works will be setback at a minimum of 52.66 metres from the southern boundary. This physical separation of built form to the nearest neighbouring property is significant and will not result in unreasonable visual impact.
  - As illustrated in the submitted shadow diagrams prepared by Cirillo Architects, the proposed development will not result in any additional shadows cast to existing private open space areas of neighbouring residential properties. The extent of additional shadows will be limited to being within the confines of the MLMC campus, noting adequate solar access to outdoor recreation spaces throughout the day for the school will continue to be achieved.
  - The proposal is not considered to result in additional amenity impacts by way of noise, in particular to the existing residential properties to the south. Namely, the proposal does not result in any increase in student numbers. Furthermore, whilst new outdoor dining spaces are proposed, these are limited to the areas between the school buildings, i.e. between the Mercy Learning Centre and Catherine and William Callaghan Building.
  - The proposal does not involve any increase to student numbers or staff numbers. Accordingly, there is no change to car parking provision or traffic.

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# 7 Conclusion

The proposed development of the MLMC campus for Stage 4 works is a project that seeks permission to continue to improve the educational facility and functional needs of the campus for staff and students.

It is a project that has been carefully considered. The proposed works are sited centrally to the school campus and substantially separated from residential activity to minimise off site amenity impacts to residential properties.

The vision of the proposal is therefore focused on delivering:

- A contemporary two storey extension to the existing Senior Getrude Power Building to provide enhanced staff facilities and student facilities.
- An enhanced landscape experience that surrounds the proposed building and continues to contribute to the landscape character of the precinct.
- New landscaped areas and indoor and outdoor recreation spaces for the student body, that are designed to improve their learning experience and promote increased interaction.

The Yarra Ranges Planning Scheme provides strong policy support for the ongoing development of community infrastructure in this manner, providing for high quality education facilities for the growing community and ensuring the landscape character of the area is respected.



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