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Date

Thursday 27 April 2023

To

Georgia Kay
Senior Planner
Development Approvals and Design
Department of Transport and Planning

Address

8 Nicholson Street
East Melbourne
VIC 3002

Sent

Via Online lodgement

Cc: Georgia.kay@delwp.vic.gov.au

Dear Georgia,

Planning Permit PA2101261

75 – 77 Naples Road, Mentone

Section 72 Application to Amend (Advertising Signs)

We continue to act for Mentone Grammar School in relation to the above planning permit, and enclose an application to amend Planning Permit No. PA2101261 and the associated endorsed plans to allow for the installation and display of advertising signs. The amendment is required to provide for the identification of the school campus.

In support of the application, please find enclosed:

- Amended Architectural Plans prepared by McIldowie Partners.
- A statement of changes prepared by McIldowie Partners.

Background

Planning Permit No. PA2101261 was issued by the Minister for Planning on 10 January 2022 and amended on 28 October 2022.

The permit allows:

Buildings and works associated with an existing school in a General Residential Zone and Design and Development Overlay; alterations to a road within the Road Zone Category 1; and a reduction in the bicycle facilities, in accordance with the endorsed plans.

Proposed Amendments

It is proposed to amend the permit preamble to allow for the development of signs as follows:

*Buildings and works associated with an existing school in a General Residential Zone and Design and Development Overlay; **development of signs**; alterations to a road within the Road Zone Category 1; and a reduction in the bicycle facilities, in accordance with the endorsed plans.*

It is also proposed to amend the plans endorsed under the planning permit to show the proposed signs and to make minor amendments to the approved development as a result of further detail design.

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The proposed signs are detailed on the enclosed plans prepared by McIldowie Partners and comprise:

Location	Type	Width	Height	Area
North- East	Internally Illuminated, business identification sign	5.131m	1.680m	8.62sqm
South-West	Internally Illuminated, high wall, business identification sign	3.800m	1.680m	6.384sqm
South-West (car park wall)	Internally Illuminated, business identification sign	3.800m	1.600m	6.080sqm

The other amendments to the plans are detailed on the attached schedule of changes prepared by McIldowie Partners and include:

- TP055 – Oval Plan
 - Minor amendments to setout dimensions & levels.
 - Northern terrace west stair to oval widened.
 - **Landscape layout updated: Trees T37-T40 shown as removed, (previously deleted) external small stair near Carpark Pop-Up corner deleted, planter beds in paving added.**
- TP101 – Carpark
 - Car park Bike Rack moved to near DDA carparks.
 - Pump sets in Fire Pump Room updated.
 - Gradient of external pedestrian access path updated; pedestrian ramp levels in Carpark updated.
 - Internal wall near Carpark lift deleted.
- TP102 – Lower Ground & Multipurpose Hall
 - Subfloor access added.
 - Landscape paving layout & levels updated.
 - Landscape bins shown.
 - Plant enclosure level updated.
 - Bike rack in Carpark deleted. (Note: these are relocated further west within the basement car park.)
 - Multipurpose Hall stair width increase.
- TP103 – Ground Floor
 - External stair next to Maintenance Compound added.
 - Overall length dimension updated (increase by 95mm to 81184mm on eastern end due to stone cladding subframing).
 - Landscape paving layout & levels outside Lower Ground area updated.
 - Finished ground level outside Nook 02, Classroom 08 and new Maintenance Compound driveway updated.
 - External paving levels on northern terraces updated. West stair to oval widened.
- TP104 – Level 1
 - Overall length dimension updated (increase by 95mm to 81184mm on eastern end due to stone cladding subframing). Distance dimension to Warrigal Rd boundary updated accordingly.
- TP105 – Level 02
 - Notes for external signage added.
 - Overall length dimension updated (increase by 95mm to 81184mm on eastern end due to stone cladding subframing). Distance dimension to Warrigal Rd boundary updated accordingly.
 - Services riser shaft & hot water plant in roof plant area updated.
 - Roof access ladder added.
 - Maintenance zone width decreased by 10mm.
 - Stair 01 doors changed to double doors; door for switchboard added.



- TP106 – Roof Plan
 - Overall length dimension updated (increase by 95mm to 81184mm on eastern end due to stone cladding subframing). Distance dimension to Warrigal Rd boundary updated accordingly.
 - Services riser shaft in roof plant area updated.
 - Roof access ladder added.
 - Maintenance zone width decreased by 10mm.
- TP201 – Elevations
 - North West
 - Transom added to 1 window.
 - Transition between paving slab on ground and suspended paving slab updated.
 - South East
 - External stair leading up to Maintenance Compound added.
 - Subfloor ventilation and access added.
 - Lower Ground paving levels, planter bed and plant enclosure screen height updated.
 - Lift shaft ventilation louvre added.
 - Roof access ladder added.
- TP202 – Elevations
 - North East
 - External signage added.
 - Roof access ladder added.
 - L1 window raised up 600mm.
 - Landscape fence to northern terrace shown.
 - South West
 - External signage added.
- TP203 – Carpark Elevations
 - South West
 - External signage added.
 - Fire pump room ventilation louver added.
 - Raingarden spreader pipes added.
 - North West
 - Notes regarding concrete block and precast concrete updated.
 - Mechanical louvre moved.
 - South East
 - Notes regarding concrete block and precast concrete updated.
- TP204 – Naples Road Streetscape
 - External signage added.
- TP205 and TP206 – Elevations Coloured
 - Changes as per TP201 and TP202
- TP302 – Section
 - Building Cross Section
 - Roof access ladder added.
 - Landscape fence at northern terrace added.

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Kingston Planning Scheme

A planning permit is required for the development of the land for signs pursuant to Clause 52.05-1.

The subject land is within the General Residential Zone where sign requirements are at Category 3 – High amenity areas at Clause 52.05-13.

The purpose of Category 3 is:

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

A planning permit is required for a 'business identification sign', an 'internally illuminated sign' and a 'high wall sign'.

Local Policy

Clause 15.01-1L-02 provides local strategies and policy guidelines relating to 'Signs'. An assessment of the proposed signs having regard to the relevant strategies and policy guidelines as provided below:

Strategies – General	
Discourage the display of animated signs, sky signs, panel signs, major promotion signs, pole signs, bunting signs, inflatable and blimp signs, high wall signs, and V-board signs to reduce visual clutter.	The proposed signs are limited to the minimum extent necessary to provide for the identification of the building as forming part of the school campus. The proposed high wall sign (south-west) is provided as a result of the topography of the land which means that the proposed sign is located more than 10m above natural ground level.
Facilitate signs that result in an overall improved presentation of a building or site.	The proposed signs will provide for the identification of the approved building as part of the Mentone Grammar School campus.
Discourage signs that dominate the building to which it is fixed or the property on which it is sited.	The proposed signs are limited in their size and content to allow for the clear identification of the approved building. The proposed dimensions of each sign are proportionate to the host building.
Discourage the display of above-verandah V-board signs.	N/A
Encourage signs that complement existing architectural forms, integrate with the architecture or are placed on blank wall surfaces.	The proposed signs have been site and designed to integrate with the approved building.
Encourage wall or fascia signs to be directly applied to the building and where projection occurs it should be minimal and vertically orientated (i.e. the height of the sign being greater than the width).	The proposed signs project only to the extent that is required to define the lettering and host the internal illumination infrastructure.
Encourage signs to be orientated either vertically or horizontally unless it can be demonstrated that an alternative orientation is appropriate due to the design of the sign or the area to which it is to be displayed.	The proposed signs are oriented in a horizontal direction.
Encourage signs to be sited within the overall building facade, rather than siting above the building line, protruding from the building into the skyline or extending beyond any edge of its host building.	The proposed buildings do not extend beyond their host wall.

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Limit the display of above-verandah and upper level façade signage.	Two of the proposed signs are located at level one which is appropriate in the context of the school campus.
Reduce visual clutter through the display of fewer, more effective signs and where possible, encouraging new signs to be consolidated with existing signs.	The proposed signs are limited to the extent necessary to identify the approved building as part of the school campus.
Policy guidelines – General	
Consider as relevant:	
Avoiding large supporting frameworks for signs.	The proposed signs will not include large framing structures.
Avoiding the location of signs to face residential uses or the entrance to residential streets, unless the host building or site is in a residential area and the sign is on the frontage of the site.	The proposed North East sign faces residential properties, however this is considered appropriate having regard to the main road location. The proposed South West signs face another school campus (St Bedes)
Limiting permanent signs on display windows to cover no more than 25 per cent of the display window.	N/A
Incorporating measures to conceal any external lighting, electrical cables, conduits, supporting structures and other equipment associated with the signage, which detracts from the appearance of a building.	The proposed signs have been designed such that structural equipment and services are concealed.
Supporting signs on walls that do not cover the architectural features or detailing of a building and are sized in proportion with parapets, panels, windows and wall areas.	The proposed signs are located such that they do not conceal architectural features of the building. Refer above comments in relation to the appropriateness of the size and proportions of the proposed signs.
Designing high-wall signs to have a minimal projection and a vertical orientation.	The proposed high wall sign is considered appropriate having regard to its location within the school campus, topography of the land and integrated design.
Ensuring signs are not duplicated.	While each sign contains the same message (the school name), it is considered appropriate having regard to the purpose of each sign which is to identify the building as part of the wider school campus.
Sharing sign space between multiple occupancies of a building.	N/A
Strategies – Residential areas	
Limit signs to identify premises as necessary and discourage signs from facing directly towards adjoining residences.	The proposed signs do not face adjoining dwellings.
Policy guidelines – Residential areas	
Consider as relevant:	
Limiting signs to one per frontage.	The proposed signs are limited to the extent necessary to identify the approved building.
Including landscaping to minimise the impact of signage.	N/A
Orientating freestanding signs to be parallel to the street or frontage.	N/A
Encouraging signs of a small, respectful scale, located to be clearly visible.	Refer above comments regarding the size and scale of the proposed signs.



The proposed signs are considered appropriate in the context of the wider school campus and are necessary to identify the approved building. The other changes represent a minor alteration to the endorsed plans and are the result of further refinement of the proposal during construction.

We trust that the enclosed and above-referenced material is to Council's satisfaction and can be endorsed at its earliest convenience.

Should you have any questions, please do not hesitate to contact Lucy Kolomanski (lucy@contour.net.au) at our office or the undersigned (ar@contour.net.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Rodda'.

Andrew Rodda

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