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**Frank Dando Sports Academy  
New School Building  
33 Raymond Street, Ashwood**

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**Planning Application Report**



**July 2023**

G2 URBAN PLANNING

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## 1.0 INTRODUCTION

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Frank Dando Sports Academy at 33 Raymond Street, Ashwood has been operating its education centre for boys for over 40 years at this site and the current building and its facilities are dated and in poor condition. This building is to be demolished and replaced with a new building providing modern facilities and enhanced teaching capability commensurate with current standards. This will allow student numbers to increase from 35 to 70.

Frank Dando Sports Academy (FDSA) is a specialist school for boys founded with the aim of providing a supportive and therapeutic environment where under-achieving boys could receive an education while also addressing their specific needs. It was established in 1980 by Frank Dando, a renowned teacher and expert judo dan who recognised the capacity of sport to positively influence the lives of troubled youth.

The new building will create more space, better amenities and functional elements and enhance learning experiences. Storage and car parking will increase also.

The planning submission supports the drawings prepared by Smith and Tracey Architects outlining the location of the building with layout plans, elevations and images of the building included.

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## 2.0 SITE CONTEXT

Frank Dando Sports Academy is at 33 Raymond Street, Ashwood. It is an independent school that specialises in providing an education for boys 11 to 17 years of age who, although intelligent, were not succeeding in mainstream schools. It was founded by Frank Dando who was an experienced educator who observed the impact of physical education on children's academic development. This became the focus of his Master's degree thesis in remedial education at Monash University as well as further research at University of California in 1984.

The school describes its overall function as follows:

*When the school began in 1980 the Registered Schools Board inspectors accepted that since the school was a special school for bright underachievers some liberties could be taken with the usual academic prescriptions, They agreed that the school's rather unusual emphasis on Physical Education meant some other subjects such as Science, Music and Art could be regarded as peripheral though in practice they tend to appear and reappear with some frequency. To further add weight to the success of the method, Frank published a thesis in 1981 demonstrating a positive correlation between cognitive ability and physical activity.*

*The school's current Principal, Ziad Zakharia conducted further research between 2005-2007. His masters degree thesis found that, after a year of this program, the students made a positive personality change and achieved academic, physical well being and sporting success. He decided to test this by a pre-test and post-test of self-image administered by an independent psychologist.*

The school further describes its teaching practice as follows:

- *All staff members are experts in a variety of sporting fields and lead by example, providing the boys with positive role models.*
- *A large proportion of boys enrolled start overweight, with a small number starting obese. Insistence and education provided with respect to a healthy well balanced diet*

and eating habits combined with an intensive training regime results in quick weight loss that corresponds quickly to an improvement in self image.

- A pattern of intensive physical education followed by academic work has a powerful calming effect on distractible boys.
- At the completion of the school year, most students achieve a level of literacy and numeracy once thought unattainable in a mainstream setting. Generally most students who reintegrate back into a mainstream setting have jumped ahead of their peers both physically and academically where they were once disengaged and struggling

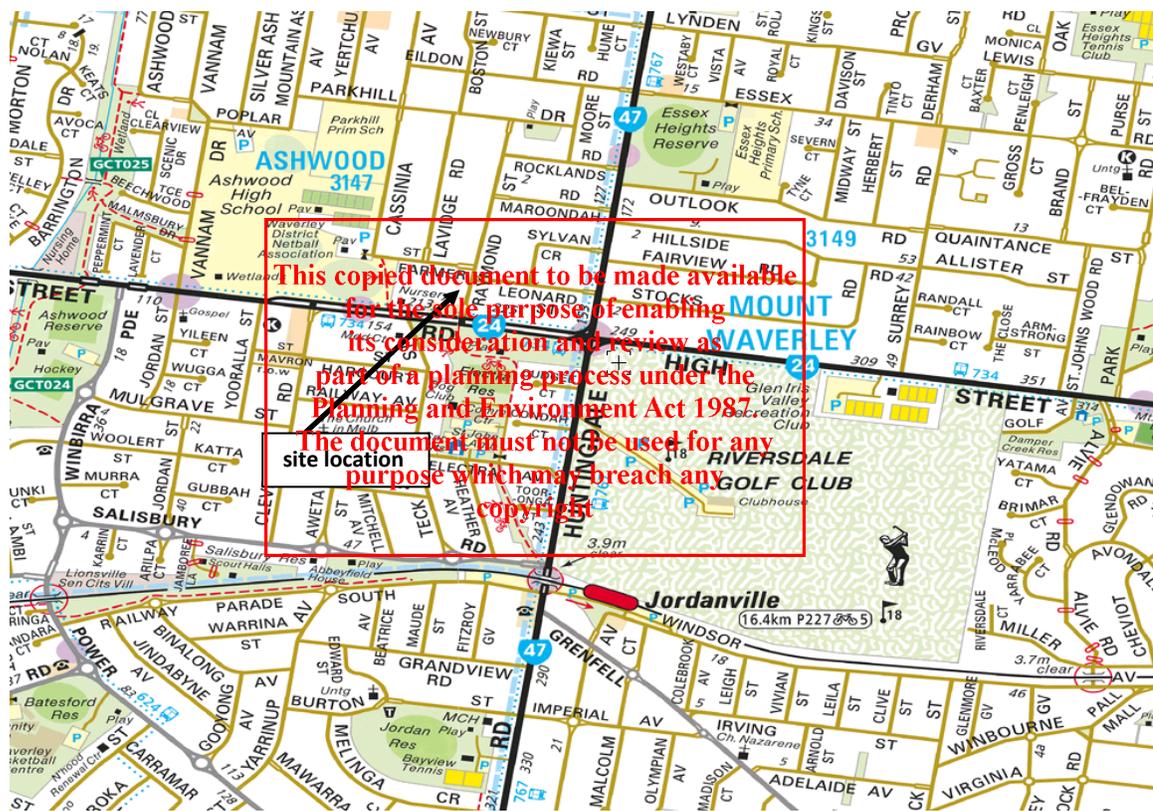


Figure 1: Melway locality

The school has been established since the 1980's and in 1990 planning permit TPA/13763 was issued for school upgrades.

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The school is to the west side of the street and 60m north of High Street Road. The land title description is Lot 7 PS 31288 and there is a 3.05m wide drainage and sewerage easement on the west / rear boundary. It has an area of 868m<sup>2</sup> with a frontage of 14.3m, not including splay and depth of 50.8m. The site falls about 3m to the rear.

The school operates in a converted dwelling with additions to the rear. It has a car parking canopy setback 3.4m from the frontage and provision for 4 cars at the front and one sub-standard space to the side accessed from the adjoining lane. The building has an extensive site coverage as illustrated in the aerial photo which shows the site and surrounds.

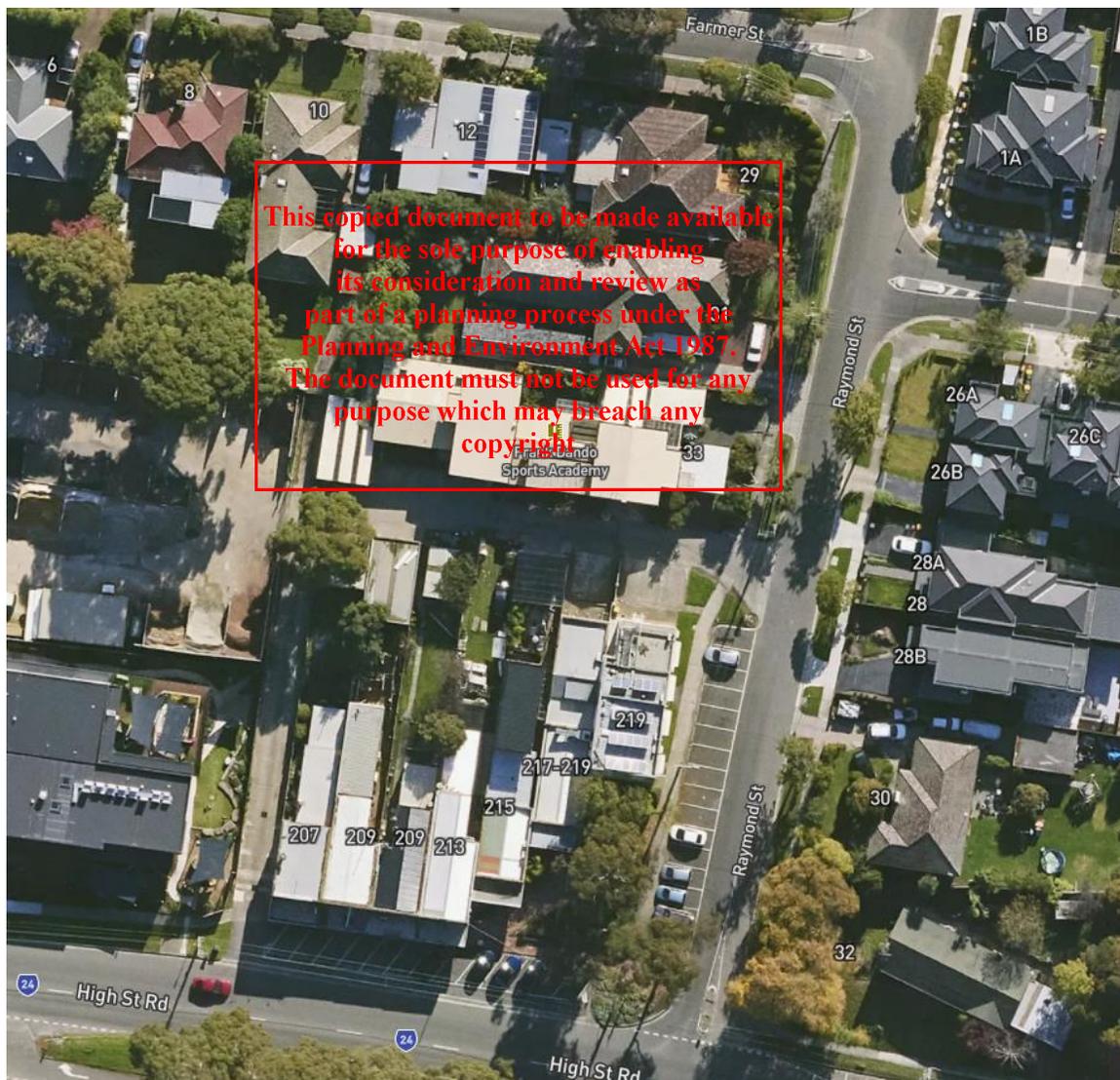


Figure 2: Aerial



Figure 3: Aerial with site outline

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The school building is largely brick at ground level and otherwise weatherboard cladding to the first floor with a sloping metal roof. The building has a minimum setback of approximately 1.8m to the north as well as larger setbacks as evident in the aerial outline.



Building view at Raymond Street, view south

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Laneway and south wall

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Laneway looking to Raymond St

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Raymond St, view north from High Street Road



Daisy's Garden Supplies to the rear of the site

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The site is opposite the rear of several commercial properties that front High Street Road and opposite most of its rear boundary is Daisy's Garden Supplies business at 189-205 High Street Road. Between that site and the commercial properties is Explorers Early Learning at 205 High Street Road. Residential properties are to the east and north of the site.

The property adjoins only two residential sites, the side boundary of 31 Raymond Street to the north and the rear portion of 10 Farmer Street to the north-west.

On-street parking is unrestricted to the north and also to the east on Leonard Street. The school is well located for its students, being 10 minutes by foot from Jordanville train station and with bus transportation along High Street Road and the nearby Huntingdale Road.

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### 3.0 THE PROPOSAL

Frank Dando Sports Academy propose to demolish the existing building which has poor and dated facilities for students and teacher alike. A new building shall be a centre for enhanced education with ground floor physical education rooms, dining, kitchen and amenities and first floor learning, seminar rooms and administration. A lower level car park is accessed where the lane falls away to the rear and it provides for 5 car spaces, bin storage and general storage.

The school has been operating for over 40 years with 35 students. This application will allow for the education centre capacity to increase to 70 students. There is a staff to student ratio of 1 teacher for 10 students such that there will be up to 4 additional teachers on the premises.



Building frontage (Smith & Tracey)

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The proposed building has a ground floor of 585m<sup>2</sup> and first floor of 571m<sup>2</sup> being a total of 1156m<sup>2</sup>. The current floor area is 483m<sup>2</sup>.

The site coverage is 65% and the permeable area is 220m<sup>2</sup> (25%). The building has a front setback of 3.9m to 5.1m. It is setback 1.7m from the north boundary to 31 Raymond Street 0.9m to the adjoining lane and 3.2m to the rear boundary. The site falls about 3m to the rear which enables the car park to be constructed under the building ground floor at this lower part of the site.

The building has a façade height of 7.7m and increase at the rear to 10.85m where the site falls away. The presentation includes metal finish in basalt amongst glazing and porch entry to the façade with lighter surf mist painted finish largely at the lower portions and metal cladding otherwise segmented by window inserts. The windows facing north opposite the dwelling at 31 Raymond Street are all screened so there is no overlooking and there is no overlooking at the rear either to 10 Farmer Street. A stairwell at the rear provides for emergency access only.

There is also business identification signage to the front and south elevation stating “Dando Ashwood” and Frank Dando Sports Academy on the façade. It is not illuminated and is acrylic / aluminium on solid backing.

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## 4.0 MONASH PLANNING SCHEME

### 4.1 Zone & Overlays

The site is in the General Residential Zone and there are no Overlays.

#### General Residential Zone 3

The school is in the General Residential Zone Schedule 3, the Purpose of the Zone being:

- 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.

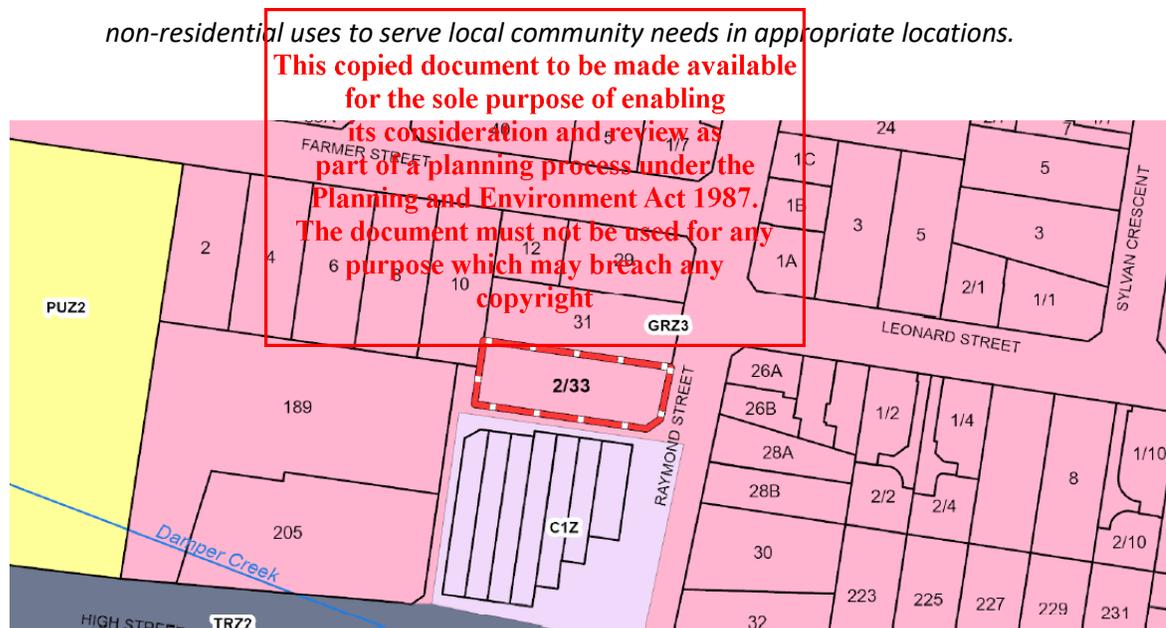


Figure: Planning Scheme Zone Map

The school is defined as an education centre / secondary school which is a permit required use and in this case is an established use and so additional permission is not required.

Under Clause 32.08-9 “Buildings and works associated with a Section 2 use”:

- A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

In this case a permit is required for the building and works.

Clause 32.08-14 Signs states that the sign requirements under Clause 52.06 are in Category 3.

## 4.2 Signage

Clause 32.08-14 of the General Residential zone specifies that the site is in Clause 52.05 Category 3 “High Amenity Areas” for signage. A permit is required for the signage which is defined as Business Identification.

The business identification signage comprises:

- the front and south elevation states “Dando Ashwood” in a circle being 2.37m by 2.37m.
- Frank Dando Sports Academy on the facade is approximately 7.5m long and 0.3m high.

It is not illuminated and is acrylic / aluminium on solid backing.

## 4.3 Clause 52.06 Car Parking

There shall be an increase of up to 4 staff as part of this application. For a secondary school there are 1.2 spaces required per employee, which would require an additional 4 spaces (rounded down from 4.8). There are currently 4 spaces and one substandard space adjacent to the lane and this will be improved by 5 formalised spaces in the new car park. A permit is required for the reduction and this is appropriate given the better on-site parking and on street parking nearby during daytime hours

## 4.4 Clause 52.34 Bicycle Spaces

There is an increase in staff by 4 and students by 35 under this application. Bicycle parking is not required for teachers (given it is at a rate of 1 per 20 teachers) and 7 bike spaces are required for the additional 35 students (at a rate of 1 per 5 pupils). The additional spaces can be readily provided on site and a permit is not required for a reduction.

#### 4.5 Clause 53.18 Stormwater Management in Urban Development

This Clause has the following Purpose:

*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.*

#### 4.6 Planning Policy

Clause 15.01-2S “Building design” has the following objective:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The proposal is consistent with this clause.

Relevant strategies are:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*

Clause 15.02-1S Energy and resource efficiency:

The objective of this Clause is

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

The building will be energy efficient.

Clause 18.02-4S Car parking

The objective of this clause is:

To ensure an adequate supply of car parking that is appropriately designed and located.

Clause 19.02-2S Education facilities has the following objective:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

Clause 22.01 Non-Residential Use and Development in Residential Areas

This policy encourages development to respect neighbourhood character.

Clause 22.04 Stormwater Management Policy

This policy seeks to minimise the introduction of polluted stormwater to the drainage and waterway system and minimise water runoff. The hard surface area is kept to a minimum.

Clause 22.08 Outdoor Advertising Policy

There is low key signage proposed.

Clause 21.13 Environmentally Sustainable Development Policy

This Clause encourages best practice environmentally sustainable development which is met by the design and layout, including good solar access.

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5.0 DISCUSSION

5.1 Overview

Frank Dando Sports Academy is a valued institution providing education for those boys in need of some assistance. In doing so its importance ought to be recognised as it is providing a specific educational service that the state government nor other private educators are undertaking.

It has been located on this site for four decades and is well positioned at the northern edge of the High Street Road commercial area.

The school has outgrown the functionality of the existing building who has poor internal conditions and the current parking is ad hoc. The site will be enhanced with a modern building that will be an attractive addition to the streetscape and with proper formalised car parking.

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5.2 Built Form

The building has a varied treatment with dark metal cladding interspersed with windows providing variation and light coloured smooth rendered finish projecting part way to the first floor at the north elevation and at the lower ground facing the lane. The front setback of 3.9m to 5.1m to the street is suitable to this context of building separation between the commercial properties to the south and the dwellings to the north.



Dwelling to the north at 31 Raymond St

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North and west interfaces to the site

The dwelling to the north at 31 Raymond Street has largely a driveway and garage on the common boundary with open space to the rear behind the garage. The other dwelling adjoining the site is at 10 Farmer Street. If the Planning Scheme Clause 55 setback guide was applied at the north-west corner of the site where the land falls away, the extent of non-compliance is approximately 1m as illustrated on the elevation drawing DA2000. This is reasonable as it is at the very rear of both these properties where the land falls away and is distant from those dwellings and their main useable space areas.

The Planning Scheme Clause 15.01-2S “Building design” has the following objective:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The proposal is consistent with this clause.

Relevant strategies are:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.*

- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*

The new building addresses the street frontage of the site. There are no amenity implications. In turn there are no neighbourhood character implications under the Zone for what is an attractive building on this school site.

The propose signage is low key, not illuminated and will be an attractive and appropriate addition to the building.

### 5.3 Clause 22.09 Non-Residential Use and Development in Residential Areas

The policy has “Performance and locational criteria for non-residential use and development”. These are addressed in summary below.

#### Locational criteria

The site is already an established non-residential school site in the area.

#### Urban design criteria

The building references the local urban character with white painted masonry and the colorbond cladding provides a modern presentation of a varied geometric form. The proposal responds to the urban character as follows:

- The front setback of 3.9m to 5.1m is balanced between the commercial land and residential properties setbacks of 1.5m and 7.4m respectively.
- There is landscaping provision at the street frontage
- A 1.7m setback is provided to the north (side) boundary.
- The shadowing of the near corner of 10 Framer St is actually reduced by this proposal.

#### Car parking criteria

The 4 current car spaces will be improved by 5 new properly marked and formalised spaces. The additional parking demand is only 4 spaces. This is a minor and acceptable shortfall given there is increased and better parking on-site, the low number of spaces required and that there will be

minimal additional on-street parking demand where it is noted there is abundant parking during weekday daytime hours.

#### **Landscaping criteria**

The current landscape treatment is haphazard and there are several shrubs and dead trees at the front of the building. This treatment will be improved with a consistent landscape theme.



current landscaped frontage

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#### **5.4 Cultural Sensitivity**

The site is in an area of aboriginal cultural sensitivity, however has already been subject to significant ground disturbance and a CHMP is not required.

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## 6.0 CONCLUSION

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The new Frank Dando Sports Academy building represents enhanced and better facilities for the school. In terms of the built form it is balanced in its urban design and functional elements.

The proposal is supported by State and Local Planning Policy and is clearly appropriate to the site.

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