

# Mt Atkinson Catholic Primary School and Early Learning Centre

61A and 121A Greigs Road, Truganina  
PA2402992



Officer Assessment Report  
Development Approvals & Design

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# Executive Summary



Key Information	Details			
Application No:	PA2402992			
Received:	2 July 2024			
	[REDACTED]			
Planning Scheme:	Melton			
Land Address:	61A and 121A Greigs Road, Truganina			
Proposal:	Use and development of the land for a primary school and ancillary education centre (childcare centre).			
Development Value:	\$ 15.56m			
Why is the Minister responsible?	<p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for this application because:</p> <ul style="list-style-type: none"> <li>• It is for a primary school; and</li> <li>• An education centre (childcare centre) that is ancillary to, carried out in conjunction with, and on the same land in the same ownership as, the proposed primary school; and</li> <li>• There is no existing primary school or secondary school on the land.</li> </ul>			
Why is a permit required?	Clause	Control	Trigger	
Zone:	Clause 37.07	Urban Growth Zone Schedule 9 (UGZ9)	<ul style="list-style-type: none"> <li>• Use the land for any use in Section 2 of the applied zone</li> <li>• Construct a building or construct or carry out works</li> </ul> <p>Clause 2.2 specifies applied zone provisions which apply to the use of land and construction of a building and construction and carrying out of works.</p>	
Applied Zone	Clause 32.07	Residential Growth Zone Schedule 1 (RGZ1)	<ul style="list-style-type: none"> <li>• Use the land for any use not in Section 1 or 3 of Clause 32.07-2 (i.e. primary school)</li> <li>• A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2 (i.e. primary school)</li> </ul>	
Cultural Heritage:	A cultural heritage management plan has been provided.			
Total Site Area:	30,150m <sup>2</sup>			
Height:	1 storey			
	12m maximum			
	Stage 1	Stage 2	Stage 3	Total
Students	225	525 (+300)	-	525
Staff	16	36 (+20)	-	36
Car Parking	37 (including childcare)	57 (+20)	-	57
Bicycle parking	29	-	-	29
Childcare	16 staff 99 child places	-	-	



21 car parking spaces

- Referrals:**
- Transport for Victoria (s55 – determining)
  - Melton City Council (s52(1)(b) – notice)

**Notice:** Pursuant to Clause 5.0 of the UGZ9, an application to use land for a primary school on land where the applied zone is the RGZ1 (i.e. a section 2 use) is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Notice was undertaken by way of the display of signs on site and letters sent to owners and occupiers of adjoining and surrounding properties. No objections have been received.

## Proposal Background

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	NA
Application lodgement	2 July 2024
Further information requested	9 July 2024
Further information received	5 August 2024
Advertising instructions sent	15 August 2024
Statutory declaration received	9 September 2024

### Decision Plans

- Plans for Mt Atkinson Primary School and Early Learning Centre prepared by Law Architects, Revisions A and B, received 26 July 2024.
- Planning submission prepared by Ethos Urban, dated 24 July 2024.
- Sustainability Management Plan prepared by Blue Bee Sustainable Services, dated 4 June 2024.
- Traffic and Transport Assessment prepared by Impact, dated 26 July 2024.
- Waste Management Plan prepared by Impact, dated 10 May 2024.
- Landscape plans L001 – L451 prepared by Law Architects, dated 6 June 2024.
- Landscaping planting palette prepared by Rush Wright Associates, dated 20 May 2024.
- Bushfire Risk Assessment prepared by Bushfire Planning and Design, dated May 2024.
- Kangaroo Management Plan prepared by Brett Lane and Associates, dated February 2018.
- Cultural Heritage Management Plan 13712 prepared by Biosis, approved 31 August 2017.

2. The subject of this report is the decision plans (as described above).

3. The site is located within the Mt Atkinson & Tarneit Plains Precinct Structure Plan (PSP). Plan 1 to Schedule 9 of Clause 37.07 identifies the site falls partially within an area identified for a potential non-government school. The balance of the site is identified for residential. Land surrounding the site is identified for residential use and has been partially developed with detached 1-2 storey dwellings.



4. The subject site is south of land designated for the Mt Atkinson major town centre.

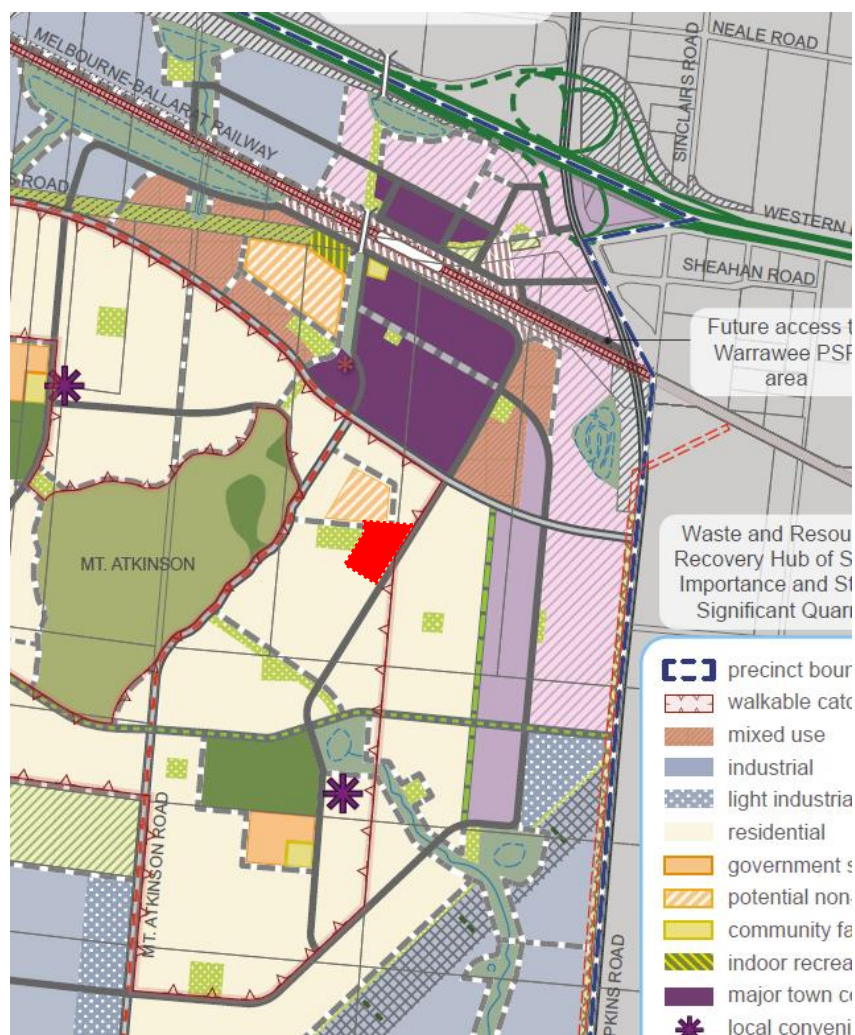


Figure 1 PSP urban structure plan (subject site in red)

## Proposal Summary

5. The application proposes to use and develop the site as a primary school. The proposal seeks approval for a master plan and Stage 1 of the works as detailed below.

## Masterplan

6. The masterplan provides for delivery of a primary school in three stages with a total of 525 students and 92 staff. Buildings and works include four main buildings, four relocatable buildings, car park, sports courts and sports field with landscaping across the site. Buildings are to have a maximum height of 11.2m with a minimum setback of 7m.
7. The proposed stages include the following:
  - **Stage 1:** Learning community building (classrooms), administration and childcare, carparking, bicycle parking, one relocatable building and half of the sports courts.
  - **Stage 2:** Classrooms with art rooms and staff space, and additional carparking.
  - **Stage 3:** Further learning community building (classrooms), gym, three relocatable buildings, sports fields and the balance of the sports courts.


8. A total of 57 car parking spaces are proposed within a car park to the north-east of the site with vehicle access from Sentinel Boulevard.
9. A total of 45 bicycle spaces are proposed.



Figure 2 proposed masterplan

## Stage 1

10. Stage 1 is proposed to accommodate:
  - 225 primary students and 26 staff
  - 99 child places and 16 staff
  - A total of 37 car spaces (25 spaces for primary school and 22 spaces for childcare)
  - 29 bicycle parking spaces
11. Two buildings to accommodate the office, childcare and classrooms are proposed, plus one relocatable building, together with outdoor spaces including hardcourts and landscapes areas, bicycle shed, storage shed, bin store, car parking, fire booster cabinet and water meters.

- 
12. The proposed Stage 1 buildings have frontages to Carpathians Street and Sentinel Boulevard and are setback approximately 7m – 14m from the street boundaries.
  13. External finishes will mainly comprise brickwork, sheet cladding, and profiled metal cladding in tan, grey and brown colours. Metal cladding around windows and high pop-up windows (to provide a dormer feature) will articulate the built form.

## Site Description

14. The site is an island site, bound by Kangri Street to the south, Carpathians Street to the west, Sentinel Parade to the north and Clara Avenue to the east. The site is slightly irregular in shape and has an area of 3 hectares (30,150m<sup>2</sup>).
15. The site is currently vacant and sparsely vegetated with four canopy trees located approximately in the centre. Immature street trees are spaced regularly along the nature strips of the adjoining streets. There are no existing vehicle crossovers to the site.
16. The site comprises two parcels:
  - Lot AA on Plan of Subdivision 813260Q
  - Lot AA on Plan of Subdivision 813258B
17. There are no covenants or easements affecting the site.





Figure 3 aerial subject site

## Site Surrounds

18. The subject site is located within the emerging Mt Atkinson / Truganina growth area. Development in the surrounding residential subdivisions is occurring in a staged manner and typically consists of detached dwellings on standard sized residential allotments. The surrounding area will undergo considerable change over the coming years as the area is delivered as envisaged in the PSP.
19. The site is located mid-way between Caroline Springs and Rockbank in Melbourne's west, 7km north-west of the Cobblebank railway station. The site is approximately 900m south of the potential future Mt Atkinson railway station (as depicted in the PSP).
20. Existing residential development surrounding the site includes single and double storey dwellings.





## Municipal Planning Strategy

21. The following objectives and strategies are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-1	Settlement
02.03-2	Environmental and landscape values
2.03-5	Built environment and sustainability
2.03-8	Transport
2.03-9	Infrastructure
2.04-1	Strategic Framework Plan

## Planning Policy Framework

<b>Clause 11</b>	<b>Settlement</b>
11.01-1S	Settlement
11.03-2S	Growth areas
<b>Clause 13</b>	<b>Environmental Risks and Amenity</b>
13.02-1S	Bushfire planning
13.04-1S	Contaminated and potentially contaminated land
13.05-1S	Noise management
13.06-1S	Air quality management
13.07-1S	Land use compatibility
<b>Clause 15</b>	<b>Built Environment and Heritage</b>
15.01-1S	Urban Design
15.01-1R	Urban design - Metropolitan Melbourne
15.01-1L-01	Urban Design
15.01-2S	Building design
15.01-2L-03	Landscaping and green space
15.01-2L	Environmentally sustainable development
15.01-4S	Healthy neighbourhoods
15.01-4R	Healthy neighbourhoods - Metropolitan Melbourne
15.01-5S	Neighbourhood character



15.01-5L-01 Neighbourhood character

**Clause 17 Economic Development**

17.01-1S Diversified economy

17.01-1R Diversified economy - Metropolitan Melbourne

**Clause 18 Transport**

18.01-1S Land use and transport integration

18.01-3S Sustainable and safe transport

18.01-3R Sustainable and safe transport - Metropolitan Melbourne

18.02-2S Cycling

18.02-2R Cycling - Metropolitan Melbourne

18.02-4S Roads

**Clause 19 Infrastructure**

19.01-1S Energy supply

19.01-2R Renewable energy - Metropolitan Melbourne

19.02-2S Education facilities

19.02-2R Education precincts - Metropolitan Melbourne

19.02-2L Education facilities

19.03-3S Integrated water management

19.03-3L Integrated water management

## Statutory Planning Controls

### Urban Growth Zone Schedule 8 (UGZ8)

22. The UGZ specifies that the provisions of Clauses 37.07-9 to 37.07-16 apply if a precinct structure plan applies to the land. As noted above, the Mt Atkinson & Tarneit Plains Precinct Structure Plan applies to the subject site.
23. Clause 2.2 to the UGZ9 confirms that Clause 32.07 – RGZ1 is the applied zone.
24. Pursuant to Clause 37.07-9 (Table of Uses) any requirement in the table of uses and any requirement specified in Schedule 9 to the UGZ must be met. A permit granted must be generally in accordance with the precinct structure plan.
25. Whilst the RGZ1 is the relevant applied zone, Clause 2.3 of the UGZ9 includes specific provisions confirming that a permit is not required to use land for a primary school *on land shown as potential non-government school* in the incorporated PSP. Given the subject site is adjacent to, but not on, the land immediately to the north-west identified for a potential non-government school, this exemption does not apply. Pursuant to the RGZ1, use of land as a primary school is a section 2 permit required use.
26. Pursuant to Clause 37.07-11 (Buildings and Works), the provisions of specified zones as identified in Schedule 9 to the UGZ apply to the development of land.

### **Applied Zone Provisions – Residential Growth Zone 1 (RGZ1)**

27. Pursuant to Clause 32.07-2 a permit is required to use the land for a primary school.
28. The proposed childcare centre under Stage 1 of the development is to be ancillary to the school use as it will be located on the same land and operated in conjunction with the primary school. Accordingly, it is considered that a permit is not specifically required for this aspect of the proposal.
29. Pursuant to Clause 32.07-9 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2.

### **Infrastructure Contributions Overlay, Schedule 3 (ICO3)**

30. Pursuant to Clause 45.11-2, a permit must not be granted to construct a building or construct or carry out works until an infrastructure contributions plan has been incorporated into this scheme.
31. Clause 45.11-6 of the ICO3 states that land required for a non-government school is exempt from an infrastructure contribution.

## **Particular Provisions**

### **Clause 52.06 – Carparking**

32. Pursuant to Clause 52.06-5, car parking for a primary school is required at a rate of 1 space per employee that is part of the maximum number of employees on the site at any time.
33. Stage 1 proposes a maximum of 16 staff.
34. A childcare centre has a rate of 0.22 car spaces per child which results in a requirement for 21 car spaces.
35. Stage 1 includes 37 car spaces which meets the car parking requirement.
36. Under the future stages, a maximum 36 primary school staff will be on site at any one time. This results in a car parking requirement for the ultimate development of 57 car spaces.
37. The car parking provision will be increased under future stages to provide a total of 57 car parking spaces on site which meets the car parking requirement.
38. No reduction in the car parking requirements is required.

### **Clause 52.34 – Bicycle Facilities**

39. Pursuant to Clause 52.34-2 a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.
40. The proposal generates a total requirement for 3 staff spaces and 26 student bicycle parking spaces for the ultimate development, calculated at a rate of 1 space to each 20 employees and 1 space to each 5 pupils over year 4. A total provision of 29 spaces will be delivered in Stage 1 which will remain for the ultimate development. This meets the statutory requirement and a permit is not required in relation to bicycle facilities.

### **Clause 53.18 – Stormwater**

41. Clause 53.18 applies to the buildings and works of this application. An application to construct a building or construct or carry out works must meet all of the objectives and should meet all of the standards of Clauses 53.18-5 and 53.18-6.



### Clause 53.19 – Non-Government Schools

42. Clause 53.19 applies to use or development for a primary school, 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.

### Other Strategic Considerations

#### Mt Atkinson and Tarneit Plains Precinct Structure Plan

43. The PSP sets objectives and provides for their implementation in relation to eight key elements including:
- Image, character & housing
  - Employment & town centres
  - Community facilities & education
  - Open space & natural systems
  - Biodiversity & threatened species
  - Transport & movement
  - Integrated water management & utilities
  - Infrastructure delivery & development staging
44. The PSP earmarks land immediately north-west of the site for a potential non-government school.

### Referrals

45. The application was referred and advertised to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Transport for Victoria	No objection subject to conditions – 2 September 2024
Section 52(1)(b) – Notice	Melton City Council	No response received

### Notice

46. Pursuant to Clause 37.07-13 (UGZ) an application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless the schedule to this zone specifies otherwise.
47. The UGZ9 specifies that an application to use land for a use listed in Section 2 of the General Residential Zone and Residential Growth Zone on land where the applied zone listed at Table 1 of this schedule is General Residential Zone or Residential Growth Zone, is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
48. As the proposal is a Section 2 use in the applied RGZ, and therefore not exempt, the application was advertised by way of letters sent to surrounding owners and occupiers and the display of signs on the site.
49. No objections have been received.

## Key Considerations

50. The proposal will deliver a new primary school within the Mt Atkinson precinct, generally in accordance with the approved PSP.
51. The proposal is supported by strategic directions:
  - Clause 2.03-7 planning for economic development which seeks to facilitate development that provides opportunities for local employment and education that are close to homes and are accessible by a variety of transport options.
  - Clause 2.03-9 planning for infrastructure which seeks to enhance educational and recreational opportunities through the provision of community infrastructure, including new schools and youth services.
52. Planning policy encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers education facilities to assist the integration of education and early childhood facilities with local and regional communities (Clause 19.02-2S).
53. The proposal is consistent with state planning policies for land use and education facilities. The works will introduce a new education centre to the site in a way that is compatible with the surrounding area and the proposed future character (Clause 11.03-2S, 13.05-1S, 13.07-1S).
54. The new school will cater to the needs of the growing local community, provide a source of local employment, and contribute to the 20-minute neighbourhoods. The development is built-for-purpose relevant to the land use, incorporates a contemporary architectural design and siting that is compatible with the emerging surrounding context (Clause 15.01-4S, 17.01-1S, 19, 19.02-2S).
55. The building design and siting contribute positively to the local area and meet best practice in environmentally sustainable development (Clauses 15.01-2S).
56. The site is not located within an area identified in the PSP that is required to be investigated for contamination, which appropriately responds to Clause 13.04-1S.

## Zoning and Overlays

57. The proposal meets the purpose of the UGZ and the PSP, which identifies a potential non-government school to the north-west of the subject site. Given the subdivision that has occurred around the site, the proposed location of the school is supported. The growth of these newly developed areas relies on the provision of new community infrastructure, including new schools to support the future needs of the local community.

## Use

58. A permit is required to use the land for a primary school. The proposed childcare centre under Stage 1 of the development is to be ancillary to the school use as it will be located in the same building as Stage 1 primary school building and operated in conjunction with the primary school. The childcare centre will operate as an early learning facility alongside the primary school. Accordingly, it is considered that permit is not specifically required for this element of the proposal.
59. As envisioned by the PSP, the surrounding area is undergoing significant change with the broad objectives being to grow an attractive urban environment and deliver centrally located community facilities that support residents of all ages, encourage social interaction, engagement and support positive health outcomes and create a sense of place and civic pride.
60. A new school with an ancillary childcare centre is fitting for these aspirations and the purpose of the RGZ1 which, amongst other things, seeks to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. Accordingly, the proposed land use is supported.



## Master Plan

61. This application seeks approval for a master plan to be delivered in three separate stages of development. The master plan envisions a total of 525 students and 36 staff for the primary school and 99 childcare students and 16 childcare staff on site at any one time, accommodated within three key school buildings. The master plan indicatively shows the proposed single storey / maximum 12m high buildings generally to the north of the site with open recreation space and sports courts to the south.
62. The scale of development complements the emerging character of the area, which includes 1-2 storey dwellings. Building setbacks from street boundaries of approximately 7m - 28m to the street will provide sufficient space to accommodate landscaping and trees.
63. The masterplan does not show the height of relocatable buildings. It is noted that Clause 62.02-1 specifies buildings and works not requiring a permit includes a temporary portable classroom associated with an education centre located on a site for three years or less. It is not clear how long the relocatable buildings will be in place for and therefore considered that the masterplan and Stage 1 plans should depict heights for this built form.
64. The proposal interfaces with the western (Carpathians Street) and northern (Sentinel Parade) frontages of the school by orienting the public forecourt main entry/foyer and general office space to the west and the primary vehicle entry to the north. This is considered appropriate.
65. The master plan does not show indicative future landscaping of the school, only for Stage 1. This will be addressed by way of a permit condition.
66. Car parking is located along the site's northern boundary complemented by landscaping and accessed via Sentinel Parade. The car parking spaces have been designed to provide safe and convenient access into the school buildings via internal pathways.
67. No bus parking will be provided on site. A condition is recommended to secure further details of bus parking arrangements including measures to ensure on-street bus parking arrangements do not negatively impact on the amenity and traffic conditions of the local area.
68. The master plan does not show the location of all services which are identified on the Stage 1 landscape plans, including the water meter and fire booster cupboard on the northern boundary and the substation on the eastern boundary. This will be addressed by way of a permit condition to ensure consistency across the various documents.
69. Detailed design of the buildings within Stages 2 and 3 is yet to be prepared, with further details of each stage to be provided for assessment and approval prior to any works commencing under each stage of development. Nevertheless, it is noted that the works within future stages are located away from sensitive residential interfaces noting the site is bound on all sides by streets. The proposal is not expected to result in unreasonable amenity impacts, such as overlooking or overshadowing of private open space.
70. The approval of the master plan is supported as it provides understanding of the anticipated future use and development of the school site. Moreover, the master plan sets up a framework to guide the future development of the school in line with current planning scheme provisions and the PSP.
71. The works within Stage 1 are considered against the relevant planning provisions below.

## Stage 1

### Built Form

72. The proposed single storey buildings (3m – 11.2m) within Stage 1 are located to the north-west of the site with varied setbacks to Carpathians Street and Sentinel Parade. Future development under Stages 2 and 3 will be located to the south-east.
73. In terms of the built form expectations for the surrounding area, the applied RGZ for adjoining land would restrict residential buildings to a maximum of 13.5m in height. The proposal does not contravene that.





74. The new building materials include brickwork with profiled metal cladding in tan, grey and brown colours. Metal cladding around windows and high pop-up windows (to provide a dormer feature) will articulate the built form.
75. The ELC building is broken up with varying street setbacks, recesses and framed entry portals which differentiate from the low, angled roof over the classrooms, and various glazing to the street to encourage passive surveillance and interaction with the public realm.
76. The proposal includes new fencing around the site boundaries, and the materials and finishes schedule identifies a range of fencing materials and heights including palisade fencing. However, the specific details of fencing proposed to each site boundary have not been provided on the architectural plans, only annotated on the Stage 1 landscape plan. This will be addressed by way of a permit condition.
77. The proposed school generally includes trees and shrubs as a landscaping buffer between the fences and the new school buildings. The fencing is largely transparent, allowing views between the public realm and the school grounds and will not create the impression of an enclosed barrier. The fencing is acceptable as it optimises opportunities for landscaping and passive surveillance, whilst also serving the safety and security needs of the school.
78. Whilst it is not preferred to locate the proposed substation and fire booster cabinet on street frontages, it is acknowledged that these features are constrained by the requirements of service authorities. The fencing and integrated design of these features will minimise their visual impact as far as practicable.
79. Overall, the design is considered to be an acceptable architectural outcome for a new school within the PSP area.

### **Landscaping**

80. Within Stage 1 landscaping will include new trees located throughout the street setbacks, the car parking area and centrally within the site. Three large existing trees will be retained in the centre of the site. The applicant has confirmed these trees have not been identified as remnant vegetation.
81. The 2.5m – 5m setback of the car park from Sentinel Parade and Clara Avenue will provide for 27 new trees.
82. This proposed vegetation and retained trees will soften the appearance of the car park and school buildings and provide for an integrated design.
83. Detailed landscape plans will be required to be submitted for each of stage of development by way of permit conditions.

### **Amenity Impacts**

84. There are no amenity concerns on the surrounding properties resulting from the school within this growth area.
85. The school is on an island site and delivers on a non-government school generally in accordance with the approved PSP.
86. The proposed school buildings are adequately setback from the side boundaries with the primary interface of future school buildings being to roads. This will limit off-site impacts.

## **Car parking, Traffic, Bicycle Parking and Waste**

### **Car parking**

87. Clause 52.06-5 requires Stage 1 to include 37 car spaces (16 primary school spaces and 21 childcare spaces).
88. Future stages (ultimate development) are required to provide 57 car parking spaces (37 primary school spaces and 21 childcare spaces). The car parking will be provided in stages as follows:

#### Stage 1:

- 37 car spaces (16 primary school spaces and 21 childcare spaces) including one accessible car space.

#### Stage 2:



- 57 car spaces (36 primary school spaces and 21 childcare spaces)

#### Stage 3

- 0 additional spaces

89. Under both Stage 1 and the ultimate development scenario, the car parking requirements are compliant with the Clause 52.06-5 provisions. No reduction in the statutory rate is sought.
90. The submitted traffic report shows that the Stage 1 and Stage 2 car parking space dimensions, accessway widths and aisle widths generally meet the requirements of the Planning Scheme. Permit conditions should require the architectural plans to confirm the following details:
- Details of corner splays to the exit aisle confirming it is at least 50% clear of visual obstructions and measures 2m minimum along the frontage road from the edge of the exit lane and 2.5m minimum along the exit lane from the frontage generally in accordance with Clause 52.06 of the Melton Planning Scheme.  
This is to ensure a clear view of pedestrians on the footpath of the frontage road is provided, particularly given the proposed fencing along the boundary.
  - As outlined at Clause 52.06-9, the area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
  - Dimensions to confirm aisle width of 6.4m minimum, car space width of 2.6m minimum and car space length of 4.9m minimum.
  - The gradient and levels of the accessways (to be no steeper than 1:10 (10%) and car park surface.

#### Traffic

91. The traffic impacts of the new school have been assessed in the submitted traffic report which confirms that vehicle, pedestrian and cyclist access to/from the site will be appropriate.
92. Modelling within the traffic report shows that by 2046, when the ultimate school development is expected to be complete, roads surrounding the subject will be able to accommodate the anticipated traffic volumes.
93. Sentinel Parade and the surrounding road network has been designed to accommodate the anticipated traffic movements from the proposed school. As such, it is not expected to have an unreasonable impact on the traffic in the area.
94. The submitted traffic report states Clara Avenue is capable of accommodating buses and it is noted bus parking is not proposed to be provided on site. A condition is recommended to secure details of bus parking arrangements, including details of measures to ensure on-street bus parking arrangements do not negatively impact on the amenity and traffic conditions of the local area.

#### Bicycle Parking

95. The bicycle requirements of Clause 52.34 specify that one staff space and four student bicycle parking spaces are required for Stage 1 of the school.
96. A total of three staff and 26 student bicycle parking spaces are required for the ultimate development.
97. A bicycle enclosure is to be provided with Stage 1 accommodating 29 bicycle parking spaces which will cater to the ultimate development.
98. This bicycle parking provision exceeds the statutory requirement.

#### Waste

99. A bin storage area is located adjacent to the car park.
100. The submitted waste management plan confirms that:



- Waste shall be collected within the development, by the private waste collection contractor.
- Waste shall be collected by an 8.8m waste collection vehicle and be undertaken outside of school peak periods.

101. A swept path analysis confirms that the development plans make adequate provision for the safe and convenient manoeuvring of this vehicle.

## **Environmental**

### **Environmentally Sustainable Design (ESD)**

102. The proposal incorporates several ESD measures into the design of the new buildings, including:

- solar panels
- energy and water efficient appliances
- rain gardens to treat runoff from the proposed car park, roofs and sports court.
- use of low Volatile Organic Compounds (VOC)
- construction and stormwater construction management plan implemented as part of the construction environmental management plan.

103. The application of ESD principles generally responds to the objectives at Clauses 15.02-1S.

### **Contaminated and potentially contaminated land**

104. Clause 13.04-1S of the planning scheme seeks to ensure that contaminated and potentially contaminated land is used and developed safely with sensitive uses, including childcare centre and primary school, protected from the effects of contamination.

105. Given the PSP earmarks the site for residential and school use, the risk of potential contamination is considered low and the proposal land use suitable.

### **Kangaroo Management**

106. A Kangaroo Management Plan, prepared by BL & A, dated February 2018, was submitted with the application. It is noted the KMP was prepared in relation to the broader subdivision of land (60.2-hectare lot) which incorporates the subject site.

107. The PSP does not specifically require the preparation of a Kangaroo Management Plan for a new school use and development. Given the KMP was prepared in relation to the broader subdivision of land, it is not considered necessary to reexamine and endorse it.

## **PSP Requirements**

108. The PSP specifies the following requirements and guidelines relevant to the proposal which have either been addressed in plans or will be reflected in permit conditions:

### 3.1.1 Image & Character

- G3: Built form on corner lots should provide a positive address to both frontages through the use of architectural treatments.

### 3.3 Community facilities & education

- G13: Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry.
- G14: Schools should be provided with three street frontages, where practicable.





### 3.7 Integrated water management & utilities

- R49: Stormwater runoff from the development must meet or exceed the performance objectives of the *CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater Management* prior to discharge to receiving waterways and as illustrated on Plan 9, unless otherwise approved by Melbourne Water and the responsible authority.
- R50: Final design and boundary of constructed waterways, drainage corridors, retarding basins, wetlands, water sensitive urban design features and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and the responsible authority.
- R52: Development staging must provide for delivery of ultimate waterway and drainage infrastructure including stormwater quality treatment. Where this is not possible, development proponents must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of Melbourne Water and the responsible authority.
- R53: Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme to the satisfaction of Melbourne Water and the responsible authority
- G31: Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and water retail authority, including the Toolern Integrated Water Management Plan.
- G33: Integrated water management systems should be designed to:
  - Support and enhance habitat values for local flora and fauna species.
  - Enable future harvesting and/or treatment and re-use of stormwater.
- G34: Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as stormwater, rain water and recycled water.

#### 3.7.2 Utilities

- G36: Above-ground utilities should be located outside of key view lines and screened with vegetation, as appropriate.

### 3.8 Infrastructure delivery & development staging

- G37: Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Development applications should demonstrate how the development will:
  - Integrate with adjoining developments, including the timely provision of road and path connections, to a practical extent.
  - Provide open space and amenity to new residents in the early stages of the development, where relevant.
  - Provide sealed road access to each new allotment.
  - Deliver any necessary trunk services extensions, including confirmation of the agreed approach and timing by the relevant service provider.

# Conclusion

109. The proposal is generally consistent with the relevant planning policies of the Melton Planning Scheme and will contribute to the provision of primary school facilities within the Mt Atkinson & Tarneit Plains PSP area.

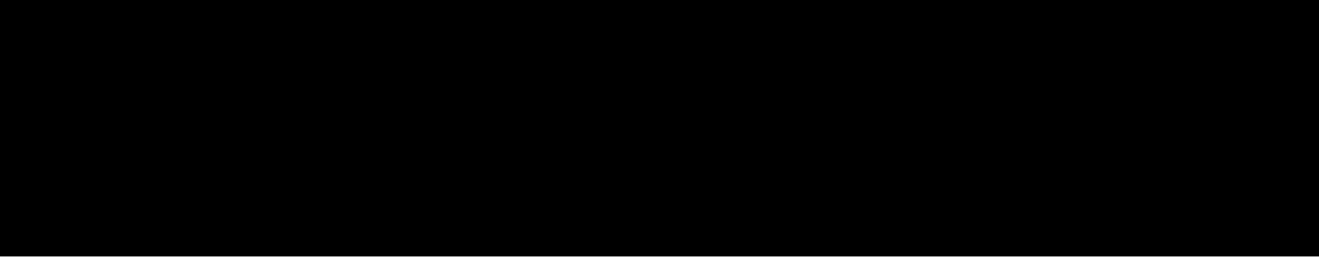
## Recommendation

110. It is recommended that a delegate for the Minister for Planning issue Planning Permit No. PA2402992 for use and development of the land for primary school and ancillary education centre (childcare centre), subject to conditions.
111. It is recommended that the applicant and referral authorities be notified of the above in writing.

**Prepared by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.



**Approved by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
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