

# Mt Atkinson Catholic Primary School & ELC

## Planning Report

61A and 121A Greigs Road, Truganina

Submitted to: Minister for Planning c/- Department of Transport and Planning  
on behalf of: Melbourne Archdiocese Catholic Schools

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**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Appendix	Title	Author
A.	Detailed Planning Policy Assessment	<i>Ethos Urban</i>
B.	Architectural Plans	<i>Law Architects</i>
C.	Traffic and Transport Assessment	<i>Impact</i>
D.	Bushfire Risk Assessment	<i>Xwb Consultants</i>
E.	Kangaroo Management Plan	<i>Brett Lane and Associates</i>
F.	Landscape Plan	<i>Rush Wright Associates</i>
G.	Landscape Planting Palette	<i>Rush Wright Associates</i>
H.	Sustainability Management Plan	<i>Blue Bee Sustainable Services</i>
I.	Waste Management Plan	<i>Impact</i>
J.	Certificate of Title	<i>Landata</i>

# 1.0 Executive Summary

## Proposal

Ethos Urban has been engaged by Melbourne Archdiocese Catholic Schools (MACS) to prepare a planning permit application for masterplan approval and staged delivery of a new Catholic Primary School and Early Learning Centre (childcare centre) located at 61A & 121A Greigs Road, Truganina (the site).

The masterplan for the site outlines the development of the school as follows:

- **Stage 1:** Primary School, Learning Community, Hardcourt area, Bicycle and Car Parking areas, Services area, Waste disposal Area and future portable
- **Future Stages:** Future Learning Community, Gym, Junior Soccer Field, portable, hardcourt and car parking area.

The site will be used for the purpose of a Primary School and Early Learning Centre (Childcare Centre), which will serve as an ancillary use. The Administration and ELC building is located in the north-west corner of the site and fronts both Sentinel Parade and Carpathian Street, while the Learning Centre (Primary School) is located further south and abuts Carpathian Street to the west.

The masterplan permit sought would enable the Responsible Authority to confirm the ultimate development of the site and allow individual stages to be endorsed under this permit. Stage 1 of the development comprises the construction of the Administration Building, Learning Centre, Bicycle and Car Parking areas, Hardcourt, Services area, Waste disposal area and the location of a future Portable building.

Vehicle access to the site will be provided via Sentinel Parade along the northern boundary of the site. Car and bicycle parking areas have been set aside in the north-eastern corner of the site.

## Site Location and Context

The site is located in Mt Atkinson, an emerging residential community located approximately 25km west of Melbourne's CBD. The site is bounded by Sentinel Parade to the north, Carpathian Street to the west, Clara Avenue to the east and Kangri Street to the south.

The site consists of two landholdings with a total site area of approximately three hectares. The subject site is located within the Mt Atkinson and Tarneit Plains Precinct Structure Plan (PSP). The PSP nominates the site for potential non-government school.

At present the land is vacant. To the west, east and south of the site, the land is developed for residential purposes, typically comprising detached dwellings on standard sized residential allotments. To the north of the site, the land is vacant and undeveloped. It is expected that the surrounding area will undergo significant transformation over the coming years through ongoing residential development.

## Planning Permit Triggers

The following planning permit triggers apply:

- Pursuant to Clause 37.07-4 (UGZ9), a permit is required for buildings and works associated with a non-government primary school and ancillary childcare centre.

## Reasons why the Proposal should be supported

As discussed throughout this report, the development satisfactorily responds to the relevant planning policy framework and should be supported as:

- The proposal is consistent with the strategic objectives and requirements of the Mt Atkinson and Tarneit Plains Precinct Structure Plan
- The proposal will deliver an educational facility at an early stage of the precincts development and will be an asset to the new community
- The proposed built form contributes a high-quality architectural design response which will make a positive contribution to the future neighbourhood character of the area
- The proposed layout and staging design appropriately addresses the street network and future adjoining interfaces
- The proposed layout is functional and adequately provides for the outdoor and recreational needs of children
- The Bushfire Risk Assessment identifies the bushfire risk as low. This risk is expected to decrease as development occurs around the site in accordance with the PSP
- The Sustainability Management Plan demonstrates the proposed built form achieves a high environmentally sustainable design score, incorporating passive design elements and best practise stormwater management principles
- The landscape response provides attractive and functional areas of landscaping which prioritise the use of native planting species
- The development provides a separate access for pedestrian and cyclists to vehicles, allowing for safe movements throughout the site
- Recycling and rubbish storage areas have been designed to be obscured from view and can be easily accessed for removal
- Areas set aside for car parking are easily accessible via the existing street network
- Adequate carparking has been provided for this stage of the development

# 2.0 Overview and Context

## 2.1 Introduction

Ethos Urban was engaged by Melbourne Archdiocese Catholic Schools (MACS) to prepare a planning permit application for a masterplan approval and staged delivery of a new Catholic Primary School and Early Learning Centre (Childcare centre) at 61A and 121A Greigs Road Truganina (the site).

LAW Architects have prepared a masterplan for the subject site which includes a primary school accommodating up to 36 full-time equivalent staff. In addition to this, the early learning centre (ELC) is expected to accommodate 99 children between the ages of 3-5 and up to 16 staff at any given time.

The master planned development will be delivered in stages. This application seeks approval of a master planned permit and endorsement of Stage 1.

The subject site is within the Urban Growth Zone – schedule 9 (UGZ9) which applies the Mt. Atkinson & Tarneit Plains Precinct Structure Plan (PSP). The subject site is affected by the Infrastructure Contributions Overlay – schedule 3 (ICO3). Currently the land is vacant, containing sparse vegetation including 1 canopy tree which is located within the central portion of the site.

The broader area accommodates an emerging residential community, with staged subdivision works taking place surrounding the subject site. The transition to residential land is guided by the Mt. Atkinson & Tarneit Plains Precinct Structure Plan.

## 2.2 Planning Summary

The subject site is within the Urban Growth Zone – schedule 9 (UGZ9) which applies the Mt. Atkinson & Tarneit Plains Precinct Structure Plan.

The subject site is affected by the Infrastructure Contributions Overlay – schedule 3 (ICO3).

The following documentation is appended to this report:

- Detailed Planning Policy Context (Appendix A)
- Architectural Plans (Appendix B)
- Traffic and Transport Impact Assessment (Appendix C)
- Bushfire Risk Assessment (Appendix D)
- Kangaroo Management Plan (Appendix E)
- Landscape Plan (Appendix F)
- Sustainability Management Plan (Appendix G)
- Waste Management Plan (Appendix H)
- Certificate of Title (Appendix I)
- Cultural Heritage Management Plan (Appendix J)
- MPL Certificate (Appendix k)

**Table 1** – provides an overview of the relevant information regarding the application, as well as the planning provisions and policies that are addressed in this report.

**Table 1** *Planning Summary*

Item	Application Specifics
Address	61A and 121A Greigs Road, Truganina VIC 3029
Existing Use and Development	Currently the land is vacant with sparse vegetation
Proposed Use and Development	Primary school
Existing Zone	Urban Growth Zone – schedule 9

Item	Application Specifics
Overlays	Infrastructure Contributions Overlay – schedule 3
Planning Policy Framework	<ul style="list-style-type: none"> <li>• Clause 11: Settlement</li> <li>• Clause 13: Environmental Risks and Amenity</li> <li>• Clause 15: Built Environment and Heritage</li> <li>• Clause 17: Environment Development</li> <li>• Clause 19: Infrastructure</li> </ul>
Particular Provisions	<ul style="list-style-type: none"> <li>• Clause 52.06 Car Parking</li> <li>• Clause 52.17 Native Vegetation</li> <li>• Clause 53.18 Stormwater Management in Urban Development</li> <li>• Clause 53.19 Non-Government Schools</li> </ul>
Application Triggers	Pursuant to Clause 37. 07-4 (UGZ9), a permit is required for buildings and works associated with a non-government primary school and ancillary childcare centre.
Restrictive Covenants & Easements	No Covenants are registered on the Title.
Incorporated Documents	<p>Mt. Atkinson &amp; Tarneit Plains Precinct Structure Plan Jun 2017</p> <p>Mt Atkinson &amp; Tarneit Plains Infrastructure Contributions Plan (January 2020)</p>
Title	<ul style="list-style-type: none"> <li>• Lot AA on PS813260</li> <li>• Lot AA on PS813258</li> </ul>

## 2.3 Site and Surrounds

### 2.3.1 Subject Site

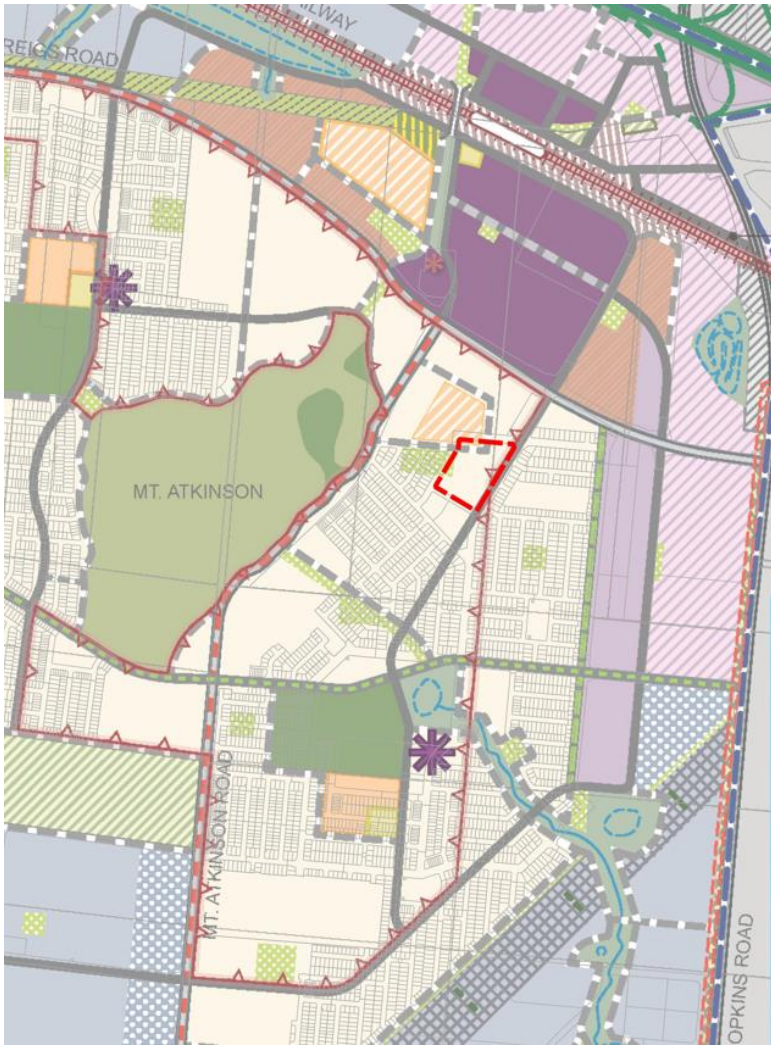
The subject site is located approximately 900m to the south of Greigs Road, Truganina. The subject site is generally irregular in shape and approximately encompasses an area of 3ha. The site is bounded by Sentinel Parade to the north, Carpathian Street to the west, Clara Avenue to the east and Kangri Street to the south. The site consists of two landholdings with a total site area of approximately three hectares.

The subject site is located within the Mt. Atkinson & Tarneit Plains Precinct Structure Plan (PSP). The PSP nominates the site for potential non-government school. Vehicle access to the site is provided via Sentinel Parade which forms the northern boundary of the site. At present the land is vacant except for a canopy tree and sparse vegetation.

The VPA have prepared a “Generally in Accordance” document for guiding how to interpret PSP’s and it is clear that the intention of PSP’s is to provide high-level guidance only. This allows a level of flexibility for landowners and Councils during later planning stages.

It is noteworthy that the ultimate location of the school site has been impacted on by subdivision approvals which have already occurred in the surrounding area. Given this, it is our position that the proposal meets the ‘generally in accordance test’ and accordingly is consistent with the PSP and does not trigger planning approval for the use. Moreover, the subject site is ‘generally in accordance’ with the area set aside for ‘potential non-government school’ in the PSP.





**Figure 1** *Locational Context*

Source: Mt Atkinson & Tarneit Plains Precinct Structure Plan 2017 & Ethos Urban 2024



**Figure 2** *Aerial Image*

Source: Ethos Urban & NearMap 2024

### 2.3.2 Subject Context

The subject site is found within an emerging residential community found in Melbourne's growing western suburbs. The future urban transition of the land is guided by the Mt Atkinson and Tarneit Plains PSP. Development in the surrounding area is occurring in a staged manner. Housing is typically comprised of detached dwellings on standard sized residential allotments.

At present the land is vacant except for a canopy tree and sparse vegetation. To the west, east and south of the site, the land is developed for residential purposes, typically comprising detached dwellings on standard sized allotments. To the north of the site, the land is vacant and undeveloped. It is expected that the surrounding area will undergo significant transformation over the coming years through ongoing residential development. The road network surrounding the site is under construction.

It is anticipated the surrounding area will undergo considerable change over the coming years as the area is delivered as envisaged in the PSP. To complement the growing residential community a number of community infrastructure items will be delivered. This will drive liveability and contribute to amenity of the area. The road network is under construction, when completed it will provide excellent connection to surrounding suburbs and to Melbourne's CBD area.



**Figure 3** Location of plan in context of Mt Atkinson and Tarneit Plans PSP

Source: VPA and Ethos Urban 2024

## 2.4 Certificate of Title and Encumbrance

The subject site is formally described as Lot AA on PS813260 and Lot AA on PS813258.

There are no covenants or easements affecting the site.

The following notices are registered on the Titles:

- Notice AH462111E – This is a notice that relates to GAIC liabilities and is recorded on both titles.
- Notice AT390550V – This is a notice that relates to the Biodiversity Conservation Strategy Levy and the Melbourne Strategy Assessment Act 2020. It is recorded on Lot AA on PS813260Q only.
- Notice AT030437D – This is a notice that relates to a statutory charge under the Land Tax Act 2005 and is recorded on Lot AA on PS813260Q only.
- Notice AW378444N - This is a notice that relates to a statutory charge under the Land Tax Act 2005 and is recorded on Lot AA on PS813258B only.

- Notice AT390578W – This is a notice that relates to the Biodiversity Conservation Strategy Levy and the Melbourne Strategy Assessment Act 2020. It is recorded on Lot AA on PS813258B only.

These notices all relate to the payment of levies at the relevant trigger point which is typically subdivision or the first building permit. None of the notices restrict the issue of a planning permit.

## 3.0 The Proposal

### 3.1 Overview

The application seeks a masterplan approval for the staged delivery of a new Catholic Primary School and Early Learning Centre (Childcare Centre) at the site and endorsement of the first stage of development. The proposed masterplan is illustrated below in Figure 3.



**Figure 4** Staging plan

Source: LAW Architects 2024

The masterplan outlines the delivery of the project across multiple stages. The proposed built form associated with Stage 1 is located in the western portion of the site, with the Primary School fronting Carpathian Street to the west and the Administration and ELC occupying the north-west corner of the site. The car parking area included in Stage 1 is located in the north-eastern corner of the site.

The proposal will retain the existing canopy tree which occupies the central portion of the site.

### 3.2 Use

The proposal comprises the use of the site for a Primary School and ancillary Early Learning Centre (Childcare centre). Under the UGZ9, a primary school on land shown as Potential Non-Government Primary School in the Mt Atkinson and Tarneit Plains Precinct Structure Plan is as-of-right, therefore no permit is required for the school use.

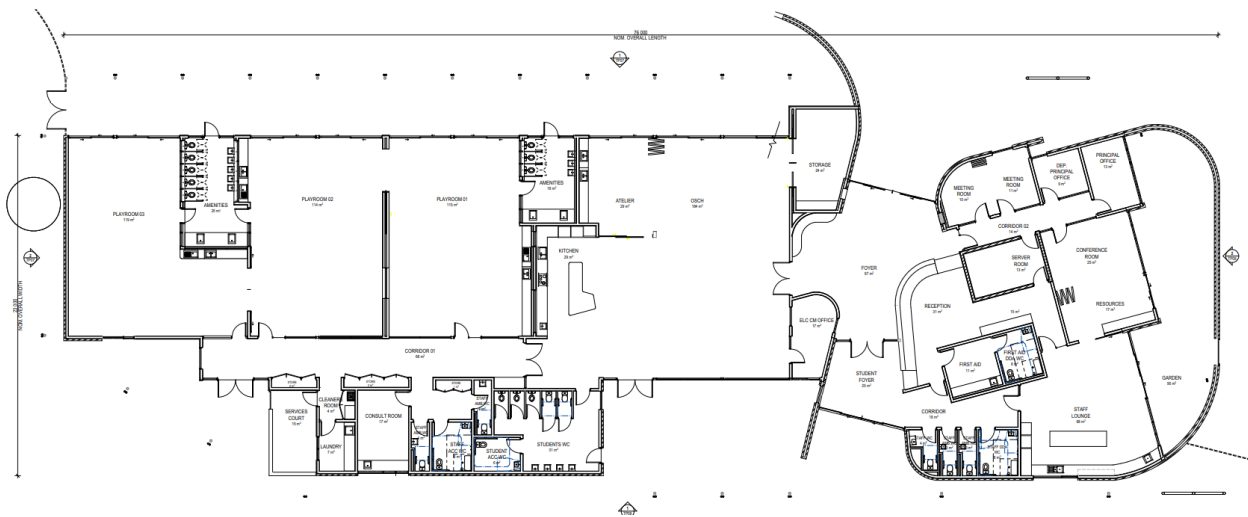
The ELC will be delivered by Melbourne Archdiocese Catholic Schools Early Years Education (MACS EYE) who are related entity to MACS. The operation of the ELC will be ancillary to the primary school.

### 3.3 Buildings and works

The proposal seeks endorsement of Stage 1 of the School which includes one primary education learning building and one building featuring the ELC, after school care and the administrative functions with reception, principal's office and staff facilities. .

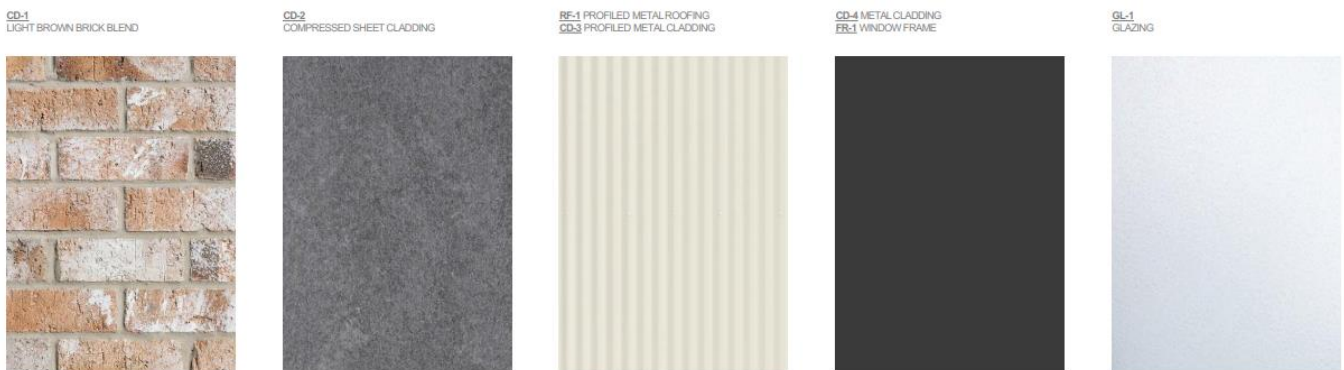
Key features of the Administration and ELC building include:

- 3 playrooms, storage rooms, Outside School Hours Care Area, amenities, kitchen, consult room, meeting rooms, offices, staff lounge, reception, first aid room, server room, laundry, foyer and garden
- A single large roof form that extends out to provide a shelter verandah spaces around the circumference of the building. The building features two roof pop-ups that ensure excellent levels of natural light penetration into the building.
- The proposed floorplate below the roof form is irregular in shape. A row of high-level clerestory windows around the entire perimeter of the building. The overhanging roof form and these high-level windows ensure excellent levels of daylight while minimising reliance on air-conditioning during summer months.
- The building materials and finishes will comprise light brown brick blend at ground level, profiled metal cladding and compressed sheet cladding.
- The building will become the primary address for the school and focuses active spaces and windows to the north and east elevations which will activate the Carpathians Street, Sentinel Parade and Clara Ave frontages.



**Figure 5 Administration and ELC building floor plan**

Source: LAW Architects, 2024



**Figure 6 Materials and Finishing Schedule**

Source: LAW Architects, 2024

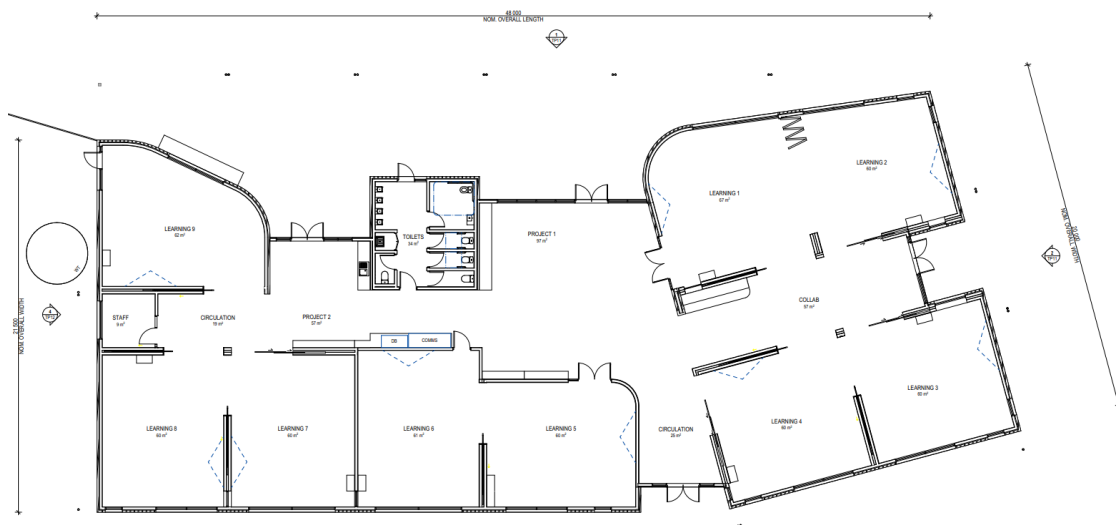


**Figure 7** Clockwise from Top Left (1) Northern Elevation, (2) Corner of Sentinel Parade & Carpathians St, (3) School Entrance, (4) Southern Elevation

Source: LAW Architects, 2024

Key features of the Primary School Learning Building include:

- Nine learning rooms, toilets, collab space, circulation rooms and staff rooms
- Similar to the Admin and ELC building, this learning building will feature a single large roof form that extends beyond the buildings elevations to provide sheltered space around the perimeter. The roof form also features two north facing roof pop ups.
- The irregular footprint also creates shelter spaces below the projecting roof.
- A row of high-level clerestory windows around the entire perimeter of the building. The overhanging roof form and these high-level windows ensure excellent levels of daylight while minimising reliance on air-conditioning during summer months.
- The Primary School will comprise light brown brick blend at ground floor, profiled metal cladding and compressed sheet cladding.



**Figure 8** Learning Building

Source: LAW Architects, 2024

### 3.4 Landscaping

A landscape plan for the entire Stage 1 extent has been prepared by Rush Wright & Associates. The landscape details tree, shrub and ground cover planting, fencing, hard surface finishes, seating and play equipment.

The proposed planting palette features primarily native and indigenous species and the landscape layout focuses tree planting around the sites interfaces with the surrounding roads. This includes perimeter planting around the proposed car park.

Importantly, the layout of the school will retain the existing cluster of mature trees in the centre of the site and make these a feature for the future school.

### 3.5 Substation, Fire Booster and Water Meter

Allowance for a substation has been identified in Stage 1 fronting Clara Avenue. The substation will be no greater than 66kV and as such benefits from use and development exemptions in Clause 62.01 and 62.02-1 of the Melton Planning Scheme for a minor utility installation.

The fire booster has been identified in Stage 1 fronting Sentinel Parade. We are expecting the fire booster to be required in this location as a legislative requirement due to the existing pressure and flow of the current water main. The location of the booster must be located adjacent to the main school entry.

Given the above, the fire booster benefits from the permit exemption for works which provide fire protection under relevant legislation in Clause 62.02-1 of the Melton Planning Scheme.

### 3.6 Car Parking and Access

Vehicle access to the site will be provided via Sentinel Parade which forms the northern boundary of the site. Areas for car parking and bicycle parking have been set aside in the north-east corner of the site. A Traffic and Transport Assessment Report has been prepared by Impact and submitted as part of this application. The report demonstrates that vehicles can efficiently and safety use areas set aside for car parking.

The tables below detail the statutory car and bike parking requirements and the proposed provision by the project. The proposal exceeds both standards.

Use	Parking Rate	Measure	Parking Required	Stage 1 Parking	Ultimate Parking
<b>Primary School Stage 1</b>	1 parking space per maximum staff number	16 staff	16 parking spaces	38 parking spaces	58 parking spaces
<b>Primary School Ultimate Development</b>		36 staff	36 parking spaces		
<b>ELC</b>	0.22 parking spaces per child place	99 child places	21 parking spaces		

Use	Bike Parking Rate	Measure	Parking Required	Stage 1 Bike Parking	Ultimate Bike Parking
<b>Primary School Stage 1</b>	1 space per 20 employees	16 staff 75 pupils over Year 4	1 employee & 4 student bike parks	29 bike parking spaces	29 bike parking spaces

<b>Primary School Ultimate Development</b>	1 space per 5 pupils over year 4	36 staff 225 pupils over Year 4	2 employee & 26 student bike parks		
<b>ELC</b>	None	N/A	N/A		

### 3.7 Environmentally Sustainable Design

A Sustainability Management Plan prepared by Blue Bee Sustainable Services which outlines environmentally sustainable design features which have been incorporated into the proposal. The report demonstrates the proposal achieves a BESS score significantly exceeding the 50% requirement, STORM rating of 100% and responds positively to Clause 15.01-25 of the Melton Planning Scheme.

### 3.8 Waste Management

A Waste Management Plan has been prepared by Impact demonstrating that waste and receptables can be efficiently removed from site. The table below outlines the waste and recycling generation expected for the school and ELC. The report details preferred private contract arrangements which will occur twice a week outside peak school periods.

The report confirms the bin storage area delivered in Stage 1 will have sufficient space to accommodate the additional bin requirements anticipated for the ultimate development. Swept path analysis is provided demonstrating that mini rear loader trucks can safely access/egress the site.

	Landfill	Food Organics	Recycling
<b>Stage 1</b>	2,770 Litres per week	1,705 Litres per week	3,125 Litres per week
<b>Ultimate Development</b>	4,570 Litres per week	3,505 Litres per week	4,925 Litres per week

### 3.9 Kangaroo Management Plan

A Kangaroo Management Plan (KMP) has previously been approved for the wider Estate. The KMP provides long term, adaptable strategies for the management of Eastern Grey Kangaroos over the life of the development at the site.

This KMP was approved by DELWP in May 2018. We can provide details of this approval if required.

### 3.10 Cultural Heritage

It is acknowledged the site is within an area of aboriginal heritage sensitivity. A Cultural Heritage Management Plan (CHMP) was approved for the entire PSP area in August 2017. The activity description specifically recognises the precinct will include School development and the extent of the activity area is the entire precinct. No further cultural heritage approval is required for the project.

### 3.11 Bushfire

A Bushfire Risk Assessment has been prepared by XWB Consulting to support the application. The northwestern corner of the site is a designated bushfire prone area. No buildings are proposed within this area.

The Bushfire Risk Assessment concludes the bushfire risk to the school site as low to negligible. Any risk from the grassland to the north will be mitigated by the adjoining roads and no BAL construction standards are required to be applied to any of the School or ELC buildings.



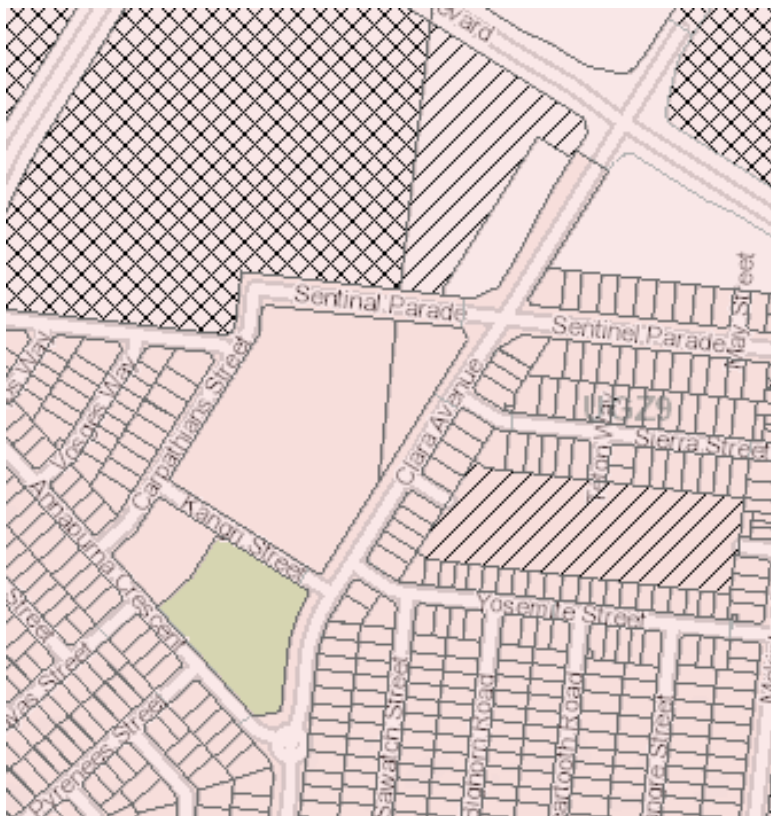
# 4.0 Planning Controls, Policy and Strategic Documents

## 4.1 Zone

The purpose of the UGZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To manage the transition of non-urban land into urban land in accordance with a precinct structure plan
- To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.
- To contain urban use and development to areas identified for urban development in a precinct structure plan
- To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs
- To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land

Schedule 9 to Clause 37.07 Urban Growth Zone applies the Mt Atkinson and Tarneit Precinct Structure Plan.



**Figure 9 Planning Zones**

Source: Vicplan 2024

## 4.2 Overlays

The site is affected by the Infrastructure Contributions Plan Overlay – schedule 3 (ICO3). The purpose of the ICO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify the area where an infrastructure contributions plan applies for the purpose of imposing contributions for the provision of infrastructure
- To identify the infrastructure contribution imposed for the development of land



**Figure 10** Infrastructure Contribution Overlay

Source: Vicplan 2024

### 4.3 Bushfire Prone Area

The site is located within the Bushfire Prone Area. This designation is expected to be continually removed as the precinct is urbanised.



**Figure 11** Designated Bushfire Prone Area

Source: Vicplan 2024

The requirements under **Clause 13.02-1S Bushfire Planning** applies to this development.

## 4.4 Particular Provisions

The following particular provisions are applicable to this application.

### 4.4.1 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality*
- *To support sustainable transport alternatives to the motor car*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities*
- *To ensure that car parking does not adversely affect the amenity of the locality*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use*

Pursuant to Clause 52.06-5, the following carparking rates apply to the proposal.

**Table 2 Car Parking**

Use	Rate	Car Parking Measure
Primary School	1	To each employee that is part of the maximum number of employees on the site at any time.

Source: Melton Planning Scheme

Following the development of Stage 1 there will be 16 staff on site. The proposal provides 38 car parking spaces associated with Stage 1. Therefore, the carparking requirement has been met for Stage 1.

### 4.4.2 Clause 53.19 – Non-Government Schools

The purpose of Clause 53.19 is:

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

Pursuant to Clause 53.19-2, *an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.*

## 4.5 General Provisions

### 4.5.1 Clause 65.01 – Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development*
- *The Municipal Planning Strategy and the Planning Policy Framework*
- *The purpose of the zone, overlay or other provision*
- *Any matter required to be considered in the zone, overlay or other provision*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area*
- *The proximity of the land to any public land*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site*

- *The extent and character of native vegetation and the likelihood of its destruction*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts*
- *The impact the use or development will have on the current and future development and operation of the transport system*

## 4.6 Policy Context

The following policies apply to the proposal:

- Clause 11: Settlement
- Clause 13: Environmental Risks and Amenity
- Clause 15: Built Environment and Heritage
- Clause 17: Environment Development
- Clause 19: Infrastructure

The proposal must ensure development is to a high standard and responds to the local character and surrounding landscape. The development should ensure a good interface between public and private realms that enhances personal safety. The development should support a public amenity of safe access for pedestrians and cyclists.

The site is located within a Bushfire Prone Area (BPA). Therefore, development must ensure to prioritise the protection of human life over all else through the completion of relevant risk assessments and appropriate building design.

Building design and performance standards are required to be met by the proposal. This includes preparing a Sustainability Management Plan that indicates how the development satisfies the requirements of Clause 15.01-2L. A Sustainability Management Plan has been submitted as part of this application and is appended to this report.

The development will need to ensure the appropriate design, location and accessibility of the education facility. The built form will need to be considered in its massing, height and scale in relation to surrounding land uses. The development needs to ensure safe access points including access for pedestrian and cyclists as well as vehicular drop off points.

For further summary of the relevant policy, refer to **Appendix A**.

## 4.7 Strategic Documents

### 4.7.1 Mt Atkinson & Tarneit Precinct Structure Plan

The PSP sets out the planning and land use outcome for the precinct. The PSP will help guide the transition of the land to residential. The proposal is consistent with the PSP, providing community infrastructure by other providers in the form of a non-government school.

The following relevant planning and design requirements must be met by the non-government school:

- *Schools and community facilities must be designed to front and be directly accessed from a public street, with car parks located away from the main entry*
- *Connector or local access streets abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.*
- *The design and layout of schools, community facilities and sports reserves should include extensive canopy tree planting, be integrated with fencing minimised, to enable community use of facilities out of hours to deliver continuous pedestrian paths of travel and to achieve efficiencies such as sharing and overall reduction of car parking spaces*
- *Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses*

- *Any private childcare, medical, or similar facility is encouraged to locate in or near Mt Atkinson Major Town Centre or local convenience centres adjacent to community hubs*
- *Community facilities, schools, and sports fields which are co located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure*
- *The location of key entries to community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities*
- *Schools should be provided with three street frontages where practical*

Broadly speaking, the PSP includes requirements that school buildings be designed to front and be directly accessed from the street network and for car parks be located away from the main school entrance. There are also guidelines on including extensive canopy tree planting, integrated fencing and pedestrian travel paths captured in the PSP.

## 5.0 Council Pre-Application Feedback

The following feedback was provided by Council on 22 May 2024.

**Table 2 Council pre-application feedback and EU response**

	Feedback	EU Response
1	<p><i>It is recommended that the car park is relocated away from the north-eastern corner of the site as it is highly visible at the intersection of Clara Avenue and Sentinel Parade. Council recommends anchoring this corner with a built form element that can address both street interfaces.</i></p>	<p>The proposed built form layout, when delivered will address the street network along all 4 boundaries. Consideration has been given to the ultimate design layout, to ensure sufficient dimensions between buildings to allow for play spaces for children and appropriate spacing between buildings.</p> <p>The location of the car park is considered logical and results in functional access arrangements. We respectfully submit that when the project is fully delivered, the built form will appropriately address the street network.</p>
2	<p><i>Similar concerns relating to addressing are raised on the sites north-western corner. The early childhood centre play spaces are currently located on this corner and offer minimum activation to the street, especially given the context of the use. Early childhood centre play spaces are often dominated by high fencing and landscaping which prevents activation both ways. It is recommended that the built anchors this corner and that the play spaces maintain a northern orientation.</i></p>	<p>The plans prepared by Law Architects demonstrate perimeter fencing to the childcare centre is permeable and does not preclude views between the site and street.</p> <p>The ELC and Admin building has also been designed so the majority of glazing and active spaces face this north-western corner and the Sentinel Parade frontage.</p> <p>The ELC playspace will be one of the most active and surveilled parts of the site. There is a functional requirement for the ELC building to look out over the playspace, so children can be observed by staff at all times. As such, this layout will create a much greater level of activation than an alternative with the built form fronting the street with the ELC playspace tucked behind.</p>
3	<p><i>Car parking areas – The proposed landscaping and canopy tree planting in the car park must accord with the landscaping targets specified in Council's Off-Street Car Parking Guidelines (15% landscape area and 35% canopy tree coverage). The 35% canopy coverage is generally achieved at 1 tree per 5 bays.</i></p>	<p>The landscape response treatment includes landscaping buffers between the car parking and adjoining interfaces, primarily to the north and east. Canopy trees are planted around the perimeter of the car park. This results in 27 trees providing perimeter shade around the 38 parking spaces.</p>

# 6.0 Planning Assessment

## 6.1 Planning Policy Framework

The proposal is consistent with the relevant planning policy framework as follows:

- The proposal provides for local jobs and community facilities within a local settlement area as per the PSP, consistent with Clause 11.01-1S
- The Bushfire Risk Assessment undertaken as part of this proposal identifies the bushfire risk as low, consistent with Clause 13.02-1S
- The proposal responds to its surrounding landscape and character. The development will provide for an interface between public and private realm that promotes safety of visitors to the school by separating pedestrian, cyclist and vehicle access. The access areas include carparking has been designed to achieve high amenity outcomes. The landscaping at the schools will incorporate a new planting regime to create an attractive streetscape which is carried throughout the development. This provides consistency with Clause 15.01-1S
- The proposal has been designed in a way to achieve good energy performance. The use of non-permeable surfaces has been limited to assist in stormwater management. The development has been designed to ensure the safety and security of the users, and include access and egress of pedestrians, cyclists and vehicles. Vegetation is being retained where possible. This provides consistency with Clause 15.01-2S
- A sustainability management plan has been prepared for the proposal, consistent with the requirements of 15.01-2L
- The subject site will be located in proximity to future bus routes which will service the area
- A Kangaroo Management Plan has been prepared for the proposal, consistent with the requirements of Clause 12.01-L

## 6.2 Buildings and works

The proposal is consistent with the relevant decision guidelines as Clause 37.07 as:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework
- The built form massing has been considered to appropriately address future interfaces. The built form has been sited and oriented to provide activation to adjoining interfaces
- The proposal will not prejudice the local and orderly future development of the area
- The land is considered capable of accommodating this level of development
- A sustainability Management Plan has been submitted as part of this proposal demonstrating the proposed development achieves relevant sustainability benchmark scoring
- The site is nominated in the PSP for 'Potential Non-government School'. Therefore, the proposal is consistent with this strategic direction for the site
- The proposed built form is single storey in height and will contribute an attractive built form outcome comprising muted materials including brick and colourbond sheet cladding. Given this, it is considered that the proposal will not result in adverse amenity impacts
- The proposal will not require upgraded traffic management infrastructure

Consideration has been given to the built form layout, this is to ensure that buildings address the street network and provide activation to all site boundaries. The buildings contribute a high-quality design response, making a positive contribution to the streetscape through striking design elements. The layout of buildings has ensured less active spaces such as toilets are located centrally and do not front the street network.

Built form massing has been constrained by Bushfire prone areas which has caused the layout to be re-arranged in the north-west corner.

The ultimate design layout provides sufficient room for canopy tree planting given the physical dimensions of the site and allows for meaningful landscaping throughout the site.

The Melton Planning Scheme recognises that education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass). Given this, the design does not need to follow any design guidelines that have been prepared for the surrounding residential estates.

### **6.3 Mt Atkinson and Tarneit Plains PSP**

The Mt Atkinson and Tarneit Plains PSP identifies the site as a potential non-government school. The proposal has been designed in accordance with the direction for educational facilities outlined in the PSP due to the following:

- Consideration has been given to the built form layout, this is to ensure that buildings address the street network and provide activation. In particular, ELC operational requirements mean the ELC building must be designed to look over the outdoor playspace so children are visible to staff at all times. As such, a layout that places the outdoor playspace along the street frontage with the ELC building designed to face over this space and the street is the optimum outcome. The alternative where the built form fronts the street, but looks over a playspace tucked behind the building will result in a much poorer level of activation.
- Community facilities and schools are co-located
- The proposal addresses all four street frontages

### **6.4 Native Vegetation**

The PSP identifies an area of native grassland across the site that can be removed. The earthworks that occurred across this site during the subdivision phase have clearly removed any native grassland that did occur on the site.

The school project will retain the existing clump of trees in the centre of the site. These existing trees have not been identified as remnant vegetation, or trees to be retained by the PSP.

### **6.5 Bushfire**

The north-western portion of the site is in a Designated Bushfire Prone Area (see image below). As this designation applies, the application must address the potential bushfire hazard. The Bushfire Risk Assessment report prepared by XWB consultants demonstrates that bushfire risk attached to the site is low to negligible. It is expected that the land to the northwest of the school is developed the risk of bushfire risk will further diminish and the bushfire prone designation will be removed.

Not buildings are proposed within the designation and no BAL construction standards for the proposed buildings are required.

### **6.6 Clause 65.01**

The proposal is consistent with Decision Guidelines at Clause 65.01 as:

- The proposal is consistent with the Melton Planning Scheme and its relevant objectives.
- The site is not within an area required by the PSP for further assessment in relation to land contamination.
- The proposal is consistent with the policies of the planning scheme as demonstrated above.
- The proposal is consistent with the purpose of the relevant zone. The proposal is consistent with the required outcomes of the PSP and provides for community infrastructure.
- The proposal is consistent with the PSP and therefore the orderly planning of the area.
- The site has low to negligible bushfire risk. This risk will only decrease as the area to the northwest is developed in accordance with the PSP.
- The site is not in proximity to any public land.
- The proposal is unlikely to cause issues relating to soil degradation or reduced water quality.
- No removal of native vegetation is proposed.



- The proposal will not have a detrimental affect on the local traffic systems.

## **6.7 Charges and levies**

The site is affected by the Infrastructure Contributions Overlay – Schedule 3 (ICO3). The ICO3 exempts the development of non-government schools from infrastructure contributions.

# 7.0 Conclusion

## 7.1 Final Assessment

As discussed throughout this report, the development satisfactorily responds to the relevant planning policy framework and should be supported as:

- The proposal is consistent with the Melton Planning Scheme and its relevant objectives
- The proposal is consistent with the strategic land use planning outcomes of the Mt Atkinson and Tarneit PSP
- The Bushfire Risk Assessment undertaken as part of this proposal identifies the bushfire risk as low. This is only expected to decrease as development occurs around the site in accordance with the PSP
- The proposal achieves a strong environmentally sustainable design score and incorporates passive design elements
- The building is designed and massed to be sensitive to the surrounding environment, including to the future residential land surrounding the site.
- The proposal provides an attractive built form design response which is functional and will provide net community benefit to the future residential community of Mt Atkinson
- The subject site is easily accessible via the existing street network which has already been constructed
- The development provides a separate access for pedestrian and cyclists to vehicles, providing a safe environment to access the site.
- Recycling and rubbish storage areas have been designed to be obscured from view and can be easily accessed for removal.
- Adequate carparking has been provided for this stage of the development.
- The proposal is easily accessed via the surrounding road network and is easily accessible from Greigs Road. The subject site has strong connection with Melbourne's CBD which can be accessed via Greigs Road and is located to facilitate the needs of the future community of the PSP
- The masterplan layout is massed and positioned to be sympathetic to its surrounding environment, particularly neighbouring future residential areas.

# Appendix A Detailed Planning Policy Context

**Clause 11 Settlement** seeks to ensure planning responds to the needs to existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

**Clause 11.01-15 Settlement** seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies include:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan

**Clause 13 Environmental Risks and Amenity** seeks to ensure planning strengthens the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

**Clause 13.02-15 Bushfire Planning** applies to land that is within the designated bushfire prone area. The objective is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Relevant strategies include:

## Protection of Human Life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process

## Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
  - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
  - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
  - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
  - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Use and development control in a Bushfire Prone Area

- Subdivisions of more than 10 lots
- Accommodation
- Child care centre
- Education centre
- Emergency services facility
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts

**Clause 15 Built Environment and Heritage** seeks to ensure planning recognises the role of urban and building design, heritage, energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

**Clause 15.01-1S Urban Design** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Relevant strategies include:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport. · Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors

**Clause 15.01-2S Building Design** seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. Relevant strategies include:

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development
- Ensure development responds and contributes to the strategic and cultural context of its location
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment
- Improve the energy performance of buildings through siting and design measures that encourage:
  - Passive design responses that minimise the need for heating, cooling and lighting
  - On-site renewable energy generation and storage technology
  - Use of low embodied energy materials
- Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste
- Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical

- Encourage water efficiency and the use of rainwater, stormwater and recycled water
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security
- Ensure development is designed to protect and enhance valued landmarks, views and vistas
- Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles
- Encourage development to retain existing vegetation
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas

**15.01-2L Environmentally sustainable development** applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy other than where an ESD plan or framework has been previously approved. The objective is to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. General strategies include:

- Facilitate development that minimises environmental impacts.
- Encourage environmentally sustainable development that:
  - Is consistent with the type and scale of the development.
  - Responds to site opportunities and constraints.
  - Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts

Additional strategies relate to energy performance, integrated water management, indoor environment quality, transport, waste management, and urban ecology.

The proposal is a non-residential building greater than 1500 m<sup>2</sup>. Therefore, the following policy guidelines apply:

- A Sustainability Management Plan (including an assessment using BESS, STORM, Green star, MUSIC or other methods) and a Green Travel Plan

**Clause 17 Economic Development** seeks to encourage planning to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

**Clause 17.01-1S Diversified economy** seeks to strengthen and diversify the economy. Relevant strategies include:

- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Improve access to jobs closer to where people live

**Clause 19 Infrastructure** seeks to encourage planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

**Clause 19.02-2S Education facilities** seeks to assist the integration of education and early childhood facilities with local and regional communities. Relevant strategies include:

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular dropoff zones
- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass)
- Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access
- Consider the existing and future transport network and transport connectivity

