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Application for Planning Permit

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Buildings and works including alterations and additions to the senior school building and construction of buildings for use for maintenance/facilities; removal of native vegetation and display of an illuminated business identification sign.

Tintern Grammar School

90 Alexandra Road, Ringwood East

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PLANNING SUBMISSION

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18 April 2024

OUR REF: 202309R002

## 1.0 INTRODUCTION

This report has been prepared on behalf of Tintern Grammar, applicant for planning permit.

It is proposed to upgrade the school's facilities, including through the alteration and addition to the existing senior school building. To facilitate these building works, and as part of the school's strategic plan to relocate its facilities and department elsewhere on the site, it is also proposed to construct a new facilities' development outside the academic/learning core. The facilities' development will be sited on a part of the campus that is used for agricultural studies. Apart from providing purpose built facilities, the decision to relocate this use will reduce potential for conflict with vehicles and staff and students.

This report describes the proposal and the land affected. It also provides an assessment of the development against the zone and overlay controls and relevant policies and clauses contained in the Maroondah Planning Scheme.

The report should be read in conjunction with:

- Feature survey prepared by Hellier McFarland;
- Architectural plans prepared by McIldowie Partners;
- An arboricultural assessment prepared by Tree Logic;
- A Native Vegetation Removal report prepared by Abzeco dated 9 April 2024;
- Landscape plans prepared by Arcadia;
- A car park assessment prepared by Ratio;
- A waste assessment prepared by Ratio;
- An acoustic report prepared by Resonate;
- Two Sustainability Management Plans prepared by SBE; and
- A Stormwater Management Plan prepared by IPSUM Structures.

In summary, the proposed development is consistent with planning policy objectives as they relate to education facilities, neighbourhood character and landscaping; environmentally sustainable development and stormwater management; and, will not give rise to adverse off-site amenity impacts.

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## 2.0 URBAN CONTEXT

### 2.1 THE SUBJECT SITE

The subject site is a large landholding, with an area of 17.58 hectares.

Whilst the site has an Alexandra Road address and its main reception is accessible via Alexandra Road, its principal frontage is to Loma Street. All of the buildings are clustered within the western part of the campus and essentially wrap around the sports oval and hockey field which are sited within the frontage to Loma Street.

The eastern part of the campus includes some scattered buildings and barns that house animals. This part of the campus is used for agricultural studies. This part of the site abuts Gracedale Avenue and the road reserve extends on to the subject site.

The land has a substantial fall across its breadth and the eastern part is the lowest point. Within the central section of the campus is a heavily treed area (that is reflected in the extent of the Vegetation Protection Overlay).

The educational buildings are typically two storey in height. They are of varied architectural style and typology, also reflective of their use. On-site car parking is located in various points across the campus, and the bus drop off and pick up is via Loma Street.

### 2.2 THE SITE ENVIRONS

As shown in the existing location plan and aerial photograph, Figure 1 below, the subject site sits within a residential context, both in terms of zoning and land use and development.

The streets surrounding the school primarily contain detached dwellings. The existing senior centre building is well set back from the adjoining properties and views of the buildings are screened through the canopy vegetation.

There are two adjacent properties in Gracedale Avenue. The property at 32-34 Gracedale Avenue is separated from the campus by a reserve and footpath that extends into Auburn Grove. It has vehicular gates and a three car garage at its closest point with the subject site.

The property at 37 Gracedale Avenue directly abuts the southern boundary of the campus. It comprises mature canopy vegetation within the front and rear setbacks, including to the interface with the school.

Images of the subject site and surrounds are included in Appendix A.

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### 3.0 THE PROPOSAL

The proposal involves alterations and additions to the existing senior school building and relocation of the existing facilities to elsewhere on the site. The two projects are integrated in the sense that the extended footprint of the senior building cannot proceed until the facilities are relocated.

Whilst not requiring a planning permit, existing buildings, sheds and the bitumen path will be demolished (refer to drawing TP031). Parts of the existing building will also be demolished to enable connection with the new part of the building. The existing building will also be refurbished. It is also proposed to remove trees 4 to 15 to facilitate expansion of the building. Only tree 5 requires a planning permit for its removal.

The two wings of the building will be connected by a central space that includes a reception, gallery and auditorium. Spread across two levels, there will be new classrooms and break out spaces, including quiet study areas and social common spaces. It is also proposed that the teaching environment also includes outdoor spaces and that the hard and soft landscaping is integral in the design of the building.

The architectural form is contemporary and includes brick, metal cladding and concrete. Brick will be used at ground level and the first floor will appear more light weight, with framed windows and an outdoor terrace. The architects have used the topography of the land to achieve a two storey connection between the buildings. For the most part, the overall height of the building is eight metres above natural ground level, with the exception of the central break out space with clearstorey windows which extends to a height of ten metres. The highest part is approximately 12 metres.

The facilities will be relocated to the eastern section of the campus, removed from the educational core. It will be sited on vacant land, near the entrance to Gracedale Avenue. The proposal includes the construction of two buildings, parking for vehicles, and a bin enclosure. Vehicle access will be provided from the entrance to Gracedale Avenue. New fencing and gates will also be constructed along the property boundary.

An up-lit business identification sign will be fixed to the fence (which matches the signage elsewhere across the campus). The sign will have dimensions of 904mm x 150mm with an area of 1.35 square metres.

The sheds have an overall height of approximately 4.3 metres and will be constructed in muted colours, clad in Colourbond Shale Grey. One will house a workshop, storage and wash bay and the other will include staff facilities, including an office, lunchroom and meeting room as well as storage. These buildings are set back in excess of 17 metres from the southern boundary.

The school's bin enclosure will be consolidated and sited forward of the proposed building. The car park will be sited to the rear of the buildings and will accommodate parking for the school's vehicles including buggies and facilities' staff parking during the day. The bin enclosure has a height of 2.4 metres, with a proposed minimum setback of 18 metres from the southern property boundary.

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## 4.0 RELEVANT PLANNING POLICIES AND CONTROLS

### 4.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework provides the broader strategic objectives, including as relevant:

- Clause 02.03-5 Built environment and heritage
- Clause 12.01-2S Native vegetation management
- Clause 13.07-1L Non residential uses in residential areas
- Clause 15.01-1L-01 Signs
- Clause 15.01-2S Building Design
- Clause 15.02-1S Energy and Resource Efficiency
- Clause 19.02-2S Education Facilities
- Clause 19.03-3S Integrated Water Management

In a general sense these policies seek to:

- Protect and enhance the visual amenity of residential areas and streetscapes.
- Ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. To achieve this objective, the strategy is to ensure that decisions that involve the removal, destruction or lopping of native vegetation apply the tree step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).
- Encourage environmentally sustainable forms of development.
- Limit the intrusion of non-residential uses into residential areas. Relevant strategies to implement this objective are:
  - Ensure that the design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
  - Ensure that the intensity and operation of the use does not adversely affect residential amenity.
- Support signs that contribute to a high standard of urban design.
- Achieve building design outcomes that contribute positively to the local context.
- Encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- Assist the integration of education facilities with local and regional communities. To facilitate this objective, of note, the following strategies are relevant:
  - Facilitate the expansion of secondary education facilities to meet the existing and future education needs of communities.

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- Recognise that secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
- Consider the existing and future transport network and connectivity.
- To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

## 4.2 ZONING

With the exception of the slither of land that extends to Alexandra Road, the subject site is included in the Neighbourhood Residential Zone, Schedule 3 – Canopy Cover Ridgeline Protection and subject to the provisions of Clause 32.09 of the planning scheme. The parts of the site that are subject to the applications are included in the area of the site where the Neighbourhood Residential Zone applies.

In the table of uses at clause 32.09-2 a ‘school’ is an innominate use and therefore is a Section 2 – permit required use. However, the school enjoys existing use rights over its campus.

Pursuant to Clause 32.09-10 a permit is required to construct a building or construct or carry out works for a Section 2 use. The permit trigger applies to the senior school building and facilities’ development.

Clause 32.09-14 sets out decision guidelines, including specific ones pertaining to non-residential use and development. Clause 32.09-15 notes that the sign requirements at Clause 52.05 is in Category 3.

## 4.3 OVERLAYS

### 4.3.1 Vegetation Protection Overlay

Two parts of the subject site are covered by the Vegetation Protection Overlay, Schedule 1 – Sites of Biological Significance and are subject to the provisions of Clause 42.02 of the planning scheme.



Figure 1 – Vegetation Protection Overlay - Source: VicPlan

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The first area is in the south-west corner adjacent to the slither of land that extends to Alexandra Road. The second extends in a north-south orientation across the width of the site. As it relates to the part of the site where the proposed works are to occur, Figure 1 shows the extent of the overlay relative to the existing vegetation.

Pursuant to Clause 42.02-2 a permit is required to remove, destroy or lop any vegetation specified in the schedule to the overlay. Clause 3.0 of the schedule requires a permit to remove, destroy or lop native vegetation.

Fifteen trees were assessed, but only trees 4, 5, 6, 7, 8, 9 and 10 are within the extent of the overlay. With the exception of tree 5, none of these trees are native and therefore do not trigger a permit for removal under this provision.

#### 4.3.2 Significant Landscape Overlay

Two parts of the subject site are also included in the Significant Landscape Overlay. Schedule 4 applies to part of the slither of land that extends to Alexandra Road.



Figure 2 - Significant Landscape Overlay, Schedule 3 - Source: VicPlan



Figure 3 - Significant Landscape Overlay, Schedule 3 - Source: VicPlan

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Pursuant to Clause 42.03-2 a permit is required for buildings and works associated with the Senior school building because the overall height exceeds eight metres above natural ground level.

Pursuant to Clause 42.03-2 a permit is required to remove, destroy or lop any vegetation specified in the schedule to the overlay, unless as relevant, the table at Clause 42.03-3 specifically states that a permit is not required. The table at Clause 42.03-3 lists planted vegetation as being exempt. All but tree 5 is planted and therefore the permit exemption applies.

With some exemptions, Clause 3.0 of the schedule requires a permit to remove, destroy or lop vegetation. One exemption is the removal of a tree which is dead or dying. Tree 5 is dying and is therefore exempt from a permit under this provision.

#### **4.4 PARTICULAR PROVISIONS**

##### **4.4.1 Clause 52.05 – Signs**

This clause applies to the development of land for signs. The purpose of Category 3 – High amenity areas set out at Clause 52.05-13 is to ensure that signs are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

The proposed sign, which is the school's name and logo, is defined as a “floodlit business identification sign”, which is a section 2 – permit required sign. Decision guidelines are set out at Clause 52.05-8.

##### **4.4.2 Clause 52.17 – Native Vegetation**

This clause seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. It applies a three step approach to achieve this objective, which seeks to avoid the removal, destruction or lopping of native vegetation; minimise impacts where the removal, destruction or lopping cannot be avoided; and provide an offset to compensate for biodiversity impact if a permit is granted to remove, destroy or lop vegetation.

Clause 52.17-1 states that a permit is required to remove, destroy or lop native vegetation unless, as relevant, the table to Clause 52.17-7 specifically states that a permit is not required. This table sets out exemptions from the requirement to obtain a permit. The proposed removal of some native vegetation as a result of the buildings and works is exempt as it was planted. This issue is identified and addressed in the arborist report prepared by Tree Logic. The removal of tree 5 triggers a permit under this provision.

##### **4.4.3 Clause 53.18 – Stormwater Management in Urban Development**

This provision applies to the proposed buildings and works. Pursuant to Clause 53.18-3 an application must be accommodated by details of the proposed stormwater management system. The Site Drainage Management report prepared by IPSUM Structures addresses this requirement.

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#### 4.4.4 Clause 53.19 – Non-Government Schools

As relevant to this application, the purpose of this clause is to facilitate upgrades and extensions to existing non-government schools. This clause applies to an application under any provision of the planning scheme to use or develop land for a secondary school.

Pursuant to Clause 53.19-2 an application 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 62.02-2 – Native vegetation

Pursuant to this provision, an application to remove, destroy or lop native vegetation in the Detailed Assessment Pathway, must be referred to the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). The Secretary is a recommending referral authority.

#### 4.5.2 Clause 65.01 – Approval of an application or plan

This provision sets out the matters that the responsible authority must consider, as appropriate, in its determination of an application.

#### 4.5.3 Clause 71.02-3 – Integrated decision making

This clause details that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

### 4.6 OPERATIONAL PROVISIONS

#### 4.6.1 Clause 72.01-1 – Minister is responsible authority

The Minister for Planning is the responsible authority for, as relevant, an application for buildings and works to a secondary school where the cost of the development is \$3 million or greater. The cost of the proposed works is \$15.2 million.

### 4.7 PERMIT TRIGGERS

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The permit triggers are as follows:

- Pursuant to Clause 32.09-10 a permit is required to construct a building or construct or carry out works for a Section 2 use (including the senior school building and facilities' development).
- Pursuant to Clause 3 to the Schedule of Clause 42.02 a permit is required to remove native tree 5.
- Pursuant to Clause 42.03-2 a permit is required for buildings and works associated with the Senior school building because the overall height exceeds eight metres above natural ground level.

- Pursuant to Clause 52.05-13 a permit is required to develop a floodlit business identification sign.
- Pursuant to Clause 52.17-1 a permit is required to remove tree 5.

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## 5.0 PLANNING CONSIDERATIONS

The following provides a review of the proposal against all relevant planning controls.

### 5.1 INTRODUCTION

Tintern Grammar School is now a co-educational school but was founded as a girls' school over 145 years ago. Originally established in Hawthorn, the school relocated to the existing campus in 1953. The campus houses the school from the Early Learning Centre to Year 12.

The school's Vision and Mission statement is relevant to this application insofar as it relates to ensuring that the best possible facilities are provided and integrated with the teaching and pastoral care of the students. The Statement is this:

*Our students become: knowledgeable and caring thinkers; open-minded inquirers; balanced risk takers and principled and reflective thinkers who achieve personal excellence, strive with confidence and contribute to a better world.*

*We are a connected and caring community in the Anglican tradition. We guide our students to develop the values, disposition and capabilities needed to achieve their potential and to experience a profound sense of belonging in the world.*

Tintern Grammar adopts a parallel learning approach, where classes are run on co-educational and single gender settings from Prep to Year 9. In Years 10 to 12 the students return to co-educational classes. The school identifies that at this age, social development is an important part of students' growth and maturation at a time where there is a move to a more inquiry based and independent learning, as they prepare for future study and work pathways.

This approach is particularly relevant as it relates to the significant investment in the senior school building. The guiding principles behind the design is to:

- o Strive for excellence
- o Promote interaction and gathering
- o Build strong relationships between staff and students
- o Create opportunity for leadership
- o Create opportunity for collaboration
- o Promote inclusivity

The vision for the building is that it comprises a variety of classrooms and teaching and learning spaces, with the general principles being to accommodate flexible learning spaces, purposeful breakout and a separation of breakout spaces from social spaces.

The flexible approach allows for single desk configurations, multiple writing surfaces and the ability to connect spaces for exams. It also provides for small meeting rooms, booth seating, private study and a large gathering space.

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As noted above, the two parts of the proposed buildings and works are intrinsically linked through the relocation of the facilities. The intent is to minimise the potential for vehicle conflict with students; to consolidate the teaching spaces in the central core of the campus and to house the facilities and associated structures in the agricultural part of the campus.

The proposed buildings and works and their associated cost is illustrative of the investment by the school into its facilities.

Support for schools to expand to meet the existing and future education needs of communities is found in planning policy, the Neighbourhood Residential Zone and particular provisions.

The proposal is consistent with policy objectives and outcomes sought. In support of this position, the following observations are made.

## 5.2 BUILT FORM AND USE

As it relates to schools, planning policy seeks to facilitate the expansion of secondary school facilities to meet the existing and future education needs of communities; and to recognise that education facilities are different to dwellings in their purpose, function and scale.

Coupled with that, policy also seeks to ensure that new development is of a good design; enhances the character of the area; provides a high level of amenity of future residents and neighbours; and promote environmental sustainability.

This project serves to enhance the level of education provided by the school through upgrades to its teaching spaces and through providing a safer campus for staff and students through the relocation of the facilities.

The proposed buildings and works are consistent with outcomes sought in planning policy in that they are well designed; will make a positive contribution to the school's facilities without compromising the amenity of adjoining residential properties; and will provide a well-resolved landscape setting for the new buildings.

The following observations are provided in relation to each part of the project:

### Senior school building

- The existing senior school building is well set back from adjoining residential properties. The new wing will be sited forward of the existing building and therefore even more removed from the adjacent properties.
- The existing building will be refurbished and the new wing has been designed and will be constructed to a high architectural standard. It is contemporary in form and will provide for excellent teaching and learning spaces. It is oriented to provide views out across the valley. Whilst not visible from beyond the site, it will make a positive contribution to the appearance within the school campus. The architects have employed materials and finishes that will provide tactility and visual interest and as well as an enduring building.
- In terms of the considerations required by the Significant Landscape Overlay, as noted above, the building will not be visible from beyond the site.

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- For the reasons detailed below, energy efficiency and sustainable design principles have been incorporated into the design of the building.

### Facilities' development

- The construction of the facilities' development will alter the appearance of the site's abuttal with Gracedale Avenue. However, every endeavour has been made to moderate the change and successfully integrate the built form on the site and within its context.

The buildings are single storey in scale and are set back 17 metres from the frontage. They will be constructed in Colourbond Shale Grey cladding, which is muted in shade.

New fencing, gates and landscaping will be implemented to further screen views of the building from the streetscape. Native trees and low shrubs will be strategically planted around the site to minimise the facilities' visual impact on the neighbourhood, preserving the community's views of the farm. Furthermore, the addition of native shrubs, herbs, and climbers along the fence border will create a softer boundary, integrating the lush vegetation of the farm and site into the surrounding community.

- The proposed buildings are also well set back from the most proximate residential properties. The setbacks range between 14 and 18 metres. However, the actual setbacks between the proposed buildings and the adjacent property boundaries are in the order of 50 metres.
- As noted above, the objective has been to remove the facilities from the core of the school. It was also an objective to minimise the impact of the built form in a visual sense, but also the extent of paving and excavation required as well as avoid encroachment into the balance of the land used for agriculture. As such, the development is sited on a flat part of the site and proximate to the road connection to facilitate ease of access and egress.
- As detailed below under headings of acoustics and waste, potential impacts caused through acoustic impacts, including from waste collection, will be managed to mitigate noise impacts to within EPA requirements and to further restrict hours for waste collection.

The proposed buildings and works will provide for necessary upgrades to existing facilities. The buildings have been designed and sited so as to minimise any adverse off-site impacts. They will not only make a positive contribution to the educational offering of the school but will present as attractive buildings when viewed from the public realm. As noted above, the facilities development will be appropriately landscaped to reduce its visibility from the streetscape.

For the reasons provided above, the proposal also satisfies the decision guidelines contained in the Neighbourhood Residential Zone and Significant Landscape Overlay.

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## 5.3 VEGETATION

The consulting arborist undertook an assessment of 15 trees within proximity of the existing senior school building and in the location where it will be extended.

As a result of the proposed buildings and works a total of 12 trees will be removed. The trees to be removed (trees 4 to 15) are detailed on drawing TP031 of the architectural set. They are essentially the cluster of trees sited between the existing senior school building and the facilities' sheds.

Only two of these trees have been identified as having "good" health and all have been rated as having "fair to poor" structure. Of the two trees that the arborist has identified as having good health, they are both exotic trees. With the exception of tree 5, no other tree requires a planning permit for its removal.

### 5.3.1 Clause 52.17 – Native Vegetation

The arborist report identifies that based on its age, location and species, tree 5 is locally native. As such, it does not fall within the exemptions listed in the table at Clause 52.17-7 of the planning scheme and therefore a planning permit is required for its removal. For the reasons provided, the proposal has sought to avoid and minimise tree removal as well as minimise the impacts where the removal of trees is unavoidable.

Image 3 in the arborist report includes a photograph of tree 5. The arborist report notes that the tree is not dead, but it is dying. The arborist observed that there was no obvious habitat, including birds' nests and hollows. The report also notes that there are no pruning works that could improve its condition and extend its useful life expectancy.

In accordance with the requirements of Clause 52.17, Abzeco was engaged to prepare a report in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*, 2017. This report notes the following:

- The site is in a "Location 1", noting that the native vegetation extent map indicates that the area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3.
- The extent of proposed removal equates to a scattered tree area of 0.031 hectares (one, small scattered tree). It has a minimum strategic biodiversity value score of 0.108.
- The site is highly encumbered by existing built form, which poses significant constraints for development of additional infrastructure. The area of native vegetation on the eastern part of the site further restricts any development. With the exception of tree 5, all trees within the east part of the site have been avoided. Tree 5, which is small, is not representative of an Endangered EVC, is not hollow bearing and does not provide critical habitat for threatened species.
- An offset search report has been provided to the school. A planning permit will include a condition to secure an offset before the removal of native vegetation.

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### 5.3.2 Overlay controls

As noted above, in terms of the permit triggers and considerations of tree removal against the overlay controls, a permit is required for removal of tree 5 under the Vegetation Protection Overlay.

In terms of the proposed removal in light of the vegetation protection objectives and decision guidelines of the Vegetation Protection Overlay, the following observations are made:

- The objective is to maintain and enhance biological diversity of flora and fauna throughout the municipality with a focus on indigenous remnant vegetation. Relevant comments in relation to this tree are provided above in consideration of Clause 52.17. The tree is dead and does not provide habitat. Its removal will be offset.
- Details of the proposed landscaping are provided below. However, in summary, the landscape response is considered and detailed in its concept and resolution and will significantly enhance the two aspects of the project and contribute to the landscape response and character of the campus.

In terms of the landscape character objectives and the decision guidelines of the Significant Landscape Overlay, the following observations are made:

- The landscape character objectives seek to implement the statement of nature and key elements of the landscape, which are the canopy trees and their role in softening the impact of buildings in the environment; and providing for contiguous canopy vegetation which contributes to the maintenance of diversity.

To the east and south of the building is extensive canopy cover that is protected by the Vegetation Protection Overlay. In this respect, the extension to the building has been designed to maximise retention of canopy vegetation on the site.

- The majority of the new built form is generally eight metres in height above natural ground level. The exception is the roof lantern, which is sited centrally on the building. The building is well removed from any adjacent interface and will not have an effect on the skyline. Vegetation removal has been avoided and limited, and the existing vegetation, coupled with the proposed landscaping, will continue to soften the impact of built form within the environment.

In terms of the proposed landscape response, the proposal achieves clear compliance with policy objectives to provide canopy trees and landscaping to improve the environment and complement the built form.

### 5.4 LANDSCAPING

The landscape architects have undertaken a detailed review of the existing landscape and context of the campus to inform the proposed landscape response. It notes the varied context across the breadth of the campus which are documented at pages 7 and 8 of its plans. The differing parts range from a native treed area with understorey and the healthy valley forest to areas of managed grassland, exotic plantings and the farmland.

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The landscape architects have noted that the areas around the two projects and identified that the proposed landscape works need to respond to these more discrete character areas.

The design principles have been to:

- Embrace and enhance the landscape character.
- Integrate the new and old through landscape.
- Create diverse outdoor learning and gathering spaces.
- Explore opportunities for cultural expression.

The proposed response around the senior school building includes both hard and soft landscaping, including the planting of canopy trees, under plantings and lawn. Various sitting areas will be provided, reflective of the concepts for outdoor learning and gathering.

The proposal for the facilities' development includes the planting of in excess of 50 canopy trees that will extend adjacent the frontage to this section of the campus and either side of the proposed buildings and the northern perimeter. The trees will provide screening of the proposed buildings and will introduce vegetation into this section of the campus.

The planting palette is detailed on page 30 of the landscape package. It is native in species and will contribute towards achieving the design principle of embracing and enhancing the landscape character.

## 5.5 ACOUSTICS

An acoustic assessment of the proposed facilities' development was undertaken to ensure that the amenity of the adjoining residential properties will not be adversely affected.

Relevant environmental noise limits for the development have been established in accordance with the Environmental Protection Authority 1862: *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*.

The consultants also observed the activities that occur within the existing facilities' buildings and measured the noise levels. Section 5.2 of the report includes recommendations to mitigate potential noise sources from both activities within the buildings and from mechanical plant. The mitigation measures will be incorporated into the design during the detailed design stage to reduce noise emissions as reasonably possible and ensure that they are compliant with the applicable noise limits. The plans have been updated to include the recommendations as they relate to the saw and grinder enclosure. The report notes that the mitigation measures will ensure compliance with Day noise levels.

The aspects of the project that generate noise can be successfully mitigated to comply with EPA noise limits.

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## 5.6 CAR PARKING AND ACCESS

The facilities' development includes 11 car spaces, which will house the buggies as well as facilities' staff vehicles during the day.

There is no statutory requirement to provide additional vehicle parking for staff, but it is preferable from an operations point of view that the staff using these buildings park in conveniently accessible spaces.

The traffic report notes that the car park and vehicular access arrangements have been designed in accordance with the requirements of Clause 52.06 of the planning scheme and relevant sections of the AS/NZS 2890.1:2004. It notes that all vehicles will be able to enter and exit the site in a forward direction.

The assessment concludes that the proposal is expected to not create adverse traffic or parking impacts on the area.

## 5.7 WASTE

As noted above, the proposal is to consolidate the school's waste to a new bin store within the facilities' development. The existing waste collection occurs via Loma Street, with vehicles entering the campus to empty the bins. As part of the school's preference to minimise vehicle movements within the core of the campus and minimise potential conflict between vehicles and staff and students, it is also proposed that rubbish trucks will enter the site via Gracedale Avenue to the bin store, where there is no potential for conflict with students.

As part of this rationalisation, a 4.5m<sup>3</sup> skip bin will be used to reduce the frequency of collection from three times per week to twice per week. A combination of 10.2 metre front loading and 8.8 metre rear loading waste collection vehicles will enter the site. The bins will be emptied and the vehicles will turn around within the hardstand area and exit the site in a forward direction.

The EPA Victoria's *Noise Control Guidelines* sets out waste collection times to minimise potential noise impacts to surrounding properties. Notwithstanding, to further minimise potential disturbance to neighbours, the school is proposing that waste collection will occur between 10:00am and 3:00pm Monday to Friday. A condition of permit could be imposed to include this as a requirement.

## 5.8 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT & STORMWATER MANAGEMENT

The specialist reports deal with each of these matters and demonstrate environmentally sustainable outcomes, energy efficiencies and compliance with planning policy.

The proposed development will achieve best practice environmentally sustainable outcomes; and will manage the impact of discharge of stormwater to minimise pollution and flooding.

The report prepared by IPSUM notes that the senior school building will be connected to the existing internal drainage system and that the facilities development will connect to the existing pit in Gracedale Avneue.

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The efficacy of the proposed stormwater management has been assessed against Melbourne Water's Stormwater Treatment Objective-Relative Measure (STORM) calculator. The proposed strategy is to design drainage to a gravity system and that each will drain to a Legal Point of Discharge via on-site detention and various WSUD methods.

A 30,000 litre rainwater tank will be included as part of the senior school building and this will achieve a STORM rating of 106%. A more detailed design approach will be adopted for the facilities development.

The proposed design and systems will reduce stormwater impacts on the system and will reduce pollutants into the waterways and retain pre-existing flow rates during peak storm periods. The proposed approach will ensure that best practice in stormwater management in stormwater management is achieved.

SBE has prepared Sustainable Management Plans for each project. The following summary is provided in relation to both projects.

### **Senior School building**

The Sustainable Management Plan records that the proposal currently targets 54 points out of 100 in Built Environment Sustainability Scorecard (BESS), which equates to Best Practice. The report also notes that this satisfies the City of Maroondah's performance standards. An overview of some of the ESD features of the proposal is as follows:

- Energy efficient fixtures and fittings (including taps, air conditioning, hot water systems and lighting and use of low Volatile Organic Compound materials, such as paint, sealants and carpet);
- External shading;
- A daylight factor greater than 2% to 37% of the nominated floor area;
- Natural ventilation to 60% of rooms;
- 33,000 litre rainwater tank for toilet flushing and irrigation of landscaping;
- Retention of the existing building; and
- Maximising areas for planting/landscaping.

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### **Facilities' development**

The Sustainable Management Plan records that the proposal currently targets 55 points out of 100 in Built Environment Sustainability Scorecard (BESS), which equates to Best Practice. The report also notes that this satisfies the City of Maroondah's performance standards. An overview of some of the ESD features of the proposal is as follows:

- Energy efficient fixtures and fittings (including taps, air conditioning, hot water systems and lighting and use of low Volatile Organic Compound materials, such as paint, sealants and carpet);
- Implementation of a WSUD solution that comprises filter treatment pits to collect runoff from hard surfaces to treat stormwater before it discharges to the legal point of discharge.
- Achieving a 2% daylight factor to 47% of offices.

As demonstrated through these reports, compliance with the requirements of clause 53.18 is achieved.

## 5.9 SIGNAGE

The proposed sign has been professionally designed and will be constructed of a high finish. It is consistent in size, scale and materiality as other signs at the school's entrances. An example of the signage and integrated lighting is shown in the photograph below.



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In terms of relevant considerations at Clause 52.05, we make the following observations in relation to the signage to be erected on the façade:

- Its siting will not obstruct significant viewlines; will not dominate the skyline; and will not impede views to existing signs and will not give rise to visual clutter.
- The sign is well set back from the street frontage and will not adversely impact on the residential character of the area.
- The size of the signage is modest relative to the fence pillar.
- Whilst the signage will be lit, the lighting will be discreet and will not be an external structure. The light is integrated with the pillar.
- The illumination will not adversely affect the amenity of residents, which are well removed from the sign.
- The illumination will not give rise to glare or impact on the safety of

pedestrians and vehicles.

- The signage will not be viewed in the context of other signage and will not give rise to visual clutter or adverse amenity impacts.

The proposed signage is entirely appropriate having regard to the policy objectives the purpose of the medium limitation category of Clause 52.05 of the planning scheme. It will allow for identification of the school and will have no adverse impacts in terms of character and amenity.

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## 6.0 CONCLUSION

On balance, the proposal is consistent with planning policy objectives and planning scheme requirements whereby the proposal will provide for a net community benefit and is therefore worthy of support.

The proposal seeks to upgrade and enhance the teaching facilities provided on the campus and all buildings and works have been carefully sited and designed to avoid adverse off site amenity impacts whilst making efficient use of a finite land holding in an urban area. Potential for off-site impacts has been carefully considered and managed through siting and design and will also include acoustic mitigation measures.

Canopy trees are being retained as a priority to maintain the landscape setting for the building and the school more broadly and where tree removal is unavoidable, enhanced landscaping, including the planting of canopy trees, is being proposed. The removal of native vegetation has been avoided, and where it is unavoidable, the offset requirement can be satisfied.

For the above reasons, the proposal is worthy of support.

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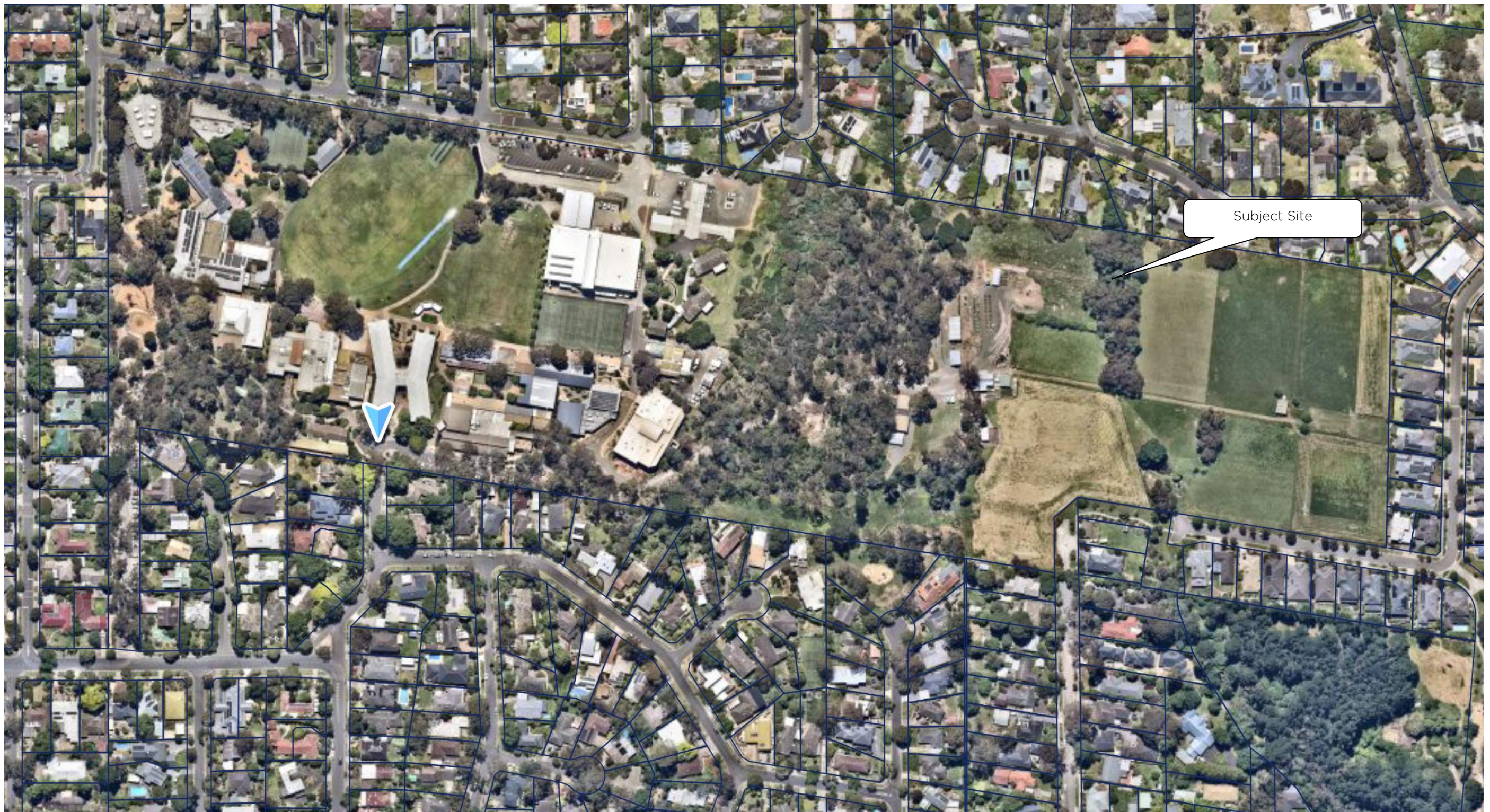
# APPENDIX A

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Cadastral plan - Source: VicPlan

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Aerial photograph - Broader neighbourhood context - Source: Nearmap

## ADVERTISED PLAN





Aerial photograph – Immediate context for Year 11 and 12 building – Source: Nearmap

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## ADVERTISED PLAN

Aerial photograph - Immediate context of facilities' development - Source: Nearmap



Photograph 1 - Existing senior school building



Photograph 2 - Existing senior school building - ground level verandah

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Photograph 3 - Existing senior school building - first floor verandah



Photograph 4 - View out across the valley from the first floor verandah of the senior school building

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Photograph 5 - View of senior school building in the context of the existing facilities



Photograph 6 - Southern elevation and interface of the senior school building

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Photograph 7 - Existing facilities



Photograph 8 - Existing archives building to be demolished

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Photograph 9 - Existing facilities in the context of school buildings



Photograph 10 - Internal view of facilities shed including one of the maintenance vehicles

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Photograph 11 - Internal view of facilities shed



Photograph 12 - One of the tractors parked in the facilities area

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Photograph 13 – Existing facilities complex



Photograph 14 –View towards the proposed facilities complex location

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Photograph 15 - School's interface with Gracedale Avenue



Photograph 16 - School's interface with Gracedale Avenue

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Photograph 17 - Southern boundary of the school's campus



Photograph 18 - Interface between the southern boundary of the school's campus and adjacent residential property

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Photograph 19 - 82 Gracedale Avenue



Photograph 20 - 82 Gracedale Avenue

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Photograph 21 – 87 Gracedale Avenue



Photograph 22 – View looking south along Gracedale Avenue

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