

# ADVERTISED PLAN

## Natalie Gray

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28<sup>th</sup> June, 2021

Ms Erin Baden-Smith  
Manager Development Approvals and Design  
PO Box 500  
EAST MELBOURNE 8002

Dear Ms Baden-Smith,

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### CATHOLIC LADIES' COLLEGE – 19 DIAMOND STREET, ELTHAM

I act on behalf of CLC in lodging a planning application for buildings and works associated with an existing education facility.

The following documents accompany the application.

1. Application from
2. MPL Certificate
3. Certificate of title
4. Feedback from Nillumbik Shire dated 24<sup>th</sup> June, 2021
5. Building Quality Standards Handbook Solar Reflectance Index (SRI) prepared by the Victorian School Building Authority Sustainability 3.5.2 under Heat Island Effect Reduction on page 31
6. Architectural drawings prepared by Law Architects
7. Landscape drawing prepared by Urban Initiatives
8. Arborist's report prepared by Action Tree Specialists
9. BAL Assessment prepared by Terramatrix
10. CHMP letter of advice prepared by Ecology and Heritage Partners
11. Traffic report prepared by MD Cubed
12. Geotechnical report prepared by NSP Geotechnics Pty Ltd
13. BESS report prepared by BRT
14. Biodiversity assessment prepared by Ecology and Heritage Partners

### Proposal

The new building is known as the Wild Centre. The building is located at the northern end of the site, approximately 30m from the boundary. The building nests into an existing embankment comprising 3 levels. The lower level provides access VCAL and imagine spaces as well as for plant. The upper levels provide general learning areas, studios break out spaces, staff office areas and tech pod.

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Planning  
Institute  
Australia

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CLC Wild Centre

The location, distance from the boundary, scale, materiality and retained trees result in no significant impact when measured against the residential standards in the Nillumbik Planning Scheme.

Staff parking in the locality is modified to accommodate the building. Provision remains in excess of requirements. The car parking remains a generous distance from the north boundary.

Landscaping is better resolved in the northern part of the campus.

### **Consultation with Council**

The proposal has been provided to Council for comment and feedback date 24<sup>th</sup> June is attached. Three issues were raised and are discussed below.

#### Removal of Tree No. 1

The landscape plan has been amended so that tree numbers are consistent. The arborist's tree references have been used as the base. The tree needs to be removed because it interferes with the main circulation in the west corner of the building. Two new trees will replace the tree.

#### Colour of roof

We understand that Council prefers dark colours to integrate into the environment. The lighter roof colour is selected in accordance with the Victorian School Building Handbook. The relevant reference is included in submissions. The lighter colours reduce heat absorption. The colour selection is in accordance with proper ESD practice. The roof colour is not obvious from adjoining properties. The colour is non-reflective.

#### Colour of building

At the time of requesting feedback, the specific colour was not nominated. The College has now selected similar muted colours as those used in the Sr Una McAllister Centre at the southern end of the campus. The two buildings now bookend the brick structure in a sensitive manner.

### **State Planning Policy**

Clause 19.02-2S aims to integrate education facilities within local and regional communities. The strategies recognise that *secondary education facilities are different to dwellings in their purpose and function and can have different built form (height, scale and mass)*. The circumstances at CLC are consistent with the policy. The College is located on a site which is significantly larger than lots in the surrounding subdivision. The buildings required to properly serve the contemporary secondary education centre role need to be larger in scale to integrate with the existing campus facilities. The

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CLC Wild Centre

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development plan is respectful to surrounding uses as interface locations of buildings comply with relevant Clause 54 provisions.

## Local Planning Policy

### *Clause 21.05 Municipal Strategic Statement*

#### *Clause 21.05-1 Settlement and Housing*

*Objective 4 To maintain and enhance the character of the urban and township areas.*

The building design reference the neighbourhood character study. The building is not visible from Diamond Street and nestles into the landscape as much as possible given the topography and educational use. Muted colours and non-reflective surfaces are incorporated as much as possible, given ESD guidelines specified by the Victorian School Building Handbook.

Indigenous planting is proposed.

#### *Clause 21.05-3 Environment, Conservation and Landscape*

*Objective 1 To protect and enhance sites of environmental significance.*

The campus has been significantly altered and intensely used. The area around development will be sensitively landscaped to enhance the conservation and landscape values.

*Objective 4 To promote energy efficiency in... the siting and design of buildings.*

A BESS report is submitted as part of the application which addresses energy efficiency.

*Objective 5 To avoid and mitigate the limitations and threats posed by environmental hazards in land use and development.*

A BAL assessment is included in submissions.

#### *Clause 21.05-5 Infrastructure*

*Objective 6 To ensure that access and mobility needs of people of all abilities are considered in future...development proposals.*

The proposal improves accessibility within the campus.

### *Clause 22.05 Aboriginal Cultural Heritage Policy*

Ecology and Heritage Partners has addressed aboriginal heritage policy.

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#### *Clause 22.12 Neighbourhood Character Policy*

The site within Bush Garden Precinct 4. Planting will be enhanced around the building and to its north. No fencing is proposed. A BAL assessment is provided which confirms that the development meets criteria for reducing bushfire risk.

Materials used are muted and sensitive to the surrounding bush garden environs.

#### **Zoning**

Neighbourhood Residential Zone Schedule 1

CLC is an education facility which is a section 2 use. Buildings and works associated with an education facility require a permit under Clause 32.09-9.

All information is provided in accordance with Clause 32.09-11

Decision guidelines included in Clause 32.09-13 are addressed below.

#### *Whether the use or development is compatible with residential use.*

There is no change to use. The building is designed to integrate into the existing campus, topography and landscape so as to enhance the locality. The closest point of the building is 32.5m away from the north boundary with residential properties. The closest point of the paved car park is 9.5m from the north boundary.

#### *Whether the use generally serves local community needs.*

CLC has served the local community since 1971. The proposal will ensure the College will continue to make a significant contribution into the future.

#### *The scale and intensity of the use and development*

There is no change to the intensity of use. The scale of development is consistent with educational facilities, taking into account Clause 19.02-2S, as discussed when considering State planning policy.

#### *The design, height, setback and appearance of the proposed buildings and works.*

The building is designed to integrate into the existing campus, with access to outdoor levels and adjacent buildings. The building materials are muted to integrate with the campus and neighbourhood character. The setbacks to the closest boundary to the north is significant and well in excess of residential standards. The orientation of the building is such that the narrow elevation presents to housing to the north to minimise its impact. Integration of the building into the slope of the land further minimises the massing.

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*The proposed landscaping.*

The proposed landscaping enhances the setting of the building and the College generally. The planting is indigenous and appropriate for the locality.

*The provision of bicycle parking and associated accessways.*

Submissions include an assessment by MD Cubed.

*Any proposed loading and refuse collection facilities.*

There is no change to refuse and loading facilities.

*The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

There is no change to traffic.

## **Overlays**

*Environmental Significance Overlay Schedule 1 Sites of Faunal and Habitat Significance*

The area subject to development has been impacted by the College use over many years through clearance and earthworks. The use itself has resulted in disturbance to fauna and habitat. The improved resolution of this part of the site, including landscaping, will provide enhanced opportunity for fauna. The report prepared by Ecology and Heritage Partners addresses this overlay in detail.

*Environmental Significance Overlay Schedule 4 Waterways*

The part of the site subject to development is not within the overlay area.

*Land Subject to Inundation Overlay*

The part of the site subject to development is not within the overlay area.

## **Particular Provisions**

Clause 53.19 has recently been introduced into the Scheme to facilitate upgrades and extensions to non-government schools.

The clause applies to any application under any provision of the scheme...*to use or develop land for a...secondary school...on the same land or contiguous land in the same ownership as...a secondary school.*

The proposal is on the same land as the College.

## **Operational Provisions**

Clause 72.01-1 specifies the circumstances where the Minister for Planning is the responsible authority. In the case of CLC, the test in relation to land ownership is met as all development is on the same land. The value of proposed works is well in excess of \$3M.

Please contact me if you have any queries.

Kind regards,



**Natalie Gray**

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