

333 Centre Road, Narre Warren South

Planning Permit Application

Application no. PA2403012



Officer Assessment Report
Development Approvals & Design

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Department
of Transport
and Planning

Executive Summary

| Key information | Details | |
|---|--|--|
| Application No.: | PA2403012 | |
| Received: | 28/06/2024 | |
| Statutory Days: | 71 days | |
| Applicant: | Robert Bienvenu c/- Currie & Brown Pty Ltd | |
| Planning Scheme: | Casey | |
| Land Address: | 333 Centre Road, Narre Warren South | |
| Proposal: | Building works comprising an upgraded classroom building and construction of an additional classroom building. | |
| Development value: | \$4.28m | |
| Why is the Minister responsible? | <p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because:</p> <p>The application is for buildings and works forming part of an early learning to yr 12 school in which the estimated cost of development is \$3 million or greater.</p> | |
| Why is a permit required? | Clause | Trigger |
| Zone: | <p>Clause 32.08 – General Residential Zone Schedule 1 (GRZ1)</p> <p>Clause 37.03 – Urban Floodway Zone (UFZ)</p> | <p>A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.</p> <p><i>N/A as works are outside the UFZ</i></p> |
| Overlays: | Clause 44.04 – Land Subject to Inundation Overlay (LSIO) | <i>N/A as works are outside the LSIO</i> |
| Cultural Heritage | Not required as the development is associated with a lawfully established school used prior to 28 May 2007. | |
| Total site area: | 2.692 ha | |
| Gross Floor Area: | 550m ² (proposed floor area of new building) | |
| Referral authorities | Casey City Council (section 52 notice) | |
| Public Notice | Notice of the application under section 52 of the Act was not required because the amenity impacts to the surrounding neighbourhood is minor, and there is no overlooking or overshadowing of residential land. The new building is set back 4.1m from the boundary with the park and the double storey-built form is consistent with existing school buildings. | |
| Recommendation | The application is recommended for approval subject to the conditions as discussed in this assessment. | |



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

| Milestone | Date |
|--|--|
| Pre-application meeting (DTP and Casey Council) | N/A |
| Application lodgement | 28/06/2024 |
| Further information requested | 09/07/2024 |
| Further information received | 05/08/2024 |
| Further plans submitted (formally under section 50 of the Act) | N/A |
| Further informally substituted sketch plans submitted | N/A |
| Decision Plans | Architectural Plans prepared by Kneeler Design Architects and dated July 2024 Landscape Plan prepared by Species Landscape Architecture and dated August 2024 Planning Report prepared by Currie and Brown and dated 13 June 2024 Sustainable Design Assessment and WSUD report prepared by Co-Perform and dated 31 July 2024 |

2. The subject of this report is the decision plans (as described above).
3. The school was established in 1999 and since this time has undergone development of several buildings as detailed below.
4. These include a Multi-Purpose Centre built at Narre Warren South campus under the commonwealth government's *Building the Education Revolution Program*. These works did not require a planning permit as VC56 exempted works under this federal government program.
5. In 2020 an Early Learning Centre was commenced with support of the Victorian Government's Building Grants Program.

6. The proposal can be summarised as follows:

| Key Information | Details |
|--------------------------|--|
| Proposal: | Construct buildings and works associated with an existing education centre with the General Residential Zone, Schedule 1 |
| Total site area: | 2.692 ha |
| Gross Floor Area: | 550m ² (proposed floor area of new building) |
| Height: | <ul style="list-style-type: none"> 7.5m |
| Setbacks: | <ul style="list-style-type: none"> 4.18m – 4.47m from Woods Road Reserve to the west. |
| Land uses | <ul style="list-style-type: none"> Education centre (existing) |

7. Specific details of the application include:

- Staff and student numbers are not proposed to increase.
- The proposal will require demolition of existing classroom building and shade sails (permit exempt).
- New works include the upgrade of an existing classroom building, construction of a double storey building, and upgrade of the internal courtyard.

8. The applicant has provided the following concept image/s of the proposal:



Figure 1: Concept image of proposal (Proposed partial site plan and render of new building's east elevation)

Subject Site and Surrounds

Site Description

9. The site is located at 333 Centre Road, Narre Warren south side of the road, approximately 40km from the Melbourne CBD.
10. The existing site comprises the Heritage College, an early learning to yr 12 non-government school.
11. The land is described as Lot F PS 420744G. The lot has an area of 2.692ha and includes the school campus, oval and car park. The proposal is entirely located within this allotment.
12. There is a drainage easement benefitting Melbourne Water Corporation and Sewer Easement benefitting South East Water. All proposed works are located well clear of the easements.
13. Existing vehicle and pedestrian access is available from the frontage to Centre Road.



Figure 2: Site plan (Source: Architectural Plans)

Site Surrounds

14. The surrounding development consists mainly of suburban residential development, noting the presence of a public reserve to the west
15. Development surrounding the site can be described as follows:
 - To the **north** of the site: are residential properties fronting centre road
 - To the **south** of the site: are residential properties consisting of single detached dwellings.

- To the **east** of the site: is residential development consisting of a mix of a mix of standard and compact sized single dwellings separated from the site by Berwick town drain.
- To the **west** of the site: is Wood Road Reserve, a large public reserve with a sports field, play equipment and a basketball court.

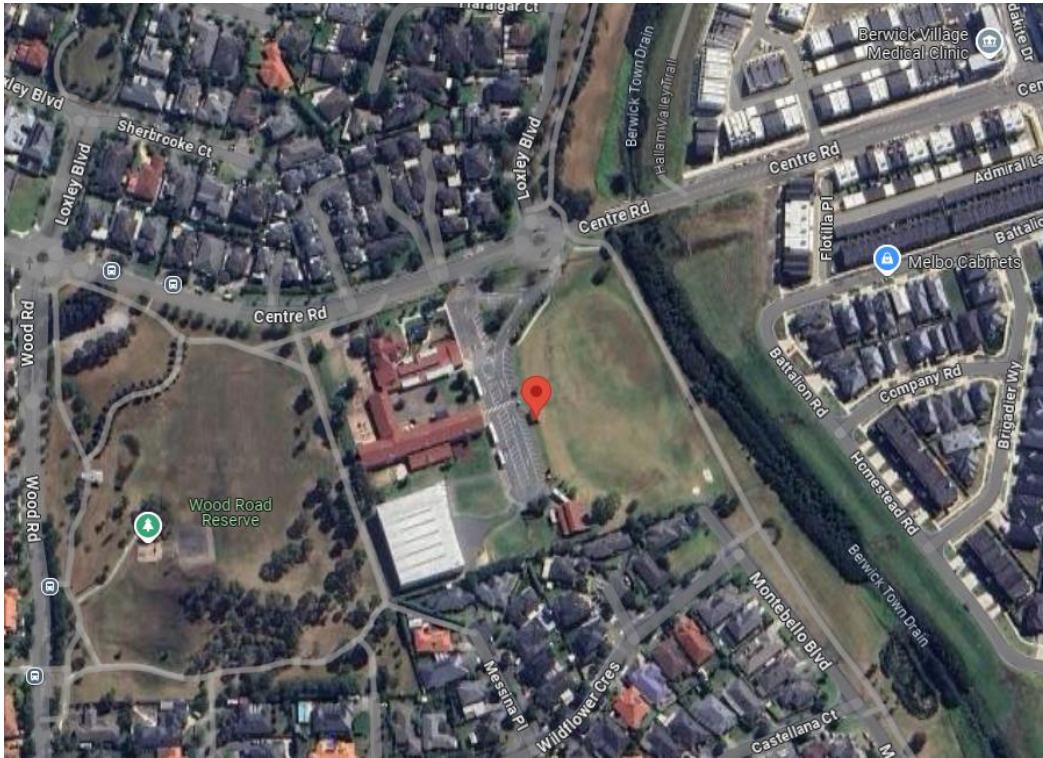


Figure 3: Aerial image of site and its surrounds (source: Google Maps)



Municipal Planning Strategy

16. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

| Clause no. | Description |
|------------|------------------------------------|
| 02.01 | Context |
| 02.02 | Vision |
| 02.03 | Strategic Directions |
| 02.03-2 | Environmental and Landscape Values |
| 02.03-5 | Built Environment and Heritage |
| 02.04 | Strategic Framework Plans |

Planning Policy Framework

17. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

| Clause no. | Description |
|------------|---|
| 11 | Settlement |
| 11.01-1R | Settlement – Metropolitan Melbourne |
| Clause no. | Description |
| 13 | Environmental Risks and Amenity |
| 13.02-1S | Bushfire Planning |
| 13.05-1S | Noise Management |
| 13.07-1S | Land Use Compatibility |
| 13.07-1L | Non-residential uses in residential areas |
| 15 | Built Environmental and Heritage |
| 15.01 | Built Environment |
| 19 | Infrastructure |
| 19.02-2S | Education Facilities |

18. The Assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations)

Statutory Planning Controls

GRZ

19. A planning permit is required to construct a building or construct or carry out works in accordance with 32.08-10. The purpose of the GRZ is:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
 - To encourage development that respects the neighbourhood character of the area.
 - To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.



- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Overlays

20. The LSIO applies to the greater site but does not apply to the site of the proposed works subject to this application. This overlay therefore does not form part of this assessment.

Particular provisions

21. Clause 53.19 (Stormwater Management in Urban Development) applies to the proposal as it is an application to construct or carry out works in the NRZ.
22. Clause 53.19 (Non-Government Schools) applies to this application as it is a non-government school.



Referrals

23. The application was referred to the following groups:

| Provision/ Clause | Organisation | Response Received (date) |
|---------------------|---------------|--------------------------|
| Section 52 – Notice | City of Casey | 17/09/2024 |

Municipal Council comments

24. The Casey City Council provided comments in response to section 52 notice as follows. The council did not object to the proposal, subject to several recommended conditions. Some of these conditions will be placed on the permit in a form selected by DTP, noting that the council are not a referral authority in this instance the decision to included suggested conditions is at DTP discretion.
25. It is noted that the council offered urban design advice on the proposal, however DTP considers the requested changes not to be warranted in this instance.

Notice

26. The application was not advertised other than to the municipal authority under section 52(1)b as it was considered not to cause material detriment to any person because:
- the amenity impacts to the surrounding neighbourhood is minor, and there is no overlooking or overshadowing of residential land. The new building is set back 4.1m from the boundary with the park and the double storey-built form is consistent with existing school buildings.



What are the key considerations?

Strategic Direction and Land Use

27. The Planning Policy Framework encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
28. The site currently operates as a school and the proposed additions and alterations to the existing school remain consistent with the current use and are therefore consistent with the purpose of the General Residential Zone. The proposal will contribute to the delivery and improvement of community infrastructure and education facilities within the precinct.
29. As the use of the land for a school is established, the development remains compatible with surrounding residential uses.
30. The relevant MPS and PPF policies have been considered in assessing the application.

Built form

31. The zoning and overlay provisions have been considered in the application.
32. The built form is two storey, which is in keeping the form of residential development in the area. The works are substantially setback from the nearest residential interface.
33. The proposed works, while contemporary in design, are sited and designed to integrate with the existing surrounding school buildings.
34. The proposal will result in minimal change to the streetscape of any external road frontage given the works are positioned centrally to the school campus. The proposed two storey scale is commensurate with the other school buildings on the site. It is therefore considered that the built form is consistent with the purpose of the GRZ and non-residential use decision guidelines under Clause 32.08-14.
35. The proposal incorporates a number of window openings and an outdoor learning area/deck to minimise large expanses of blank walls and provide articulation and visual interest to the new building.
36. The proposal also involves upgrading the façade of the existing building to the south of the new building. The external changes update the overall appearance of the building and ensure it presents as visually cohesive in relation to the new building being proposed.

Amenity

37. Impacts to surrounding developments or dwellings are considered negligible for the following reasons:
 - The area of proposed works are setback approximately 65 metres from the nearest residential properties to the north across Centre Road.
 - The proposal will not materially change the streetscape of any external road frontage given the works are positioned well setback from the front boundary.
 - The proposed two storey scale is commensurate with the other school buildings and will be of limited visibility from the street given the setbacks.
 - Staff and student numbers are not proposed to increase under this application.



Car Parking, Loading, Bicycle Storage and Other Services

Car Parking

38. As staff and student numbers are not anticipated to increase as a result of the proposal, the delivery of statutory car parking and bicycle parking requirements do not apply to this application.

Waste

39. The proposed building will utilise the existing waste arrangements on site and do not require the submission of a separate waste management plan.

Environmental

Water Sensitive Urban Design (WSUD) and Stormwater Management

40. The proposal meets the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines. In particular, the proposal achieves a STORM rating of 101% which satisfies the standard of the clause.
41. A WSUD report provided by the application details the proposed best practice WSUD and rainwater harvesting concept. The following key sustainable design initiatives have been incorporated into the design:
- A rainwater tank with a total volume of 5,000 litres minimum, connected to toilets in the western amenities of the existing years 3-6 building.
 - Rain garden with 100mm detention depth: 8sqm (min) with 200sqm (min) catchment.
42. A condition is recommended requiring the submitted WSUD report to be endorsed under the permit.

Bushfire risk

43. The site is identified as being within designated bushfire prone areas although is not subject to a Bush Fire Management Overlay. The site is within an established residential area in which vegetation is highly managed and in which emergency services can readily access the site in the event of an emergency situation such as a bushfire of grassfire. The risks associated with the proposal are therefore considered minimal.



Recommendation

44. **It is recommended that a Delegate of the Minister for Planning** issue Planning Permit No. PA2403012 for the buildings and works associated with an existing non-government school at 333 Centre Road, Narre Warren South subject to conditions.

Conclusion

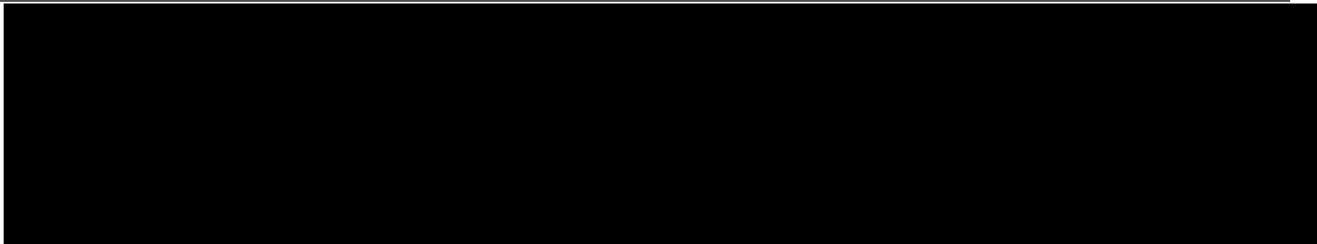
45. The proposal is generally consistent with the relevant planning policies of the Casey Planning Scheme and will contribute to the provision of primary and secondary education within the Narre Warren South and surrounding area.
46. The proposal is generally supported by the informal referral agencies.
47. It is recommended that the applicant be notified of the above in writing.



Prepared by:

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

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



Reviewed / Approved by:

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