

# ADVERTISED PLAN



**Date**

1 April, 2022

**To**

Cameron Pearce  
Development Approvals and Urban Design

**Address**

Department of Environment, Land, Water and Planning  
8 Nicholson Street  
East Melbourne VIC 3002

**Sent**

Via Email  
To: [Development.Approvals@delwp.vic.gov.au](mailto:Development.Approvals@delwp.vic.gov.au)  
Cc: [Cameron.pearce@delwp.vic.gov.au](mailto:Cameron.pearce@delwp.vic.gov.au)

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Dear Cameron,

**Planning Permit Application PA2201497  
519 Orrong Road, Armadale**

We continue to act for The King David School in relation to this matter and refer to your letter dated 4 February, 2022, requesting further information pursuant to Section 54(1) of the *Planning and Environment Act 1987*.

In response, please find enclosed:

- Amended Architectural Plans and list of changes prepared by Jackson Clements Burrows Architects dated 29 March 2022;
- Water Sensitive Urban Design (WSUD) Report prepared by Taylor Thomson Whitting dated 24 March 2022;
- Arborist addendum letter prepared by Civica dated 10 March 2022;
- Amended Tree Protection Management Plan prepared by Civica dated 24 February 2022;
- Amended Landscape Plans prepared by Aspect Studios dated 21 March 2022;
- Landscape addendum letter prepared by Aspect Studios dated 2 March 2022;
- Statements of significance for 'Larnook House / Larnook'; and
- A copy of the School's master plan and relevant planning permit.

With regard to the information requested in the Department's letter, we note the following in relation to each of the matters raised (in the same order as the Department's letter):

**1. Any additional details of the existing school land use, including:**

- a. Any previous and relevant planning permits or other permits that relate to the school.**
- b. A copy of any master plan that applies to the site.**

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Enclosed is a copy of Planning Permit 859/12 which allowed for the construction of a three storey education centre building in the eastern part of the site. Also enclosed are the associated endorsed plans.

Condition 3 of Planning Permit 859/12 required the submission of a Master Plan to Council. Our client provided its Master Plan to Council in May, 2015, as per the attached correspondence, however does not have a record of its approval by Council.

**2. Any additional ancillary use of new facilities not associated with school, such as use as a sports club or community theatre.**

The application does not proposed use of the facilities by any group other than the School.

**3. Specifications of acoustic screening shown on plans, including materials, colour and transparency.**

Please refer to Drawing Nos. TP3.5 & TP3.6.

**4. Details of any green walls incorporated into the design of the noise attenuation screening and external walls of the building.**

Please refer to Drawing Nos. TP3.5 & TP3.6.

**5. Northern elevation plans to show acoustic screening to a minimum 2m in height in accordance with the specifications in the acoustic report.**

Please refer to Drawing Nos. TP2.3, TP3.1, TP3.2, TP3.5 & TP3.6.

**6. The height, condition and materials of existing front and boundary fences.**

Please refer to Drawing No. TP0.3.

**7. Elevation details of proposed front and boundary fencing and gate to Stawell Street, including the design, height and materials.**

Please refer to Drawing No. TP6.1.

**8. The height, location and materials of any retaining walls including proposed finished levels at the top and toe of such walls.**

Please refer to Drawing Nos. TP2.1, TP2.2, TP3.1 & TP3.2.

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**9. Proposed finished floor levels of all buildings at all levels including car parking areas, balconies and decks.**

The enclosed Architectural Plans prepared by Jackson Clements Burrows Architects have been updated to include the proposed finished floor levels of all buildings at all levels.

**10. The details of bin storage areas, including dimensions, materials and any structures to screen such areas.**

Drawing Nos. TP2.1 & TP6.2 of the enclosed Architectural Plans prepared by Jackson Clements Burrows Architects have been updated to include details of the bin storage areas.

**11. The location and approximate dimensions of any external plant and equipment such as condensers and exhaust shafts, including details of proposed screening devices and acoustic screening.**

All external plant and equipment will be appropriately designed and screened within designated plant areas on the roof terrace and lower ground floor. As far as possible, the plant and equipment has been integrated into the design of the building.

The final plant and equipment selection has not yet been made, and further details can be resolved by way of conditions in the event that a planning permit is issued.

**12. Specific details of the proposed trees to the north of the new gymnasium building, including whether they are evergreen or deciduous and whether they are capable of screening the bulk of the new northern wall when viewed from the adjoining residential properties.**

A Landscape addendum letter and updated plan prepared by Aspect Studios is enclosed with this response.

**13. The report of a qualified arborist incorporating:**

- a) **An assessment of the significance of the street trees located in the north-eastern corner of Stawell Street adjacent the proposed accessway south of the proposed sports courts.**
- b) **Identification of Critical Root Zones and the Useful Life Expectancy of such vegetation.**
- c) **An assessment of the adequacy of the proposed setbacks of buildings and works from such vegetation.**
- d) **Identification of appropriate construction techniques to facilitate the retention of such vegetation, such as pier and beam footings.**
- e) **Recommendation of measures during demolition and construction works to minimise damage to and ensure the retention of such vegetation, including the need for any remedial work such as pruning.**

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Please refer to the enclosed updated Tree Protection Management Plan and addendum letter prepared by Civica.

**14. A complete statement of significance for 'Larnook'.**

A heritage statement of significance for 'Larnook / Larnook House' is enclosed.

**15. A Green Travel Plan in accordance with the application requirements of Clause 22.05.**

We note that the proposal will not result in an increase in the existing staff and student numbers and the existing number of car parking spaces is not changing. We understand that the request for a Green Travel Plan arises from a review of the sustainability policy contained in the Planning Scheme. Council provided our office with feedback from its sustainability officer on 9 March, 2022, and a Green Travel Plan was not required by Council.

With this in mind, we suggest that a Green Travel Plan be the subject of a condition of any permit that is granted.

**16. Floor plans to show the location of the proposed 30,000L rainwater tank, noting connections and re-use.**

Please refer to Drawing Nos. TP1.1 & TP2.1.

**17. Where the roof collection area is trafficable, details are to be provided as to how the collection will be treated for re-use.**

Please refer to Page 9 of the enclosed WSUD Report prepared by TTW.

**18. A water sensitive urban design response in accordance with the application requirements of Clause 53.18 Stormwater Management in Urban Development and Clause 22.18 of the Stonnington Planning Scheme including (but not limited to):**

- a) **An assessment of how the proposal responds to the objectives of Clauses 53.18-5 and 53.18-6.**
- b) **An assessment of how the proposal responds to the standards of Clauses 53.18-5 and 53.18-6.**
- c) **Details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.**
- d) **Design details, such as cross sections, to assess the technical effectiveness of the proposed stormwater treatment measures.**
- e) **A site management plan which details how the site will be managed through construction.**
- f) **A maintenance program which sets out future operational and maintenance arrangements.**

Please refer to the enclosed WSUD Report prepared by TTW.

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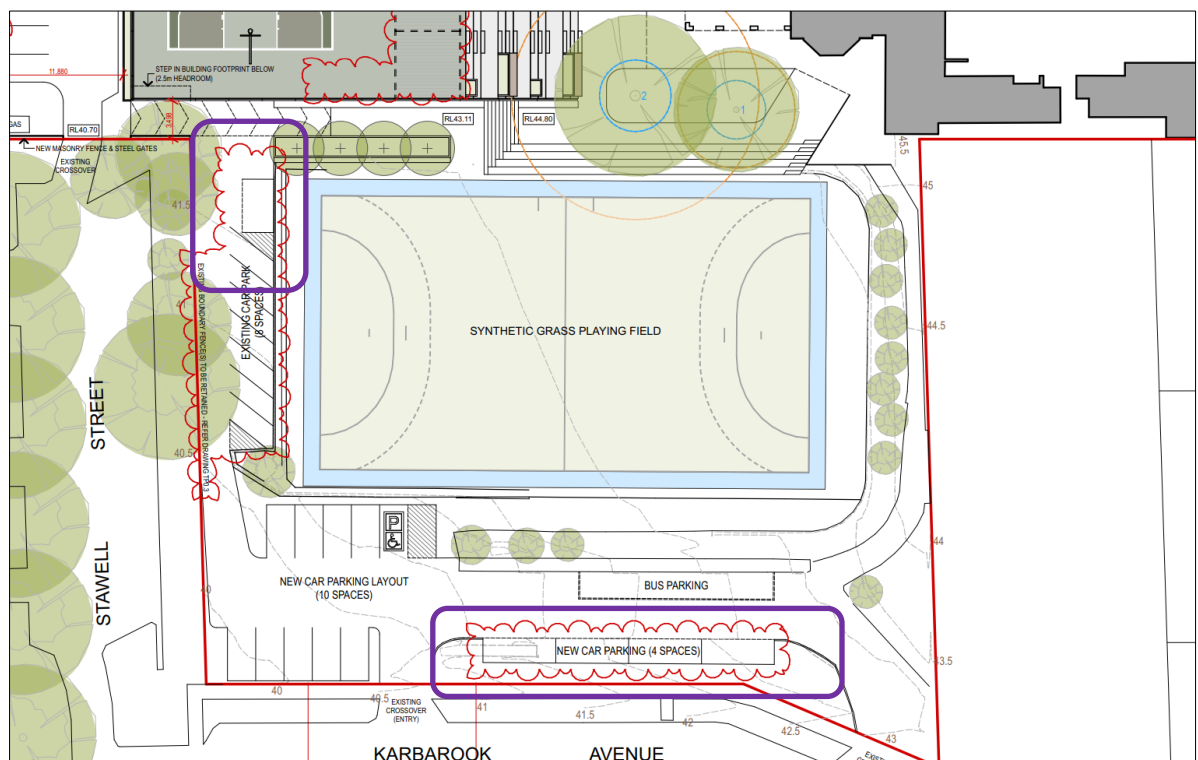


## Preliminary Assessment Comments

In addition to the above, we note that the Department has provided comments in relation to two matters following a preliminary assessment of the application. A response to each point is provided below (again using the same numbering as the Department's letter):

- 1. The Department is concerned a corrective manoeuvre is required for vehicles accessing the existing angled parking on the west side of the outdoor sports field. The Department does not agree with the Traffic Engineering Report's assessment that this corrective manoeuvre is unavoidable.***

Our client has reviewed this comment and proposes to reconfigure the existing car parking spaces to the west and south of the existing synthetic sports ground to ensure that the correctional manoeuvre is not required whilst retaining the same number of on-site car parking spaces. Please refer to the enclosed amended plans and below in purple:



- 2. The Department is concerned the proposed side setback to the northern boundary does not appropriately respect the amenity of adjoining properties on Larnook Street.***

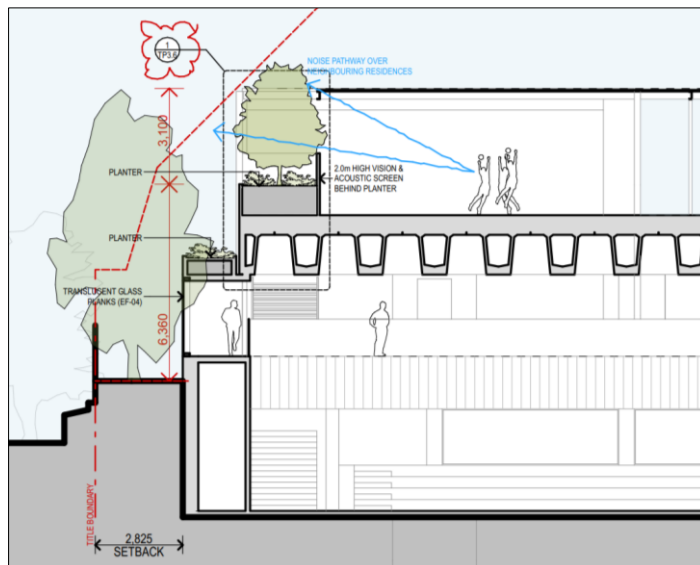
The northern boundary setback of the proposed building has been carefully considered in terms of the relationship with the adjoining residential properties.

The interface has been addressed through:

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- The sinking of the building into the site topography, such that the lower level is almost entirely below the natural ground level of the subject site;
- The retention of as many existing trees as possible, and supplementary planting through native evergreen (waterhousia) planted at 2.5m installation size;
- The use of tiered setbacks for the upper level and roof terrace playing surface which provides for articulation of the building form in a vertical fashion;
- The installation of a planter at the upper level of the building (above the viewing link zone) to soften the building appearance;
- The implementation of a planter at the playing surface level, up to 7.1m setback from the Title, to provide for horizontal building articulation of the building;
- The use of 'Wimbledon green' as a muted tone to soften the building appearance and integrate with the landscape buffer;
- The use of opaque materials to avoid overlooking; and
- The application of acoustic attenuation treatments to prevent noise impacts.



We trust that the submitted information is to the Department's satisfaction.

Should the information provided be deemed by the Department to be unsatisfactory, we request to be notified immediately and we request a further extension of 30 days to the lapse date pursuant to Section 54A of the *Planning and Environment Act 1987*.

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Separately, Council has provided us with feedback in relation to the proposal.

With respect to heritage, Council's heritage adviser noted:

*The design concept successfully deals with the inherent difficulties of inserting substantial new built form in a heritage context. The visual impact of the scheme is mitigated by sinking the new built form partly into the ground. The use of a mesh screen enclosure with climbing plants and translucent/visually light weight cladding further reduces the apparent visual bulk of the facility. The scheme also retains open space to the west of the mansion with tiered seating from which the principal heritage façade can be viewed and appreciated. Accepting that the design is not fully resolved at this stage, the proposal represents an appropriate heritage outcome.*

Council's urban designer has not raised any substantive concerns.

Council's waste unit has raised a query in relation to whether the on-street collection zone is adequate for the bins that are being collected. In response, we note that there is no change to the staff or student numbers arising from this proposal, and the provision of bins is not fundamentally changing. Drawings 6.2 and 6.3 show the existing and proposed bin storage areas and the existing on-street collection zone which is not being altered as part of this proposal.

Council's sustainability officer has responded as follows:

- *The commitment to provide a Building User's Guide should include topics that will be covered as a minimum.*
- *The project Landscape Architect should confirm that the proposed planting meets the BESS criteria to claim points for water efficient landscaping. Alternatively the landscape irrigation system should be connected to the rainwater tank and the plans annotated to state that no potable (drinking water) water is to be used for irrigation.*
- *Preliminary JV3 model assumptions and results should be provided to substantiate the commitment of a 10% improvement above the minimum requirements of the National Construction Code (NCC) and confirm the figures entered into BESS.*
- *A notation included on the plans confirming windows are to be double glazed as per the commitment within the SMP.*
- *The minimum energy efficiency (COP/EER) of the heating and cooling systems noted within the SMP.*
- *Given a PV system is proposed, a firm commitment to install it should be included in the SMP and the roof plan notated to detail its total capacity.*
- *Further information on the commitment to low Volatile Organic Compounds (VOC) products and paints, ie. to what standard, such as the levels detailed in the current version of Green Star.*
- *Rainwater tanks should be connected to a viable re-use option such as internal toilet-flushing, given reuse solely for irrigation is seasonal and tanks will overflow to stormwater in times of low demand. Plans should be annotated accordingly.*
- *The roof plan annotated to confirm the area to drain to the rainwater tanks.*
- *Rainwater tanks should be sized to ensure a supply reliability greater than 80% and verified as part of the WSUD response.*
- *Proposed access to in-ground rainwater tanks for maintenance and the location of pumps and filters detailed/noted on the plans.*



- *A brief statement outlining construction measures to prevent litter, sediments and pollution entering the stormwater system.*
- *A brief statement outlining operational and maintenance measures to check the effective operation of all systems.*
- *Facilities for the charging of electric vehicles is encouraged.*
- *Bin store should be annotated to confirm co-location of recycling.*
- *Use of light coloured finishes/surfaces, preferably with a Solar Reflectance Index (SRI) of minimum 64, is encouraged to reduce the urban heat island effect.*

Where possible, our client has addressed these items in the accompanying updates to the Sustainability Management Plan and architectural plans (please see list of changes Nos. 15-19, inclusive).

We trust that the above information is of assistance to you in the consideration of the application. If you have any questions in relation to this matter, please do not hesitate to contact our office.

Yours sincerely,

Lisa Stubbs  
Director

Encl.

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