

519 Orrong Road, Armadale

January, 2022

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# 1 Introduction

This report has been prepared to accompany a planning permit application for the land at 519 Orrong Road, Armadale (**the subject site**). The land forms part of the King David School 'Magid Campus'.

The application seeks approval for demolition works and construction of buildings and works associated with an existing education centre.

This report provides:

- A description of the subject site and surrounds;
- An overview of the proposal;
- A summary of the applicable statutory planning framework; and
- An assessment of the proposal taking into account all relevant town planning considerations.

The project team comprises:

**Jackson Clements Burrows Architects**  
Project Architect

**Aspect Studio**  
Landscape Architect

**Traffix Group**  
Traffic Engineer

**Enfield**  
Acoustic Engineers

**Stantec**  
Environmental Sustainability Consultant

**John Briggs**  
Heritage Consultant

**Leigh Design**  
Waste Consultant

**Civica**  
Arborist Consultant

**Anna Light**  
Aboriginal Heritage Consultant

**Contour Consultants**  
Town Planning Consultant

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## 2 Subject Site and Surrounds

### 2.1 Subject Site

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The King David School consists of three campuses in the City of Stonnington. The application relates to the Magid Campus at 519 Orrong Road that provides education from Years 6 to 12.

The Magid Campus comprises five separate parcels of land, formally described as Lots 11, 12 and 13 on LP 7805, Lot 1 on TP 394211W and Lot 1 on TP 409407C.

It is a large, irregularly-shaped allotment located on the west side of Orrong Road with abutments to Karbarook Avenue to the south and Stawell Street to the south-west.

The area of the site affected by this application is located towards the north-west corner of the Magid Campus and is currently occupied by a sports field, a maintenance building as well as an at-grade staff car park. The works zone also includes the car park located adjacent to Karbarook Avenue.

The northern boundary of the land includes existing tree planting.

The remaining part of the Magid Campus comprises a recently constructed three storey educational building fronting Orrong Road, a two storey heritage building (Larnook Mansion), sporting facilities as well as other education facilities.

The topography of the site is relatively flat.

Vehicle access to the existing at-grade car parks is provided via Stawell Street and Karbarook Avenue.

### 2.2 Surrounds

The subject site is located within an established area of Armadale that features predominately residential development.

Due to the irregular shape of the Magid Campus, there are residential properties within a number of surrounding streets that have an abuttal with the school including dwellings in Stawell Street, Vail Street and Karbarook Avenue.

These residential properties contain predominantly single and double-storey detached dwellings with front and rear gardens.

The subject site is located within proximity to the following infrastructure and services:

- Tram Routes 5 and 64 (approximately 190m south in Dandenong Road)
- Tram Route 6 (approximately 420m north in High Street)
- Prahran Football Oval (approximately 540m northeast)
- Lumley Gardens (approximately 520m northwest)
- Local shops (High Street Shopping Strip) to north

Site photos follow on Page 7.





2 Subject Site and Surrounds

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Figure 2.1  
Locality Plan

Source: Melway



Figure 2.2  
Cadastral Plan

Source: VicPlan



## 2 Subject Site and Surrounds

Figure 2.3  
Aerial Photo

Source: Nearmap



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## 2 Subject Site and Surrounds

Site Photos:

Existing northern boundary of the land –looking west



Existing northern boundary of the land –looking east



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## 2 Subject Site and Surrounds

Existing sports court, view west from mansion building



Existing western at-grade car park –view north-west



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## 2 Subject Site and Surrounds

Southern edge of the existing court –view east



Stawell Street entry gate to car park –view south



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# 3 Proposal

The proposal is set out in the accompanying plans prepared by JCB.

It is proposed to demolish the existing outdoor court and associated works, construct a new sports and wellness building associated with the existing education centre use, and undertake works associated with the existing on-site staff car parking.

The King David School proposes the facility to complement its existing campus buildings and curriculum which has a focus on sports and wellness as part of a holistic education. The building has been designed to cater for the School's needs, including providing a competition-grade indoor court. The replacement of the outdoor court space at the upper-most level of the facility recognises the limitations of inner-city education facilities to gain access to open space and adopts a vertical approach to providing this open space.

The application does not propose any change to the existing staff or student numbers at the existing education centre.

The building is proposed to be used from 8am to 6pm, Monday to Friday, in association with the existing education centre use.

The proposal includes:

- Demolition works including the existing sports court and adjoining forecourt zone; maintenance shed; staff car park to the west; playground to the south-west; and the perimeter access loop around the playing field.
- Construction of a new sports building, comprising:
  - A lower ground level competition-grade court;
  - Maintenance and storage space at lower ground level accessed from the western façade;
  - Student amenities;
  - Staff rooms;
  - Studio / gym rooms;
  - Landscaped seating bleachers from the east; and
  - Upper-level court with pergola.

The building has been designed to ensure a landscaped setback and vertical landscaping concept on the northern side, complemented by a generous planter box at the upper-most level of the building.

Noise attenuation has been considered in the building design and includes a 2 metre noise protection barrier at the upper-most level which also mitigates any overlooking opportunities to the north.

The building has a height of RL53.460, translating to a height of 12.76 metres in the south-western corner of the site at its

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**3**

### 3 Proposal

highest point. Along the northern boundary, the proposed building height is 9.96m to 11.343m.

Along the northern elevation, the upper level court has a recessed setback of 1.6m to allow for a new planter which will act to soften the façade to the residential properties and assist to break down the building profile.

- The renewal of the western car park to provide a total of 13 car spaces with an underground water storage tank and waste storage enclosure;
- The minor reconfiguration of the southern car park, to accommodate nine angle spaces, 10 standard car spaces (including one disabled space), and three parallel spaces;
- Upgrading of the perimeter access loop around the playing field;
- Renewal of the open area between the new building and the mansion; and
- New landscaping works as shown in the accompanying plan prepared by Aspect.

Perspective images prepared by JCB are set out below:

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### 3 Proposal



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# 4 Stonnington Planning Scheme

## 4.1 Planning Policy Framework

The subject land is affected by the Stonnington Planning Scheme.

The following Clauses of the Planning Policy Framework are relevant to the proposal.

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Metropolitan Melbourne
- Clause 11.02-1S Supply of urban land
- Clause 13.05-1S Noise Abatement
- Clause 13.07-1S Land use compatibility
- Clause 15.01-1S Urban design
- Clause 15.01-2S Building design
- Clause 15.01-4S Healthy Neighbourhoods
- Clause 15.01-5S Neighbourhood character
- Clause 15.02-1S Energy and resource efficiency
- Clause 15.03-1S Heritage conservation
- Clause 17.01-1S Diversified economy
- Clause 18.02-1S Sustainable personal transport
- Clause 18.02-4S Car Parking
- Clause 19.02-2S Education facilities

### Clause 11.01-1S Settlement

The objective of this Clause is

- *To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

The following strategies are relevant to the proposal:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- *Promote and capitalise on opportunities for urban renewal and infill redevelopment.*
- *Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.*
- *Ensure retail, office-based employment, community facilities and services are concentrated in central locations.*

In summary, this Clause seeks to ensure that opportunities to concentrate growth and development within existing settlements are maximised.

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## 4 Stonnington Planning Scheme

*Plan Melbourne 2017-2050: Metropolitan Planning Strategy* is a policy reference document in this Clause.

### Clause 11.01-1R Settlement – Metropolitan Melbourne

This Clause seeks to ‘*create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities*’.

### Clause 11.02-1S Supply of urban land

This Clause addresses the supply of urban land to ensure there is an ongoing provision to support a range of uses and provide opportunities for the consolidation, redevelopment, and intensification of existing urban areas.

### Clause 13.05-1S Noise Abatement

The objective of this Clause is:

- *To assist the control of noise effects on sensitive land uses.*

The strategy to achieve this objective is:

- *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

### Clause 15.01-1S Urban design

The objective of this Clause is:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Strategies to achieve this objective 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*

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## 4 Stonnington Planning Scheme

*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

The objective of this Clause is:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

Strategies to achieve this objective include:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing 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.*
- *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 provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

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- *Encourage development to retain existing vegetation.*

### Clause 15.01-4S Healthy Neighbourhoods

The objective of Clause 15.01-4S is:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

### Clause 15.01-5S Neighbourhood character

The objective of this Clause is:

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Strategy to achieve this objective includes:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

### Clause 15.02-1S Energy and resource efficiency

The objective of this Clause is:

- *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Strategies to achieve this Clause include:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
- *Support low energy forms of transport such as walking and cycling.*
- *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

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## 4 Stonnington Planning Scheme

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### Clause 15.03-1S Heritage conservation

The objective of Clause 15.03-1S is:

- *To ensure the conservation of places of heritage significance.*

Strategies to achieve this Clause include, but are not limited to, the following:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

### Clause 19.02-2S Education facilities

The objective of this Clause is:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

The following strategies are of relevance to this proposal:

- *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).*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*

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## 4 Stonnington Planning Scheme

### 4.2 Local Planning Policies

The following Clauses of the Local Planning Policy Framework are relevant to the proposal:

- Clause 21.02 Overview
- Clause 21.03 Vision
- Clause 21.04 Economic Development
- Clause 21.06 Built Environment and Heritage
- Clause 21.08 Infrastructure
- Clause 22.04 Heritage Policy
- Clause 22.05 Environmentally Sustainable Development
- Clause 22.16 Institutional Uses Policy
- Clause 22.18 Stormwater Management (Water Sensitive Urban Design)

#### Clause 21.02 Overview

Clause 21.02 of the Stonnington Planning Scheme sets out the municipal profile for the City of Stonnington and notes the following:

- *Community services such as administrative and professional uses, schools, hospitals, libraries, infant welfare and senior citizen centres, open space, sportsgrounds and pools were established to cater for community needs as the City grew. In the last 10 years, community hubs have been established to serve the west (Grattan Gardens), the centre (based around an upgraded Malvern library) and the east (Phoenix Park). The City hosts several large institutions serving regional catchments, including hospitals (Cabrini, Victoria House and The Avenue), educational establishments (including Swinburne University, Holmesglen TAFE and 22 private schools) and recreational facilities (including Kooyong and Royal South Yarra Tennis Clubs). Monash University (Caulfield campus) and the Alfred Hospital are located just outside the municipality.*

Clause 21.02 also recognises institutional uses as one of the key influences and challenges for the municipality:

- *The many educational, medical and institutional uses attracted to the City, and how to manage their location, expansion and increased levels of use to facilitate their integration into the community and established residential areas.*

#### Clause 21.03 Vision

The following strategic vision 'theme' is relevant to the proposal:

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- *The City has a range of high quality professional and community services (including health and educational) adapting to serve changing local, regional and metropolitan needs while respecting their residential neighbours.*

### Clause 21.04 Economic Development

Clause 21.04 includes policy guidance for non-residential uses in residential areas as follows:

Objective:

- *To ensure non-residential uses in residential zones are located to achieve maximum accessibility to the communities they serve and respect the preferred character of the area and residential amenity.*

Strategies:

- *Encourage commercial and community uses permissible in residential zones to locate close to activity centres, community hubs, public transport and other related uses.*
- *Ensure large and / or purpose built, non-residential uses locate in or beside activity centres or beside those parts of main roads which have a mixed use character.*
- *Ensure non-residential uses do not have an adverse impact on the amenity of the surrounding residential area through noise, hours of operation, traffic or parking associated with the use.*
- *Ensure development associated with the use (including landscaping and the location and extent of on-site car parking) respects the prevailing character of the area and meets other provisions in this planning scheme.*

### Clause 21.06 Built Environment and Heritage

Clause 21.06 relates to 'built environment and heritage' and includes the following strategies which are relevant to the proposal:

- *Manage the height and design of future development to enhance the City's landmarks, main streets, boulevards and key views and vistas, including the Shrine of Remembrance vista, the Yarra River environs and skyline.*
- *Restore the landscaped character of the City by requiring enhanced landscaping as part of new development.*
- *Require new development to respect the scale, form and setbacks of nearby heritage places.*
- *Retain established trees and vegetation in front and side*

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setbacks.

- *Ensure new developments incorporate a designated landscape setting with substantial canopy tree vegetation, with the exception of land in a Commercial Zone where a street wall character is preferred.*
- *Ensure new development does not unreasonably affect the amenity of any adjoining residential properties through overlooking, overshadowing or traffic and parking associated with the use.*
- *Encourage use and development that respects the preferred character elements of the street or any defined precinct character, and that respects and enhances Stonnington's green and garden-like setting (as appropriate), including in areas where this character has been eroded.*
- *Encourage new development and subdivision to respect the existing subdivision grain and rhythm of the built form character.*
- *Ensure that new development avoids full or excessive site coverage (including basements) so as to provide adequate space for in-ground landscaping and visual breaks between buildings.*
- *Encourage front, side and rear setbacks of buildings to respect the existing character or contribute to the preferred neighbourhood character (as applicable).*
- *Encourage good design which respects the scale, height, density, bulk, setbacks, style, form, building materials, colours and character of buildings, fences and gardens of the street or any defined character precinct.*
- *Ensure the scale and forms of alterations and additions, particularly roofs, windows, doors and the materials used complement those of the existing building and respect the valued elements of its context.*
- *Ensure building height is not significantly higher or lower than the surrounding buildings unless a different preferred height is specified for a particular area in another provision in the planning scheme or in a structure plan.*
- *Ensure (where possible) that vehicle parking, including hard surface, carports and garages, is not located in front setback areas.*
- *Ensure provision for car parking is integrated into the overall building design and does not compromise the active frontage and pedestrian experience.*
- *Ensure that new development addresses the public realm, without privatising or borrowing from its amenity and does not attempt to shield itself from the public realm.*



## 4 Stonnington Planning Scheme

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- *Ensure new development does not unreasonably affect the environmental performance of surrounding properties.*
- *Ensure new development minimises impacts on the public realm in terms of overshadowing and wind tunnelling.*
- *Ensure that any noise, odours and emissions from new or expanded use and development do not unreasonably affect the amenity of any adjoining residential properties.*
- *Encourage applicants to take into account the access needs of all people in the design of new buildings and modifications to existing buildings.*
- *Encourage development that incorporates elements which promote safety, such as clear sightlines, safe movement, good connections and access, mixed use activities promoting public use, and clear signage and way-finding.*
- *Ensure the retention of the key attributes that underpin the significance of the heritage place*
- *Encourage the conservation of elements that contribute to the significance of heritage places*
- *Ensure that new development within the Heritage Overlay respects the significance of the place*
- *Promote design excellence that clearly and positively supports the ongoing significance of heritage places.*

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### Clause 21.08 Infrastructure

Clause 21.08 of the Stonnington Planning Scheme relates to 'infrastructure'. Of particular relevance is the following objective and strategies relating to 'institutional uses (health and education)':

#### Objective:

- *To ensure the effective management and community integration of the use and development of institutional uses including health, educational and recreational facilities.*

#### Strategies:

- *Encourage the preparation of master plans for institutions.*
- *Investigate implementation measures which complement Clause 22.16 (Institutional Uses Policy), including more detailed guidelines for masterplans.*
- *Ensure adequate measures are in place to minimise the detriment to local amenity from the operation and further expansion of institutions.*
- *Seek opportunities for a public secondary school on a well-located site in the City.*

## 4 Stonnington Planning Scheme

### Clause 22.04 Heritage Policy

Clause 22.04 applies to all land within a Heritage Overlay. The policy objectives are:

- *To retain all significant and contributory heritage places.*
- *To conserve and re-use significant and contributory heritage places.*
- *To ensure that new development respects the significance of heritage places.*
- *To maintain views of and vistas to significant heritage places.*

### Clause 22.05 Environmentally Sustainable Development

This policy provides a framework for the early consideration of environmentally sustainable design at the planning stage of applications.

The policy details the level of information required for different types of developments and provides decision guidelines.

An application for development of a non-residential building with a gross floor area of more than 1000m<sup>2</sup> requires the submission of the following:

- Sustainability Management Plan (SMP); and
- Green Travel Plan (GTP).

### Clause 22.16 Institutional Uses Policy

Clause 22.16 relates to institutional uses and includes King David School. The policy basis is as follows:

*The extent of institutional uses in residential areas of Stonnington is substantial. There are approximately thirty in the City, and they service the needs of not only the local community but also a wider regional population.*

*These institutions employ a significant number of people and generate economic activity that benefits local businesses. They also are important in ensuring that Stonnington remains a prime residential location for families and students.*

*Several of them have experienced substantial growth in recent years. This has raised amenity concerns as the majority of them are surrounded by residential uses. Adjoining residents, particularly, rarely accept them as complementary to their local residential activities. Problems typically relate to parking, traffic access and circulation, noise, indifferent built form,*

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## 4 Stonnington Planning Scheme

*difficulties in accommodating expansion proposals and uncertainty as to how much more the institution may grow.*

The policy objectives are:

- *To accommodate, wherever possible, the future use and development needs of institutional uses in recognition of the positive and significant contribution they make to the City.*
- *To ensure that the future use and development needs of institutional uses take place in an orderly manner and are complementary to the context of the surroundings, especially any surrounding residential areas.*
- *To provide certainty and to reach consensus on appropriate future use and development for individual institutions and their surrounding community.*
- *To develop and maintain a cooperative relationship between the responsible authority, the community and the institution on matters relating to the interface between the institutional use and the surrounding area.*

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### Clause 22.18 Stormwater Management (Water Sensitive Urban Design)

This policy seeks to promote the use of water sensitive urban design and to achieve improved stormwater quality.

### 4.3 Zoning

The subject site is included in two Zones under the Stonnington Planning Scheme, being:

- General Residential Zone - Schedules 3 and 12 (GRZ3 & GRZ12); and
- Neighbourhood Residential Zone - Schedule 3 (NRZ3).

The area of the site affected by this application is located within that part of the site included in GRZ12 and NRZ3.

The land is occupied by an established Education Centre, and therefore no planning permit is required for the proposed use.

A planning permit is required for building and works associated with a Section 2 use (Education Centre) pursuant to Clauses 32.08-9 and 32.09-9.

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## 4 Stonnington Planning Scheme

Figure 4.1  
Zone Map

Source: VicPlan



### 4.4 Overlays

The subject site is also subject to two Overlays under the Stonnington Planning Scheme, being:

- Heritage Overlay – Schedule 85 (H085), which is a site-specific control that applies to ‘Larnook - 519 Orrong Road, Armadale’; and
- Incorporated Plan Overlay – Schedule 1 (IPO1), which specifically relates to ‘Institutional Uses’.

#### Heritage Overlay

A permit is required to demolish or remove a building and to construct a building or construct or carry out works.

Further details are contained in the accompanying Heritage Report prepared by John Briggs.

#### Incorporated Plan Overlay

This Overlay applies to part of the land.

Pursuant to Clause 43.03-1, a permit granted must:

- *Be generally in accordance with the incorporated plan, unless a schedule to this overlay specifies otherwise.*
- *Include any conditions or requirements specified in a schedule to this overlay.*

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## 4 Stonnington Planning Scheme

Schedule 1 (Institutional Uses) to the Overlay does not list an incorporated plan for King David School.

Section 1 of the Schedule confirms that *a permit may be granted to use or subdivide land, construct a building or construct or carry out works before an incorporated plan has been incorporated into this scheme.*

Section 2 of the Schedule sets out the decision guidelines for planning permit applications and include:

- *The interface with adjoining land, especially the relationship with residential areas.*
- *The impact of any buildings or works on the character of the area.*
- *The location and type of access to the site.*
- *The provision and location of car parking.*
- *The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.*
- *The impact of heritage buildings on the land.*
- *The provision for landscaping.*
- *The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services or public transport.*
- *The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.*
- *The effect of any buildings or works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.*
- *The matters set out in Clause 22.16.*

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### 4 Stonnington Planning Scheme

Figure 4.2  
Heritage Overlay Map

Source: VicPlan

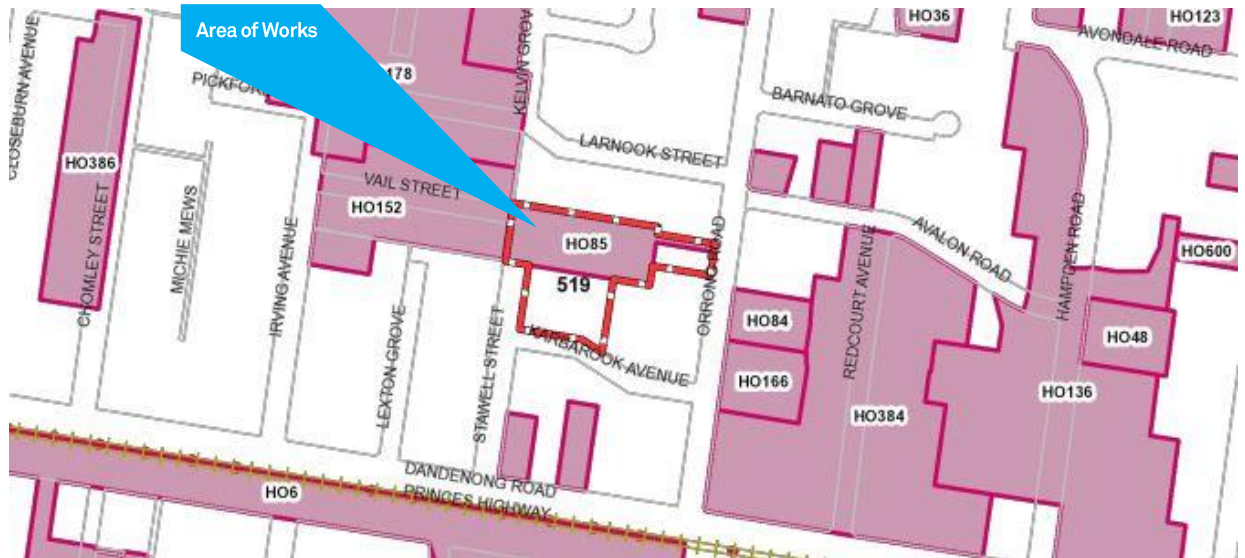
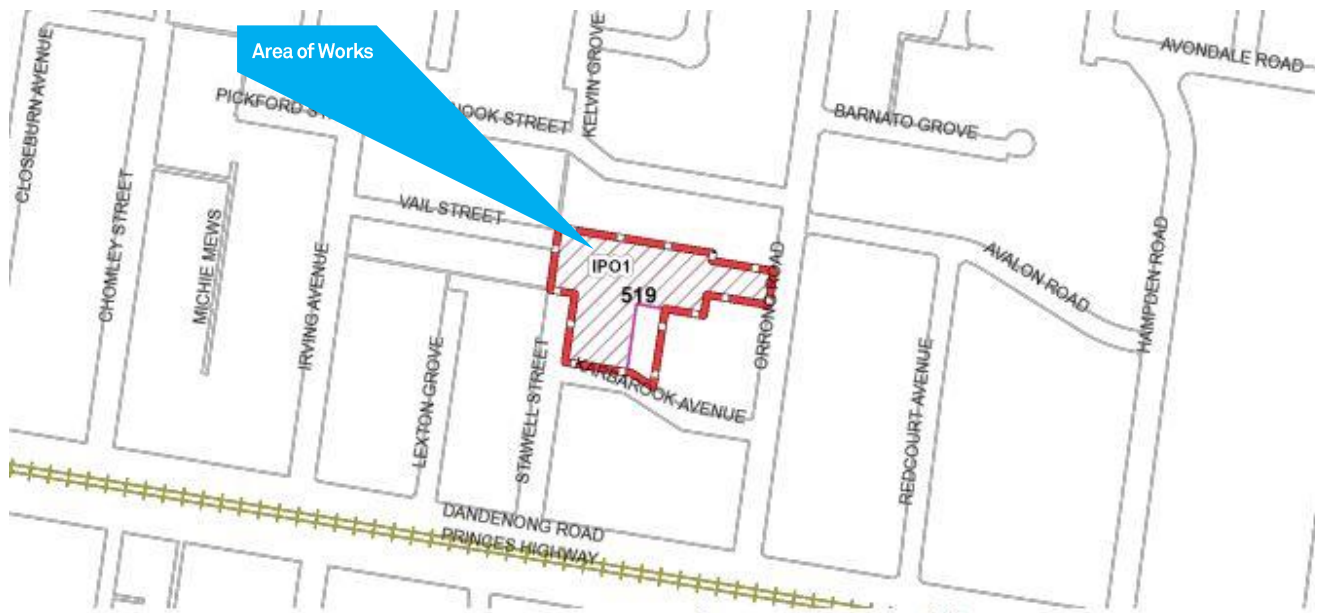


Figure 4.3  
Incorporated Plan Overlay Map

Source: VicPlan



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## 4 Stonnington Planning Scheme

### 4.5 Particular and General Provisions

The following Particular and General Provisions are of relevance to the proposal:

- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 53.18 Stormwater Management in Urban Development
- Clause 53.19 Non-Government Schools

#### Clause 52.06 Car Parking

The application does not seek approval for an increase in staff or student numbers associated with the existing use.

There is no change to the on-site car parking number and further details regarding the car parking provisions are provided in the accompanying report prepared by Traffix Group.

#### Clause 52.34 Bicycle Facilities

The application does not seek approval for an increase in staff or student numbers associated with the existing use.

There is no requirement to provide additional bicycle parking, and further details regarding this are provided in the accompanying report prepared by Traffix Group.

#### Clause 53.18 Stormwater Management in Urban Development

Clause 53.18-5 sets out stormwater management objectives for buildings and works as follows:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Accordingly, Standard W2 is relevant to the consideration of the application and states that *the stormwater management system should be designed to:*

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*

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## 4 Stonnington Planning Scheme

- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

Standard W3 relates to site management and is also relevant to the consideration of the application. The objectives of Clause 53.18-6 are as follows:

- *To protect drainage infrastructure and receiving waters from sedimentation and contamination.*
- *To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.*

Standard W3 provides the following requirements:

- *An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:*
  - *Erosion and sediment.*
  - *Stormwater.*
  - *Litter, concrete and other construction wastes.*
  - *Chemical contamination.*

Clause 53.18-7 provides the decision guidelines for an application, in addition to the decision guidelines of Clause 65.

The stormwater management strategy is addressed in the Sustainability Management Plan prepared by Stantec.

### 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 53.19-1, this clause applies to an application under any provision of this scheme, other than a VicSmart application, to use or develop land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.*

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## 4 Stonnington Planning Scheme

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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.*

The Minister for Planning is the responsible authority for this application.

### Clause 65 Decision Guidelines

Clause 65.01 (Approval of an Application or Plan) sets out the following matters the Responsible Authority must consider, as appropriate, prior to the approval of an application or a plan:

- *The matters set out in section 60 of the Act.*
- *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 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.*

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# 5 Planning Assessment

## 5.1 Permit Triggers

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A planning permit is required to:

- Construct a building and carry out works associated with a Section 2 Use (Education Centre) within the General and Neighbourhood Residential Zones; and
- Demolish or remove a building and to construct a building or construct or carry out works within the Heritage Overlay (Clause 43.01-1).

It is separately noted that the land is partly included in an area of Aboriginal Cultural Heritage Sensitivity, and a Preliminary Aboriginal Heritage Test (PAHT) has been certified and accompanies this application.

## 5.2 Preamble

The heritage considerations associated with this application are addressed in the accompanying report prepared by John Briggs.

The remaining permit trigger is the construction of buildings and works in the General and Neighbourhood Residential Zones, and these two Zones set out the same decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated*

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## 5 Planning Assessment

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*by the proposal.*

Having regard to the applicable provisions of the Stonnington Planning Scheme, this report provides further discussion in relation to the following:

- Strategic planning considerations having regard to the State and Local Planning Policy Frameworks as set out in the Stonnington Planning Scheme;
- Built form considerations;
- Heritage considerations;
- Local amenity considerations associated with the proposal;
- Car parking and vehicle access considerations; and
- Waste Management considerations.

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### 5.3 Strategic Planning Considerations

In terms of planning policies, Clause 19.02 seeks to *facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities*. The proposed building and associated works has been identified by the applicant as a key part of its overall curriculum for students, where sport and wellness forms part of a holistic education, and to this end is a direct response to this State policy.

At the local level, Clause 22.16 (Institutional Uses Policy) recognises that *these institutions employ a significant number of people and generate economic activity that benefits local businesses. They also are important in ensuring that Stonnington remains a prime residential location for families and students.*

The policy encourages the preparation of master plans for institutional land uses and this aligns with the Incorporated Plan Overlay that facilitates this process. In the 20+ years since the IPO was made available to institutional uses, only one has elected to prepare a Master Plan, being Loreto in 1999. The IPO that applies to the land enables a planning permit to be granted in advance of the approval of an Incorporated Plan and the decision guidelines set out in the IPO for a planning permit application are broadly aligned with those in the Zone provisions (and therefore addressed in this Section of the Report and the accompanying consultant reports and plans).

The proposal will facilitate an outcome that is generally consistent with the purpose of the Zones through the provision of improvements to existing educational uses. The proposed works are appropriately sited and designed to integrate and respond to the existing School campus and the surrounding residential area. This is further considered in Section 5.3 of this Report.

The following is noted:

- The site is strategically well located for education centre uses, being proximate to a range of public transport options and well-connected to the surrounding residential areas for those walking or travelling on bicycle. This approach is supported by Clauses 11.01 and 18.02 of the Planning Policy Framework which encourages educational uses to establish in locations accessible by public transport.
- The existing educational facilities provided at the campus will be enhanced, consistent with the overarching infrastructure objectives of Clause 19.
- The use has long been established on the site and is well-located to the community it serves.

In summary, it is considered that the proposal responds appropriately to the relevant planning policies contained in the Stonnington Planning Scheme.

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### 5.4 Built Form

The enclosed plans prepared by JCB Architects document the proposed building and associated works.

The design response has considered the following site characteristics and interfaces:

- The need for an efficient use of campus land, recognising the inner-city location and the longer-term limitations on expansion opportunities.
- The relationship with the heritage building to the east, and the need to ensure a respectful scale, form and materiality.
- The need for the pedestrian entry to be on the north-eastern edge having regard to the established pedestrian walkway along the northern side of the campus back to Orrong Road.
- The interface to the north which abuts the rear of residential dwellings facing Larnook Street, and the design of the building taking into account its length, height, form and materiality.
- The need to retain existing on-site vegetation where possible and supplement with new landscaping works.
- Amenity impacts such as noise, light, overlooking and overshadowing (which are addressed in Section 5.5 of this Report).
- The operational needs of the campus including maintenance storage and access; car parking provision; internal accessibility; and student safety.

Having regard to these matters, and the State and local policies for built form set out in Section 4 of this Report, the proposal provides a high-quality design outcome for the following reasons:

- The proposal seeks to retain existing trees on the northern boundary to ensure a well-established vegetation screen is provided to the new building, supplemented by new vertical landscaping as detailed in the accompanying landscape plan prepared by Aspect.
- The building has been sunk into the ground to limit the building height as far as practical, whilst also accommodating the east-west topography across the site.
- The setbacks to the northern boundary are generous and are generally meetings or in excess of what would be required of a residential building as shown on the ResCode profile in the accompanying plans prepared by JCB Architects.

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- The upper-most level is an open playing surface which includes a noise protection barrier and mesh above, providing a transparency to the top of the built form envelope.
- The northern building envelope includes a planter box arrangement to temper the building profile and provide a meaningful visual break to the northern façade.
- The vertical landscaping response on the northern building edge will further soften the appearance of the building and has been designed to ensure long-term maintenance and watering of these green zones.
- The use of bleacher seating to the east provides a graduated transition away from the heritage building and the landscaping planters within this area soften the appearance of the building from within the campus.
- The relationship of the building to the balance of the campus has been carefully considered in terms of design, landscaping integration, heritage and materiality.
- The car park works are largely a reconfiguration of the existing on-site car parking, with improved accessibility for staff.

For these reasons, the proposal provides an appropriate response to the built form provisions of the Planning Scheme.

### 5.5 Heritage

The enclosed heritage report prepared by John Briggs advises:

*The volume of the proposed sports facility will alter views to the west frontage of Larnook that are currently available from the Basketball courts. The location of the tiered seating that will provide a gathering place for students will however provide a compelling view of the heritage building. The arrangement of the tiered seating opposite the columned verandahs and with the apron between is reminiscent of a Classical Greek Theatre although without the semicircular seating. The effect of the proposed new building will be to focus attention onto the heritage host and create an enhances sense of place once the arrival to the Larnook Mansion.*

*Whilst there will be evident change to the setting of the heritage building it is reasonable to concluded the dialogue between the new and old will be respectful of the heritage value and focus attention upon the former mansion as the 'Proscenion'(colonnade) faced by the 'Theatron'(watching place) with the enlivened 'Orchestra' (dancing place) between.*

*Given the strength of presence and independent character of Larnook there is no value in seeking to emulate any characteristic of that*

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*primary presence. It is a place where calm counter point with visual bulk softened by the use of the screens and simple planar and rectangular forms, supporting climbing plants, can be expected to form a quite dialogue with the primacy of the former mansion. I am confident that whilst the new sports structure will itself be a presence, it will be seen as deferring to, and providing vantage for appreciation of the heritage building.*

*Although the policy above discourages building in front of the primary building volume that enjoiner is directed to the typical streetscape context where the new building would obstruct the view to the heritage host. In this case by the new building so clearly addressing the host attention and regard for the heritage building is conveyed by the new building.*

*The Stonnington Heritage Design Guidelines are also directed to the more typical streetscape presentation of heritage buildings rather than addressing the distinctive circumstance of Larnook.*

*The semi-basement configuration of the dual level sports courts limits the potential physical bulk and establishing the new building as a useful gathering space having focus upon the heritage building is a clear complement to heritage retaining the primacy and visual prominence of the heritage mansion.*

*In my assessment the proposed new sports and wellness facility will present no adverse impact upon either the understanding of Larnook or upon the visual appreciation of the heritage mansion. The proposed design is responsive to the heritage context providing enhanced opportunity for appreciation of Larnook rather than being likely to be perceived as having any adversely impact upon heritage significance.*

### 5.6 Amenity

The four key amenity matters for consideration are noise, lighting, overlooking and overshadowing, each of which is addressed below.

#### Noise

The enclosed report prepared by Enfield notes:

*Enfield Acoustics is satisfied that the proposed Sport and Wellness Facility at 519 Orrong Road, Armadale will not result in adverse noise impacts and a permit can be issued, noting that:*

*1. Rooftop terrace play space use is expected to comply with the Noise Protocol, providing that an acoustic screen is provided in accordance with the referenced Plans. It is recommended that the use of this area is prohibited at the following times:*

- a. 6pm to 7am – Monday to Saturday*
- b. All hours – Sundays*

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## 5 Planning Assessment

2. Internal activity noise from the lower floor is expected to comply with the Noise Protocol by a significant margin without requiring specific acoustic treatment; and

3. Noise from mechanical plant presents as low risk in terms of adverse noise impacts,

noting that there are sufficient mitigation opportunities available to ensure that the Noise Protocol is complied with.

### Lighting

The lighting concept for the project has been considered by Stantec:

*The external lighting strategy provides a direction for staff, student, and parent movement throughout the campus. The strategy aims to provide Australian Standard compliant lighting levels for the external areas of the new facility, while ensuring responsible security lighting levels are provided after hours. The strategy outlines that the external lighting for the facility should express the two hierarchies –*

- Australian Standard compliant lighting levels for users to enter and exit the facility.
- Security lighting for after hours.

*New informal lighting to the roof terrace play space, forecourt and external pathways is to utilise the new building canopies, landscape elements, bollard lighting or low height light columns. Luminaires to be good quality fittings equipped with various light optic options to enable light to be directed to the areas that is to be illuminated.*

The lighting has been designed to ensure compliance with the relevant Australian Standards.

### Overlooking

There are residential properties to the north that are located within 9 metres of the proposed building.

Overlooking mitigation measures include:

- The sinking of the building such that the lower ground level is located below fence height;
- The use of opaque materials (shown as EF-04, translucent glass planks) to the upper ground level such that overlooking is not possible; and
- The application of a 2 metre high noise attenuation screen to the outdoor court space at the upper-most level of the building which will mitigate overlooking opportunities.

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It is noted that to the west the residential properties are more than 9 metres from the new building.

### Overshadowing

The accompanying plan (TP5.1 Rev. A) prepared by JCB depicts the shadow outcomes for the new development.

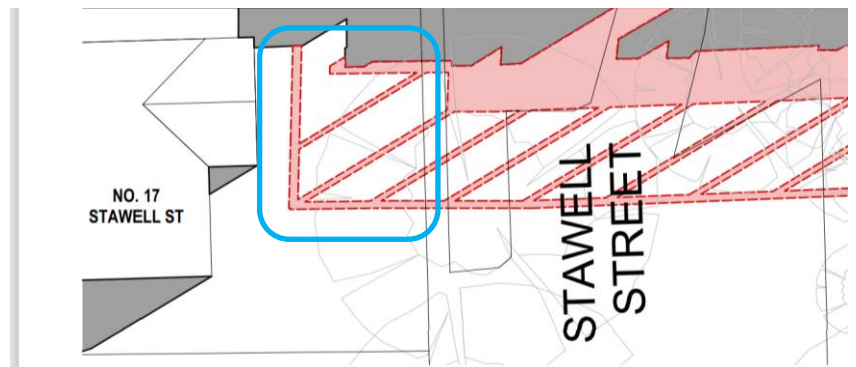
Minor new shadows are cast by the proposed development in the morning period at the equinox to the Stawell and Vail Street road reserves, 17 Stawell Street and 28 Vail Street.

With respect to 28 Vail Street, the new shadows fall onto a shed roof, and minor parts of the front and rear yards. Given the minor extent of shadow which occurs in the early morning only, the amenity impacts are considered to be reasonable.

With respect to 17 Stawell Street, the proposed new shadow falls into the front yard area. By virtue of the existing street tree planting in Stawell Street, the location and extent of shadowing and the transparency of the upper level court fencing which has mitigated the shadows to be line-work rather than solid shadow, the amenity impacts are considered to be reasonable.

Plan extract showing extent of shadow to 17 Stawell Street

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Street view of 17 Stawell Street



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Aerial view of 17 Stawell Street with proposed shadow location shown in red (noting that the proposed shadow does not comprise the entirety of this zone)



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### 5.7 Car Parking and Vehicle Access

The traffic engineering matters associated with the proposal have been considered by Traffix Group, and the accompanying report concludes as follows:

*Having undertaken a detailed traffic engineering assessment of the proposed sports and wellness building, we are of the opinion that:*

*a) the proposed construction of an indoor sports and wellness building for the secondary school does not trigger a permit requirement for car parking under Clause 52.06, as the number of staff and students is not increasing, and no car parking is lost,*

*b) the proposed carpark layout and vehicle access arrangements accord with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice,*

*c) no further bicycle parking is required under Clause 52.34 of the Planning Scheme,*

*d) the continuation of the existing loading and waste collection arrangements are appropriate,*

*e) we do not anticipate the proposed sports and wellness building to increase the level of traffic generated by the site, and*

*f) there are no traffic engineering reasons why a planning permit for the proposed sports and wellness building at 517-519 Orrong Road, Armadale should be refused.*

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### 5.8 Waste Management

The enclosed Waste Management Plan prepared by Leigh Design outlines the proposed waste management arrangements at the site.

A new waste storage enclosure will be provided at the north-western edge of the car park, noting that given there is no change to staff and student numbers the overall site waste generation and collection arrangements are not expected to alter.

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## 5 Planning Assessment

### 5.9 Sustainability Outcomes

The sustainability outcomes have been considered by Stantec and the following is noted:

*The project is targeting:*

- *Best Practice Environmentally Sustainable Design through the use of BESS*
- *Passive design to achieve good thermal performance, resilience and reducing the need for active energy systems*

*The following key focuses were adopted by the project team and underpin the design approach:*

- *Fossil fuel free services, utilising no on-site combustion of fossil fuels and the option of sourcing 100% of off-site energy from certified renewable sources.*
- *Maintain comfortable internal temperatures passively, using little or no energy, providing comfortable spaces year round and protecting occupants from extreme weather events.*
- *Create healthy spaces including reduction in the use of harmful VOCs in glues, sealants and paints, and protection from dust and other external airborne pollutants.*
- *Cost effective design that provides a sustainable outcome, avoiding over engineering and providing for simple maintenance over time.*
- *Minimise consumption of natural resources, including water and raw materials.*
- *Minimise environmental impacts through construction, including embodied energy and the ecological cost of materials.*
- *Minimise environmental impacts through operation, including energy consumption, waste creation and discharge of pollutants.*
- *Provide sustainable, integrated, convenient travel.*
- *The school has an existing PV array installed which will supplement the schools' total energy use. Any further opportunity to increase the PV capacity on the proposed building will be reviewed.*

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## 6 Conclusion

The proposed demolition and works are considered appropriate having regard to the provisions of the Stonnington Planning Scheme as follows:

- The proposed works are supported by State and local planning policies which encourage the expansion of education facilities that meet the needs of communities;
- The works are supported by the purpose of the Zone which recognises the need for education facilities;
- The demolition works do not remove any significant heritage elements from the land;
- The replacement works, as noted by John Briggs, *present no adverse impact upon either the understanding of Larnook or upon the visual appreciation of the heritage mansion. The proposed design is responsive to the heritage context providing enhanced opportunity for appreciation of Larnook rather than being likely to be perceived as having any adversely impact upon heritage significance.*
- The proposed building successfully manages its site interfaces and amenity outcomes including overlooking, overshadowing, noise and light spill;
- The works retain the same number of staff, students and on-site car parking spaces;
- Sustainability outcomes are consistent with Council's policy; and
- No Cultural Heritage Management Plan is required.

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PO Box 1040  
Level 1/283 Drummond Street  
Carlton Victoria 3053

Telephone 03 9347 6100  
info@contour.net.au  
contour.net.au

Contour Consultants Australia Pty Ltd  
ABN 98 417 162 976  
ACN 068 152 714