



St Bernard's College, Essendon

Town Planning Report

Report for St Bernard's College, Essendon

Customer:

St Bernard's College, Essendon

Customer reference:

31087

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1 Introduction

Ricardo Energy Environment & Planning have prepared this planning application on behalf of St Bernard's College, Essendon.

It is proposed to construct a new two storey learning centre, with undercroft vehicular drop off and pick up bay.

The use of the land for the purposes of an Education Centre is nominated as a Section 2 Use under the jurisdiction of the Moonee Valley Planning Scheme. Therefore, pursuant to Clause 32.08-9 (General Residential Zone), a planning permit is required to construct a building or construct or carry out works associated with a Section 2 Use.

St Bernard's College has been registered as a school under the Victorian Registration and Qualifications Authority (VRQA). The College commenced its registration on 30 November 1942, and has been on the current site for approximately 60 years.

The Victorian Government has committed to funding the construction and upgrade of non-government schools across the State under the Non-Government Schools Capital Fund in order to meet the growing need for this essential community infrastructure.

Clause 53.19 (Non-Government Schools) was recently introduced via Planning Scheme Amendment VC180 to address the growing need for primary and secondary school capacity across Victoria. The purpose of this particular provision is to facilitate new non-government schools and to facilitate upgrades and extensions to existing non-government schools. The proposal satisfies the criteria for consideration under this clause.

This report is to be read in conjunction with the following reports and plans:

- Planning Permit Application Form
- Application Fee
- Cover Letter
- Copy of Certificate of Title
- MPL Certificate
- Architectural Plans prepared by Baldasso Cortese
- Landscape Plan prepared by R.D.L.A
- Sustainable Design Assessment (including stormwater management) prepared by Sustainable Development Consultants
- Arborist Report prepared by Open Space Management
- Traffic Statement with swept path analysis prepared by Traffix Group
- Historical Planning Permits
- Letter confirming staff and student numbers.

It is noted that a pre-application meeting was held on site with Moonee Valley Council on 3 March 2021 to discuss the proposal, and the feedback from Council was positive.

For over 60 years, St Bernard's College has provided an important role in the education of students in Essendon West and its surrounding suburbs, and the proposed development will continue to support this important community need. The school currently employs 129 teachers and 65 support staff for the 1,580 enrolled students and the proposed development will not alter these numbers.

We submit that the proposal is consistent with the relevant requirements of the Moonee Valley Planning Scheme and should be supported by the Minister for Planning through the recommendations of the Department Environment Land Water and Planning.

2 Site Context

2.1 Site and Surrounds

The subject site is located at 41 Rosehill Road, Essendon West, and is bounded by Rosehill Road to the north, Beryl Street and Hampton Road to the east, and the Steele Creek to the west. The land is formally identified as Lot 1 of Title Plan 802489E.

The land at 41 Rosehill Road is currently occupied by St Bernard's College and is used as a Catholic boys' secondary school from Year 7 to Year 12. The school currently employs 129 teachers and 65 support staff for the 1,580 enrolled students (refer to attached letter from the Business Manager of St Bernard's College).

A combination of one to three storey learning and administration buildings are located in the north-eastern sector of the site, whilst a variety of recreational sporting facilities and play areas occupy the remainder of the site.

Vehicular access to the site is via Hampton Road and Rosehill Road through a one way entrance and exit drop off zone leading into two formalised car parks along the eastern and northern boundary.

The formal pedestrian access points are also along the eastern boundary via Beryl Street and Hampton Road, with an additional one in the south eastern corner of the site via the Steele Creek Trail.

The topography of the area has steeply sloping land, with the site having a significant fall from Beryl Street (east) down toward Steele Creek (west). Accordingly, the school buildings sit proud of the various playing fields on the land, and adjoining residential properties are located up slope to the east.

The site is located in an established residential area with the land to the west, east and north typified by single and double storey residential developments. There are occasional three storey buildings on the western side of the creek in response to the steeply sloping land. The Steele Creek abuts the western boundary of the property, whilst Avondale Heights Parklands and the Maribyrnong River is located to the south.

Whilst the area is predominantly residential there are a number of non-residential uses abutting and near the site. Directly opposite the site is Rosehill Secondary College to the north and Essendon Private Clinic to the east.



Figure 2-1 - Photo 1 – Essendon Private Clinic, Photo 2 – Rosehill Secondary College (oval and entry point)



Figure 2-2 - Beryl Street (looking north)



Figure 2-3 - Photo 1 – Looking east on Rosehill Avenue, Photo 2 – Looking west on Rosehill Avenue



Figure 2-4 - Site Aerial

The site is accessible by public transport, with Bus Route 465 operating between Moonee Ponds and East Keilor travelling along Rosehill Road, Smart Bus Route 903 operating between Altona and

Mordialloc travelling along Buckley Street, and Bus Route 475 operating between Moonee Ponds and East Keilor travelling along Buckley Street.

3 History

3.1 Recent Planning Applications

St Bernard's has undertaken a number of buildings and works, and has obtained an associated number of planning permits over the last twenty years, including the following:

- MV/405/2017 – Building and works associated with a secondary school.
- MV/591/2016 – Buildings and works to an existing education centre (St Bernard's Secondary College) involving upgrades to staff building, college chapel and associated landscaping.
- MV/479/2013/A – Buildings and work (car park, retaining wall and associated works) to the St Bernard's College campus
- MV/312/2013– Alterations and additions to an existing school.
- MV/481/2011 – Construction of three storey Visual Arts Centre
- MV/18633/2007 - Construction of a two storey building (incorporating demolition of existing single storey administration building) in association with the existing school use.
- MV/17881/2006 - The construction of a carpark, new entry and gates associated within an existing secondary school.
- MV/18633/2003 - Buildings and works to existing college comprising a new three-storey building (science labs) to be located between the existing three-storey Year 12 building and the Auditorium and a new two-storey pavilion to replace the existing pavilion together with the formation of additional sealed car parking areas around the oval. The works are in accordance with the St Bernard's Master Plan.
- MV/14765/2001 - Demolition of classrooms and erection of sail structures
- MV/1470/2001 - Buildings and Works being an undercroft enclosure of space for music practice rooms and storage.
- MV/12328 – Swimming pool, classroom building and associated buildings and works in associates with existing school (issued 12 October 2000).

Three of these permits are included in the application package for reference.

3.2 Pre-application Meeting

A pre-application meeting was held onsite with Moonee Valley Council's Principal Planner on 3 March 2021.

The Council officer was supportive of the proposed development and noted that it will nestle well into the landscape given the steep slope of the site.

Questions were raised over carparking triggers and whether there would be a reduction in parking. It was requested that a Traffic Engineer provides input into the project to ensure that this aspect is covered. Refer discussion below on carparking.

We request that when the application is referred to Council it is directed to the below mentioned Statutory Planning Principal Planner to assist with consistency and efficiency.

Email address: GMichell@mvcc.vic.gov.au

3.3 Certificate of Title

The site is identified as Lot 1 on Title Plan 802489E.

Caveat K846944 is registered on title, in favour of the Melbourne and Metropolitan Board of Works, and is in relation to an unregistered easement on the land.

There are no restrictive covenants or Section 173 Agreements on title.

4 The Proposal

The proposal seeks to construct a building and carry out associated works on the site to develop a new two storey learning centre, with undercroft vehicular drop off and pick up bay and signage. The new school building is intended for use by senior students, will provide contemporary learning areas, and consist of the following:

- Ground Floor – Flexible space for the school to utilise in a variety of functions, staff toilet, and lift.
- First Floor – Amphitheatre, 10 X Classrooms, 2 X Meeting rooms, Bathrooms, Plant Room, Coordinators office, student lockers and lift.
- Second Floor – Amphitheatre viewing void, 10 X Classrooms, 2 X Meeting rooms, Bathrooms, Plant Room, Co-ordinator's office, lift, student lockers and outdoor learning terrace.

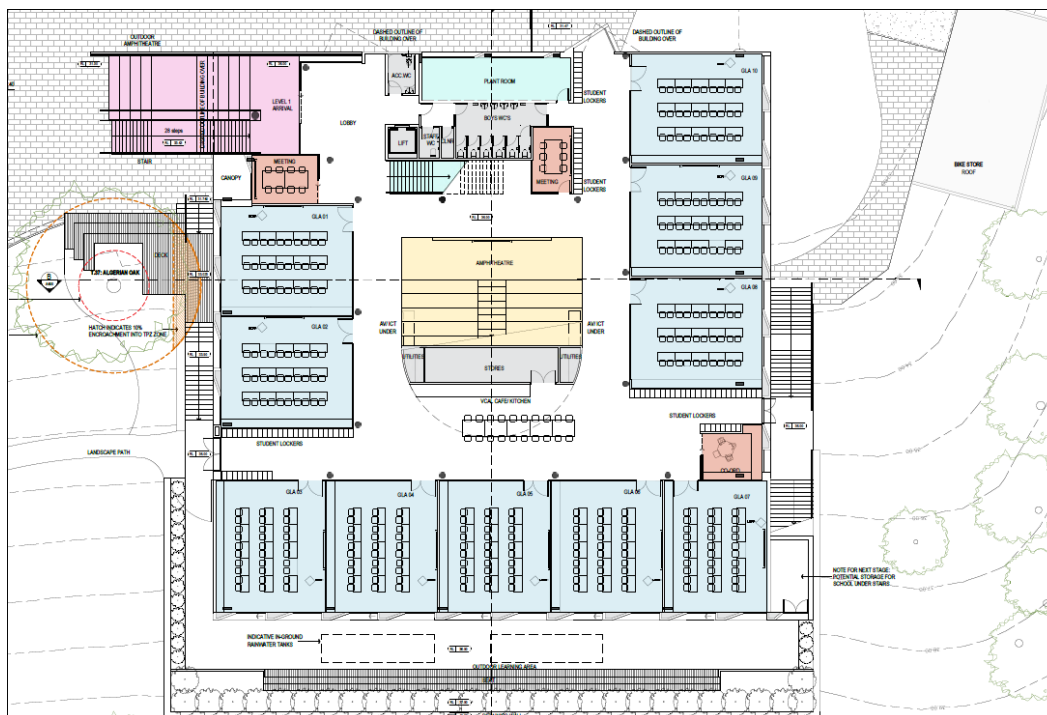


Figure 4-1 - Level 1 Proposed Layout

The proposal will have a ground floor footprint of 431 sqm, a Level 1 footprint of 1565 sqm, and Level 2 footprint of 1344 sqm for a total area of 3340 sqm.

The design has incorporated generous setbacks, ranging from 10.9 metres to 11.2 metres from Beryl Street, and 23.7 metres to 27.2 metres from Rosehill Road. The Learning Centre has been designed with the topography of the land, and the slope of the site in mind, and proposes a maximum total height of the building being 15.7 metres, however, as the building will be set into the landscape the majority of the building will appear below natural surface level when viewed from Beryl Street to the east.

The building will be constructed and presented in muted and natural colours and materials palette. The building will be constructed of a white Stolit Render, with a mix of Smoke Grey Brick, and Colorbond Mangrove Steel.

Two window modules per classroom will ensure significant natural lighting whilst the staggering of windows on the first and second floor provide a rhythm to the face and ensure the building is clean and honest in its presentation.

The proposed roof form will not contain any infrastructure and services, thereby allowing the centralised 'lantern' to become an architectural showpiece. The 'lantern' consisting of 270 degrees of glass window that will provide further natural light, taking advantage of the morning, midday, and afternoon sun.

Pedestrian access to the first and second floor will be provided via two sets of landscaping stairs, constructed of Gabion Baskets, on the north and south. Whilst further access is provided from the courtyard.

A courtyard to the north of the site will form the important connection with the existing school, whilst still maintaining the emergency vehicle access to the school.



Figure 4-2 - Illustrative northern perspective

Car Parking and Bicycle Storage

A small existing car park will be removed to accommodate the proposed building. This small car park contains 17 spaces and is also used as a drop-off/pick-up area.

Owing to the slope of the site, the proposed building will incorporate an undercroft area that will contain a formalised undercover pick up and drop off zone. The drop off zone will provide for five (5) temporary vehicle spaces, where cars can pull over. A Traffic Engineering Assessment, prepared by Traffix Group, has been provided which includes a swept path analysis to demonstrate how vehicles will access this zone. It also confirms that a minibus and waste truck can manoeuvre in the drop off area.

There will be no changes to the site's Rosehill Road access, from which the new drop-off/pick-up area is accessed.

A new dedicated bicycle storage area will be situated to the north of the pickup/drop off zone providing an additional 48 bicycle spaces for the school. This will be in addition to the other existing bicycle parking areas provided on site.

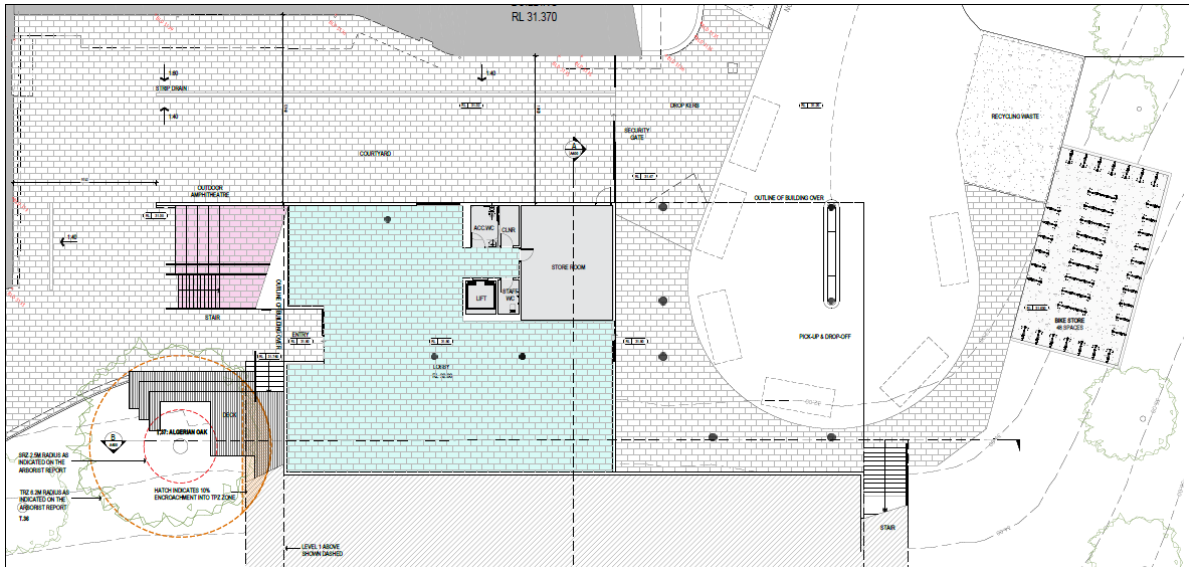


Figure 4-3 - Proposed Ground Floor layout including pick up and drop off zone

Signage

Two business identification signs are proposed on the building, with one on the western elevation and the second on the southern elevation. The signs will measure 5.5m x 0.30m and will not be illuminated. The signs will be construction of steel powder coated in green to match the colour of the other metal work.



Figure 4-4 - North-west perspective (sign)

Landscaping and Tree Removal

An Arborist Report, prepared by Open Space Management, and dated 23 March 2021, was submitted with the application documents. The report, in essence, assessed four (4) trees on the site at St Bernard's, College that are located in proximity to the proposed works. These are Tree 37, an Algerian Oak, Tree 49, an English Oak, Tree 53 and Tree 54 which are both Desert Ash. The Arborist Report recommends that Trees 49, 53 and 54 be removed, as they are decrepit and past their useful life expectancy.

Tree Protection Measures, including the erection of Tree Protection Fencing, and installation of rumble board hoarding for trade egress were detailed in the Arborist Report for Tree 37 an Algerian Oak. As seen in Figure 4-2 above, the Algerian Oak will have works encroaching into its TPZ, however, the extent of encroachment does not exceed 10% and is in accordance with the Australian Standard for the Protection of Trees on Development Sites. Therefore, with Tree Protection measures, Tree # 37 an Algerian Oak tree will remain viable.

The Arborist Report does not include an assessment of shrubs to be removed as there are no planning controls protecting these and they do not contribute to the landscape character of the area. The shrubs are therefore not numbered on the Architectural Plans, only trees. The Arborist Report does make note of 'some decrepit rotten Cootamundra wattles' that will.

No vegetation to be removed is native to Victoria.

A Landscape Plan is included in the application package which shows a good mix of understorey, middle storey and canopy tree planting, together with retention of a number of canopy trees.

The proposal has minimised the amount of tree removal required.

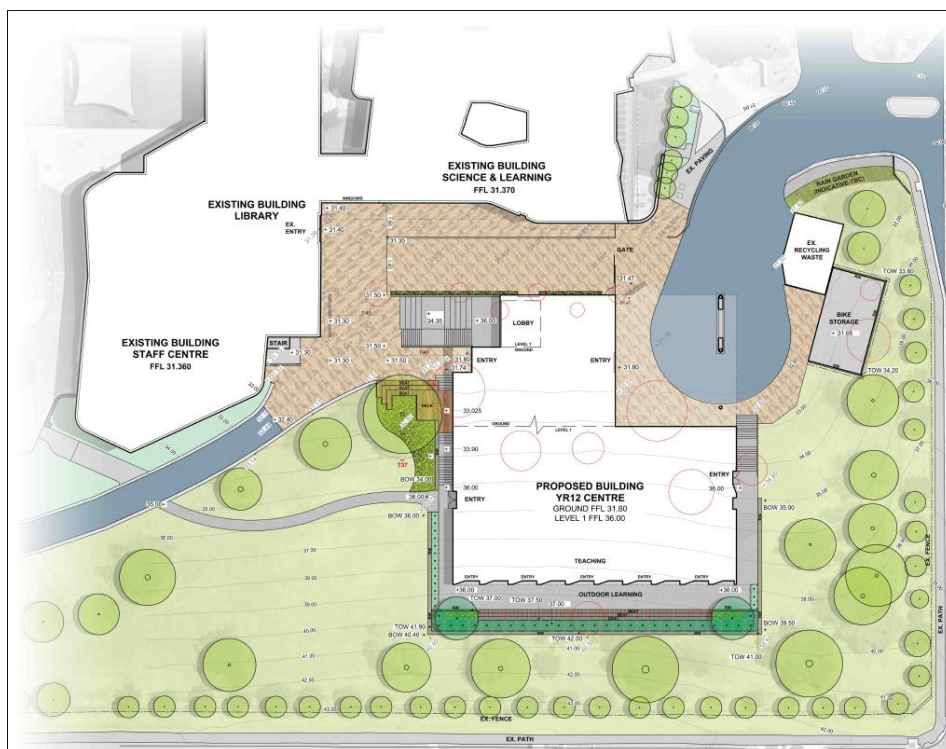


Figure 4-5 - Landscape plan

5 Planning Controls

The wider school site is contained within the General Residential Zone Schedule 1 (GRZ1), under the jurisdiction of the Moonee Valley Council.

Furthermore, the wider school site is also covered by the following planning overlays:

- Land Subject to Inundation Overlay (LSIO)
- Environmental Significance Overlay – Schedule 2 (ESO2)

5.1 General Residential Zone (GRZ1)

The property is location with the General Residential Zone Schedule 1 (GRZ1).

A key purpose of the zone is 'to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations'.

Pursuant to Clause 32.08-5, a planning permit is required to construct a building or construct or carry out works any use not in Section 1 or Section 3 of the clause.



Figure 5-1 - General Residential Zone Map

5.2 Environmental Significance Overlay (ESO2)

The Environmental Significance Overlay (ESO) seeks 'to identify areas where the development of land may be affected by environmental constraints'; and 'to ensure that development is compatible with identified environmental values'.

The Environmental Significance Overlay is located in the centre of the site and as such there is no trigger for a planning permit under this overlay.



Figure 5-2- Environmental Significance Overlay Map

5.3 Land Subject to Inundation Overlay (LSIO)

The Land Subject to Inundation Overlay (LSIO) seeks 'To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority'.

The proposed works will not occur within this area and as such will not trigger the need for a planning permit.



Figure 5-3 - Land Subject to Inundation Overlay (LSIO)

5.4 Particular Provisions

Clause 52.05 Signs

Clause 52.05 details signage triggers. Signage under the General Residential Zone is Category 3. A permit is required for business identification sign.

Clause 52.06 Car parking

Clause 52.06 of the Moonee Valley Planning Scheme sets out the statutory car parking requirements for new developments in accordance with the requirements of Table 1.

A key purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Table 1 at Clause 52.06-5 of the Planning Scheme outlines the following statutory car parking requirements for a 'Secondary School' land use:

- 1.2 spaces to each employee that is part of the maximum number of employees on the site at any time.

Clause 52.06-5 also states that "Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced."

There is no proposed change to the number of employees at the school (measure specified in Column C of Table 1 for a 'Secondary School' use) as a part of the master planning and accordingly, there is no trigger to provide any additional car parking.

Furthermore, whilst there will be 17 car parking spaces removed to accommodate the new building, a Traffic Engineering Assessment has been undertaken to confirm that there is no reduction under Clause 52.06.

Clause 52.34 Bicycle Facilities

Clause 52.34 sets out the requirements for bicycle parking provision for new developments.

A key purpose of Clause 52.34 is to encourage cycling as a mode of transport, and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Table 1 of states that for a secondary school, the bicycle parking requirements are as follows:

- Employee: 1 bicycle parking space is to be provided to each 20 employees; and
- Student: 1 bicycle parking space to each 5 pupils.

There is no change to staff or pupils as a result of the proposed buildings and works, and as such there is no trigger under Clause 52.34. Nevertheless, a new bicycle parking area containing 48 spaces will be provided as part of this project.

Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 aims to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.19 Non-Government Schools

The Victorian Government has committed to funding the construction and upgrade of non-government schools across the State under the Non-Government Schools Capital Fund in order to meet the growing need for this essential community infrastructure.

Clause 53.19 was recently introduced via Planning Scheme Amendment VC180 to address the growing need for primary and secondary school capacity across Victoria.

The purpose of this provision is to facilitate new non-government schools and facilitate upgrades and extensions to existing non-government schools.

This clause applies to an application under any provision of this scheme for any of the following provided that the proposed use or development has a total project value of more than \$3 million:

- Use or development of land for a new primary school or secondary school.
- Construction of a building on land used for a primary school or secondary school provided the combined gross floor area of all new buildings is 5,000 square metres or greater.
- Construction of additional classrooms on land used for a primary school or secondary school.
- An increase of the permitted number of students associated with additional classrooms on land used for a primary school or secondary school.
- Removal or replacement of non-conforming or non-compliant building products on land used for a primary school or secondary school.

An application to which Clause 53.19 applies is exempt from the notice requirements of section 52(1)(a), (b), (c) and (d), the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

Clause 65 Decision Guidelines

Matters are set out under this clause and must be considered during the planning application process to determine whether the proposed development will produce acceptable planning outcomes.

Clause 72.01 Responsible Authority for this Planning Scheme

This clause confirms the Minister for Planning is the responsible authority for matters required by a permit or the scheme to be endorsed in relation to the use and development of land for a primary school or secondary school to which Clause 53.19 applies.

5.5 Summary of Planning Permit Triggers

A planning permit is required for buildings and works to construct a school building. The relevant permit triggers as follows:

Control	Permit Requirement
General Residential Zone Clause 32.08	Pursuant to Clause 32.08-9, a <u>permit is required</u> to construct a building or construct or carry out works associated with an education centre.
Signs Clause 52.05	Pursuant to Clause 52.05-13, a <u>permit is required</u> to display business identification signage. No conditions apply.

5.6 State and Regional Policies

Clause 15.01-2S Building design

Objective is 'to achieve building design outcomes that contribute positively to the local context and enhance the public realm'. Key strategies include:

Ensure development responds and contributes to the strategic and cultural context of its location.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Clause 15.01-4R – Healthy neighbourhoods – Metropolitan Melbourne

Strategy is to create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Clause 15.01-5S Neighbourhood character

Objective is to 'to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Key strategies include:

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment

Clause 17.01-1S Diversified economy

Objective is to 'to strengthen and diversify the economy. Key strategies include:

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Clause 17.01-1R Diversified economy – Metropolitan Melbourne

Objective is to 'support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, residential, education, health, entertainment and cultural activity spaces'. Key strategies include:

Plan for the redevelopment of Major Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.

Clause 18.02-2R – Principal Public Transport Network

Strategies include maximising the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

Clause 19.02-2S Education Facilities

Objective is 'to assist the integration of education and early childhood facilities with local and regional communities'. Key strategies include:

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

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).

5.7 Local Planning Policies

Clause 13.07-1L Discretionary uses in residential zones

This Clause applies to an application to use or develop land in a residential zone for a Section 2 use. The objective of this Clause is 'To locate uses where they will have minimal impact on the amenity of the local area'.

Clause 15.01-1L Signs

Clause 15.01-1L provides strategies for signs within Moonee Valley. A key strategy is to Encourage signs attached to buildings to complement the scale of the building and not project above the building or obscure any architectural features.

Clause 15.01-2L Building Design

The strategy for Clause 15.02-2L is to support development exhibiting innovative application of materials, construction techniques and building configurations.

Clause 15.02-1L Environmentally Sustainable Development

The overarching objective of Clause 22.04 is to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. Specific objectives relate to energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.

6 Planning Considerations

6.1 Policy Context

The new Senior Centre Building represents a well-designed practical building that will provide a comfortable learning space for students and staff.

The development meets the purpose of the General Residential Zone (GRZ) which is to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

St Bernard's College provides an important role in the education of students in Essendon and its surrounds. The proposal will strengthen an important community asset by providing a new school building that will improve school facilities and function on site. The proposed building has also been designed to be sympathetic to and integrate well within the context of existing school buildings on site, the surrounding grounds, and the wider neighbourhood character.

The proposal is well-supported by state, regional and local planning policy and is consistent with the objectives and vision of the Moonee Valley Planning Scheme.

6.2 Neighbourhood Character & Built Form

The proposal meets the objectives of Clause 15.01-1S (Urban Design) which is to 'create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity' and Clause 15.01-2S (Building Design) to 'achieve building design outcomes that contribute positively to the local context and enhance the public realm'.

The proposed building will be located in the north-eastern corner of the lot, which currently comprises a steep, open lawn area with scattered exotic trees, and an at grade car parking area with circular driveway that functions as a drop off zone. Owing to the topography of the site, the building will largely sit below the street level of Beryl Street and will not appear as three storey from this eastern boundary.

The Senior Centre will present well to adjoining properties and provides a good integration with the existing school vernacular.

The photos below demonstrate the adjacent library and science building which is three storeys in height with the proposed Senior Centre to the located to the left of the photo.



Figure 6-1 - Photo 1 – Car park to be removed and Library to the right of the photo

The proposed building has been designed to be sympathetic to and will integrate well within the context of existing school buildings on site, the surrounding grounds and wider neighbourhood character. Noting that there are non-residential uses adjacent with Rosehill Secondary College to the north and Essendon Private Clinic to the east.

The generous setbacks to both Beryl Street, and Rosehill Road provide ample space for play area, as well as tree retention and additional landscaping.

The Senior Centre will be using a material palette that is muted with natural colours. The building will be constructed of a white Stolit Render, with a mix of Smoke Grey Brick, and Colorbond Mangrove Steel. The modest design and colour palette suitably references, and is respectful of existing school forms, colours, finishes and materials to ensure complementary built form outcome with adjacent school buildings.

Two window modules per classroom will ensure significant natural lighting whilst the staggering of windows on the first and second floor provide a rhythm to the face and ensure the building is clean and honest in its presentation.

The proposed roof form will not contain any infrastructure and services, thereby allowing the centralised 'lantern' to become an architectural showpiece. The 'lantern' consisting of 270 degrees of glass window that will provide further natural light, taking advantage of the morning, midday, and afternoon sun.

The proposed internal layout has been well considered to provide a dynamic learning area with opportunities for central gathering, indoor and outdoor learning spaces, and informal and formal breakout areas.

This well resolved architecturally designed school building, flanked by existing meaningful landscaping and useable outdoor spaces, will be a welcome resource for the school.



Figure 6-2 - Southwest perspective

6.3 Access and Car Parking

Under the planning scheme there is no trigger for additional carparking or bicycle parking, as the student and employee numbers do not change as a result of the proposed development.

Nevertheless, a new bicycle storage area containing 48 spaces will be provided adjacent to the Senior Centre.

A Traffic Engineering Assessment has confirmed that the removal of the 17 car parking spaces will not result in a reduction in car parking on site. The school provides well in excess of the car parking required and therefore the removal of these spaces will not trigger Clause 52.06.

The traffic assessment has also confirmed that the swept path arrangement for the drop-off/pick-up area has been designed in accordance with the relevant design standards. The drop-off area may occasionally be used for a minibus and the traffic assessment has also confirmed that the design of the turning area also accommodates a minibus. Similarly, a waste truck can use the turning area as well.

The traffic assessment also confirms that the proposal will not cause any changes to the existing traffic conditions given there is no increase in staff or students and a drop-off/pick-up area will still be provided.

6.4 Tree Removal and Protection

The proposal will involve the removal of three trees, including an English Oak, and two Desert Ash trees and some shrubs including a wattle. The Arborist Report, prepared by Open Space Management and dated 23 March 2021, notes that these trees and wattle are in poor condition, and are well past their useful life expectancy, and should be removed. It should be noted that the removal of these trees does not require planning permission. There are also some small shrubs that will be removed to accommodate the building.

The Arborist Report has specified tree protection measures, including the erection of Tree Protection Fencing, and installation of rumble board hoarding for trade egress for Tree 37 an Algerian Oak. This

tree will have works encroaching into its TPZ, however, the extent of encroachment does not exceed 10% and is in accordance with the Australian Standard for the Protection of Trees on Development Sites. Therefore, with Tree Protection measures, Tree # 37 an Algerian Oak tree will remain viable.

The Arborist Report includes a detailed Tree Management Plan to ensure that during construction nearby trees will be protected.



Figure 6-3 - Location of Tree 37 to be retained and protected.

6.5 Landscape Plan

A Concept Landscape Plan has been included in the package to demonstrate appropriate planting around the proposed building. The landscape plan includes a combination of understory, middle storey and canopy tree planting and will complement the existing landscaping provided and to be retained on site.

It is noted that there is extensive mature canopy trees along the northern and eastern boundaries which will be retained and will provide softening and partial screening of the proposed building. These trees are well maintained and provide a positive contribution in the landscape.

Refer photos below of existing trees to be retained along the property boundaries.



Figure 6-4 - View Along Beryl Street



Figure 6-5 - View along Rosehill Avenue and corner of Beryl Street and Rosehill Avenue

6.6 Environmentally Sustainable Design & Stormwater Management

A Sustainable Development Assessment, prepared by Sustainable Development Consultants and dated March 2021 was submitted with the application. A Built Environment Sustainability Scorecard (BESS) assessment, which covers the overall sustainability of the development, has been undertaken, with a BESS score of 54% achieved. The assessment is attached as an appendix to the report. In addition, the Stormwater Treatment Objective – Relative Measure (STORM) calculator, developed by Melbourne Water, has also been used to assess stormwater treatment methods. This is also attached as an appendix to the report.

The proposal will achieve a healthy indoor environment quality for the wellbeing of the students and teachers. The building design will also ensure efficient use of energy by way of maximising natural light and ventilation, double glazing and building orientation which will reduce total operating greenhouse emissions and to reduce energy peak demand.

The SDA also addressed the requirements of Clause 53.18 Stormwater Management in Urban Development. Measures detailed in the STORM assessment include a rainwater tank storage system, which will reduce the overall flow from the site into the stormwater system during rainfall events. The captured rainwater will be used for irrigation, and toilet flushing. The Landscape Plan also demonstrates the introduction of a raingarden near the existing waste enclosure.

6.7 CHMP

A Cultural Heritage Management Plan (CHMP) is not required as Regulation 43 (3) of the Aboriginal Heritage Regulations exempts buildings and works as the activity for or associated with a purpose for which the land was being lawfully used prior to 28 May 2007.

It is also noted that the area of works is located outside of land covered by cultural heritage significance.

6.8 Signage

It is proposed to provide two business identification signs on the building, one on the south elevation and the second on the west elevation. The signs will measure 5.5m x 0.30m and will not be illuminated. Both signs will say 'St. Bernard's Senior Centre'.

As per local policy Clause 15.01-1L Signs the signs complement the scale of the building and do not project above the building or obscure any architectural features.

The proposed sign meets the purpose of the particular provision as:

- The proposed size of the signs and locations on the school building will fit well with the proportion of the building and will not dominate or detract from the architectural design.
- The southern sign will not be visible from outside of the school and there will only be oblique views of the sign proposed on the western elevation when viewed from Rosehill Road.
- It is considered that the provision of these two additional business identification sign will not cause visual clutter or visual disorder.
- The location of the signs are well setback from the street frontages and will not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.



Figure 6-6 – South west perspective

7 Conclusion

In conclusion, it is submitted that the proposed Senior Centre Building is an appropriate outcome that responds well to State, Regional and Local planning policy provisions, to the site and to the surrounding context and character.

In summary:

- The proposal fully aligns with the purpose of Clause 53.19 (Non-Government Schools) to facilitate new non-government schools and facilitate upgrades and extensions to existing non-government schools.
- The proposal fully embraces the state, regional and local policy objective that aims to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- The proposed building is well located, and has been designed so that it will not be visually intrusive or dominant from surrounding properties.
- The retention of mature canopy trees and further landscape improvements around the new school building will improve the aesthetic, and create a seamless integration with the adjoining library and science and learning building.
- The school has fostered a well designed landscaped school grounds which means that the proposed Senior Centre will remain unobtrusive in the landscape.
- The proposed development design sits well within its context, is respectful of and will integrate well with existing school buildings. Noting that the existing built form on site includes three storey buildings such as the library and science building which is opposite the proposed Senior Centre. This demonstrates the proposal will positively contribute to the built form character of the area and avoid any visual or amenity impacts on surrounding land.
- The colours, finishes and materials palette is sympathetic to, will integrate well with, and will be respectful of surrounding residential development ensuring a positive contribution to the neighbourhood character.
- The site is located within the PPTN and there is no trigger for a reduction in car parking under Clause 52.06.
- The proposed drop-off/pick-up can accommodate the required vehicles and has been suitably designed.
- The proposed signage is discreet, will complement the building and is not illuminated.

Overall, the proposal is well-considered and responds appropriately to its physical and policy context. This will result in a high quality architectural designed building form and presentation that will contribute positively to the area and provide a much-needed facilities boost for the school.

We consider that the proposal is consistent with all relevant requirements of the Moonee Valley Planning Scheme and submit that the application is worthy of the Minister for Planning's support.



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