

**LEVEL 10  
477 COLLINS STREET  
MELBOURNE VIC 3000**

URBIS.COM.AU  
Urbis Ltd  
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23 January 2025

Lucy McGovan  
Planner, Development Approvals and Design  
Department of Transport and Planning

Via email: [Lucy.mcgovan@transport.vic.gov.au](mailto:Lucy.mcgovan@transport.vic.gov.au)

Dear Lucy,

## **PA2403384 – 123 MARSHALL STREET, IVANHOE IVANHOE GIRLS' GRAMMAR SCHOOL – RFI RESPONSE LETTER**

### **1. INTRODUCTION**

Urbis continues to act on behalf of Ivanhoe Girls' Grammar School (IGGS) in relation to Planning Permit application PA2403384, relating to a new building located at their campus at 123 Marshall Street, Ivanhoe.

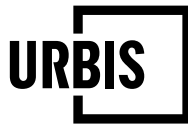
In response to your letter dated 6 January 2024, please find the following enclosed:

- Architectural Drawings (and UCR), prepared by Cox Architecture, dated 16 January 2025;
- Sustainability Management Plan Rev 05, prepared by IGS Consulting, dated 23 January 2025;
- ESD Response Letter, prepared by IGS Consulting, dated 23 January 2025;
- Solar PV Letter, prepared by Ivanhoe Girls' Grammar School, dated 17 January 2025;
- Landscape Plan Rev 2, prepared by Rush Wright associated, and dated 21 January 2025;
- Signage illustration prepared by StudioMJA;
- Updated Planning Report prepared by Urbis and dated 23 January 2025.

# **ADVERTISED PLAN**

RFI Response - 23.01.2025

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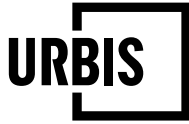
## 2. RESPONSE TO RFI

Further Information	Response
<b>Architectural plans</b>	
<i>Carparking summary with revised parking provision (sheet TP-004 – proposed site plan)</i>	The enclosed drawings have been updated to reflect the proposed car parking provision on TP-004 (Site Plan), addressing Item 1 of the request for further information.

## 3. PRELIMINARY MATTERS

The following table provides a response to the preliminary matters raised within your letter.

Preliminary Matter	Response
<b>Environmental Sustainable Design</b>	
<p><i>Council have identified the BESS score associated with the proposal is relatively low given the scale of the development and ESD measures should be revised to improve sustainability outcomes. Specific recommendations include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Consideration of external shading opportunities to north, west and east facing windows.</i></li> <li>▪ <i>Inclusion of centralised heat pump hot water system for maximised energy efficiency, with insulated pipes throughout the building.</i></li> <li>▪ <i>Solar photovoltaics to the roof should be included in the design.</i></li> <li>▪ <i>Provision of draft Building Users Guide for review by Council ESD officers.</i></li> <li>▪ <i>Consideration of Passivhaus standard initiatives to lower operating costs and improve comfort.</i></li> </ul> <p><i>It is noted these recommendations may be requested via conditions on permit if preferred.</i></p>	<p>Please refer to the amended ESD report, prepared by IGS, which has been updated with ESD measures which will improve the overall sustainability outcomes for the project.</p> <p>Specifically, the following changes have been incorporated, improving the BESS score achieved:</p> <ul style="list-style-type: none"> <li>▪ Minimum 10kW-e Solar PV provision. The School is committed to providing 84kW of solar PV on the adjacent swimming pool roof space. These solar panels will directly feed into the proposed Enterprise Centre providing in excess of 100MWh pa.</li> <li>▪ 80% reduction in potable water consumption for fire safety testing systems.</li> <li>▪ Increased WELS rating requirements for the water taps.</li> </ul>

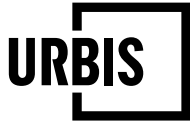


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Preliminary Matter	Response
	<ul style="list-style-type: none"><li>Specialist lighting design and controls focusing on overall occupant health and wellbeing.</li><li>Sustainability Reporting strategies to increase occupants interaction with ESD elements of the building.</li><li>It is noted that the design also includes significant shading to the western facade</li></ul> <p>As a result of these changes the BESS for score has increased to 62%.</p>
<b>Landscaping</b>	
<p><i>The proposed planting schedule includes predominately exotic species and ferns which require high volumes of water. Species selection should be revised to include more natives and species with lower water requirements.</i></p> <p><i>It is noted these recommendations can be requested via conditions on permit if preferred.</i></p>	<p>The planting schedule includes a predominantly native and indigenous species around the proposed building. The lush indoor garden has been removed from the landscape plan (as it does not require planning approval). The shade garden includes a mixture of exotic and native plants due to its function and the requirement for 'shade-loving' species.</p>

## 4. SIGNAGE S50 AMENDMENT

This response to RFI also seeks to include a way finding blade sign on the western edge of the Enterprise Centre. The Town Planning Report prepared by Urbis has been updated to outline the details of the sign and provide an assessment confirming its suitability. We respectfully request that the application preamble be updated to include the permit trigger to construct or put up for display business identification signage.



## 5. CONCLUSION

We trust the above and enclosed address the further information requested in your letter dated 6 January 2024 and allow for the planning application to progress to public notice.

Should you have any queries, please do not hesitate to contact me via the details below.

Yours sincerely,

A handwritten signature in black ink, appearing to read "L Dixon".

Laura Dixon  
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