

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

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ABN 50 105 256 228

ADVERTISED PLAN

2 December 2024

Lucy McGovan
Development Approvals and Design
Department of Transport and Planning
1 Spring Street, Melbourne VIC 3000

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Dear Lucy,

IVANHOE GIRLS' GRAMMAR SCHOOL – 123 MARSHALL STREET, IVANHOE PLANNING PERMIT APPLICATION FOR ENTERPRISE CENTRE

1. INTRODUCTION

Urbis acts on behalf of Ivanhoe Girls' Grammar School (IGGS) in support of a planning permit application for a new Enterprise Centre building and associated works, within their campus at 123 Marshall Street, Ivanhoe. The proposal seeks approval for the construction of a four-storey building in the north-western portion of the site and associated works, including repairs to the existing sports courts, signage zone and the provision of new car parking spaces on campus.

The subject site is located within the Neighbourhood Residential Zone – Schedule 3 and General Residential Zone – Schedule 2 and is affected by the Development Contributions Plan Overlay – Schedule 1, Environmental Significance Overlay – Schedule 1, Vegetation Protection Overlay – Schedule 3, and the Heritage Overlay 'HO5' in accordance with the Banyule Planning Scheme.

A planning permit is required for the following:

CONTROLS/PROVISIONS

PERMISSIONS

Clause 32.08-10 – General Residential Zone, Schedule 2 (applies to western portion of subject site)

A permit is required to construct a building or construct or carry out works for a Section 2 use, including education centre (primary and secondary school).

Clause 32.09-10 – Neighbourhood Residential Zone, Schedule 3 (applies to eastern portion of subject site)

A permit is required to construct a building or construct or carry out works for a Section 2 use, including education centre (primary and secondary school).

Clause 43.01 – Heritage Overlay (applies to eastern portion of subject site)

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



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Clause 52.05 – Signs

A permit is required for a business identification sign located within a Category 3 area.

To assist with your assessment of this application, please find enclosed:

- Certificate of title (including the relevant attachments and encumbrances).
- MPL Certificate (MPL000318)
- Urban Planning Report, prepared by Urbis, dated 2 December 2024
- Urban Context Report and Architectural Drawings, prepared by Cox Architecture, dated 28 November 2024
- Landscape Design Report, prepared by Rush Wright Associates, dated 21 November 2024
- Sustainability Management Plan, prepared by Integrated Group Services, dated 14 November 2024
- Arboricultural Impact Assessment, prepared by Civica, dated 25 November 2024
- Transport Impact Assessment, prepared by Urbis, dated 20 November 2024
- Waste Management Plan, prepared by Ivanhoe Girls' Grammar School, dated 13 November 2024
- Green Travel Plan, prepared by Urbis, dated 27 November 2024
- Site Survey, prepared by Land Surveys, dated 24 April 2020

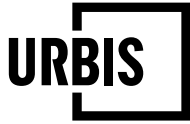
2. RESPONSE TO PRE-APPLICATION COMMENTS

The enclosed application material seeks to incorporate feedback received following pre-application meetings with both the Department of Transport and Planning and Banyule City Council.

Notably, the proposed car parking provision has been revised, with the proposed development now resulting in the removal of 36 existing car parking spaces and the provision of 17 new car parking spaces. Of the new car parking spaces provided, nine are proposed within the Enterprise Centre, while an additional eight are proposed immediately to the east of the rear unnamed right-of-way, extending centrally through the school campus.

Importantly, the location of the proposed car parking spaces off the unnamed right-of-way, is considered to have minimal amenity impacts on the adjoining properties as well as the character of the laneway. This is noting that there will be no impact on existing trees, as outlined within the Arboriculture Impact Assessment provided, and minimal works associated with the new car parking spaces. Furthermore, the TIA confirms there will be minimal additional movements within the right-of-way as a result of the proposal, specifically an addition of eight movements during the peak hour, which is not anticipated to result in any adverse safety or operational impacts to the right-of-way.

Please refer to further details and assessment within the Town Planning Report and Transport Impact Assessment Reports enclosed.



We trust the above information is sufficient to allow DTP's favourable consideration of this application. If you have any questions or require any additional information, please do not hesitate to contact me on the below details or Laura Dixon on ldixon@urbis.com.au or +61 3 9617 6623.

Kind regards,

A handwritten signature in black ink, appearing to be "K Smit", written in a cursive style.

Katy Smit
Consultant
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