

Planning Assessment Officer Report

PA2503943 – 367-395 Queensberry
Street, North Melbourne



Planning Assessment Officer Report
Development Assessment

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details																														
Application No:	PA2503943																														
Received:	26 March 2026																														
Statutory Days:	54 days																														
Applicant:																															
Planning Scheme:	Melbourne																														
Land Address:	367-395 Queensberry Street, North Melbourne																														
Proposal:	The application seeks approval for the demolition of non-contributory structures and construction of a new two-storey early years education centre ancillary to the existing Saints College campus at 367–395 Queensberry Street, North Melbourne.																														
Development Value:	\$ 6,700,000																														
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible Authority for this application because: The proposal comprises buildings and works associated with an education centre that exceeds \$3 million in development cost.																														
Why is a permit required?	<table><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr><tr><td>Zone:</td><td>Clause 32.04Mixed Use Zone (MUZ)</td><td>A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2</td></tr><tr><td rowspan="4">Overlays:</td><td>Clause 43.01Heritage Overlay Schedule 3</td><td>Partial demolition. Construct a building or construct or carry out works.</td></tr><tr><td>Clause 43.02Design and Development Overlay Schedule 32</td><td>Construct a building or construct or carry out works.</td></tr><tr><td>Clause 45.09Parking Overlay Schedule 12</td><td>Not a trigger</td></tr><tr><td>Clause 45.12Special Controls Overlay Schedule 41</td><td>Not a trigger</td></tr><tr><td>Particular Provisions:</td><td>Clause 53.19Non-Government Schools</td><td>Not a trigger</td></tr><tr><td>Cultural Heritage:</td><td colspan="2">Not required.</td></tr><tr><td>Referral Authorities:</td><td colspan="2">Melbourne City Council (s52(1)(b) – consent subject to conditions</td></tr><tr><td>Public Notice:</td><td colspan="2">0 objections have been received as of 13/5/2026.</td></tr><tr><td>Delegates List:</td><td colspan="2">Not required.</td></tr></table>	Clause	Control	Trigger	Zone:	Clause 32.04Mixed Use Zone (MUZ)	A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2	Overlays:	Clause 43.01Heritage Overlay Schedule 3	Partial demolition. Construct a building or construct or carry out works.	Clause 43.02Design and Development Overlay Schedule 32	Construct a building or construct or carry out works.	Clause 45.09Parking Overlay Schedule 12	Not a trigger	Clause 45.12Special Controls Overlay Schedule 41	Not a trigger	Particular Provisions:	Clause 53.19Non-Government Schools	Not a trigger	Cultural Heritage:	Not required.		Referral Authorities:	Melbourne City Council (s52(1)(b) – consent subject to conditions		Public Notice:	0 objections have been received as of 13/5/2026.		Delegates List:	Not required.	
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Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting (DTP)	May 2025
Application lodgement	26 March 2026
Decision Plans	Plans prepared by, titled ‘Saints College Education Centre’, dated January 2025.
Other Assessment Documents	Planning Report prepared by Bold Urban Planning, for 367-395 Queensberry Street, North Melbourne, dated 19 February 2026 Acoustic Report prepared by E-LAB consulting, for Saints College – Early Years Education, dated 23 July 2025. Design Statement prepared by Bourke and Bouteloup, dated 25 June 2026. Heritage Impact Statement, prepared trethowan, dated 11 September 2025 Plan of survey, prepared by Hellier McFarland, for 367-395 Queensberry Street, North Melbourne, dated 18 August 2025. Site Location and Context, prepared by Bourke and Bouteloup, undated. Clause 53.18 response prepared by Hive Engineering, dated 25 September 2025. Sustainability Design Statement, prepared by BRT consulting engineers, dated 17 September 2025

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. The proposal seeks planning permit approval to construct and carry out works associated with an existing 550 student primary and secondary school (education centre), and an ancillary early years education component (99 students).
4. The building is arranged in a tiered form around a central landscaped courtyard, which provides light penetration, reduces building bulk and integrates outdoor play opportunities.
- Ground Floor:** The development includes an entry foyer, classrooms (including infant facilities and a cot room), staff areas, amenities and associated support spaces, with direct access to external play areas.
 - First Floor:** Contains additional classrooms and amenities connected to a large open-air play space, while an elevated mezzanine play structure is incorporated to support supervised outdoor activity and exploration.
5. Key design details of the proposed additional school building include:

- A maximum building height of approximately 8.6 metres overall (within DDO32 mandatory max wall height of 14m)
 - Setbacks as follows:
 - **Front (north / Queensberry Street):** Generally aligned with the heritage building setback, with some variation including built-to-boundary at the north-west corner
 - **Side (west):** Set back from the laneway boundary, with portions partially screened by the boundary wall
 - **Interface with heritage building (east):** Approximately 4.5 metres at ground floor. Approximately 2.7 metres at first floor, maintaining separation and views
 - Key materials include the following:
 - Predominantly light-toned brickwork (including hit-and-miss brick detailing)
 - Use of exposed concrete, glazing, and mesh/timber balustrades
 - Materials selected to be contemporary and visually recessive, while referencing the tone and texture of the heritage building
6. The building has been designed to be visually subservient to the adjoining heritage school building, with appropriate setbacks to maintain separation and views. The architectural response adopts a contemporary design, utilising lighter-toned brickwork, glazing, concrete and timber elements that integrate into the existing heritage context of the site. Landscaping is integrated throughout the site, including the courtyard and upper-level areas, to enhance amenity, support nature-based play and contribute to improved environmental performance.



Figure 1: Proposed Additions render

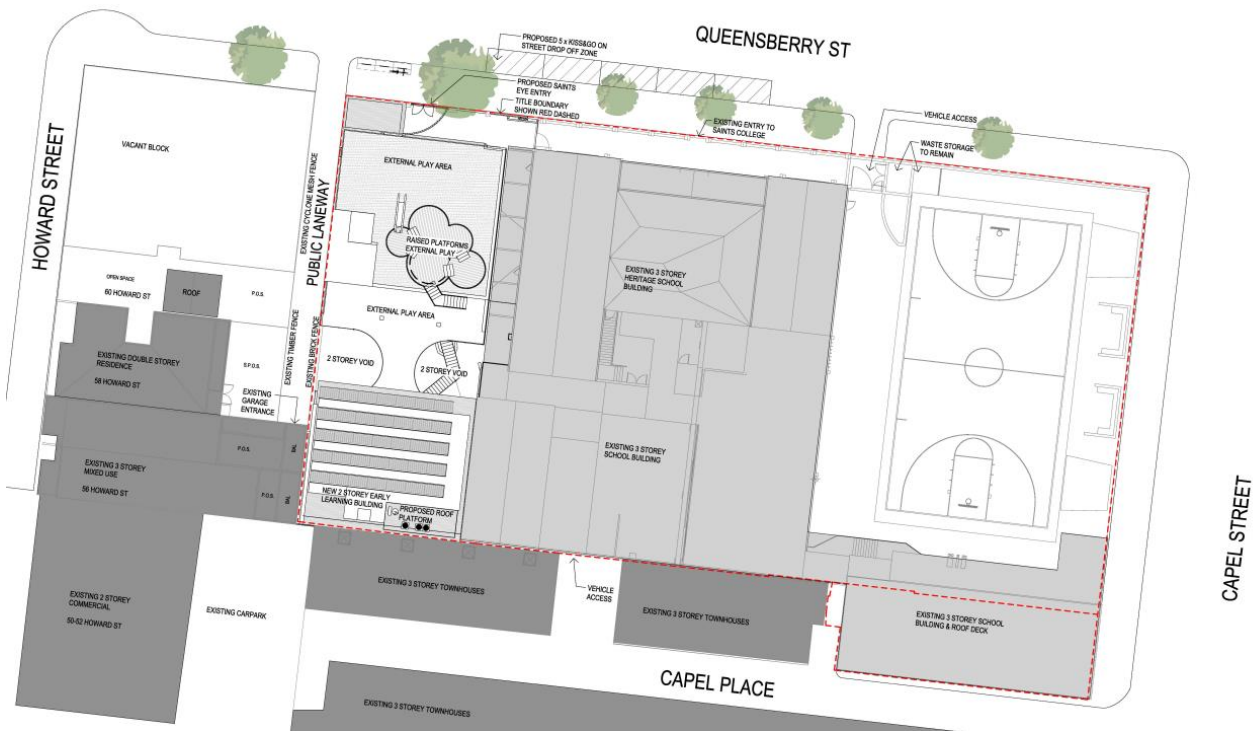


Figure 2: Proposed Site Layout Plan

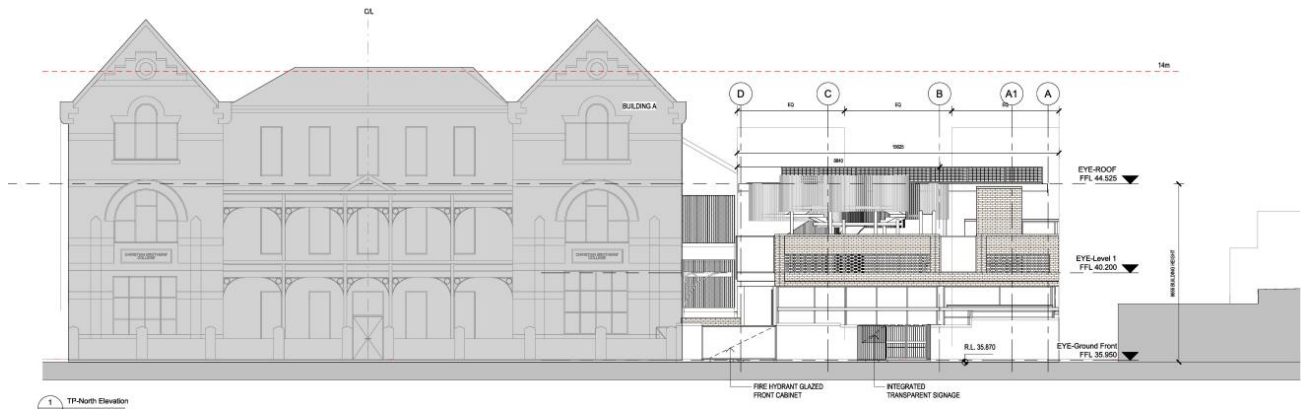


Figure 3: Proposed building additions elevation

Site Description

- 7. The site is located at 367-395 Queensberry Street, North Melbourne.
- 8. The existing site comprises Saints College, which has been in operation since the early 1900s.
- 9. The site has frontages to Queensberry Street of approximately 76.3m and Capel Street of approximately 48.7m, with a total size of 3,294sqm.
- 10. Planning permit TP-2025-545 was issued on 27 November 2025 for the use of land for a primary school.
- 11. The site is formally described as comprising the following land parcels:
 - Crown Allotment 8, 9 and 10, section 5, at North Melbourne Parish of Jika Jika.
 - Lot 1 on TP119019D

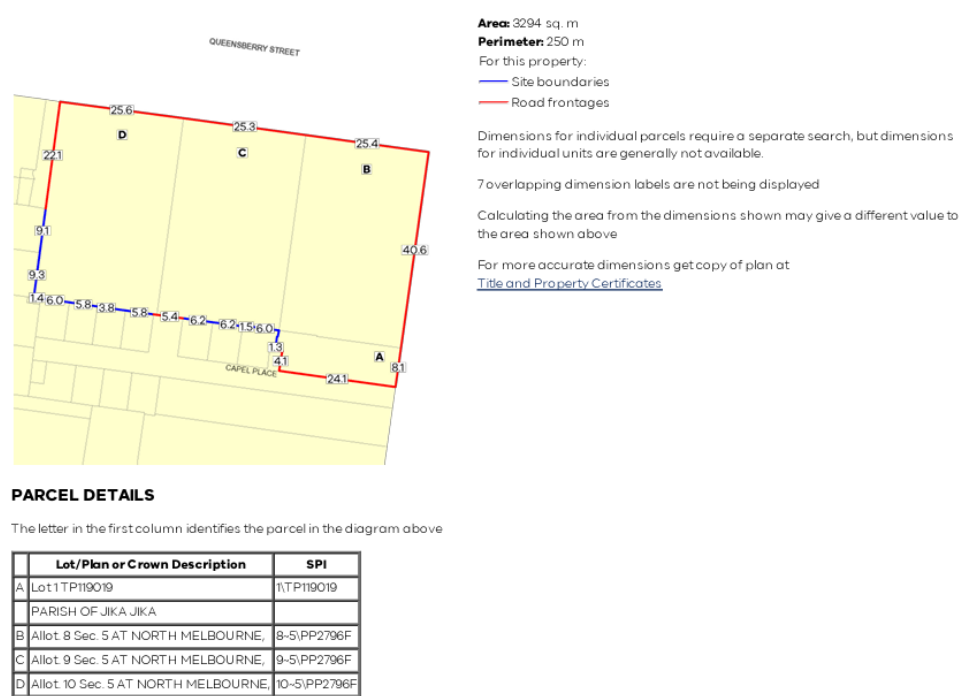
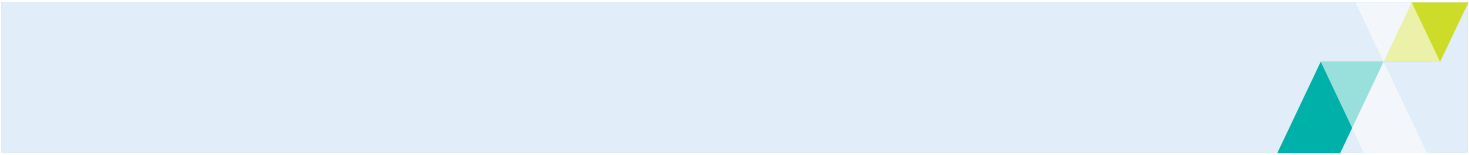


Figure 4: Subject site lot and dimensions overview (Source: Mapshare)

- 12. There are no easements, restrictions registered to title for any of the subject site’s titles.

Site Surrounds

- 13. The surrounding development consists mainly of a mix of institutional, residential and commercial uses within a low- to mid-rise urban context, including heritage buildings and contemporary infill development
- 14. Development surrounding the site can be described as follows:
 - To the **north** of the site: Queensberry Street, characterised by a wide, tree-lined boulevard with on-street parking and a mix of institutional and commercial buildings, including heritage structures.
 - To the **south** of the site: A row of three-storey townhouses, generally presenting blank boundary walls to the site.
 - To the **east** of the site: The existing three-storey heritage school building (c.1901) forming part of the Saints College campus, fronting Queensberry Street.

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- To the **west** of the site: A laneway separating the site from adjoining land, beyond which are:
 - A vacant site (approved for a four-storey mixed-use development), and
 - Further west along Howard Street, a mix of low-scale residential and commercial buildings (two- to three-storey).



Municipal Planning Strategy

15. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-6	Economic development
02.03-8	Infrastructure (Education and health facilities)
02.04	Strategic framework plans

Planning Policy Framework

16. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
11.03-6L-10	North Melbourne
Clause 13	Environmental Risks and Amenity
13.05-1S	Noise management
13.07-1S	Land use compatibility
Clause 15	Built Environment and Heritage
15.01	Built environment
15.01-1S	Urban Design
15.01-1R	Urban Design – Metropolitan Melbourne
15.01-1L-03	Sunlight to public spaces
15.01-1L-04	Urban Design
15.01-1L-05	Urban design outside the Capital City Zone
15.01-2S	Building Design
15.01-2L-01	Energy and resource efficiency
15.01-5S	Neighbourhood character
15.03	Heritage
15.03-1S	Heritage conservation
15.03-1L-02	Heritage
15.03-2S	Aboriginal cultural heritage
Clause 17	Economic Development
17.01	Employment
17.01-1S	Diversified Economy
17.01-1R	Diversified economy – Metropolitan Melbourne
Clause 18	Transport



18.01	Land use and Transport
18.01-1S	Land use and Transport Integration
18.01-1L	Land use and Transport Planning
Clause 19	Infrastructure
19.02	Community Infrastructure
19.02-2S	Education facilities
19.02-2R	Education precincts – Metropolitan Melbourne
19.03-3L	Stormwater Management (Water Sensitive Urban Design)

17. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Mixed Use Zone

18. The purpose of the Mixed Use Zone (MUZ) is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

19. Pursuant to clause 32.04-2 an education centre is a section 2 use in the MUZ. The centre has existing use rights and therefore no planning permission is required for the use of an education centre.

20. Pursuant to clause 32.04-10 a planning 'permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2'.

21. The following sections include a discussion of how the proposal responds to the purpose and decision guidelines of the planning control.

Heritage Overlay

22. The purpose of the Heritage Overlay (HO3) is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

23. Pursuant to clause 43.01-1 a permit is required to:

- *Demolish or remove a building.*
- *Construct a building or construct or carry out works.*

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24. The following sections include a discussion of how the proposal responds to the purpose and decision guidelines of the planning control.
25. The subject site is noted not to be included on the Victorian Heritage Register.
26. The subject site is affected by Heritage Overlay – Schedule 3. Under this schedule, the following statement of significance is relevant to the site ‘*HO3 North and West Melbourne Precinct Statement of Significance (Lovell Chen, June 2025)*’. The following considerations outlined within the statement of significance are relevant to the proposal:
- **Victorian-era origins and development pattern:** The precinct reflects nineteenth century expansion of Melbourne with building stock dating from the mid-19th century to the interwar period.
 - **Predominantly low-scale built form:** The area is characterised by one- and two-storey buildings, with some larger three-storey forms.
 - **Mixed-use and diverse urban character:** Streets exhibit a mix of residential, commercial, institutional and industrial uses, contributing to a varied streetscape.
 - **Fine-grain subdivision and streetscape pattern:** A grid street layout with lanes and secondary streets, supporting a permeable and pedestrian-oriented environment.
 - **Key streetscapes of significance (including Queensberry Street):** Queensberry Street is identified as an important commercial/street spine with intact historic character.
 - **Architectural character and materials:** Typical use of face brick and masonry, with Victorian and Edwardian detailing and building forms.
 - **Presence and importance of institutional buildings:** Churches, schools and civic buildings are significant elements reflecting the social history of the precinct.
 - **Working-class history and social significance:** The precinct reflects working-class origins, with modest buildings and proximity between residential and employment uses.
 - **Aesthetic significance of streetscapes and built form cohesion:** The area is valued for its cohesive historic streetscapes, varied but compatible built form, and visual prominence of key buildings

Design and Development Overlay

27. The purpose of the Design and Development Overlay (DDO32) is as follows:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
 - To identify areas which are affected by specific requirements relating to the design and built form of new development.
28. Pursuant to clause 43.02-2 a permit is required to construct a building or construct or carry out works.
29. The subject site is included within schedule 32 of clause 43.02, which sets out the following design objectives:
- *To maintain the predominant low scale nature of the area.*
 - *To ensure that development retains views to significant landmarks.*
 - *To ensure development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian friendly scale.*
30. Schedule 32 of clause 43.02 notably sets out the following relevant buildings and works requirements:
- *A maximum building height of 14 metres*
 - *New development respects existing built form especially low scale of the existing older building stock in the street.*
 - *Development in streets with higher typical built form provides a transition in scale to the lower building forms*
31. The following sections include a discussion of how the proposal responds to the purpose and decision guidelines of the planning control.



Parking Overlay

32. Pursuant to schedule 12-part 2.0 of clause 45.09 (PO12), 'A permit is required to provide car parking spaces in excess of the maximum number specified' within the schedule.
33. No carparking is proposed as part of the subject proposal, thus the parking overlay control is not applicable to the subject matter.

Special Controls Overlay

34. The Specific Controls Overlay (SCO41) applies the controls of 'Victoria Police Centre Emergency Helicopter Flight Path Protection Incorporated Document (Department of Transport and Planning, June 2025)'.
35. The subject matter does not trigger a planning permit or referral pursuant to the incorporated document, of which is relevant to helicopter flight paths, as the subject matter will reach a maximum height of 8.6m, which is well below the permit & referral trigger threshold of 154m.

Particular and General Provisions

Clause 52.05 - Signs

36. No signage is proposed as part of this application. On such basis the controls of clause 52.05 do not apply to the subject matter.

Clause 52.06 - Carparking

37. Amendment VC277 was approved on 18/12/2026. This Amendment resulted in the modification of Clause 52.06 (Car Parking), including the application of different categories for car parking requirements. The subject site is included within Category 4 (maximum requirement) for the purposes of Clause 52.06-5 and car parking requirement at Table 1.
38. Under Clause 52.06-5 of the Planning Scheme, there is no minimum car parking requirement for an education centre in this location. Accordingly, the proposal does not require the provision of car parking and no permit is required under this clause.

Clause 53.18 – Stormwater Management In Urban Development

39. The purpose of clause 53.18 is *'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'*.
40. The proposed development comprises buildings and works exceeding 50sqm, and is not exempt from the requirements of clause 53.18.

Clause 53.19 – Non Government Schools

41. 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'.



Referrals

42. No statutory referrals are required based on the nature of the proposal and the applicable planning permit triggers. Notably a referral to HTfV is not required pursuant to clause 66.02-11 as the proposal is associated with an existing education centre.

Municipal Council Comments

43. The City of Melbourne (the council) was notified of the application pursuant to s52(1)(b) and provided the below outlined comments for consideration.

Council Recommended Conditions	Council consent and recommended conditions noted.
Please be advised that Council does not object to the application, subject to the following recommended conditions:	A response to recommended conditions is as follows:
<u>Amended plans before endorsement</u>	1. Recommended amended changes suggested by the applicant are as follows: 'Introduction of a continuous clear perspex on the inside of the screen to the first-floor external play space, around the circular slab cut out (western side only)'. This recommended condition will be applied to permit.
1. Prior to the commencement of the development, or as may otherwise be agreed with the Responsible Authority, plans must be submitted to and approved by the Responsible Authority in consultation with the Melbourne City Council, generally in accordance with the plans prepared by Bourke + Bouteloup Architects dated 2 July 2025 but amended to show or include: a. Use of lime-based flush or lightly recessed mortar joint in a pale buff-grey tone with Petersen Bricks D78. b. Targeted lighting plan to ensure external illumination is subtle, downward-directed and not dominating or harsh on the heritage façade after-hours. c. Screening of the west elevation of the Level 1 External Play area, currently shown with mesh balustrade, to mitigate direct views towards the secluded private open space of 58-60 Howard Street. d. Correct 'public laneway' to state 'Private Lane 5169'. e. Side entry door to PL5169 to be used in emergencies only.	2 & 3. Standard conditions to be imposed on permit.
These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.	4 & 5. Hours of operation and student number conditions align with applicants proposal and will be imposed on permit.
<u>Compliance with approved documents</u>	6. Conservation plan to be imposed on permit as agreed to by the applicant as a means to recording the non contributory components of the building proposed to be removed.
2. At all times what the permit allows must be carried out in accordance with the requirements of any document endorsed under this permit to the satisfaction of the Responsible Authority.	7 & 8. ESD statement to be endorsed as part of the application to ensure the submitted ESD response is achieved.
3. The use and/or development allowed by this permit and shown on the endorsed plans must not be altered or modified unless with the prior written consent of the Responsible Authority.	9 & 10. A condition requiring endorsement of the landscape plan will be imposed on permit. A standard DTP condition relevant to ongoing landscaping maintenance will be applied to permit in response to this recommended condition. The condition is as follows <i>'At all times the landscaping shown on the approved landscape plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Melbourne City Council'</i>.
<u>Maximum number of children</u>	11 & 12. An amended waste management plan condition requiring changes to WMP to ensure it satisfies engineering concerns will be imposed on permit. Standard waste management conditions will be imposed on permit.
<u>Hours of operation</u>	13 & 14. Standard acoustic conditions will be imposed on permit to a similar effect of that recommended.
5. Except with the prior written consent of the Responsible Authority, the early years education centre use hereby permitted may only operate between the following hours:	15, 16, 17 & 18. Council recommended conditions accepted by applicant for inclusion on permit.
a. Monday to Friday: 7:00am – 6:00pm. b. Saturday and Sunday: Closed.	19. A DTP standard condition relevant to stormwater management will be imposed on permit to a similar
<u>Conservation Works Plan</u>	



6. Prior to the commencement of the development, a Conservation Works Plan to the satisfaction of the Responsible Authority in consultation with the Melbourne City Council must be submitted to and approved by the Responsible Authority. The Conservation Works Plan must be prepared by a suitability qualified conservation architect or an appropriately experienced heritage practitioner to the satisfaction of the Responsible Authority. The Conservation Works Plan must include, but not be limited to, the following:

- a. A concise archival photographic record of the existing verandah, western elevation, and interface areas prior to demolition or alteration works.
- b. A brief schedule of conservation works to confirm the condition, treatment, and safe retention of the surviving wrought-metal verandah brackets, including cleaning, corrosion removal, protective coating, and (if necessary) reinstatement methodology.

Once endorsed, the Conservation Works Plan will form part of the permit. Works to the heritage place must be undertaken in accordance with the endorsed Conservation Works Plan, to the satisfaction of the Responsible Authority. The Conservation Works Plan must not be altered or modified unless with the prior written consent of the Responsible Authority.

Sustainability Design Statement

7. Prior to the commencement of the development, an amended Sustainability Design Statement to the satisfaction of the Responsible Authority in consultation with the Melbourne City Council and prepared by a suitable qualified person must be submitted to and approved by the Responsible Authority. The amended statement must be generally in accordance with the Sustainability Design Statement prepared by BRT dated 17 September 2025, but modified to include or show:

- a. A preliminary energy report including a Section J glazing assessment showing the calculations via the non-residential deemed-to-satisfy profile for both the proposed building and a reference building.
- b. An updated STORM score via Blue Factor that assesses the whole site area.
- c. Evidence via calculations that at least 37% of the nominated area achieves 2% daylight factor
- d. Provide reference to the planning drawings or provide other drawings that show at least 50% of east, west and north glazing is protected by external shading devices.
- e. Provide drawings that show vegetation areas and calculations that demonstrate 10% of the site area.
- f. Updated landscape plans that provide adequate detail and reference BESS credits 2.2 Green Roof 2.3 Green Walls and Facades and 3.2 Food Production – Non-Residential.
- g. Provide evidence on the plans with notations for 1 shower and at least 8 lockers for staff end of trip facilities.
- h. Provide evidence via a site plan/roof plan that shows materials that reduce the urban heat island effect and calculates areas that represent at least 75% of the site area.

When approved, the amended Sustainability Design Statement will be endorsed and form part of this permit.

8. Prior to the occupation of any buildings and works approved by this permit, a report from the author of the endorsed Sustainable Design Statement or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended Sustainable Design Statement have been implemented must be submitted to the Responsible Authority in consultation with the Melbourne City Council. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved Sustainable

effect of that recommended by council.

20-25. Council recommended conditions accepted by applicant for inclusion on permit.



Design Statement have been implemented in accordance with the relevant approved plans.

Landscaping

9. Prior to the commencement of the development, amended landscape plan(s) must be prepared and submitted to and approved by the Responsible Authority in consultation with the Melbourne City Council. The landscape plans must be generally in accordance with the Bourke + Bouteloup Architects dated 23 June 2025 but amended to include or show:

- a. All planters on structure, green roof and green facade details.
- b. Detailed planter sections including soil volumes and schedules of species with specific consideration given to soil volume requirements and growing medium proposed.
- c. Elevations, sections and details should show or notate dimensions, support structures, materials, growing media, volume, waterproofing, drainage, irrigation and tree anchors.

The landscape plans must be to the satisfaction of the Responsible Authority and when approved shall form part of the endorsed plans of this permit.

10. Prior to the commencement of the development, a Landscape Maintenance Plan providing details of proposed maintenance regimes with provision for maintenance beyond the fifty-two week period following Practical Completion must be submitted to, and be approved by the Responsible Authority in consultation with the Melbourne City Council. Except with the prior written consent of the Responsible Authority, the approved landscaping must be implemented prior to the occupation of the development. The landscaped area(s) must be maintained to the satisfaction of the Responsible Authority.

Waste Management Plan

11. Prior to the commencement of the development, an amended Waste Management Plan (WMP) must be prepared and submitted to and approved by the Melbourne City Council. The amended WMP must be generally in accordance with the WMP prepared by One Mile Grid dated 12 August 2025, but modified to:

- a. 1100 garbage bins to be provided, collected three times per week.
- b. Bin storage layout updated accordingly.
- c. Account for future provision of glass and FOGO bins.

The WMP must be to the satisfaction of the Melbourne City Council and when approved shall form part of the endorsed plans of this permit.

The waste storage and collection arrangements must be in accordance with the endorsed WMP. The endorsed WMP must not be altered or modified unless with the prior written consent of the Melbourne City Council – Waste and Recycling.

12. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by One Mile Grid. The endorsed WMP must not be altered or modified unless with the prior written consent of the Melbourne City Council – Waste and Recycling.

Acoustic report

13. Prior to the commencement of the development, an amended acoustic report must be prepared and submitted to and approved by the Responsible Authority. The amended acoustic report must be generally in accordance with the acoustic report prepared by E-LAB Consulting dated 23 July 2025, but modified to show:

- a. Final façade material and mechanical plant selections.

Once approved, the amended acoustic report will be endorsed under the



permit.

14. Prior to the occupation of the buildings and works authorised by this permit, the recommendations contained within the endorsed acoustic report must be implemented at no cost to the Melbourne City Council and be to the satisfaction of the Responsible Authority.

Construction Management Plan and Tree Protection Plan

15. Prior to the commencement of the development, a detailed construction management plan must be submitted to and be approved by the Melbourne City Council – Site Services. This construction management plan must be prepared in accordance with the City of Melbourne's Code of Practice for Building, Construction and Works and is to address the following:

- a. Public safety, amenity and site security.
- b. Operating hours, noise and vibration controls.
- c. Air and dust management.
- d. Stormwater and sediment control.
- e. Waste and materials reuse.
- f. Traffic management.
- g. Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) to the satisfaction of the Melbourne City Council. It may be required to stage these documents to cover the demolition, excavation, construction or civil works. The AIA-TPP must collectively identify all impacts to public trees, be in accordance with AS 4970-2025 (Protection of trees on development sites), AS4373-2007 (Pruning of Amenity Trees), and be authored by a qualified consulting arborist (min. AQF Level 5), and include but is not limited to:
 - i. A public tree protection plan drawn to scale including approved building design, construction zones, site access, machinery, equipment, temporary structures and dimensioned tree protection zones required to enable demolition, excavation, and construction, where these works are to impact public trees
 - ii. City of Melbourne asset numbers for the public trees to be impacted (found at <http://melbourneurbanforestvisual.com.au>).
 - iii. A written assessment of all public trees located adjoining property, detailing the general condition and specific data of each public tree, and any construction impact the proposal will have on the trees, presented concisely with the assistance of tables and photos.
 - iv. Reference finalised Construction and Traffic Management Plan, including designs, details, and dimensions of any public protection gantries, scaffold, loading zones and machinery locations.
 - v. Site specific details of the temporary tree protection fencing or hoarding to be used to isolate public trees from the demolition and construction activities. These must be shown on the protection plan. Details of any other tree protection measures considered necessary and appropriate to the works.
 - vi. Specific details of any design modifications or construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
 - vii. Any pruning required to public trees must include detailed specifications with reference to marked images.
 - viii. A supervision schedule for the Project Arborist, interim reporting periods and final completion report (necessary for bond release).



Public tree removal / pruning

16.No public tree adjacent to the site can be removed or pruned in any way without the prior written approval of the Melbourne City Council – Urban Forest and Ecology.

Public tree protection

17.All works within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist, where identified in the report, except with the further written consent of the Melbourne City

Council – Urban Forest and Ecology.

18. Following the approval of a Tree Protection Plan (TPP), a bond equivalent for the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

Civil Engineering Drainage system provision

19.Prior to the commencement of the development, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Melbourne City Council – City Infrastructure. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's stormwater drainage system.

Demolish and construct access

20. Prior to the occupation of the buildings and works authorised by this permit, all necessary vehicle crossings must be constructed, and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

Roads

21.All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

Footpaths

22. The footpath adjoining the site along Queensberry Street must be reconstructed together with associated works including the reconstruction of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

Street levels not to be altered

23. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Melbourne City Council – City Infrastructure.

Existing street lighting not altered without approval

24. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Melbourne City Council – City Infrastructure.



Street furniture

25. All street furniture such as bicycle rails must be supplied and installed on Queensberry Street footpath outside the proposed building to plans and specifications first approved by the Melbourne City Council – City Infrastructure.

NOTES:

Tree protection bond

- A tree protection bond can be provided as a bank guarantee or by EFT. A bank guarantee must be:
 - i. Issued to City of Melbourne, ABN: 55 370 219 287.
 - ii. From a recognised Australian bank.
 - iii. Unconditional (i.e., no end date)
 - iv. Executed (i.e., signed and dated with the bank stamp)

If the bond is to be lodged as an EFT, Council's bank details will be provided on request.

- An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- Any pruning works identified and approved in the Tree Protection Plan must only be undertaken once the Tree Protection Bond is lodged, all permits issued, and works are ready to commence.
- On completion of the works, the tree bond will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the public trees have not been affected by the works.

Public tree removal / pruning

Approval for any tree removal is subject to the City of Melbourne Tree Policy 2021, Council's Delegations Policy and requirements for public notification, and a briefing paper to Councillors.

All options for tree retention must be explored and exhausted to the satisfaction of a City of Melbourne Arborist before public tree removal, or significant pruning, is approved.

- All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a tree to be removed, must be met by the applicant/developer/owner of the site. Costs will be provided and must be agreed to before council remove the subject trees.
- All new or replacement tree plots must maximise available soil volume and rooting area, with either enlarged pit dimensions, relocating, or providing protection for underground services, or the use of structural soils.

Notice

44. The applicant was directed to give notice by way of erecting a sign/s on the site and notifying adjoining owners and occupiers.

45. No objections have been received as of the 14/5/2026 in response to public notice.



Key Considerations

47. The following are deemed the key considerations in assessing the acceptability of the proposal:

- **Heritage impact:** extent of demolition and design response to the significant 1901 school building within HO3
- **Built form and scale:** two-storey height, massing and tiered form relative to the low-scale precinct
- **Setbacks and interface:** separation from the heritage building and relationship to Queensberry Street
- **Design and amenity:** materiality, streetscape integration, and potential amenity impacts on adjoining properties

Planning Permit Triggers

Planning scheme clause	Matter for which the permit has been granted
32.04-10	A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.
43.01-1	Demolish or remove a building. Construct a building or construct or carry out works.
43.02-2	Construct a building or construct or carry out works

Strategic Direction and Land Use

48. The *Planning Policy Framework* encourage appropriate development which enhances the built environment, supports economic growth, meets the community expectations to meet existing and future needs, and integrates transport and infrastructure planning.

49. The relevant MPS and PPF policies have been considered in assessing the application. The proposal is considered to positively respond to relevant planning policy context on the basis of the following:

- The proposal supports the provision of education and community infrastructure in an established inner-urban area, consistent with Clause 19.02-2S (Education facilities) and Clause 02.03-8 (Infrastructure), by facilitating the expansion of an existing school campus
- The development is appropriately located within a mixed use environment, supporting access to services and employment and reinforcing urban consolidation objectives in Clause 11 (Settlement) and Clause 11.03-6L-10 (North Melbourne)
- The built form demonstrates a high-quality urban design response in accordance with Clause 15.01-1S (Urban Design) and Clause 15.01-2S (Building Design), through its articulation, setbacks, and integration of indoor and outdoor spaces
- The proposal responds positively to the heritage context and neighbourhood character in accordance with Clause 15.03-1S (Heritage Conservation) and Clause 15.01-5S (Neighbourhood Character), ensuring the heritage building remains the visually dominant element and that new development is recessive and complementary
- The development incorporates environmentally sustainable design measures, including landscaping, water-sensitive design and energy efficiency initiatives, consistent with Clause 15.01-2L-01 (Energy and resource efficiency) and Clause 19.03-3L (Stormwater Management)
- The proposal promotes a safe, functional and high amenity environment in accordance with Clause 13 (Environmental Risks and Amenity), with appropriate site planning, passive surveillance and integration with the public realm
- Noise and amenity impacts are appropriately managed in accordance with Clause 13.05-1S (Noise Management) and Clause 13.07-1S (Land use compatibility), with the acoustic assessment demonstrating that



noise generated from outdoor play areas and building services can be mitigated to acceptable levels, ensuring protection of surrounding residential amenity

- The siting and design of the building minimises off-site amenity impacts, including visual bulk and overshadowing, and provides a high level of amenity for users, consistent with Clause 13.07-1L-03 (Land use compatibility)

Buildings and Works

50. The zoning and overlay provisions have been considered in the application.

51. The decision guidelines of the Mixed use zone, Heritage Overlay and Design and Development overlay have been considered, and it is noted considered that the proposal is acceptable on the basis of the following:

- The proposal facilitates the ongoing development of an established education facility and represents an appropriate use of land within a mixed use area, supporting community infrastructure while remaining compatible with surrounding uses
- The extent of demolition is limited to non-contributory fabric and the design of the new building is visually recessive, ensuring the significance and prominence of the existing heritage building is retained
- The built form demonstrates an appropriate height, scale and massing response, remaining well below the applicable height limit and incorporating setbacks that maintain visual separation and respect the prevailing low-scale character
- The architectural design, materiality and landscaping are contemporary yet complementary, contributing positively to the streetscape, maintaining pedestrian amenity and delivering an acceptable environmental and sustainability outcome

Design and Development Overlay Requirements

52. The following design objectives and guidelines of the Design and Development Overlay are relevant to the proposal. An assessment response to these requirements is provided below:

DDO Requirement	Compliance	Comments
<i>A maximum building height of 14 metres</i>	Yes	The proposal reaches a max height of 8.6m
<i>New development respects existing built form especially low scale of the existing older building stock in the street.</i>	Yes	The development adopts a two-storey, tiered built form that remains visually subservient to the adjoining three-storey heritage building. The use of setbacks, modulation and a recessed upper level, together with a lightweight material palette, ensures the building respects the prevailing low-scale character and does not dominate the streetscape.
<i>Development in streets with higher typical built form provides a transition in scale to the lower building forms</i>	Yes	The proposal provides an appropriate transition in scale through its stepped form, with lower elements towards the street and laneway interfaces and slightly increased height centrally. This approach ensures a graduated transition between the existing heritage building and surrounding lower-scale development, minimising visual bulk and maintaining a comfortable interface with adjoining properties.



Heritage

53. The purpose and decision guidelines of the heritage overlay have been considered. It is noted that application was supported by a Heritage Impact Assessment, prepared by Threthowan (dated 11 September 2025).
54. The proposal is considered to positively respond to the heritage context of the subject site and the statement of significance for HO3 on the basis of the following:
- The significant 1901 school building is retained in its entirety and continues to form the dominant and defining element of the site and Queensberry Street streetscape
 - Demolition works are limited to non-original and non-contributory elements, including later additions, ensuring that the important heritage fabric and overall integrity of the place are maintained
 - The new building is deliberately low in scale and set back from the heritage building, allowing clear visual separation and ensuring the original building remains legible and prominent
 - The proposals design adopts a contemporary approach that avoids replication, instead using a restrained palette and detailing that sits comfortably alongside the heritage fabric without competing with it
 - The proposal is appropriately sympathetic to the existing building in terms of materials and articulation, which helps reinforce a cohesive relationship across the site without diminishing the distinction between old and new
 - Importantly, the works to the heritage building itself are minor and, in some instances, reinstative in nature, improving the readability of earlier forms rather than diminishing them
 - Overall, the proposal respects the low-scale, fine-grain character and institutional role identified in the precinct, and is consistent with the objective of ensuring new development is both clearly identifiable and sympathetic to its historic context

Landscaping

55. As set out above, the proposal appropriately responds to the PPF, proposing communal open space that is landscaped, including canopy trees and productive garden beds.
56. The proposal incorporates a considered landscaping response, including a central courtyard, green roof elements and planting throughout the site, which will improve amenity, soften built form and enhance environmental performance. The provision of communal open space and vegetation contributes positively to user amenity and supports urban greening outcomes within a dense inner-urban context. Subject to conditions requiring detailed landscape plans and ongoing maintenance, the proposed landscaping is appropriate and will be successfully integrated into the development. The proposal is consistent with Clause 15.01-2S (Building Design) and Clause 19.03-3L (Stormwater Management) by incorporating functional and high-quality landscaped areas that support environmental sustainability, urban ecology and improved stormwater outcomes.

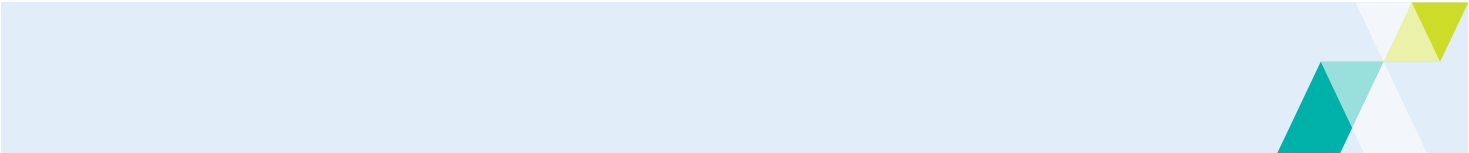
Waste

57. The proposal is supported by a Waste Management Plan which provides for appropriate on-site storage, separation and collection of waste streams. Subject to conditions, including updates to bin provision, storage layout and collection arrangements, the development will achieve acceptable waste management outcomes. The recommended conditions are supported as they ensure the Waste Management Plan is refined to meet Council's operational requirements and facilitates efficient, safe and convenient waste storage and collection without adverse amenity impacts.

Sustainability

Environmentally Sustainable Design (ESD)

58. The proposal incorporates a range of environmentally sustainable design (ESD) measures, including an all-electric building design, on-site solar photovoltaic system, water efficiency measures and integrated landscaping such as green roof elements and vegetated areas. The development also provides bicycle facilities and incorporates material



reuse, supporting resource efficiency and sustainable transport outcomes. A BESS assessment has been submitted, achieving a score of approximately 64%, indicating a good level of environmental performance.

59. The ESD response is considered appropriate and aligns with relevant policy objectives. The Sustainability Design Statement demonstrates that the development will deliver improved outcomes in energy efficiency, water management and urban ecology. While the BESS report is to be refined through conditions, the proposed measures are sufficient to satisfy the intent of best practice environmentally sustainable design. Subject to conditions requiring endorsement and implementation of the ESD response, the proposal is consistent with Clause 15.01-2L-01 (Energy and resource efficiency) and Clause 19.03-3L (Stormwater Management), supporting a sustainable and low-impact development outcome.

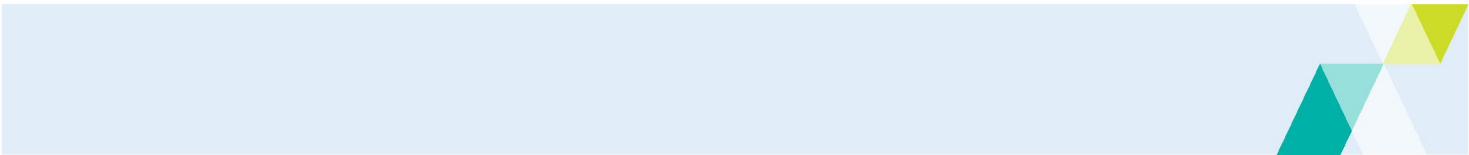
Stormwater Management

60. The proposal incorporates a range of water sensitive urban design measures, including a rainwater tank for reuse (toilet flushing), a substantial green roof, permeable ground-level areas, and on-site detention to manage peak flows. Stormwater is treated and discharged to the existing drainage network, which connects to the Council system. The development achieves a STORM rating exceeding best practice requirements, demonstrating effective management of runoff quantity and quality.
61. The proposed stormwater management response is appropriate and consistent with best practice outcomes. The integration of water reuse, green roof landscaping, permeable surfaces and detention ensures that stormwater runoff is reduced and treated prior to discharge, supporting improved environmental performance. Subject to conditions requiring detailed design and implementation, the proposal satisfies the objectives of Clause 53.18 (Stormwater Management in Urban Development) and relevant local policy, and will result in acceptable stormwater outcomes.

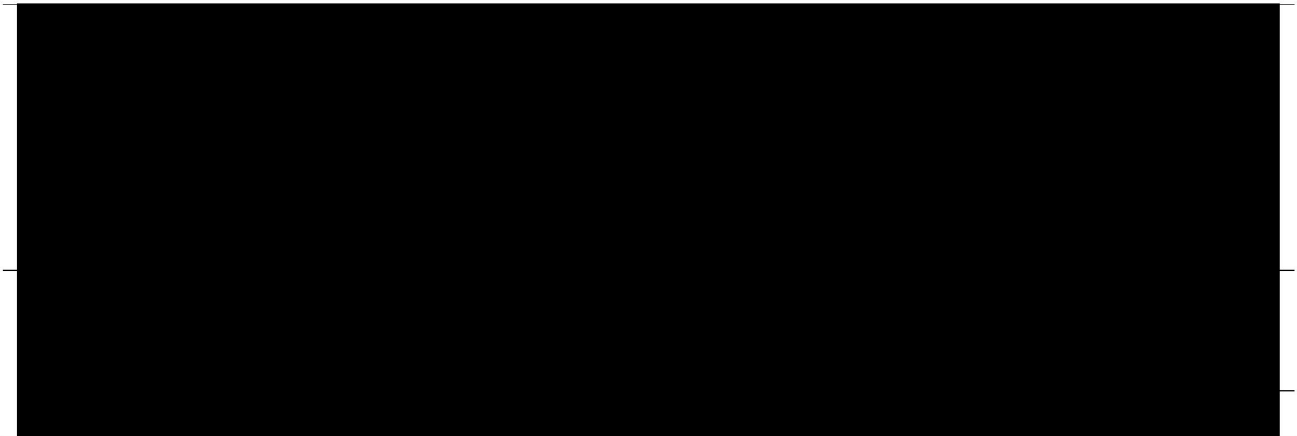
Recommendation



62. The proposal is generally consistent with the relevant planning policies of the **Melbourne** Planning Scheme and will contribute to the provision of education services within the area.
63. The proposal is generally supported by the council.
64. It is recommended that Planning Permit No. PA2503943 for buildings and works associated with an education centre at 367-395 Queensberry Street, North Melbourne be issued subject to conditions.
65. It is **recommended** that the applicant and the council be notified of the above in writing.



Prepared by:



Approved by:



