

161 Central Rd, Nunawading - Nunawading Christian College



Officer Assessment Report Development Assessment

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Department
of Transport
and Planning

Executive Summary

Key information	Details													
Application No.:	PA2503677													
Received:	30 April 2025													
Statutory Days:	57 statutory days													
Applicant:	‘Townify’ Consultants on behalf of ‘Nunawading Christian College’													
Planning Scheme:	Whitehorse													
Land Address:	161 Central Road, Nunawading													
Proposal:	Buildings and works associated with an existing primary and secondary school to facilitate the redevelopment of a multipurpose education building.													
Development value:	\$4,628,000													
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 it has a development cost of works greater than \$3 million and is associated with an existing primary and secondary school.													
Planning Controls	<table><tr><th>Clause</th><th>Trigger</th></tr><tr><td>Zone:</td><td>32.09-10 Neighbourhood Residential Zone – Schedule 1 (NRZ1) <i>A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.</i></td></tr><tr><td rowspan="3">Overlays:</td><td>42.01-2 Environmental Significance Overlay Schedule 1 (ESO1) <i>A permit is required to construct a building or construct or carry out works.</i></td></tr><tr><td>42.03-2 Significant Landscape Overlay Schedule 5 (SLO5) <i>A permit is required to construct a building or construct or carry out works.</i></td></tr><tr><td>45.06 Development Contributions Plan Schedule 1 (DCP1) N/A</td></tr><tr><td rowspan="4">Particular Provisions:</td><td>52.05 Signs N/A</td></tr><tr><td>52.06 Carparking N/A</td></tr><tr><td>52.34 Bicycle Parking N/A</td></tr><tr><td>53.19 Non-Government Schools N/A</td></tr></table>	Clause	Trigger	Zone:	32.09-10 Neighbourhood Residential Zone – Schedule 1 (NRZ1) <i>A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.</i>	Overlays:	42.01-2 Environmental Significance Overlay Schedule 1 (ESO1) <i>A permit is required to construct a building or construct or carry out works.</i>	42.03-2 Significant Landscape Overlay Schedule 5 (SLO5) <i>A permit is required to construct a building or construct or carry out works.</i>	45.06 Development Contributions Plan Schedule 1 (DCP1) N/A	Particular Provisions:	52.05 Signs N/A	52.06 Carparking N/A	52.34 Bicycle Parking N/A	53.19 Non-Government Schools N/A
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	52.34 Bicycle Parking N/A													
	53.19 Non-Government Schools N/A													
Cultural Heritage	The subject site is not included within an area of aboriginal heritage sensitivity.													
Total site area:	m²													
Referral authorities	S52(1)(b) – Whitehorse City Council (the council)													
Public Notice	Not required.													
Delegates List	Not required.													
Recommendation	Grant a planning permit subject to conditions.													



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

Milestone	Date
Pre-application meeting	No pre-app advice was sought from DTP prior to lodgement of this application. The applicant advises that a pre-app meeting was conducted with council on 13/3/2025.
Application lodgement	30/4/2025
Further information requested	12/5/2025
Further information received	13/5/2025
S52 Municipal council response received	29/5/2025 4/6/2025 24/6/2025
Decision Plans	Plans prepared by Kneeler Design Architects, titled 'Secondary campus classroom expansion' and dated 'March 2025'. Sustainability Management Plan by 'Kneeler Design Architects'. Titled 'Nunawading Christian College Assembly Hall 161 Central Road Nunawading and dated '28/4/2025'.

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



3. The application proposes a new two storey multipurpose education building associated with an existing primary and secondary school. The proposed building will require demolition of an existing assembly hall (no permit required for demolition), and will be integrated with an existing multipurpose building. Details are as follows:
- A new two-storey, purpose-built educational facility that will comprise:
 - Ground level: Three classroom spaces, learning pods, learning support pods and the existing eastern portion of the existing multipurpose building to be retained.
 - Level 1: 400 seat exam centre, chaplaincy/lounge, chaplaincy office, chaplaincy meeting, foyer and the eastern portion of the existing multipurpose building to be retained.
 - The building will have a maximum height of 7.6m when measured from floor to ceiling. This will notably align with the max height of the adjoining administrative building, of which also is 7.6m in height.
 - The setbacks of the proposed building from property boundaries are as follows:
 - 42.53m setback from the Eastern boundary. The proposed building is situated behind the existing multipurpose portion of the subject building to be retained.
 - 100m (approximately) from the Northern most boundary adjoining the railway line.
 - 210m (approximately) from the Western most boundary.
 - 215m (approximately) from the Southern most boundary.
 - Building façade materials for the structure include the following:
 - Aluminium window and door frames (Zeus dark grey powder coated)
 - Non-combustible aluminium cladding (White colour)

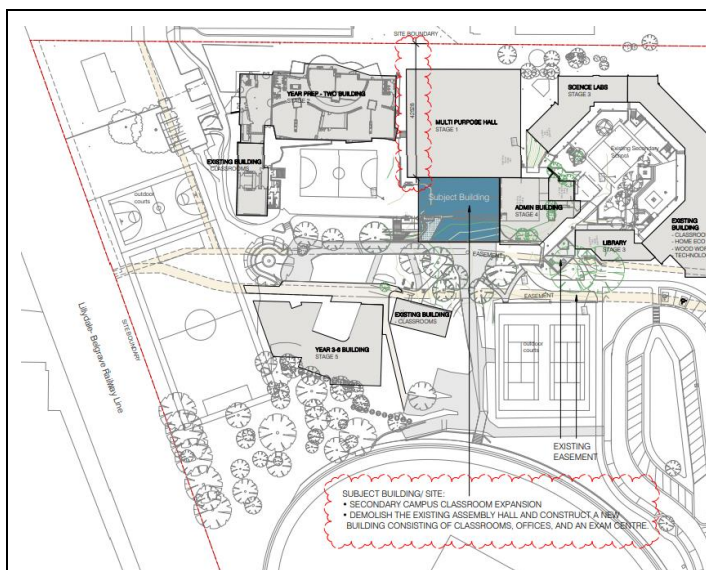


Figure 1: Proposed Site Plan



Figure 2: Proposed Demolition Site Plan

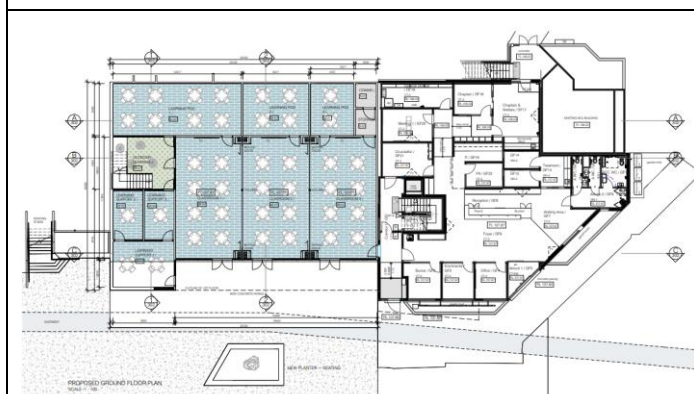


Figure 3: Proposed ground floor plan

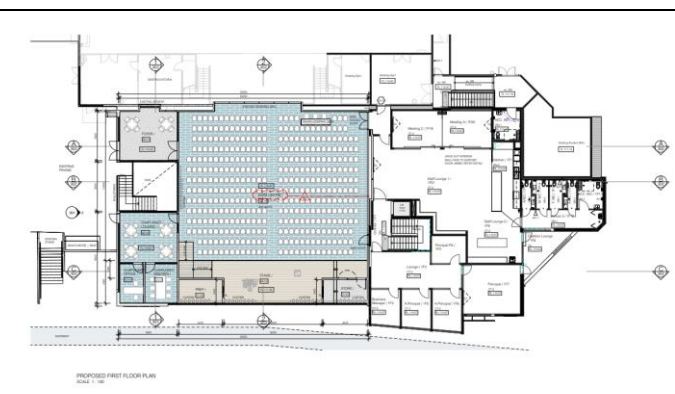


Figure 4: Proposed 1st Floor Plan

4. Importantly no change in staff and/or student numbers are proposed.
5. No changes to school access arrangements are proposed.
6. The development is proposed to be situated clear of any easements.
7. The applicant has provided copies of the development in renders, some of which are included below:



Subject Site and Surrounds

Site Description

8. The site is located at 161 Central Road, Nunawading. The site comprises the primary and secondary college campus for Nunawading Christian College, located in the northeast portion of the subject site. The site also contains an existing aged care facility operating under the entity of 'Advent Care Whitehorse', located in the southeast portion of the subject site.
9. Nunawading Christian College has been in continuous and long-standing use as a primary and secondary school.
10. The subject site is accessible via sealed access road connected to Central Road. The access road has a formed turning circle to the front of the main school building. Limited on-site car parking exists to the west of the sports oval located on site.
11. The subject site is situated approximately 580m southwest of 'Nunawading' train station, of which is key local public transport node.
12. The site has an approximate frontage to Central Road of 269m, and a maximum depth of approximately 362.2m, with a total land area size of 8.184ha.



Figure 7: Subject Site Existing Conditions Aerial (Source: MapshareVic)

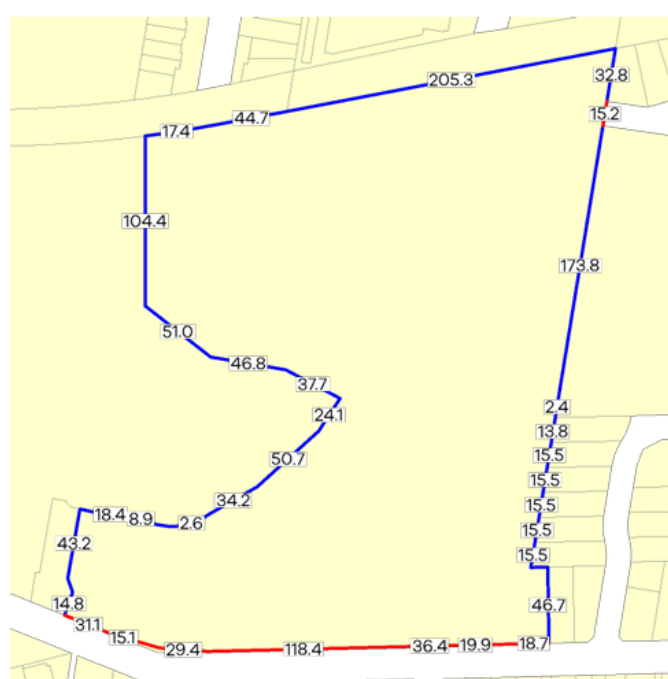
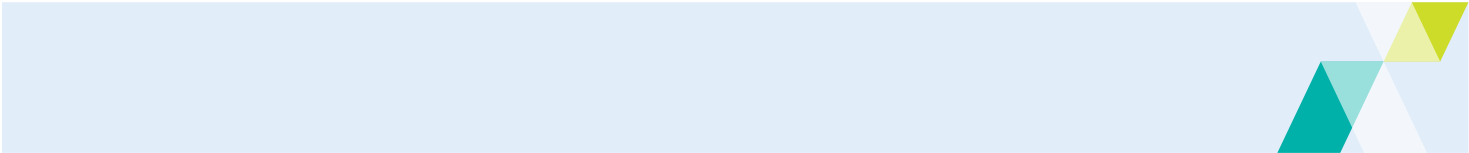


Figure 8: Subject Site Indicative Frontage Dimensions (Source: MapshareVic)

13. The site is legally identified as Lot 2 on Plan of Subdivision 737975T. The following instruments are registered to title:
 - Mortgage AQ618619W (09/01/2018)
 - Caveat AS866004H (03/01/2020)
 - Caveat AX286876K (23/09/2023)
 - Retirement Village Notice N733820G (28/09/1998)
 - Agreement R388499T (14/06/1991)
14. There are a number of easements, restrictions or reserves on the site, of which are as follows:
 - E-1, E-2, E-12: Sewerage – In favour of 'MMBW'

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- E-3: Drainage and Sewerage - In favour of 'C/T 3049/716 & C/T 9256/117'
 - E-4: Drainage – In favour of 'City of Nunawading'
 - E-11: Supply of Electricity – In favour of 'United Energy Distribution'

Site Surrounds

15. The surrounding development consists mainly of low-density residential housing to the south and east and west. To the north of the subject site exists a combination of commercial and industrial purpose built and operating land uses.
16. The site directly abuts a VicTrack managed railway line to the north of the site.
17. Blackburn Lake Sanctuary is situated southwest of the subject site, a distance of approximately 385m from the school boundary.

Municipal Planning Strategy

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

Clause no.	Description
02.02	Vision Clause 02.02 of the Whitehorse City Council's planning vision is identified as being the following: - Whitehorse is a resilient community where everyone belongs. - We are active citizens who value our natural environment, history and diversity. - We embrace sustainability and innovation. - We are dynamic. We learn, grow and thrive.
02.03	Strategic Direction Clause 02.03-2 (Environmental and Landscape Values) identifies that significant natural assets are of great value to the municipality, and that measures should be taken to ensure their protection and prosperity. The following key strategies are outlined with respect to this objective: - Protect and enhance areas with special natural, environmental, cultural or historic significance for the future enjoyment of the community. - Ensure new development does not adversely impact the natural environment and ecological systems. Clause 02.03-5 (Built environment and heritage) states that 'The City contains many thoroughfares of metropolitan significance, the visual amenity of which contributes to the character and overall sense of identity' and that 'Trees are integral to the neighbourhood character of Whitehorse and they have been identified as an important contributor to the Bush Environment, Bush Suburban and Garden Suburban character areas. The subject site is noted to be situated in an area identified as being a 'Significant landscape area'.  Figure 9: Strategic Framework Plan (Source: Clause 02.04 of the Whitehorse Planning Scheme:

Planning Policy Framework

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

Clause no.	Description
11	Settlement



11.01-1S	Clause 11.01-1S states that the objective for planning within the context of urban settlement is <i>'To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements</i> . A key strategy outlined for achieving this objective is: <i>Promote and capitalise on opportunities for urban renewal and infill redevelopment.</i>
11.01-1R	Clause 11.01-1R outlines the following key strategies for achieving settlement objectives in metropolitan Melbourne: Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.
Clause no.	Description
13	Environmental Risks and Amenity
13	Clause 13 states that <i>'Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society'</i>
13.07	Clause 13.07-1L outlines the following objective for non-residential uses in residential areas: <i>To provide for services and facilities that are needed by local communities in a way that does not detract from the amenity of the area.</i> The following key relevant strategies are outlined to achieve this objective are as follows: <i>Encourage non-residential uses to locate:</i> <i>Where there is a demonstrable local community need for the proposed facility or service.</i> <i>Within convenient walking distance to activity centres, or other non-residential uses or zones.</i> <i>In a highly accessible location where the traffic they generate is compatible with the role and function of the street and the surrounding area.</i>
15	Built Environmental and Heritage
15.01	Clause 15.01-1S outlines the objective for considering urban design in planning is <i>'to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'</i> . Clause 15.01-2L outlines the objective for Environmentally Sustainable Development is <i>'to achieve best practice in environmentally sustainable development from the design stage through to construction and operation'</i> . Clause 15.01-2S outlines the objective for considering 'Building design' in planning is <i>'to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development'</i> .
19	Infrastructure
19.02	Clause 19.02-2S outlines the objective for education facilities planning is <i>'To assist the integration of education and early childhood facilities with local and regional communities'</i> .

20. The Assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations)

Statutory Planning Controls

Neighbourhood Residential Zone – Schedule 1

21. Pursuant to Clause 32.09-10 a planning permit *'is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2'*.
- NOTE: Pursuant to Clause 32.09-2 primary and secondary uses are classified as a section 2 (permit required) land use.
22. The proposed works area is situated on a portion of land that is included within Schedule 1 to Clause 32.09 (Fig 11 & 12).
23. Pursuant to Clause 32.09 the purpose of the zone is as follows:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - To recognise areas of predominantly single and double storey residential development.*
 - To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.*



- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*
24. Pursuant to Clause 32.09-14 the zone sets out the following key decision guidelines relevant to the nature of a non residential use and development:
- *The Municipal Planning Strategy and the Planning Policy Framework.*
 - *The purpose of this zone.*
 - *The objectives set out in the schedule to this zone.*
 - *Any other decision guidelines specified in a schedule to this zone.*
 - *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
 - *Whether the use or development is compatible with residential use.*
 - *Whether the use generally serves local community needs.*
 - *The scale and intensity of the use and development.*
 - *The design, height, setback and appearance of the proposed buildings and works.*
 - *The proposed landscaping.*
 - *The provision of car and bicycle parking and associated accessways.*
 - *Any proposed loading and refuse collection facilities.*
 - *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*
25. Schedule 1 Part 6.0 sets out the following additional decision guidelines to be considered under the zone:
- *Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.*
 - *The potential for trees and vegetation to be provided between dwellings on the same site.*
 - *Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.*
 - *Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood*

Environmentally Significance Overlay – Schedule 1

26. Pursuant to Clause 42.01-2 'a permit is required to:
- *Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required'. Schedule 1 Part 3.0 of Clause 42.01 does not outline any permit exemptions relevant to the construction of a building, and/or to construct or carry out works.*
27. Pursuant to Clause 42.01 the purpose of the overlay is as follows:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To identify areas where the development of land may be affected by environmental constraints.*
 - *To ensure that development is compatible with identified environmental values.*
28. Pursuant to Schedule 1 Part 2.0 of Clause 42.01, the following environmental objectives are outlined to be achieved:



- *To ensure the long term protection of the very high conservation values of this site of botanical significance.*
 - *To recognise the importance of the site as a key habitat area for the Valley Heathy Forest endangered EVC.*
 - *To ensure that the very high habitat value of the site is not diminished by the incremental removal of remnant vegetation or inappropriate development.*
 - *To protect the natural resources and maintain the ecological processes and genetic diversity of the site and area.*
 - *To ensure that any new development is sensitively designed and sited to reinforce the existing environmental characteristics of the site.*
29. Pursuant to Clause 42.01-5 the following decision guidelines are outlined under the Environmental Significance Overlay (ESO):
- *The Municipal Planning Strategy and Planning Policy Framework.*
 - *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*
 - *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
 - *Any other matters specified in a schedule to this overlay.*
30. Pursuant to Schedule 1 Part 5.0 of Clause 42.01 the following decision guidelines are outlined under the ESO schedule:
- *The impact of the proposal on the identified very high habitat values of the land.*
 - *The significance of the vegetation that may be affected by the proposal, in terms of its rarity, variety or as a habitat for wildlife.*
 - *The need to avoid the clearing of any vegetation, especially on slopes greater than 20 percent or within 30 metres of a watercourse.*
 - *The capability of the site to accommodate the proposal without adversely affecting the environmental features of the site and its environs.*
 - *Any alternative means of locating proposed buildings, works and subdivision that would protect and enhance the environmental features of the site and its environs.*
 - *Whether appropriate management practices are proposed, including the control of vermin and environmental weeds, the fencing of significant vegetation, the prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with plant species that are indigenous to the site and area.*
 - *The extent to which the proposal will avoid, minimise or offset impacts on the native vegetation which is an endangered EVC and has a very high conservation significance.*

Significant Landscape Overlay – Schedule 5

31. Pursuant to Clause 42.03-2 'a permit is required to:
- *Construct a building or construct or carry out works. This does not apply ... if a schedule to this overlay specifically states that a permit is not required'. Schedule 5 to Clause 42.03 does not outline any permit exemptions relevant to the construction of a building, and/or to construct or carry out works.*
32. The proposed works are situated on a portion of the subject site that is included within Schedule 5 to Clause 42.03 only.
33. Pursuant to Clause 42.03 the purpose of the Significant Landscape Overlay is as follows:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To identify significant landscapes.*



- *To conserve and enhance the character of significant landscapes.*
34. Pursuant to Schedule 5 part 2.0 the following landscape objectives are outlined to be achieved:
- *To retain and enhance the vegetation dominated vistas, streetscapes and sites, through ensuring the dominance of native vegetation cover.*
 - *To ensure that new development enhances and respects the vegetation and landscape qualities of the Blackburn Lake Sanctuary and surrounding residential area.*
 - *To provide for the retention and planting of tall trees in keeping with the bush environment and habitat values.*
 - *To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of tree cover as a key feature of the site.*
 - *To ensure that all setbacks are well vegetated.*
 - *To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.*
 - *To ensure that development is compatible with the character of the area.*
 - *To ensure that the perimeter trees are protected and enhanced where possible, and if necessary their replacement is appropriately managed.*
35. Pursuant to Clause The objectives and decision guidelines relevant to this proposal are:
- *The Municipal Planning Strategy and the Planning Policy Framework.*
 - *The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.*
 - *The conservation and enhancement of the landscape values of the area.*
 - *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
 - *The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.*
 - *The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.*
 - *The impact of buildings and works on significant views.*
 - *Any other matters specified in a schedule to this overlay.*
36. Pursuant to Schedule 5 Part 5.0 of Clause 42.03 the following decision guidelines are outlined under the SLO schedule:
- *The landscaping plan accompanying the application, detailing existing vegetation, vegetation to be removed and new plantings incorporating native and indigenous species, with exclusive use of exotic species to be avoided.*
 - *The location of the vegetation on the land and its contribution to the lot garden area, neighbourhood and streetscape character.*
 - *The potential to achieve an average density of one tree reaching a height of over 15 metres to each 150 square metres of site area.*
 - *The impact of the tree on the structural integrity of existing buildings, including foundations.*
 - *Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.*
 - *Other options for further planting on the site.*
 - *Whether the proposed building and works retain an inconspicuous profile and do not dominate the landscape.*

- *Whether a reasonable proportion of the lot is free of buildings and available for tree planting, landscaping and open space use.*
- *The impact of the proposed development on the conservation of trees and habitat for indigenous fauna.*
- *Whether the vehicle access and storage proposed has been designed to minimise excavation, loss of vegetation and dominance of car storage facilities.*
- *The impact of the proposed development on natural ground levels and drainage patterns which may have a detrimental impact on the health and viability of surrounding trees.*
- *The maintenance of an adequate buffer strip along roads and watercourses and between private gardens and whether any proposed new vehicle crossover would impact on the health of any protected tree or require the removal of any protected tree.*
- *Whether the proposed building is set back a reasonable distance from the property boundaries to provide for landscaping.*
- *The species of vegetation, its age, health and growth characteristics.*
- *Whether the tree is isolated or part of a grouping.*
- *The availability of sufficient unencumbered land to provide for replacement planting.*

Development Contributions Plan Overlay – Schedule 1

37. Pursuant to Clause 45.06 a planning permit is not triggered under the overlay.
38. Pursuant to Schedule 1 Part 4.0, *'The following development is exempt from the requirement to pay any development contribution under the Whitehorse Development Contributions Plan, December 2023:*
 - *Land developed for a non-government school, as defined in the Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016.*

Special Building Overlay

39. The proposed works area is situated on a portion of the subject site that is not affected by the Special Building Overlay (SBO). On such basis the controls of Clause 44.05 (SBO) do not apply to the proposal.

Particular Provisions

Clause 52.05 – Signs

40. The applicant has confirmed that no signage is proposed under this application, of which will be reaffirmed formally via condition (see below). On such basis the provisions of Clause 52.05 do not apply to this assessment.

Clause 52.06 – Carparking

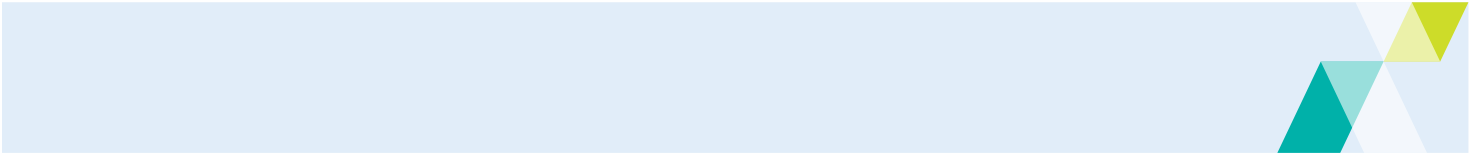
41. Given the proposed works are associated with an existing primary and secondary school use, and that no additional students or staff are proposed to attend the school, there is no increase in the onsite carparking requirements outlined under Clause 52.06-5. On such basis the provisions of Clause 52.06 do not apply to the subject proposal.

Clause 52.34 – Bicycle Parking

42. Given the proposed works are associated with an existing primary and secondary school use, and that no additional students or staff are proposed to attend the school, there is no increase in the onsite carparking requirements outlined under Clause 52.34-5. On such basis the provisions of Clause 52.34 do not apply to the subject proposal.

Clause 53.18 – Stormwater Management in Urban Development

43. Clause 53.18 applies to this application for buildings and works.

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44. The clause imposes standards and objectives relating to stormwater pursuant to Clause 53.18-5 that should be considered within an assessment.

Clause 53.19 – Non-Governmental Schools

45. Pursuant to Clause 53.19-1 the provision of Clause 53.19 *'applies to an application under any provision of this scheme, ... to use or develop land for a primary school, secondary school...'*
46. 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

47. Nil statutory referrals are required for the proposed buildings and works associated with an existing primary and secondary school use pursuant to the planning controls affecting the subject site and Clauses 66.02 and 66.03 of the Whitehorse Planning Scheme.

Municipal Council comments

48. The council considered the application and provided the following recommendations and recommended conditions for permit. A discussion in response to these recommendations is provided below:

Council team	Advice Received	DTP Response
Development Planning (29/5/2025)	<u>Permit Triggers</u> The subject site is zoned Neighbourhood Residential Zone, Schedule 1, is affected by Significant Landscape Overlay, Schedule 5, Environmental Significance Overlay, Schedule 5 and Development Contributions Plan Overlay, Schedule 1. The subject site abuts a Transport Zone 1 to the north. The notice of the application listed the preamble as: 'Demolition of the existing assembly hall building to facilitate the redevelopment/extension to this portion of the school. Re-development of the hall structure to comprise 3 new ground floor classrooms, 5 new support learning pods Development of a new 1st floor exam centre, chaplaincy lounge/office and meeting room, foyer'. <u>General Comments</u> It remains unclear how there would not be any increase to the maximum number of students/staff on site given the proposed works compared to the existing building increase the overall floor area/combined with the number of classrooms on the ground floor and a minimum 400 confirmed seats on the upper floor. Should a permit be granted it is suggested conditions require the proposed facilities to be permitted for school use only (school functions) and not to be leased out for external patrons (non-related school activities/functions). Conditions should (potential car park management plan requirement) confirm there are no additional students or staff proposed as the applicant has stated. Permit trigger clarity – If there are no increases to the students or staff as stated by the permit applicant a re-review is required to ascertain if a reduction of car parking and bicycle spaces (Clauses 52.06 and 52.34 respectively) is applicable. It appears the submitted traffic report provided by the permit applicant states Clause 52.06 is not a permit trigger. If deemed not applicable the Department of Transport (should a permit be granted) must ensure only the relevant permit triggers are listed in the final decision. <u>Referrals</u> Refer to attached ESD officer response. Referrals from other Council internal departments (Assets and Traffic Engineering Department) will be sent in due course. Other matters:	DTP advised the council following the RFI response that concerns regarding Clause 52.06 and Clause 52.34 are not within the ambit of discretion for the permit application as no change is proposed to existing staff and student numbers. The council's recommendation that a land use condition be imposed to restrict staff and student numbers is not supported given the permit trigger is limited to buildings and works. The council's recommendation that a Construction Management Plan (CMP) be required is not supported. CMP requirements appropriately sit within local laws rather than planning permits. A response to the council's ESD concerns is provided below. A response to the council's waste management concerns is provided below.



	- It is strongly recommended the decision (if approved) includes the requirement for a Construction Management Plan (CMP) and Waste Management Plan (WMP) to be submitted. - Subject site is located within a designated Council Flood Prone Area. Written Consent will be required from Council's Engineering Department prior to the commencement of any works on site. Concluding Comments It is noted in the Amendment VC180 non-government schools Protocol that written responses from Council should contain a statement of objection or no objection. On the basis of the matters raised above at this point in time Council Officers Object to the proposal. It should be noted that this matter has not been to a Council Meeting for resolution.	
ESD Assessment (29/5/2025)	<u>Comments:</u> Having assessed the development against clause 15.01 of the Whitehorse City Council Planning Scheme and other relevant provisions, I am reasonably satisfied and issuing permit conditions in alignment with Council's Environmentally Sustainable Design (ESD) expectations and requirements. <u>Condition 1:</u> Before the development starts, amended plans must be submitted to and approved by the Responsible Authority in a digital format. Once approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the decision plans but modified to show: - Any changes required to comply with the Sustainable Design Assessment under condition XX. <u>Condition XX Sustainable Design Assessment:</u> Prior to the endorsement of plans under Condition 1 of this permit, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the existing Sustainable Design Assessment, but modified to include, show or address: - Provide a Preliminary BCA Section J Energy Efficiency Report as an appendix, including information regarding artificial lighting, window tinting, Window SHGC and U values, double glazing, etc. - Reverse cycle electric heat pump air-conditioner heating and cooling. Efficiency to be specified as within one star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) and Energy Efficiency Ratio (EER) not less than 85% of the CoP and EER for the most efficient equivalent capacity unit available.	Given the proposed ESD response is achieving a best practice BESS score of greater than 50% and a Stormwater score of 100%, it is considered that the proposed ESD arrangements comply with the relevant extent of policy detailed under Clause 15.01 of the Whitehorse Planning Scheme. On such basis it is not considered to be appropriate to require these amendments via permit condition, and is considered that proposed ESD arrangements satisfy matters outline in Clause 15.01. A permit condition will require endorsement of the submitted SMP.



	c. Commit to controlling all common, service and lift area lighting with sensors/timers. d. Examine what commitments can be made on the use of low embodied energy (or low embodied greenhouse gas) materials in line with recently published industry net zero transition plans and net zero industry guidelines for: concrete and steel. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority. Date: 29/5/2025	
Civil Engineer (29/5/2025)	<u>Notation and/or conditions required on planning permit:</u> 1. All stormwater drains are to be connected to the legal point of discharge to the satisfaction of the Responsible Authority prior to the occupation of the building/s. 2. Stormwater that could adversely affect any adjacent land shall not be discharged from the subject site onto the surface of the adjacent land. 3. The Applicant/Owner is responsible to pay for all costs associated with reinstatement and/or alterations to Council or other Public Authority assets as a result of the development. The Applicant/Owner is responsible to obtain all relevant permits and consents from Council at least 7 days prior to the commencement of any works on the land and is to obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets. Adequate protection is to be provided to Council's infrastructure prior to works commencing and during the construction process. <u>Engineering Assets Notes</u> 1. The design and construction of the stormwater drainage system up to the point of discharge from an allotment is to be approved by the appointed Building Surveyor. 2. Report and consent – Any proposed building over the easement is to be approved by the Responsible Authority prior to approval of the building permit. If Report and Consent contradicts with the Planning Permit, amendment of the Planning Permit might be required. 3. Report and consent – land liable to flooding is to be approved by the Responsible Authority prior to approval of the building permit. If a change of minimum floor levels for is required, amendment of the Planning Permit might be required.	DTP agrees subject to conditions noted. A standard condition requiring stormwater to be drained to the legal point of discharge will be included on the permit.
Transport Engineer (4/6/2025)	I have reviewed the following in relation to the above Ministerial Planning Application and have reviewed the following documents. Plans prepared by Kneeler Design Architects dated March 2025;	Discussed above. No changes to access or car parking arrangements are proposed.



	- Traffic Impact Assessment Report prepared by Quantum Traffic dated 19/3/25; It appears that the proposal for the demolition and reconstruction of an Assembly Hall at Nunawading Christian College does not need to be against Clause 52.06 given that there is no proposed increase in staff or students who will utilise the facility. However, it is understood that the new facility will provide a larger two-storey building with upgraded facilities. However, given the previous development that has occurred at the Seventh Day Adventist site, a permit condition must be included for the provision of a construction management plan (CMP) where construction worker parking is to be provided on-site (preferably) to minimise the traffic and parking impacts along Laughlin Avenue, Central Road and any other nearby local streets. In addition to the above permit condition, a traffic and parking management plan must be approved and endorsed by Council before the development commences. This must be prepared to the satisfaction of the responsible officer and generally be in accordance with the Traffic Impact Assessment report associated with this application but must be modified to include the following: - Any changes required by the detailed development plans; - Details of the traffic impact mitigation measures associated with the Assembly Hall use, ensuring that measures are in place to manage any unexpected or extraordinary traffic and parking conditions; - The use of the upgraded facility must not have a detrimental impact to traffic and parking conditions along Laughlin Avenue, particularly during school peak times Date: 4/6/2025	
Waste Engineer (24/6/2025)	Council's Waste Engineer has provided conditions (in addition to a WMP being submitted) for your consideration in any permit issued. <u>Conditions on planning permit</u> - Waste collections for this development are to be completed internally by Private waste collection contractor. - Council issued bins will not be required for this development. - Waste collection vehicles are to enter and leave the developed site in a forward direction. - The approved WMP will be the model for adoption in this development and the design & as-built aspects needs to account for what is approved in the WMP. Any revision of the WMP or changes to the approved waste system of the development requires Council approval. <u>Permit Note</u> A) Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council. B) All aspects of the waste management system including the transfer on bins for collection is to be the responsibility of the	No additional staff of student numbers are proposed so no changes are required to waste management operations.

	occupiers, caretaker, manager and/or the body corporate – not the collection contractor.	
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Notice

49. The application was not advertised other than to the municipal authority under section 52(1)(b) as it was considered not to cause material detriment to any person because:
- The proposed new building is located a substantial distance away from the adjoining properties and public realm within directions that the proposed structure would be visible from.
 - The proposed building will replace an existing built form structure adjoining the existing school premises, without imposing a substantial increase to built form sizing and massing. On such basis it is not considered that the development would substantially alter the visual bulk appearance of the school premises from any direction perspective.
 - The proposed structure will not adversely intensify the subject properties existing primary and secondary school use.
 - The proposal will not substantially alter the surrounding landscape or impact upon any vegetation, and on such basis will not result in an outcome that detracts from the landscape objectives outlines within the Significant Landscape Overlay (SLO5).
 - The proposal will not substantially impact the environmental objectives outlined within the Environmental Significance Overlay (ESO1), as no environmental habitat will be lost as a result of this proposal.



Planning Policies

50. The application seeks to upgrade facilities associated with the existing school, noting that there will be no change to student numbers, with the school continuing to cater to the local community. The state planning policies encourage appropriate land use and development that considers demographic trends, existing and future demand requirements and the integration of facilities into local and regional communities in planning for the location of education and early childhood facilities (Clause 19.02-2S).
51. The proposal is in accordance with the strategic policy direction for the site and maintains land use compatibility with the surrounding area.
52. The proposal inserts a new built form which maintains generous setbacks to all site boundaries and responds to the low scale character of area. The contemporary style of architecture and modest scale-built form is consistent with existing buildings on the site and responds to the local context (Clauses 15.01- 2S and 15.01-5S).
53. The development includes environmentally sustainable design measures to support a cooler environment and minimises greenhouse gas emissions.

Zone and Overlays

54. The proposal positively responds to decision guidelines of the **'Neighbourhood Residential Zone'** on the basis of the following:
 - The proposal appeals to the purpose of the zone through contribution to further development of an established educational facility.
 - The operation of the existing school remains as is, with no changes to staff or student numbers. The design and layout are consistent with the scale of the school.
 - The building has a maximum height of 7.6 metres and is well separated from all boundaries. The appearance is consistent with the balance of the school. The building will not be visually dominant.
 - The proposed building does not overshadow any existing rooftop solar energy systems on dwellings on adjoining lots.
 - As there will be no additional staff or students proposed there will be no additional traffic generated by the proposal.
55. The proposal positively responds to decision guidelines of the **'Significant Landscape Overlay'** on the basis of the following:
 - The proposed building is located within the centre of the school on an existing hard stand area. It does not have exposure to the key vista of Central Road or streetscape to Blackburn Lake.
 - Proposed site coverage is 21% and impervious area of 57%. The total of site coverage and hard surface is 78%. This is a reduction of 1% on the existing total and is reflective of the institutional nature of the use, which includes an aged care facility and a school, recognised by the policy statement in Clause 15.01-5L.
 - The building will sit within the context of other school buildings and will not dominate the natural landscape.
56. The proposal positively responds to decision guidelines of the **'Environmental Significance Overlay'** on the basis of the following:
 - The proposal is not considered to offend the environmental objectives of the overlay as no vegetation will be impacted by the development.
 - The proposal will involve development on a portion of the subject land that largely already developed; thus, no additional natural landscape will be lost to urban built form.
 - Given the proposed buildings and works are situated within an existing school campus whereby existing school landscaping arrangements already exist, it is not considered necessary to require any landscaping works be conducted via condition. On such basis no landscaping plan permit condition will be applied to permit.

Environmentally Sustainable Design (ESD)

57. The applicant has submitted a Sustainability Management Plan (SMP), prepared by 'Kneeler Design Architects', titled 'Nunawading Christian College Assembly Hall 161 Central Road Nunawading, and dated '28/4/2025'. The proposal has been designed to achieve a BESS score of 54% and includes the following key initiatives:
- Use of efficient fixtures and appliances (WELS rated), rainwater use, and/or recycled water use.
 - Achieve a rating of 100% stormwater treatment outcome as per the MUSIC modelling.
 - Design of all landscaping areas without permanent irrigation, utilizing plant species that will survive without supplementary potable water after establishment
 - Ensuring the maximum illumination power density (W/m²) in at least 90% of relevant building classes is 80% of the regulated requirement outlined in Table J7D3a of the NCC 2022 Section J
 - Photovoltaic panels are to be provided of a minimum 5kW(peak) system.
 - Daylight modelling demonstrates that at least 33% of regular use areas achieve a daylight factor of 2% under a uniform design sky of 10,000 lux, meeting the minimum requirements for daylight access in non-residential buildings.
58. The council has recommended permit conditions requiring changes to the Sustainability Management Plan. DTP does not agree that these conditions are appropriate given the proposed SMP is already achieving a best practice BESS score of greater than 50% and a 100% stormwater treatment score. On such basis the recommended amendments to the above referenced SMP will not be required via permit condition and the SMP will be endorsed as is.

Signs

59. The decision development plans do include details of signage. The applicant has agreed for this to be removed via an amended plans condition. On such basis no signage is being considered under this assessment.

Clause 65 General Decision Guidelines

60. In addition to the assessment responses above, DTP considers that the proposal will result in an orderly planning outcome that is in accordance with relevant policies and planning controls of the Whitehorse Planning Scheme.

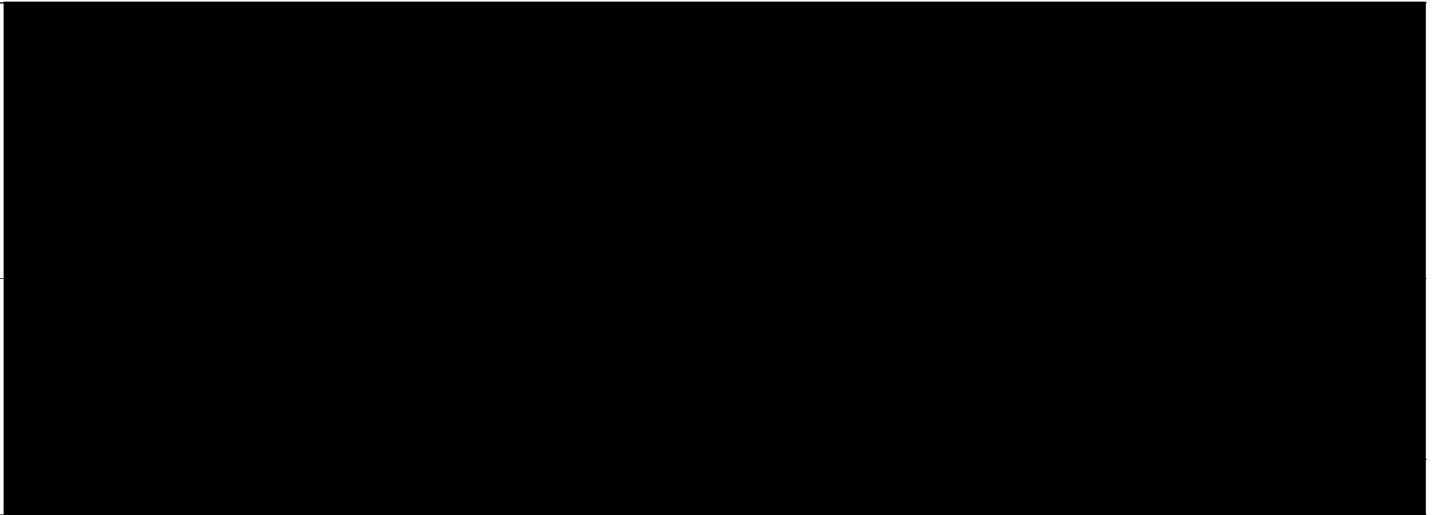
Conclusion



Recommendation

61. **It is recommended that a Delegate of the Minister for Planning** issue Planning Permit No. PA2503677 for the construction of building associated with a existing primary and secondary college school at 161 Central Road, Nunawading, Melbourne, subject to conditions.
62. It is recommended that the applicant be notified of the above in writing.

Prepared by:



Approved by:

