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BRIGHTON GRAMMAR SCHOOL FOOD TECH FACILITY BUILDING AND WORKS

Town Planning Report

URBIS STAFF RESPONSIBLE FOR THIS REPORT

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Project Code P0039828
Report Number 01

SUBMISSION DOCUMENTS

This report is to be read in conjunction with:

- Certificate of Title
- Architectural Plans, prepared by Architectus, dated December 2024
- Landscape Plans, prepared by Oculus, dated 16 August 2024

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Appendix A Bayside Planning Scheme

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EXECUTIVE SUMMARY

Urbis has been engaged on behalf of Brighton Grammar School to prepare a Town Planning Report in support of proposed works to the existing Library Building to allow for a future Food Tech Facility.

The campus is located at 37 St. Andrew’s Street, Brighton. The campus is zoned within the Neighbourhood Residential Zone and is affected by the Design and Development Overlay Schedule 3 (DDO3), Development Contributions Plan Overlay Schedule 1 (DCPO1), Special Building Overlay (SBO) and Heritage Overlay 323 and 350 (HO323, HO350).

This southern interface of the school campus has recently been improved with multiple planning approvals including the St Andrew’s Exchange Building (now nearing completion) and the Music and Literacy Building (permit issued, however construction is not scheduled to start in any immediate capacity).

It is acknowledged that this more minor proposal will partially impact land sought to be developed under the Music and Literacy Building approval. This food tech facility is sought to be constructed in the interim, until the construction program is finalised and commenced for the Music and Literacy Building.

BAYSIDE PLANNING SCHEME

The site is currently used as an education centre, a section 2 use (permit required) under the Neighbourhood Residential Zone. The proposal does not seek to alter the existing use of the site, rather it seeks permission under the following Clauses for the building and works associated with the development of the food tech facility.

The proposal requires a permit for the following:

CONTROLS/PROVISIONS	PERMISSIONS
Neighbourhood Residential Zone, Schedule 3	▪ Buildings and works for a section 2 use (Education Centre)

Design and Development Overlay, Schedule 3

- Buildings and works with a building height of more than 8 metres

Heritage Overlay

- Demolish or remove a building & construct a building or construct or carry out works

Table 1 – Applicable Controls and Permissions

Overall, this report demonstrates that the proposal is a positive outcome for the site for the following reasons:

- ✔ The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls, particularly state policy that encourages the development and improvement of existing school facilities.
- ✔ The proposal is consistent with the Bayside Planning Scheme, particularly the requirements of the Neighbourhood Residential Zone - Schedule 3 and Council’s local policies that seek to guide built form.
- ✔ The proposal intends to improve the amenity of the school through the provision of a modern, high-quality food tech facilities without compromising existing amenities or the character of the surrounding neighbourhood.
- ✔ The affected built form for demolition is not of heritage significance, nor will the proposed works adversely affect the heritage significance of the subject site or surrounding heritage precincts and is consistent with the provisions of Heritage Overlay Schedule 323 and Council’s local heritage conservation policy at Clause 15.03-1L.

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1. SITE CONTEXT

1.1. BRIGHTON GRAMMAR SCHOOL

Brighton Grammar School comprises multiple addresses, including:

- 15-17 St Andrews Street, Brighton
- 37 St Andrews Street, Brighton
- 90 Outer Crescent, Brighton
- 42-44 Middle Crescent, Brighton

Key attributes of the School Campus include:

- Frontages to Church Street (south-west), New Street(west), Outer Crescent (east) and St Andrews Street (south-east).
- Built form spread throughout the site but predominantly in the south-east, north and the Junior School to the west. Areas of open space and sporting grounds are centrally located.
- Low-rise buildings coupled with extensive landscaping which provide an attractive campus that blends in and contributes to the surrounding residential elements.

1.2. APPLICATION SITE

Key details of the site are as follows:

CATEGORY	DESCRIPTION
Existing Conditions	Two-storey rendered building.
Location	The affected area comprises the existing Library Building along the St Andrews Street interface, located between Church Street and Lindsay Street.
Area	The area of the proposed works comprises a land area of approximately 855 sqm.

Frontages	221m frontage to St Andrews Street Approximately.
Title	The development site is formally known as Volume 11848 Folio 118, Lot 1 on Title Plan 961978W. A copy of all title documents is provided at Appendix A .
Vehicle Access	Vehicle access is provided via St Andrews
Vegetation	No vegetation is impacted within immediate application site.

Table 2 – Details of Subject Site



Picture 1 Site Location

Source: Architectus



Picture 2 Existing Facade

Source: Google maps

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1.3. IMMEDIATE SURROUNDS

- A** To the north-west of the development site is 'The Quad' that partly comprises the school's original built form constructed in 1926. This building is still present on campus with newer development now adjoining the old fabric to form a quadrangle arrangement. This original building is constructed in the 'collegiate gothic' style and is classified as a significant heritage building on campus. The Algerian Oak tree forms the central focal point of the quad with internal pedestrian networks through the courtyard. Further north are school sporting facilities including an oval and soccer pitch. The north of the campus is bound by Allee Street
- B** The north-east of the site is the quadrangle and further north the land is bound by Outer Crescent. This local road is generally characterised by large residential allotments generally of two storeys in height.
- C** To the south-east of the application site is residential land within the General Residential Zone. Substantial development has occurred along this southern interface, with a strong emergence of three storey multi-dwelling developments. Nos. 10 and 12 St Andrews Street that have been developed in recent years with modern three storey buildings with flat room forms and strong landscaping outcomes.
- D** To the south-west of the subject site is the St Andrews Building – now almost complete construction (see Section 1.5.1). Further south-west is the Church Street intersection. Church Street is a major Activity Centre that provides access to a wide range of goods and services. This locality is characterised by low-medium scale commercial uses and surrounding three-storey medium density residential developments.

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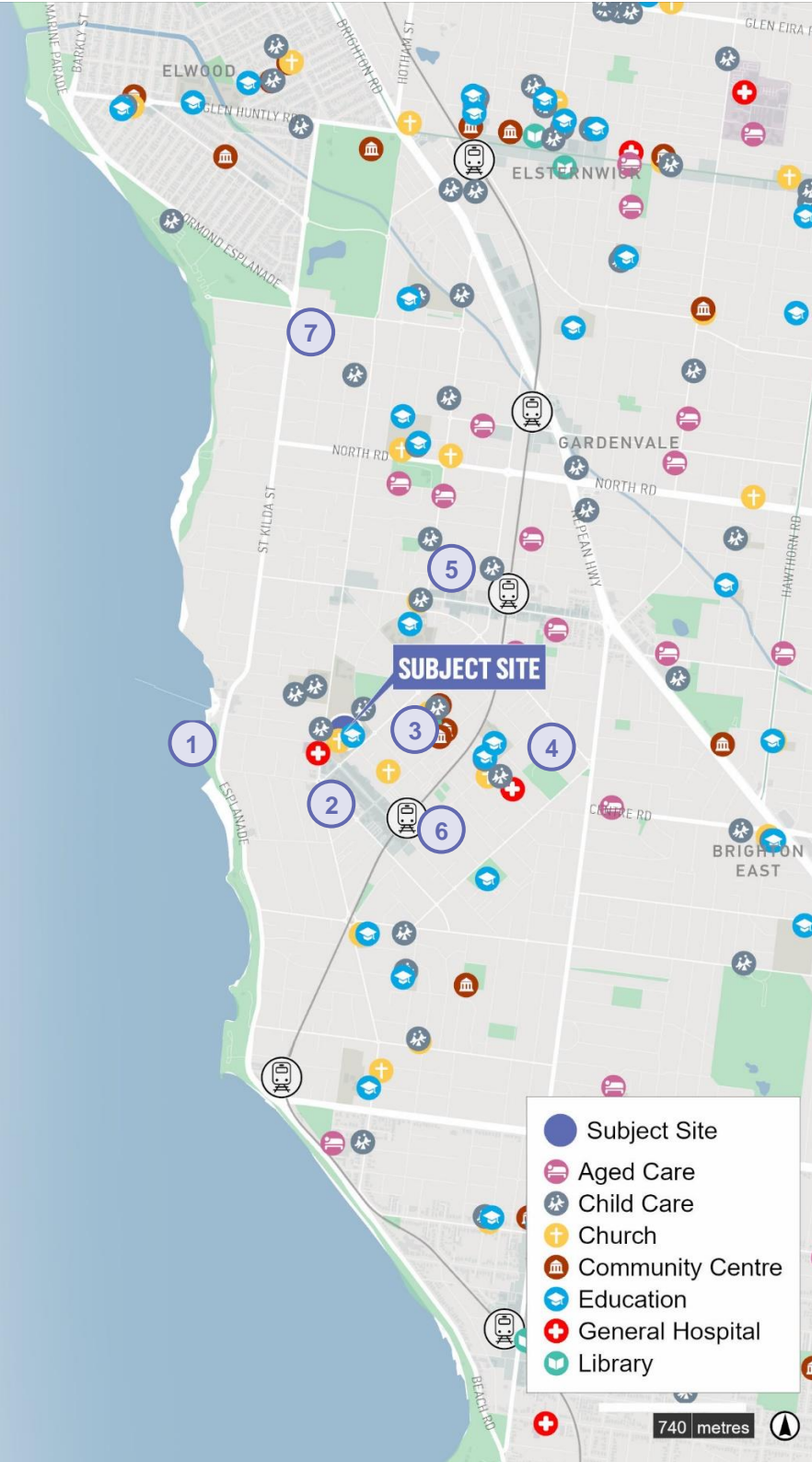
1.4. SURROUNDING CONTEXT

Brighton Grammar School is located in Brighton, an suburb 11km southeast of Melbourne's CBD. The school is surrounded by a mix of residential, commercial, and recreational spaces.

To the north and east of the school, are predominantly residential areas, characterised by a mix of period and contemporary homes. To the south and west, the school is bordered by key commercial and recreational areas. The Church Street Shopping Precinct is a commercial hub with a variety of shops, cafes, and restaurants. The school is also in close proximity to Brighton Beach, located to the west.

- 1 Brighton Beach
- 2 Church Street Shopping precinct
- 3 Brighton Public Library & Brighton Town Hall
- 4 Dandy Park
- 5 Bay Street commercial precinct
- 6 Middle Brighton Station
- 7 Elsternwick Park Nature Reserve

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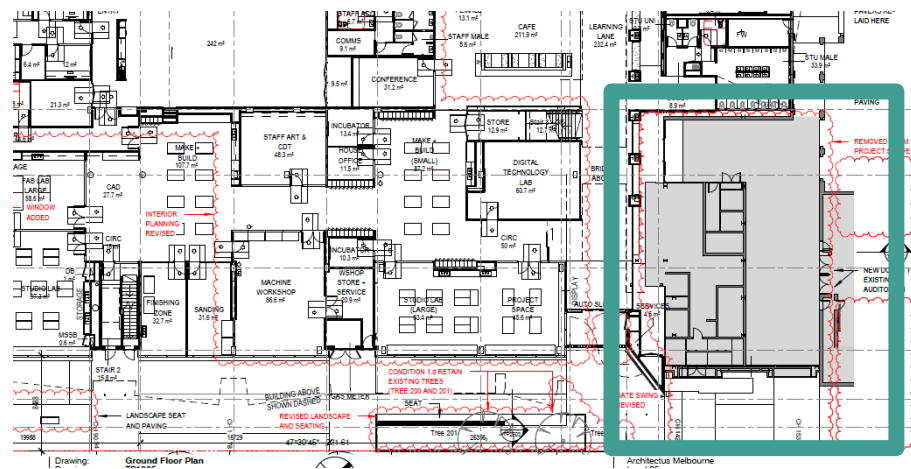


1.5. PLANNING BACKGROUND

1.5.1. St Andrews Exchange Building

The development of the multi-purpose 'St Andrew's Exchange Building' was approved under Planning permit 5/2019/515/1 issued on April 14, 2020. Associated Plans were endorsed on December 14, 2022. The development is currently under construction and nearing completion. The St Andrews Exchange (SAE) planning approval does not impact the subject site – as identified at Figure 1 the subject site is not included in the project scope.

Figure 1 St Andrews Exchange Building – Demolition Plans (subject site highlighted)



Source: Architectus

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Figure 2 St Andrews Exchange Render viewed from the south



Source: Architectus

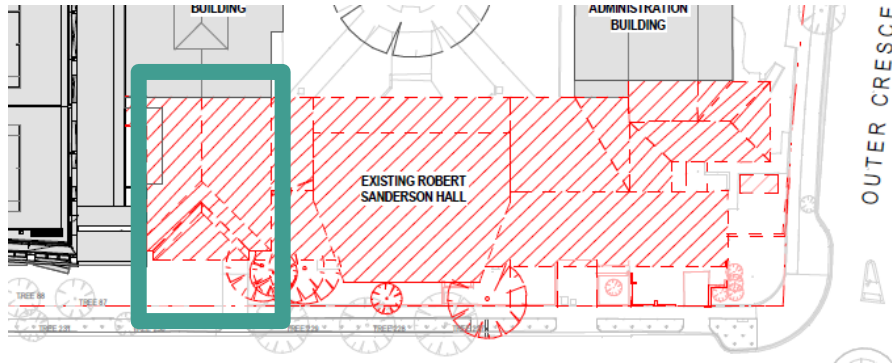
1.5.2. Music and Literacy Building

The adjoining approval for the Music and Literacy Building was issued by the Department of Transport and Planning (DTP) on 1 February 2023 (Planning Permit PA2201817). The building seeks to demolish the existing buildings on site (including the Library Building) and construct a two-storey facility. The subject site is within the application area approved for demolition and development.

Due to substantial cost of this development, it is still some years from commencement of works on site. As such, this application is sought to improve the flexibility and usability of the existing Library Building in the interim.

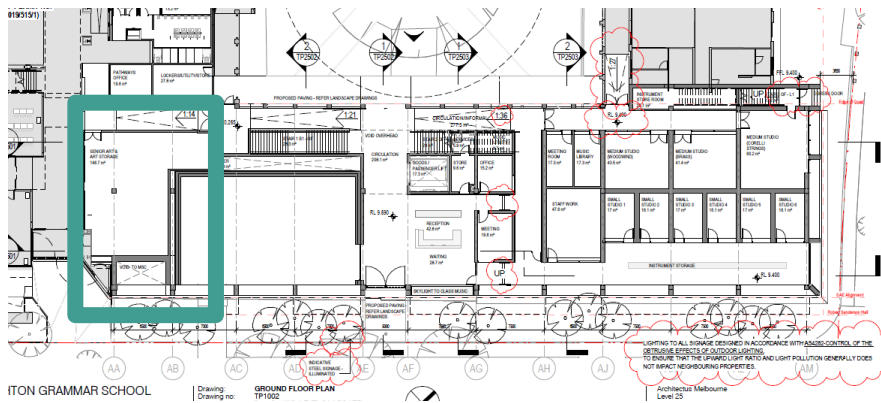
It is important to note that the Library Building was supported and approved for complete demolition indicating that there is limited heritage value.

Figure 3 Music and Literacy Building – Demolition Plans



Source: Architectus

Figure 4 Music and Literacy Building – Proposed Ground Floor



Source: Architectus

Figure 5 Music and Literacy Building Render viewed from the south



Source: Architectus

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2. PROPOSAL

2.1. OVERVIEW OF PROPOSAL

The affected area comprises the existing Library Building along the St Andrews Street interface. The building is proposed to be retrofitted at the ground level to allow for a new food tech facility and the existing Library at level 1 is proposed to be refurbished. The works will involve the following:

- Internal demolition and partial demolition to the facade at ground floor
- Internal reconfigurations at ground and first floor
- Improvement works to the façade at the St Andrew’s interface
- Landscaping

Table 3 Proposed works

ELEMENT	PROPOSED
Demolition	<ul style="list-style-type: none"> - Demolition of fenestration and doorway to St Andrew’s façade. - Partial demolition of ground floor interface (and internal rooms) - Minor demolition of internal walls at first floor.
Façade Works	<ul style="list-style-type: none"> - New modern fenestration at ground and first floor - New steel gate to Breezeway (through to quad)
Internal Works (no permit required)	<ul style="list-style-type: none"> - Refurbishment to allow for food technology facilities (Ground Floor) - Minor internal works to first floor library.

- A new slab is proposed to full extent of Food Technology area due to change in level between SAE and existing lab

Landscaping

- Removal of existing shrubs within the front setback
- Replacement plantings including native species to replace to the hedging.
(no permit required for removal or planting)



3. BAYSIDE PLANNING SCHEME

A summary of the key controls and policies is provided below.

3.1. ZONE

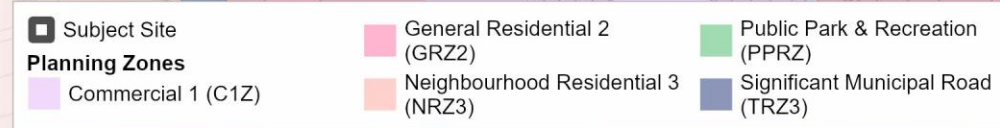
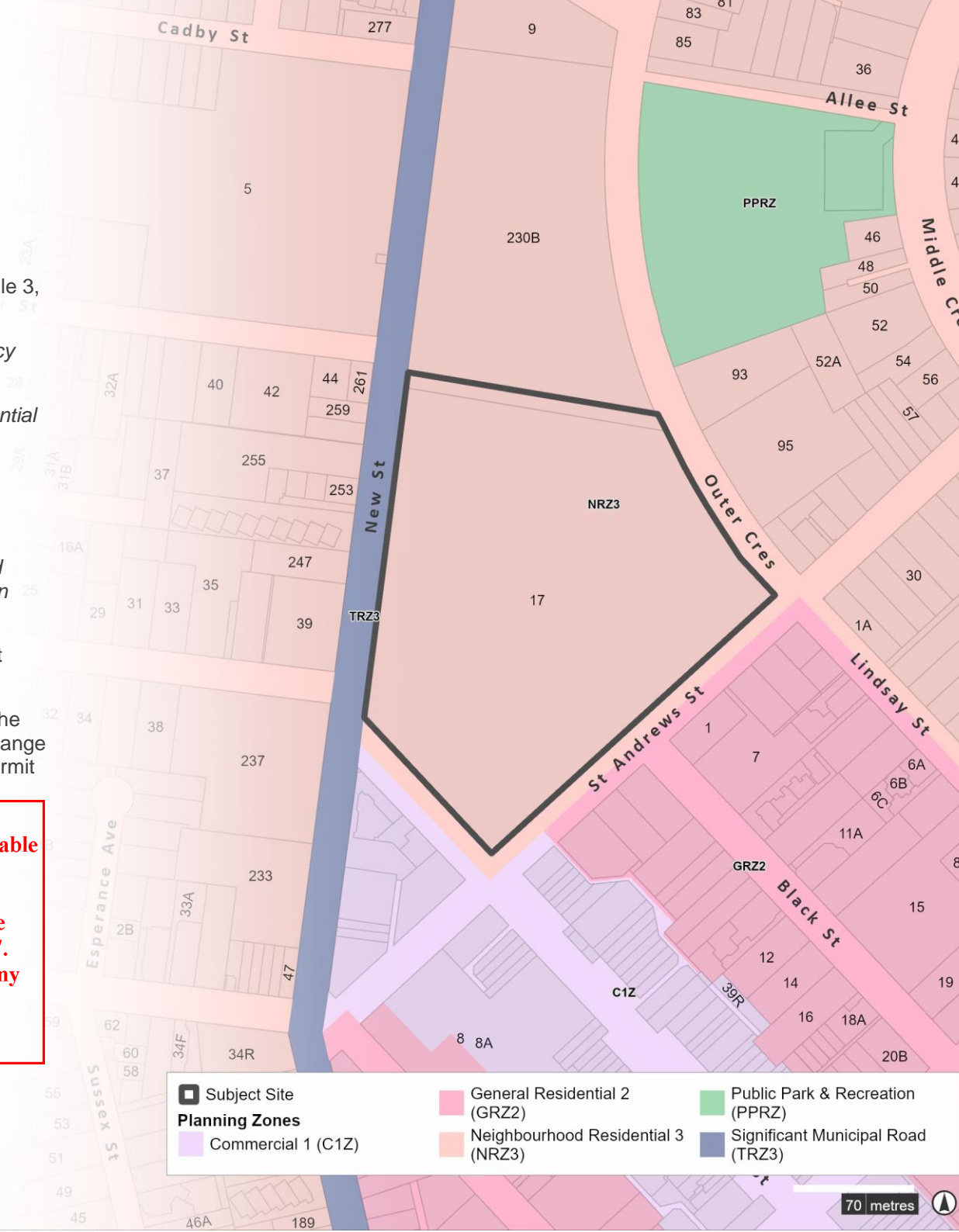
The site is situated within the Neighbourhood Residential Zone – Schedule 3, as stipulated by Clause 32.09, which seeks to:

- 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 respects 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.

Pursuant to Clause 32.09- 9, a permit is required to construct or carry out works for a use in Section 2.

An education centre is classified as a Section 2 Use under the NRZ. As the proposed works are within the established campus and do not seek to change the use of land a permit is not required for the use. Notwithstanding a permit is still required for buildings and works associated with this use.

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3.2. OVERLAYS

3.2.1. Special Building Overlay

The wider campus is partially covered by the Special Building Overlay, as stipulated by Clause 44.05. However, the application site is not within the SBO and as such, a permit is not triggered under this overlay.

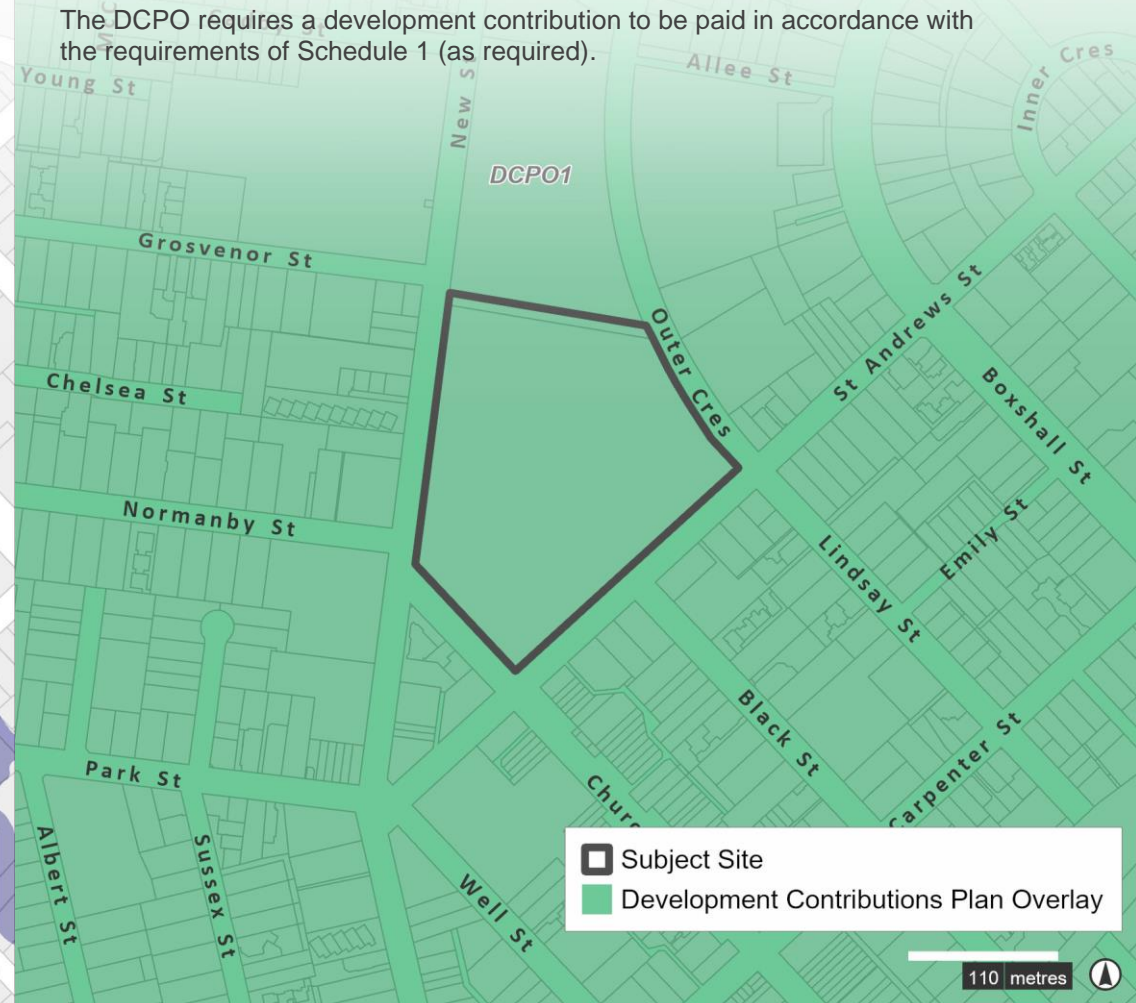


3.2.2. Development Contributions Plan Overlay Schedule 1 (DCPO1)

The site is situated within the Development Contributions Plan Overlay-Schedule 1, as stipulated by Clause 45.06, which seeks to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The DCPO requires a development contribution to be paid in accordance with the requirements of Schedule 1 (as required).



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3.2.3. Design and Development Overlay Schedule 3 (DDO3)

The site is situated within the Design and development Overlay – schedule 3, as stipulated by Clause 42.02, which seeks to:

- 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.

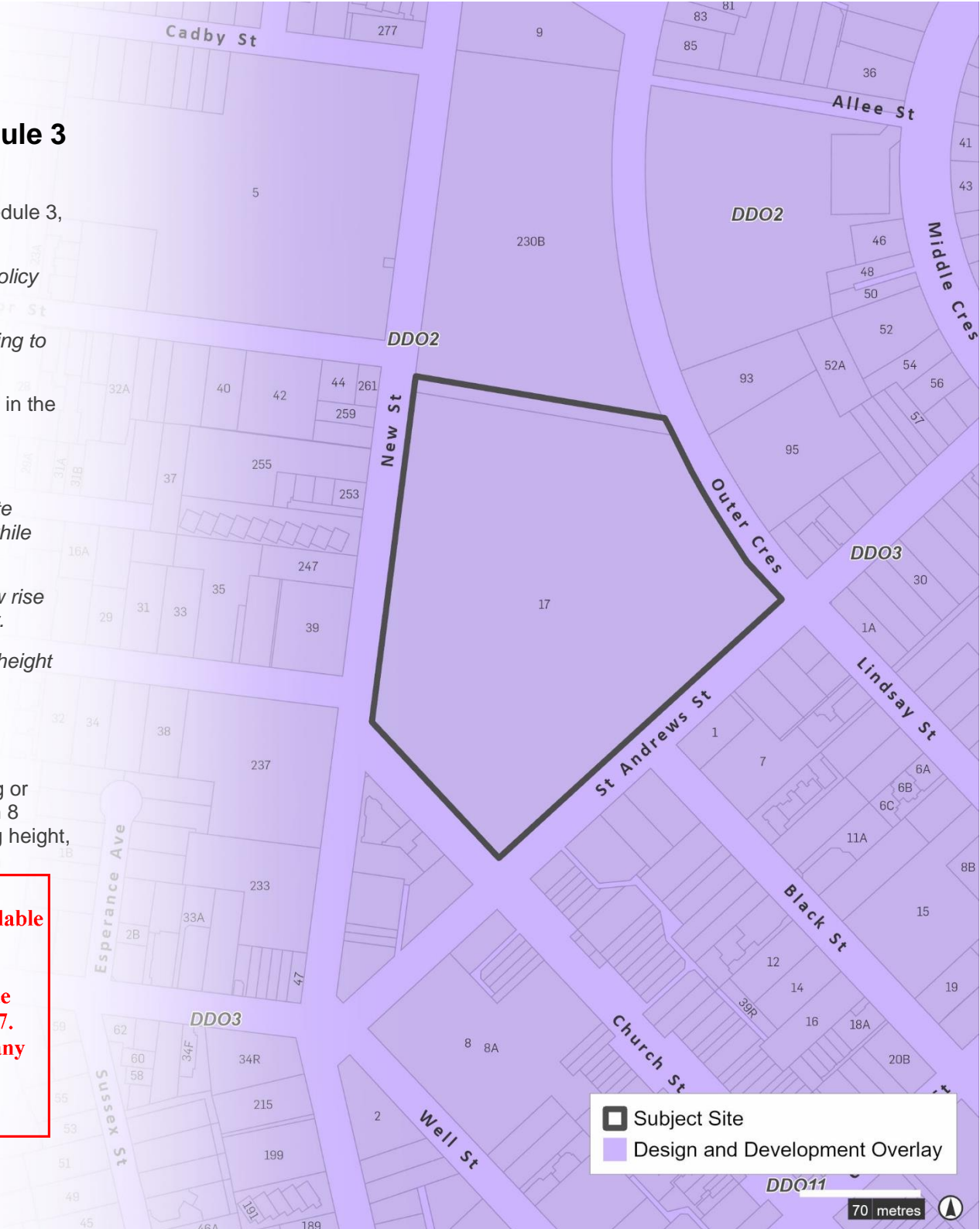
DDO3 relates to 'Building Height Control for Non-Residential Buildings in the Inland Minimal Residential Growth Area'.

DDO3 Design Objectives include:

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.
- To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.
- To maintain a strong landscape character with buildings set within vegetated surrounds.

Pursuant to Clause 43.02-2, a permit is required to construct a building or carry out works for a non-residential building with a height greater than 8 metres. Although the application is not seeking to increase the building height, the existing building height is approximately 11 metres, so a permit is triggered under this overlay.

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3.2.4. Heritage Overlay (HO323)

The site is situated within the Heritage Overlay (HO323), as stipulated by Clause 43.01, which seeks to:

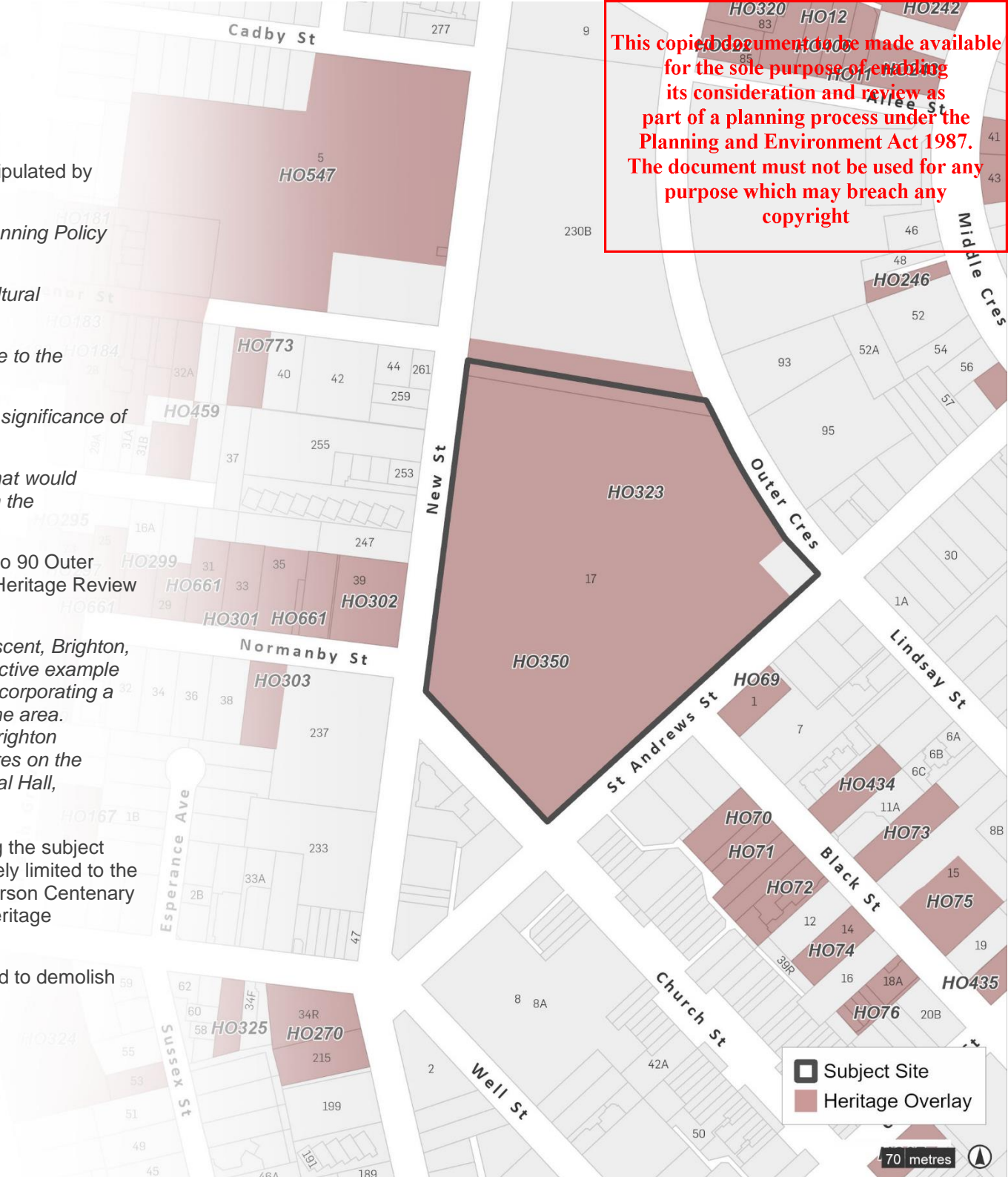
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely 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.

Heritage Overlay HO323 is a site-specific overlay that relates to 90 Outer Crescent, Brighton (Brighton Grammar School). The Bayside Heritage Review provides the following statement of significance:

The Brighton Grammar School main building, at 90 Outer Crescent, Brighton, is of aesthetic and historic significance. The building is a distinctive example of a large institutional building in the Collegiate Gothic style, incorporating a characteristic castellated tower which is a minor landmark in the area. Historically, the building is associated with the acquisition of Brighton Grammar School by the Crowther family in the 1920s. Structures on the campus of aesthetic and historical interest include the Memorial Hall, Rostrevor, the sports pavilion and the HMAS Make-Believe.

Whilst this overlay applies to the majority of Campus (including the subject site), the heritage citation for this overlay confirms that it is solely limited to the original gothic-style buildings built in the 1920's. Robert Sanderson Centenary Hall and Library are not contributory buildings and are of no heritage significance.

Notwithstanding, pursuant to Clause 43.01-1, permit is required to demolish buildings and construct or carry out works



3.3. GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are related to the proposal:

- **Clause 52.06 – Car Parking** ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. The specified rate of car parking spaces for secondary schools is 1.2 per member of staff on-site at any one time. The proposal does not seek to allow any additional staff and therefore there will be no permit required under this clause.
- **Clause 52.34 – Bicycle Facilities** seeks to provide secure, accessible and convenient bicycle parking spaces. The rate applicable to this use is 1 bicycle space to each 20 employees and 1 to each 5 pupils. Noting, the proposal does not result in an increase to staff or students and therefore no additional bicycle spaces are required.
- **Clause 53.18 – Stormwater Management** in Urban Development ensures that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.
- **Clause 53.19 – Non-Government Schools** aims to facilitate new non-government schools and to facilitate upgrades and extensions to existing non-government schools. This clause applies to an application under any provision of this scheme, other than a VicSmart application, to use or develop land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.
- **Clause 65 – Decision Guidelines** indicates that because a permit can be granted does not imply that a permit should or will be granted. The Clause identifies that the responsible authority must decide whether the proposal will produce acceptable outcomes in terms of decision guidelines of this clause.
- **Clause 72.01 - Responsible Authority for this Planning Scheme** identifies the Minister for Planning as the responsible authority for *‘the construction of a building or the construction or carrying out of works to an*

existing non-government primary school or secondary school to which Clause 53.19 applies with an estimated cost of \$3 million or greater.

3.4. MUNICIPAL PLANNING STRATEGY

- **Clause 02.01 – Context** identifies that the City of Bayside is of significant visual, cultural and environmental value and is under higher demand and pressures to respond to development activity.
- **Clause 02.02 – Vision** identifies that Bayside City Council has the following vision: “Bayside will be a city which protects and enhances the quality and character of the natural and built environment through environmentally sustainable development and management of land. Bayside will be an environmentally focussed city in which its natural resources are valued, present needs are met, and development is responsibly managed for the benefit of current and future generations.”
- **Clause 02.03 – Strategic Directions** recognises the municipality’s need to ‘protect the quality and character of the urban environment’ as well as ‘areas and places of heritage significance’. Additionally, this Clause seeks to ensure that ‘Development is undertaken in an environmentally sustainable manner’ and identifies the location of the site within a ‘Minimal Residential Growth Area’.
- **Clause 02.03-4 – Built environment and heritage** acknowledges that Bayside aim to protect its unique character and heritage, while promoting safe, accessible environments and bay views. New developments are encouraged to respect this existing charm. The Council is dedicated to preserving and modernising heritage sites for diverse, non-detrimental uses.
- **Clause 02.03-8 – Infrastructure** notes that Council seeks to locate education facilities where they can provide safe and convenient access on an equitable basis to all age groups, including those with limited mobility and special needs and to ensure the design of facilities is consistent with Bayside’s character.
- **Clause 02.04 – Strategic Framework Plan**, nominates the site in a ‘moderate residential growth area’

3.5. PLANNING POLICY FRAMEWORK (PPF)

The following Clauses off the PPF are relevant to the proposal:

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- **Clause 13.03-1S (Floodplain Management)** policy aims to safeguard life, property, and the environment by managing development in flood-prone areas, planning for cumulative impacts, and ensuring critical facilities and hazardous materials are located outside floodplains.
- **Clause 13.07-1L-01 (Amenity)** policy aims to ensure commercial buildings respect residential areas, advocates for master plans for large institutions such as schools, and supports regulating community facility hours to minimise residential impact.
- **Clause 13.07-1L-02 (Discretionary Uses in Residential Areas)** policy applies to applications for discretionary use in residential zones. It aims to ensure developments align with the preferred neighbourhood character and supports uses that serve local needs without negatively impacting residential amenity.
- **Clause 15.01-1S – Urban Design** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity
- **Clause 15.01-2S – Building Design** seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.01-5S – Neighbourhood Character** aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.01-5L (Bayside preferred neighbourhood character)** The Bayside Preferred Neighbourhood Character policy for Precinct B2 aims to preserve pre-WW2 dwellings and large trees, ensure new buildings allow for vegetation and spacing, minimise front garden loss, locate garages behind dwellings, articulate building forms, use diverse materials, and encourage low, era-consistent fences.
- **Clause 15.03S (Heritage Conservation)** sets out policy to ensure the conservation of places of heritage significance. It includes strategies to encourage development that is appropriate and respectful of the identified heritage values of buildings.
- **Clause 15.03L (Heritage Conservation)** This policy applies to all properties affected by a Heritage Overlay and aims to protect and enhance heritage properties by setting guidelines for development and

works, while ensuring any changes respect and contribute positively to the historical significance, architectural character, and overall aesthetic of the heritage place.

- **Clause 19.02-2S (Education facilities)** aims to assist the integration of education and early childhood facilities with local and regional communities. The Clause seeks to facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities. Clause 19.02-2S also recognises that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including, height, scale and mass)
- **Clause 19.03-3L-02 (Water sensitive urban design)** This policy applies to extensions or alterations over 50 square metres, aiming to promote water-sensitive urban design and stormwater reuse. It encourages measures to prevent litter from reaching water bodies, including well-designed waste enclosures and gross pollutant traps for litter-generating developments.

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4. ASSESSMENT

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Compliance with Planning Policy Framework
2. Compliance with the Neighbourhood Residential Zone
3. Compliance with the Heritage Overlay
4. Compliance with Design and Development Overlay
5. Landscaping Response

Each of these matters is dealt with in turn below.

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COMPLIANCE WITH PLANNING POLICY FRAMEWORK

State and local planning policies encourage institutional and community uses in appropriate locations. The development and expansion of secondary schools has strong strategic and statutory backing to ensure community resources can continue to service the needs of the municipality. These policies also encourage high quality design to provide attractive environments while protecting the character of the area.

Council's MSS supports this, specifically encouraging quality design outcomes which improve the character of land use and development in Bayside.

The proposed development is consistent with the Planning Policy Framework for the followings reasons:

- The proposed landscaping will work to soften the visual appearance of the proposed building and to ensure the landscape character of the area is maintained (**Clause 12.01-1L**).
- The proposed works will not increase the building height or massing to ensure no amenity impacts occur to nearby residential properties consistent with the requirements of **Clause 13.07-1L-02 (Discretionary Uses in Residential Areas)**
- Although minor, the proposed works are high quality and will ensure the existing building continues to integrate seamlessly into the streetscape (**Clauses 15, 19, 15.01-1S, 15.01-2S, 15.01-5S and 15.01-5L**)
- The proposal meets the relevant objectives for Neighbourhood Character Precinct B2 outlined at Clause **15.01-5L (Neighbourhood Character Policy)**. Specifically, the development will not visually dominate the streetscape or heritage buildings and will provide an appropriate landscaping outcome.
- The proposed works are respectful of nearby heritage precincts and will not result in any adverse impacts from a heritage perspective (**Clauses 15.03S and 15.03L**).
- The development is supported by **Clause 19.02-2S** which recognises that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including, height, scale and mass) The proposal is also consistent with policy at **Clause**

19.02-2S seeking to facilitate the establishment and extension of secondary schools to meet future educational needs of communities.

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COMPLIANCE WITH NEIGHBOURHOOD RESIDENTIAL ZONE

The proposed development aligns with the decision guidelines of Clause 32.09 (Neighbourhood Residential Zone) for the following key reasons:

- The proposal is in line with the MPS and the PPF, as it seeks to enhance the functionality and amenity of Brighton Grammar School.
- The height of the building is not proposed to change, and the proposed works are primarily internal. Any external works, such as façade improvements, will not impact neighbouring properties.
- The proposal is compatible with the surrounding residential uses as it enhances a community facility without significantly altering the residential character of the area or intensifying the use, due to the minor nature of the proposed works.
- The proposed refurbishment of the Library will improve functionality and usability, providing a flexible environment for learning and research. Additionally, the introduction of a new food tech facility will provide a space for practical learning and skill development by retrofitting an existing facility and increasing the life of the building until the Music and Literacy Building is constructed.
- The proposed development, aptly scaled for the neighbourhood context, aims for minor enhancements to fenestration and façade detailing (and acoustic treatment) to boost the building's internal amenity and usability, whilst ensuring there are no amenity impacts by way of noise, traffic or visual bulk.

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COMPLIANCE WITH HERITAGE OVERLAY

4.1.1. Demolition

The subject site is covered by Heritage Overlay (Schedule 323).

The proposal requires the partial demolition of the Library Building adjoining the Hall at the St Andrews Street interface.

The proposed demolition of the built form triggers a planning permit pursuant to Clause 43.03 (Heritage Overlay). Clause 15.03-L (Heritage Conservation Policy) allows for partial demolition of heritage buildings when the fabric to be demolished is of no significance.

The built form within the application site that exists today is not original heritage form. There are no significant elements of the original fabric that are sought to be demolished. The extent of demolition is minor in nature and is primarily internal.

Additionally, it is noted the Library Building was approved for complete demolition as part of PA2201817.

4.1.2. Development

The general principles of Council's Heritage Policy states that the design of new developments should respect, complement, and respond to the heritage significance of places.

The proposed development merely seeks minor improvements to fenestration and façade detailing to improve the internal amenity and usability of the building. The works do not seek to mimic buildings located within the heritage overlay rather the architectural response seeks to complement and respect the existing neighbourhood context and immediately adjoining building on campus.

The development proposes modern finishes with contemporary architecture and innovative design which adds to the existing diversity and layering of styles though time. The proposal is understated and does not seek to compete with adjoining heritage buildings on campus. The modern, high-quality design response appropriately responds to Council's heritage policy objectives

COMPLIANCE WITH DESIGN AND DEVELOPMENT OVERLAY

Schedule 3 to the Design and Development Overlay applies building height controls for non-residential buildings in the inland minimal residential growth area.

The Design and Development Overlay Schedule 3 allows for a planning permit to be granted for non-residential buildings greater than two storeys and 9 metres in height where the proposed building achieves relevant design objectives

The design objectives and design guidelines included in the DDO3 seek to ensure proposed developments respect the existing residential character.

The proposal does not seek to alter the existing building height or increase the building massing. As such, it is considered that the proposed works will show clear compliance with the objectives of the DDO3.

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LANDSCAPING RESPONSE

The proposal also seeks to improve the surrounding landscaping to improve on site amenity and contribute to the overall street scape setting. All existing planting and signage will be removed and replaced with new planting hedged to a maximum of 1.5m on the site boundary allowing for better solar access and views to the building edge. Existing bluestone kerb along footpath to be removed. Existing trees to east to be retained and protected.

The planting will be in line with the species which are proposed for the SAE project creating a continuous theme of predominately natives with larger species to help screen the fire hydrant from the building views.

Figure 6 Proposed Landscaping



Source: Oculus

5. CONCLUSION

This report assesses the appropriateness of the proposal against the relevant controls and policies of the Bayside Planning Scheme.

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- ✔ The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls, particularly state policy that encourages the development and improvement of existing school facilities.
- ✔ The proposal is consistent with the Bayside Planning Scheme, particularly the requirements of the Neighbourhood Residential Zone - Schedule 3 and Council's local policies that seek to guide built form.
- ✔ The proposal intends to improve the amenity of the school through the provision of a modern, high-quality food tech facilities without compromising existing amenities or the character of the surrounding neighbourhood.
- ✔ The affected built form for demolition is not of heritage significance, nor will the proposed works adversely affect the heritage significance of the subject site or surrounding heritage precincts and is consistent with the provisions of Heritage Overlay Schedule 323 and Council's local heritage conservation policy at Clause 15.03-1L.

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