



## **Penola Catholic College**

**35 William Street, Glenroy**

**Buildings and Works Proposal**

**ADVERTISED  
PLAN**

**Prepared by:**



**February 2026**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## Contents

1. Introduction .....	3
2. Site and Surrounds .....	4
2.1 Site.....	4
2.2 Surrounds.....	5
2.3 Title .....	6
3. Background Technical Investigations .....	7
4. The Proposal .....	9
5. Merri-bek Planning Scheme.....	11
5.1 Planning Policy Framework .....	11
5.2 Local Planning Policy Framework .....	12
5.3 Zoning .....	14
5.4 Overlay.....	16
5.5 Particular Provisions .....	17
5.6 Aboriginal Cultural Heritage .....	21
5.7 Bushfire Prone Areas.....	21
5.8 Summary of Required Approvals.....	21
6. Planning Assessment.....	22
6.1 Assessment against relevant Planning Policy .....	22
6.2 Assessment against relevant Planning Controls .....	24
7. Conclusion .....	26

### Appendix A – Title

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

## 1. Introduction

RPV have prepared this Planning Report on behalf of Penola Catholic College (the School) in support of a planning permit application for buildings and works to upgrade their existing Junior Campus (Years 7 and 8) at 35 William Street, Glenroy (subject site). More specifically, it is proposed to demolish a significant part of an existing two-storey building and rebuild as a new two-storey architecturally and environmentally sustainability designed Performing Arts Building. New landscaping areas will be established.

It is not proposed to increase student or staff numbers and so the existing Education use (Secondary school) will not be expanded.

This report assesses the proposal against the relevant provisions of the Merri-bek Planning Scheme and potential impacts on amenity, stormwater management and neighbourhood character.

Pursuant to Clause 72.01-1, the Minister for Planning is the responsible authority for this application because the development costs exceed \$3 million.

This Planning Report is organised as follows:

- Section 2 – Site Context
- Section 3 – Background and technical investigations
- Section 4 - The Proposal
- Section 5 – The Merri-bek Planning Scheme
- Section 6 – Planning Assessment
- Section 7 – Conclusion

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

The permit application is supported by the following documents:

- Architectural Set of plans of the buildings and works and site context by McIldowie Partners, February 2026
- Landscape Schematic Plan by Jeavons, February 2026
- Arborist Report by Tree Checks, February 2026
- Sustainability Management Plan by Lucid, January 2026
- Drainage and Civil Plans by BCE, January 2026.

The proposed development will facilitate upgrading, improving and consolidating essential existing school facilities and is strongly supported by the planning policy framework, the land's zoning and the relevant provisions of the planning scheme.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 2. Site and Surrounds

### 2.1 Site

The subject site is a 1.7105ha combined parcel located in Glenroy, City of Merri-bek that is developed with Penola Catholic College's Junior Campus (Years 7 and 8) (refer to **Figure 1** overleaf).

The subject site is an "island site" with eastern road frontage to William Street, southern frontage to Menana Road, northern frontage to Pengana Avenue and western frontage to Palana Street.

Four car parking spaces are located on-site in a formal car park area accessible from William Street.

A closed off internal road runs from William Street to Menana Road internal to the site. This road is fenced off within the school site preventing public access to the school grounds.

The land subject to the permit application is more particularly known as Lot 1-4 on LP44474 and Lot 98 & 99 on LP23974 and is in the south-east corner of the school. The larger balance lot also forming the school site is more formally known Lot 1 on TP95057.

The site contains several interconnected school buildings that are in the eastern and central parts of the site. There is a sports pitch/athletic running track, cricket nets and sports courts in the south-western part of the site.

The land is relatively flat and contains formal landscaped areas mainly along the site frontages and elsewhere in open space pockets. The landscaping includes a number of canopy trees.

The building to be partly demolished and replaced as part of the subject proposal is located in the south-east part of the site, fronting William Street, Manana Road and an internally located road. This building is two storey in the central area and single storey along the north and south flanks. The building has a double maintenance garage and cross-over to Menana Road.

A canopy tree located on the development site and adjacent the internal road has been assessed and will not be impacted by the proposal.

**ADVERTISED  
PLAN**



Figure 1 – Subject Site including location of building to be redeveloped as part of proposal

## ADVERTISED PLAN

### 2.2 Surrounds

The subject site is situated in a developed urban area of Glenroy approximately 1km west of the Glenroy Activity Centre, 13km from the centre of Melbourne and 1km east from Essendon Fields Airport.

The area is generally residential in nature. However, to the south of the site is a small strip of local shops that front Menana Road and William Street. A small reserve with playground is adjacent the site to the south.

An Early Learning Centre is located adjacent to the east of the site and also fronts William Street. Also located adjacent to the east is a dwelling that fronts Grandview Street and “sides on” to William Street.

Refer to **Figure 2** overleaf for the location and surrounding area and the Site Location Plan (TP010) in the Architectural Set.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



Figure 2 – Subject Site and area (source Google maps)

## 2.3 Title

The part of the subject site proposed for redevelopment is formally known as Lot 1-4 on LP44474 and Lot 98 & 99 on LP23974 (refer to **Attachment 1** for copy of title).

There are party wall easements on Lots 1-4. However, these are historical being for previous dwellings located on the land and are no longer relevant given that the dwellings have been removed.

There is a covenant relevant to the larger balance title for the school (Lot 1 on TP95057). However, this is not relevant to land subject to the proposal or to the proposal itself (its purpose is to not allow quarrying of clay at the land, which is not proposed).

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## 3. Background Technical Investigations

The following technical investigations have been supplied with this application:

### 3.1 Arboriculture Assessment Report

An Arboriculture Assessment was prepared by Tree Checks (February 2026) in support of the planning application.

A single tree was assessed, this being a Crimson bottlebrush located to the north-west of the proposed new building and close to the internally located road. The tree will be approximately 5m from the nearest new wall associated with the new building.

The key finding of the assessment is that the proposed works can occur without interference to the tree's canopy, trunk or Root or Tree Protection Zone (RPZ, TPZ). The report recommends TPZ fencing during demolition and construction works to protect the tree.

### 3.2 Sustainability Management Plan

A Sustainability Management Plan (SMP) was prepared by Lucid (January 2026) in support of the planning application. The SMP details the project's sustainability features and evaluates compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development) and Clause 58.18 (Stormwater Management in Urban Development).

The project has been assessed to achieve a Built Environment Sustainability Scorecard (BESS) of at least 50% in compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development).

As per the SMP, the development focuses its environmental performance on the following:

- Fossil Fuel Free (all-electric development, including solar PV installation on the roof).
- Enhanced occupant health and well-being outcomes (HVAC designed to increase outdoor air supply, promotion of natural daylight access, high quality LED lighting to support visual comfort, low emissions interior finishes, optimised building fabric to support thermal comfort).
- Energy efficiency (optimised building fabric performance that exceeds minimum NCC requirements to reduce HVAC demand, shading used).

- Water conservation and stormwater quality (efficient water fixtures and fittings to reduce potable water consumption, improved water sensitive urban design).
- Enhanced urban ecology (considered landscape design to support biodiversity).
- Waste minimisation (support resident waste management and target high recycling rates for construction and demolition wastes).
- Sustainable transport (access to public transport and infrastructure to encourage walkability).

### 3.3 Drainage Strategy

A preliminary issue Drainage Plan and Civil Package was prepared by BCE (January 2026) in support of the planning application.

The preliminary plans demonstrate that drainage will occur through new pipes being connected to the school's existing drainage system that then connects to the reticulated municipal drains.

The plans calculate that the pervious area of the island development site post development will be 279sqm which is 25% of the development site. This area is set aside for landscaping.

Stormwater retention will occur through the installation of an underground water tank and with new pipes and pits.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**

## 4. The Proposal

The proposal is for buildings and works associated with an existing non-government Education centre (Secondary school). No increase to student and staff numbers is proposed and so the existing secondary school use will not be expanded.

The proposed works include the demolition of a significant part of an existing two-storey technology school building (known as the Aikenhead Building) and its re-development with a new two-storey Performing Arts Building in the same location as illustrated by the plans prepared by McIlldowie Architects.

The proposed works are confined to the south-eastern part of the school site. The new building will front and address both William Street, Manana Road and an internally located road. The new building will present high quality architectural designed building facades and will significantly improve on the school's contribution to the streetscape.

The building has been designed with input from the project's sustainability engineers. The building achieves appropriately high levels of compliance against sustainability measures and protocols as detailed in the SPP.

The following parts of the building are to be retained and will form part of the new building:

- Maintenance store with double garage doors and associated cross-over to Manana Road
- Art classroom
- Printing room and art store
- Several of the existing building's ground floor external façade walls (western walls of Maintenance Store, Art Store walls and selected northern, eastern, southern and western walls).

The finished new building will be two storey with a similar second floor footprint to the ground floor. The maximum building height will be 8.71m excluding the centrally located roof plant and lift shaft. The building and associated works will create:

### Ground Floor

- Art classrooms x 2
- Wood and metal classroom
- Storerooms
- Printing room

**ADVERTISED  
PLAN**

- Maintenance rooms with external access
- Amenities
- Internal lift.

#### First Floor

- Drama room
- Music room
- Recording studio
- Music breakout rooms
- Tutorial room
- Staff room
- Storerooms
- Green room.

**ADVERTISED  
PLAN**

#### Tree Protection

- A single tree is located approximately 5m from the nearest new western/northern wall and will be protected throughout the development.
- TPZ fencing will be installed by a qualified arborist.

#### New landscaping

- New landscaping is proposed in the surrounds of the building to provide a green edge to William Street and Menana Road (refer to the Landscape Schematic Plan by Jeavons).
- 279sqm of pervious land, which is 25% of the development site, will be set aside for landscaping.
- The existing canopy tree located on the internal service road will be sited in a new garden bed. New built-in outdoor seating will provide areas for students to enjoy the new internal landscaped area with the existing canopy tree providing shade.
- Adjacent the building on the western side of the service road, bicycle racks will be installed to provide spaces for 21 bicycles.

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

# ADVERTISED PLAN

## 5. Merri-bek Planning Scheme

The following section outlines the key policy considerations of the State and Local Planning Policy Frameworks as well as the planning controls /provisions which apply to the site and proposal. An assessment of the proposal against the planning assessment framework will be addressed in Section 6 of this report.

### 5.1 Planning Policy Framework

The Planning Policy Framework aims to facilitate proposals in a way that positively impacts local communities and the broader region.

The State Planning Policies outlined below are pertinent to the proposal:

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 19 – Infrastructure

The key policy directions which emerge from these include:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities (Clause 11.01-1S).*
- *Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1S).*
- *Manage the sequence of development in areas of growth so that services are available from early in the life of new communities (Clause 11.02-3S).*
- *Planning should promote excellence in the built environment and create places that:*
  - *Are enjoyable, engaging and comfortable to be in.*
  - *Accommodate people of all abilities, ages and cultures.*
  - *Contribute positively to local character and sense of place.*
  - *Reflect the particular characteristics and cultural identity of the community.*
  - *Enhance the function, amenity and safety of the public realm (Clause 15).*

- *Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity (Clause 15.01-1S).*
- *Achieve building design outcomes that contribute positively to the local context and enhance the public realm (Clause 15.01-2S).*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles (Clause 15.01-2S).*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm (Clause 15.01-2S).*
- *Strengthen and diversify the economy (Clause 17.01-1S).*
- *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).*
- *Recognise 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 19.02-2S).*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access (Clause 19.02-2S).*
- *Consider the existing and future transport network and transport connectivity (Clause 19.02-2S).*

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 5.2 Local Planning Policy Framework

The Planning Policy Framework seeks to provide a clear and consistent framework within which decisions about the use and development of land can be made. The following policy is relevant to this permit application:

- Clause 02 – Municipal Planning Strategy
- Clause 13 – Environmental Risks and Amenity
- Clause 15.01-1L – Urban design in Merri-bek
- Clause 15.01-2L-01 – Building design in Merri-bek
- Clause 15.01-2L-04 – Energy efficiency in Merri-bek
- Clause 15.01-2L-05 – Environmentally sustainable development
- Clause 15.01-5L – Minimal and incremental change areas

Key Policy includes:

- *Merri-bek City Council's vision is to plan for and manage population growth and associated development by creating sustainable neighbourhoods of well-designed environmentally sustainable development (Clause 02.02 'Vision').*

- *Improving the design quality of the built environment in Merri-bek is a high priority in managing development associated with population growth. Good design is intrinsically linked to safety, health and well-being and environmental sustainability (Clause 02.03-4 ‘Built environment and heritage’).*
- *Encouraging development to incorporate environmentally sustainable design at the time of planning approval in the following areas: energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology (Clause 02.03-4 ‘Environmentally sustainable design’).*
- *Providing accessible community infrastructure (e.g. health, education, social, leisure and cultural facilities) in different locations suited to the local community’s needs (Clause 02.03-8 Infrastructure).*
- *Site is in a minimum change area (Housing Framework Plan -Clause 02.04).*
- *Design development to contribute to a fine grain urban structure reflecting an appropriate balance of open space to built-form (Clause 15.01-1L).*
- *Design development to contribute to a fine grain architectural expression with detailed street frontages (Clause 15.01-1L).*
- *Encourage development to contribute to the upgrade of existing streets adjoining the site and undergrounding of powerlines and other utilities (Clause 15.01-1L).*
- *Design and site development to not unreasonably overshadow public open space (Clause 15.01-1L).*
- *Design development to provide a sense of safety by maximising interaction, passive surveillance and incidental lighting of open spaces (Clause 15.01-1L).*
- *Ensure landscape design improves aesthetic quality and amenity for occupants and the public realm by:*
  - *Integrating development with the surrounding environment.*
  - *Providing for summer shading of buildings and private open spaces and allows for access to winter sun.*
  - *Contributing to reduction of the urban heat island effect.*
  - *Incorporating integrated water management and water sensitive urban design (Clause 15.01-1L).*
- *Encourage good-quality contemporary architecture (Clause 15.01-2L).*
- *Ensure development maximises passive energy efficiency and creates quality living and working environments (Clause 15.01-2L-04).*
- *Design development to provide for the ability of adjoining sites to gain adequate access to daylight and outlook (including if redevelopment was to occur) through responsive building separation distance and heights and location of primary outlooks (Clause 15.01-2L-04).*

This document is for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

- *Achieve best practice in environmentally sustainable development from the design stage through to construction and operation (Clause 15.01-2L-05).*
- *A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for a non-residential building with a gross floor area of more than 1000 square metres (Clause 15.01-2L-05).*
- *Design development to provide an appropriate transition in building height where an increase above the prevailing building height is proposed (Clause 15.01-5L).*
- *Create or enhance a landscape character by designing and siting new development to integrate generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation (Clause 15.01-5L).*

### 5.3 Zoning

#### Neighbourhood Residential Zone (NRZ)

The Neighbourhood Residential Zone – Schedule 1 (NRZ1) applies to the subject site (refer to **Figure 3** overleaf). The purpose of the NRZ is:

- *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.*

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

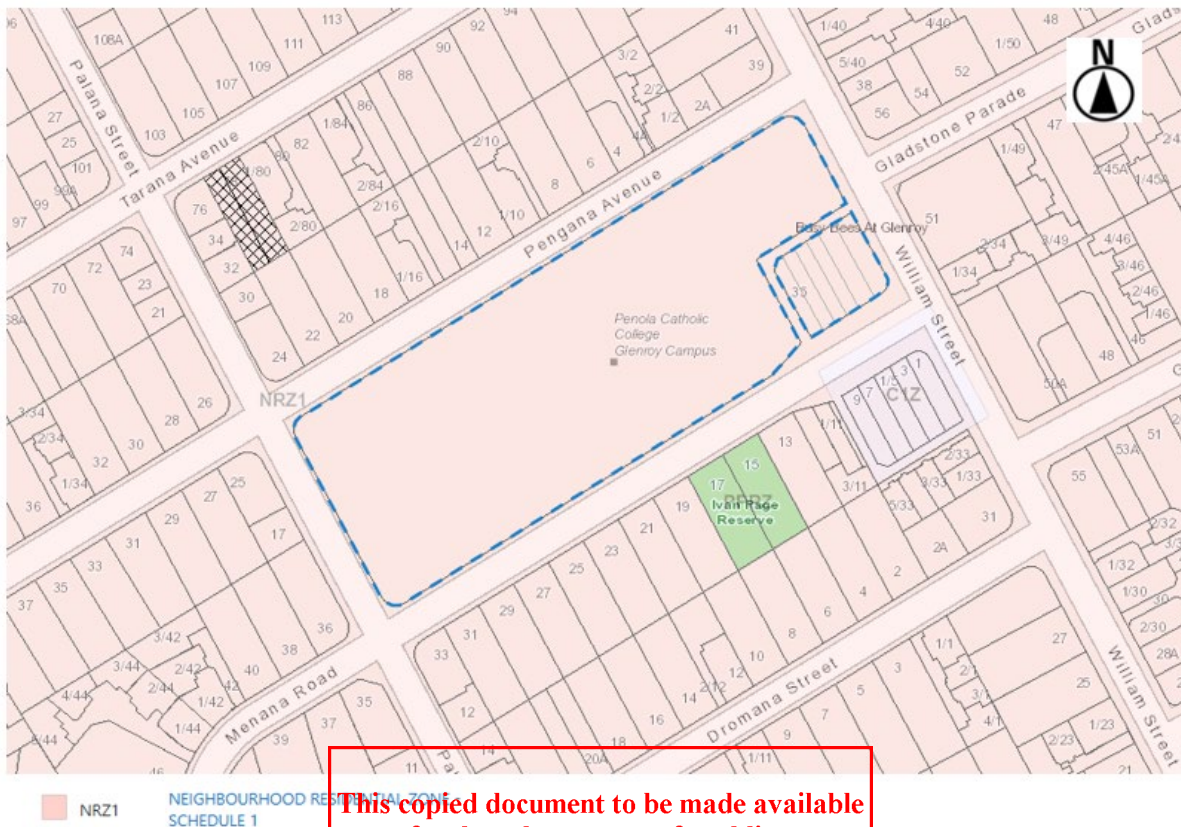


Figure 3 – Subject Site and NRZ1

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**ADVERTISED PLAN**

Pursuant to Clause 32.09-10, 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 (Secondary College use is a Section 2 use).

Relevant Application Requirements at Clause 32.09-12 include:

- *Plans drawn to scale and dimensioned which show:*
  - *Site shape, size, dimensions and orientation.*
  - *The siting and use of existing and proposed buildings.*
  - *Adjacent buildings and uses.*
  - *The building form and scale.*
  - *Setbacks to property boundaries.*
  
- *The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.*
  
- *A landscape plan showing existing vegetation retained (on the site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation*

selection and planting plan in accordance with this schedule and the Moreland Tree Planting Manual for Residential Zones, 2019.

The following relevant Decision Guidelines apply at Clause 32.09-14:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a 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.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally fulfils the 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.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 5.4 Overlay

### Development Contributions Plan Overlay – Schedule 1 (DCPO1)

The site is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1), as shown in **Figure 4** overleaf.

Pursuant to Clause 4.0 of Schedule 1 to the DCPO, a non-government school is exempt from payment of an infrastructure contribution.

ADVERTISED  
PLAN



Figure 4 – Subject Site and DCPO

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED PLAN**

## 5.5 Particular Provisions

### Clause 52.05 Signs

The purpose of Clause 52.05 is:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

New signage is proposed on an internal façade as illustrated on the architectural renders. This is the wording “Aikenhead Arts Centre” and Penola CC’s logo.

Pursuant to the NRZ, sign requirements are Category 3 – High Amenity Areas at Clause 52.05-13. Business identification signs are Section 2 – Permit required.

A planning permit is therefore required for the proposed signage.

**Clause 52.06 Car Parking**

The purpose of Clause 52.06 is:

- *To ensure 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.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The proposal will not result in additional student and staff and is only for an upgrade to existing school facilities. Further, existing car spaces will not be removed.

On the basis of the proposal, Clause 52.06 is not relevant to the planning application.

**Clause 52.17 Native Vegetation**

The purpose of the clause is “to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three steps in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):”

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.”*

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply if the table to Clause 52.17-7 specifically states that a permit is not required. A relevant exemption is for the removal of planted vegetation.

Given that no native vegetation is to be removed as part of the application, clause 52.17 is not relevant to the application.

### Clause 52.34 – Bicycle Facilities

This provision aims to encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34-5, the following bicycle parking rates apply to primary school developments:

- *Employee spaces: 1 to each 20 employees; and*
- *Student spaces: 1 to each 5 pupils.*

The proposal does not include the removal of bicycle spaces and will not result in additional student or staff numbers. Therefore, the provision is not relevant to the planning application.

### Clause 52.37 – Canopy Trees

**ADVERTISED  
PLAN**

The purpose of the clause is to:

- *Protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *Maximise the retention of existing canopy tree cover where no development is proposed.*
- *Ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *Balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria’s growing population.*
- *Encourage canopy tree cover that is site and climate responsive and supports the local environment.*

This copied document to be submitted for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

While exemptions exist, a permit is required to remove, destroy or lop a canopy tree in the NRZ (Clause 52.37-2).

Given that no canopy tree is to be removed or lopped, the clause is not relevant to the application.

### Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 (Stormwater Management in Urban Development) applies to the proposed buildings and works. The purpose of the clause 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.

Clause 53.18-5 (Stormwater management objectives for buildings and works) including Standard W2 is applicable to buildings and works applications and should be met through the stormwater management system being designed to:

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban*
- *Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

Clause 53.18-6 (Site management objectives) including Standard W3 is applicable. To meet the standard, an application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Stormwater.*
- *Litter, concrete and other construction wastes.*
- *Chemical contamination.*

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

A response to this clause is provided in the SMP prepared in support of the planning application.

**Clause 53.19 – Non-Government Schools**

This provision helps to streamline the process for development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

As per 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 (i.e. there is no opportunity for the planning application to be appealed to VCAT by a third party).

**Clause 62.02 – General Exemptions (Buildings and Works)**

Relevant exemptions from permit requirements under Clause 62.02 include:

- *Gardening*
- *A fence*

ADVERTISED  
PLAN

- *Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.*
- *Disability access and disability facilities associated with an education centre (not including a lift external to a building).*

#### **Clause 65.01 Decision Guidelines – Approval of an Application or Plan**

Pursuant to Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must consider:

- *The effect on the environment, human health and amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

### 5.6 Aboriginal Cultural Heritage

The site does not contain any areas of Aboriginal Cultural Heritage Sensitivity.

### 5.7 Bushfire Prone Areas

The site does not contain any bushfire prone areas.

### 5.8 Summary of Required Approvals

A planning permit is required for the proposed buildings and works under the following provision of the planning scheme:

- *Clause 32.09-10 (NRZ) – to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.*
- *Clause 52.05-13 (Signs) – a permit is required for business identification signage.*

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

## 6. Planning Assessment

The proposal seeks to partly demolish an existing two-storey technology school building and re-develop with a new two storey school building that will serve as a performing arts centre for the existing secondary college.

### 6.1 Assessment against relevant Planning Policy

The proposal complies with PPF and LPPF policies encouraging quality education facilities and the protection of local character and amenity by achieving the following:

#### Planning Policy Framework

- The proposal upgrades and enhances facilities at an existing school within an established residential area and will help address the future educational requirements of the broader community, aligning with Clauses 11.01-1S, 11.02-3S, and 19.02-2S.
- In accordance with Clauses 15 and 15.01-2S, the proposed works at the school are designed to provide a pleasant, safe, healthy, accessible, and functional learning environment.
- The newly developed building will front and address the abutting streets with high quality architecture, consistent with Clause 15.01-2S. The new works will integrate into the existing school environment and will be embellished by landscaping at the building edges.
- Safe access will be maintained via William Street and Menana Road along with passive surveillance to these streets, consistent with Clause 15.01-2S and Clause 19.02-2S.
- The proposal is further supported by Clause 19.02-2S through:
  - Maximising the site's capacity to accommodate improved secondary school education facilities in response to current and future community educational needs.
  - Developing new buildings/works in a manner that is sensitive to adjacent land uses, with careful consideration given to location and design to minimise potential impacts.

#### Local Planning Policy Framework

- The proposal furthers Merri-bek Council's vision of creating sustainable neighbourhoods, well designed and sustainable buildings and education

infrastructure to address community needs, consistent with Clause 02.02, Clause 02.03-4 and Clause 02.03-8.

- The proposal aligns with the existing neighbourhood character and surrounding residential uses through providing an appropriate response to the streetscapes fronting the site in compliance with Clause 15.01-1L. The finished building will substantially raise the quality of the abutting streetscapes through providing a high-quality architectural design and landscaping.
- The proposal will not unreasonably over-shadow the public realm or cause unreasonable impacts from lighting or noise in accordance with Clause 15.01-1L. Shadow diagrams have been prepared and demonstrate minimal overshadowing. Landscaping will reduce heat island effects and provide a soft green edge to the abutting streetscapes. A shaded area of outdoor seating provides a pleasant place for students to meet and rest.
- Waste will continue to be appropriately managed via private waste arrangements, with minimal changes to waste volumes to result from the proposal.
- The proposal supports Clause 15.01-2L-04 through meeting best practice energy efficient design requirements as detailed in the SMP.
- The design provides appropriate transitions in building height in accordance with Clause 15.01-5L. The current building is two storeys. The resulting building will continue to be two storeys. While the proposed upper floor will have a greater footprint to the current upper floor, the increase is appropriately offset by a vastly improved architectural design. The site is an island site and so impacts resulting from this increase in upper-floor area will be negligible to any nearby privately owned property. Excluding roof-top plant and the lift shaft, the height of the building is less than 9m which is consistent to the maximum height for dwellings and residential buildings at Clause 32.09-11 (NRZ), which is further example of how the building has been designed to be sympathetic to the surrounding residential buildings and streetscape.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 6.2 Assessment against relevant Planning Controls

### Neighbourhood Residential Zone

The proposal is consistent to the Purpose and Decision Guidelines of the NRZ, discussed as follows:

#### Purpose

- The proposal respects the existing and emerging residential character, noting that planning policy specifically allows for non-government school facilities to differ from dwellings in both function and form, including height, scale and mass.
- The development is modest in scale and will lead to a relatively minor increase in development intensity at the site (this is through increasing the footprint of the upper-floor only). The building will continue to have two storeys and be less than 9m in height (excluding roof-top plant and lift shaft).
- The proposal supports an educational facility that meets community needs in a suitable location within a residential area, close to transport, pedestrian links, and open space.

#### Decision Guidelines

- The proposal is in accordance with the Municipal Planning Strategy and the Planning Policy Framework, as outlined above.
- There will be no overshadowing of existing rooftop solar systems on neighbouring dwellings, with no nearby residences affected. The proposed low-scale design is compatible with the neighbourhood.
- The design aligns with Clause 19.02-2S, featuring appropriate scale and bulk for non-residential use, and fits harmoniously within the surrounding built environment.
- Generous landscaping and garden beds are planned. Proposed landscaping will soften the appearance of the building and provides 25% impervious area of the development site.
- Private waste collection will remain unchanged.
- There are no statutory requirements to provide additional car parking or bicycle parking given that student and staff numbers are not proposed to be increased and existing spaces are not to be removed.

**ADVERTISED  
PLAN**

**Clause 52.05 - Signs**

A business sign is proposed to be located internal to the site on the new building’s northern façade. This is to identify the purpose of the building and display the school’s logo.

The signage will not result in a loss of amenity for the area and is consistent to the purpose of the clause. The signage will be sympathetic to the design of the building, is modest in size, will be coloured in earthy tones that match the colours of the building and is positioned internal to the site.

**Clause 53.18 – Stormwater Management in Urban Development**

The proposal aligns with the intent of the clause by addressing stormwater impacts on the environment and contributing to environmental cooling (with landscaping intended to help lower temperatures within the school grounds).

The proposal satisfies the objectives and requirements outlined in Clauses 53.18-5 and 53.18-6 as detailed below:

This copied document to be made available  
 for the sole purpose of enabling  
 its consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purpose which may breach any  
 copyright

Clause 53.18-5

- Waste collection will continue to be collected privately from a designated area within the building, preventing litter from entering the drainage system.
- Landscaped gardens will provide cooling, habitats, and attractive spaces.

Clause 53.18-6

- Construction activities at the site will be carefully managed to prevent waste, chemicals, and sediment from entering the drainage system.
- A Construction Management Plan can outline procedures designed to avoid unacceptable environmental impacts throughout the construction phase.
- Considering the infill nature of the development and the established urban surroundings, significant erosion during construction is not anticipated.

Refer to the SMP prepared by Lucid in support of the proposal and the civil drainage plans prepared by BCE.

The pervious area post development will be 279sqm which is 25% of the development site. Stormwater retention will occur through the installation of an underground water tank and with new pipes and pits.

## 7. Conclusion

The proposal demonstrates appropriate compliance with Planning Policy, the NRZ1, and other relevant planning scheme provisions including Clause 52.05 – Signs and Clause 53.18 – Stormwater Management in Urban Development. It involves upgrading an existing school to deliver essential educational facilities that will benefit the local community.

This development is designed to address current and future educational demand by providing high-quality learning environments and related amenities for students. The plans ensure integration with the surrounding built form with suitable interfacing at the street edge and landscaping along site boundaries.

The proposed works are expected to positively contribute to the character of the area without causing adverse impacts on the amenity of neighbouring properties. The new building has been carefully designed to enhance the existing built form, incorporating appropriate setbacks and preserving vegetation at the site.

In light of the proposal's strong alignment with the relevant assessment criteria, approval of the application and endorsement of the submitted plans is respectfully sought.

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**ADVERTISED  
PLAN**

## Appendix A - Title

# ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**