

CITY OF WHITTLESEA

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PLANNING SUBMISSION REPORT

17 Regal Avenue,
Thomastown VIC 3074

**ADVERTISED
PLAN**

PROPOSAL

St. John's XXIII Primary School
New Administration Building & Refurbishment Works

Crosier Scott
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ST. JOHN XXIII PRIMARY SCHOOL

17 REGAL AVENUE, THOMASTOWN VIC 3074

DESIGN RESPONSE

Introduction:

The attached document provides an overview of the proposed works at 17 Regal Avenue, Thomastown East, Victoria 3074. The site is currently home to St. John XXIII Primary School.

The project entails:

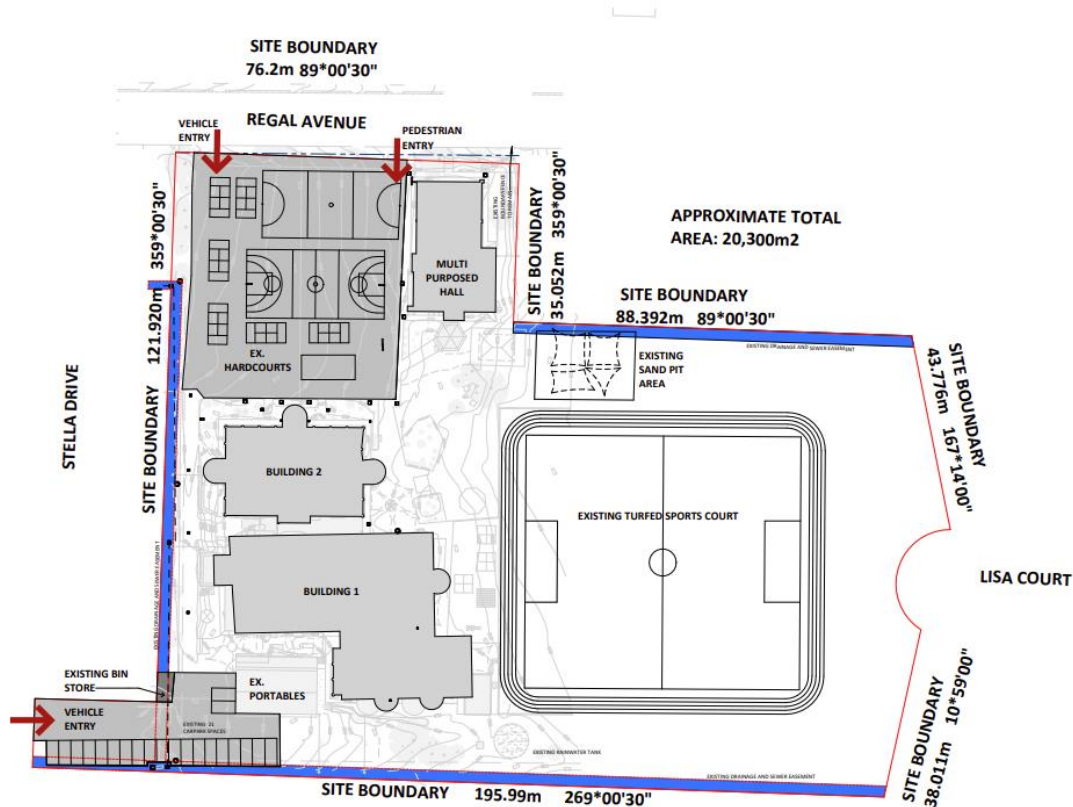
Stage 1:

- Internally renovating / refurbishing an existing Building 1, along with minor enhancements externally.
- New Administration Building (approx. 340m²)

Stage 2:

- Internally renovating / refurbishing Internal refurbishment of existing GPLA's in Building 2, along with minor enhancements externally
- Demolition to Building 1, extension to existing student amenities.

EXISTING SITE PLAN



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SITE

The site is located at 17 Regal Avenue, Thomastown VIC 3074. The site is bounded by Regal Avenue to the North with main pedestrian and vehicle access, Stella Drive to the West and Lisa Court to the East. The school site is surrounded by residential properties consisting mostly of single-story brick veneer dwellings.

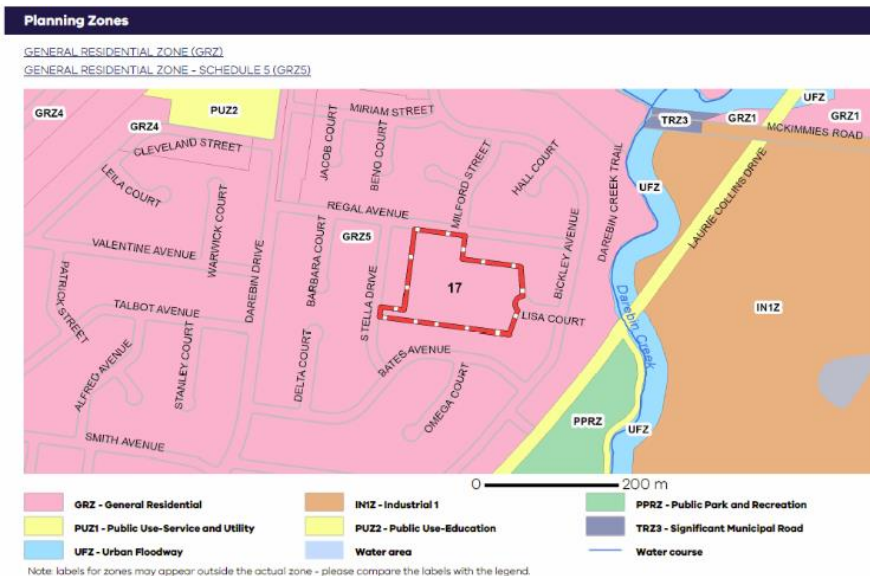
The overall site area boasts a frontage of 76.2 metres along Regal Avenue and 191.92 metres along Stella Drive. The total area of the site is 20,300m².

The site has a gradual slope from Stella Drive side down towards Lisa Court side, with an approximate 2.7 metre decline over a 168 metre stretch. The site currently has 4 main buildings, with 3 buildings located to the South of the site and 1 building located along the Northern boundary, with an expansive turfed sports ground and running tracks to the east of the site.

ZONING

The subject site is located within a General Residential Zone (GRZ) schedule 5.

Part of the site to the east is subject to Aboriginal Cultural Heritage Overlay. However since the proposed use of the site is to remain unchanged, a cultural heritage management plan should not be triggered or required.

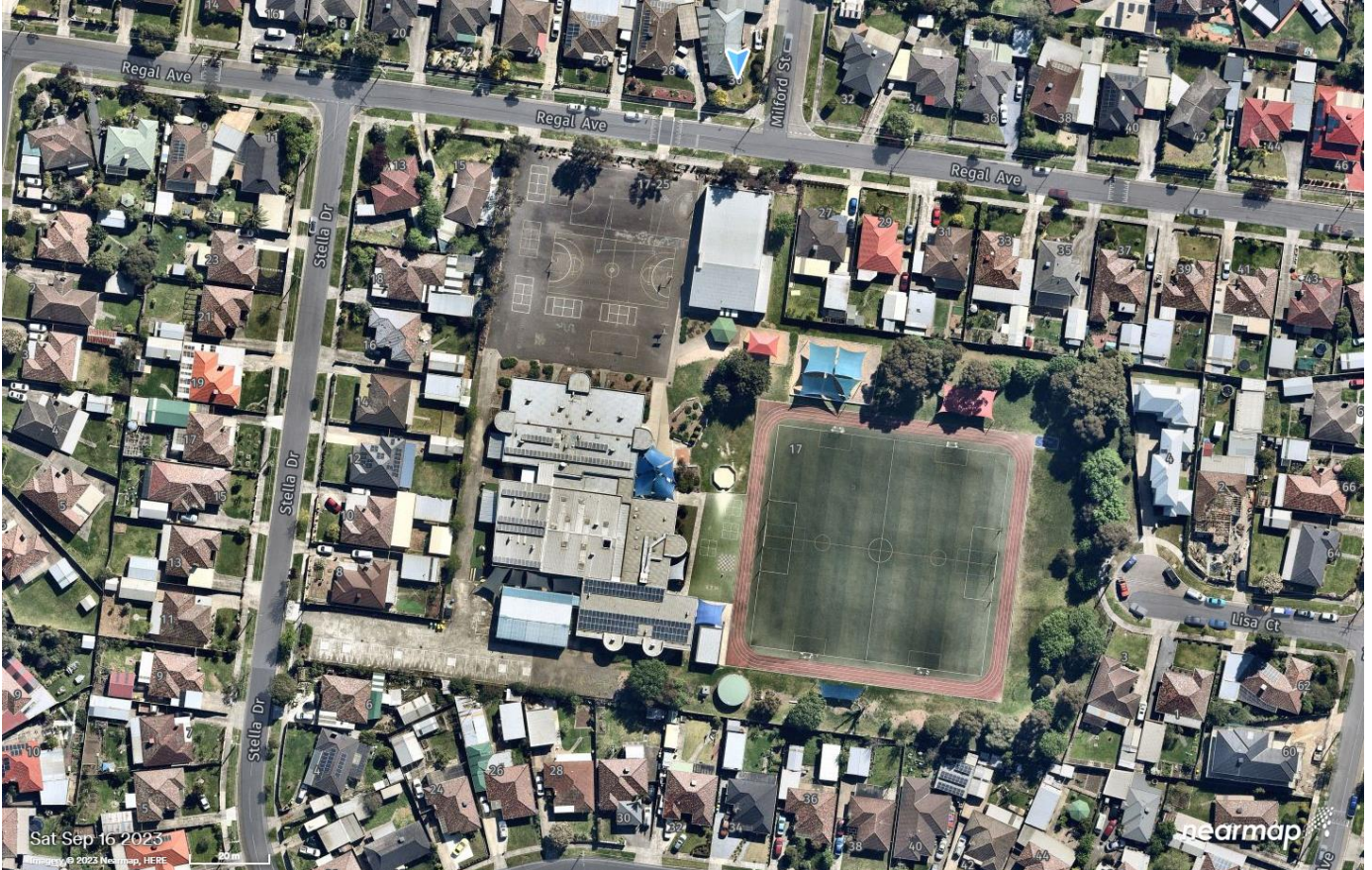


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EXISTING SITE

The site currently serves as a school for the Catholic Parish of St. Luke's in Lalor. The proposed work will not change the site's existing use.

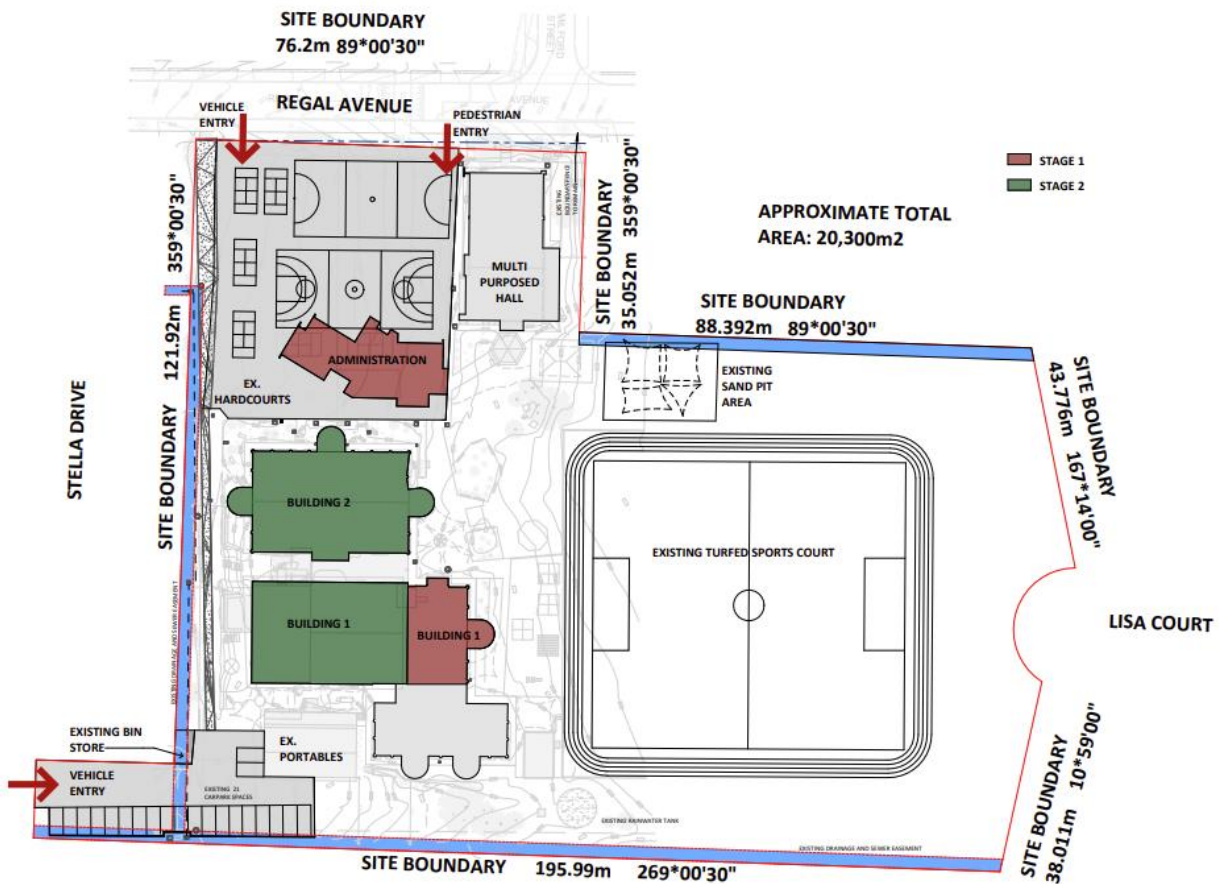
Surrounding land uses of the site consist of residential dwellings, typically constructed of either brick or weatherboard. The area is well-served by public transport and benefits from existing infrastructure.



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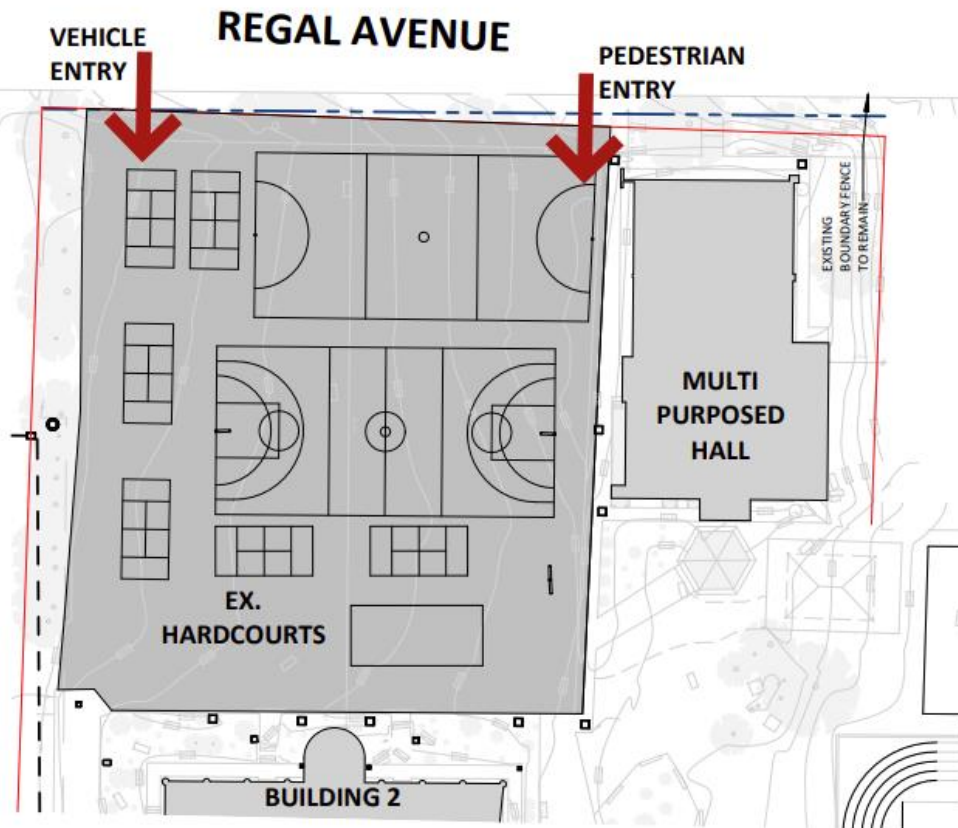
PROPOSED SITE PLAN



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PROPOSED NEW ADMINISTRATION BUILDING

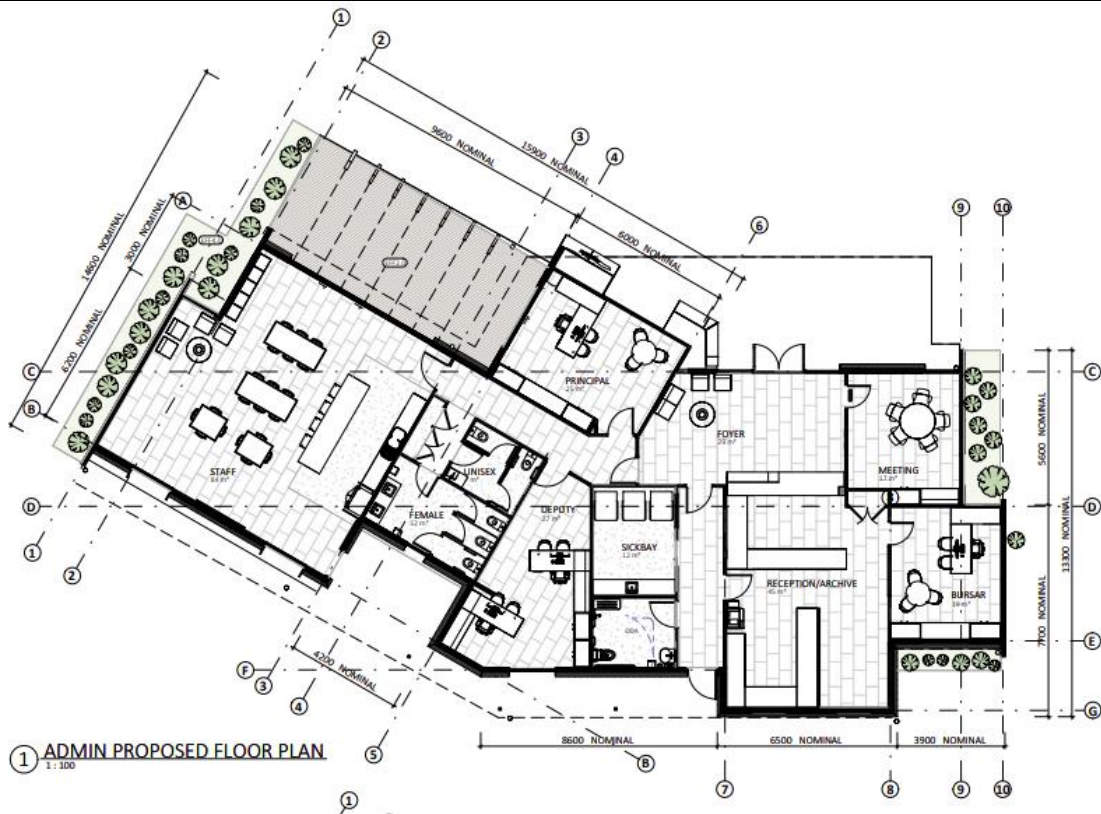


DEMOLITION PLAN

- The proposal is to remove existing asphalt pavement to existing hardcourt.
- Total area to be demolished is approx.340m².
- Existing Basketball/Netball Posts and Rims are to be relocated and reused.

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PROPOSED PLAN

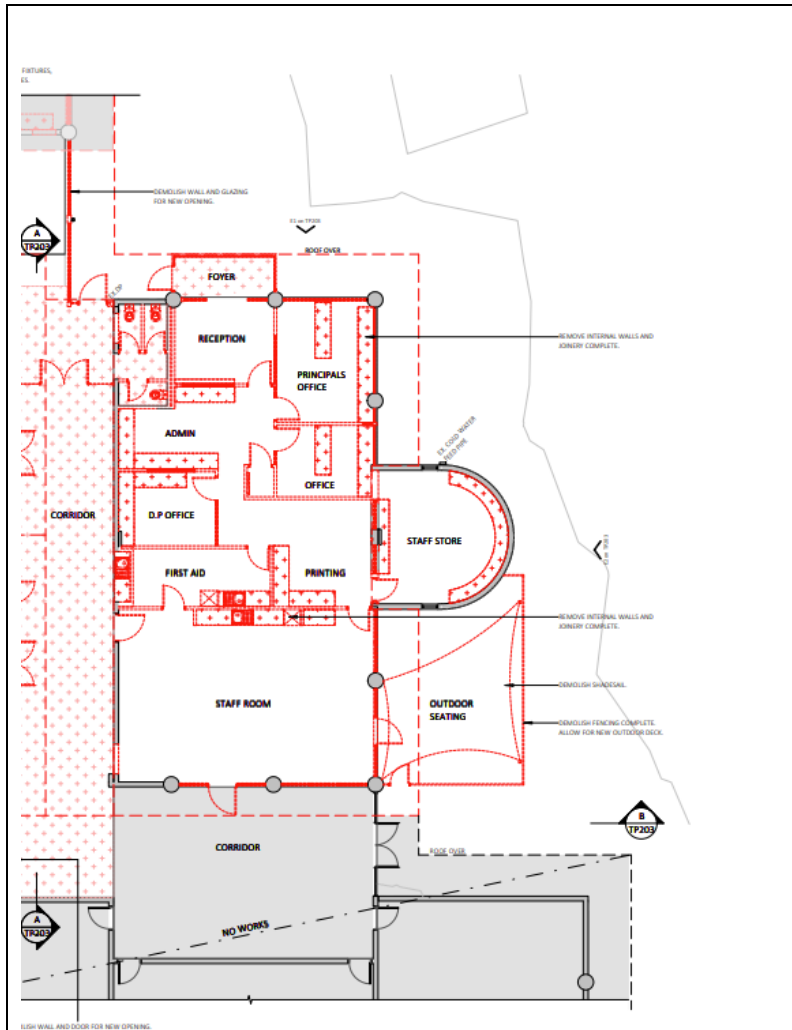
- The proposed Administration is approximately 340m², and is situated more than 17m from Stella Drive, the western property boundary.
- The new building will include staff office, amenities, reception, meeting and staff lounge area.
- There are no expected increase in total student/staff numbers to the school.
- The proposal for the new Administration building aims to create a better image to the street frontage and better security to the rest of the school. The building have a strong focus on natural light, solar orientation, good ventilation, the use of allergy-free materials, and improved thermal insulation.

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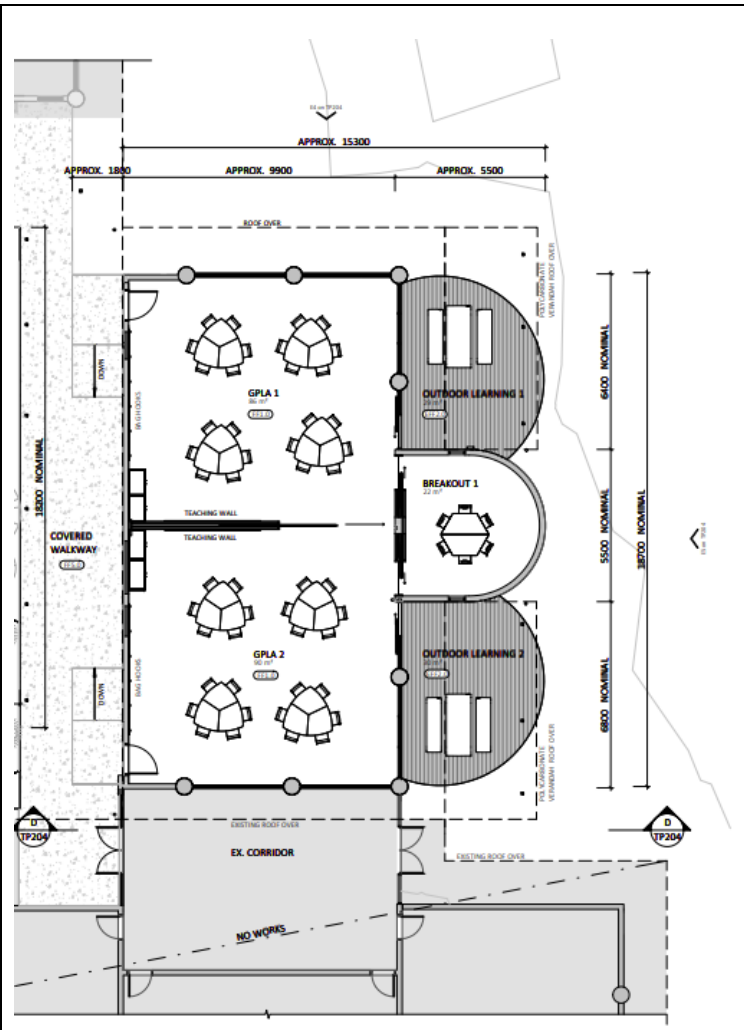
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PROPOSED NEW ADMINISTRATION BUILDING



DEMOLITION PLAN

- The proposal is to demolish existing Building 1, while maintaining the structure and fabric of the building.
- The total area to be demolished is 250m².
- Reception area, Principal office, staff offices, First Aid rooms, Staff Store and Staff room are to be demolished, and to be relocated to new Administration Building. The existing spaces are to be replaced with 2x GPLA and Breakout with similar building footprint.



PROPOSED FLOOR PLAN

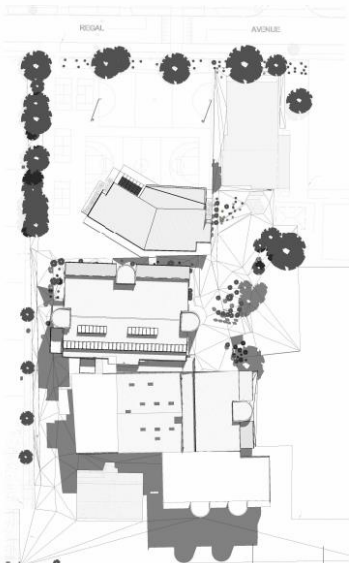
- The proposed Building 1 renovation is 250m², with the same total building footprint pre-demolition.
- The new building will include 2x new GPLA, Breakout and Outdoor Learning areas.
- There are no expected increase in total student/staff numbers to the school.
- The proposal for the refurbished Building 1 aims to create a healthy indoor environment with a strong focus on natural light, good ventilation, and the use of allergy-free materials.
- The outdoor areas are designed to support sensory integration, proprioception, and stimulation by providing a safe place where children can regulate.

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PROPOSED SITE PLAN – SHADOWING DIAGRAMS
Winter Solstice – June 21/2024 at times 9am, 12pm, 3pm



① SHADOWS - JUNE 21 (9am)
1:500



② SHADOWS - JUNE 21 (12pm)
1:500



③ SHADOWS - JUNE 21 (3pm)
1:500

Shadow diagrams of the proposed site show that there is no impact of shadowing on neighbouring properties. The extent of shadowing is contained within the site boundary.

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PLANNING GUIDELINES

Clauses 32.08 of the Whittlesea Planning Scheme outline the development design guidelines for Non-residential use within a General Residential Zone (Schedule 5)

<p>DESIGN RESPONSE CITY OF WHITTLESEA Whittlesea Planning Scheme – Clause 54 One Dwelling on a Lot or a Small Second Dwelling on a lot</p>
<p><i>Whether the use or development is compatible with residential use.</i> The proposed building works align with residential use and maintain consistency with the existing building function on site.</p>
<p><i>Whether the use generally serves local community needs.</i> The proposed building works generally serve the needs of the local community.</p>
<p><i>The scale and intensity of the use and development.</i> The proposed Administration building is a single-story building. The proposed building site is bounded by Regal Avenue to the North, Stella Drive to the West and Lisa Court to the East. The proposed building site is approximately 17 metres away from site boundary and there should be no major implications or concerns regarding overshadowing, overlooking or neighbouring interference.</p>
<p><i>The design, height, setback and appearance of the proposed buildings and works.</i> The proposed Administration building, located over 17m away from Marcellin Crescent, would be scarcely noticeable from the road and would blend in well with the surrounding neighbouring properties.</p>
<p><i>The proposed landscaping.</i> The proposed work will occupy approx.340m² total building footprint. There will be no loss of vegetation due to the proposed work. Over 30% of the existing site area is permeable.</p>
<p><i>The provision of car and bicycle parking and associated access ways.</i> Car and bicycle parking facilities, along with associated access ways, will remain unchanged on the site. There are no expected increase in student numbers and staff numbers.</p>
<p><i>Any proposed loading and refuse collection facilities.</i> There will be no alterations to the existing loading and refuse collection facilities, located at South west of the site.</p>
<p><i>The safety, efficiency and amenity effects of traffic to be generated by the proposal.</i> The proposal is not expected to significantly impact traffic on the site, as the existing vehicular access crossings will remain the same as before.</p>

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