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Planning Application Report
Prepared for Woodleigh College
485 Golf Links Road, Langwarrin South
September 2023, updated October 2023

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Appendices

Appendix 1: Title

Appendix 2: Council Feedback

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Project Number	2698
Prepared by	MK
Reviewed by	AD
Version	231030 v2



1. Introduction

This Planning Report has been prepared by Echelon Planning for Woodleigh School in support of a planning permit application for buildings and works on part of the land at their existing school site at 485 Golf Links Road, Langwarrin South (the subject site).

The proposal is for building and works to construct a new Year 10 learning centre. The construction of this building will not facilitate any increase in staff or student numbers as part of the proposal. To accommodate the building 51 "Low Retention" planted trees will also be removed. Part of the proposal is to landscape the surrounds of the building which includes replacement planting and construct a "green roof" for the building.

This report provides an assessment of the proposal against the relevant Planning Policy Framework and the planning controls contained in the Frankston Planning Scheme. The report also provides analysis of how the proposal addresses concerns relating to the surrounding environment, amenity, sensitive interfaces, and building height and form.

The permit application is supported by the following documents:

- Architectural Plans prepared by McIldowie (September 2023)
- Concept Landscape Site plan prepared by Sam Cox Landscape (September 2023)
- Waste Management Plan prepared by One Mile Grid (September 2023)
- Arboriculture Impact Assessment prepared by Civica (October 2023)
- Transport Impact Assessment prepared by One Mile Grid (September 2023)
- Contamination Assessment prepared by DRC Environmental (March 2023)
- Sustainable Development Assessment prepared by BRT Consulting (September 2023)
- Bushfire Assessment Report prepared by Terralogic (September 2023).

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2. Site Context

2.1 The Site

The subject site is approximately 22.2ha in area, and comprises of the senior campus of Woodleigh School, which houses the year 7 to 12 students. The campus includes a number of pre-existing buildings (including heritage buildings), multiple sports ovals and playing courts, access roads and reserve (refer **Figure 1**). The location of the proposed building is also shown on **Figure 1**. Main access for vehicles and pedestrians is from Golf Links Road to the south and additional access is from Barretts Road to the west.



SITE AND CONTEXT PLAN
485 GOLF LINKS ROAD, LANGWARRIN SOUTH

0 125 250 500
Metres



LEGEND



-  Site Boundary
-  Location of new development

Figure 1. Subject site and surrounds.

2.2 Surrounds

The site is located within a low residential area of Langwarrin South bound by the Golf Links Road to the south, Barretts Road to the West, and residential properties to the north and east. To the south-west is the Baxter Train Station, commercial area and municipal hub situated along Baxter-Tooradin Road.

The surrounding land uses of the site are summarised as follows:

- **North:** The site is directly bounded by a large residential property, with the boundary being lined with trees. The Langwarrin Flora & Fauna Reserve is located 1km north of the site.
- **West:** The site is bordered by Barretts Road and low density residential properties. This continues until the Peninsula Link Freeway 1.6 km west where there is a transition to higher density residential development in Frankston South.
- **South:** The site directly abuts Golf Link Road and further south there are properties that are used for agricultural purposes. South west of the site is the Baxter town centre and the Baxter Train Station. Further south is Sommerville, Sommerville Train Station and Sommerville Central Shopping Centre.
- **East:** The site is directly adjacent to a number of low density residential lots that back onto the school, with trees again lining the boundary between the properties. A large nursery is located on the corner of Warrandyte Road and Baxter-Tooradin Road.

2.3 Title

The site comprises multiple titles. The majority of the school site is more formally known as Lot 1 on TP709321Q. Refer to **Appendix 1** for a copy of the title. **Figure 2** overleaf provides the title plan. All works proposed as part of this application are located on this title.

While the proposed building is not to be located within an easement, there is a pipeline easement relevant to the site. The easement travels north/south and is located on the subject site's western boundary and is covered by the Covenant H625552.

No agreements exist and there are no covenants that would prevent the issue of a planning permit.

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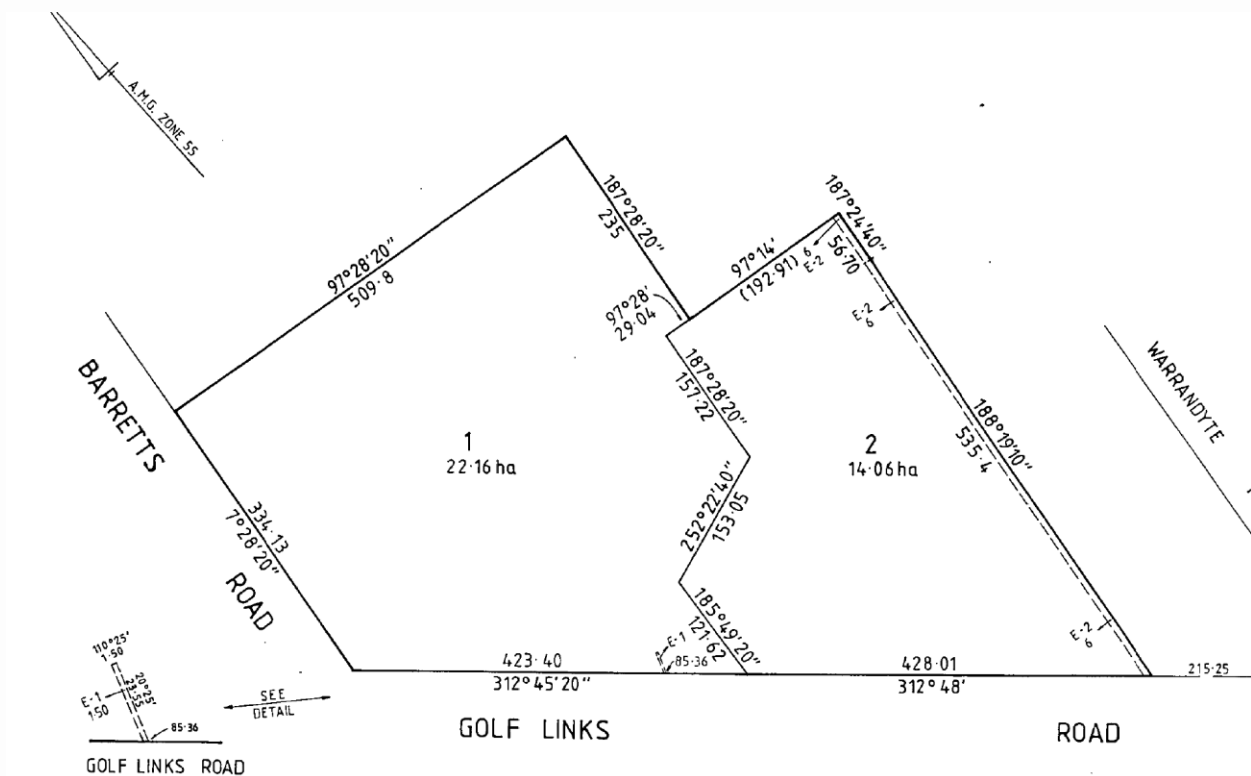


Figure 2: Title plan Lot 1 TP709321Q

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3. The Proposal

The planning permit proposal is for buildings and works at an existing Education centre (secondary school), including the construction of a new Year 10 learning centre to facilitate project-based learning in an environment that is self-sustaining and regenerative. The new development will be located north of the existing cluster of school buildings.

The year 10 area will consist of three single-storey buildings connected by a central integrated outdoor learning space. **Figure 3** shows that the three buildings comprise of five classrooms (74-87m²), two breakout meeting rooms (14m²), a coworking/homestead space (84m²), a staffroom (85m²) and, student and staff toilets. There is also a shaded deck along the northern elevation that provides additional outdoor learning spaces.

The three buildings will be primarily clad in Decork with a black finish and silvered timber. The proposal includes the use of green roofs, and solar panels.

The new development is setback approximately 91 metres from the adjoining residential property to the north and 16 metres from the reserve to the east.

This new area is being built to accommodate the existing year 10 students and does not include increasing student or staff numbers at the school. As such, there is no impact to the generation of traffic or waste.

It is proposed to remove 51 "Low Retention" classified planted trees for the development of this new educational facility. The Arboriculture Impact Assessment prepared by Civica (October 2023) includes details about the health and age of these trees. The trees located along the western boundary were planted in 2013 and the trees located in the middle and to the east of the site were planted in 2017 by the school. Substantial landscaping is proposed including native grasses, shrubs and trees to replace the vegetation that is being removed and restore the site to a landscape that enhances and contributes to the biodiversity of the surrounding area. The new high-quality landscaping is viewed to amply offset the vegetation removed.

ESD features include:

- Use of agroforestry timbers
- Green roof for insulation and enhanced efficient thermal cooling and heating
- Rooftop solar panels for reduced reliance on fossil fuels
- Use of recycled brick
- Use of double glazed windows for insulation and enhanced efficient thermal cooling and heating
- Substantial planting of vegetation including new trees to be planted at north of development
- On-site waste water treatment plant, for the capture, treatment and resuse of water.

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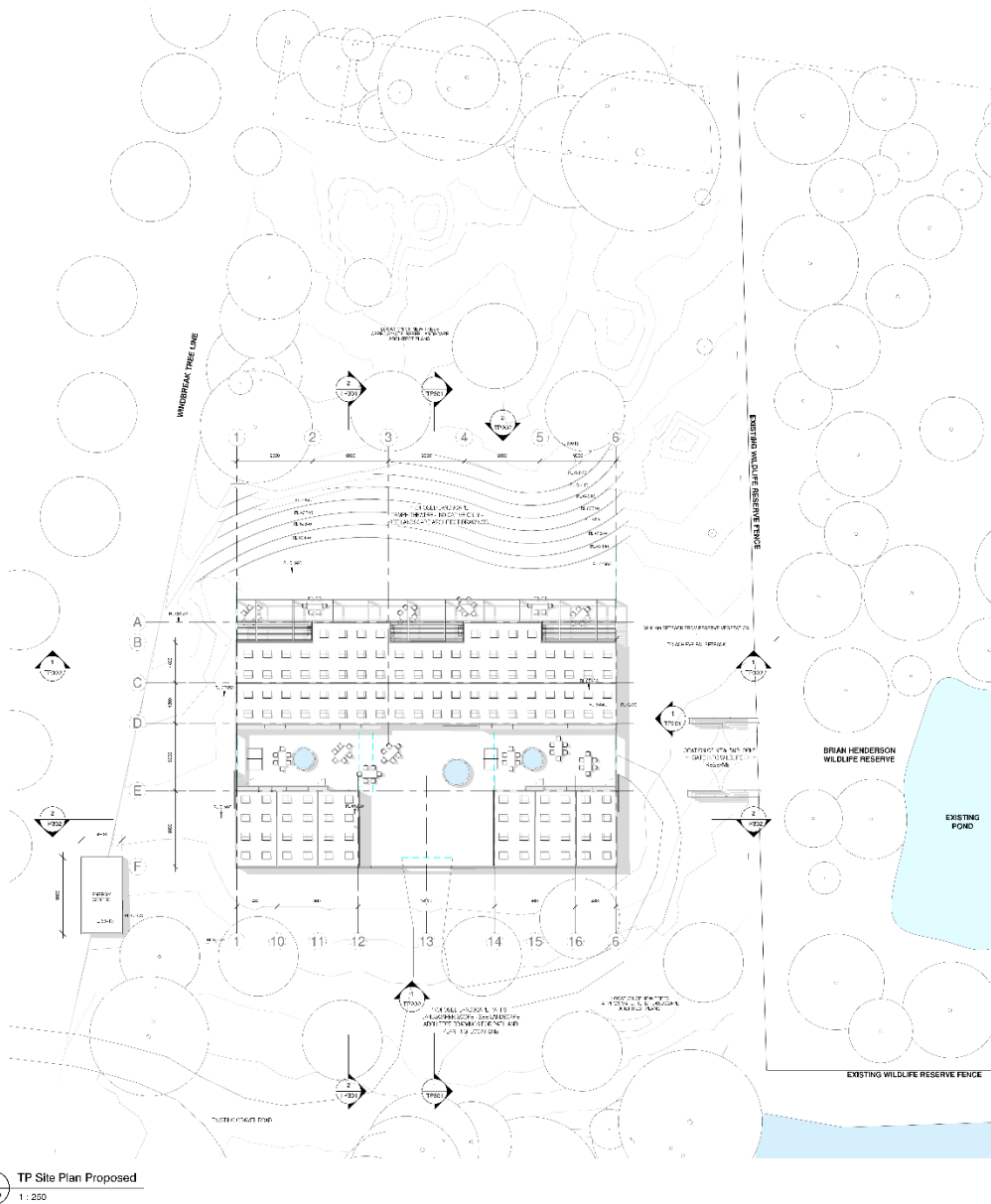


Figure 3 concept plan for the new year 10 area

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4. Planning Controls

4.1 Zoning

The subject site is zoned Low Density Residential Zone (LDRZ) (refer **Figure 3**). The purpose of this zone includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Pursuant to Clause 32.03-1, the use of the land for an Education centre is considered a Section 2 use.

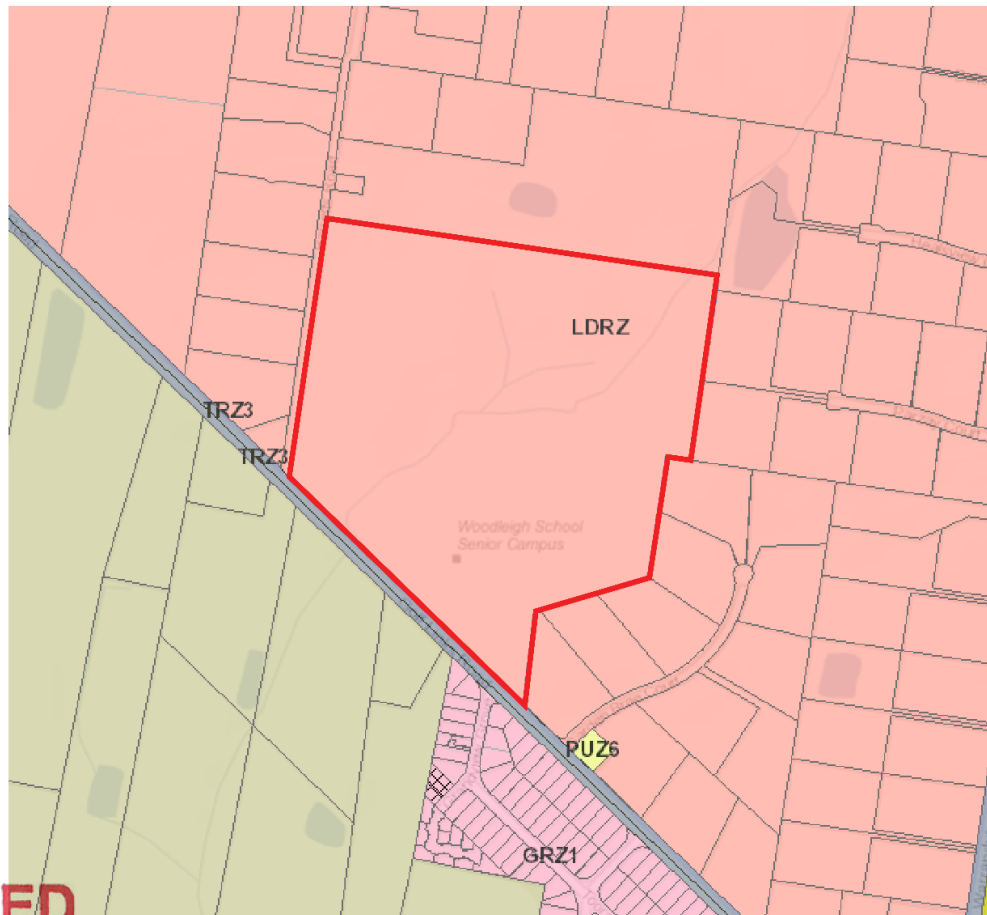
Pursuant to Clause 32.03-4 (Buildings and works), a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.03-1.

Clause 32.03-6 (Decision Guidelines) requires consideration of the following listed guidelines (as relevant) when assessing an application:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*

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ZONING PLAN
485 GOLF LINKS ROAD, LANGWARRIN SOUTH



LEGEND

Site Boundary	General Residential Zone (GRZ)
Low Density Residential Zone	Public Use Zone (PUZ6)
Green Wedge Zone (GWZ)	Rural Conservation Zone (RCZ)
Significant Municipal Road (TRZ3)	

Figure 4. Zoning Plan with approximate location of proposed building indicated.

4.2 Overlays

The site is subject to the:

- Design and Development Overlay – Schedule 4 (whole of site)
- Significant Landscape Overlay – Schedule 1 (whole of site)
- Heritage Overlay – Schedule 7 (part of site – proposal not within curtilage, therefore not relevant)

- Public Acquisition Overlay – Schedule 2 (part of site – proposal not within curtilage, therefore not relevant).

4.2.1 Design and Development Overlay – Schedule 4

The whole of the site is subject to the Design and Development Overlay – Schedule 4 (Langwarrin Rural Residential Area) (DDO4) (refer to **Figure 4**). The design objectives include:

- *To maintain and enhance the well vegetated, rural residential character of land around the fringe of Langwarrin in recognition of its contribution to housing diversity and its landscape quality.*
- *To ensure that development densities are consistent with the landscape character of the area.*
- *To ensure that new development responds to established and preferred landscape character and built form in terms of building height, scale and siting.*
- *To protect water quality, particularly in the Western Port catchment.*

Any buildings or works must not exceed 9 metres in height unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

Pursuant to Clause 43.01-1 (permit requirement), *a permit is required to construct a building or construct or carry out works*. A relevant exemption for requiring a planning permit is not included in the schedule.

Relevant Decision Guidelines as at Clause 6.0 include:

- *The appropriateness of the subdivision, buildings or works having regard to the Preferred Neighbourhood Character statement for the area, and land capability, including land form, slope, drainage and the presence of remnant vegetation.*
- *The impact of the subdivision, building or works on the landscape quality of the area.*
- *The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.*

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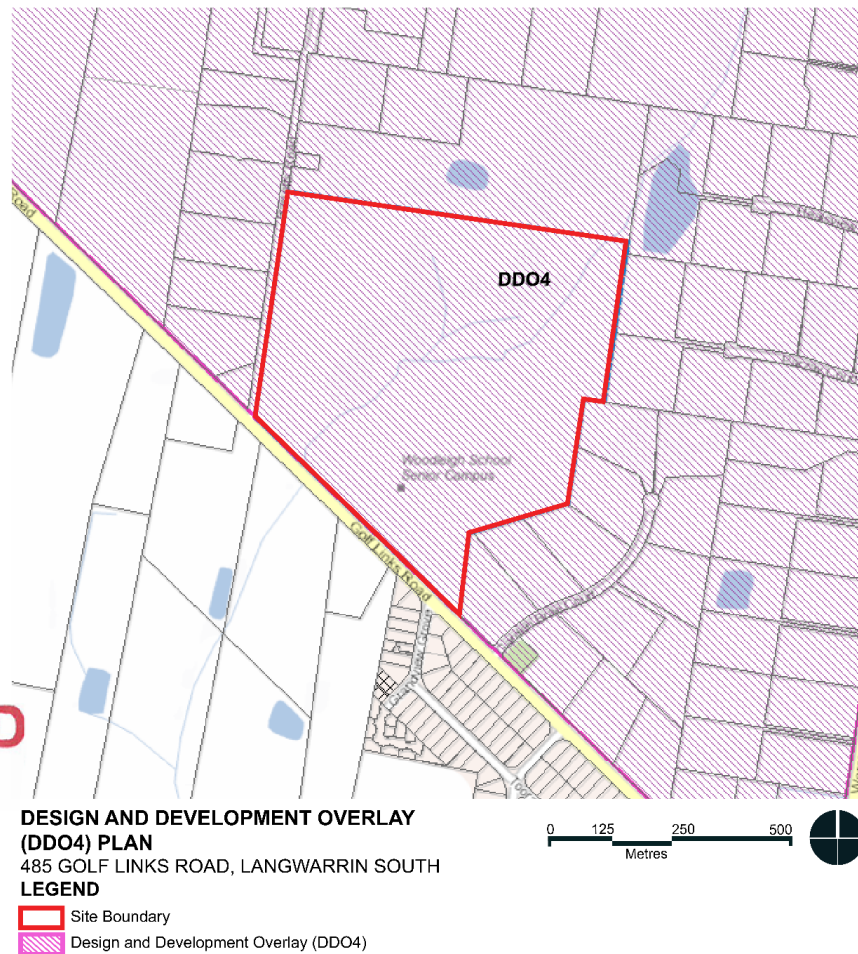


Figure 5. Overlay Plan (DDO4).

Significant Landscape Overlay – Schedule 1

The whole of the site is subject to the Significant Landscape Overlay – Schedule 1 (Langwarrin Hinterland) (SLO1) (refer to Figure 5). The landscape objectives include:

- *To conserve and enhance the area's trees and native vegetation for its intrinsic, habitat and landscape values.*
- *To protect national, state, regional and locally significant vegetation and biodiversity within the municipality.*
- *To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

- *To ensure that development and management of land demonstrates the ‘avoidance hierarchy’:*
 - *To avoid adverse impacts, particularly through vegetation clearance.*
 - *If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.*
 - *Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.*

Pursuant to Clause 42.03-2, a planning permit is required to *construct a building or construct or carry out works and to remove, destroy or lop any vegetation specified in a schedule to this overlay*, due to the planned removal of planted native vegetation as part of the proposal. Specifically, this refers to the removal of 51 trees identified in the Arboricultural Impact Assessment prepared by Civica (October 2023) as of low retention value.

As discussed with DTP, the vegetation in question has been assessed by Civica as being planted and of low retention value, discretion is sought from DTPs (which is allowed by the schedule, by stating “where appropriate”) to not providing a flora and fauna assessment. As discussed, the removals are offset by the high quality new plantings that are proposed to occur at the site (refer to Landscape master plans).

Relevant Decision Guidelines as at Clause 5.0 include:

- *Demonstration of the avoidance hierarchy.*
- *The impact of the proposal on bio links across the landscape.*
- *The impact of the proposal on the visual landscape or biological values of the area. Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.*
- *Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.*
- *The impact of development on soil stability and on water quality, particularly in the Western Port catchment.*
- *The impact on the rural surrounds and outlook of Mulberry Hill. Replacement planting to address the loss of vegetation having regard to the local and regional conservation significance of the vegetation.*
- *Whether offsets can be provided on-site. Whether the removal of vegetation including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.*
- *The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.*

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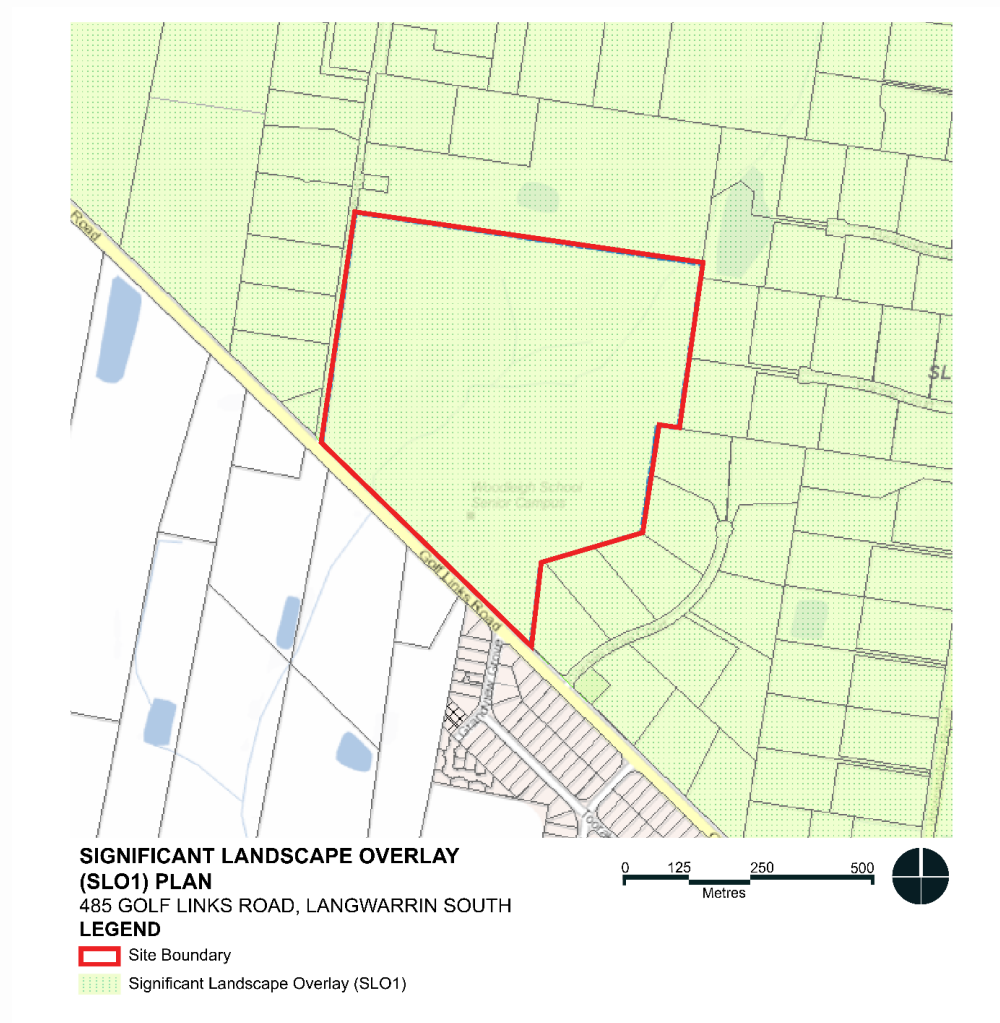


Figure 6. Overlay Plan (SLO2).

4.3 Aboriginal Cultural Heritage and Bushfire Prone Areas

The site is subject to Aboriginal Cultural Heritage Sensitivity pursuant to the *Aboriginal Heritage Act 2016*. Given that the proposal is for development associated with a purpose for which the land was being lawfully used prior to 28 May 2007 (i.e., the existing school), the activity does not require a Cultural Heritage Management Plan (CHMP).

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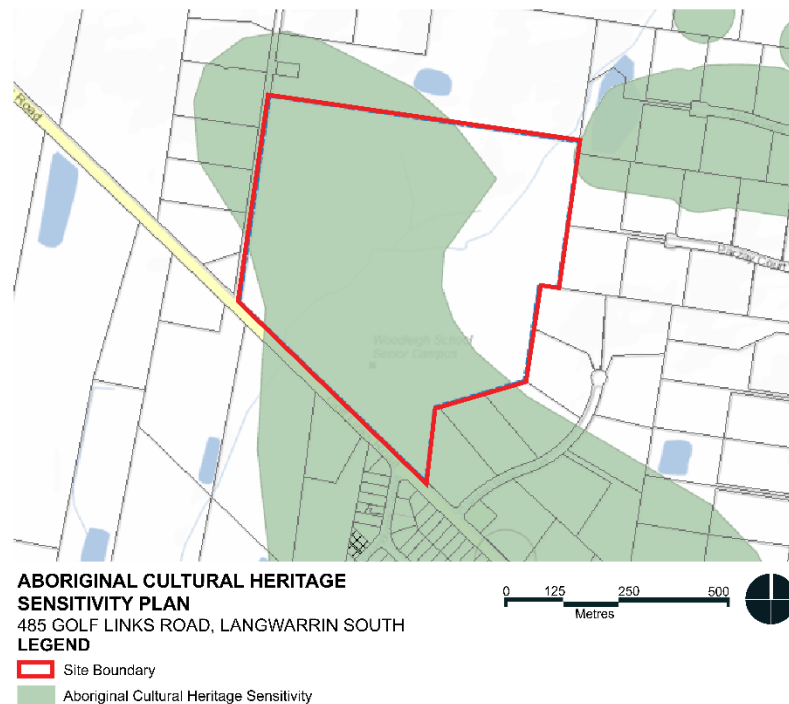


Figure 7. Areas of Aboriginal Cultural Heritage Sensitivity

The site is within a designated Bushfire Prone Area. Given that the proposal is for development associated with an education centre, bushfire risk should be considered (Clause 13.02-1S). Accordingly, a bushfire assessment has been prepared to support the planning application.

The Bushfire Assessment Report prepared by TerraLogic (September 2023) concludes that the risk of ember attack or a grassfire impacting on the site is considered low-medium under current conditions. This is reflected in the fact that the site is within the designated BPA but outside of the BMO. Therefore, the following measures should be implemented to further manage and minimise bushfire risk:

- All vegetation within 19 metres of the proposed buildings be managed and maintained in a low threat state as defined in AS3959:2018 Construction of buildings in bushfire prone areas, unless otherwise agreed by the relevant fire authority.
- The existing Emergency Management Plan be reviewed to ensure the new building is incorporated.
- 10,000 litres of static water supply be provided.
- Vehicle access be maintained at all times.

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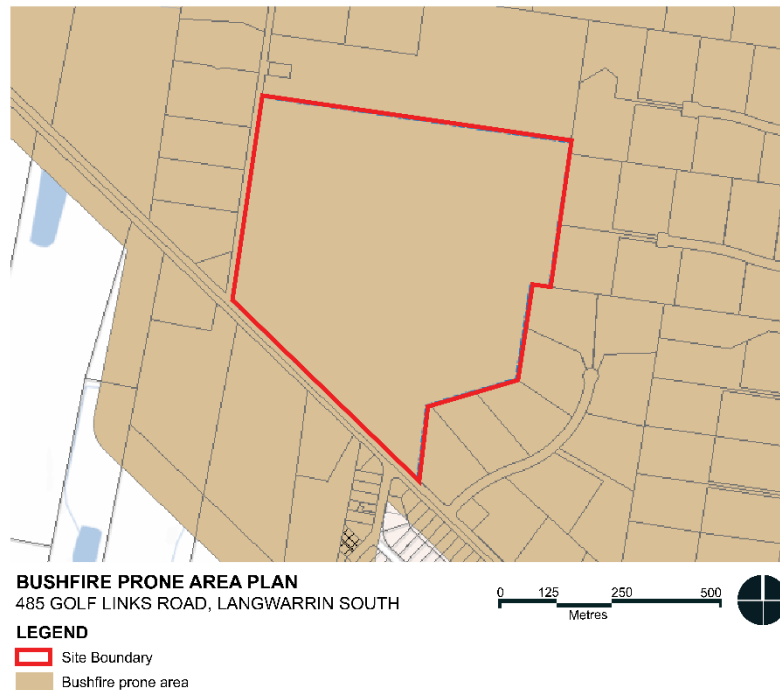


Figure 8. Designated Bushfire Prone Area

4.4 Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 specifies that:

‘Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.’

The statutory car parking rate for secondary schools is 1.2 spaces to each employee that is part of the maximum number of employees on the site at any time.

The proposal does not involve any increase in employee numbers on site at any one time and the car parking provision is not being reduced, therefore the development does not trigger a requirement to provide additional car parking spaces.

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Clause 52.17 – Native Vegetation

While the removal of 51 native trees is proposed, the trees were planted by the school in 2013 and 2017 and are therefore exempt from consideration under Clause 52.17-7 Table of exemptions, which exempts *native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding* from a permit requirement.

Refer to the Arboricultural Impact Assessment prepared by Civica (October 2023) that has assessed the trees proposed to be removed and detailed species, age, and health.

Clause 52.34 – Bicycle Facilities

The following bicycle parking rates apply to secondary school developments:

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

The proposal does not involve any increase in student or staff numbers, and therefore there is no requirement to provide any additional bicycle parking. No reduction in bicycle numbers will occur.

Clause 53.18 – Stormwater Management in Urban Development

This provision seeks 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.

An application to construct a building or construct and carry out works must:

- *Meet all of the objectives of Clauses 53.18-5 and 53.18-6.*
- *Should meet all of the standards of Clauses 53.18-5 and 53.18-6.*

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Clause 53.19 – Non-Government Schools

This provision was introduced on 4 December 2020 by VC180 and helps to “stream-line” the process for development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

The amendment introduces permanent provisions into all Planning Schemes which will strengthen policy support for the establishment and expansion of non-government schools and importantly adopt a fast-tracked planning permit process.

The key elements of the proposed planning provisions are:

- *Applying a fast-tracked process to all non-government primary and secondary school applications.*
- *Appointing the Minister for Planning as the Responsible Authority for new school applications and projects on existing schools with an estimated cost of \$3M or more.*
- *Introduces new State Policy Clause 19.02-2S (Education facilities) to support non-government school applications.*

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.

On the basis that the proposed works are for the expansion of an existing non-government school and the cost of works exceed \$3 million, the proposal falls under the Clause 53.19 provision and is to be lodged with DTP for a decision by the Minister for Planning.

There is no opportunity for the planning application to be appealed to VCAT by a third party.

4.5 Planning Permit Triggers

Having regard to the above listed clauses contained within Section 4 of this report, the permit triggers for the proposal comprise:

- **Clause 32.03-4 (LDRZ):** Building or works associated with a use in Section 2 of Clause 32.03-1.
- **Clause 43.02 (DDO):** Construct a building or construct or carry out work.
- **Clause 42.03-2 (SLO1):** Construct a building or construct or carry out works, and to remove, destroy or lop native vegetation.

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5. Policy Context

5.1 Planning Policy Framework

The Planning Policy Framework seeks to guide development in a manner which benefits local communities and the wider region. State policy seeks to ensure that Melbourne remains a thriving city by encouraging development which contributes to Melbourne's liveability, economic viability and provides benefits to the wider community. The following State Planning Policies are relevant to the proposal:

- **Clause 12.01-1S 'Protection of biodiversity'** aims to support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.
- **Clause 12.01-1L 'Protection of biodiversity'** aims to protect indigenous flora and fauna and ensure the revegetation of land to re-create faunal habitat corridors.
- **Clause 12.01-S 'Native vegetation management'** aims to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
- **Clause 12.05-2S 'Landscapes'** aims to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environment.
- **Clause 12.05-2L 'Frankston Landscapes'** encourages low intensity private recreational and institutional uses that are consistent with the objective of maintaining essentially rural landscapes.
- **Clause 12.05-2L 'Frankston Landscapes'** aims to protect remnant bushland areas and protect canopy trees.
- **Clause 13.02-1S 'Bushfire planning'** aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- **Clause 15 'Built Environment and Heritage'** encourages planning to 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.

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- **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 15.01-1L-02 'Urban design'** supports the retention of existing canopy trees and seeks the provision of sufficient areas to accommodate the planting of new canopy trees.
- **Clause 15.01-2S 'Building design'** aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.01-2L-01 'Environmentally Sustainable Development'** seeks to facilitate development that minimises environmental impacts and encourages environmentally sustainable development that:
 - Is consistent with the type and scale of the development.
 - Responds to site opportunities and constraints.
 - Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

For Non-residential development the following application requirements apply:

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- *A non-residential building with a gross floor area of 300sqm to 1000sqm.*
- *An extension to an existing non-residential building creating between 100sqm to 1000sqm of additional gross floor area (excluding outbuildings).*
- **Clause 15.01-2L-02 'Efficiency and sustainability'** seeks to encourage energy efficient and passive design in development, including subdivisions, such as lot and building orientation, green roofs and walls, and solar and wind powered street lighting.
- **Clause 15.01-5L 'Frankston preferred neighbourhood character'** seeks to ensure that development is responsive to the preferred future character of the area.

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Clause 15.01-5L Frankston preferred neighbourhood character contains the following strategies and policy guidelines for Langwarrin South – LWS1:

Strategies	Policy guidelines
Strengthen the native vegetation dominated streetscapes.	Providing as part of development: <ul style="list-style-type: none"> • Landscaping that includes substantial trees and vegetation. • Retention of large, established trees and understorey. • The planting of new native trees. • Siting and designing the buildings to incorporate space for the planting of substantial vegetation. • Locating building footings outside root zones. • Only removing low retention value vegetation.
Minimise site disturbance and impact of the building on the landscape.	Utilising existing contours of the site or step down the site.
Preserve the existing rhythm of dwelling spacing.	Providing setbacks from all boundaries to create a semi rural setting with space for generous landscaping.
Ensure buildings do not dominate the streetscape and wider landscape setting.	Providing muted colours and tones on external finishes.
Enhance the continuous flow of vegetation across the landscape.	Providing no fencing or post and wire style fencing, other than along heavily trafficked roads.
Encourage building elements that respects any wetland environment and do not dominate the landscape.	Where a site adjoins a wetland: <ul style="list-style-type: none"> • Locating building mass away from the wetland. • Setting back the second storey component of any building from the ground floor wetland elevation a distance of at least the ground floor building height.

- **Clause 19.02-2S ‘Education facilities’** seeks to facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities, as well as to 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 19.03-3S ‘Integrated water management’** seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

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6. Assessment

6.1 Assessment against relevant Planning Policy

The proposal is consistent with both the Planning Policy Framework and the policies and strategies of the Hume Planning Scheme, particularly those aiming to provide high quality and usable spaces and preservation of local character, heritage and amenity, through achieving the following level of compliance:

State and Local Policy

- The proposal will create high quality and amenity learning spaces that will be enjoyable, engaging, and comfortable for both students and staff to be in, consistent with Clause 15, Clauses 15.01-1S and Clause 15.01-2S. The building will be accessible for all users, contribute positively to the overall school site as well as the surrounding area, and enhance the function, offer, and safety of the school's public realm.
- The proposal incorporates the following environmentally sustainable design features in support of clauses 15.01-2L-01, 15.01-2L-02 and 19.03-3S (refer also to Sustainable Development Assessment):
 - Use of agroforestry timbers
 - Green roof for insulation and enhanced efficient thermal cooling and heating
 - Rooftop solar panels for reduced reliance on fossil fuels
 - Use of recycled brick
 - Use of double glazed windows for insulation and enhanced efficient thermal cooling and heating
 - Substantial planting of vegetation including new trees to be planted at north of development
 - On-site waste water treatment plant, for the capture, treatment and reuse of water.
- The building will facilitate the enhancement of an established education facility meeting the existing and future needs of the surrounding community through a functional and engaging design, consistent with Clause 19.02-2S. The proposal supports an existing business and promotes ongoing viability through the improvement of facilities.
- The proposal will capture rainwater on-site for re-use and substantive landscaping will be introduced. The building will be serviced by the site's existing stormwater drainage system. Waste at the site will be closely managed to prevent litter and sediments from entering stormwater drains (noting that the use will not result in toxins being created and needing disposal). The proposal will not cause undue impacts to stormwater quality and will not increase the burden on the reticulated drainage and stormwater system in support of clause 19.03-3S.
- The design and materials chosen for the proposal ensures that the three buildings respect the existing landscape, while the use of green roofs, neutral and soft materials, prevents the development from

dominating the surroundings. The buildings will be surrounded by trees, which will soften their appearance, and will reduce their visibility in support of clauses 15.01-1S and 15.01-5L.

6.2 Assessment against Planning Controls

Zoning

The proposal is consistent to the Purpose and Decision Guidelines of the GRZ1, discussed as follows:

Purpose

- The proposed building and works provide for the continued use and development of land for an existing Education centre. The building will be sympathetic with and will enhance the existing character of the site and broader area and as such is unlikely to change the neighbourhood character of the area.

Decision Guidelines

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General Issues:

- The proposal will not cause unacceptable amenity impacts to the nearby residential properties. These are separated from the development site by large setbacks and substantial vegetation, which will reduce any acoustic effects to nearby properties.
- The outlook from the nearby residential dwellings will not be diminished. The proposed buildings are single storey and contain green roofs which will soften their appearance and siting.
- The proposal will not cause overshadowing impacts.

Non-residential use and development:

- The proposal is compatible with adjoining residential uses and is setback approximately 91 metres to the north and approximately 174 metres to the west from the adjoining residential properties. The significant setbacks and established and new vegetation will sufficiently screen the development from view and reduce any acoustic effects.
- The proposal will serve local community needs. Education centres are a critical part of the infrastructure provision for a neighbourhood. The proposal will result in the improved function of an existing school that supports the needs of the surrounding community and will improve the experience of year 10 students.
- The design, height, setback and appearance of the proposed buildings and works are highly appropriate. The design incorporates elements and materials that complement and enhance the positive aspects of the landscape.
- The proposed landscaping is consistent with the existing landscaping onsite and will positively contribute towards the character of the area.
- The proposal does not involve any increase in employee numbers on site at any one time and the car parking provision is not reduced, therefore the development does not trigger a requirement to provide additional car

parking spaces. Similarly, student numbers are not to be increased and bicycle spaces are not to be reduced, meaning that there are no requirements to provide additional bicycle spaces.

- A Waste Management Plan has been prepared which demonstrates that this development will not generate excessive waste and appropriate loading and refuse collection can occur on site (refer to Waste Management Plan prepared by One Mile Grid (September 2023)).

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Overlays

The proposal is consistent with the Purpose and Decision Guidelines of the Design and Development Overlay – Schedule 4 (DDO4), as:

- The new development is significantly set back from all boundaries and does not change the frontage of the school, nor any boundaries with residential properties.
- The proposal retains large amounts of vegetation and proposes the planting of further vegetation to ensure the site retains a ‘rural-bush’ quality.
- The use of muted and earthy materials and colours and design elements, such as the green roofs, ensures that the buildings complement the existing character and prevents the development from dominating the landscape.

The proposal is consistent with the Purpose and Decision Guidelines of the Significant Landscape Overlay – schedule 1 (SLO1), as:

- The vegetation being removed has been planted by the school and the majority of the trees were planted in 2013 and 2017. The proposal includes replacement planting to ensure the new development contributes and supports the rural landscape.
- The proposed landscaping includes a variety of native grasses, shrubs and trees to be planted throughout the subject site that will restore and enhance the site’s ability to be a landscape of habitat and connection for native flora and fauna.

The Arboricultural Impact Assessment prepared by Civica (September 2023) identifies all but 2 trees in the site area as Category C Trees, “of low quality with an estimated life expectancy of 5-15 years, or young trees that are easily replaceable, may have poor health and/or structure, are easily replaceable, or are of undesirable species and do not warrant design consideration.” Almost all of the assessed trees are classified as juvenile or young, meaning that these trees may be easily replaced with newly planted native vegetation without significant impact on flora and fauna species on the site, as included in the Landscape Concept Plans prepared by Sam Cox (October 2023).

The 51 natives proposed to be removed under the proposal have all been assessed Category C trees and planted vegetation. Given this, and that substantial high-quality landscaping is proposed as part of the development, it is the proponents view that the development should not require a flora and fauna assessment or habitat assessment for threatened fauna. Given that the vegetation is not remnant and consists of juvenile, undesirable species, it provides minimal landscape value and removal is not discordant to the SLO2 landscape character objectives.

6.3 Assessment Against Particular Provisions

Clause 53.18 – Stormwater Management in Urban Development

The proposal is consistent to the purpose of the clause through retaining and re-using stormwater (water will be captured from the 1,600sqm roof space in a 5,000lt tank for re-use in gardens and toilets (refer to TP10 notation on architectural plans), mitigating impacts to stormwater on the environment (litter will be managed through implementation of a waste management plan) and cooling the environment (landscaping will help to cool the school environment).

The proposal meets the objectives and standards of clause 53.18-5 and 53.18-6 as follows:

Clause 53.18-5

- The proposal maximises the retention and re-use of stormwater through the use of a water storage tank and sensitively designed landscaping.
- A WMP has been prepared that will help avoid litter from entering into the drainage system.
- The new landscaping proposed will help to cool the environment and reduce areas of embodied heat.
- The proposal will not result in the production of disposal of chemical pollutants.

Clause 53.18-6

- The building will be serviced by the existing drainage system installed at the site. This system will not be overburdened by the proposal given that stormwater will be captured and reused, and permeable surfaces will not be limited.
- Works at the site will be managed during construction to prevent waste, chemicals and sediment from entering the drainage system. It is expected that a Construction Management Plan will be required as a condition of planning permit to document the processes utilised to prevent unacceptable impacts to the environment during construction.
- Given the infill nature of the development and the established urban context of the site, it is not expected that erosion will result during construction.

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7. Conclusion

The proposal achieves a high level of compliance with State and Local Planning Policy of the Frankston Planning Scheme, and the planning controls and provisions that apply to the land and project.

The proposed Year 10 buildings will improve the functionality and offer of an existing school, providing additional high quality, high amenity, and interactive learning spaces that will enhance the educational experience of existing and future students. Consolidating facilities in an existing school represents a sustainable and logical approach to land use planning and should be supported.

The proposed development will complement and enhance the existing built form through being sensitively designed and positioned amongst existing buildings. Whilst trees will be removed to accommodate the proposed development, these are planted and low retention value species. Substantive landscaping will be introduced to restore and enhance the site's biodiversity and habitat value, meaning that the outcome will be positive.

The building has been sensitively designed and positioned to avoid amenity impacts to the nearby residential properties. ESD features including solar panels and water tanks which will generate energy and capture and re-use stormwater.

Given the high level of compliance with the assessment framework, it is respectfully requested that the application be approved, and the plans submitted with the application endorsed.

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Appendix 1 – Title

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