

ADVERTISED PLAN

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Urban Development | Infrastructure

PO Box 938, Mount Waverley VIC 3149

Phone: (03) 9501 2800 | www.taylorsds.com.au

Our Ref: 02528
141 Burwood Highway, Burwood
NJH/sar

22 April 2022

Sheridan Harley
Department of Environment, Land, Water & Planning
8 Nicholson Street, East Melbourne
VIC 3002

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Dear Sheridan,

141-169 Burwood Highway, Burwood Request for Further Information

We refer to the above matter and confirm that we act on behalf of the applicant, Presbyterian Ladies' College, with respect to Planning Permit application PA2101392.

The plans have been updated to not only response to Council's request but to include the construction of a substation to the east of the Sports Aquatic and Fitness Centre and the removal of four additional trees. The additional permit triggers include:

- For signage under Clause 52.05
- To alter access to a Road Zone under Clause 52.29
- To remove native vegetation under Clause 52.17

Below is a response to the request for information request by the Department on 11 November 2021.

Further Information	Response
ADMINISTRATIVE 1. A copy of the Metropolitan Planning Levy certificate. The estimated cost of development on the MPL certificate must be consistent with the estimated cost of development shown on the planning permit application form.	A copy of the Metropolitan Planning Levy has been submitted as a part of the RFI Response. Please note the estimated costs of the works is \$56 million as stated on the metropolitan levy certificate.
2. Confirmation as to whether the proposed works fall within that part of the site within the Area of Cultural Heritage Sensitivity	The majority of the proposed works fall outside of the Area of Cultural Heritage Sensitivity with only the substation located within the area. A CHMP has already been undertaken and can be submitted to Council if required.

<p>3. Confirmation as to whether the proposal triggers the requirements of:</p> <p>a. Clause 52.05 of the Whitehorse Planning Scheme (the scheme) in relation to the proposed signs. If the requirements apply, the application must be amended to include the relevant permit trigger.</p> <p>b. Clause 52.06 of the scheme in relation to reduction to car parking. If the requirements apply, the application must be amended to include the relevant permit trigger. It is noted that the car parking rate for a swimming pool, rather than an education centre has been used for the proposal. This rate should be used if you are seeking separate approval for the use of a swimming pool.</p> <p>c. Clause 52.29 of the scheme in relation to the alteration of access to a road in a road zone. If the requirements apply, the application must be amended to include the relevant permit trigger.</p> <p>d. Clause 52.34 of the scheme in relation to additional student or staff numbers. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger.</p> <p>e. Clause 52.17 of the scheme in relation to native vegetation removal, destruction or lopping. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger.</p>	<p>a. A planning permit is triggered under this Clause as stated in Section 4.6 of the Planning Report.</p> <p>b. No planning permit is triggered under Clause 52.06.</p> <p>c. A planning permit is required under this Clause as while the physical access to the site is not being altered the amount of vehicles using the accessway will be increased.</p> <p>d. No planning permit is triggered under Clause 52.34.</p> <p>e. A planning permit is triggered under Clause 52.17 as stated in the Planning Report.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 20px 0;"> <p>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</p> </div>
<p>BACKGROUND</p> <p>4. Any additional details of the existing school land use, including:</p> <p>a. Any previous and relevant planning permits or other permits that relate to the school.</p> <p>b. A copy of any master plan that applies to the site.</p> <p>c. Confirmation of the existing student and staff numbers and whether the proposal will alter these numbers.</p>	<p>a. Please refer to "Previous Planning Permits" for a full list.</p> <p>b. There is no master plan that applies to the school.</p> <p>c. There are currently has 1,619 students which is broken down by ELC having 140, Junior School having 506 and the Senior School having 973 students. There are 316 full time staff plus and additional casuals employees.</p>
<p>LAND USE</p> <p>5. Details of the existing and proposed swim school use and how it operates. This should include days</p>	<p><u>The centre is proposed to open:</u></p> <p>Monday 5am-8pm</p> <p>Tuesday 5am-8pm</p>

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<p>and hours of the use, number of staff and number of students. If this use is proposed to operate separately, then a planning permit for the use may be required from the Whitehorse City Council.</p> <div style="border: 2px solid red; padding: 10px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;">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</p> </div>	<p>Wednesday 5am-8pm Thursday 8:30am -8pm Friday 5am-8pm Saturday 6am-3pm</p> <p><u>The swim school operates:</u></p> <p>During the term</p> <p>Monday 3:30am-6:45pm Wednesday 3:30am-6:45pm Thursday 3:30am-6:45pm Friday 3:30am-6:45pm Saturday 7:30am - 12:30pm Holidays (4 days per week) 8:30am- 3:30pm</p>
<p>ADDITIONAL PLAN INFORMATION</p> <p>6. A development summary including:</p> <ol style="list-style-type: none"> a. Total site area of the campus in square metres. b. Area of the proposed works in square metres. c. Gross floor area of the proposed building. d. Site coverage of the proposed building. e. The number of existing and proposed car parking spaces for the campus. f. The number of existing and proposed bicycle parking spaces for the campus. 	<p>Please refer to the Development Summary prepared by Warren and Mahoney.</p>
<p>7. Plan and elevation details of any proposed front and boundary fencing showing the height, materials and design of the fence as shown on the cover sheet of the architectural plans.</p>	<p>Please refer to the Landscape Plan and TP20.01 and TP50.02 on the Architectural Plans.</p>
<p>8. Details and dimensions of the proposed widening of the crossover to Burwood Highway (Gate 2) as shown on the Proposed Site Plan.</p>	<p>Please refer to TP04.01 of the plans prepared by Warren and Mahoney.</p>
<p>9. Proposed finished floor levels of all levels, including car parking areas.</p>	<p>Please refer to the plans prepared by Warren and Mahoney.</p>
<p>10. Elevations dimensioned to show overall building and wall heights, floor to ceiling heights and depicting the existing natural ground level and proposed levels. The overall building height should be taken from the natural ground level to the roof or parapet at various points.</p>	<p>Please refer to TP20.01 on the plans prepared by Warren and Mahoney.</p>
<p>11. Proposed site plan amended to include dimensioned boundary setbacks from the driveway and circular drive to the west and north-west and</p>	<p>Please refer to TP04.01 on the plans prepared by Warren and Mahoney.</p>

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<p>from Elgar Road (or the Early Learning Centre building) to the east.</p>	
<p>12. A cross section through the new car park entry (off the main driveway) through to the basement car park to show suitable gradients for vehicle access.</p>	<p>Please refer to TP30.01 and TP30.02 on the plans prepared by Warren and Mahoney.</p>
<p>13. Details of proposed waste collection on the site including the size and type of vehicle, method and frequency of collection.</p> <div data-bbox="201 976 746 1274" style="border: 2px solid red; padding: 10px; margin: 20px auto; width: fit-content;"> <p style="color: red; text-align: center;">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</p> </div>	<p>The proposed waste management solution for the new Sports, Aquatic and Fitness Centre (SAFC) will be similar to the management of the other buildings throughout the campus. The cleaners will collect all rubbish generated in the building on a daily basis from bins throughout the building and bring all waste to the dedicated Waste Room located in the lower ground level off the Carpark. All waste will be collected and stored in 240l wheelie bins and will be separated for general and recycle waste as currently managed throughout the campus.</p> <p>The wheelie bins will be collected on a 2-3 day cycle from the Waste Room in the SAFC building by PLC's maintenance team by the use of a motorised kart and trailer system, which is suitably sized to access the new below ground carpark of the SAFC building. The bins will be transferred by the kart and trailer to designated collection points outside of the building and within the PLC campus. PLC have a service contract for the collection of these bins, which are emptied 3 times/week from the collection points at designated times to suit the campus operations.</p> <p>The empty wheelie bins will be returned to the SAFC Waste Room by the maintenance team using the motorised kart and trailer. Dirty wheelie bins are regularly cleaned by the maintenance staff at a designated bin wash located on the PLC campus.</p>
<p>14. The location and dimensions of any lift overrun or lift motor room on the sections and/or elevations and whether this projects above the roof parapet.</p>	<p>Please refer to TP04.01, TP11.00 and TP11.01 on the plans prepared by Warren and Mahoney.</p>
<p>ADVERTISING SIGNS</p> <p>15. A schedule summarising the area (sqm), location and type of existing signs on the land.</p>	<p>Please refer to sheet 25 of the plans prepared by Warren and Mahoney. Any additional will be subject to a future planning application.</p>
<p>16. The overall height of the proposed signs above existing/proposed ground level.</p>	<p>Please refer to sheet 25 of the plans prepared by Warren and Mahoney.</p>

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<p>17. Clarification as to whether the proposed signs are to be illuminated, including details of the method of illumination (i.e. internal illumination, floodlighting etc).</p>	<p>Please refer to sheet 25 of the plans prepared by Warren and Mahoney</p>
<p>18. Details (materials, design and colours) of the proposed signs.</p>	<p>Please refer to sheet 25 of the plans prepared by Warren and Mahoney.</p>
<p>CAR PARKING</p> <p>19. Amend the Traffic Engineering Assessment prepared by Traffix Group to reference the correct use for the car parking rates. The report submitted references the swimming pool rate for the proposed building. Please confirm whether you are seeking a change of use for the site or whether the swimming pool will be retained as part of the existing school use on site.</p>	<p>Please refer to the updated Traffic Report prepared by Traffix Group. The use is an existing use which will be part of the school on site. The use will transfer from the existing pool to the proposed pool. The existing pool building is intended to be demolished once the new pool is operational.</p>
<p>EXISTING TREES AND LANDSCAPING</p> <p>20. More detail on the two large mature indigenous trees #463 and #475. The Preliminary Arboricultural Impact Assessment does not conclude whether these can be considered as 'planted vegetation' and hence exempt from the requirements of Clause 52.17.</p> <p>a. If native vegetation is proposed to be removed, lopped or destroyed, assessment against Clause 52.17 and the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) and/or Clause 52.16 of the scheme is required.</p> <p>b. If any exemptions are proposed to be relied on in relation to Clause 52.16 and/or 52.17 of the scheme, evidence to demonstrate the applicability of these exemptions is required.</p>	<p>As stated in the Arboricultural Impact Assessment Tree 463 and Tree 475 are clearly identifiable in aerial images from 1963. Images from 1956 do not show Tree 475 and the canopy edge of adjacent mature trees obscures the location of Tree 463. These images do not provide sufficient evidence to confirm the provenance of Tree 463; it may have been planted after the boundary clearance or it may have established naturally from those trees and not been removed due to its small size.</p> <p>A planning permit is triggered under Clause 52.17 as stated in the Planning Report. The proposal responds to the guidelines as the proposal and removal of the vegetation aligns with Significant Landscape Overlay and the Planning Policy Framework. Please refer to Section 4.2 and 4.3 of the Planning Report for a full assessment. The removal of the vegetation is necessary for the construction of the sports and aquatic centre as there is no other location within the school for the centre and there will be a significant amount of replanting of native vegetation to achieve a net gain on the site.</p>
<p>21. An amended Landscape Plan to show the location and species of new trees proposed. The Overall Surfaces Plan in the Landscape Package</p>	<p>Please refer to page 20 and 21 of the Landscape Plan prepared by T.C.L dated 28 January 2022.</p>

only shows the existing trees to be retained and the surface level treatment. The number, type and location of new trees should be shown on an additional plan.	
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Initial Council Concerns

Council has listed a number as follows:

Transport

The Traffic Report clearly demonstrates that the proposal will not produce additional traffic use for the surrounding area and the reduction in car parking is acceptable given the use of the centre by the students already present on site and its location near public transport.

Vegetation Removal

The trees being removed are necessary for the development to be constructed and the proposal including replanting of native vegetation to ensure there is a net gain on site. Along the front boundary there will be a variety of large trees including Swamp Sheoak, Black Sheoak and Red Flowering Gum creating a landscape buffer to the built form.

Neighbourhood Character Considerations

The development is well setback from surrounding residential development and matches the higher scale character along Burwood Highway. The built form will not dominate the streetscape with a vegetated front setback which will contain large trees.

Heritage Comments

The development is well setback from Hethersett House and the built form tapers down in the north-west corner to ensure the heritage values of Hethersett House is not impacted.

Environmentally Sustainable Design

The Sustainability Management Plan and the Stormwater Management Plan clearly display that the proposal will be an environmentally friendly development that will be run from 100% renewable energy and has been assessed against the BESS.

It is submitted that the above design response provides justification for the matters raised in Councils RFI letter and the application can appropriately proceed to advertising.

If you have any queries, please contact the undersigned on 9501 2800.

Yours faithfully



SARAH MATTHEWS
Planner

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