

Town Planning Report

141-155 Burwood Highway
BURWOOD

Prepared by Taylors for
Presbyterian Ladies' College

April 2022

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1.0 Introduction

Taylor's Development Strategists have been engaged by Presbyterian Ladies' College (PLC) to prepare this report to support an application for the proposed Sports, Aquatic and Fitness Centre (SAFC) at 141-155 Burwood Highway, Burwood.

This Report outlines the proposed development, provides an assessment against the provisions of the Whitehorse Planning Scheme and expresses our recommendation for a permit to be granted. Also submitted as part of the application are the following supporting documents, which should be reviewed concurrently with this Report:

- Architectural plans prepared by Warren and Mahoney Architects, dated 20 October 2021
- Landscape plans prepared by T.C.L, dated September 2021
- Arboricultural Report prepared by Urban Canopy, dated 21 October 2021
- Traffic Engineering Assessment prepared by Traffix Group, dated September 2021
- Sustainability Management Plan prepared by Standtec, dated 18 October 2021
- Stormwater Management Plan prepared by Standtec, dated 22 October 2021

The area of the proposed buildings and works is located within the southern section of the PLC site, adjacent to Burwood Highway and the school's Gate 2, as indicated in Figure 2 below ('the subject site').



Figure 1: Site Aerial Photograph

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In summary, the proposed building comprises of an aquatic centre, indoor courts, multi-purpose rooms, several fitness spaces and other ancillary spaces with access is proposed to be gained from Gate 2 off Burwood Highway. The new development is proposed to be used primarily by the school, however its services will also be open to the public.

1.1 Permit Trigger Summary

A permit is required for the following:

- Clause 32.08-9: Buildings and works associated with a Section 2 Use (General Residential Zone)
- Clause 42.03-2: Remove, destroy or lop vegetation specified within Schedule 9 to the overlay (Significant Landscape Overlay)
- Clause 42.03-2: Construct a building or construct or carry out works (Significant Landscape Overlay)
- Clause 43.01-1: Construct a building or construct or carry out works and demolish a building (Heritage Overlay)
- Clause 52.05: To display signage
- Clause 52.17-1: Remove native vegetation
- Clause 52.29: Alter access to a Road Zone

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2.0 Subject Site and Surrounds

2.1 Subject Site

The area of the proposed buildings and works is located within the southern section of the PLC site, adjacent to Burwood Highway



Figure 2: Subject Site (DPCD Planning Maps Online)

The subject site generally slopes from the existing driveway, down towards the east.

The subject site and immediate surrounds currently contain two residences, the ground's compound, part of an internal road, several car parking spaces, the southern wing of the boarding house and a number of trees.

Hethersett House and the lawn within the circular driveway are located to the north east of the subject site.

Access is provided at Gate 2 via Burwood Highway, that facilitates left in and out movements. A high retaining wall is provided along the front boundary with Burwood Highway.

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There are a variety of trees located throughout the site which are a mixture of native, exotic and indigenous. Please refer to the Arborist Report for further details.

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2.2 Surrounding Area

To the north of the subject site is the remainder of the PLC campus, including the Hethersett House and boarding house.

To the east of the subject site is the remainder of the school grounds, including the Early Learning Centre, its outdoor spaces and associated car park. Further east is Elgar Road and its intersection with Burwood Highway.

To the south of the site is Burwood Highway, which is fronted by a high retaining wall. Burwood Highway includes a total of 6 trafficable lanes in front of the subject site, with tram lines within the centre median. A signalised pedestrian crossing is located to the west of Gate 2. Further south of Burwood Highway are residential units.

To the west of the subject site is the remainder of the school site, including the current PLC Aquatic Centre and Norman Oval. Parer St is also located further west.

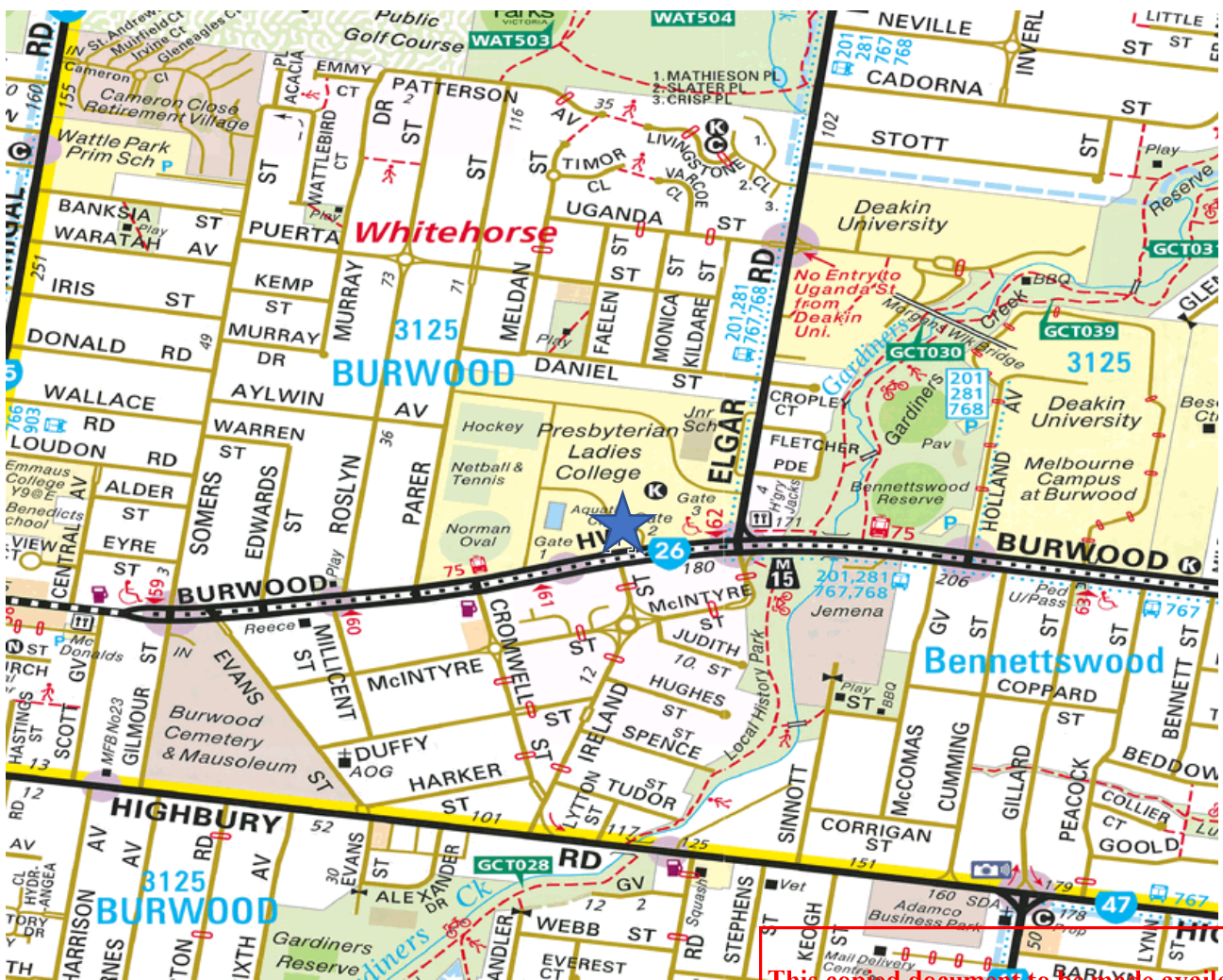


Figure 3: Location Map (melway.com.au)

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3.0 Proposed Development

The proposal seeks to develop the land for a sports, aquatic and fitness centre for the college. No permit is required for the use as the site is currently used as an education centre and the proposed building will be ancillary to that use.

3.1 Development Summary

The proposed development will have a basement level to allow for the lap swimming pool, learn to swim pool, pool plant as well as other civil engineering elements which are displayed in detail on the plans.

At the ground level the development will have a car parking to the west, details of which are displayed below, the learn to swim pool and lap pool with diving boards to the south. North of the pools there will be three student change rooms with universal change rooms, staff change rooms, storage room, an aquatic staff centre. There is also an open dry lounge with a waiting area and pool hall airlock. Along the northern boundary of the building will be a foyers and storage area which will contain a first aid room, therapy room, cleaners area, laundry area and smoke lobby. The large gymnastic room will contain all of the relevant equipment including a floor mat and trampoline, with two multi purposed room with further storage abutting.

Car Parking	Total Spaces	67 spaces
	Accessible	4 spaces
	Drop Off	3 spaces
Motorcycle Parking		6 spaces
Bicycle Racks		32 spaces

The first level will include a void space over the lap pool and gymnastic centre with a grandstand and bathrooms dividing the spaces. On the western half of the development there will be three basketball courts, a weight and cardio area and a spinning room, change rooms, storage, first aid room, control room and a lobby outside of the lift.

On the second floor there is a avoid above the basketball courts, office space including a meeting room, staff breakout space, open place office space, bathrooms, two terraces and a lobby space outside of the lift.

The provided elevations show the building will be constructed primarily from light sand colour materials including metal wall cladding, KeraTwin ceramic façade, KeraShape ceramic Façade and brick.

It is noted that surrounding works subject to separate planning approval have been indicatively shown on the plans to provide the envisioned context and relationships between future works.

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3.2 Landscaping

The proposed development has been well designed to ensure the site has a sense of identity, is welcoming, activated, innovative and enhances the boundaries of the school. The site will comprise of a plaza to the north of the building at the main accessway and have extensive planting of a variety of exotic and native vegetation. Please Refer to the Landscape Plan for further details.

3.3 Access & Parking

Access to the site is to be provided via existing Gate 2, from Burwood Highway a road in a Road Zone Category 1. The utilisation of Gate 2 directs all traffic to the main road, Burwood Highway, and ensures traffic generated by the SAFC does not impact the surrounding local street network. The majority of traffic to/from this carpark will be traffic that previously took access from other locations around the school. Please refer to the Traffic report for further detail.

3.4 Signage

A total of two signs are proposed on the SAFC building, one attached to the eastern façade and another attached to the western façade. The proposed signs are identical in design and include the school logo and initials only, providing simple and clear identification information. These signs are integrated into the design of the facades and are proportional to their respective elevations. A further assessment of these signs against Clause 52.05 Signs is provided within Section 4.6 of this report.

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4.0 Planning Controls

4.1 Zone Provisions

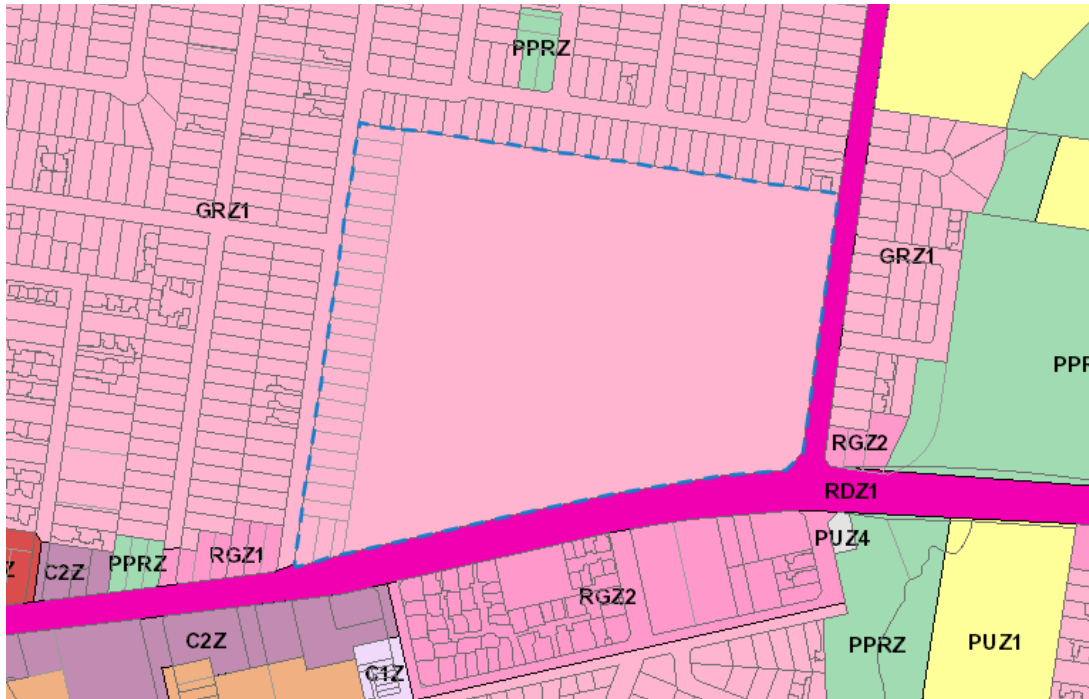


Figure 4: Zone Map (VicPlan)

The subject site is located within the General Residential Zone Schedule 1 under the Whitehorse Planning Scheme. The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-8, a planning permit is required to construct a building or carry out works for a use in Section 2 of Clause 32.08-2. The use for a 'Education Centre' falls within Section 2 of the Table of Uses at Clause 32.08-2 and therefore the proposed buildings and works require a planning permit.

Decision Guidelines

A response to the relevant decision guidelines listed within Clause 32.08-12 is provided below:

- The Municipal Planning Strategy and the Planning Policy Framework.

The proposed use and development are generally in accordance with the Municipal Planning Strategy and Planning Policy Framework, as discussed within Sections 4.4 and 4.5 of this report.

- The purpose of this zone.

The proposed use and development are generally in accordance with the purpose of the General Residential Zone. A detailed response to the Municipal Planning Strategy and Planning Policy Framework, including an assessment of neighbourhood character, has been provided within Sections 4.4 and 4.5 of this report.

- *Any other decision guidelines specified in a schedule to this zone.*

Schedule 1 of the General Residential Zone provides the following decision guidelines:

- *Whether the proposal provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.*

The subject site is not in close proximity to residential properties within the Neighbourhood Residential Zone. The closest residential sites are on the south side of Burwood Highway and as such the significant separation means that the proposed built form is an appropriate transition.

- *Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.*

The proposal vegetated setback will be similar to what is currently on site and will match the landscaping further east along Burwood Highway at Bennettswood Reserve and Deakin University.

- *Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.*

The proposal provides ample permeable space for replacement canopy tree planting that is not encumbered by an easement.

- *Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.*

The proposed development included extensive replanting on the site to ensure the site is still well vegetated and there is a clear landscaped buffer between Burwood Highway and the Sports and Aquatic Centre.

The proposed building includes on site car parking spaces and bicycle facilities. These details are further and discussed within Section 4.6 of this report.

The proposed SAFC building utilises existing Gate 2 of the school, gaining access from Burwood Highway. The utilisation of Gate 2 directs all traffic to the main road, Burwood Highway, and ensures traffic generated by the SAFC does not impact the surrounding local street network.

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4.2 Overlay Controls

Heritage Overlay



Figure 5: HO Overlay Map (VicPlan)

The site is affected by the Heritage Overlay Schedule 22 (HO22) under the Whitehorse Planning Scheme. HO22 protects the Hethersett House, Hethersett Halls, land within 5 metres of these buildings and land within the circular driveway, all located to the north west of the subject site. It also includes land within the circular driveway to the south of Hethersett House.

The proposed works do not propose to alter or demolish the Hethersett buildings, land within 5 metres of the buildings or land within the circular driveway.

Noting that the works are located outside of the Hethersett areas, the mapping of the Heritage Overlay partly includes the north west corner of the development area and therefore triggers a permit under Clause 43.01-1 of the Heritage Overlay to construct a building or construct or carry out works.

The proposed works will have no negative impact on the heritage value of the area and have been designed to be sympathetic to the heritage importance of Hethersett House.

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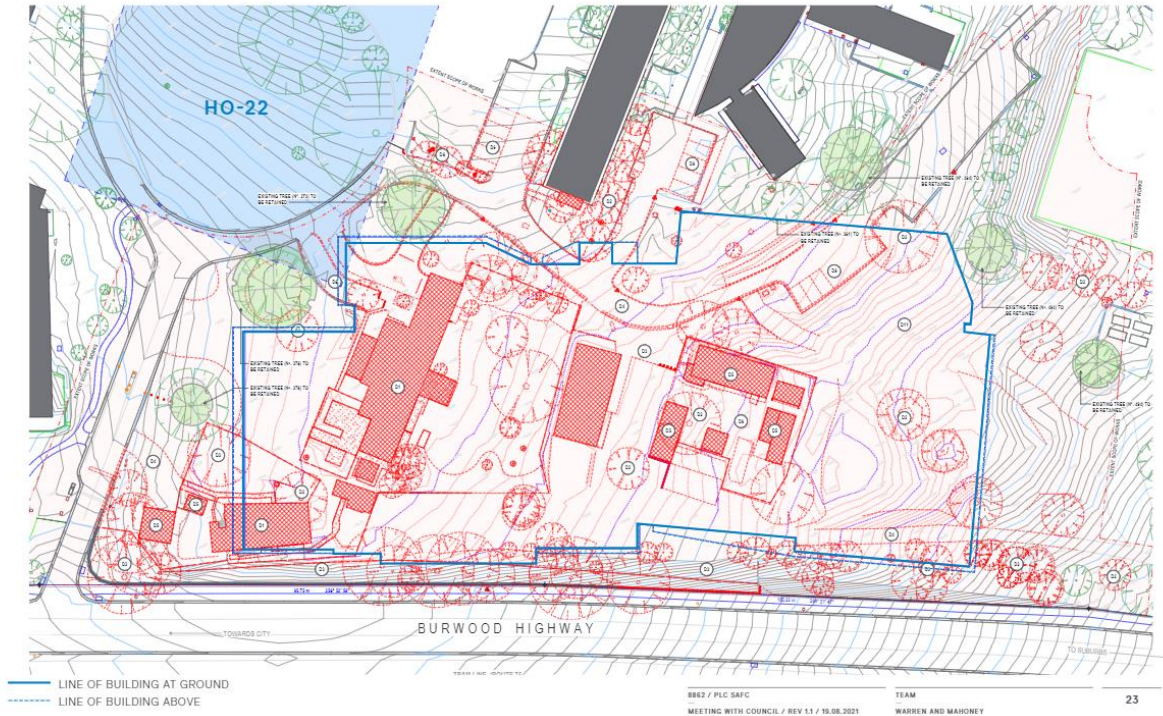


Figure 6: HO Overlay Map

In Figure 6 it is evident that the building footprint is only slightly within the Heritage Overlay (HO22) and will have a limited impact on the overlay.

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Significant Landscape Overlay

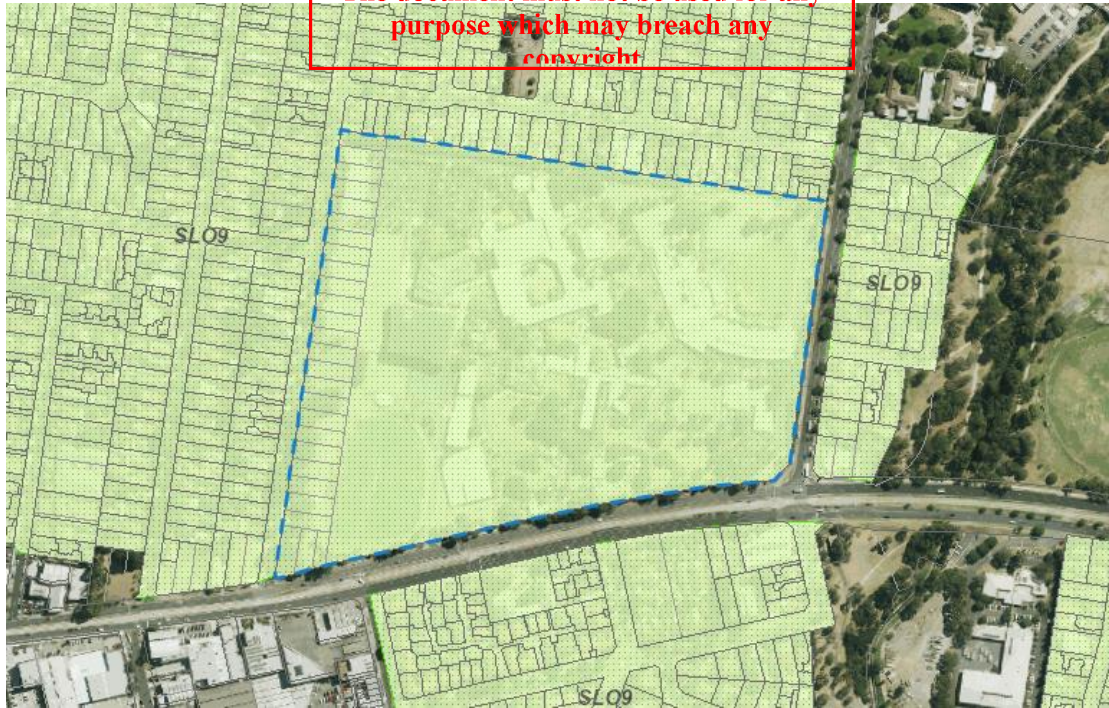


Figure 6: SLO Overlay Map (VicPlan)

The subject site is affected by the Significant Landscape Overlay Schedule 9 (SLO9) under the Whitehorse Planning Scheme.

This application requires a planning permit under Clause 42.03-2 to:

- Construct a building or carry out works within 4 metres from the base of a protected tree.
- To remove, destroy or lop a tree with a height of 5m or more and a single trunk circumference greater than 1m at a height of one metre above ground level.

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The trees within the subject site have been assessed within the enclosed arborist report prepared by Urban Canopy.

The majority of the trees are protected under Schedule 9 of the SLO, therefore a permit is required to construct or carry out works within 4 metres from the base of these trees or to remove trees under Clause 42.03-2.

The retention of these trees has been discussed within the enclosed arborist report prepared by Urban Canopy. In summary, the proposed works are determined to be compatible with the retention of these trees.

The removal of these trees is considered to be appropriate as there will be no net loss of trees on site given the extensive landscaping that will be planted on site and the loss of trees is no considered significant when in relation to the wider site of PLC. The built form has been designed to retain as many trees as possible including trees 378, 376, 373, 361, 364, 494, 484 which are all mature trees. The remaining trees which are required to be removed would be impossible to retain and there are no other viable locations for the development to be placed within the school's boundary that wouldn't result in the removal of vegetation.

4.3 Aboriginal Cultural Heritage Sensitivity



Figure 7: Aboriginal Cultural Sensitivity (ARCHRIS)

Part of the subject site falls within an Area of Cultural Heritage Sensitivity, as the site is 200m of Gardiners Creek. A CHMP has been prepared for the whole site and can be provided if required.

4.4 Planning Policy Framework

The Planning Policy Framework (PPF) sets out the relevant state wide and regional policies. The relevant policies of the PPF are:

Clause 12 Environmental and Landscape Values

The relevant objectives of this clause are:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
- To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

While the proposed development will require some native vegetation to be removed there is an extensive amount of vegetation that will be planted on the site ensuring there isn't a biodiversity net loss. The replanting of vegetation will contribute to the character of the school.

Clause 15 Built Environment and Heritage

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The relevant objectives of this clause are:

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To create a distinctive and liveable city with quality design and amenity.
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

The development will positively contribute to the school and the local area by providing key facilities in a modern building that will create a sense of place along Burwood Highway and forms a part of a healthy urban environment. The building has been developed with solar panels and rainwater tanks to ensure it maximise natural resources.

Clause 19 Infrastructure

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The relevant objectives of this clause are:

- To assist the integration of education and early childhood facilities with local and regional communities.

The development will be used by the school community as it will provide key facilities including a swim school.

4.5 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the Whitehorse municipality. The relevant policies for the LPPF are identified below and the proposed development has been assessed against these provisions.

Clause 21.05 Environment

In summary, this clause seeks to enhance areas of landscape and environmental significance, develop main thoroughfares with improved building design and landscaping, to reduce energy and water consumption and to address principles of environmentally sustainable development.

The concept landscape plans provide a planted interface to Burwood Highway, including canopy tree planting. The planted buffer will assist in maintaining the landscaped thoroughfare of Burwood Highway and enforces the landscape character to the streetscape. The proposed building has been appropriately designed to be environmentally sustainable and incorporates sustainability commitments outlined within the Sustainability Management Plan to achieve Australian Excellence.

Clause 21.06 Housing

On face value, the heading of this clause implies that it applies to residential development only. However, a section of this clause, 21.06-7, outlines key issues, objectives and strategies for non-residential uses. Within this clause, the subject site is identified to be within a 'Natural Change' area and states that non-residential development within these areas respect the preferred neighbourhood character and protect existing landscape

character. This clause also seeks to ensure buildings for non-residential uses are designed to integrate with the surrounding neighbourhood character and to ensure uses do not detrimentally impact one the amenity of the surrounding residential area.

The concept planting along the Burwood Highway interface maintains the landscape thoroughfare character of Burwood Highway and assists in screening some of the building. Furthermore, the proposed car parking and access to Burwood Highway relieves some traffic from the surrounding local road network, reducing the impacts on the surrounding residential area.

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Clause 21.07 Economic Development

Of relevance to the proposed development, this clause seeks to 'increase participation in the cultural and recreational tourism of the City and facilitate the provision of entertainment, arts, cultural, recreational and leisure facilities and promoting these locally and regionally' and also seeks to enhance use of public transport and active transportation.

The proposed development facilitates school and community accessibility to recreational and leisure facilities within the municipality, in accordance with this clause. The proposed development continues to enhance public transportation and active methods of transport, as it provides services in close proximity to the existing public transport network and provides amenities for cyclists.

Clause 21.08 Infrastructure

This clause identifies that new development should be appropriately assessed in regards to traffic generation, parking provision and location of accessways and integration with public transportation. Additionally, this clause seeks to maintain an appropriate road hierarchy.

The traffic assessment undertaken by Traffix Group demonstrates that the proposed works and access to Burwood Highway will not detrimentally impact traffic along the road. Furthermore, the proposed car parking area and access from Burwood Highway reduces traffic demand to other entry points of the school along Parer St and Elgar Rd, appropriately reducing traffic impacts on local streets and enforcing the road hierarchy.

Clause 22.01 Heritage Buildings and Precincts

In summary, this clause seeks to preserve and maintain buildings of historical significance, to enhance and conserve the aesthetic value of heritage buildings and to ensure new buildings are sympathetic to the significance, character, scale, design and setbacks to the heritage building.

Hethersett House is identified under the Heritage Overlay and therefore this clause applies.

The development does not propose to alter Hethersett House and its surrounds and maintains views of Hethersett from the streetscape. The proposed northern elevation displays the proposed building is finished in a light colour scheme that complements the colours of Hethersett. The bulk of the basketball court area is further setback from Hethersett and the building height then steps down at the centre of excellence, softening the built form and providing a response interface to the heritage area. Furthermore, the plans provide glazing to the basketball courts, an external terrace to the centre of excellence and an outdoor plaza that provides views out towards Hethersett, strengthening the school's connection with the place of heritage.

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Clause 22.03 Residential Development

On face value, the heading of this clause implies that it applies to residential development only. However as outlined within the clause, this clause applies to all applications within the General Residential Zone. It is noted that while the majority of the objectives and strategies relate to residential development only, the clause includes some broader statements that apply to all development within the General Residential Zone that this development is required to respond to.

This clause identifies the subject site to be located within the Garden Suburban 1 Neighbourhood Character Precinct. The relevant objectives of this clause seek to ensure new development contributes to the preferred neighbourhood character and does not detract from the natural environment, and to minimise loss of vegetation and trees.

The relevant preferred character statement of the Garden Suburban 1 Precinct is provided below:

The formal character of the area will be enhanced by garden settings with tall trees, lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences.

Buildings will be occasionally built to the side boundary, but appear to have side setbacks with space for planting. Buildings close to Gardiner's Creek will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas with good access to trams will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Although the preferred character statement largely applies to the design and siting of dwellings, any new development applications will also need to demonstrate consistency with this statement.

The proposed development has been assessed against the statement of preferred neighbourhood character. Of particular relevance, the subject site has excellent access to the tram service and warrants a slightly higher degree of built form than other residential areas. As the building footprint is large and is sited in close proximity to the boundary, the proposed landscape buffer to Burwood Highway is critical in demonstrating that the proposed development can enhance the landscape character of the area and the landscaping can soften the proposed built form.

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Clause 22.04 Tree Conservation

This clause highlights the importance of tree conservation and provision of sufficient space for regeneration within the City of Whitehorse. The objectives of this clause seek to minimise the loss of significant trees, ensure developments do not detract from the natural environment and to promote the regeneration of tall trees through adequate landscaping.

The proposed plans show the building has been sited to enable the protection of some trees, particularly towards the north west and north east of the building. The proposed landscape buffer to the Burwood Highway

interface is crucial to the proposed development, as it demonstrates maintenance of a landscaped streetscape, regeneration of tall trees and replacement tree planting. Replacement tree planting throughout other areas of the subject site is also important to demonstrate the school's commitment to canopy tree planting and landscaping to council.

Clause 22.05 Non-Residential Uses in Residential Areas

This clause states the importance of non-residential uses that provide a net community benefit and present minimal impact on residential amenity. It also highlights that non-residential uses should be in a highly accessible location. The objectives of this clause seek to make provision for services and facilities for local communities that do not detract from the amenity of the area, ensure the scale, design and appearance of development reflect the residential character and streetscape of the area and to ensure non-residential uses considers the surrounding road network and car parking generation.

The proposed development is sited within a highly accessible location and benefits from the existing public transportation network. The proposed development is also envisioned to provide recreational services and facilities for the wider community, providing net community benefit. It is noted that the proposed building abuts a less sensitive interface, Burwood Highway, and therefore maintaining a residential character and streetscape is not as vital compared to residential interfaces. As the building has a large built form and is closely sited to Burwood Highway, it is critical to provide a well-articulated façade to this interface. Adequate landscaping will assist in softening the scale and appearance to the street. The proposed car parking and access to Burwood Highway will overall improve traffic conditions of the school, reducing traffic demand on the surrounding local streets and therefore improving the amenity of surrounding residential properties.

Clause 22.10 Environmentally Sustainable Development

This clause is an overarching policy that applies throughout Whitehorse City Council. This clause seeks to create an environmentally sustainable city and for developments to meet appropriate environmental design standards.

As the proposed development is a non-residential building with a gross floor area greater than 1000m², a Sustainability Management Plan is required to accompany the planning permit application.

A Sustainability Management Plan has been prepared by Stantec and concludes that the proposed development achieves Australian Excellence using the Built Environment Sustainability Scorecard.

The subject site has good access to the existing public transportation networks and provides cyclist facilities to encourage significant use of sustainable transportation methods.

4.6 Particular Provisions

Clause 52.05 Signage

This clause seeks to regulate the land for signs, ensuring signs are compatible with the amenity and visual appearance of the area.

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A total of two signs are proposed, one attached to the eastern façade and the other attached to the western façade. These signs are simple in design and clearly communicate essential identification information only, being the school logo and initials.

The subject site is located within a Category 3 high amenity area as outlined by Clause 32.08-14.

A permit is required for a business identification sign.

The proposed signs are appropriate to the subject site as they are well separated from each other, are simple in design, effectively identifying the site to motorists along Burwood Highway, and do not present adverse amenity impacts on surrounding properties.

An assessment of the proposed signage against the relevant Decision Guidelines of Clause 52.05 is provided below.

- *The character of the area*

Approximately 100m to the north of the subject site is the western frontage of Deakin University to Elgar Road. This frontage to Elgar Road includes a large freestanding identification sign and a large high-wall identification sign. On the corner of Elgar Road and Burwood Highway, is convenience restaurant Hungry Jacks. This premises includes a number of signs, including large directional signs, a pole sign, promotional signs and a number of business identification signs.

The PLC frontage to Elgar Road also includes a number of existing signs, including an existing identification sign and 'Gate 3' sign at Gates 3A and 3B. Identification signs and flagpole signs are located at the intersection of Elgar Road and Burwood Highway. These signs are well separated from the area of works, being approximately 90m to the south of Gate 3A.

The proposed identification signs and direction signs are generally in character with other signs found within the streetscape, however the signs have been modestly designed to respect the surrounding residential character of the site.

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- *Impacts on views and vistas*

The proposed signs are attached to the proposed buildings and will not impact any significant views or vistas.

- *The relationship to the streetscape, setting or landscape*

The proposed identification signs are appropriate for the building, as PLC occupies a large frontage of Burwood Highway and are appropriately scaled in relation to the building and Burwood Highway. Landscaping will be provided to its surrounding area.

- *The relationship to the site and building*

The proposed signs do not conflict with the scale, form or characteristics of the PLC site or buildings. The signs do not require any additional vegetation to be removed and are proportional to their respective elevations.

- *The impact of structures associated with the sign*

The proposed signs are to be affixed to the eastern and western facades and no additional structures or signs are proposed.

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- *The impact of any illumination*

The signs will not be illuminated.

- *The impact of any logo box associated with the sign*

No logo box is proposed with the signs.

- *The need for identification and the opportunities for adequate identification on the site or locality*

The proposed signs will provide appropriate identification for visitors along Burwood Highway, clearly identifying the site to motorists along a busy road. Furthermore, the proposed identification signs are well separated from any other identification signs of the school.

- *The impact on road safety*

The proposed signs clearly communicate information, does not obstruct a driver's line of sight, will not confuse drivers, does not include any flashing lights and is not electronic. The signs have been appropriately designed to ensure it cannot be confused as a traffic control sign.

Clause 52.06 Car Parking

Clause 52.06 Car Parking of the Whitehorse Planning Scheme sets out car parking requirements for particular uses. Table 1 of Clause 52.06-5 sets out car parking requirements to the listed uses. The subject site is located within the Principal Public Transport Network area, therefore the rates of Column B applies to the site.

Please refer to the Traffic Report for a detailed assessment of the car parking provided.

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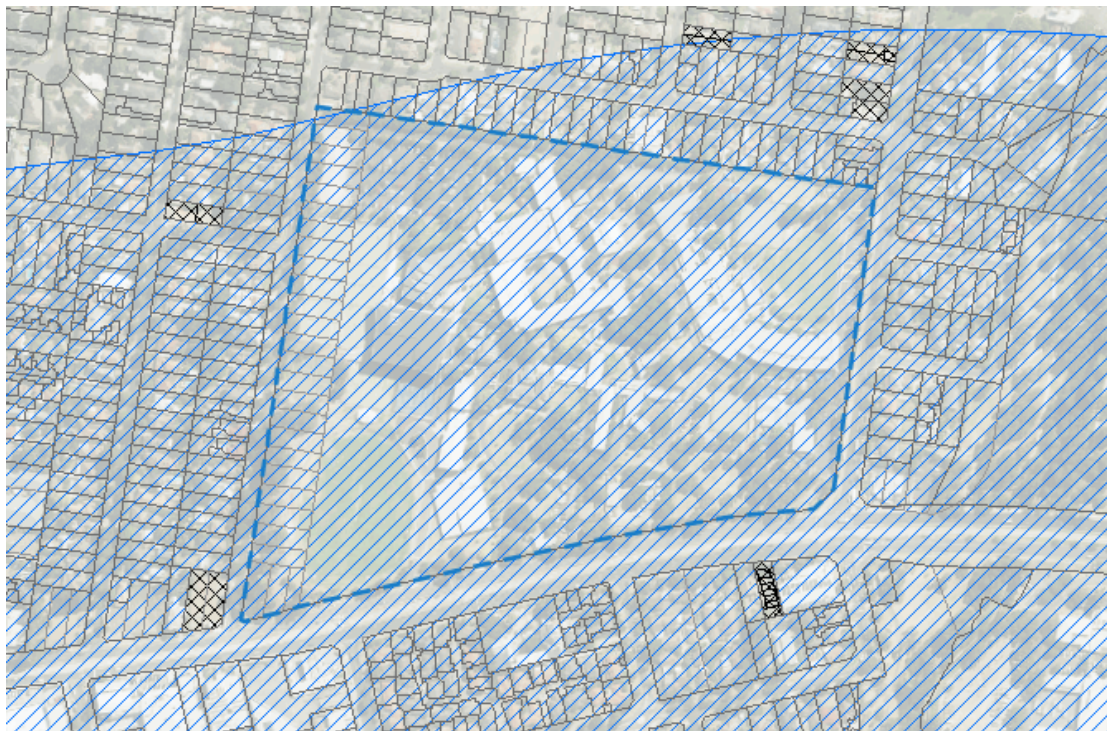


Figure 8: PPTN Map (VicPlan)

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Clause 52.17 Native Vegetation

This clause applies to the removal of native vegetation only. As defined by Clause 73.01 of the Whitehorse Planning Scheme, 'native vegetation' are plants are *indigenous* to Victoria, including trees, shrubs, herbs, and grasses. Furthermore, Clause 52.17-7 details a table of exemptions, including *native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding*.

There are 36 indigenous trees that are required to be removed from the site to allow the development to be constructed.

Offsets to these removed trees is provided and there will be net gain will be achieved through the replanted of a variety of tree and vegetation spaces.

4.7 Clause 52.29 Land Adjacent to the Principal Road Network

Under this clause a permit is required to alter access to a road in a Transport Zone 2. While the physical access is not changing there will be an increase in the number of vehicles using the accessway.

In *Peninsula Blue Developments Pty Ltd v Frankston CC VCAT* considered that clause 52.29 not only applied to a physical change to access, but also to any change to the use or development that may result in changes to the opportunity for traffic to approach or enter the road differently.

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5.0 Planning Consideration

The current facilities at the school are aging and need to be modernised to meet current requirements. By placing all of the facilities in the one building it creates efficiencies for the school in terms of built form and operations. The location chosen is the only logical position for the building given the manner that the remainder of the site is used and developed and the fact that it has its own access and is well separated from surrounding residential development.

The proposed development will be a suitable addition to PLC for the following reasons:

- It provides a suitable upgrade to the school resources.
- It is well separate from surrounding residential neighbours with the closest neighbours separated by 35 metres.
- Whilst it is a substantial building it is located along a significant roadway that has equally large buildings to the west in the form of an apartment building and commercial buildings and to the east in the form of Deakin University.
- Whilst the proposal results in the removal of a number of mature trees, many trees have been retained and a net gain will be achieved through the planting of many more.
- The use of the building will be predominantly as a part of the school's core activities with the only external use proposed as a part of this application being a continuation of the existing swim pool.

- The building has been carefully designed by prominent architects Warren and Mahoney Architects to appear as separate structures in a well-articulated built form.
- The impact on the heritage listed Hethersett House has been minimized and will retain the prominent views from the entry on Burwood Highway.
- Given the building will be largely used as a part of the school's core functions, adequate car parking will be provided and the current access point to Burwood Highway will operate in a appropriate manner.
- The signage is minimal and will not distract from the high quality built form and landscape value of the site.

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6.0 Conclusion

It is considered that the proposal has a high level of compliance with the state and local planning policies and is consistent with the objectives of the General Residential Zone, Significant Landscape Overlay and particular provisions of the Whitehorse Planning Scheme as outlined in section 5 of this report.

It is therefore submitted that a permit should be issued for the proposal.

Taylors Pty Ltd

April 2022

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