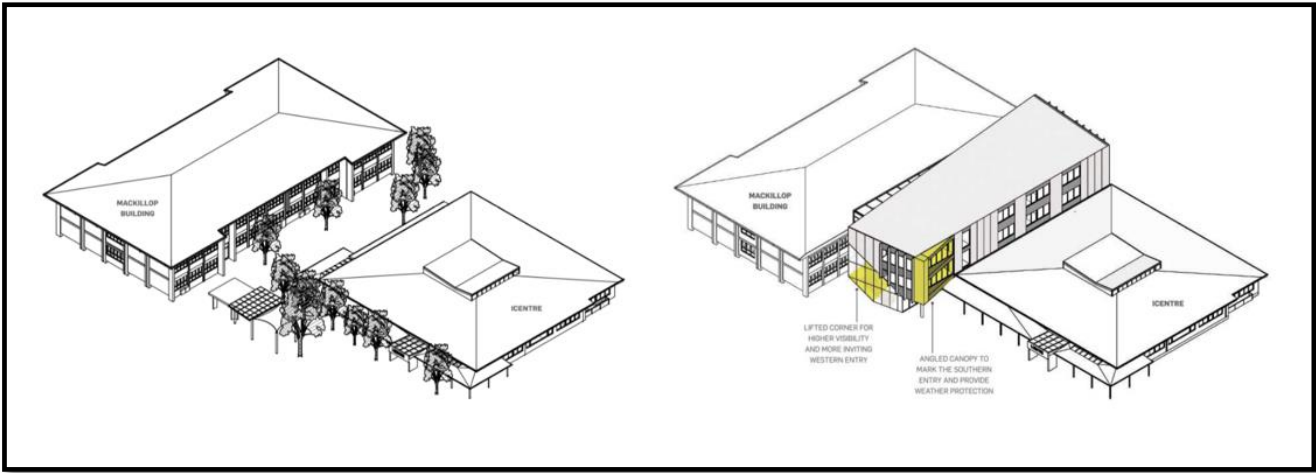


Site plan, ClarkeHopkinsClarke



Existing and Proposed architectural drawings, ClarkeHopkinsClarke

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Buildings and works to facilitate the construction of a science, technology, engineering and mathematics (STEM) building and vegetation removal at Loyola College, 325 Grimshaw St and 44-54 Bungay St, Watsonia

Prepared for: Loyola College.

**Prepared by:
Maureen Jackson Planning Pty Ltd
February 2023**

Maureen Jackson

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APPENDICES

Architectural plans by Clarke Hopkins Clarke.

Arboricultural Impact Assessment by CIVICA

Sustainability Management Plan by Energy, Water Environment

This report is compiled on the basis of the available amount of access and time permitted to investigate its components. In areas where access could not readily be available, assumptions may have been made to aid the client. These assumptions are identified within the body of the report. This report is for the exclusive use of the client and cannot be used for any other purposes without prior permission from Maureen Jackson Planning Pty Ltd. The report is valid only in its entire form.

1 BACKGROUND

Loyola College is a Catholic Regional Co-educational Secondary College in the Ignatian tradition, which opened in 1980 to serve the Catholic parishes of the north east in the Archdiocese of Melbourne.

The College wish to enhance the educational experiences of their pupils by developing a science, technology, engineering and mathematics (STEM) building within the school grounds.

A number of permits have been issued since 1980 and any amendment to previous permits relating to the use of the school site will be undertaken through the City of Banyule.

A planning application is now lodged in accordance with Clause 53.19 of the Banyule Planning Scheme to facilitate the upgrade and extension of non-government schools, noting the new building will have a construction value of approximately \$11.5 million dollars.

2 SITE DESCRIPTION

The subject site is rectangular in shape, of approximately 10.1 hectares in area. There are two road frontages with the northern boundary at Grimshaw St, categorised as a principle road network and the southern boundary at Bungay St. Both the eastern and western boundaries abut residential properties, typically single storey developments characteristic of the neighbourhood and newer two storey residences.

The neighbouring surrounds of the site include an industrial pocket to the west and the activity centre and shopping area of Greensborough to the east; the LaTrobe University Campus lies to the south, while the immediate surrounds are residential in character with many parks, recreation areas and large conservation reserves.

Grimshaw St, a TRZ 2 road , is the main arterial connection flowing east-west, leading to the larger north-south arterial connections of Greensborough Rd to the east and Plenty Rd to the west. The metropolitan rail connection lies to the south-east, at Watsonia Station.

3 OVERVIEW OF THE PROPOSAL

This section of the report outlines the key aspects of the proposal:

- Demolition of concrete courtyard area between MacKillop Building and I Centre, including removal of trees/shrubs (see arborist's report in Appendix).
- Demolition of parts of existing roof along courtyard boundaries on both MacKillop Building and I Centre building.
- Relocation of condenser units.
- Demolition of existing shade structure and pavilion in courtyard area.
- Refurbishment of portion of MacKillop Building and I Centre building bordering new STEM building.
- Construction of 3 storey STEM building, with max height 12.75 metres and a setback of 18.2 metres to the residential properties to the east of the site.
- The building will include 3 levels of specialised laboratories including Systems Tech, Machine Room, VR and AR, Robotics, Biomechanics, Sports Science, general STEM labs, and Collaborative space: as well as staff rooms and toilets.
- External finishes light in colour; mixture of cladding, profiled metal and frosted glass.
- Landscaping including garden bed (with underground water tank), concrete paving, concrete seating, and new driveway access from the internal road on the property.



Fig 1 Artist Impression ClarkeHopkinsClarke Architects

4 GENERAL PLANNING POLICY AND PLANNING SCHEME PROVISIONS

The Banyule Planning Scheme requires consideration of the following key planning provisions:

Planning Scheme	Banyule
SPPF	<p>Clause 01 Purposes Clause 01 Municipal Planning Strategy Clause 02.01 Context Clause 02.03-3 Environmental risks and amenity Clause 02.03-4 Built environment and heritage Clause 02.03-8 Infrastructure Clause 15.01 Built Environment Clause 15.01-2S Building design Clause 15.01-2L-01 Building design Clause 15.01-2L-02 Environmental Sustainable Development Clause 19.02-2S Education facilities</p>
Zoning	<p>Clause 32.08 General Residential Zone, GRZ2 Schedule 2 to Clause 32.08, GRZ2 Incremental Areas</p>
Overlays	<p>Clause 45.06 Development Contributions Overlay, DCPO1 Schedule 1 to Clause 45.06, DCPO1 Banyule Development Contributions Plan Clause 42.01 Environmental Significance Overlay, ES04 Schedule 4 to Clause 42.01, ES04 Significant Trees and Areas of Vegetation Clause 43.01 Heritage Overlay, H029 Schedule to Clause 43.01, H029 Clause 44.05 Special Building Overlay, SB02 Schedule 2 to Clause 44.05, SB02 Clause 42.02 Vegetation Protection Overlay, VPO2 Schedule 2 to Clause 42.02, VPO2 Loyola Seminary Precinct</p>
Other Controls	<p>Clause 53.18 Stormwater Management in Urban Development Clause 52.06 Car Parking Clause 52.34 Bicycle Facilities Clause 52.17 Native Vegetation</p>
General Provisions	<p>Clause 65 Decision Guidelines</p>

State Planning Policy Framework

The following State Planning Policies (SPPF) were reviewed and considered to be of particular relevance to the proposal:

Clause 01 Purposes of this Planning Scheme

This clause outlines the purpose of the State Planning Policy Framework (SPPF) including its goals and principles. The goal of the SPPF is to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and

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practices, which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.

Response

The proposal appropriately balances competing land use, development and environmental objectives in the Banyule Planning Scheme.

Clause 01 Municipal Planning Strategy

Clause 02.01 Context

The City of Banyule is located between 7 and 22 kilometres north-east of Melbourne CBD with an area of approximately 63 square kilometres, comprising all or parts of 20 suburban areas. It lies between inner Melbourne and the outer rural areas, with attributes of both of those areas. Its southern and western boundaries are defined by the Yarra River and Darebin Creek, respectively, and it is bisected north to south by the Plenty River valley.

Banyule is primarily a residential municipality with an estimated population of 127,500 (Census of Population and Housing 2016) that is expected to grow to approximately 151,000 by 2036 (Victoria in Future 2019). ...

Households comprising couples with children are expected to remain the predominate household type to 2036 (Victoria in Future 2019).

One of the key land use and development issues to be addressed in the City is balancing the need to satisfy housing demand against protecting the natural environment, residential amenity, neighbourhood character, and heritage places. There is also an increased need to provide a mix of employment-generating land uses, a safe and sustainable transport network, and a range of community services and facilities to meet the needs of the growing population.

Clause 02.03-3 Environmental risks and amenity

Bushfire and flood risk

Non-residential uses in residential areas

Residential character and amenity are key contributors to the quality of life in Banyule, such that threats to residential character and amenity need to be managed. While non-residential uses in residential areas can provide services to the local community, non-residential uses and associated development can also impact on the character and amenity of those areas and undermine the role of activity centres.

It is important that *non-residential uses and development are responsive to their residential setting and do not adversely affect the character and amenity of the residential areas in which they are proposed to be located.*

Council's strategic directions for non-residential uses in residential areas are to:

- ***Support non-residential uses that serve the needs of the local community and complement the surrounding area.***
- Direct non-residential uses to locations that are convenient to intended users.
- ***Minimise any adverse effects on the amenity and character of residential areas from non-residential uses and associated development.***

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Clause 02.03-4 Built environment and heritage

Neighbourhood character

Various parts of Banyule will need to accommodate change due to population growth and the community's evolving housing needs. This requires the development of a preferred neighbourhood character that supports significant change in some parts of the municipality and limited change in other parts.

Safer design

Environmentally sustainable development

Significant environmental benefits can be achieved through the planning process by requiring environmentally sustainable design and construction methods to be incorporated into buildings.

Council's strategic direction for environmentally sustainable development is to:

- Encourage development that delivers more environmentally sustainable design and construction.

Heritage

Heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects, require improved understanding and protection.

Council's strategic directions for heritage are to:

- Conserve and enhance buildings, places and precincts that contribute to Banyule's cultural heritage.
- Support and encourage opportunities to improve the environmental performance of heritage buildings.

Response

The proposed STEM building will provide for an environmentally sustainable building and constructed in an environmentally sensitive manner. The building is located in an area that has no impact on the heritage building on site.

Clause 02.03-8 Infrastructure

Community facilities

Banyule has a wide range of community services and facilities. These include educational, health and leisure facilities, and facilities for specific groups, such as the aged and people with disabilities.

Council's strategic directions for community facilities are to:

- Support a wide range of cultural, health, educational and institutional uses that are responsive to the existing and likely future needs of the community.
- Minimise any negative impacts of cultural, health, educational and institutional facilities on the amenity of the surrounding area.

Response

The proposal appropriately balances competing land use, development and environmental objectives in the Banyule Planning Scheme. Loyola is a key educational use that serves the wider community in an established setting on a large site with minimal impact to the surrounding area. The STEM building will be nestled within the existing buildings on site.

Clause 15.01 Built Environment

Clause 15.01-2S Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-2L-02 Environmentally Sustainable Development

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Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage 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.

Energy performance

Integrated water management

Indoor environment quality

Waste management

Urban ecology

Policy guidelines

Non-residential

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 100 square metres to 1000 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green Star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000 square metres.

Response

The proposal has been designed in an environmentally sustainable manner and an assessment based on the BESS and STORM methods shows how the building meets the environmental objectives in the Banyule Planning Scheme.

The building is well positioned on site and achieves the following:

- Successfully integrates the new building within the school environment
- Provides a large setback from any neighbouring properties
- The form, scale and new landscaping will enhance the school environment as well as lessen any impact on the surrounding area.

Clause 19.02-2S Education facilities

Objective

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

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

...

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

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).

Consider the existing and future transport network and transport connectivity.

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Response

The STEM building supports the opportunities to be provided to the students at Loyola College and thereby the wider community in keeping with the above strategy.

Zoning

Clause 32.08 General Residential Zone, GRZ2



Fig 2 Zoning Map DELWP Nov 2022

Clause 32.08 General Residential Zone, GRZ2

Purpose

- 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.

Clause 32.08-1 Neighbourhood character objectives

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

Clause 32.08-2 Table of uses

Section 2 - Permit required

Clause 32.08-9 Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

Clause 32.08-13 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Non-residential use and development

Whether the use or development is compatible with residential use.

Whether the use generally serves local community needs.

The scale and intensity of the use and development.

The design, height, setback and appearance of the proposed buildings and works.

The proposed landscaping.

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The provision of car and bicycle parking and associated accessways.

Any proposed loading and refuse collection facilities.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE, GRZ2.

INCREMENTAL AREAS

7.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement is met by providing mostly large trees.
- Whether the landscaping requirement can be met by including existing large trees that are considered worthy of retention.
- Whether the proposed site coverage protects and enhances the character of the area by enabling existing vegetation to be retained and new trees to be planted.
- Whether the proposal responds appropriately to the objectives and relevant strategies of the Preferred neighbourhood character policy at clause 15.01-5L-01.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses and development in residential areas policy at clause 13.07-1L.

Response

As the site is lawfully being used as a secondary school, pursuant to the provisions of this zone, a planning permit is required for buildings and works associated with a Section 2 use in accordance with the Banyule Planning Scheme.

The proposed STEM building is well positioned as part of the overall school grounds of approximately 10 hectares and is considered to be compatible with and continue to serve the local and broader community by enhancing the educational opportunities available to students.

The design of the building is modern and uses the existing MacKillop Building and I Centre buildings to provide the side setbacks to the north and south, basically providing an infill development.

Landscaping is proposed internally on site. This includes a garden bed (with underground water tank), concrete paving and seating as shown on TP05. It should be noted that no trees of high retention value are to be removed and the proposed works will not detrimentally impact the neighbourhood character. Existing vegetation is located along the eastern boundary of the site providing a buffer to the abutting residential properties.

No additional carparking or bicycle provision is required as there will be no additional students or staff on site.

The STEM building will also not impact the refuse collection facilities nor result in any traffic related issues.

Overlays

The area where the development is proposed is impacted by the following overlay controls.

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Clause 45.06 Development Contributions Overlay, DCP01

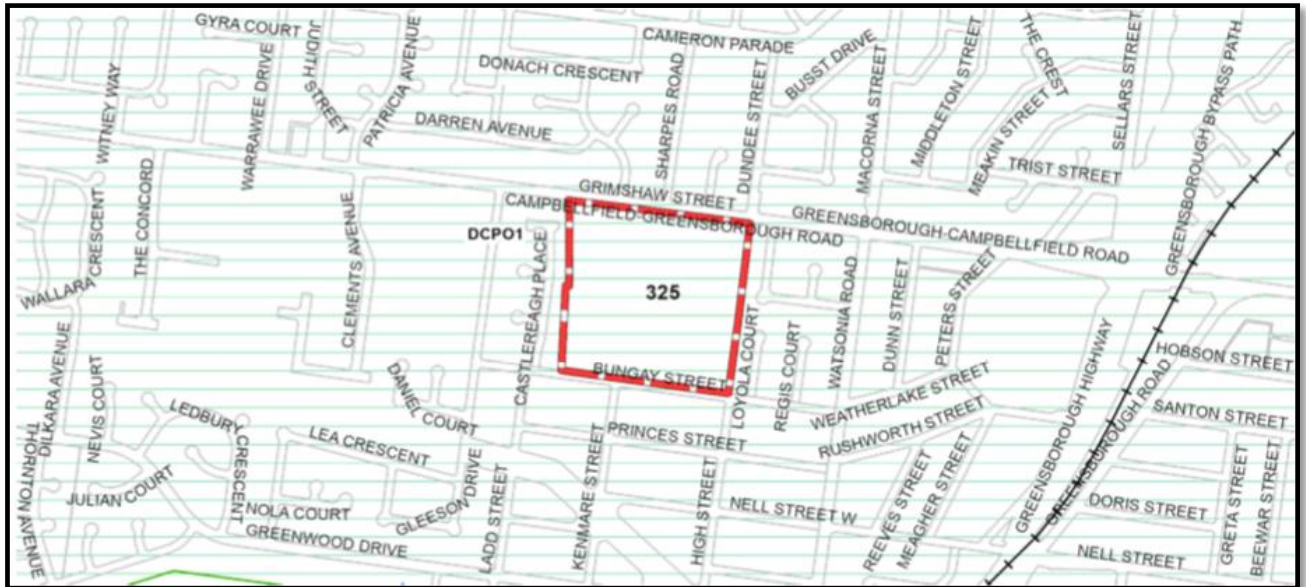


Fig. 3 Development Contributions Plan Overlay Map showing proposed site, DELWP April 2020.

Clause 45.06 Development Contributions Overlay, DCP01

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Clause 45.06-1 Development contributions plan

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY, DCP01

BANYULE DEVELOPMENT CONTRIBUTIONS PLAN

4.0 Land or development excluded from development contributions plan

The following development is exempt from the Banyule Development Contributions Plan 2016-17:

Development that is exempt by legislation.

Land developed for a non-government school, as defined in the Ministerial Direction on the Preparation and Content of Development Contributions Plans, dated 11 October 2016.

Response

It is considered that Loyola would be exempt from the requirement for development contributions based on compliance with the Ministerial Direction on the Preparation and Content of Development Contributions Plans, dated 11 October 2016.

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- Whether any specified trees or areas of vegetation are of botanical, scientific or cultural significance and the impact of its removal on the integrity of the landscape.
- The benefit of a condition regarding the method to be employed in lopping any specified trees.
- The benefit of conditions requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.
- Whether the proposed location or design of any building or works will impair the appearance or health of specified trees or areas of vegetation.
- The *City of Banyule - Significant Trees and Vegetation Study 2000* and the *Banyule Significant Tree and Vegetation Assessments 2020*.
- Any report which identifies, describes or deals with specified trees or areas of vegetation.

Response

Pursuant to the provisions of this overlay, an arboricultural review has been undertaken which indicates that the trees to be removed are common to the area and cultivated species. Therefore, no planning approval is required in accordance with this clause.

This has been verified in the assessment by the City of Banyule.

Clause 43.01 Heritage Overlay, H029

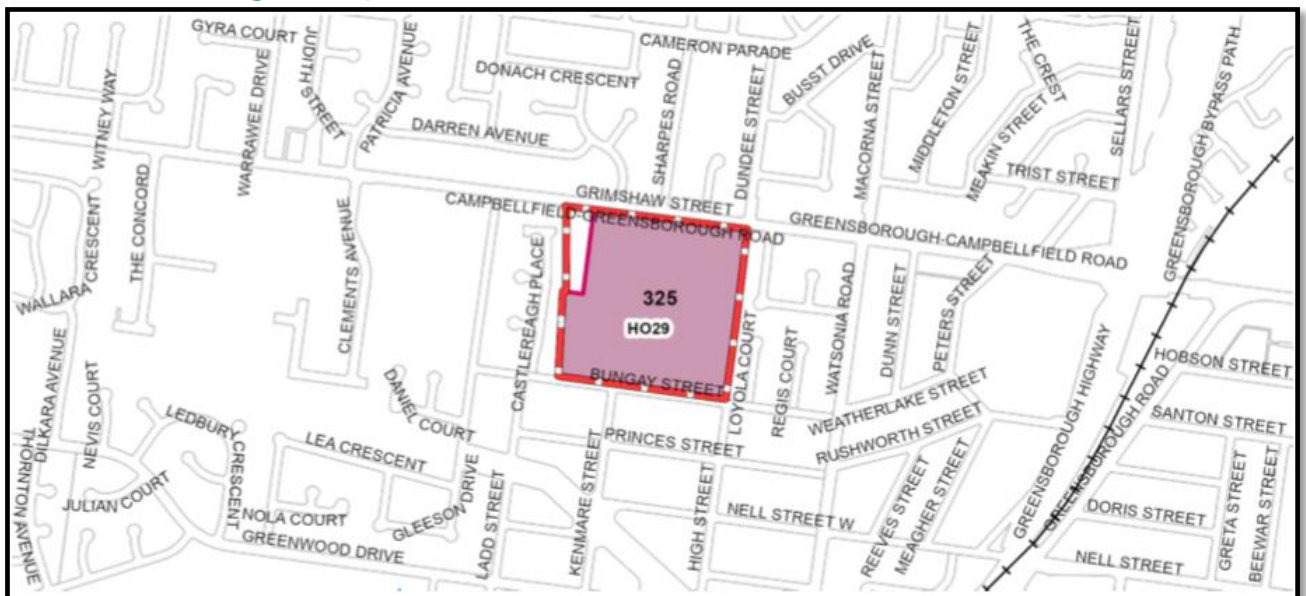


Fig. 5. Heritage Overlay Map showing proposed site, DELWP April 2020.

Clause 43.01 Heritage Overlay, H029

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

Clause 43.01-1 Permit requirement

A permit is required to:

Demolish or remove a building.

Construct a building or construct or carry out works, including:

- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:

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- To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
- If the tree presents an immediate risk of personal injury or damage to property.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

2.0 Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO29	Maharishi Vedic College (Loyola College) 345 Grimshaw Street, Watsonia	Yes	Yes	Yes	Yes	Iron gates	No	No	No

Response

Pursuant to the provisions of this zone, a planning permit is triggered for the partial demolition of a non-contributory building and the construction of the new STEM building and works proposed within the area shown as HO29 in the Banyule Planning Scheme.

The proposed STEM building is located to the eastern boundary of the site whilst the Maharishi Vedic College (identified as the convent building) is located on the western portion of the school site. The proposed STEM building is well designed and will not impact the significance of the heritage place. A permit would be required under the Heritage Overlay for any vegetation removal however the arborist report shows no trees of high retention value will be lost and no objections have been raised by the City of Banyule. It is noted tree protection measures will be required for a number of trees which can be undertaken as conditions on any potential permit.

No issues were raised by the City of Banyule in their assessment as follows:

- *The principal heritage building at Loyola College is the seminary/convent building that was built circa 1934. The place is of State significance primarily for the convent building and the surrounding gardens.*
- *The site of the proposed works does not contain any remnants of the original layout of the grounds excepting that there may be some trees from a row of hedging to the east of the works area.*
- *There are no surviving view lines to the main historic seminary/convent building from the works area. The original views to and from the convent building have long been obscured by the subsequent construction of school buildings on the land located between the works area and the heritage building.*
- *It is considered that the proposed works will have no impact on the current setting of the main heritage building.*
- *The buildings that are impacted by the proposed works are not considered to be contributory heritage buildings. (Mackillop and I- Centre Buildings)*
- *The proposed alterations & additions are of no heritage concern to the significance of the heritage place as a whole. It is unlikely that the new STEM Building would be visible from principal street views of the heritage site*

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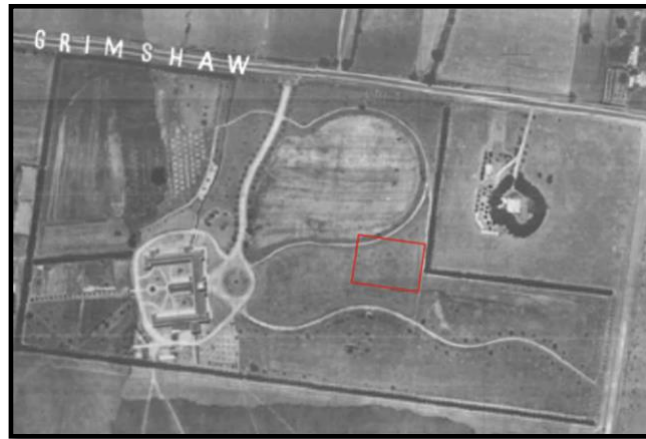


Fig. 6. Aerial view of site, Banyule City Council correspondence, Aug. 2022.

Clause 44.05 Special Building Overlay, SBO2



Fig. 7. Special Building Overlay Map showing proposed site, DELWP Nov 2022.

Clause 44.05 Special Building Overlay, SBO2

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Clause 44.05-1 Flooding management objectives and statement of risk

A schedule to this overlay may contain:

- Flooding management objectives to be achieved.

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- A statement of risk.

SCHEDULE 2 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY, SBO2.

N/A

Response

The proposed STEM building is not impacted by the Special Building Overlay as the building is located towards the south-east of the subject site.

Clause 42.02 Vegetation Protection Overlay, VPO2

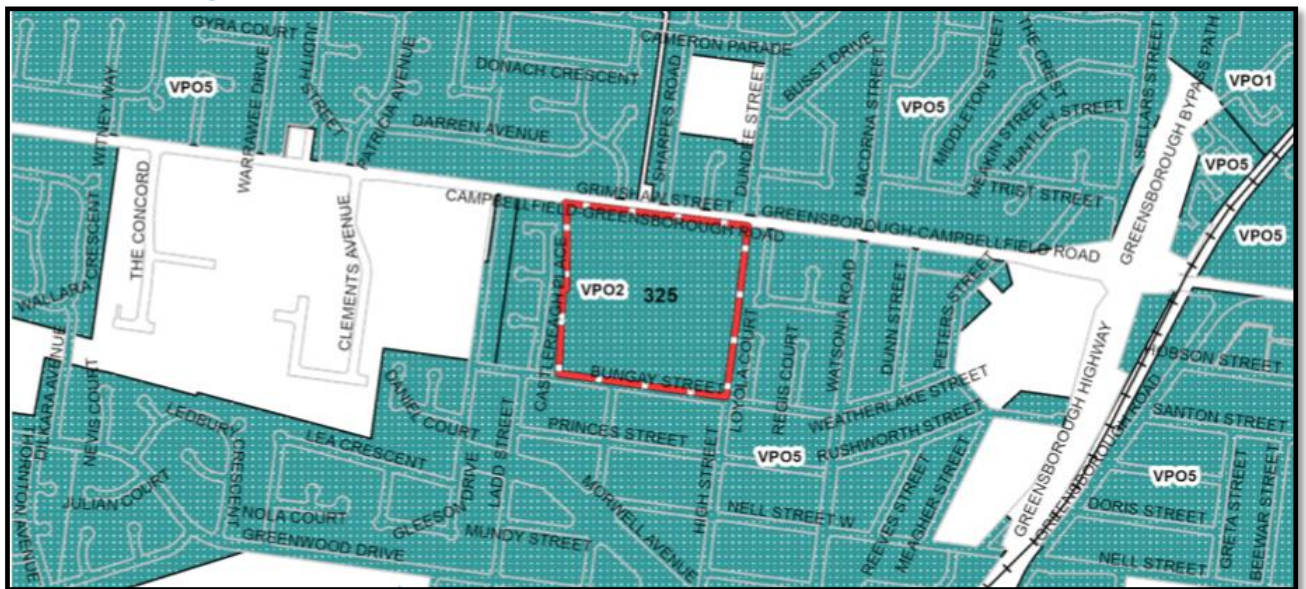


Fig. 8. Vegetation Protection Overlay Map showing proposed site, DELWP Nov 2022.

Clause 42.02 Vegetation Protection Overlay, VPO2

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To encourage the regeneration of native vegetation.

Clause 42.02-1 Vegetation significance and objectives

A schedule to this overlay must contain:

A statement of the nature and significance of the vegetation to be protected. The vegetation protection objectives to be achieved.

Clause 42.02-2 Permit requirement

A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

This does not apply:

- If the table to Clause 42.02-3 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

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SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY, VPO2.

LOYOLA SEMINARY PRECINCT

1.0 Statement of nature and significance of vegetation to be protected

A large number of trees and shrubs within the Loyola Seminary Precinct form part of the building's original garden surrounds and are an integral part of its significance. They provide a setting for the visual significance of the building and are a remnant representation of the rural location of the seminary. In addition, several of the trees and plantations in the gardens are also of horticultural or genetic value, are rare or of localised distribution or are outstanding examples of their species and are included on the National Trust of Australia's Register of Significant Trees of Victoria.

2.0 Vegetation protection objectives to be achieved

- To conserve the existing pattern of vegetation and landscape quality within the area.
- To protect significant trees and shrubs.
- To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

3.0 Permit requirement

A permit is required to remove, destroy or lop any tree or shrub identified as notable trees in the "Loyola Seminary and Environs Heritage Plan 1994".

Response

A planning permit is required to remove, destroy or lop any tree identified in the Loyola Seminary and Environs Heritage Plan 1994 but the current building will not impact this plan.

This has been verified by the assessment by the City of Banyule as it is stated that *...tree removal is unlikely to affect any tree or shrub identified as notable in the Loyola Seminary and Environs Heritage Plan 1994.*

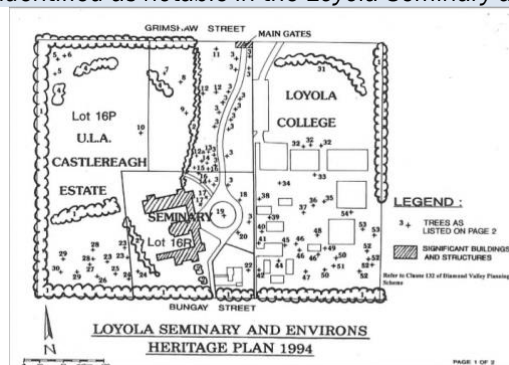


Fig. 9. Loyola Seminary and Environs Heritage Plan 1994, Banyule City Council correspondence, Aug. 2022.

Other controls and policies in the Banyule Planning Scheme

Clause 53.18 Stormwater Management in Urban Development

Purpose

- To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-1 Application

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works, other than the following applications:

Clause 53.18-2 Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative solution meets the objective, the alternative solution may be considered.

Clause 53.18-3 Requirements

An application to construct a building or construct or 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.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.18-5 Stormwater management objectives for buildings and works

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Clause 53.18-6 Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

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

Clause 53.18-7 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.

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- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

Response

A response to the management of stormwater for the building and management of the site is provided in the Sustainability Management Plan.

Clause 52.06 Car Parking

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 Scope

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.
- schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

Response

The requirement for carparking is approximately 1.2 employees as part of the maximum number of employees on site at any one time. No additional carparking is required to be provided on site as no new employees will be required.

The number of car parking spaces currently provided in connection with the existing use will not reduce after the new use commences.

Clause 52.34 Bicycle Facilities

Purpose

To encourage cycling as a mode of transport.

To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Clause 52.34-1 Provision of bicycle facilities

A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

Secondary school	1 to each 20 employees	1 to each 5 pupils
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Response

No additional students or employees are proposed in relation to the STEM building therefore no additional bicycle provision is required on site.

Clause 52.17 Native Vegetation

Purpose

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 1. Avoid the removal, destruction or lopping of native vegetation.
 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Clause 52.17-8 Melbourne Strategic Assessment Levy Area

The following provisions apply to the removal, destruction or lopping of native vegetation in the levy area within the meaning of the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020.

Despite clauses 52.17-2, 52.17-4, 52.17-5 and anything in the Guidelines:

- An application to remove, destroy or lop native vegetation is not required to be accompanied by an offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.
- Before deciding on an application, a responsible authority is not required to consider whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.
- The biodiversity impacts of the removal, destruction or lopping of native vegetation are not required to be offset in accordance with the Guidelines.

Response

There is no trigger for planning approval as all trees were considered by the arborist to be planted stock of exotic origin in accordance with the arboricultural impact assessment.

6 CONCLUSION

We consider that approval should be granted for the proposed STEM building in accordance with the attached plans.

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APPENDICES