

2 July 2021

Georgia Kay
Acting Manager Development Approvals and Design
Department of Environment, Land, Water and Planning
8 Nicholson Street, East Melbourne VIC 3000

Via Email Only: development.approvals@delwp.vic.gov.au

Dear Georgia,

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RE: PA2101249: 445-465 Camp Road, Broadmeadows - Buildings and works associated with an existing Education centre (Penola Christian College) – RFI Response

Echelon Planning acts for Penola Christian College (the School) for planning matters relating to 445-465 Camp Road, Broadmeadows (the subject site) and Planning Permit Application 2101249 (the planning application).

The purpose of this letter is to summarise our response to DELWPs Request for Further Information (RFI) letter dated 25 June 2021.

The School has also determined to amend the planning application under Section 50 of the *P & E Act 1987*. The amendment is relatively minor and comprises the amendment of business identification signage within the eastern façade of the proposed new building.

Supporting our RFI response and Section 50 amendment are the following enclosed documents:

- Revised Architectural Design Package, McIlldowie Architects (July 2021)
- Revised Planning Report, Echelon Planning (July 2021)
- Revised Landscape Plan, Craig Eldridge Design (July 2021)
- Revised Arboriculture Report, Arborcraft (July 2021).

Application Documents Requested in DELWP RFI

DELWPs RFI letter requested the following further information:

1. Written confirmation as to whether the proposal triggers the requirements of:

a. Clause 52.05 of the Hume Planning Scheme in relation to the display of signage.

The application is proposed to be amended under Section 50 of the *Planning and Environment Act 1987* to include revised business advertising signage applied for under Clause 52.05.

The logo sign is now no longer proposed and has been removed from the materials/colours pallet originally supplied with the application (TP400 of the architectural set). The signage is now only to comprise the text "Penola Catholic College – Est 1995" that is to appear on the northern end of eastern façade of the building.

The proposed text signage was previously shown on the plans originally submitted with the application (refer to Eastern Elevation of TP202), meaning that it is just the materials and colours pallet to be amended.

The proposed signage is modest at 3m wide and 1.1m high for the scale of the building and the design is appropriate for the architecture of the building (being of a modern font) and the subject site. The signage will not cause amenity impacts, not being illuminated or of colours that are bright.

Given that the text signage was always contemplated, the heritage impact statement prepared for the application has assessed appropriateness under the site's Heritage Overlay - Schedule 207.

Please refer to the revised Planning Report that now also addresses Clause 52.05 (Advertising signage) and provides an assessment at Section 6.

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b. Clause 52.17 in relation to the native vegetation removal.

Please refer to the Planning Report at page 14, Section 4.4 and the revised Arboriculture Assessment at page 5, paragraph 5.5 and at page 6, paragraph 6.1 (Arborcraft, July 2021).

While the removal of trees is proposed, the trees in question are non-Victorian natives and have been planted and are therefore exempt from consideration under Clause 52.17.

2. Additional details of the existing school land use

Enclosed is a list of the previous planning permits on Council's records. These are all for building and works for the existing school. The original permit for the use of the site as an Education centre is neither on Council's nor the School's records (the school proceeds the current format planning scheme introduced in 1996, which may be a reason for this).

The main benefit of providing previous permits to DELWP would be to determine if the use of the site as an Education centre has been restricted previously by permit conditions in terms of student and staff numbers particularly. Obtaining and providing the permits in the attached list to DELWP will not appreciably assist the current assessment given the "buildings and works" nature of the permits. We also note here again that no changes to car parking or bicycle space numbers at the school site will occur as a result of the application.

The proposal is not to increase staff or student numbers and so would not breach a condition of permit restricting the use, even should such a planning permit condition be in existence.

The current number of existing students is 970, the current number of existing staff present on the site at any one time is 180.

3. Elevations dimensioned to show overall building and wall heights above natural ground level.

Please refer to the enclosed updated architectural plans prepared by McIldowie Architects (July 2021) (elevations TP201, 202 and 203 and sections 301 and 302).

4. Details of all screening of the plant equipment on the roof.

Please refer to the enclosed updated architectural plans prepared by McIldowie Architects (July 2021). Refer to the elevations showing the plant screening (TP201, 202 and 203), the sections (TP 301 and 302) and the materials proposed for the screening (TP400 – FE14). The screening has been designed with the assistance of a mechanical consultant.

5. **Confirmation as to whether the proposed shadows at 3pm extend beyond the existing boundary fence shadows cast to the residential properties to the east.**

This is clear from the shadow diagrams supplied (refer to TP501 of the architectural set). The shadows will not extend beyond the solid paling boundary fences located on the property boundaries of the residences to the east of the proposed building.

6. **In response to Clause 53.18 Stormwater Management in Urban Development, plans to show the location of proposed stormwater treatment measures including plan notations confirming the collection areas, rainwater tank capacity and connection for re-use (flushing of toilets, etc).**

Please refer to the revised Landscape Plan prepared by Craig Eldridge Design (July 2021) that provides the following added detail:

- Planting note 5 of the Landscape Plan has been amended to:

"All finished surface levels of garden beds to be 10-20mm below paving & gravel paths. All surfaces to drain away from the building. Paving surfaces shall fall towards permeable garden beds and lawns, providing seasonal moisture, and reducing the volume of stormwater water entering the drainage system."

- The capacity of the water tank has now been notated (5,000lt)

Please refer to TP10 of the revised architectural plans that now provides the following:

- A notation included next to water tank:

"Existing 5,000lt water tank to be connected to roof of proposed building (1,600sqm surface area of roof to be drained to tank). Collected tank water to be used for toilet flushing for new building and irrigating new and existing areas of landscaping."

We look forward to receiving DELWPs considerations. If you have any queries, please feel free to give me a call on 0488 373 925.

Kind Regards,



Antony Duffill
Principal Urban Planner

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