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Planning Application Report

Prepared for Penola Catholic College, 29 Gibson Street & 445-465
Camp Road, Broadmeadows
July 2021

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Appendices

Appendix 1: Title

Appendix 2: Council Feedback

Project Number	2589
Prepared by	OC
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Version	210702 V2

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1. Introduction

This Planning Report has been prepared by Echelon Planning for Penola Catholic College (Penola CC) in support of a planning permit application for the redevelopment of part of the land at their existing school site at 29 Gibson Street & 445-465 Camp Road, Broadmeadows (the subject site).

The proposal is for building and works to construct a new Year 11 and 12 building. To facilitate construction of this new building, demolition of two buildings and a maintenance shed is proposed. The construction of this building will not facilitate any increase in staff or student numbers as part of the proposal (students will remain at the existing 970 and staff at the existing 180 (present at any one time)). To accommodate the building footprint a car parking adjacent to the building will be relocated, resulting in no loss in car parking spaces. Five planted non-Native Victorian trees will also be removed. Several trees will be planted in replacement. Part of the proposal is to landscape the surrounds of the building.

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

Hume City Council preliminary feedback was provided to the proposal that did not raise any concerns (refer to **Appendix 2**).

The permit application is supported by the following documents:

- Architectural Plans prepared by McIldowie (June 2021, revised July 2021)
- ESD Statement prepared by McIldowie (May 2021)
- Landscape Site plan prepared by Craig Eldridge Landscape Design (May 2021, revised July 2021)
- Traffic Engineering advice prepared by Onemilegrid (May 2021)
- Waste Management Plan prepared by Leigh Design (May 2021)
- Heritage advice prepared by Bryce Raworth (June 2021)
- Arboricultural Impact Assessment Report, Arborcraft tree services (June 2021, revised July 2021).

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2. Site Context

2.1 The Site

The subject site is approximately 10.98ha in area, and comprises the campus of Penola Catholic College, a year 7-12 secondary college. The campus includes a number of pre-existing buildings (including heritage buildings), multiple sports ovals and playing courts, access roads and planted vegetation (refer **Figure 1**). The location of the proposed building is also shown on **Figure 1**. Access for vehicles and pedestrians is from Gibson Street to the east. The principal access is located just to the north of the proposed location of the new Year 11 and 12 building.



SITE CONTEXT PLAN
29 Gibson Street & 445-465 Camp Road, Broadmeadows

Figure 1. Subject site and surrounds.

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2.2 Surrounds

The site is located within a residential area of Broadmeadows bound by the Metropolitan Ring Road to the south, Camp Road to the north, Pascoe Vale Road to the west and the Jack Roper Reserve to the east. To the north-west is the Broadmeadows commercial area and municipal hub situated along Pascoe Vale Road.

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

- **North:** The site is bounded by Camp Road, which runs east-west. Broadmeadows train station is located approximately 150m north of the edge of the school site.
- **West:** The site is bordered by the Craigieburn train line and Pascoe Vale Road. Open space including Jacana Reserve, Johnston Street Reserve, and Rotary Park, as well as the Moonee Ponds Creek and associated parklands are approximately 1km further west of the site.
- **South:** The site abutted by a number of residential properties fronting Graham Street.
- **East:** The site is directly adjacent to a number of small residential lots fronting Gibson Street (solid rear fencing separates these lots from the School). The majority gain access from Gibson Street (one dwelling that is owned by the School can be accessed internally from the School site).

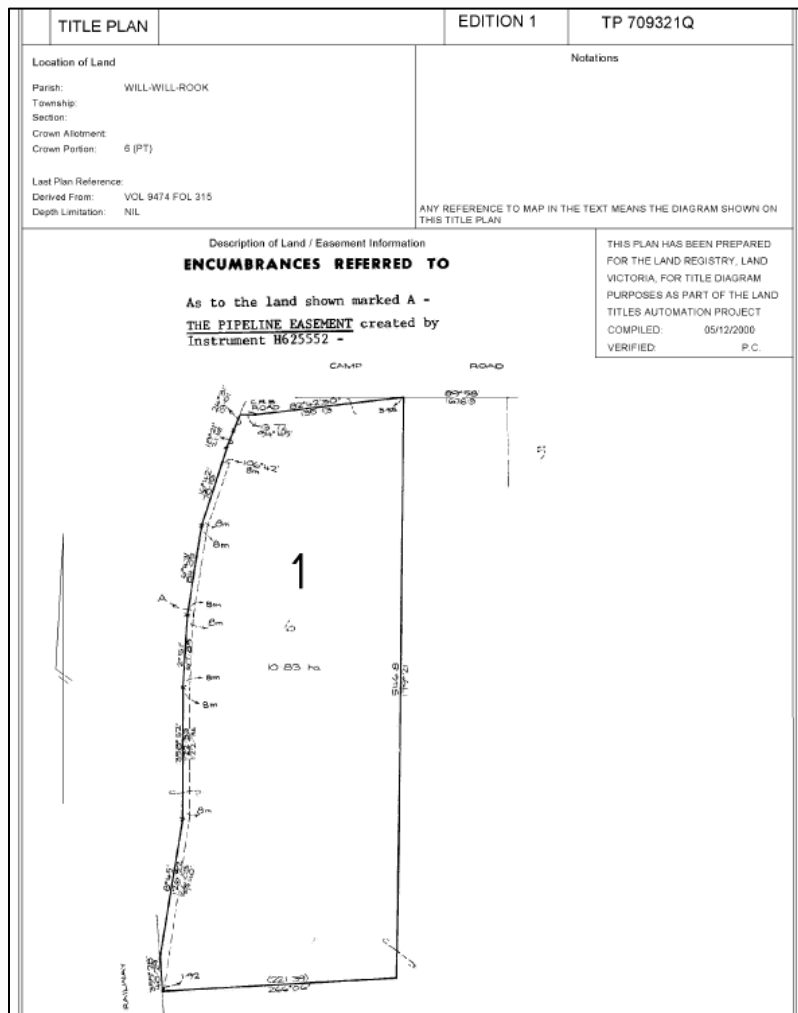
2.3 Title

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

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

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

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Figure 2: Title plan Lot 1 TP709321Q

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3. The Proposal

The planning permit proposal is for buildings and works at an existing Education facility, including the construction of a Year 11 and 12 building. The building will be located within the south-eastern corner of the school campus, adjacent to the F Block building (to the immediate south), the library (north), and the main school entrance and car park (directly east and north).

The building will join a cluster of substantial sized buildings and is to replace two main blocks (Block L and Block B Student Service) and a maintenance shed (refer to plan TP015 for details of demolition).

The building will be 4.3m to the north of the "F" Block building and approximately 9m to 10m from the closest residential property to the east. The building will front part of the main vehicle accessway located to the north that connects to Gibson Street. The building is approximately 60m south of the site's heritage buildings and is separated by the library that is to remain.

The building is a two-storey construction (8.0 to 9.5m high) in a "U" shape design. The ground level is 1,576sqm in floor area and comprise seven classrooms, common rooms, meeting rooms, staff offices, a large central gathering place, staff and student amenities and landscape courtyard.

The upper-level is to be 1,612sqm in floor area and comprise 11 classrooms, a meeting room and student and staff amenities. Access will be provided via internal staircases and a mechanical lift.

The proposal comprises the following:

- Demolition of existing Block L, Block B Student Service, a maintenance shed, and fence.
- Construction of new two storey building in the general location of the demolished buildings.
- 3188sqm of floor area, split as follows:
 - A ground level of 1576sqm (+ landscaped courtyard)
 - A first level of 1612 sqm.
- Removal of existing landscaping, including 5 planted trees (trees 2-6 in the Arborcraft report (June 2021)). Two of these trees have been assessed to have medium retention value (tree 2 and 4), the remaining have low retention value. None of the trees for removal have high retention value or are Victorian Natives.

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- Retention and relocation of some existing vegetation and extensive provision of new landscaping, both surrounding and within the new building footprint.
- Demolition and reshaping of two existing concrete building edges.
- Retention of existing substation, water tank and landscaped path to west of maintenance shed.
- Realignment of existing car park containing 10 spaces to east and south of existing Block B Student Service (no spaces will be lost). Landscaping will soften the appearance of the car park and building.
- Selected materials for the proposed building include metal cladding, brick, colorbond roofing, high performance and spandrel glass and timber screening of roof plant with input from a mechanical consultant. The external colours are of muted tones.
- A 3m wide by 1.1m tall sign displaying the name of the school in bold lettering on the east-facing façade of the building. The lettering will be black metal and will not be illuminated.

The following ESD features have been incorporated into the proposed building design:

- The longest sides of the building and the majority the building spaces are orientated to true north. This provides ideal access to solar gain in the cooler months and solar shade in the warmer months.
- The design of the building facilitates cross-flow ventilation.
- The orientation and “thin” horizontal plans of the building reduce the need to mechanically warm the spaces during the cooler months because solar gain has optimum access to the internal spaces.
- The building has 84 x 350W photos voltaic cells on the roof (approximately 30kW system).
- Paving surfaces fall towards permeable garden beds and lawns, providing seasonal moisture, and reducing the volume of stormwater water entering the drainage system.
- Rainwater will be collected from the 1,600m² roof and stored in water tanks, where it will be used to water garden beds and trees, and to supply water for use in the toilets.

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4. Planning Controls

4.1 Zoning

The subject site is zoned General Residential Zone – Schedule 1 (GRZ1) (refer **Figure 3**). The purpose of this zone includes:

- *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 32.08-9 (Buildings and works), a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2. Pursuant to Clause 32.08-2, the use of the land for an Education centre is considered a Section 2 use and so a planning permit is required for buildings and works.

Clause 32.08-13 (Decision Guideline) requires consideration of the following listed guidelines (as relevant) when assessing an application:

General

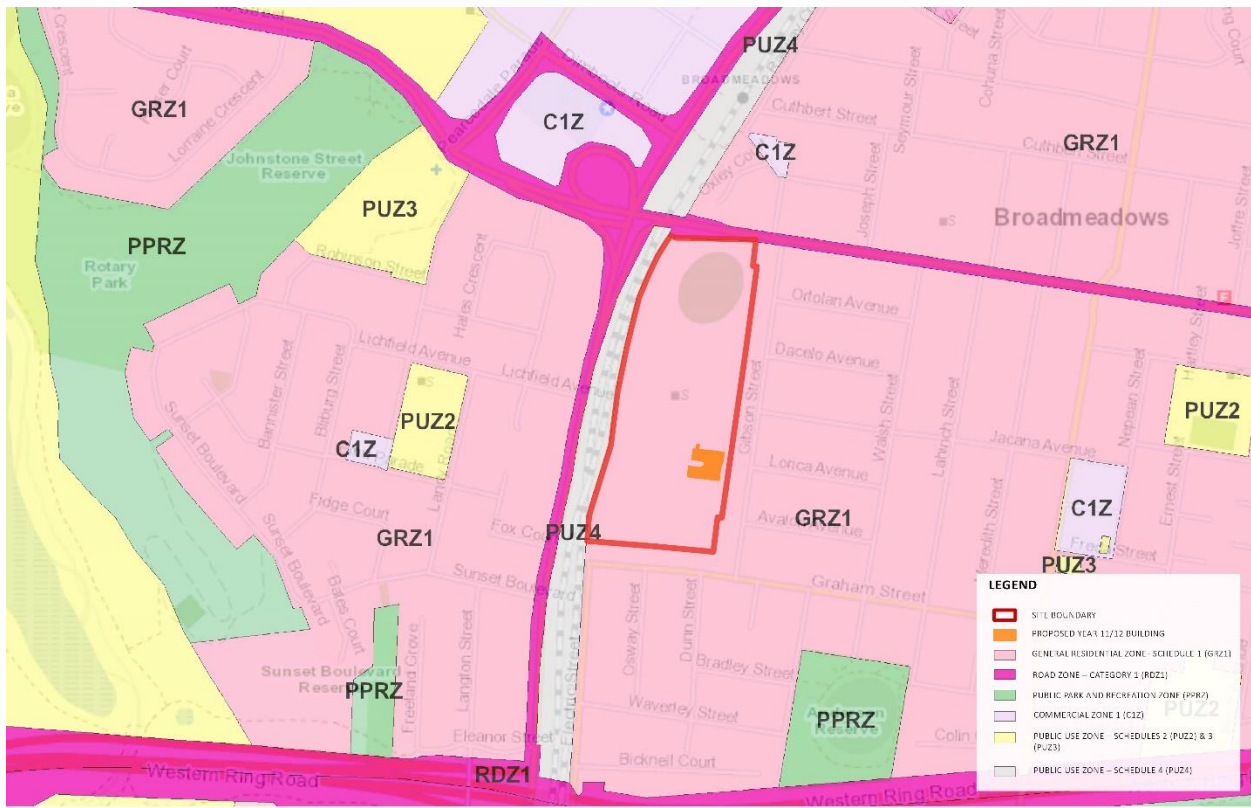
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone, as follows:*
 - *To encourage development that respects the neighbourhood character of the area.*
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

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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.
- 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.



ZONING PLAN
29 Gibson Street & 445-465 Camp Road, Broadmeadows

Figure 3. Zoning Plan with approximate location of proposed building indicated.

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4.2 Overlays

The site is subject to the Heritage Overlay – Schedule 207 (HO207) (refer to **Figure 4**). The purpose of this overlay includes:

- *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.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Pursuant to 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.*
- *Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.*

Pursuant to the Schedule to the Heritage Overlay, external paint controls apply to HO207 (Pasture Hill Farm/Kerrslund/St Joseph's Foundling Home). No application requirements are specified by this schedule. Tree controls do not apply.

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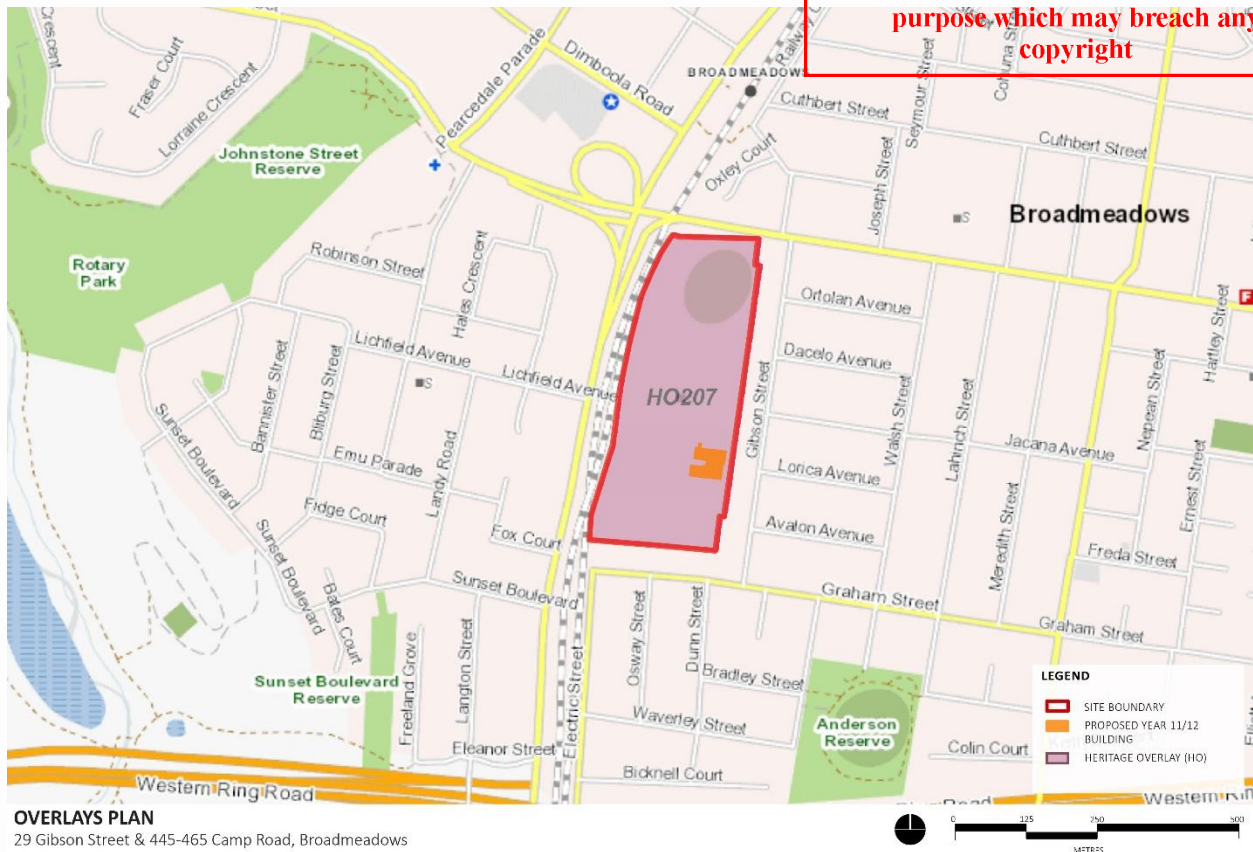


Figure 4. Overlay Plan (HO).

Relevant Decision Guidelines as at Clause 43.01-8 include:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

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- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

4.3 Aboriginal Cultural Heritage and Bushfire Prone Areas

The site is not subject to Aboriginal Cultural Heritage Sensitivity pursuant to the Aboriginal Heritage Act 2016.

The site is not within a designated Bushfire Prone Area.

4.4 Particular Provisions

Clause 52.05 – Signs

This clause applies given the proposed bold lettering sign displaying the school's name and establishment date to be situated on the east façade of the building (refer to Eastern Elevation of TP202). Pursuant to Clause 32.08-14, signs within the GRZ are Category 3 (Sensitive Areas). Pursuant to Clause 73.02, the proposed bold lettering sign is 'business identification sign'.

Pursuant to Clause 52.05-13, a permit is required for a business identification sign in Category 3 areas. No condition is specified. Relevant decision guidelines for the proposal, as at Clause 52.05-10, include:

- *The character of the area including:*
 - *The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.*
 - *The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.*
 - *The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.*
 - *The consistency with any identifiable outdoor advertising theme in the area.*

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- *The relationship to the streetscape, setting or landscape:*
 - *The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.*
 - *The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.*
 - *The ability to screen unsightly built or other elements.*
 - *The ability to reduce the number of signs by rationalising or simplifying signs.*

- *The relationship to the site and building:*
 - *The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.*

- *The impact on road safety.*

Clause 52.06 – Car Parking

Clause 52.06 specifies that:

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

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

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

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To accommodate the building footprint there will be modifications to car parking adjacent to the building location. However, this will result in no change to the number of car parking spaces. The modified parking spaces on-site are proposed with a width of 2.6 metres and a length of 4.9 metres, which accords with the requirements of Design Standard 2. The minimum 7.3-metre-wide access aisle exceeds the minimum 6.4 metre requirement specified by Design Standard 2. Refer to the assessment provided by One Mile Grid (May 2021).

Clause 52.17 – Native Vegetation

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.

Refer to Paragraph 6.1 of the Arboriculture Development Impact Assessment (June 2021) that has assessed the trees proposed to be removed to be planted and tables at Section 7.3, 7.4 for the tree species.

Clause 52.34 – Bicycle Facilities

The following bicycle parking rates apply to secondary school developments:

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

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

Clause 53.18 – Stormwater Management in Urban Development

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

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

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- *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.*

Clause 53.19 – Non-Government Schools

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

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

The key elements of the proposed planning provisions are:

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

As per Clause 53.19-2, an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

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

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

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4.5 Planning Permit Triggers

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

- **Clause 32.08-9 (GRZ):** Construct a building or construct or carry out works for a Section 2 use (Education centre)
- **Clause 43.01-1 (HO) and HO Schedule 207:** Demolish or remove a building, construct a building or construct or carry out works, and externally paint a building.
- **Clause 52.05-13 (Signs):** Display a business identification sign within a Category 3 area.

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5. Policy Context

5.1 Planning Policy Framework

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

- **Clause 15 'Built Environment and Heritage'** encourages planning to promote excellence in the built environment and create places that:
 - Are enjoyable, engaging and comfortable to be in.
 - Accommodate people of all abilities, ages and cultures.
 - Contribute positively to local character and sense of place.
 - Reflect the particular characteristics and cultural identity of the community.
 - Enhance the function, amenity and safety of the public realm.
- **Clause 15.01-1S 'Urban design'** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2S 'Building design'** aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, and to ensure that development provides safe access and egress for pedestrians, cyclists and vehicles.
- **Clause 15.02-1S 'Energy and resource efficiency'** encourages land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- **Clause 15.03-1S 'Heritage conservation'** seeks to ensure the conservation of places of heritage significance.

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- **Clause 19.02-2S 'Education facilities'** seeks to facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities, as well as to recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
- **Clause 19.03-3S 'Integrated water management'** seeks to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- **Clause 19.03-5S 'Waste and resource recovery'** seeks to reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.

5.2 Local Planning Policy Framework

The following Local Planning Policies, including the Municipal Strategic Statement, are relevant to the proposal:

- **Clause 21.01 – Municipal Profile**
- **Clause 21.04 – Built Environment and Heritage**
- **Clause 21.06 – Economic Development**

The key policy objectives and strategies that emerge out of these local policies include:

- *There is a need to ensure that community infrastructure in established areas continues to meet the need of the community as the demographics change (Clause 21.01-2).*
- *To ensure development in new and existing areas creates a highly liveable City, providing increased access and choice to a diverse range of housing, employment and regional facilities, and easy access to local everyday services and facilities (Clause 21.01-3).*
- *To ensure development creates a high quality built environment that is vibrant, visually interesting and sustainable, and is integrated with the natural environment in a manner that conserves and protects*

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Hume's significant biodiversity and landscape values, and provides greater public access for the community to enjoy these spaces (Clause 21.01-3).

- Support development that encompasses environmentally sustainable design principles and operating practices (Clause 21.04-2).
- Ensure the siting of buildings maximises passive solar design principles (Clause 21.04-2).
- Encourage development that incorporates energy conservation, efficiency and generation (Clause 21.04-2).
- Encourage development to integrate waste management and recycling facilities and ensure appropriate design and access for waste and recycling collection (Clause 21.04-2).
- Encourage the use of sustainable building materials including recycled materials (Clause 21.04-2).
- Encourage the retention of buildings, or parts of buildings, that can be adapted to a variety of uses (Clause 21.04-2).
- Encourage heritage buildings and places to be incorporated into new development in a manner that optimises their adaptive reuse where appropriate (Clause 21.04-4).
- Ensure development maintains the visual prominence of historic buildings and local landmarks (Clause 21.04-2).
- Ensure that additions, alterations and replacement buildings are sympathetic to the heritage place and surrounds (Clause 21.04-2).
- Ensure that the use and development of heritage places and adjoining land is compatible with and does not adversely affect the significance of the place (Clause 21.04-2).
- To facilitate economic growth and job diversity through the continued support of existing businesses and the attraction of new businesses (Clause 21.06-1).

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6. Assessment

6.1 Assessment against relevant Planning Policy

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

State and Local Policy

- The proposal will create high quality and amenity learning spaces that will be enjoyable, engaging, and comfortable for both students and staff to be in, consistent with Clauses 15.01-1S and 21.01-3. The building will be accessible for all users, contribute positively to the overall school site as well as the surrounding area, and enhance the function, offer, and safety of the school's public realm.
- The building will provide safe access and egress for pedestrians, cyclists and vehicles, consistent with Clause 15.01-2S. Car parking areas will continue to be separated from the pedestrian paths and areas set aside for bicycle parking are unaffected by the proposal.
- The proposal incorporates the following environmentally sustainable design features in support of clause 15.02-S, 19.03-3S and 21.04-2 (refer to the McIldowie Architect's ESD statement for a full list of features):
 - Actively reducing energy use through maximising passive solar access and including solar voltaic cells for energy generation.
 - Rainwater will be captured and stored in tanks for re-use in gardens and toilet flushing and garden beds have been designed to retain moisture.
 - Landscaping will help to cool the environment through providing shaded areas and reducing areas where embodied heat capture can occur during warmer months.
 - Waste generation will be closely managed with recyclable materials separated from general waste (refer to the Leigh Design WMP (May 2021)).
- The proposal is sympathetic to the recognised elements that contribute to the significance of the heritage place in support of clause 15.03-1S and clause 21.04-2. The new building is a substantial distance from the heritage buildings located on the site and will not diminish the significance of these buildings in any way (refer to the Bryce Raworth assessment (June 2021)).

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- The building will facilitate the enhancement of an established education facility meeting the existing and future needs of the surrounding community through a functional and engaging design, consistent with Clause 19.02-2S and 21.01-2. The proposal supports an existing business and promotes ongoing viability through the improvement of facilities in support of clause 21.06-1.
- The proposal will not increase non-permeable area and will capture rainwater on-site for re-use. Additional areas of landscaping will be introduced. The building will be serviced by the site's existing stormwater drainage system. Waste at the site will be closely managed to prevent litter and sediments from entering stormwater drains (noting that the use will not result in toxins being created and needing disposal). The proposal will not cause undue impacts to stormwater quality and will not increase the burden on the reticulated drainage and stormwater system in support of clause 19.03-3S.

6.2 Assessment against Planning Controls

Zoning

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

Purpose

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

Decision Guidelines

General Issues:

- The proposal will not cause unacceptable amenity impacts to the nearby residential properties to the east. These are separated from the site by a solid wooden fence that encloses their respective rear yards and provides acoustic protection. The building is setback a pronounced distance from these properties and will not be of an overbearing height or presence (it is similar in height to a two storey residence). The plant areas of the building have been screened with the input of a mechanical consultant.

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- The outlook from the nearby residential dwellings will not be diminished. The proposed building is to replace dated structures with limited aesthetic appeal. The new building is of a high quality architectural design, far superior to those to be removed.
- As demonstrated in provided Shadow Diagram (refer TP501), the proposed building will not have an impact on the existing rooftop solar energy systems on dwellings on adjoining lots as any shadow effects are contained within the boundary of the site.

Non-residential use and development:

- The proposal is compatible with adjoining residential uses. The proposal will replace existing buildings used for the same education centre purpose. The proposed built form is of a high quality architectural design and provides a far superior visual outcome from neighbouring dwelling views.
- The proposal will serve local community needs. Education centres are a critical part of the infrastructure provision for a neighbourhood. The proposal will result in the improved function of an existing school that supports the needs of the surrounding community and will improve the experience of year 11 and 12 students.
- The design, height, setback and appearance of the proposed buildings and works are highly appropriate. The existing buildings onsite (including F Block) are approximately 11.4m from the closest residential dwelling which is closer than the proposed building (this will be between 15.7m and 18.4m from the closest dwelling). The building footprints of the existing buildings to be removed are approximately 1,300sqm and the footprint of the proposed building will be 1576sqm. The additional 276sqm will likely be imperceptible in the scheme of the overall school site and does not result in a reduction of permeable surfaces.
- The proposed landscaping is consistent with the existing landscaping onsite and will positively contribute towards the character of the area. Landscaping will improve outlook from adjoining residential development.
- The development does not specifically propose the creation of any new accessway on the site, but rather modifies the existing parking spaces at the frontage of the proposed development. The accessway abutting the modified spaces is proposed to be dimensioned at no less than 7.3 metres wide and is considered appropriate.
- The proposal does not involve any increase in employee numbers on site at any one time and the car parking provision is not being reduced, therefore the development does not trigger a requirement to provide additional car parking spaces. Similarly, student numbers are not to be increased and bicycle spaces are not to be reduced, meaning that there are no requirements to provide additional bicycle spaces.
- A Waste Management Plan has been prepared which demonstrates that appropriate loading and refuse collection can occur on site (refer to Leigh Design WMP (May 2021)).

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Overlays

The proposal is consistent to the Purpose and Decision Guidelines of HO207. A Heritage Assessment of the proposal has been prepared by Bryce Raworth that makes the following conclusions:

- *The proposed demolition works will not affect the significance of the place. The buildings that are to be removed are relatively recent and of little architectural merit. They are not identified as being of any significance in the heritage citation and they do not contribute to the identified significance of the place more generally.*
- *The proposed development will not adversely impact on the significance of the place in terms of its location, bulk, form and appearance. The development does not interfere with views to the chapel and mansion. The visual prominence of these historic buildings is maintained, as per strategy 13.6 of Clause 21.04-4.*
- *The proposed development is sited well away from the College's heritage buildings, and its environs are already characterised by modern school buildings, some of substantial scale. As such, the proposed development can be said to be in keeping with the character and appearance of existing adjacent buildings, albeit that it is of a superior architectural quality.*

Overall, it is considered that the proposal has been prepared with appropriate consideration for the objectives and design guidelines of the Heritage Overlay of the Hume Planning Scheme, as set out in the Heritage Overlay Clause 43.01, as well as the relevant provisions of Clauses 15.03 and 21.04.

6.3 Assessment Against Particular Provisions

Clause 52.05 – Signs

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.

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The proposed bold lettering sign is sympathetic to the architectural appearance and features of the school building and appropriately and clearly identifies the school without creating visual clutter. The design of the sign ensures that it will sit harmoniously and contextually within the form, scale and proportion of the new building, and the site generally.

The sign will not impact negatively upon the amenity of the surrounding area including the nearby residences to the east and will not obscure or compromise important views from the public realm or dominate the skyline or visual appearance of the school from the streetscape in any way. The sign will not be visible from beyond the school's boundaries and will additionally present no safety issues for the adjacent modified car park.

The heritage impact statement prepared for the application (Bryce Raworth, June 2021) has assessed the appropriateness of the sign under the site's Heritage Overlay and raises no issue in terms of potential impacts to the heritage place.

Clause 53.18 – Stormwater Management in Urban Development

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

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

Clause 53.18-5

- The proposal maximises the retention and re-use of stormwater through the use of a water storage tank and sensitively designed garden beds (refer to planting note 5 of the Landscape Plan).
- A waste management plan has been prepared that will help avoid litter from entering into the drainage system.
- The new landscaping proposed will help to cool the environment and reduce areas of embodied heat.
- The proposal will not result in the production of disposal of chemical pollutants.

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Clause 53.18-6

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

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7. Conclusion

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

The proposed Year 11 and 12 building will improve the functionality and offer of an existing school, providing equitable and safe access and additional high quality, high amenity, and interactive learning spaces that will enhance the educational experience of existing and future students. Consolidating facilities in an existing school represents a sustainable and logical approach to land use planning and should be supported.

The proposed building will complement and enhance the existing built form through being sensitively designed and positioned amongst existing buildings. New landscaping will enhance the outward appearance of the school, provide cooling and will improve the amenity of students and staff. Roof plant is appropriately screened.

The heritage significance and environmental values of the site and area will not be unreasonably impacted. The building has been sensitively designed and positioned to avoid amenity impacts to the nearby residential properties to the east. ESD features including solar voltaic cells and water tanks will generate energy and capture and re-use stormwater.

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

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Appendix 1 – Title

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Appendix 2 – Council Feedback

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