

# 2 Manningtree Road, HAWTHORN

Planning Permit Application

Permit No. PA2402971



Officer Assessment Report  
Development Approvals & Design

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Department  
of Transport  
and Planning

# Executive Summary

Key information	Details	
<b>Application No.:</b>	PA2402971	
<b>Received:</b>	13 June 2024	
<b>Statutory Days:</b>	57	
<b>Applicant:</b>	Rossbourne School c/- Urbis	
<b>Planning Scheme:</b>	Boroondara	
<b>Land Address:</b>	2 Manningtree Road Hawthorn	
<b>Proposal:</b>	<p>The application proposes to construct a two-storey addition to the rear of the existing Manor House on site ('Manningtree') for use of a library, wellness centre and administrative and meeting rooms for an existing education centre (Rossbourne Secondary School).</p> <p>It is proposed to demolish non-original additions and reconstruct the existing Victorian (Contributory) Heritage building closer to an earlier state</p>	
<b>Development value:</b>	\$3m	
<b>Why is the Minister responsible?</b>	<p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because:</p> <p><i>Primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:</i></p> <ul style="list-style-type: none"> <li><i>The estimated cost of development is \$3 million or greater.</i></li> </ul>	
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.08 (General Residential Zone – Schedule 2) (GRZ2)	<i>Construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2 (Clause 32.08-10)</i>
<b>Overlays:</b>	Clause 43.01 (Heritage Overlay) (HO493 - Manningtree Road Precinct, Hawthorn (part))	<i>Demolish or remove a building. Construct a building or construct or carry out works.</i>
<b>Particular Provisions:</b>	Clause 52.06 - Car parking Clause 52.34 Bicycle Parking Clause 53.18 Stormwater Management Clause 53.19 Non-government School	
<b>Cultural Heritage</b>	N/A	
<b>Total site area:</b>	2963m <sup>2</sup>	
<b>Gross Floor Area:</b>	868m <sup>2</sup> (Existing building site area of 837 sqm, seeking to add +31sqm under proposal)	
<b>Height:</b>	8.5m	
<b>Parking:</b>	Staff and student numbers remain unchanged, existing car parking remains unchanged	
<b>Referral authorities</b>	Boroondara City Council (Section 52 – Notice)	
<b>Public Notice</b>	<p>Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner:</p> <ul style="list-style-type: none"> <li>Two (2) notice signs erected on site frontages (Manningtree Road and Vivian Grove)</li> <li>Letters issued to adjoining landowners</li> </ul> <p>Advertising closed on 30 August 2024, and two (2) objections were received in that time.</p>	
<b>Recommendation</b>	The application is recommended for approval subject to the conditions as discussed in this report.	



1. The key milestones in the process of the application were as follows:

Milestone	Date
Pre-application meeting (DTP and Boroondara Council)	<p>Meeting held with applicant and DTP on 16 April 2024. DTP provided in-principal support subject to providing a robust Heritage Impact Statement.</p> <p>Meeting held with applicant and Boroondara Council on 25 October 2023. Council identified the following key considerations:</p> <ul style="list-style-type: none"> <li>Proposed extent of demolition of original fabric.</li> <li>Extent of the building and works proposed in relation to the existing heritage fabric – current documents are not clear on how recessive the new addition will appear.</li> <li>The siting of new addition in comparison to the existing heritage built-form</li> </ul> <p>Subsequent refinements following Council’s comments have been addressed within submission.</p>
Application lodgement	13 June 2024
Further information requested	26 June 2024
Further information received	19 July 2024
Further plans submitted (formally under section 50 of the Act)	N/A
Further informally substituted sketch plans submitted (date)	The sketch plans illustrated (in summary):
Decision Plans	<ul style="list-style-type: none"> <li>Town Planning Report, prepared by Urbis and dated June 2024</li> <li>Heritage Impact Statement, prepared by Urbis and dated 3 June 2024</li> <li>Architectural Plans, prepared by Smith + Tracey Architects and dated 16 July 2024</li> <li>3D Concept Plans, prepared by Smith + Tracey Architects and dated 24 May 2024</li> <li>Landscape Plans, prepared by Jeavons and dated 24 March 2024</li> <li>Sustainable Design Assessment, prepared by Sustainable Development Consultants and dated May 2024</li> <li>Waste Management Plan prepared by Rossbourne School and dated 16 July 2024</li> <li>Tree Management Plan, prepared by Greenwood Consulting and dated 6 May 2024</li> <li>Planning Permit PP19/1103.01 and Endorsed Plans issued by Boroondara City Council</li> <li>MPL Certificate (application for MPL Certificate, MPL26157).</li> <li>Certificate of Title.</li> </ul>

2. The subject of this report is the decision plans (as described above).





3. The proposal can be summarised as follows:

Key Information	Details
<b>Proposal:</b>	<p>The application proposes to construct a two-storey addition to the rear of the existing Manor House on site ('Manningtree') for use of a library, wellness centre and administrative and meeting rooms for an existing education centre (Rossbourne Secondary School).</p> <p>It is proposed to demolish non-original additions and reconstruct the existing Victorian (Contributory) Heritage building closer to an earlier state</p>
<b>Total site area:</b>	2963m <sup>2</sup>
<b>Gross Floor Area:</b>	868m <sup>2</sup> (Existing building site area of 837 sqm, seeking to add +31sqm under proposal)
<b>Height:</b>	8.5m
<b>Setbacks:</b>	Approximate 17.3m from street front (north) and existing minimum 5.6m setback from adjoining dwelling to the east.
<b>Land uses &amp; Background Information:</b>	<p>Planning permit PP19/1103.01 was granted by the City of Boroondara in July 2020, most recently amended on 9 July 2023 and corrected on 6 April 2023. The permit allows:</p> <p><i>Demolition of rear buildings in a Heritage Overlay, construction of buildings and works; and change of the site from residential building to an education centre associated with the adjoining school in accordance with the endorsed plans.</i></p> <p>The approved building is for a multi-purpose centre for Rossbourne School, built to the rear of the existing Manor House, with a single storey link, connecting the existing building with the new building. The building is under construction, with construction expected to be complete in June 2024.</p> <p>Use of the site for an education centre is therefore established under this approval.</p>
<b>Car Parking</b>	No changes to staff and student numbers are proposed.
<b>Bicycle Parking</b>	12 x car parking spaces within front setback and along western boundary (no change)
<b>Motorcycle parking</b>	
<b>Loading and Waste</b>	Proposal seeks to utilise existing loading and waste arrangements on site (school).

4. Specific details of the application include:

### Demolition

It is proposed to demolish the following non-significant fabric:

- Two-storey Post-war addition to front setback.
- Altered upper-level Federation addition.
- Interwar additions to west side.
- Other sundry, non-significant accretions and interior fabric.

### Reconstruction Aspects

- Reinterpret the c. 1905 hipped roof line.
- Reconstruct pediment to entrance.
- Introduce low profile tiles to roof.



### Additions

- The addition will have an irregular plan form with a northern parapeted façade that is parallel to the ridgeline of the reinterpreted hipped roof of the Manor House. The addition would be approximately 8.5 metres in height from ground to the top of the parapet, with the majority of the addition concealed behind the reinstated hipped roof.
- The front façade of the addition will be setback 5.85 metres from the north façade of the retained heritage building. The east wall of the addition will be inset from the east wall of the retained heritage building and the west wall will extend approximately 5.8 metres out from the line of the west wall of the heritage building.
- The north, east and south elevations will be sheathed in semi-transparent perforated aluminium screens.
- The west elevation will largely comprise metal framed glazing, shaded by a two-storey verandah with angled perforated metal fins facing terrace.
- A 1500-metre-high timber picket fence with slideway gates to the existing crossovers is proposed to the Manningtree Road property boundary.

### Other

- Staff and student numbers are not proposed to increase as part of the proposal.
- Car parking is not proposed to change as part of the proposal.
- No vegetation is proposed to be removed as part of the proposal.
- Hard and soft landscaping proposed in front setback
  - 2 x trees within the front setback on either side of the pedestrian pathway.
  - 1 x tree west of the Manor House, north of the new addition.
  - Semi-formal front garden with feature trees, seating and planted garden beds to the edges of the building.

5. The applicant has provided the following concept image/s of the proposal:



Figure 1: Concept image of proposed demolition



Figure 2. Concept image of proposal, restored heritage fabric and extension to the rear



Picture 1 Subject site (existing Manor House), looking south  
Source: Site, 18 March 2024



Picture 4 Subject site and eastern interface, looking south  
Source: Site visit, 18 March 2024



Picture 2 Single storey link      Picture 3 New multi-purpose centre  
Source: Smith + Tracey Architects, on site 5 June 2024



Picture 5 Subject site, western interface, looking south from Manningtree Road  
Source: Site visit, 18 March 2024

Figure 3. Existing Conditions and site visit photos provided from Heritage Report



## Site Description

6. The site is located on the southern side of Manningtree Road, Hawthorn. The main Rossbourne School campus adjoins the subject site to the west, with the proposed development to be used by, and form part of the School.
7. The existing site comprises of the 'Manningtree', an altered Victorian Villa originally constructed in 1863. Designed to address Power Street to the west, later additions, have substantially altered the presentation of the place to the street. New buildings, constructed to the west of Manningtree and additions made to the remnant Victorian fabric during the 20th century, have almost completely enveloped the original building. Original fabric is now only partially visible from Manningtree Road.
8. A two-storey accommodation block with a porte cochère was constructed to the north of the Victorian building in the post-war era. It largely obscures views to Manningtree from the public realm, except glimpses offered through the piers of the porte cochère.
9. The two-storey building to the front of the Victorian building has a habitable upper level and ground floor porte-cochere. It has rendered walls and flat roof and historicist friezes to the porte cochère and detailing to balconies. There are a number of non-original additions to the west of the Victorian building, including the current administration office and a curved office further to the south that dates to the Interwar period.
10. The site measures 868m<sup>2</sup> and has a single frontage to Manningtree Road (34 metres) with a total size of 2963m<sup>2</sup>.
11. The site is formally described as comprising the following land parcels:
  - Lot 5 on Plan of Subdivision 004111 (Volume 03050, Folio 907)
12. There is a historic easement on the site that relates to the parcel having right of carriage way over Manningtree Road. The easement does not have an impact on the proposal.



Figure 4. Earliest known photograph of subject site with western verandah (left) later photograph showing two faceted bays to the north (right)

## Site Surrounds

13. The surrounding development consists mainly of detached single and double storey dwellings of Victorian or Federation style, a number of sites along Manningtree Road include more contemporary buildings and additions. Additionally, there are a handful of sites not included within the Heritage Overlay.
14. Development surrounding the site can be described as follows:
  - To the **north** of the site: is Manningtree Road, a local road with parking on both sides of the road. On the northern side of Manningtree Road, opposite the subject site are freestanding Federation and Victorian styled dwellings all within the Manningtree Precinct, subject to Heritage Overlay HO493. The sites directly opposite the subject site, No. 3 Manningtree Road is graded as a 'Contributory' building and Nos. 7, 9, 11 and 13 Manningtree Road are graded as 'Significant' buildings.





- To the **south** of the site: is Vivian Grove, a laneway providing access between Power Street and Wattle Road. To the south of Vivian Grove are predominately residential dwellings. Nos. 135 Power Street and 7 Vivian Grove are owned by the School. Sites south of Vivian Grove are not within the Heritage Overlay.
- To the **east** of the site: is No. 4 Manningtree Road, a single storey Interwar styled dwelling. The site is included within the Manningtree Precinct, subject to Heritage Overlay HO493 and is graded as a 'Contributory; building. The Manningtree Precinct (HO493) continues east along Manningtree Road. Further east is a two-storey contemporary town house development with basement car parking. The site also, included within the Heritage Overlay HO493 is a non-contributory building.
- To the **west** of the site: is No. 131 Power Street, the existing main campus of Rossbourne School, with frontages to Manningtree Road and Power Street. The site is developed as a two-storey Federation styled mansion with other more recently constructed education buildings. The building on the site is individually significant (HO106) and is not part of the Manningtree Precinct.



Figure 5: Aerial view of subject site and surrounding properties (Heritage Impact Statement)



Figure 15 – The contemporary, flat roofed townhouse complex at 8 Manningtree.



Figure 16 – The contemporary, flat roofed townhouse complex at 8 Manningtree.



Figure 17 – The single storey Federation at 12 Manningtree.



Figure 18 – The single Federation villa at 14 Manningtree.



Figure 25 – The single storey altered villa at 17 Manningtree, with two storey rear addition.



Figure 26 – The single storey altered villa at 17 Manningtree, with two storey rear addition.





## Municipal Planning Strategy

15. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause no.	Description
<b>02.03</b>	Strategic Directions
<b>02.03-4</b>	Built Environment and Landscape
<b>02.03-7</b>	Infrastructure

## Planning Policy Framework

16. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause no.	Description
<b>11</b>	<b>Settlement</b>
11.02-1S	Supply of Urban Land
<b>13</b>	<b>Environmental Risks and Amenity</b>
13.07-1S	Land Use Compatibility
<b>15</b>	<b>Built Environmental and Heritage</b>
15.01-1S	Urban Design
15.01-1L-01	Urban Design and Built Form Outcomes
15.01-2S	Building Design
15.01-5S	Neighbourhood Character
15.01-5L	Neighbourhood Character – Boroondara
15.02-1L	Energy and resource efficiency – Boroondara
15.03-1S	Heritage Conservation
15.03-1L	Heritage Boroondara
<b>19</b>	<b>Infrastructure</b>
19.02-2S	Education Facilities
19.02-2L	Education Facilities – Boroondara

17. The Assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations)

## Statutory Planning Controls

### General Residential Zone (GRZ)

18. A planning permit is required to construct a building or construct or carry out works in accordance with Clause 32.08. The purpose of the GRZ is:
- 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.*
19. The GRZ includes decision guidelines for non-residential uses and development. The following sections include discussion of how the proposal responds to these requirements.

## Heritage Overlay

20. A planning permit is required to construct a building or construct or carry out works in accordance with Clause 43.01 and Clause 15.03 (Local Heritage Policy).
21. The objectives and decision guidelines relevant to this proposal are:
- *The Municipal Planning Strategy and the Planning Policy Framework.*
  - *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.*
22. The building itself is identified as being a contributory heritage place within the precinct within the Hawthorn Heritage Precincts Study Vol. 2 (Context 2012). A contributory heritage place is defined within the Hawthorn Heritage Precincts Study Vol 2 report as follows:
- 'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- It is noted that previous heritage studies have similarly identified the subject building as a contributory place. The Hawthorn Heritage Study Review (Merideth Gould, 1994) categorises 2 Manningtree Road as a D3 graded place. This grading acknowledges it as a place which has been extensively altered but remains representative of historic themes and aesthetic characteristics that are significant to the local area.
23. The subject site is not included on Australia's National Heritage List. The subject site is not included in the Victorian Heritage Register (VHR) nor is it included in the Victorian Heritage Inventory list.

## Particular provisions

24. Clause 52.06 - Car parking. However, it is noted that staff and student numbers remain unchanged and thus does not apply.
25. Clause 52.34 Bicycle Parking. However, it is noted that staff and student numbers remain unchanged and thus does not apply.
26. Clause 53.18 Stormwater Management
27. Clause 53.19 Non-government School



## Referrals

28. The application was referred to the following groups:

Provision/ Clause	Organisation	Response Received (date)
Section 52 Notice	Boroondara City Council	On 22 July 2024, Council provided a no objection response subject to conditions.

## Municipal Council comments

29. The Boroondara City Council internally referred the application to their Heritage Advisor to provide comment. On 22 July 2024 Council's Heritage Advisor provided support for the demolition and restoration aspects of the development, however provided the following concerns:
- To summarise, concerns are raised in relation to the proposed upper storey front and west side setback, roof form, contemporary box-like building form and materiality associated with the proposed new addition.*
  - It is recommended that the scale, massing and architectural detailing of the rear addition is reconsidered to be more sympathetic with the heritage fabric of the place and precinct in line with Clause 15.03-1L, including to increase the upper storey front setback, decrease the west side setback, revise the flat roof form to feature hipped or chamfered elements, and revise the use of architectural detailing to complement the design of the heritage place.*
  - In terms of materiality, the proposed use of perforated aluminium screens and metal framed glazing is inconsistent with Clause 15.03-1L which encourages the use of materials and surface finishes that are complementary to the contributory fabric of the heritage place. It is recommended that the proposed materials and colours schedule is reconsidered to be more consistent with the prevailing materiality of the precinct, featuring predominately Victorian and Federation era dwellings.*
30. Council did not provide further comments from Planning or other departments. It is noted in section 1 of this report that Council supported the proposal subject to further refinement and heritage considerations. The applicant states that the submitted material that forms this application has taken Council's pre-application feedback into account.
31. DTP considers the current proposal sympathetic to the heritage context of the site, as well as neighbourhood character. It is noted that the materiality and shape of the built form additions extends upon the recently completed works to the rear granted under Council permit PP19/1103.01.

## Notice

32. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:
- Clause 32.08 (GRZ)
  - Clause 43.01-4 (HO)
33. The applicant was directed to give notice by way of erecting a sign/s on the site and notice to adjoining owners and occupiers.
34. Advertising closed on 30 August 2024, and two (2) objections were received in that time. Issues raised by the objectors are surmised as follows:
- Consideration of heritage/character impact to surrounding properties
  - Setback to upper level and sightlines under heritage policy
  - Overall height and extent of new built form unjustified





- Provision of front fence that complies with Clause 52.06-9 and heritage style
  - Impact on property value to neighbouring properties
  - Overlooking and overshadowing to 4 Manningtree Rd
35. The objector's submissions were provided to the applicant, of which DTP requested that a response be provided in regard to built form height and front fence design rationale.
36. On 9 September 2024, the applicant provided a detailed response to the objector concerns. The response can be summarised as follows:

#### Built form not designed to minimise height

- *The height of the first level (AHD 30.960) has been designed in reference to the heritage structure below, incorporating high ceilings (4.13m) which is reminiscent of dwellings of this era (c. 1905).*
- *The proposed upper level adopts a significantly reduced ceiling height of 2.7m.*
- *A minimal 2-degree pitch has been incorporated specifically to reduce building scale, with mechanical services and structural provisions included in the overall parapet height of AHD 35.33, which maintains consistency with existing upper-level building elements.*
- *Whilst not applicable to an education building Clause 32.08-11 of the General Residential Zone stipulates a maximum building height of 11 metres (3 storeys) for dwellings and residential buildings. With a maximum building height of **8.54** metres the proposal appropriately sits comfortably within the surrounding predominately residential context of single, double and 3 storey buildings.*

#### Provision of front fence

- *Vehicular entry points along the Manningtree frontage are maintained as part of the proposal, with no significant changes proposed to the existing car parking and traffic arrangements. The two existing vehicular crossovers are maintained in their current locations with vehicle access and movements not proposed to change.*
- *Student access is via pedestrian gate to adjacent brick building and 10m from existing pedestrian crossing*
- *The proposed 1500mm high picket fence and sliding gates are considered to provide an appropriate context from an earlier period, whereby similar examples of fences exist within the Manningtree Road streetscape. Specifically, the height of the fence aligns with the height, style and colour of the adjoining fence at 4 Manningtree Road.*



## What are the key considerations?

### Strategic Direction and Land Use

37. The Planning Policy Framework encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
38. The proposal is consistent with the purpose of the General Residential Zone which seeks to '*respect neighbourhood character*' and '*allow educational and other non-residential uses ...to service local community needs in appropriate locations*'. The proposal seeks to restore and expand upon an existing built form in line with the growing demands of the School, while also remaining sympathetic to neighbourhood and heritage character.
39. As the use of the land for a school is established under Planning Permit PP19/1103.01, the development remains compatible with surrounding residential uses.
40. The relevant MPS and PPF policies have been considered in assessing the application.

### Built form

41. The zoning and overlay provisions have been considered in the application.
42. Clause 19.02-2S recognises that the development and redevelopment of education facilities are different to their purpose and function to a dwelling. As such, developments within this context can have a different built form including height, scale and mass.
43. The proposal seeks to reinstate elements of the Manningtree frontage to an earlier known c. 1905 form. In this form, the site will present more like a dwelling than in its current form. It will ensure a more cohesive streetscape that is more consistent with the residential character of the area, and better integrates with the non-residential use of this site within the residential area. The proposal provides an improved transition between the main Rossbourne school campus to the west, and the residential dwelling and predominately residential streetscape to the east (Clauses 13.07, 15.01 and 32.08).
44. The contemporary rear addition remains sympathetic to the heritage building and has been designed to reflect surrounding development, as well as extend upon the recently completed built form to the rear approved under Council Planning Permit PP19/1103.01.
45. With the maximum height of the second story addition at 8.5 metres (approximately 1.9 metres lower than the existing building envelope) and first floor well setback from the heritage façade by 5.85 metres the visual bulk is reduced from its current form. The proposal maintains the generous setbacks of the existing built form to the north, east and west. Specifically, the proposal results in an improved outcome for the eastern interface with the double storey portecochere structure removed and the new rear addition well setback.
46. A 1.5m high timber picket fence with sliding driveway gates is proposed to the front boundary. Council's heritage policy encourages the reconstruction of original fences where evidence exists or the construction of new fences which are sympathetic to the heritage place. As the early photographs of the subject site do not illustrate the original fencing arrangement it would not be possible to accurately reconstruct it. The proposed new fence is designed in an appropriate scale, level of transparency and the design interprets traditional timber picket fence typology in a contemporary manner.
47. Overall, the proposal demonstrates an adaptive re-use of a heritage building. It reinstates elements to an earlier known form to provide an improved outcome for the streetscape and positive response to the heritage values and residential character of the surrounding area. These changes will ensure no unreasonable amenity impacts on nearby residential properties.



Figure 6. Recently constructed centre to rear allowed under Council Permit PP19/1103.01 (top left)

Figure 7. Proposed alterations and additions (top right)

Figure 8. Proposed view from Manningtree Rd with existing trees on site

## Heritage

48. The application was supported by a Heritage Impact Assessment prepared by Urbis and dated 3 June 2024.
49. The building itself is identified as being a contributory heritage place within the precinct within the Hawthorn Heritage Precincts Study Vol. 2 (Context 2012). A contributory heritage place is defined within the Hawthorn Heritage Precincts Study Vol 2 report as follows:

*'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however*





*when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*

It is noted that previous heritage studies have similarly identified the subject building as a contributory place. The Hawthorn Heritage Study Review (Merideth Gould, 1994) categorises 2 Manningtree Road as a D3 graded place. This grading acknowledges it as a place which has been extensively altered but remains representative of historic themes and aesthetic characteristics that are significant to the local area.

50. The Impact Assessment provides a detailed analysis against the Heritage Overlay (Clause 43.01) and Boroondara's Local Heritage Policy (Clause 15.03) in line with the proposed demolition, restoration and additions. The Impact Statement provides the following concluding statement:
- *The proposed demolition scheme would remove later additions and alterations that currently diminish the contribution of the place to the streetscape and wider precinct, allow for conservation and reconstruction of Manningtree and a more sympathetic interface with the precinct.*
  - *The proposed rear addition has been designed to be a sensitive and sympathetic addition to the site that would sit to the rear of the heritage place and allow the conserved Victorian building to be the dominant visual element when viewed from the public realm.*
  - *It is acknowledged the proposed rear addition would not meet Figures 1 and 2 for new work at Clause 15.03-1L, which relate to the visibility of new work. However, the current site context, in which the heritage building is almost entirely obscured from the public realm, is highly dissimilar to that to which these diagrams relate. Within this scenario the approach of providing a recessive contemporary veil to screen development to the rear is architecturally sophisticated and contextually appropriate.*
51. DTP considers the proposal appropriate within its heritage context for the following reasons:
- The scope of demolition works is consistent with local heritage policy and enhances heritage character under the HO as the later additions to the building do not contribute to the historical significance of the space.
  - The proposed conservation works provide a positive outcome for the subject site as the original fabric will be restored. The north elevation fronting Manningtree Road will retain and restore its primary façade, providing a consistent character contribution to the Manningtree Road precinct/neighbourhood. It is noted that the roof form would not be restored back to its original M-shaped form, instead introducing a transverse ridgeline that will better screen the new addition to the rear and subtly signify the reconstructed nature of the roof in this area.
  - DTP considers the deviation from sightlines of new additions under Clause 15.03-1L appropriate within the built context. As stated within the Heritage Impact Assessment, the proposed works are considered to be a significant improvement upon existing additions and subsequent setbacks from the street.
  - On balance, the conservation and additional works to the rear, the proposed design is a positive contribution to the Schools resources as well as contribution to the neighbouring character of the precinct.

## **Amenity**

### **Amenity impacts (internal and off site e.g. noise)**

52. The proposed development is not considered to materially detriment the amenity of surrounding residential property for the following reasons:
- The proposal results in a maximum built form height of 8.5 metres which is a reduction of approximately 1.9 metre from the existing building envelope.
  - The proposal maintains the generous setbacks of the existing built form to the north, east and west.
  - With the porte-cochere structure removed and new rear addition well setback from the heritage façade by 5.85 metres, the visual bulk of the site is reduced from its current form.
  - As a result of the above, the proposal provides for an improved outcome for the site to the east, No. 2 Manningtree Road, as there is less opportunity for overlooking, overshadowing and reduced visual bulk.

- The proposed development does not result an unreasonable increase in overshadowing to that under the existing conditions, rather the extent of overshadowing is largely reduced.
- The proposed landscaping within the front setback contributes to maintaining the fine grain rhythm of the streetscape, resulting in an improved outcome to the existing conditions.
- Despite no permit being required for the use of the land, the proposal will not result in any unreasonable amenity impacts by way of expansion of the Education Centre. There are also no changes proposed to the existing Rossbourne School staff and student numbers and no changes to car parking and traffic arrangements on the site.

53. The applicant provided an appropriate response toward the two (2) objectors concerns to DTP. Please refer to Section 36 of this report to view details. As detailed above, the proposed development is not considered to materially detriment the amenity of surrounding residential property.

### Landscaping


54. The application was supported by a landscape plan prepared by Jeavons Landscape Architects and dated 12 March 2024.
55. The application was supported by a Tree Management Plan prepared by Greenwood Consulting and dated 6 May 2024.
56. The proposed scheme includes plans for hard and soft landscaping to the front setback of the subject site. The proposed scheme incorporates a semi-formal front garden with feature trees and seating in addition to planted garden beds to the edges of the building. The design incorporates structured and picturesque elements, providing an appropriate landscape context for both Manningtree and one that will not detract from the heritage values of the precinct in line with Council's policy.
57. It is noted that the existing trees within the front setback will be protected and retained. As such, no vegetation removal is proposed as part of the works. The submitted landscape plan appropriately denotes what trees require Tree Protection Zones (TPZ's) and Structural Root Zones (SRZ's) during construction in line with the recommendations made within the Arborist Report.
58. It is noted that Condition 1(r) of Planning Permit PP19/1103.01 requires that *the area between car space 7/8 and 9 is returned to garden bed and the planting of a canopy tree with understorey planting*. The applicant states that the garden bed provided between car parking spaces 7/8 and 11 remains consistent with the Council condition. DTP considers this response satisfactory and appropriately detailed onto the plans with annotations referencing to the Council related permit.

### Car Parking

59. The proposal does not seek to change the existing car parking or access arrangements. As staff and student numbers are not proposed to increase as part of this proposal, the provision of car parking spaces remains appropriate.
60. The proposal intends to reinstate the existing car park area with a new driveway and utilise existing crossovers. Overall, there is no material change to the existing car parking and access arrangements.

### Waste

61. A Waste Management Plan (WMP) was endorsed under Council Planning Permit PP19/1103 and supplied to DTP as part of the RFI request response.
62. In addition, an updated WMP was prepared by the applicant and dated 16 July 2024 and supplied to DTP. The updated plan makes reference to the proposed area of works, in addition to the approved multipurpose centre to the rear.

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63. There are no changes proposed to the existing waste collection services and ongoing arrangements. The Council endorsed WMP does not require updated changes as it sits outside of the scope of their approval and remains unchanged.
64. The endorsed WMP details the waste collection services adequately and does not require further changes.

### **Sustainable Management Plan (SMP) and Water Sensitive Urban Design (WSUD)**

65. The application is supported by a Sustainable Design Assessment (SDA) prepared by Sustainable Development Consultants and dated May 2024. The report details the following design initiatives incorporated into the proposal:
- Energy efficient air conditioners.
  - Hot water provided via efficient electric storage heating units with solar preheat.
  - Use of LED lighting and optimising daylight diffusion via light-coloured internal surface. At least 41.7% of the nominated floor area is predicted to achieve a daylight factor of 2.0% or greater.
  - External lighting to be LED with controls (motion detectors and timers) to minimise consumption during off-peak times.
  - Selection of an energy efficient lift.
  - Peak electricity demand to be reduced with the addition of roof mounted solar photovoltaic arrays which will generate green energy to offset the HVAC and internal lighting loads of the development. Space on the roof of the library and wellness centre will be allocated to the provision of a minimum of 10kW solar PV system.
  - Installation of efficient water fittings and fixtures.
  - Total new roof catchment which will harvest stormwater into rainwater tanks with an effective storage capacity of 3,000L.
  - Landscaping to incorporate drought tolerant species.
66. Overall, the proposal achieves a BESS score of 56% and meets the City of Boroondara sustainability initiatives outlined in Clause 15.02-1L.
67. Appendix 2 of the submitted report provides a WSUD response against the requirements of Clause 53.18.
68. The proposal complies with the requirements of Clause 53.18 for the following initiatives and achieves a STORM Rating of 101%. The proposal includes the following WSUD initiatives:
- Runoff from the new roof above the existing building (209 sqm) will be designed to diver runoff to a rainwater tank with a minimum total effective storage capacity of 3,000L. The rainwater tanks will be connected to all toilets within the building. Overflow from the tank will be provided to the LPD on site.
  - Runoff from the car park driveway (258 sqm) will be diverted which will filter runoff prior to discharging at the LPD.
  - The nominated car parks (352 sqm) will be constructed with permeable material. All landscaping is also considered 100% permeable.
  - All remaining impervious area runoff (148 sqm) will be diverted directly to the LPD on site.



# Conclusion



## Recommendation

69. It is recommended that a Delegate of the Minister for Planning issue Planning Permit No. PA2402971 for demolition in a heritage overlay and buildings and works in association with an existing education centre at 2 Manningtree Road Hawthorn be issued, subject to conditions.

## Conclusion

70. The proposal is generally consistent with the relevant planning policies of the Boroondara Planning Scheme and will contribute to the provision of education facilities and infrastructure within the Boroondara area.
71. The proposal is generally supported by the various formal and informal referral agencies.
72. It is recommended that the applicant be notified of the above in writing.

### Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	[Redacted]		
Phone:	[Redacted]	Dated:	24/09/2024

### Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	[Redacted]		
Phone:	[Redacted]	Dated:	24/09/2024