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planning

**Planning Application Report**  
Prepared for St Jude's Catholic Primary School,  
at 53 George Street, Scoresby  
January 2024

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## Appendices

Appendix 1: Title



<b>Project Number</b>	2704
<b>Prepared by</b>	KF + MK
<b>Reviewed by</b>	AD
<b>Version</b>	240117



## 1. Introduction

This Planning Report has been prepared by Echelon Planning for St Jude's Catholic Primary School (CPS) in support of a planning permit application to redevelop part of the land at their existing school site at 53 George Street, Scoresby (the subject site).

The proposal is for building and works to construct a new Junior Learning building which includes three new General Learning Areas, a breakout room, canteen and wellbeing area. Landscaping, a new student plaza and seating areas are proposed around the new building.

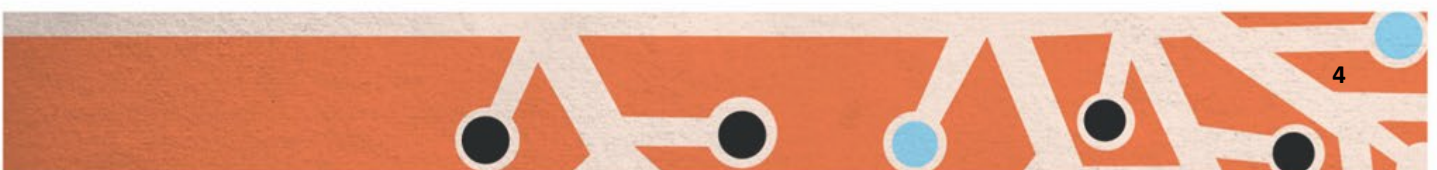
The redevelopment also includes refurbishments to existing Blocks A and C including the partial replacement of roofing (Block A) and internal rearrangements of bathrooms (Blocks A and C). However, as discussed in this report, these works are exempt from requiring a planning permit.

The proposal does not include an increase to student or staff numbers.

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

The permit application is supported by the following documents:

- Architectural Plans prepared by Law Architects (January 2024).



## 2. Site Context

### 2.1 The Site

The subject site is approximately 2.563 hectares in size and comprises St Jude’s Catholic Primary School. The site includes a number of pre-existing buildings, multiple sports and playing courts and planted vegetation (refer **Figure 1**). The location of the proposed building is south of the existing Block A and north-east of Block C and is central on the site, away from George Street, as shown in the architectural plans (Law Architects). Access for vehicles and pedestrians is from George Street to the north.



#### SITE AND SURROUNDS PLAN

#### LEGEND

 Site boundary



**Figure 1.** Site and surrounds plan

## 2.2 Surrounds

The site is located within a residential area of Scoresby bound by George Street to the north, St Jude's Parish to the east and low-rise dwellings to the south and west.

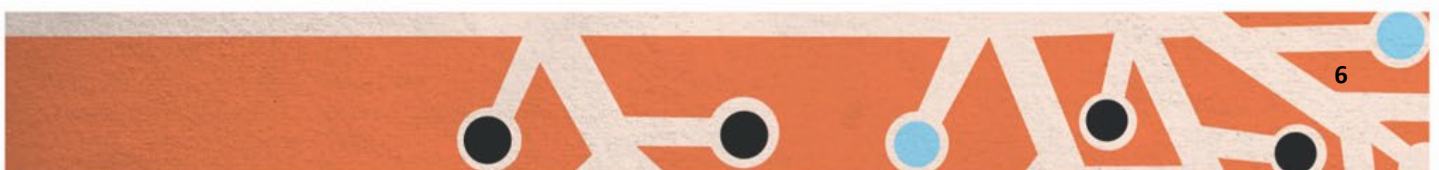
The surrounding land uses of the site are summarised as follows:

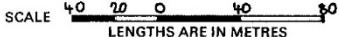
- **North:** The site is bounded by George Street, which runs east-west. Local bus services can be accessed on George Street or from Argyle Way and Dandenong Valley Highway, located off George Street.
- **East:** St Jude's Parish is located to the east of the site.
- **South:** The site is abutted by a number of residential properties fronting Seminary Crescent.
- **West:** The site is abutted by a number of residential properties fronting Collendina Crescent.

## 2.3 Title

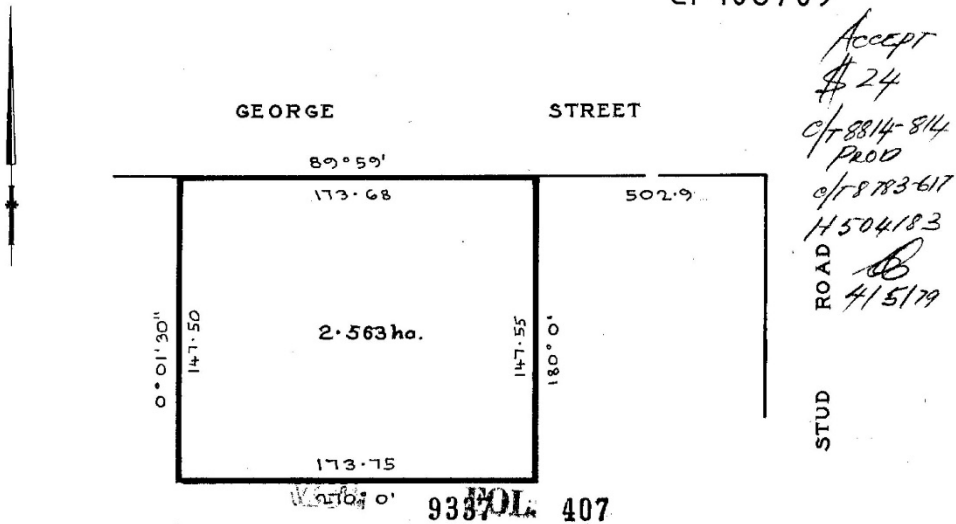
The site is located on the title Plan of Consolidation (CP) 108709. Refer to **Appendix 1** for a copy of the title. **Figure 2** provides the title plan. All works proposed as part of this application are located on this title.

No agreements or covenants exist on the title that would prevent the issue of a planning permit.



PLAN OF CONSOLIDATION PART OF CROWN ALLOTMENT 10  PARISH OF SCORESBY COUNTY OF MORNINGTON  SCALE  80 LENGTHS ARE IN METRES  V.8814 F.814 V.9329 F.046	NOTATIONS
	(Empty space for notations)

CP108709

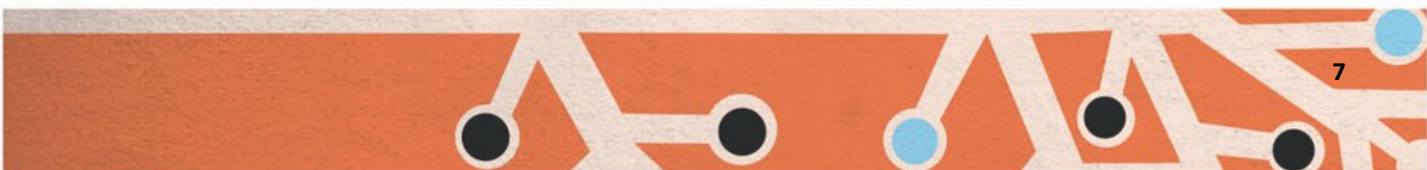


APPROVED  
*[Signature]*  
 13/7/79 TIME 8.55

CITY OF KNOX  
 File No. 60/15/123  
 Owner ST. JUDES PARISH

CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
This plan of consolidation is sealed pursuant to Section 569AB of the Local Government Act 1958.  The Common Seal of the Mayor, Councillors and Citizens of the City of Knox is hereto affixed this <u>19th</u> day of <u>July</u> 19 <u>77</u> in the presence of <i>[Signature]</i> Mayor <i>[Signature]</i> Councillor <i>[Signature]</i> Town Clerk	I certify that this plan has been made under my supervision and accords with title and is mathematically correct.  <i>[Signature]</i> Licensed Surveyor Date <u>21.2.77</u>  LITTLE & BROSAN PTY LTD SURVEYORS & ENGINEERS 4 BANK PLACE MELBOURNE 3000 TELEPHONE 67 5607  REF. 9180C

Figure 2: Plan of Consolidation (CP) 108709



### 3. The Proposal

The planning permit proposal is for a building and works at an existing Education facility and includes:

#### Building B

- Demolition of existing Block B
- Construction of a new single-storey Junior Learning Building (400sqm GFA) to replace Block B that has an overall building height of 7.1 metres and comprises of:
  - Three General Learning Areas (GLAs) (63 m<sup>2</sup>, 63 m<sup>2</sup> and 68 m<sup>2</sup>)
  - Breakout (80 m<sup>2</sup>)
  - Canteen (41m<sup>2</sup>)
  - Wellbeing (60 m<sup>2</sup>)
  - Selected materials for external facades include timber cladding, compressed cement sheeting in a dark colour, galvanized steel, profiled metal roofing and high-performance glass
  - External colours of muted tones.
- A northern setback of 38.034 metres, an eastern setback of 93.730 metres, a southern setback of 84.360 metres, and a western setback of 54.294 metres.

#### Landscaping Works Surrounding Building B

- New areas of landscaping surrounding the new Junior Learning building, including a new school plaza (which includes a pergola and play area) to the west and a new pavement and seating area to the east.
- Removal of existing paving and some landscaping from around Block B.
- Demolition of the existing sports courts to the east of the existing Block B apart from one large sports court to be retained.
- The existing trees to remain will continue to be viable and will be protected by a Tree Protection Zone (TPZ) throughout the construction process.

#### Refurbishments to Building A and C

- Demolition of internal walls in the bathroom areas in Blocks A and C.
- Minor repairs and maintenance of roofing (Block A) and internal rearrangements of bathrooms (Blocks A and C).

The proposal does not include an increase to student or staff numbers.

The total cost of development is \$3,112,889 and a Metropolitan Planning Levy is attached as part of the application.





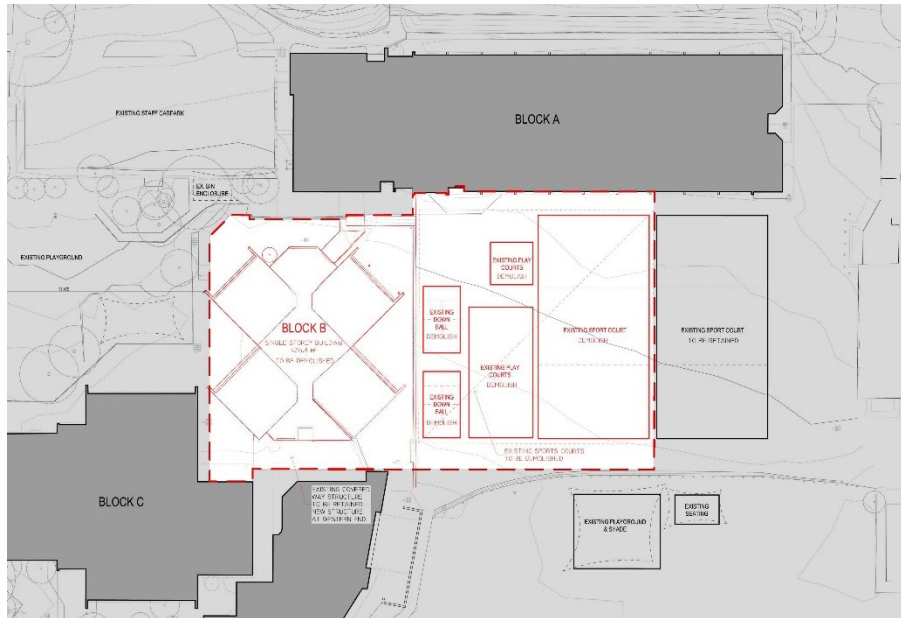


Figure 3. Proposed demolition

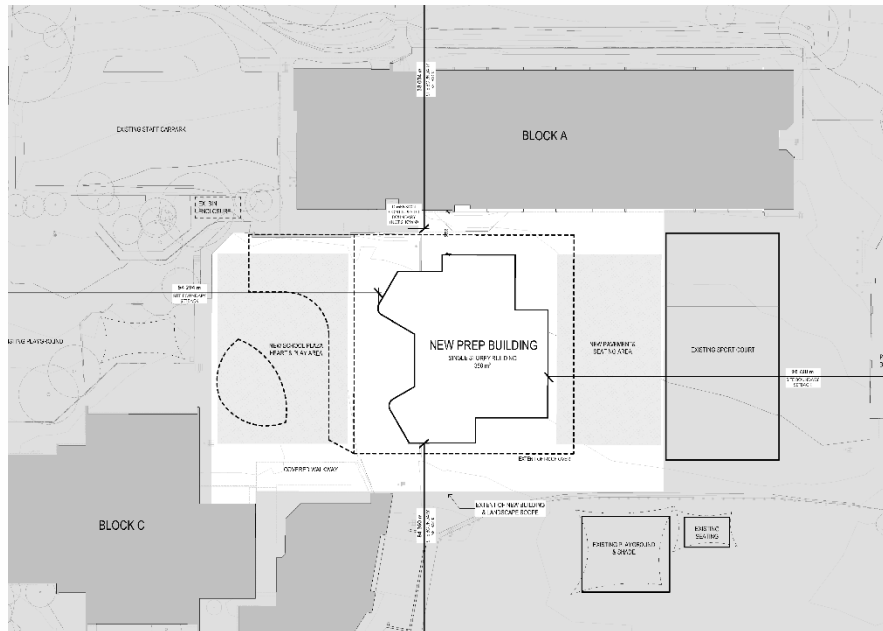


Figure 4. Proposed development

## 4. Planning Controls

### 4.1 Zoning

#### Clause 32.09 Neighbourhood Residential Zone

The subject site is zoned Neighbourhood Residential Zone – Schedule 4 (NRZ4) (refer **Figure 5**). The purpose of this zone, contained at Clause 32.09 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Clause 32.09-1 (Neighbourhood character objectives) states that a schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

Pursuant to Clause 32.09-9 (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 32.09-2. As the estimated costs of building and works are over \$500,000, this application does not fall within the VicSmart application class. Under Clause 32.09-2 (Table of uses), an Education centre (Primary school) is a Section 2 use and so a planning permit is required for buildings and works.

Clause 32.09-11 (Application requirements) states the application must include the following appropriate information:

- *Plans drawn to scale and dimensioned which show:*
  - *Site shape, size, dimensions and orientation.*
  - *The siting and use of existing and proposed buildings.*
  - *Adjacent buildings and uses, including siting and dimensioned setbacks.*
  - *The building form and scale.*
  - *Setbacks to property boundaries.*

- *The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.*
- *Any other application requirements specified in a schedule to this zone.*

Clause 32.09-13 (Decision guidelines) 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.*
- *The objectives set out in the schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *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.*

#### Non-residential use and development

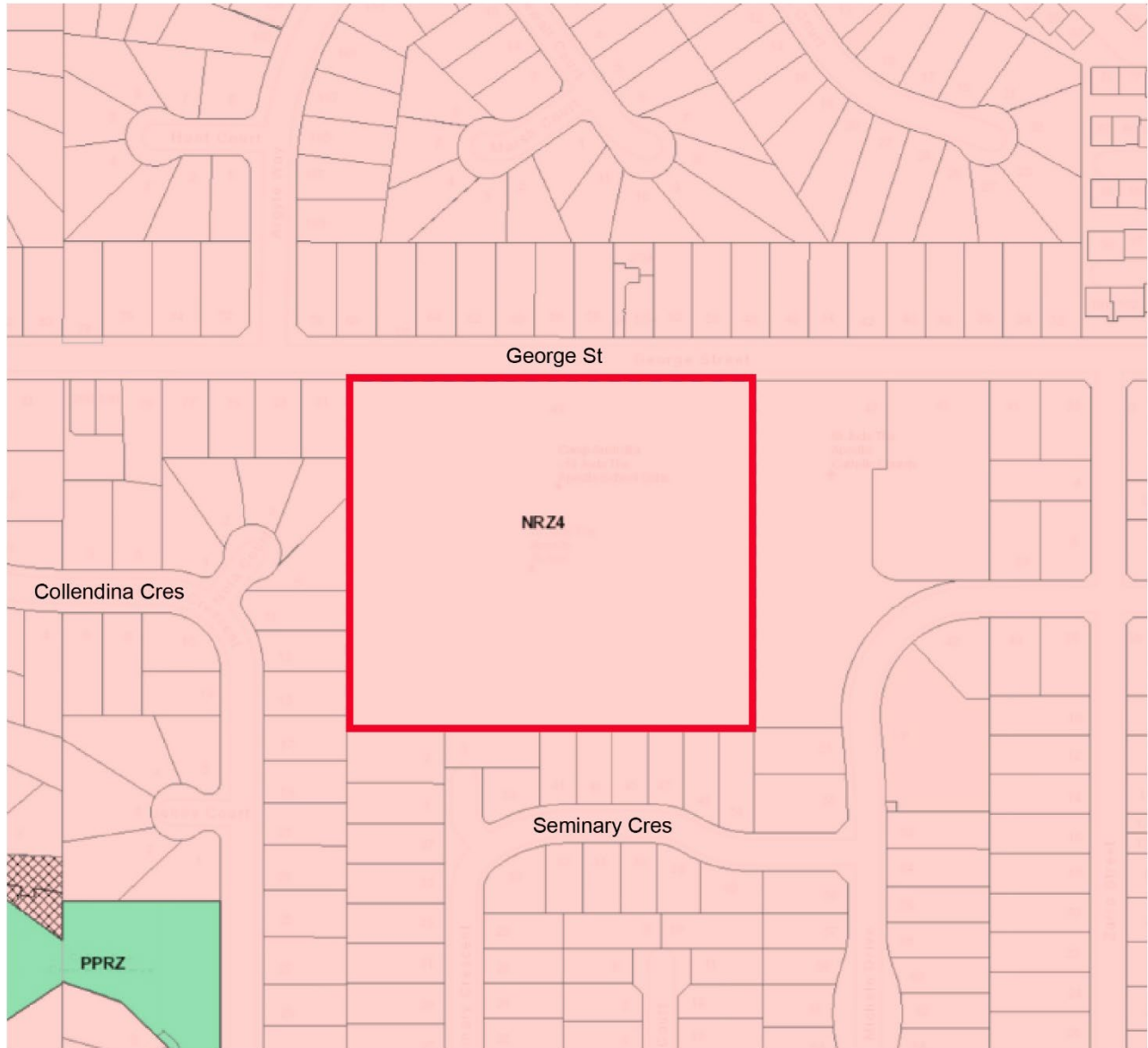
*In the local neighbourhood context:*

- *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.*

#### **Schedule 4 to Clause 32.09 Neighbourhood Residential Zone – Knox Neighbourhood Areas**

Schedule 4 to Clause 32.09 Neighbourhood Residential Zone does not contain clauses applicable to this proposal.

The schedule also does not specify neighbourhood character objectives for the site.



**ZONING PLAN**

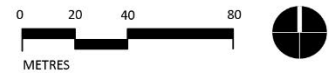
**LEGEND**

 Site boundary

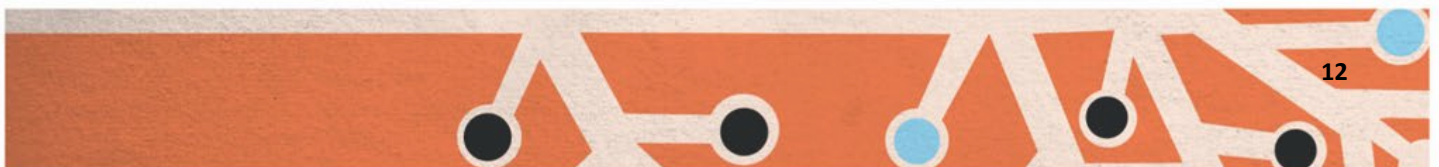
**ZONES**

 Neighbourhood Residential Zone (NRZ)

 Public Park & Recreation Zone (PPRZ)



*Figure 5. Zoning Plan*



## 4.2 Overlays

The site is not subject to any planning overlays.

## 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 52.06 - Car Parking

Clause 52.06 specifies that:

#### 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.*

Clause 52.06-1 (Scope) states that *Clause 52.06 applies to 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.*

*'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 primary schools is 1 space 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.

### Clause 52.17 - Native Vegetation

The proposal does not include the removal of native vegetation. The clause is not relevant to the proposal.

### Clause 52.34 - Bicycle Facilities

The following bicycle parking rates apply to primary school developments:

- *Employee spaces: 1 to each 20 employees; and*
- *Student spaces: 1 to each 5 pupils over year 4.*

The proposal does not involve any increase in student or staff numbers. Therefore, no requirement to provide any additional bicycle parking is attracted.

### 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:

- *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

The purpose of this clause is to *facilitate new non-government schools and upgrades and extensions to existing non-government schools.*

This clause applies to this proposal as it is an application *to use or develop land for a primary school...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.* As such, under Clause 53.19-2 (Exemption from review) Clause 53.19 applies, making the proposal *exempt from the decision requirements of section 64(1), (2), and (3), and 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 (\$3,112,889), the proposal falls under the Clause 53.19 provision and is to be lodged with

DTP 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.

#### **Clause 62.02-2 - Buildings and works not requiring a permit unless specifically required by the planning scheme**

The following permit exemptions are relevant:

- *Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.*
- *The internal re-arrangement of a building*
- *Repairs and routine maintenance to a building*
- *Services normal to a building.*

The parts of the proposal which include the internal rearrangement of the toilets in the existing Blocks A and C as well as the repairs and maintenance of Block A therefore do not require a permit.

### ***4.5 Planning Permit Triggers***

Having regard for the above listed clauses, the permit trigger for the proposal is:

- **Clause 32.09 Neighbourhood Residential Zone:** To construct a building or construct or carry out works for a Section 2 use (Education centre).

## 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** - Planning should 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** - To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.1-2S - Building design** - To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support ESD.
- **Clause 19.02-2S - Education facilities** - Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- **Clause 19.02-2S - Education facilities** - Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.
- **Clause 19.02-2S - Education facilities** - Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- **Clause 19.02-2S - Education facilities** - 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 19.02-2S - Education facilities** - Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.



- **Clause 19.02-2S - Education facilities** - Consider the existing and future transport network and transport connectivity.

## 5.2 Local Planning Policy Framework

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

- **Clause 21.02** - Vision
- **Clause 21.08-1** - Liveability
- **Clause 21.08-4** - Health and education facilities
- **Clause 22.03** - Non-residential uses in Residential Areas
- **Clause 22.04** - Environmentally Sustainable Development
- **Clause 22.07** - Development in Residential Neighbourhoods

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

- *Increase and strengthen local opportunities for lifelong learning, formal education pathways and skills development to improve economic capacity of the community (Clause 21.02).*
- *The way we plan and manage our neighbourhoods affects community health and wellbeing by shaping places that people live in and identify with. By integrating a range of factors that improve community health and wellbeing, planning can facilitate liveable neighbourhoods that are healthy, vibrant and inclusive. A liveable community is one that has access to health, education, recreational and cultural facilities (Clause 21.08-1).*
- *Objective 4 is to provide health and education facilities that are accessible, adaptable and meet community needs (Clause 21.08-4).*
- *Support retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality, to service the needs of residents and workers (Clause 21.08-4).*
- *Objectives include to protect the character and amenity of residential areas, to support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity (Clause 22.03-3).*
- *It is policy that the design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area (Clause 22.03-3).*

- *It is policy the non-residential use will not unreasonably impact on traffic flow of adjacent streets, will not be hazardous to local pedestrian traffic, will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand (Clause 22.03-3).*
- *It is policy the development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping, redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood (Clause 22.03-3).*
- *An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1 to this clause, as appropriate. Table 1 states that a development of a non-residential building with a gross floor area between 500sqm and 2000sqm; or alterations and additions of between 500sqm and 2000sqm have a Sustainable Design Assessment as part of the application requirements (Clause 22.04).*
  - Given that the development is under 500m<sup>2</sup>, no Sustainable Design Assessment, Sustainability Management Plan or Green Travel Plan is required.
- *This policy provides design guidance to facilitate development that contributes to the strong 'green and leafy' character of Knox and preferred future character of residential areas (Clause 22.07-1).*
- *This policy provides design guidance to facilitate development that contributes to the strong 'green and leafy' character of Knox and preferred future character of residential areas (Clause 22.07-1).*
- *This policy implements Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework to take into account the particular needs of Knox (Clause 22.07-1).*
- *Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Knox. These elements include topography, vegetation, building form, scale, siting, materials and front fencing (Clause 22.07-1).*
- *The proposal is located within the 'Knox Neighbourhood' character area. The preferred future character will:*
  - *Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.*
  - *Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees (Clause 22.07-4).*

## 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 Knox Planning Scheme, particularly those aiming to provide high quality education and community spaces, as shown through the following assessment.

#### State and local policy

- The proposal supports Clause 15 by upgrading an existing school to create more modern, enjoyable and inclusive spaces. The addition of contemporary classrooms, upgraded bathrooms and a wellness space will increase the ability of the school to accommodate all abilities and cultures. The design promotes a sense of school community through the creation of a new plaza and upgraded landscaping. The architectural design is of a high quality and references the local suburban character with its pitched roof and muted materiality. The public realm is improved to increase the multi-functionality of the school's spaces while improving the school's amenity and safety through the new built features.
- The proposal will create high quality and high amenity learning spaces that will be enjoyable, engaging, and comfortable for both students and staff, consistent with Clause 15.01-15. The building will be accessible for all users, contribute positively to the overall school site and the surrounding area, and enhance the function, offer and safety of the school's public realm.
- The building design and siting outcomes contribute positively to the local context through the creation of new school spaces and upgrades to the school's facilities. The building siting enhances the urban spaces within the school. The building does not increase the total number of students or staff and is not visually prominent from a street or public area. Therefore, it will not negatively impact the public realm surrounding it, consistent with Clause 15.01-2S.
- The proposal incorporates the following environmentally sustainable design features in support of Clause 15.01-2S and Clause 22.04:
  - *Extra over insulation to walls and roof for thermal efficiency including glazing to all windows*
  - *Water fixtures with high WELS rating*
  - *Potential rainwater collection and re-use*
  - *Heating and cooling systems within one star of the most efficient equivalent capacity unit available*

- *Water heating system within one star of the best available or 85% or better than the most efficient equivalent capacity*
  - *Potential future solar photovoltaic cells on roof for energy production*
  - *Natural daylighting to all habitable internal spaces (>30% of the frequently used areas within the building has a DF more than 2%)*
  - *100% of the regular use areas are effectively naturally ventilated.*
  - *Selection of sustainably sourced materials that have low VOC limits*
  - *Robust material specification to minimise ongoing maintenance costs*
  - *Water efficient landscaping.*
- 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 Clauses 19.02-2S, 21.01 and 21.08-1.
  - The proposal will upgrade school facilities while leveraging the school's existing safe vehicular drop-off zones and accessibility by public transit, cycling and walking, consistent with Clause 19.02-2S.
  - While the proposal does have a different built form to the surrounding residential character, the new building's peaked roof, low-rise scale, compact massing and muted materiality complements the suburban neighbourhood character of Knox, achieving Clause 19.02-2S.

## 6.2 Assessment against Planning Controls

### Zoning

The proposal is consistent with the Purpose and Decision Guidelines of the NRZ4, as follows:

### Purpose

- The proposed building and works provide for the continued use and development of land for an existing Education centre.
- With its material palette drawing from natural tones as well as its single-storey massing, peaked roof form and landscaping, the building design complements and contributes to the enhancement of the site and surrounding suburban character of Knox. In doing so, it helps improve the school's offering as a non-residential use within an existing appropriate location. These factors help the proposal achieve the purpose of the NRZ4 contained at Clause 32.09.

## Decision Guidelines

### *General Issues:*

- The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework as shown in Section 6.1 of this report.
- The proposal is consistent with the purpose of the NRZ4, as shown above.
- There are no objectives or decision guidelines in Schedule 4 of Clause 32.09 applicable to this application.
- The proposal is of a similar bulk, height and form to the existing building and is located further east than the existing building. Therefore, it is anticipated that the proposed building will not have a negative impact on the existing rooftop solar energy systems on dwellings on adjoining lots to the south and west of the proposal.

### *Non-residential use and development:*

- The use and development sensitively contribute to an existing school context and will therefore remain compatible with the surrounding residential uses.
- The proposal will serve local community needs. Education centres are a critical part of the infrastructure provision for a neighbourhood. The proposal will help serve local needs by providing contemporary schooling infrastructure and improved school spaces and facilities.
- The proposal is compatible with adjoining residential uses. The scale and intensity of the use is similar to the existing use of the site and is therefore unlikely to produce any impacts from an increase in the existing intensity of uses.
- The design, height, setback and appearance of the proposal are sympathetic to the surrounding areas.
- The proposal draws from and complements the surrounding residential character, is of a single-storey massing and is not visually prominent from the street. The building height and mass will not dominate the surrounding area and is considered an acceptable built form outcome as the majority of the building has a height of 5.2 metres with only the pop-up roof having a height of 7.1 metres.
- Whereas the existing Block B to be demolished is set back 30 metres from the nearest dwelling to the west, the proposal increases this setback by being 50 metres from the closest neighbouring dwelling and so will not have a negative impact on nearby properties.
- The proposed built form replaces an existed dated building, with a single-storey building with a similar floor area, contributing a high-quality architectural design and providing a far superior visual outcome for

views from neighbouring dwellings. It is therefore overall complementary to the surrounding residential areas.

- The landscaping positively contributes to the existing greenery of the suburb and will improve the visual impact of the proposal from adjoining residential developments.
- The development does not propose the creation of any new accessways on the site and is not likely to intensify the use of existing accessways, consistent with the decision guidelines.
- The proposal does not involve any increase in employee numbers on site at any one time and the car and cycling parking provision is not being reduced, therefore the development does not trigger a requirement to provide additional car parking spaces.
- The proposal does not have any significant impacts on existing traffic. As the proposal will not increase student or employee numbers, it is unlikely to generate extra traffic.

### *6.3 Assessment Against Particular Provisions*

#### **Clause 53.18 – Stormwater Management in Urban Development**

The proposal is consistent to the purpose of the clause through retaining and re-using stormwater, mitigating impacts to stormwater on the environment 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 rain water tank and sensitively designed garden beds and associated landscaping.
- 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.

#### 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 be 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.

## 7. Conclusion

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

The proposed building will improve the functionality and offerings of an existing school. It will provide equitable and safe access and additional high quality, high amenity, and contemporary learning spaces that will enhance the educational experience of existing and future students. The consolidation of facilities in an existing school represents a sustainable and logical approach to land use planning and should be supported.

The proposed building and works will complement and enhance the existing built form by being sensitively designed and positioned amongst existing buildings. New landscaping will enhance the outward appearance of the school and will improve the amenity of the buildings for students and staff.

The building has been sensitively designed and positioned to avoid amenity impacts to the nearby residential properties to the west.

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.

## Appendix 1 – Title