

5.2 618-688 HIGH STREET ROAD, GLEN WAVERLEY – THE ERECTION OF FOUR 250,000 LITRE STORMWATER STORAGE TANKS AND TWO PROCESS TANKS TOGETHER WITH A DESALINATION PLANT

(TPA/35462A:MM:HM)

Ward : Glen Waverley

Responsible Director: Don Cameron

Reason for Council Consideration: Community Interest

Cost of Development : \$300,000

Statutory Processing Date : 25 April 2008

Pre-Application Discussion: No

RECOMMENDATION

*The Council having caused notice of planning application No. 35462A to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to grant a planning permit and issue a **Notice of Decision** to grant a permit under the provisions of the Monash Planning Scheme in respect of the land known and described as 618-688 High Street Road, Glen Waverley, for the purpose of the erection of four 250,000 litre stormwater storage tanks and two process tanks together with a desalination plant subject to the following conditions, including the specified standard conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council 16 September 2003:*

- 1. Before the development starts, three copies of plans drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.
 - a) The plans must show the relocation of the four (4) 250,000L storage tanks to a position east of the existing storage sheds generally in accordance with the modified plan dated March 2008, Ref 135024-S2 as submitted by the applicant.*
 - b) Detail of the tank colour.*
 - c) Details of any overflow path.**
- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
- 3. The construction works associated with the permitted use/development and/or subdivision must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7am to 6pm;*
 - Saturday – 9am to 1pm;*
 - Saturday – 1pm to 5pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery);**

unless otherwise approved in writing by the Responsible Authority.

4. *Any noise associated with the desalination plant and storage tanks must at all times conform with the State Environment Protection Policy SEPP N-1.*
5. *The amenity of the area must not be detrimentally affected by the use or development, through the:*
 - a) *transport of materials, goods or commodities to or from the land;*
 - b) *appearance of any building, works or materials;*
 - c) *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;*
 - d) *presence of vermin;*
 - e) *others as appropriate.*
6. *A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The plan must show the proposed landscape treatment of the western boundary of the site including:*
 - a) *the location, details, species, height and spread of all existing trees and other vegetation on site adjacent to the subject building and marked as to their retention/removal;*
 - b) *a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;*

When approved the plan will be endorsed and will then form part of the permit.
7. *Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.*
8. *Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.*
9. *Before occupation all buildings and works specified in this permit must be completed to the satisfaction of the Responsible Authority. The Responsible Authority must be advised in writing when all construction and works are completed to enable the site to be inspected.*
10. *No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.*

NOTES :

1. *Building approval must be obtained prior to the commencement of the above approved works.*
2. *Water is to be stored onsite with no overflow into Council's drainage system.*
3. *Approval from Yarra Valley Water may be required.*

Expiry of permit:

In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- *The development and use are not started within two years of the date of this permit.*
- *The development is not completed within four years of the date of this permit.*

In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permits expires, or within three months afterwards.

and directs that the Applicant and each objector be given a notice of the Council's decision to grant the permit.

BACKGROUND

Wesley College Glen Waverley Campus has frontage to High Street Road of 485 metres, Rose Avenue of 503 metres, Edith Street of 91 metres and the Railway Reserve of 482 metres. The land has an overall site area of 21 hectares with vehicle access to the College available from two gates along High Street Road and from two gates accessed from Edith Street.

Apart from the school buildings, the College campus contains a number of sporting facilities and ovals, including a row of sheds used for storage and maintenance purposes located approximately 17 metres from the sites western residential interface. It is noted that an existing bore is located within one of these sheds. This bore was originally drilled in 2000, however, was abandoned when the salt content in the ground water was found to be too high. There are a number of existing small to medium trees which currently screen these sheds from the adjacent residential properties.

Wesley College is implementing a major water management plan as the school has significant grounds requiring irrigation and under current restrictions the school is unable to irrigate half of its sporting grounds.

A locality map is at Attachment 1.

Previous recent approval.

Town Planning Application TPA/35462 was issued by Council on 24 September 2007 for the construction of the northernmost storage shed.

PROPOSAL

This application proposes the erection of four 250,000 litre stormwater storage tanks to be setback 10 metres from the sites western boundary, immediately north of the existing row of storage sheds and opposite a number of residential properties.

It is proposed that two smaller process tanks of 25,000 litre and 10,000 litre capacities be sited to the rear of the northernmost shed. A 10,000 litre process tank already exists in this position, as does a bore within the actual storage shed.

A desalination plant is proposed to be located at the existing bore location.

It is intended that the proposed storage tanks will be primarily filled with harvested stormwater and that the desalination plant will be used to supplement the stormwater, particularly over the summer/autumn period and with an approximate annual use of 10 million litres.

The desalination plant would use a reverse osmosis process, which processes extracted saline ground water from the bore. The ground water is first filtered and then directed to the feedwater tank of 25,000 litre capacity. The filtered feedwater is then pumped to the reverse osmosis desalination unit where it is processed into permeate good water with a smaller proportion of reject brine for disposal to sewer. The permeate water leaves the reverse osmosis desalination unit and is sent to storage. The permeate water is then stored in the four 250,000 litre storage tanks and the reject brine is proposed to be discharged to sewer under agreement with Yarra Valley Water. (Refer to Attachment 2).

POLICY IMPLICATIONS

The land is zoned residential 1 in the Monash Planning Scheme. There are no overlays. A planning permit is required under clause 32.01-5 to construct a building or carry out works for a use in section 2 of the zone.

CONSULTATION

The application was advertised pursuant to Section 52 of the Planning and Environment Act. Six objections to the proposal have been received. The grounds of objection can be summarised as follows:

- There are other opportunities throughout the site for the siting of the storage tanks.
- The proposal would be a visual eye-sore.
- The proposal will result in a loss of sunlight.

- Concern with the possible pollution associated with the desalination plant.
- Concern with smell and noise produced by the desalination plant.
- Concern with the location of the tanks in close proximity to the residential properties and the effects of an accident/rupture/leak of these tanks.
- Increased traffic using Matthew and Edith Streets.
- The proposal will result in a de-valuation of property values.
- Potential impact on the insurance cover of surrounding residential properties.

The application was also referred to Council's Engineering Division, who have no objection to the proposal.

ASSESSMENT

The proposed desalination plant as part of the water management plan for Wesley College is considered to be consistent with State and Local policies and the provisions of the Monash Planning Scheme. There are however, a number of concerns with the proposal, which have also been highlighted in the objections received.

Location

There is considerable concern with the proposed location of the four 250,000 litre water storage tanks, at a setback of 10 metres from the sites western residential neighbours and particularly given the significant fall of the land down to the residential fence-line. It is considered that the 3 metre high tanks would be visually dominant when viewed from the abutting residential properties, and therefore cause material detriment to those neighbours. Following discussions with the applicant an amended plan has been submitted to Council. The amended plan demonstrates how the four 250,000 litre water storage tanks can be relocated east, (in front of) the existing row of sheds. The two smaller process tanks are to remain at the rear of the existing northernmost storage shed. It is considered that the proposed relocation of the water storage tanks alleviates any loss of amenity concerns due to the visual impact of the storage tanks. (Refer to Attachment 3).

Pollution

There are objector concerns with regards to smell and noise pollution as a result of the desalination plant.

There is no odour from the bore water or the desalination processes as bore water contains no organic content. With respect to noise, the requirements prescribed by the standard State Environment Protection Policy known as SEPP N-1 will be complied with at all times. The proposed installation is to be noise insulated to ensure full compliance with this standard. Compliance with this standard can be incorporated into any approval issued.

Effects of a leak

The proposed tanks will be professionally designed and constructed in accordance with Australian Standards and the relevant building permits will need to be issued. The construction engineers for the project have advised that the design loads on the tank are fully definable and overloading of the tanks is not possible.

Increased traffic

Access onto the Wesley College site from either Mathew or Edith Streets is not proposed as part of this application. Therefore, the proposal will not result in increased traffic within these streets.

Devaluation of property values and insurance

The devaluation of property values, as well as the impacts on insurance cover, are not relevant planning considerations.

CONCLUSION

It is considered that the proposal is consistent with the relevant planning policies, and subject to its relocation will not cause a loss of amenity to surrounding properties. The school has significant grounds requiring irrigation and together with major stormwater harvesting, the proposal is considered a suitable solution to the existing irrigation issues currently experienced in Victoria. Approval is recommended.