

**1.4 10 BOSCO STREET CHADSTONE
TWO STOREY EXTENSION TO THE EXISTING SCHOOL
(TPA/48220)**

EXECUTIVE SUMMARY:

This application proposes the construction of a new two storey student services and administration building associated with Salesian College.

The application was subject to public notification. No objections to the proposal have been received.

Key issues to be considered relate to the appropriateness of the proposed building scale and potential impact on the surrounding residential area.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework.

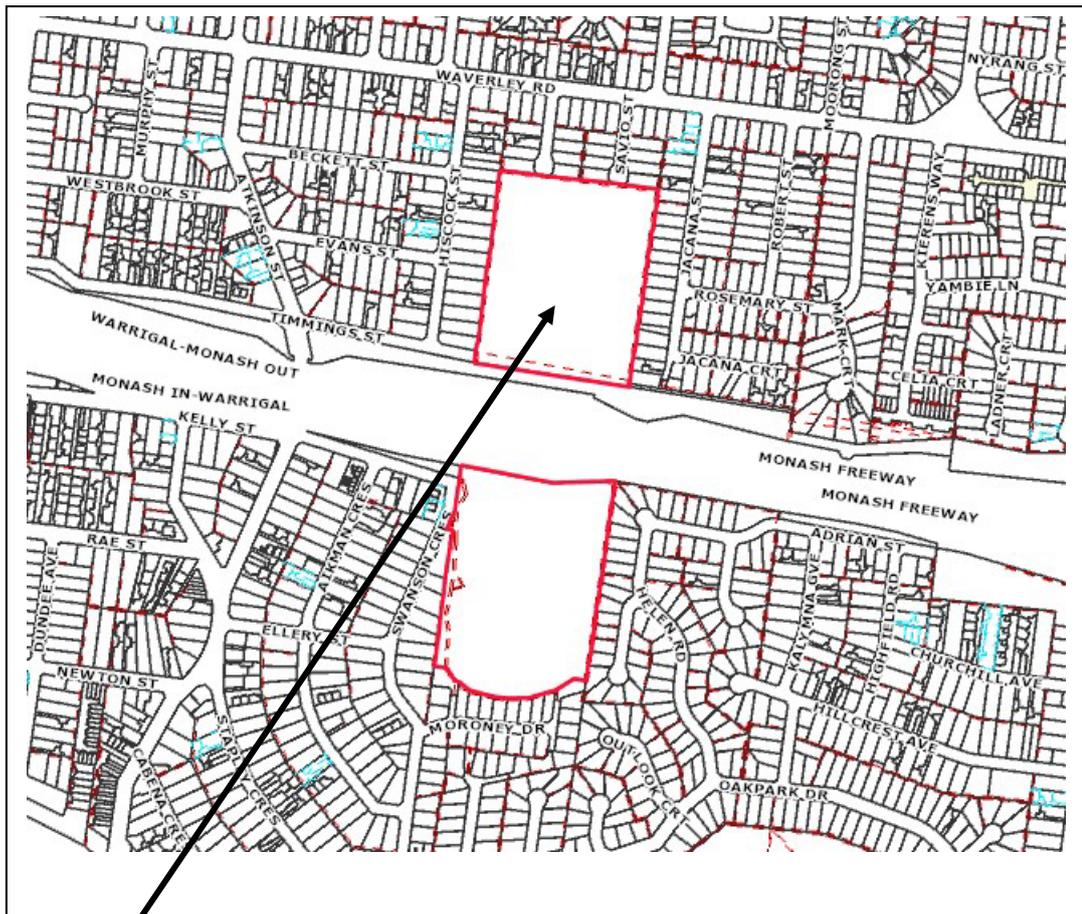
The reason for presenting this report to Council is the proposed development cost of \$4.479 million.

The proposal is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommend that Council issue a Planning Permit subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Angela Hughes
RESPONSIBLE PLANNER:	James Heitmann
WARD:	Mount Waverley
PROPERTY ADDRESS:	10 Bosco Street, Chadstone Salesian College
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	Nil
ZONING:	General Residential – Schedule 2
EXISTING LAND USE:	School
OVERLAY:	No Overlays
AMENDMENT C125 (adopted)	General Residential - Schedule 3
RELEVANT CLAUSES: <u>State Planning Policy Framework</u> Clause 10.01 (Purpose) Clause 10.02 (Goal) Clause 10.04 (Integrated Decision Making) Clause 11 (Settlement) Clause 11.04 (Metropolitan Melbourne) Clause 14.02-1 (Catchment Planning and Management)	<u>Local Planning Policy Framework</u> Clause 21 (Municipal Strategic Statement) Clause 21.04 (Residential Development) Clause 21.08 (Transport and Traffic) Clause 22.01 (Residential Development and Character Policy) Clause 22.04 (Stormwater Management Policy)

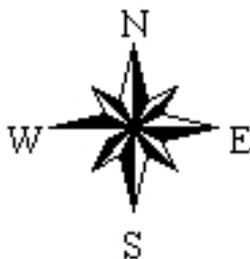
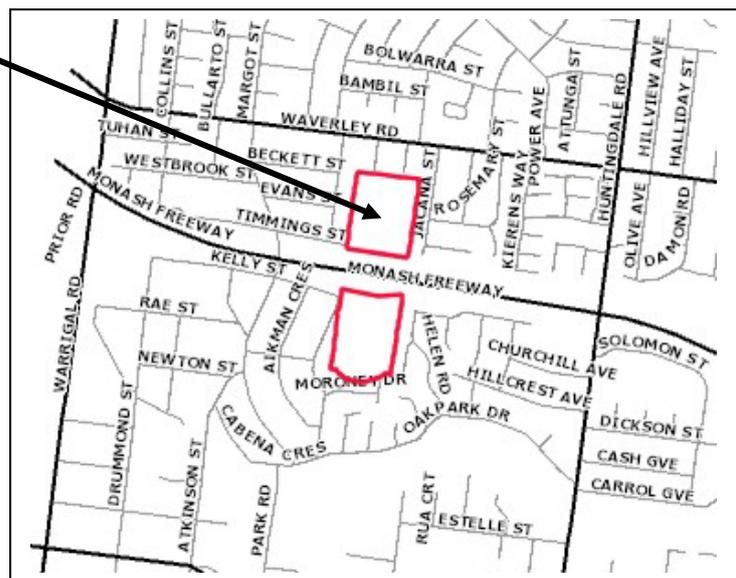
<p>Clause 15 (Built Environment and Heritage) Clause 19 (Infrastructure)</p>	<p>Clause 22.09 (Non-Residential Use And Development In Residential Areas)</p> <p><u>Particular Provisions</u> Clause 52.06 (Car Parking) Clause 52.34 (Bicycle facilities) Clause 52.17 (Native Vegetation)</p> <p><u>General Provisions</u> Clause 65.01 (Decision Guidelines)</p>
<p>STATUTORY PROCESSING DATE:</p>	<p>12 January 2018</p>
<p>DEVELOPMENT COST:</p>	<p>\$4.479 million</p>

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to **Grant a Planning Permit (TPA/48220)** for a two storey extension and modification to the existing building associated with Salesian College (Education Centre), at 10 Bosco Street, Chadstone 3148 subject to the following conditions:

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
3. 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;
4. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
5. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
6. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
7. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) measures to control noise, dust and water runoff;
 - b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) the location of where building materials are to be kept during construction;
 - d) site security;
 - e) maintenance of safe movements of vehicles to and from the site during the construction phase;
 - f) on-site parking of vehicles associated with construction of the development;
 - g) wash down areas for trucks and vehicles associated with construction activities;
 - h) cleaning and maintaining surrounding road surfaces;
 - i) a requirement that construction works must only be carried out during the following hours:

- Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)
8. All existing vegetation shown on the endorsed plans must be suitably marked before any development starts on the site and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.
9. No building material, demolition material or earthworks shall be stored or stockpiled under the canopy line of any tree to be retained during the construction period of the development hereby permitted.
10. 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 prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-
- the location of all existing trees and other vegetation to be retained on site
 - provision of canopy trees with spreading crowns located throughout the site including the major open space areas of the development
 - planting to soften the appearance of hard surface areas such as driveways and other paved areas
 - 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
 - the location and details of all fencing
 - the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site
 - details of all proposed hard surface materials including pathways, patio or decked areas
- When approved the plan will be endorsed and will then form part of the permit.
11. 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.
12. Concurrent with the endorsement of any plans, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:
- a) Demonstration of how 'best practice' sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.

- b) Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
- c) Document the means by which the appropriate target or performance is to be achieved.
- d) Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
- e) Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
- f) Any relevant requirements of endorsed plans forming part of this permit.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed architectural plans.

13. Prior to the occupation any of the development approved under this permit, a report from the author of the endorsed Sustainable Management Plan (or similarly qualified person or company) must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
14. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed to the satisfaction of the Responsible Authority;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

15. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
16. The loading and unloading of goods from vehicles must only be carried out on the land.
17. Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the City of Monash Engineering Division.

The plan must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.

The nominated point of stormwater connection for the site is to the western boundary of the property where the entire site's stormwater drainage must be collected and

free drained via a pipe to the Council pit in the easement along western boundary of the property to Council Standards. A new pit is to be constructed if a pit does not exist or is not a standard Council pit. If the point of discharge cannot be located then notify Council's Engineering Division immediately.

18. 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 is not started before 2 years from the date of issue.
- The development is not completed before 4 years from the date of issue.

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 permit expires, or within three months afterwards.

NOTES:-

1. Building approval must be obtained prior to the commencement of the above approved works.
2. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
3. Engineering permits must be obtained for new or altered vehicle crossings and for new connections to Council pits and these works are to be inspected by Council (telephone 9518 3555).
4. One printed copy of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit.
5. No buildings are allowed over easement. All the walls and their foundations shall be away from easement boundary.

BACKGROUND:

History

Salesian College have occupied the subject land since the late 1950's. Numerous permits have been issued over time for the progressive development of the school including buildings up to two storeys in height along with various ancillary facilities including sporting fields, tennis courts and function areas.

Salesian College is a Catholic Secondary School for boys. The current school has approximately 1030 students and 100 staff.

The Site and Surrounds

The subject land is located at the southern end of Bosco Street in Chadstone, approximately 100 metres south of its intersection with Waverley Road. The land is irregular in shape, divided into two land parcels either side of the Monash Freeway and has an overall combined area of 10.01 hectares (4.879 hectares north of the Monash Freeway and 5.134 hectares south of the Monash Freeway). Various easements encumber the land.

The subject application relates to the northern parcel of land where the majority of the existing education buildings are located. The southern parcel of land is primarily occupied by sporting fields and several classrooms.

Land within the surrounding area is predominantly residential in nature. Properties abutting the subject land to the north, east and west are established residential areas developed in the 1950's and 1960's. This land typically comprises of single storey, detached, brick and weatherboard dwellings with open front and rear yards. A small number of properties have been redeveloped with new detached dwellings and multi-dwelling townhouse development. The Monash Freeway runs along the southern boundary of the subject land parcel.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The application proposes to construct a two storey extension to the existing school building, modification to the existing school buildings and associated landscaping. The new premises is to be constructed forward of the existing administration building within an existing landscaped area.

Details of the proposal can be summarised as:

- Construction of a new two storey administration extension comprising staff offices, administration areas, boardroom and meeting rooms.
- Internal rearrangement of existing buildings adjacent to the proposed buildings to provide for internal connection.
- Modification to existing car parking areas to provide for accessible car parking spaces.
- Removal of two existing trees (not subject to planning approval).

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The subject site is located within a General Residential Zone 2 (GRZ2) under the provisions of the Monash Planning Scheme.

Pursuant to the Section 2 requirements of Clause 32.08-2 a permit is required for use of land for a secondary school (education centre). The use of the land is long established and unchanged as a consequence of this application.

Pursuant to Clause 32.08-8 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.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 6 November 2017. In this letter, officers also raised the following preliminary concerns:

- Provision of a Sustainability Management Plan and associated initiatives having regard to the requirements of Clause 22.13 of the Monash Planning Scheme.
- Confirmation of existing/proposed on-site car parking space numbers, any modification/increase to existing staff and student numbers.

The Permit Applicant responded to this letter on 20 November 2017 by providing the requested information. In relation to the preliminary concerns, the Applicant advised:

- There are 70 existing car parking spaces at the Bosco Street campus. The application includes upgrading two car spaces outside the main entry of the administration, so that the spaces are accessible. There will be no loss of car parking on site.
- There are no changes to student or staff numbers as part of this proposal.
- ESD initiatives incorporated into the design response include energy saving measures comprising of LED lighting, sensor lighting, high performance glazing, thermal insulation, northerly orientation and stormwater harvesting.

The Applicant was verbally advised on 14 December 2017 that this application was coming to the 30 January 2018 Council meeting. The Applicant has been verbally advised that this application is recommended for approval subject to conditions. An outline of the conditions and the ramifications of the conditions on the proposal has been explained. A letter was sent to the Applicant formally informing them of the details of the Council meeting.

Public Notice

Notice of the application was given in accordance with section 52 of the *Planning and Environment Act 1987* to the surrounding property owners and occupants, and along with the display of two (2) signs on the site.

No objections to the proposal were received.

Referrals**Internal Referral**

The application was referred to Council's Traffic and Drainage Engineers for comment. Relevant comments form part of the assessment of the application.

DISCUSSION:**Consistency with State and Local Planning Policies****Clause 11.02 Urban Growth**

The objective of Clause 11.02-1 is:

"To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses."

The proposed development is consistent with this objective by improving an existing education centre (school) to meet the needs of its students and staff.

Clause 15.01 Built Environment and Heritage

The objective of Clause 15.01-1 is:

“To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.”

This Clause requires that development achieves architectural and urban design outcomes that contribute positively to a local urban character and enhance the public realm and minimise detrimental impacts on neighbouring properties. Recognition should be given to the setting in which buildings are designed and the integrating role of landscape architecture.

Relevant strategies seek to:

*“Promote good urban design to make the environment more liveable and attractive.
Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.
Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.”*

The proposed development has appropriate regard to the adjoining context including established residential areas to the north, east and west. The design response has suitable regard to the modest built form of surrounding established residential areas.

Clause 19.02-2 Education facilities

The objective seeks to assist the integration of education facilities with local and regional communities.

Planning is to recognise communities for a range of accessible community resources such as education facilities.

Municipal Strategic Statement

Clause 21.03-5 A vision for Monash

“The Garden City Character is a core value held by Council and is an important consideration in all land use and development decisions. Planning decisions should seek outcomes which continue to contribute to, consolidate and enhance this character and image.

The Garden City vision aims to maintain and enhance the established canopy treed environment throughout the municipality, continuing its significance in defining the character of Monash. This vision covers all land use types including residential, industrial, business, commercial, public land, special purpose, transport and open space areas.”

New development should have regard for overarching Garden City Character principals consistent with Council policy. The provision of appropriate landscaping elements in new development is fundamental in implementing these policies.

The proposed development will facilitate an outcome that is consistent with the purpose of the General Residential zoning of the land through the provision of additional educational facilities are of benefit to the community generally and are appropriately sited and designed to suitably integrate with the School campus and the surrounding area.

Non-Residential Uses and Development in Residential Areas Policy

Objectives of Clause 22.09-1 seek:

“To ensure that development is appropriate having regard to the residential environment of the surrounds and that the amenity of the neighbourhood is not adversely affected by a business conducted in a residential area.

To ensure that all built form in residential areas is respectful of residential character.

To ensure that adequate and well-located vehicle parking is provided for all new developments.”

Critical in determining the appropriateness of the expanded use is to minimise and mitigate the impact of the use on adjoining residential amenity and ensuring the built form suitably integrates with the surrounding residential context.

The use of the site as a school is well established and a significant asset to the wider community. The large size of the land provides the opportunity for well considered expansion and opportunities to improve existing conditions on site. The proposed works seek to improve existing office and administration facilities on the land. The application does not seek to facilitate any expansion of the school in terms of student and staffing levels, but rather to expand an existing administration building and provide accessible (disabled) parking within the associated car park.

Built Form

Development should provide for appropriate height transition from established residential areas. Of critical importance is the ability for development of increased scale to appropriately integrate with the built form and character of the surrounding area. Development within the surrounding area predominantly comprises single and double storey detached dwellings.

The built form and scale of the proposed development is appropriate for the locality. The double storey form suitably integrates with the established character of the surrounding area.

The building is designed to enhance the current architectural form, having the same scale and integrating internal spaces. The proposed building has a setback of 17.0 metres from the nearest residential properties to the north and raises no concerns having regard to overlooking or overshadowing of surrounding properties.

The scale and architectural form of the proposal is generally consistent with existing development on the land and includes updated contemporary architectural styling. The design of the proposal includes provision of a more prominent entrance to the school with integrated landscaping features. The architectural form of the proposal is considered satisfactory in that it complements the character of the surrounding area through a high quality and contemporary design. The buildings have been well articulated with glazed facades punctuated by contrasting vertical elements to add appropriate visual interest to the development. The design adopts an attractive palette of materials to minimise the perception of visual bulk. The design response is considered satisfactory.

Landscaping

As a result of the proposed works, two existing trees are required to be removed. These do not require planning permission to be removed.

The trees are both exotic species and have been planted circa 1980's.

The school is committed to an ongoing planting program to increase vegetation on the land as can be demonstrated by a review of aerial photo's indicating ongoing and increasing vegetation on the site.

A landscape concept plan submitted with the application details suitable replacement planting.

Car Parking, traffic and access

The proposed development seeks to maintain provision of 70 car spaces on the subject land with vehicle access via Bosco Street and Savio Street. The application seeks to modify existing car parking areas along the northern boundary to provide for compliance with accessible parking design standards. Existing car park breaks will be removed to maintain the existing provision of 24 car spaces adjacent to the northern boundary.

The extension of the administration building is not anticipated to generate any additional car parking demand. The College have clarified that student and staffing levels are to be maintained at current levels.

Council traffic engineers have assessed the proposal which provides for adequate on-site car parking provision and improved access arrangements being acceptable.

Construction Management

A construction management plan including details of staging of construction works and construction vehicle access traffic management detail will be a permit requirement. Construction management plan requirements will seek to minimise amenity impacts of the proposed development on the surrounding area.

CONCLUSION:

The proposal is appropriate given the zoning of the land and the design response generally consistent with the objectives and requirements of relevant state and local policies. The proposed works will provide for improved on-site facilities to complement the existing education centre and service the wider surrounding area. The design response is generally site responsive and will not result in any unreasonable amenity impacts on the surrounding properties. The proposal should be approved subject to conditions.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (December 2016).

Attachment 3 – Zoning and Overlays Map.