

**1.5 618-668 HIGH STREET ROAD GLEN WAVERLEY  
CONSTRUCTION OF A NEW BUILDING COMPRISING CLASSROOMS, LIBRARY,  
ADMINISTRATION, SCHOOL CHAPEL & THEATRETTE AT WESLEY COLLEGE  
(TPA/48098)**

**EXECUTIVE SUMMARY:**

This application proposes the construction of a new three storey building within the centre of the existing Wesley College school campus. The proposed building will comprise a new and improved entry to the middle school, classrooms, school chapel, theatrette, library, staff amenities, offices and administration areas, improved outdoor play and learning spaces.

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

Key issues to be considered relate to built form outcomes and appropriateness of the use in conjunction with the established school currently occupying the site.

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

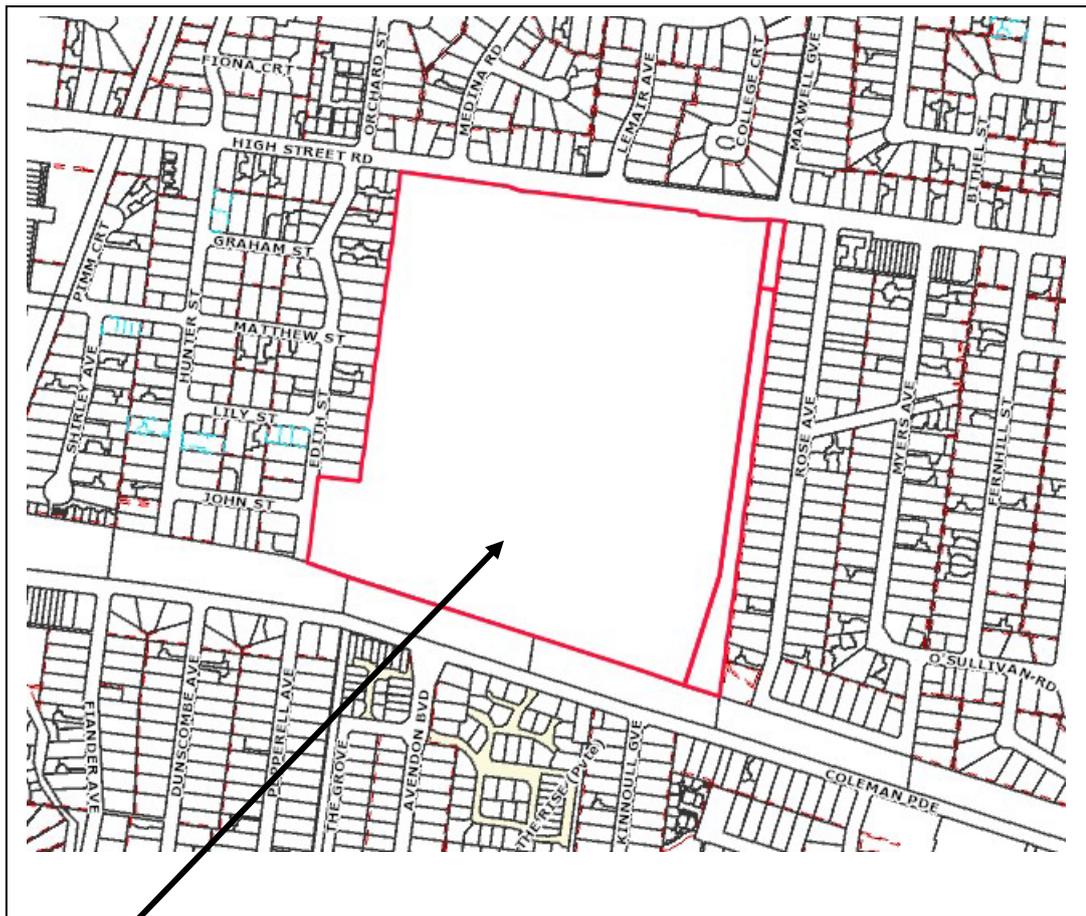
**The reason for presenting this report to Council is the proposed development cost of \$14.5 million.**

**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**

<b>RESPONSIBLE DIRECTOR:</b>	<b>Peter Panagakos</b>
<b>RESPONSIBLE MANAGER:</b>	<b>Angela Hughes</b>
<b>RESPONSIBLE PLANNER:</b>	<b>James Heitmann</b>
<b>WARD:</b>	<b>Glen Waverley</b>
<b>PROPERTY ADDRESS:</b>	<b>618-668 High Street Road, Glen Waverley</b>
<b>EXISTING LAND USE:</b>	<b>School</b>
<b>PRE-APPLICATION MEETING:</b>	<b>Yes</b>
<b>NUMBER OF OBJECTIONS:</b>	<b>Nil</b>
<b>ZONING:</b>	<b>General Residential Zone 2 (GRZ2)</b>
<b>OVERLAY:</b>	<b>No Overlays</b>
<b>AMENDMENT C125 (adopted)</b>	<b>General Residential Zone 3 (GRZ3)</b>
<b>RELEVANT CLAUSES:</b> <b><u>State Planning Policy Framework</u></b> <b>Clause 10.01 (Purpose)</b> <b>Clause 10.02 (Goal)</b> <b>Clause 10.04 (Integrated Decision Making)</b>	<b><u>Local Planning Policy Framework</u></b> <b>Clause 21 (Municipal Strategic Statement)</b> <b>Clause 21.04 (Residential Development)</b> <b>Clause 21.08 (Transport and Traffic)</b>

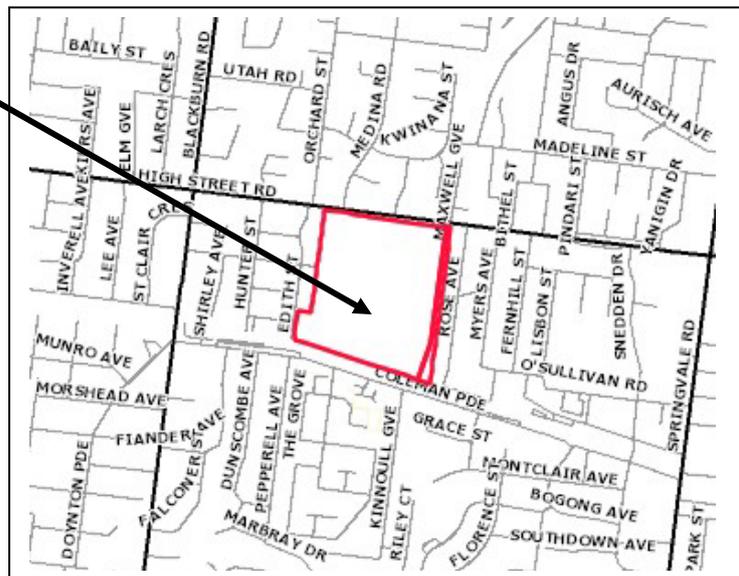
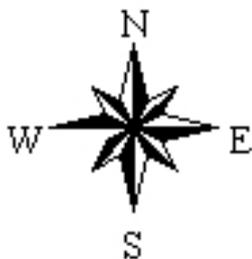
<p><b>Clause 11 (Settlement)</b>  <b>Clause 11.04 (Metropolitan Melbourne)</b>  <b>Clause 14.02-1 (Catchment Planning and Management)</b>  <b>Clause 15 (Built Environment and Heritage)</b>  <b>Clause 19 (Infrastructure)</b></p>	<p><b>Clause 22.01 (Residential Development and Character Policy)</b>  <b>Clause 22.04 (Stormwater Management Policy)</b>  <b>Clause 22.09 (Non-Residential Use And Development In Residential Areas)</b></p> <p><u><b>Particular Provisions</b></u>  <b>Clause 52.06 (Car Parking)</b>  <b>Clause 52.34 (Bicycle facilities)</b>  <b>Clause 52.17 (Native Vegetation)</b></p> <p><u><b>General Provisions</b></u>  <b>Clause 65.01 (Decision Guidelines)</b></p>
<p><b>STATUTORY PROCESSING DATE:</b></p>	<p><b>14 December 2017</b></p>
<p><b>DEVELOPMENT COST:</b></p>	<p><b>\$14.5 million</b></p>

### LOCALITY PLAN



**SUBJECT SITE**

### NEIGHBOURHOOD PLAN



**RECOMMENDATION:**

That Council resolves to **Grant a Planning Permit (TPA/48098)** for the buildings and works associated with the construction of a new building comprising classrooms, library, administration, school chapel, theatrette, outdoor landscaped spaces and rainwater tanks in association with the existing education centre (Wesley College), at 618-668 High Street Road, Glen Waverley 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 (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
14. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
15. The loading and unloading of goods from vehicles must only be carried out on the land.
16. 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 existing internal drainage network.

17. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath.
18. Stormwater discharge is to be detained on-site to the predevelopment level of peak stormwater discharge.

19. 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.

**BACKGROUND:**

**History**

Wesley College have occupied the subject land since the mid 1960's. The school campus has approximately 1,200 students ranging from Kindergarten to Year 12. Numerous permits have been issued over time for the progressive development of the school including buildings, sporting fields, learning in residence student accommodation and function areas.

A fire destroyed buildings occupying the area of the land subject to this application in April 2016. These buildings housed the middle school. The buildings destroyed by the fire have been demolished.

**The Site and Surrounds**

The subject land known as 'Wesley College Glen Waverley' campus is located on the southern side of High Street Road in Glen Waverley approximately 400 metres west of its intersection with Blackburn Road. The land is a large irregular shape having an overall area of approximately 18 hectares. Various buildings and sporting facilities are located throughout the property. Primary vehicle access to the site is via High Street Road to the north and Edith Street to the west.

Land to the north, east and west of the site is typically residential in form comprising a mix of single and double storey detached dwellings and townhouses. The Glen Waverley Railway Line abuts the subject land to the immediate south.

The subject land is located approximately 650 metres west of the Glen Waverley Principal Activity Centre.

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

**PROPOSAL:**

The application proposes the construction of a new three storey building within the centre of the site. The building will have a total floor area of approximately 3,790m<sup>2</sup>.

Details of the proposal can be summarised as follows:

- Ground Level - school administration including reception and staff offices, school chapel, theatrette, chaplain's office, library, seven classrooms and amenities.
- First Floor Level - Principal's office and meeting rooms, staff facilities, library and study spaces, nine classrooms/learning spaces and amenities.
- Second Floor Level - six language classrooms/learning spaces, staff offices, meeting rooms and amenities.
- Building materials and finishes including brick, metal and cement sheet cladding, clear and colour tinted glazing.
- Typical maximum building height of up to 13.35 metres, with the school chapel feature extending to a height of approximately 16.82 metres.
- Landscape Zones surrounding the new building including play space and integrated outdoor learning areas.
- Two x 25,000 litre above ground water tanks to capture rainwater off the roof of the proposed building for irrigation purposes. The proposed tanks each measure 3.0 metres high and 3.3 metre diameter.
- Removal of thirteen (13) existing trees comprising seven (7) native trees (planted) and five (5) exotic trees.
- No modification to existing vehicle access arrangements or car parking provision on the land.

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 any other use including a school (education centre) within the general residential zone. 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 5 October 2017. In this letter, officers also raised the following preliminary concerns:

- Clarification regarding any proposed change in student/staff numbers.
- Additional information about the proposed use of the theatrette – i.e. is it proposed to be leased to external users in addition to general school use.
- Traffic and car parking assessment for the proposal.

The Permit Applicant responded to this letter on 12 October 2017 by providing the requested information. In relation to the preliminary concerns, the Applicant advised:

*“The number of students presently enrolled at the Glen Waverley Campus is approximately 1,350 which is lower than the number of students enrolled during the 1990s / early 2000s which was approximately 1,600. The proposed building will provide replacement and improved facilities on the Campus and is not specifically designed to increase student numbers. Whilst the College anticipates fluctuations in student numbers, it is not anticipated that the student enrolments will exceed those that have previously been accommodated on the site.*

*The proposed theatrette will be utilised for general school use and will not be leased to external users.*

*The proposed development does not incorporate any additional car parking and relies on the existing car parking located within the Campus and the College's management of that car parking. There are presently approximately 400 car parking spaces on the Campus which substantially exceeds the suggested car parking rates outlined in Clause 52.06 of the Monash Planning Scheme.”*

The Applicant was advised on 23 November 2017 that the application was coming to the 30 January 2018 Council meeting. A letter was sent to the Applicant formally informing them of the details of the Council meeting. The Applicant has been verbally advised that this application is recommended for approval subject to conditions.

**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 four (4) signs on the site.

No objections to the proposal were received.

**Referrals**

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 works seek to improve, enhance an existing long established education centre and replace a building recently demolished as a consequence of fire. The subject land is well located given its central location with convenient access to High Street Road, Glen Waverley Major Activity Centre, public transport and a substantial surrounding residential student catchment.

#### 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 surrounding established residential areas. The proposed buildings are located centrally within the site, have sophisticated architectural presentation and are considered unlikely to have any adverse aesthetic visual impact on the landscape character of the surrounding area.

#### 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 that are of benefit to the community generally and are appropriately sited and designed to suitably integrate with the School campus and the surrounding area. The design response includes substantial landscaping works in areas surrounding the new buildings.

#### 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 application does not seek to facilitate any expansion of the school in terms of student and staffing levels. The use is 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 buildings seek to improve facilities on the land without having any adverse off-site impact.

#### Built Form

The architectural form of the proposal is considered complementary to the established built form or residential properties within the surrounding area and existing buildings within the campus. The design response incorporates substantial façade articulation including angled building lines punctuated by contrasting vertical and horizontal elements. The design response adopts an attractive palette of materials to minimise the perception of visual bulk. The materials and finishes selection is well considered and utilises a palette of brick, timber and metal cladding along substantial glazing elements. The building includes a prominent building entrance adjacent to a striking and contemporary steeple feature associated with the chapel, providing for a strong and suitable sense of address to the building.

The proposed building incorporates generous setbacks to the adjoining properties fronting Rose Avenue (over 120 metres) and lots fronting Edith Avenue (over 200 metres). The intervening areas generally incorporate sporting ovals, existing buildings and landscaping.

The proposed building is part two / part three storey with a maximum overall height of between 13.35 m and 16.82 m. The height of the proposed building is consistent with the height of existing buildings located within the school campus ranging from 1-3 storeys.

The development has been designed to achieve a high energy rating and incorporates insulated facade treatments that reduce reliance on heating and cooling. Stormwater is to be collected and harvested in water tanks and utilised for landscaping irrigation.

#### Tree Removal & Landscaping

The proposed development will result in the removal of thirteen (13) existing trees as a consequence of the positioning of the building. Trees proposed to be removed include seven (7) native trees (planted) and five (5) exotic trees. No planning permit approval is required for this.

The application submission includes substantial landscaping works. The landscaping scheme has been designed to complement the new building and the wider school campus. The landscaping areas include improved play spaces and integrated outdoor learning areas surrounding the new buildings. The landscaping scheme proposed includes the provision 86 new trees incorporating native and exotic species along with complimentary understory planting throughout the development. The proposed landscaping scheme is considered satisfactory and delivers additional canopy tree provision and landscape outcomes consistent with Garden City policy objectives.

#### Car Parking, traffic and access

The proposal has been assessed by Council's traffic engineers having regard to car parking requirement and traffic generation.

The proposed development does not incorporate any additional car parking and relies on the existing car parking located within the Campus and the College's management of that car parking. There are presently approximately 400 car parking spaces on the Campus which substantially exceeds the required car parking rates outlined in Clause 52.06 of the Monash Planning Scheme. As the proposed building seeks to replace buildings damaged by fire, it is not anticipated that the proposed development will lead to an increase in student or staff numbers on site.

Wesley College has been proactive in managing its parking demands and providing car parking on the site. The number of car parking spaces has increased by approximately 95 spaces over the last three years from approximately 305 to 400 spaces. Modification to the ring road around the main sporting ovals has improved circulation of traffic and provided for additional on-site car parking. It is considered that the proposed development will have a negligible impact on traffic and generate minimal additional car parking associated with the school.

The proposal is considered satisfactory having regard to car parking and vehicle access.

#### **CONCLUSION:**

The proposal is considered to be appropriate given the zoning of the land and the design response is generally consistent with the objectives and applicable requirements of state and local policies.

The provision of improved facilities associated with the existing school is consistent with policy objectives seeking to provide for enhanced facilities and services which is respectful of the surrounding context. The proposal results in a high quality design outcome sympathetic to neighbourhood character. The use of the land is appropriate given the residential zoning of the land and the design response compliant with applicable planning scheme requirements and policy objectives. The design response is 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.