

22.06 INSTITUTIONAL USES POLICY

19/02/2015
C207

This policy applies to all private primary and secondary schools within the Neighbourhood Residential, General Residential and Residential Growth zones in the City of Boroondara.

22.06-1 Policy basis

19/01/2006
VC37

The City of Boroondara is host to many major institutional uses including educational establishments such as Scotch College, Swinburne, Xavier, Methodist Ladies College and Bialik College; hospitals such as St Georges Hospital and Hartwell Private Hospital and; religious uses including Nazareth House in Camberwell. The Municipal Strategic Statement recognises that such institutions play a vital role in the economy and desirability of the City as a place to live. The MSS also recognises that while living close to these types of institutions can offer benefits, because many are located within or closely abutting residential areas, problems may also exist. Such typical problems relate to issues such as parking, access and circulation, noise, difficulty in accommodating expansion proposals and loss of residential dwellings and land use with properties being purchased for future expansion proposals.

Such masterplans will allow Council, the community and the institution to plan for the future physical development of the institution with certainty, commitment and confidence and; to anticipate how the site will develop and how new buildings and works will impact on the area. The masterplans can also attempt to proactively plan for and deal with issues such as parking and traffic problems surrounding institutional uses.

22.06-2 Objectives

19/01/2006
VC37

- To recognise the positive and significant contribution made by the institutional uses located within Boroondara.
- To accommodate, wherever possible, the future development needs of Boroondara’s institutions while limiting the impact that such uses may have on surrounding residential areas.
- To limit the demolition of dwellings for institutional uses and the loss of residential land use.
- To develop and maintain a relationship between Council, the community and the institution, which is wholly co-operative on those matters which have an effect on the interface between the institutional use and the surrounding residential area.
- To actively encourage the development of Institutional Masterplans for all institutions within Boroondara.

22.06-3 Policy

19/01/2006
VC37

It is policy that:

- A masterplan be prepared before further development of an institutional use can occur.
- All masterplans be developed in full consultation with Council and the community in accordance with the attached consultation process:
 - An initial “pre-plan” and issues development meeting with surrounding residents and Council.
 - A consultation meeting to consider a draft masterplan with residents and Council.
 - Once lodged with Council, the exhibition of the masterplan for a period of two weeks. This will involve notifying all affected neighbours by mail, as well as placing a sign or signs, on the site.

- The masterplan show the following matters:
 - Existing conditions.
 - The size and dimensions of the land.
 - Contours and levels, including levels of adjoining sites.
 - Existing buildings on the land.
 - Setbacks from all boundaries and buildings to be removed or retained.
 - Existing mature trees.
 - Number of years intended to be covered by the masterplan.
 - Future building envelopes and three dimensional massing, including the scale of the development, design elements and treatment of the residential interface.
 - Projection of floor area needs, specialist building needs and student numbers if applicable.
 - Any proposed use and development outside the existing Development Plan Overlay area.
 - Proposed circulation and access systems for both vehicles and pedestrians.
 - Parking provision and areas.
 - Staging.
 - Landscape buffers.