

17/02/2011  
C90(Part 1)

## **SCHEDULE 6 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO6**

### **LOWTHER HALL ANGLICAN GRAMMAR SCHOOL MASTERPLAN**

### **PENLEIGH AND ESSENDON GRAMMAR SCHOOL – MOONEE PONDS MASTER PLAN**

#### **1.0 Requirement before a permit is granted**

19/01/2006  
VC37

None specified.

#### **2.0 Conditions and requirements for permits**

19/01/2006  
VC37

None specified.

#### **3.0 Requirements for Incorporated Plan**

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An incorporated plan (masterplan) should:

- Enable the school to plan for the future development of its campus with a greater degree of certainty;
- Provide the Council and local residents with some certainty as to how the school will be developed in the future and how any detrimental amenity impacts can be addressed.

An incorporated plan (masterplan) should illustrate a school's intention over a 10-year period.

The incorporated plan (masterplan) should contain, as a minimum, information dealing with the following matters:

- the proposed intensity of use;
- any proposed adjustments of school boundaries;
- parking and traffic;
- building form;
- landscaping;
- overlooking issues and how they can be addressed;
- acoustic privacy;
- overshadowing.

An incorporated plan (masterplan), should demonstrate:

- the benefits that will result for the local community;
- an overall improvement in the level of amenity to surrounding residences;
- that redevelopment is compatible with and sensitive to the character of the neighbourhood.

#### **4.0 Decision guidelines where there is no incorporated plan**

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In the absence of an incorporated plan (masterplan) any application must demonstrate that the proposal will not have any further detrimental impact on the amenity of the surrounding area and must address the following matters or be consistent with the following requirements:

### **Intensity of Use**

A proposal which is not generally in accordance with an incorporated plan (masterplan) should not facilitate the enrolment of additional students at the school.

### **Proposed Adjustments to School Boundaries**

A proposal which is not generally in accordance with an incorporated plan (masterplan) should not facilitate the expansion of a school onto adjoining residential properties.

### **Building Form**

- Any new buildings or works should be setback from its boundary generally and particularly in Heritage Overlay areas. Developments that propose bulky, stark buildings with an overly institutional appearance should not be supported.
- New buildings or building extensions should not exceed three storeys in height;
- New buildings should be setback from the street frontage having regard to the location of existing buildings on the site and existing buildings on adjoining properties and in the immediate area;
- The building setback from the street frontage should be influenced by the height and massing of the proposed building, the opportunity for landscaping within the setback

### **Overlooking**

Proposed buildings should be designed to avoid opportunities for overlooking into the private open space and habitable rooms of neighbouring residential properties.

### **Acoustic Privacy**

Proposed buildings, mechanical plant and equipment and external areas should be located to minimise noise intrusion to neighbouring residential properties.

## **5.0**

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### **Application requirements**

The following information should be provided with any application:

- A site analysis plan which details existing conditions within the school site and adjoining properties, which identifies site constraints and opportunities (e.g. site area, site coverage, car parking, open space, location of adjoining habitable room windows) and which includes a design response to explain how the proposal responds to the site analysis;
- A statement which clearly demonstrates how a proposal relates to identified schools needs/objectives and how it will address the needs of the local community in terms of adequately protecting residential amenity;
- Details of existing and proposed student and staff numbers, parking provision, drop off/pick up arrangements, pedestrian movement etc.;

- A parking and traffic management plan which addresses issues of parking provision and drop off/pick up arrangements as they relate to a specific proposal and the School's Precinct including details of driveways, accommodation of stationary vehicles on-site and in nearby streets;
- Detailed site plans, floor plans and elevation plans of any proposed buildings and works including details of materials/finishes where appropriate;
- Details of existing and proposed landscaping as shown on a landscape concept plan prepared by a qualified landscape architect which shall show the location of significant trees, street trees and overhanging vegetation, proposed plantings and outdoor furniture and treatments;
- A shadow diagram plan which demonstrates the extent of shadow cast by any proposed building between 9am and 3pm on the 22nd September;
- Details of the proposed staging/timing of proposed development; any residential properties not currently owned by the school but which (subject to availability) are clearly intended for future school expansion.

## 6.0

### Application requirements

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A permit may be granted for the use, development and subdivision of the land that is not generally in accordance with the Incorporated Plan.