

22.16

05/12/2013
C161

INSTITUTIONAL USES POLICY

This policy relates to the key focus area of infrastructure and applies to the following institutional uses:

Cabrini Hospital – Malvern
 Cabrini Hospital - Prahran
 Caulfield Grammar – Junior School
 Christ Church Grammar School
 De La Salle College – Senior Campus
 De La Salle College – Junior Campus
 Geelong Grammar School – Glamorgan Campus
 Holy Eucharist Primary School
 King David School
 Kooyong Lawn Tennis Club
 Korowa Anglican Girls School
 Lauriston Girls School
 Loreto Mandeville Hall
 Malvern Community School
 Melbourne Girls Grammar School – Junior School Campus
 Our Lady of Lourdes School
 Presentation College
 Royal South Yarra Tennis Club
 Sacre Coeur School
 St. Catherine’s School
 St. Joseph’s Primary School – Malvern
 St. Joseph’s Primary School – South Yarra
 St. Kevin’s College
 St. Kevin’s Junior School
 St. Mary’s Primary School
 St. Roch’s Primary School
 The Avenue Hospital
 Victoria House Hospital
 Vision Australia Foundation

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Policy basis

The extent of institutional uses in residential areas of Stonnington is substantial. There are approximately thirty in the City, and they service the needs of not only the local community but also a wider regional population.

These institutions employ a significant number of people and generate economic activity that benefits local businesses. They also are important in ensuring that Stonnington remains a prime residential location for families and students.

Several of them have experienced substantial growth in recent years. This has raised amenity concerns as the majority of them are surrounded by residential uses. Adjoining residents, particularly, rarely accept them as complementary to their local residential activities. Problems typically relate to parking, traffic access and circulation, noise, indifferent built form, difficulties in accommodating expansion proposals and uncertainty as to how much more the institution may grow.

The MSS (Clause 21.08-5) notes that masterplans could provide greater certainty in managing their future development. The preparation of such plans would need to involve the surrounding community.

A masterplan could outline how the site is to accommodate any new buildings, works and future uses. The plan could address built form matters and attempt to pro-actively plan for and deal with issues relating to parking and traffic problems surrounding the institution.

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Objectives

- To accommodate, wherever possible, the future use and development needs of institutional uses in recognition of the positive and significant contribution they make to the City.
- To ensure that the future use and development needs of institutional uses take place in an orderly manner and are complementary to the context of the surroundings, especially any surrounding residential areas,
- To provide certainty and to reach consensus on appropriate future use and development for individual institutions and their surrounding community.
- To develop and maintain a cooperative relationship between the responsible authority, the community and the institution on matters relating to the interface between the institutional use and the surrounding area.

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Policy

It is policy that:

- The responsible authority actively encourages the preparation of masterplans for all institutions located in residential areas.
- If an institution elects not to prepare a masterplan, the requirements of this policy equally apply to any planning permit application for buildings and works relating to the institution (where appropriate).
- All masterplans be developed in consultation with the responsible authority and the community in accordance with the following process:
 - Preparation of an initial 'pre-plan' and the identification of issues.
 - Development of a draft masterplan by the institution.
 - Lodgement of the draft masterplan with the responsible authority and the commencement of a planning scheme amendment process (if applicable).
 - A concurrent consultation process with the proponent, residents and the responsible authority to determine the most appropriate consultation process, procedures and timelines for their implementation.
 - Agreement on the masterplan to enable it to proceed through the planning scheme amendment process (if applicable).
- Regarding the institution and its management, the masterplan or planning permit application describe or show, as appropriate:
 - Vision and objectives of the institution.

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- Nature of activities undertaken on the site.
- The extent of activities including hours of operation, visitor activities and staff shifts.
- The extent of activities and hours of use outside the normal operating hours by the institution and by persons and/or groups not directly related to the institution.
- The use of other sites and public land, such as ovals, by the institution.
- Current and projected staff numbers and student numbers, if applicable.
- Any unique features of the institution.
- Anticipated and proposed activities.
- Regarding the use and development, the masterplan or planning permit application describe or show, as appropriate:
 - Existing conditions.
 - The size and dimensions of the land.
 - Proposed future boundaries, if applicable.
 - Contours and levels, including levels of adjoining sites.
 - Setbacks from all boundaries and buildings to be removed or retained.
 - Future building envelopes and three dimensional massing, including the scale of the development, design elements and treatment of the residential and street interface.
 - Projection of floor area needs and specialist building needs.
 - Treatment of any residential interfaces.
 - Existing mature trees.
 - Landscaping, landscape buffers and hard pavement areas.
 - Any proposed use and development outside the Incorporated Plan Overlay or existing site area, whichever is applicable.
 - Number of years intended to be covered by the masterplan.
 - Staging, including an indicative time frame for development.
- Regarding traffic and parking, the masterplan or planning permit application describe or show, as appropriate:
 - Proposed circulation and access systems for both vehicles and pedestrians.
 - Proposed means of dealing with identified traffic and parking issues.
 - Parking provision, including overflow areas and the use of any public land for parking (where applicable).
 - Loading areas.

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Reference documents

Planning Information Sheet 9 – Institutional uses in residential areas (Stonnington City Council) 1997.