



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

16 May 2019

Gloria Osagiede  
Wyndham City Council  
45 Princes Highway  
Werribee VIC 3030

Re: Application to Amend a Planning Permit at Emmanuel College 2- 40 Foxwood Drive  
Point Cook

The amended proposal: Plans changed show amended sports facility building, new library & administration building located centrally to the campus and small extension to the existing administration building.

Please find enclosed drawings listed:

- TP00 - Cover Sheet
- TP01 - Site Plan – Existing Conditions
- TP02 - Proposed Masterplan
- TP03 - Proposed Site Plan
- TP04 - Site Analysis – Design Response
- TP05 - Traffic Movement – Car/ Bus
- TP06 - Traffic Movement – Pedestrian/ Bike
- TP07 - Site Plan – Sports Facility
- TP08 - Podium Floor Plan – Sports Facility
- TP09 - Roof Plan – Sports Facility
- TP10 - Elevations – Sports Facility
- TP11 - Perspectives – Sports Facility
- TP12 - Perspectives – Sports Facility
- TP13 - Perspectives – Sports Facility
- TP14 - Perspectives – Sports Facility
- TP15 - Site Plan – Library Building
- TP16 - Ground Floor Plan – Library Building
- TP17 - First Floor Plan – Library Building
- TP18 - Second Floor Plan – Library Building
- TP19 - Roof Plan – Library Building
- TP20 - Elevations – Library Building
- TP21 - Elevations – Library Building
- TP22 - Perspectives – Library Building
- TP23 - Perspectives – Library Building
- TP24 - Site Plan – Administration Building
- TP25 - Floor Plan – Administration Building
- TP26 - Roof Plan – Administration Building

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**

**Plan: 1 of 10**

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

- TP27 - Elevations – Administration Building
- LDD2 - Signage Details from Memla Landscape Architects

Additional items enclosed include:

- Completed Application to Amend a Planning Permit
- Letter from Natalie Gray, Town Planning & Development Consultant
- Current copy of Title dated 16<sup>th</sup> May 2019
- Letter from Traffic Engineer MD Cubed
- Landscape Drawings from Landscape Architect Memla

Yours faithfully,



Gerry De Guzman  
Watson Young Architects

Natalie Gray  
BTRP (HONS.), RPIA, GRAD.DIP.PROPERTY  
Town Planning & Development Consultant

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

16th May, 2019

Ms Gloria Osagiede  
Senior Planner  
Wyndham City Council  
45 Princes Highway  
WERRIBEE 3030

Dear Ms Osagiede

### **EMMANUEL COLLEGE, POINT COOK**

I act on behalf of Emmanuel College in submitting the application to amend plans. Plans now show buildings and works including an administrative building extension, sports amenities, incorporating maintenance and car parking, a new library building with staff amenities, landscaping and signage.

#### **Background**

Emmanuel College is responding to funding availability and rapidly changing pedagogical expectations at Federal, State and community level.

Point Cook also has commuter traffic pressure. The State has secured part of the College site to widen Palmers Road. The area of the site to be acquired is shown on plans. The proposed acquisition has resulted in the modification of the plans because the site is more constrained on its eastern boundary.

#### **Clause 15.01-2S Building Design**

The proposed works introduce an improved built form and landscape interface to Palmers and Dunnings Roads. The introduced landscape setback and fencing are more sensitive than existing conditions.

The Sports facility is designed to efficiently and sensitively manage the maintenance and car parking, whilst integrating sports facilities and creating a corner treatment which reinforces the sense of place and confidence of this piece of community infrastructure.

The internally located buildings are designed to integrate into the existing built form. The buildings have no impact on the surrounding area.

133/193 Domain Road, South Yarra 3141  
Telephone: (0413 194 182  
[nataliergray@bigpond.com](mailto:nataliergray@bigpond.com)  
Natalie Gray Pty. Ltd. ABN 64 875 941 225

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**

**Plan: 3 of 10**

### **Clause 19.02-2S Education Facilities**

The clause is really focused on planning for new schools, not incremental growth to existing schools. St Columba's is well located near public transport and a large residential catchment

The proposed works strengthen the role of the School as a well-located contemporary learning facility in an established residential area.

### **Clause 22.01 Non-Residential Uses in Residential Zones Policy**

The College site was established as part of the overall planning of Point Cook, at the intersection of two main roads and opposite Carrenballac Early Learning-9 School.

In planning, schools were located as part of the community hub, close to shopping and community facilities and with easy access to local public transport.

The location of new buildings is to the south and remote from housing. The scale of the buildings is complementary to the open and busy intersection. The design is contemporary and consistent with the remainder of the facilities. The institutional buildings enhance the sense of place at the intersection of Palmers and Dunnings Roads.

In order to facilitate the Vicroads acquisition part of the car park is below the sports facility, increasing its height. Fortunately, the scale of development does not have any impact on housing or the intersection because of distance and scale.

### **Zoning**

The land is zoned General Residential Schedule 1. Emmanuel College has obtained approval WYP0927/06.18. This proposal is a modification to the proposal and requires further planning approval for the administrative building extension, library and staff facilities as well as the sports facilities with car parking and signage. Landscape details are also incorporated into the design.

The buildings are contemporary in design, intended to integrate with the existing campus. Planting is selected to suit a dry and exposed climate.

### **Car Parking**

MD Cubed has updated its report to address minor changes to parking. The report confirms that the proposal has no change to car park numbers and layout principles.

### **Landscaping**

Landscaping is improved in the eastern part of the site as occupation intensifies and design is better resolved. The aim is to line the setbacks with canopy trees to define the site and reduce the impact of wind. Ground cover will improve pedestrian areas and reduce dust. Setbacks are 3m minimum.

Landscaping of the areas around the administration extension and library is also incorporated to enhance the area. This part of works is remote from the site boundary. The treatments are carefully selected to respond to a heavy use environment, climate change, sustainable management practices and improvement of the campus environment.

## Signage

The school crest is located on the southern building facades. The signage also reinforces the sense of place. The crest is categorized as a high wall sign and is anticipated within the zone. The crest is backlit.

The sign is consistent with the Council's Advertising Policy for residential areas. The crest is setback from the boundary and behind landscaping so there is no confusion for motorists. The crest clearly relates to the use and is appropriate to the scale of the building.

## Fee

The cost of the project is \$3Million more than the previous amendment. Please provide an invoice so that the College can raise the payment.

Please feel free to contact me if you have any queries.

Yours faithfully,



**NATALIE GRAY**

Our Ref: P190202 Let01

Contact: DDZ

26th March 2019

Watson Young Architects Pty Ltd  
8 Grattan Street  
Prahran, Victoria 3181

Attention: Janina Goethel

Dear Janina,

**RE: EMMANUEL COLLEGE - NOTRE DAME CAMPUS EXPANSION – AMENDED PLANS**

As requested, we have reviewed the amended plans for the proposed building works at Emmanuel College Notre Dame Campus Point Cook. The following comments are offered in relation to parking and traffic matters associated with the amendments.

**1.0 Approved Plans – 2018**

The following Watson Young Architects' plans 17036 TP03A and 17036 TP07A are copies of the currently approved proposed site and car park plans respectively. Refer Figures 1 and 2.

The approved plans indicate a total of 234 car parking spaces on site, including 4 accessible bays as well as an additional 10 bays within the pick up/drop off lane. The Foxwood Dr car park contains 128 car parking spaces including 3 accessible bays while 106 car parking bays including one accessible bay plus the 10 pick up/drop off bays are located along the Dunnings Rd frontage.

Six tandem bus bays and 6 car parking bays are located along the Dunnings Rd service road.



PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

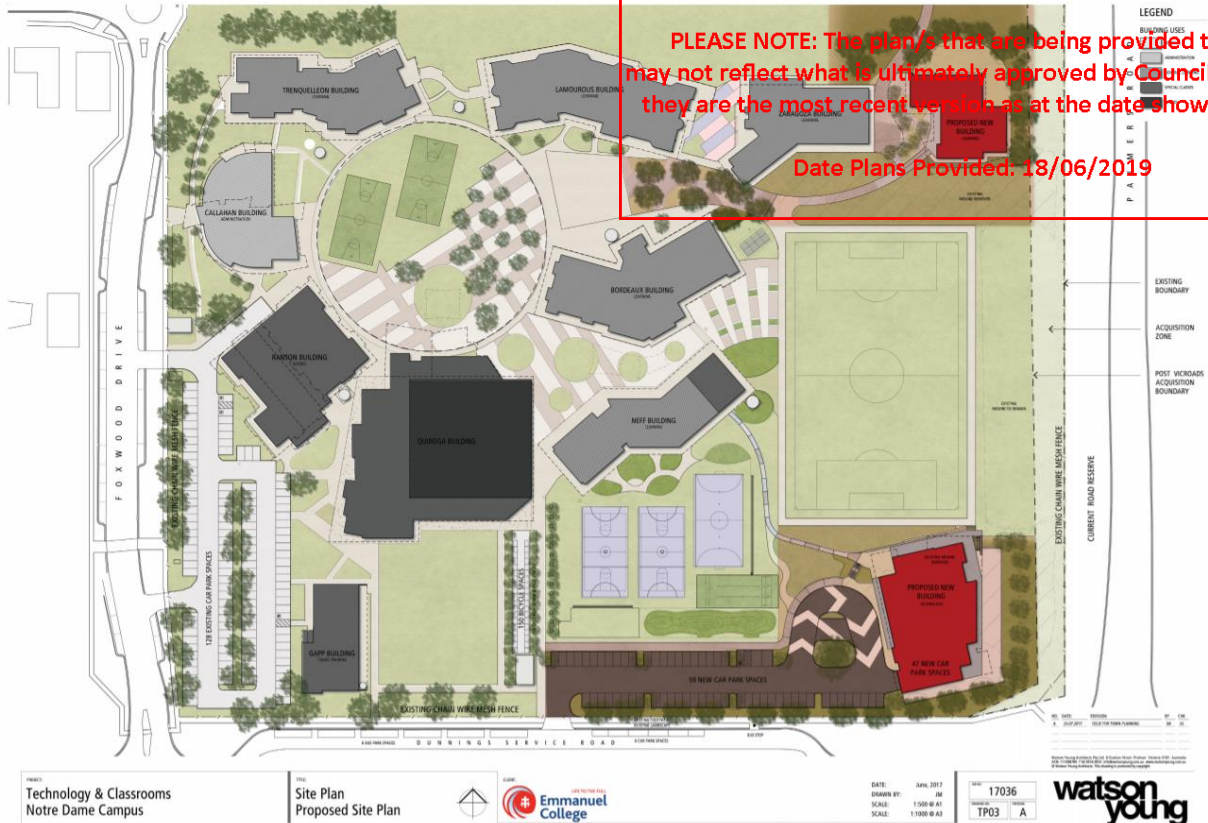


Figure 1- Approved Site Plan

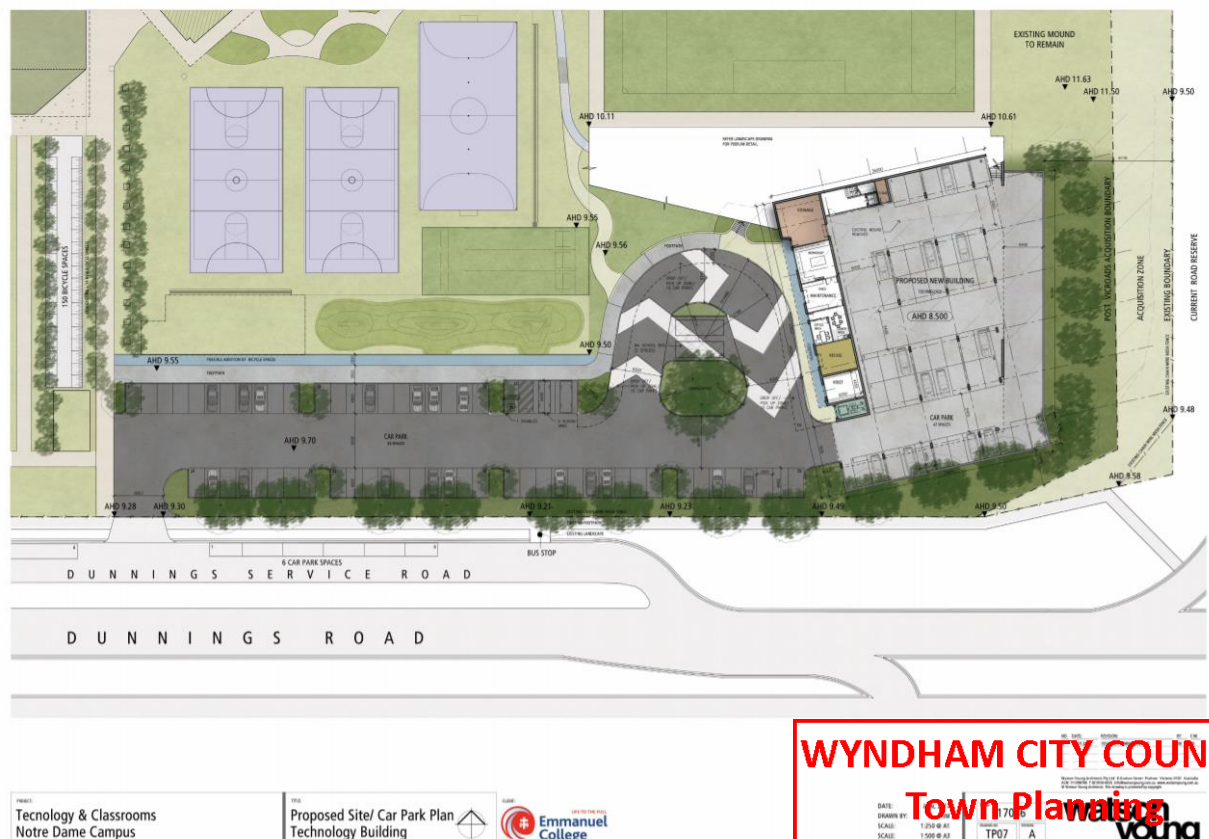


Figure 2 - Approved Car Park Plan

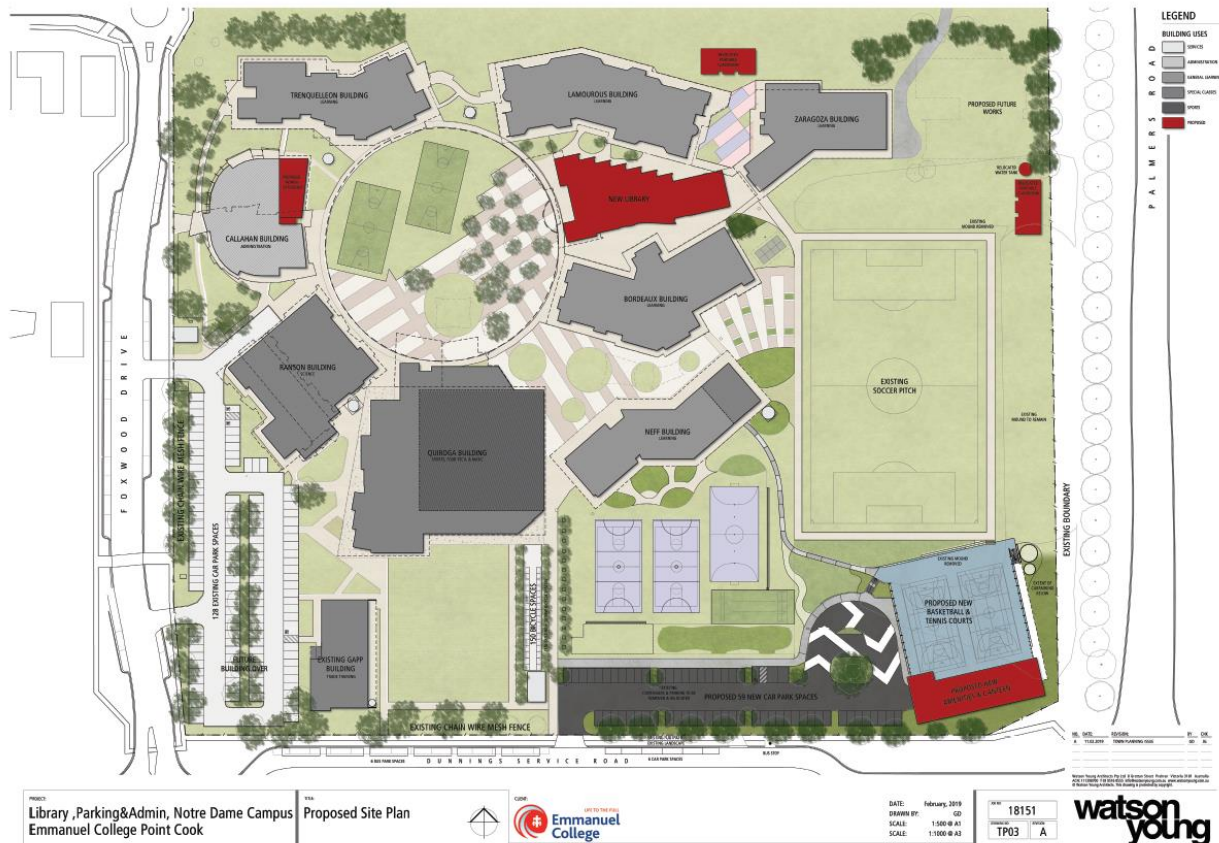
## 2.0 Amended Plans

No changes are proposed to the approved 1500 student enrolment or staff numbers as part of this amendment. The amended plans propose modifications to the locations and configuration of buildings across the College site.

**PLEASE NOTE:** The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

**Date Plans Provided: 18/06/2019**

Refer Figures 3 and 4, Watson Young Architects' Proposed Site Plan 18151 TP03A and Proposed Car Park Plan 18151 TP07A below.



**Figure 3 - Amended Site Plan**



PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

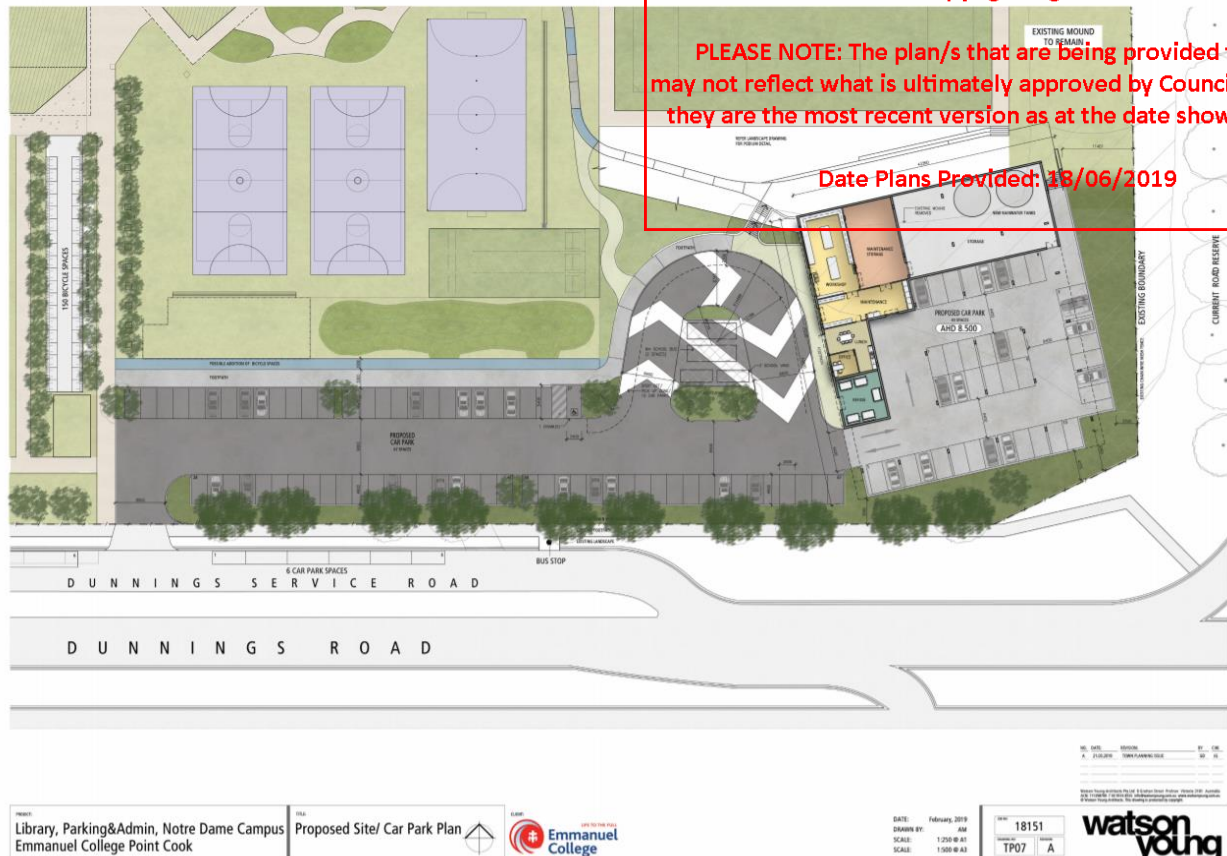


Figure 4 - Amended Car Park Plan

## 2.1 Vehicular Access

No changes are proposed to the existing driveway crossovers to the College via Foxwood Dr. The previously proposed vehicular access to the Dunnings Rd service road as well as the service road bus and car parking have also been retained.

## 2.2 Car Parking

A can be seen in Figure 3, Watson Young Architects' plan 18151 TP03A, no changes are proposed to the existing 128 space car park located along Foxwood Dr.

Although the proposed building footprint located at the south eastern end of the site has been altered marginally resulting in minor changes to the proposed car park layout, the overall car park supply has been maintained at 106 spaces including one accessible bay. The proposed 10 space pick up/drop lane has also been retained.

The proposed parking bay dimensions satisfy the design standard requirements of Clause 52.06-8 of the Planning Scheme.

The total on site parking supply will be 244 including the 10 pick up/drop bays and 4 accessible bays and as per the approved plans.

### 2.3 Traffic Considerations

The proposed building modifications will not alter any traffic related matters.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 18/06/2019

The proposed amended plans will not impact the current planning permit in relation to parking and traffic matters.

Please contact me if you wish to discuss or require further details.

Yours sincerely



Diana DeZilwa  
Director  
MD Cubed P/L  
0418350392