

# Rowan Drive Doveton Development Plan

**Version:** 1.1

**Date updated:** 21 July 2015

**Responsible Department:** Strategic Development

*Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at [www.casey.vic.gov.au/policiesstrategies](http://www.casey.vic.gov.au/policiesstrategies) to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.*

|     |                                                           |    |
|-----|-----------------------------------------------------------|----|
| 1   | Purpose .....                                             | 3  |
| 2   | Scope .....                                               | 3  |
| 3   | Introduction .....                                        | 3  |
| 4   | Site Context .....                                        | 4  |
| 4.1 | Site Features .....                                       | 4  |
| 5   | Local Context.....                                        | 5  |
| 6   | Regional Context .....                                    | 5  |
| 7   | Service and Infrastructure .....                          | 5  |
| 8   | Site constraints and opportunities .....                  | 5  |
| 8.1 | Ecology.....                                              | 5  |
| 8.2 | Cultural Heritage .....                                   | 6  |
| 9   | Strategic Planning Context.....                           | 6  |
| 9.1 | State Planning Policy Framework (SPPF).....               | 6  |
| 9.2 | Local Planning Policy Framework (LPPF) .....              | 6  |
| 9.3 | Schedule 20 to the Development Plan Overlay .....         | 6  |
| 10  | Planning Controls.....                                    | 6  |
| 11  | Development Plan Components.....                          | 7  |
|     | Existing Conditions Plan .....                            | 7  |
|     | Existing Conditions and Demolition Plan .....             | 8  |
|     | Stages 1 to 5 – Rowan Drive Doveton Development Plan..... | 10 |
|     | 3D Built Form Massing .....                               | 12 |
|     | Shadow Diagram .....                                      | 13 |
|     | Access and Movement Plan.....                             | 15 |
|     | Landscape Concept Plan .....                              | 17 |
|     | ESD Statement .....                                       | 18 |
| 12  | Development Plan.....                                     | 19 |
|     | Stage 1A – Building Plan .....                            | 20 |
|     | Stage 1 – Building Plan.....                              | 22 |
|     | Stage 2 – Building Plan.....                              | 24 |
|     | Stage 2A – Building Plan .....                            | 25 |
|     | Stage 3 – Building Plan.....                              | 27 |
|     | Stage 4 – Building Plan.....                              | 29 |
|     | Stage 5 – Building Plan.....                              | 31 |
| 13  | Planning Permit and Conditions .....                      | 32 |
| 14  | Definitions.....                                          | 32 |
| 15  | Administrative Updates .....                              | 32 |
| 16  | Review.....                                               | 32 |

## 1 Purpose

To outline the proposed redevelopment of the former Doveton North Primary School surplus education site at 25-35 Rowan Drive, Doveton proposed by Ilim College.

## 2 Scope

The Development Plan relates to the former Doveton North Primary School site at 25-35 Rowan Drive, Doveton.

## 3 Introduction

The former Doveton North Primary School site at 25-35 Rowan Drive, Doveton (Figure 1) was one of three surplus education sites identified by the Department of Education and Early Childhood Development (DEECD) as surplus to requirement. In 2008, the school was closed by the State Government.

Amendment GC5 rezoned a number of surplus school sites to enable their sale and consideration for residential use. The amendment applied the General Residential Zone (GRZ) or Residential Growth Zone (RGZ) with an accompanying Development Plan Overlay (DPO). The former Doveton North Primary School site (25-35 Rowan Drive, Doveton) was thus rezoned GRZ.

In May 2014 Ilim College decided to expand with the acquisition of the former Doveton North Primary School site. Ilim College is an independent, co-educational grade Prep to Year 12 VCE (P-12) school with other campuses in Victoria.

Ilim College commissioned MSM & Associates Pty Ltd to develop a proposed Development Plan for the former Doveton North Primary School site. The detailed design of the five stages identified in the Development Plan will be assessed through the planning permit application process. When the site is fully operational, it will deliver educational services at both Primary and Secondary school students.

This Development Plan responds to the requirements of Schedule 20 of the Development Plan Overlay (DPO20) under Clause 43.04 of the Casey Planning Scheme.

Figure 1 aerial – subject site



## 4 Site Context

### 4.1 Site Features

The former Doveton North Primary School site is a small parcel of land located at 25-35 Rowan Drive, Doveton. The site is approximately 2.2 hectares and comprises of one whole lot. The site is bounded on all four sides by residential streets, these being Rowan Drive, Cootamundra Street, Spring Street and Liquidamber Street.

The site topography is characterised by a mostly flat terrain, with a slightly sculpted mound area to the corner of the site near Spring and Liquidamber Streets. The main entry to the site is currently via Rowan Drive and is framed visually by a front entry portico and signage visible from Rowan Drive.

There are three Significant River Red Gum trees that must be protected by an Environmental Significance Overlay Schedule 7 (ESO7). The Development Plan must allow for the River Red Gums to be protected and enhanced.

There are currently two existing Lightweight Timber Construction (LTC) general purpose classroom blocks, a sports hall and a maintenance shed. One of the existing LTC blocks has been heavily damaged by fire and the structural integrity of the building is no longer sound so it will need to be demolished. The remaining LTC will also be demolished to achieve a better utilisation of the space available. These works will occur prior to the commencement of Stage 1.

## **5 Local Context Doveton is surrounded by the following suburbs Endeavour Hills and Hallam (City of Casey) and Dandenong South (City of Greater Dandenong).**

The site is located 200m from Linden Place Shopping Centre, Power Road Doveton where the closest bus stop is located. This bus route 844 typically operates every 30 minutes during the week and provides direct connection to the nearest shopping centre in Autumn Place, Doveton, approximately 1.14km from the site. Power Road also provides direct access to Princes Highway and public transport bus route 828 which connects residents to Dandenong Train Station and Westfield Fountain Gate Shopping Centre.

## **6 Regional Context**

Doveton is situated 31 km south-east of Melbourne's Central Business District. Doveton - Eumemmerring is bounded by the Monash Freeway in the north and north-east, the South Gippsland Freeway in the south-east, the Princes Highway in the south and Claredale Road and Dandenong Creek in the west.

Significant urban facilities close to the former Doveton North Primary School site include; Westfield Fountain Gate Shopping Centre, Dandenong Hospital, Chisholm Institute of TAFE and Lysterfield State Park.

## **7 Service and Infrastructure**

Being an infill site, all services are available for extension to service the development.

## **8 Site constraints and opportunities**

### **8.1 Ecology**

An Arboricultural assessment was prepared by Tree Logic Pty Ltd for sale of the surplus education site at 25-35 Rowan Drive, Doveton on 18 April 2013. The report provided a detailed tree assessment of thirty-six (36) trees within the tree study area and guidelines for their protection.

All trees were attributed an arboricultural rating that reflects the retention value of each tree.

- » One (1) tree was attributed an arboricultural rating of High (3%)
- » Twenty (20) trees were attributed an arboricultural rating of Moderate (56%)
- » Eleven (11) trees were rated Low (30%)
- » Four (4) trees were attributed an arboricultural rating of None (11%)

An Environmental Significance Overlay Schedule 7 (ESO7) identifies the Tree Protection Zones (TPZ) requirements for remnant River Red Gum (*Eucalyptus camaldulensis*) trees. Three trees are identified under ESO7. A tree stump remains of one River Red Gum tree, which has epicormic regrowth. \*It is recommended that this ESO7 Tree 'ID number 26' is removed and an ecological assessment has been undertaken by Monarc Environmental that has determined the native vegetation offset required, which is rated as low. Report has been submitted under Stage 1 planning application PInA00255/15.

MSM & Associates Pty Ltd commissioned Tree Logic Pty Ltd to prepare a Tree Management Plan dated 20 May 2015, for trees to be retained at 25-35 Rowan Drive Doveton as part of the site redevelopment.

## **8.2 Cultural Heritage**

An application requirement under DPO20 is for an Aboriginal cultural heritage assessment/archaeological survey.

The Victorian Aboriginal Heritage Register found that there is not any registered Aboriginal Places or Objects on the nominated area of land. Nor any 'areas of cultural heritage sensitivity' associated with the nominated area of land.

As a result an Aboriginal Certificate has been received noting the site is not registered for any cultural sensitivity.

## **9 Strategic Planning Context**

### **9.1 State Planning Policy Framework (SPPF)**

Plan Melbourne identifies the City of Casey within the Southern Sub-Region in which Fountain Gate-Narre Warren is nominated as a Metropolitan Activity Centre.

The development plan aligns with the key strategic directions of the SPPF, Clause 19 Infrastructure which encourages planning to recognise social needs by providing for a range of accessible community resources such as educational services where primary and secondary facilities are located to maximise walking and cycling and accessible to public transport.

### **9.2 Local Planning Policy Framework (LPPF)**

The development plan contains a number of policies with some degree of relevance to the thematic strategic directions identified within the Municipal Strategic Statement (MSS).

In particular Clause 21.05, Built Up Area seeks to provide for appropriate residential uses to establish in residential areas for the convenience of local residents.

### **9.3 Schedule 20 to the Development Plan Overlay**

This schedule applies to land generally known as:

- » 58 Doveton Avenue, Doveton – Eumemmerring Primary School
- » 25-35 Rowan Drive, Doveton – Doveton North Primary School

## **10 Planning Controls**

The land is within the General Residential Zone (GRZ1). The subject site is also affected by the Development Plan Overlay Schedule 20 (DPO20) and Environmental Significance Overlay Schedule 7 (ESO7). The zone and overlays for the site can be found on Planning Schemes Online <<http://planningschemes.dpcd.vic.gov.au/>> Department of Environment, Land, Water and Planning.

11 Development Plan Components

The Development Plan is required to show the following;

The existing conditions plan is required to show the surrounding land uses and development, adjoining roads and pedestrian links, access to public transport, topography and infrastructure provision as outlined below.

Existing Conditions Plan



Existing Conditions and Demolition Plan



*New building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space.*

The indicative building plan on the following page shows the five stages of development from Stage 1 to Stage 5 to achieve a new Primary and Secondary co-educational school.

The plan shows:

- » A main entrance to address the street.
- » Drop off parking with new buffering landscape.
- » New concrete driveway and parking spaces for staff and parent/bus drop off.
- » New crossroads to be installed (to be determined at planning permit application stage).
- » Proposed 1 metre wide concrete accessible footpaths for access from parking and access points to the classrooms
- » Communal areas with proposed outdoor seating
- » Retention of two significant trees identified by ESO7 with new landscaping to complement and retain tree health
- » Landscape zones within the access path to create soft treatments against the buildings where possible.
- » New 2.4 metre high steel picket secure fence around the school, that still provides a visual connection and a mesh fence around the hard courts with landscape screening.
- » Visible open areas to act as a deterrent to crime and vandalism and improve the community's perception of safety.
- » Zoned areas between primary and secondary to allow for private space and learning.
- » A centralised administration area that caters for both primary and secondary students.
- » A sports hall and areas designated for active and passive student recreational space.

**LOCATION AMENITIES**  
 1. 1.1 KM TO SUBURBAN BUS STATION  
 2. 1.1 KM TO SUBURBAN BUS STATION  
 3. 1.1 KM TO SUBURBAN BUS STATION  
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 8. 1.1 KM TO SUBURBAN BUS STATION  
 9. 1.1 KM TO SUBURBAN BUS STATION  
 10. 1.1 KM TO SUBURBAN BUS STATION

**SITE COVERAGE**  
 SITE AREA: 20201m²  
 BUILDING FOOTPRINT: 4850m² (24.0%)  
 DRIVEWAYS & HARD COURTS: 4750m² (23.5%)  
 TOTAL SITE COVERAGE: 9600m² (47.5%)  
 POROUS SURFACE: 8810m² (43.5%)

**LEGEND**  
 HT: WATER TOWER

**DESIGN RESPONSE**  
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**SURFACES LEGEND**  
 GRASS  
 PAVING  
 CONCRETE  
 TERRAZZO  
 ASPHALT  
 PEDESTAL PAVING

**LEGEND**  
 EXISTING TREES TO BE RETAINED  
 PROPOSED LANDSCAPE

**NOTE: THIS PLAN IS INDICATIVE ONLY, TO GUIDE THE FUTURE LAYOUT OF THE DEVELOPMENT**

*Three-dimensional building envelope plans including maximum building heights and setbacks.*

- » Appropriate built-form massing within the development to reduce visual bulk from the street and allow for permeability through the site.
- » Building heights should not provide any negative impact on the public realm.
- » The Development Plan proposes a combination of two (2) storeys or maximum building height 9 metres and three (3) storeys or maximum building height of 13 metres to create more active and passive recreational playing space for both Primary and Senior school students .
- » It also allows for a nine (8.9) metre building setback from Liquidamber Street; sixteen (17.83) metre building setback from Spring Street and twenty (20.32) metre building setback from Cootamundra Street and Rowan Drive.
- » Stage 4 (Central administration area) is a prominent site and presents an opportunity to create an architectural statement to become a local landmark that contributes positively to the amenity of the area.
- » Legible pedestrian links with good weather protection both internally and externally.
- » Appropriate site orientation of buildings to interface with the public realm and create a sense of address.
- » Clear site lines with good views and vistas to contribute positively to the surrounding neighbourhood area.
- » Passive design to maximise natural lighting and ventilation within the development.
- » A safe and accessible environment within the development and provide an appropriate lighting treatment.

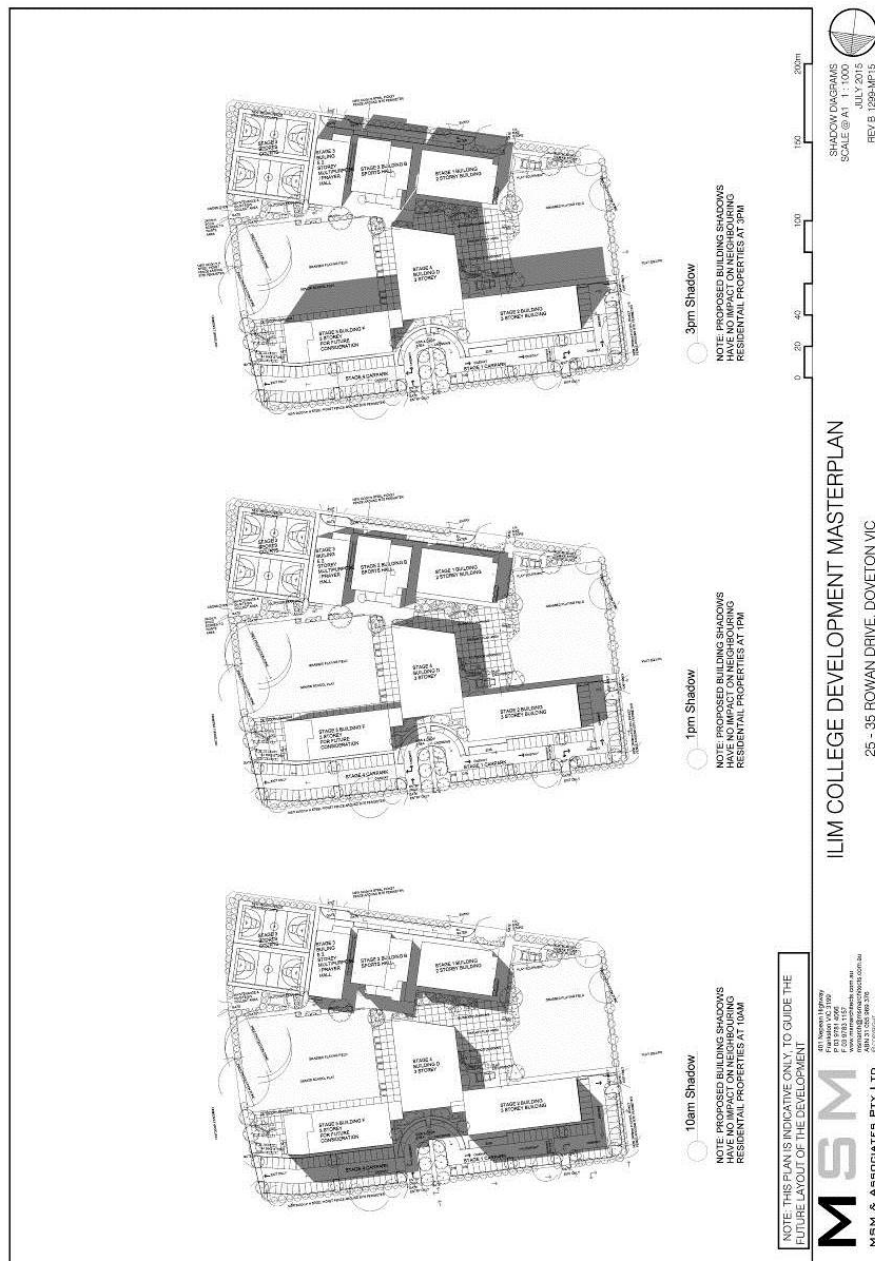
3D Built Form Massing



*Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.*

- » Architectural treatment on the built-form to avoid overlooking on adjacent residential areas. This will be addressed during each of the planning permit application stages.
- » Shadow diagrams indicate no overshadowing on the adjoining residential private open spaces.

## Shadow Diagram



*A traffic management report and car parking plan, which includes:*

*Identification of roads, pedestrians, cyclists and vehicle access locations, including parking areas, both internal and external to the site.*

*Any traffic management measures, where required.*

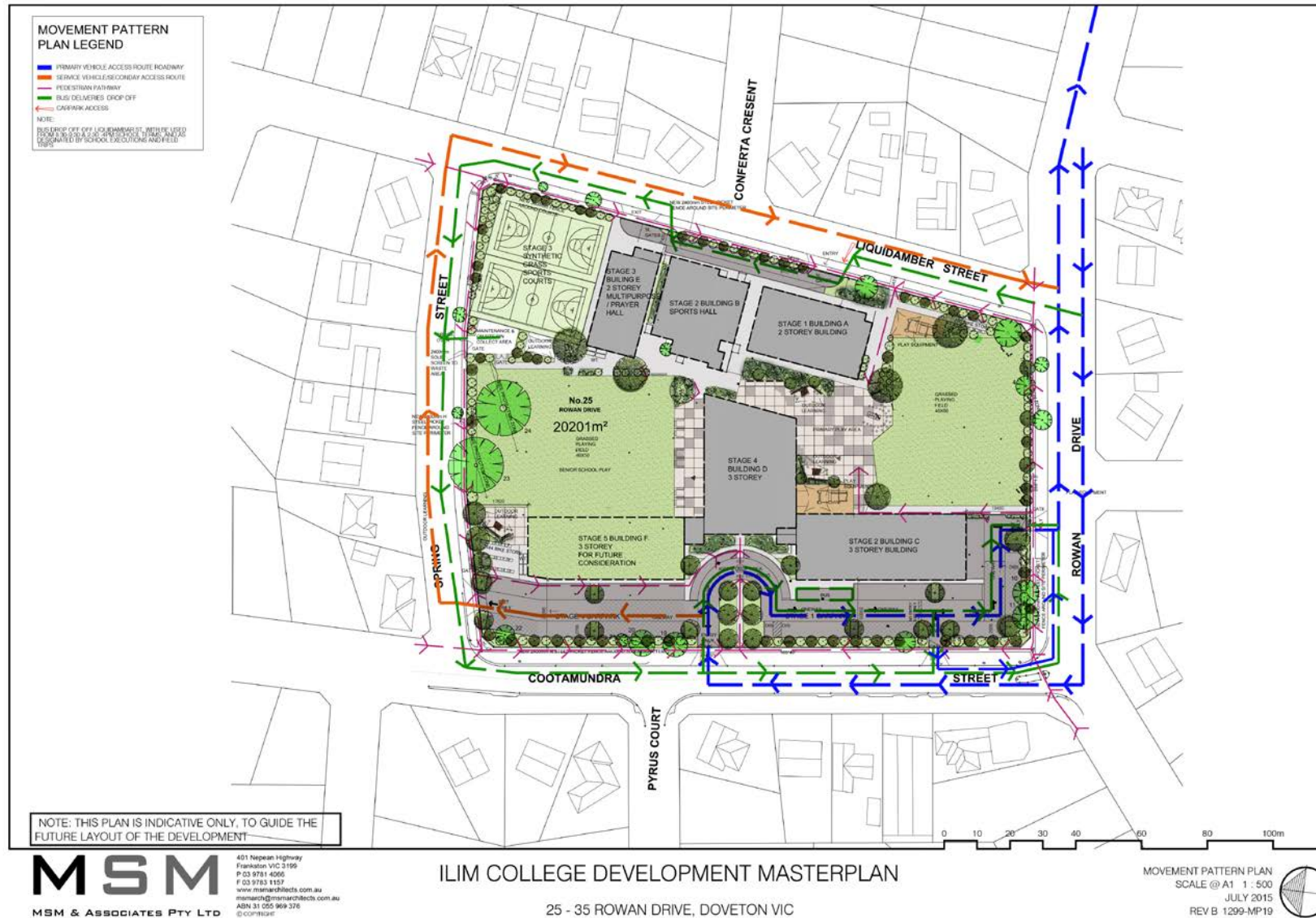
*Location and linkages to public transport.*

*Car parking rates for all uses, including visitor parking.*

*Provision for bicycle facilities.*

- » The Access and Movement plan identifies roads, pedestrians, cyclists and vehicle access locations including parking areas, both internal and external to the site.
- » The Existing Conditions Plan shows the location and linkages to public transport.
- » The main vehicle access to the site is along Cootamundra Street and exit point is from Rowan Drive.
- » A number of pedestrian entry and exit points are provided from the streets surrounding the site.
- » A Traffic and Parking Management Plan as part of the Traffic Impact Assessment Report (TIAR) will be required for each stage of the development. The elements of a TIAR will include car parking numbers, bicycle bays, extra buses/coaches for activities such as excursions and sports days and pedestrian connectivity. These elements will be determined at each stage of the planning permit application process.
- » Future parking restriction and school crossings if required will need to be discussed with Traffic Operation at the City of Casey when the school is operational, to the satisfaction of the Responsible Authority.
- » Waste / service area to be operationally functional and ensure minimal visual impact on the public realm. Details to be determined at the planning permit application stage
- » Other traffic comments need to be taken into account at the Functional Layout Plan/Design Stages.

## Access and Movement Plan



*A landscape concept plan for the site.*

- » Landscape concept plan to be site responsive
- » Respect existing Doveton neighbourhood and landscape character by providing a landscape buffer between the built facilities and the street interface to allow for canopy tree planting.
- » Incorporate the arboricultural assessment recommendation to retain identified native or significant vegetation on the land into the landscape concept design.
- » All native vegetation proposed to be removed will require offsetting in accordance with the Permitted Clearance of Native Vegetation guidelines.
- » Key landscape elements to be introduced in the early development stages, to enable establishment of trees and growth of canopies for summer shelter.
- » A well landscaped grassed area to allow for both active and passive recreational play.
- » Tree planting ideas such as cell products to be incorporated into the car parking layout to protect existing trees. Consideration to be given to Water Sensitive Urban Design (WSUD) initiatives.

Landscape Concept Plan



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ILIM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

LANDSCAPE PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP17



*An Environmentally Sustainable Design (ESD) Statement which includes:*

*Proposed initiatives that demonstrate sustainable design features not limited to energy and greenhouse gas emissions reduction, integrated water management, waste and materials and achievement towards best practice ESD.*

## ESD Statement

# 16. Ecological Sustainability Statement

## Our Approach

### First Principles

One of the key considerations in sustainable development is understanding the site's micro-climate. This building is oriented for best solar performance with learning spaces located north south with minimal glazing to the east and west. Glazing to the north, west and east will be shaded. Prevailing breezes are captured to support the mechanical systems required to heat and cool the space.

### Design

The design solution is key to sustainable development. Design solutions should be functionally and structurally efficient to minimise embodied energy input and ultimately flexible to enable the building to adapt over to functional and technological changes over time. This practice in turn reduces the need for costly and wasteful renovation works in the future. The design is purposefully multi-modal to enable the building to function in a variety of modes supporting a variety of activities and event types.

### Indoor Environment

The quality of the indoor environment is the most essential component for ensuring occupant comfort, productivity and health in a building. The key factors to achieving a good internal atmosphere are: fresh air, natural daylight and access to external views. These elements are also directly linked to the major energy consumers in buildings: heating and cooling and artificial lighting. Where possible we have used passive systems to heat and cool the building with supplemental mechanical systems to support only on peak heat days. We will also ensure LED lights are installed and task lighting installed where required, but designed to work with the sun path of the GPC spaces. We will put solar skylights in areas that would require heavy artificial lighting, and are heavily used.

## Materials Selection

Building materials need to be considered for their broadest range of effects. During the planning and design process of each stage of the development, we will investigate a range of materials based upon their sustainability and suitability for the task. The use of local, recycled, post-consumer content, low VOC and formaldehyde free materials and maintenance has been reviewed. Materials and systems will also be reviewed on a 'whole of life' basis to ensure materials and systems are durable, low-maintenance and have minimal on-going operational costs. The cladding 'Barestone' is a compressed sheet product not requiring maintenance and is water proof and vandal proof with its varied thicknesses it is the perfect modern cladding for a school and long with Brickwork and Colourbond Cladding.

## Alternative Energy

Sources of alternative energy such as solar panels and solar water heating will be evaluated for their efficiency through the project as a whole, in which Ilim College have used on their other Campus's. The school looks to use natural lighting where applicable and solar skylights to internal corridors, to lessen the power draw for the school.

## Waste Management

As part of the design process we have focused on the on-site application of waste management which can incorporate the use of grey water, for irrigation. The school will have recycle bins and general waste bins, which they will teach the students and staff to use throughout the school where possible.

## Water Management

To reduce potable water consumption a rainwater harvesting system will be incorporated into the design. Water harvested will be used to flush toilets and areas on non drinking where suitable. New landscaping will be drought resistant to minimise the reliance on irrigation systems, once established. Water saving urban design initiatives will be incorporated into the design to improve stormwater quality and retain stormwater on-site for re-use in irrigation or buildings, thus maybe done with under ground tank systems. Typical methods implemented by our practice is the use of porous paving and bio-retention of stormwater in bio-swales.

MSM & Associates – Master Report - Ilim College

*NB: The development plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.*

## 12 Development Plan

The detailed staging of the proposed Development Plan is outlined in the plans and table below.

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

## Stage 1A – Building Plan



|                      |                         |                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 1A and Stage 1 | Construction Building A | <b>Building A – 2 storey</b><br><br>Stage 1A may require the installation of portable classrooms (subject to need) during the construction of Stage 1. The portable classrooms will be removed after Stage 1 is completed.<br><br>Stage 1 Junior GPC building containing general purpose classrooms, amenities, site storage and an administration wing that will be temporary until Stage 3 is completed. |
|----------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

## Stage 1 – Building Plan



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### ILAM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 1 BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP09

|          |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 2  | Construction<br>Building B and<br>Building C. | <p><b>Building B – existing double storey gym (7.5) metre high building</b></p> <p>Sports Hall buildings, gymnasium, amenities and administration.</p> <p><b>Building C –3 storey</b></p> <p>Part administration and junior GPC school block, general purpose classrooms and temporary facility for art and library until Stage 5 is undertaken.</p> <p>Portables may need to be installed once capacity of general classrooms is reached but prior to new GPC stage at Stage 4.</p> |
| Stage 2A |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

Stage 2 – Building Plan



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ILIM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 2 BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP10

Stage 2A – Building Plan



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ILIM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 2A BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP11



|         |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 3 | Construction<br>Building D and<br>Building E. | <b>Building D –3 storey</b><br><br>The new main building will contain staff administration, school canteen and a new senior school with library, commerce, personal development, computer POD and sciences block.<br><br><b>Building E – 2 storey</b><br><br>A multi-purpose prayer area / hall.<br><br>Complete remaining car park.<br><br>This stage also includes construction of senior basketball courts. |
|---------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

Stage 3 – Building Plan



**MSM**  
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ILIM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 3 BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP12

|         |                            |                                                                            |
|---------|----------------------------|----------------------------------------------------------------------------|
| Stage 4 | Construction<br>Building F | <b>Building F – 3 storey</b><br>Senior GPC, amenities and VCE Centre.<br>. |
|---------|----------------------------|----------------------------------------------------------------------------|

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

The site plan for No. 25 Rowan Drive shows a rectangular development area. The site is bounded by Conferta Crescent to the north, Liquidamber Street to the east, Spring Street to the west, and Cootamundra Street to the south. The plan includes several buildings: Stage 1 Building A (2 storey), Stage 2 Building B (Sports Hall), Stage 2 Building C (3 storey), Stage 2 Building D (3 storey), Stage 3 Building E (2 storey Multipurpose/Prayer Hall), and Stage 3 Synthetic Grass Sports Courts. There are also two outdoor sports fields, a senior school play area, and a stage 4 carpark. The plan also shows a new driveway, a new steel picket fence, and a new site perimeter. A scale bar at the bottom right indicates distances from 0 to 100m.

**LEGEND**

- STAGE 1 BUILDING
- STAGE 2 BUILDING
- STAGE 3 BUILDING
- STAGE 4 BUILDING

**SURFACE LEGEND**

- ASPHALT
- PAVED
- CONCRETE
- GRASS
- GRAVEL
- STONE
- STONE/PAVED

**NOTE: THIS PLAN IS INDICATIVE ONLY, TO GUIDE THE FUTURE LAYOUT OF THE DEVELOPMENT**

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25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 4 BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP13



|         |  |                                                                                                                                                             |
|---------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 5 |  | <p>Marked on building plan for future consideration.</p> <p>This may necessitate further land acquisition to deliver appropriate open space provisions.</p> |
|---------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

Note all areas are approximate only and are subject to individual planning permits for each building after consultation and design with school based on current and future requirements.

## Stage 5 – Building Plan



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### ILIM COLLEGE DEVELOPMENT MASTERPLAN

25 - 35 ROWAN DRIVE, DOVETON VIC

STAGE 5 BUILDING PLAN  
SCALE @ A1 1 : 500  
JULY 2015  
REV B 1299-MP14

### 13 Planning Permit and Conditions

Permit conditions and application requirements are set out under Development Plan Overlay - Schedule 20 of the Casey Planning Scheme.

#### Planning Permit Requirements

- » On any future planning permit for use and/or development of land there will be a condition placed on the planning permit that will require the landowner, Ilim College to prepare a Traffic Impact Assessment Report to the satisfaction of the Responsible Authority.
- » On any future planning permit for use and/or development of land there will be a condition placed on the planning permit that will require the landowner, Ilim College to provide an Arboricultural Impact Assessment and a Tree Management Plan for all trees proposed to be retained to the satisfaction of the Responsible Authority. This report must be prepared by a suitably qualified and experienced Arboricultural consultant in accordance with the requirements of Australian Standard AS -4970,2009

### 14 Definitions

|                        |                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Council</b>         | means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989 |
| <b>Councillors</b>     | means the individuals holding the office of a member of Casey City Council                                              |
| <b>Council officer</b> | means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.                        |

### 15 Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

### 16 Review

The next biennial review of this document is scheduled for completion by 31 July 2017.