

3.2 55 Mont Albert Road Canterbury

55 Mont Albert Road, Canterbury

Application no: DP18/001
Responsible director: Shiran Wickramasinghe - Director City Planning
Authorised by: Simon Mitchell – Manager Statutory Planning
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Abstract

Camberwell Grammar School is located at 55 Mont Albert Road, Canterbury. Under the provisions of the Boroondara Planning Scheme, the site is subject to a Development Plan Overlay which mandates planning permits for development cannot be issued until a Development Plan has been prepared to the Responsible Authority's satisfaction.

A Development Plan for Camberwell Grammar School has been required and is the subject of consideration of this report and recommendation. The Development Plan proposes the redevelopment of the "Kingussie" building and for the extended use of the existing Sports Centre and Chapel. The additional proposed uses include the hire of the Chapel and function centre for past and present staff and students and for the external use of the sporting facilities to the broader community.

The Development plan was exhibited and 19 submissions were received. This report outlines the details of the Development Plan and associated issues.

Subject to the recommendations in this report, it is considered the development proposed under this Development Plan is acceptable and will not significantly impact on the amenity of adjoining residential areas.

Issues

The following are key issues in respect of this application:

- Whether the proposal will adversely affect residential amenity in relation to noise through the use of the Sport Centre and Chapel (pages 6, 15 and 16);
- The extent of proposed additional uses within the Sports Centre and Chapel (page 6);
- Impact of the expanded function centre use on residential amenity (pages 15 and 16);
- The potential impact of the addition to "Kingussie" on the streetscape and neighbouring properties (pages 14, and 18-20);
- The issues raised within submissions receive (pages 25 and 26).

Officer's response

The proposed single-storey extension to the "Kingussie" building is considered acceptable. The building will be well set back from adjacent residential properties, separated by the heavily landscaped Outer Circle Reserve. The building will be well set back from Mont Albert Road and given the fall in the land, will be set lower in the landscape, limiting any visual prominence when viewed from the public realm.

The School is not proposing to increase staff or pupil numbers.

The proposed extended / additional uses of the Sports Centre and Chapel are considered acceptable, with access to the facilities being contained 'internally'. Patrons using the facilities will enter via the main entrance to Mont Albert Road, with car parking contained within the existing basement. Pedestrian access is via the internal stairs and lifts. A recommendation is proposed for the Development Plan to be amended to include a notation that the function centre balcony area will be closed at 9.00pm on evenings that functions are held. Additional recommendations for amendments to the Development Plan include maximum attendee numbers of for function centre (200 people) and that sporting events and functions will not occur concurrently with one another. The basement car park, which contains 234 car spaces, will accommodate attendees.

The building in which the function centre and sports facilities (it contains basketball courts and swimming pools) has been constructed to limit noise impacts. It is considered these measures, together with amenity conditions which can be applied at the planning permit stage of the approval process will adequately protect residential amenity.

Suitable conditions will also be recommended at the planning permit stage to limit the use of the function space and ensure adequate coordination of sporting events and functions is maintained, ensuring adequate car parking and limited off-site amenity impacts are caused.

Details of the proposal and assessment against relevant controls and policies are contained in the attachment to this report.

Officers' recommendation

That the Urban Planning Special Committee endorse the Amended Development Plan for Camberwell Grammar School (DP18/001) subject to the following amendments:

1. The balcony door closed from 9.00pm and a notation that its access will be restricted for all future events associated with the expanded non-school use.
2. Compliance with SEPPN-2 criteria for noise generated from the function room on future permits.
3. Notation that people attending the functions and using the sporting and chapel facilities are to use the underground car park only.
4. Notation that the sports facilities and function and chapel spaces are not booked concurrently to one another.
5. Notation that security staff will be employed during functions.
6. That the Mont Albert Road gate will be the only point of entrance after school hours and that all other gates will be locked.
7. Notation that the function space will have a capacity of 200 people at any one time.
8. Functions and events will not be held at the same time as open days or parent / teacher nights.