

**Incorporated Document**

**Coptic Orthodox Church, Diocese of Melbourne  
Headquarters Masterplan**

August 2011

Prepared by CPG Australia

**Coptic Orthodox Church, Diocese of Melbourne  
Headquarters Masterplan**

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**1 Introduction**

This Masterplan acts as the Incorporated Document related to Schedule 3 of the Incorporated Plan Overlay as it applies to the land at 88-154 Park Road, Donvale.

The intention of this Masterplan is to guide the development of the subject site as the Headquarters of the Coptic Orthodox Church, Diocese of Melbourne. The key components of this development are:

- A multi-purpose building consisting of a range of recreation facilities including three indoor multi-sports courts, one of which can be converted to a 1000 seat function centre;
- Education and administration buildings;
- A Cathedral to be designed in a style consistent with Coptic Architecture and seating a maximum of 2000 people;
- Other smaller buildings providing accommodation on site; and,
- A bishop's residence.

This Masterplan has been developed in a manner which seeks to address the key issues in relation to the site, which are:

- The heritage significance of the former Carmelite Monastery on the site, and its forecourt;
- The native vegetation that exists on the site;
- The desire to provide car parking in a sensitive manner which does not disrupt the landscaped feel of the site;
- The current inadequate traffic access point to the site and the need to provide a safe vehicle entry and exit point, and appropriate upgrades to Park Road at the access point;
- The sensitive residential interfaces to the site, particularly to the east, and the need to set buildings away from this boundary.

The purpose of this Masterplan is to provide for these outcomes in a staged manner which provides a framework for the consideration of individual planning permit applications, and which also provides certainty to all parties about the likely outcomes on the land.

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## **2 The Controls**

### **2.1 Land Use**

The land shall be used in a manner consistent with its purpose as the Headquarters of the Coptic Orthodox Church, Diocese of Melbourne. Expected uses on the land include:

- Place of Worship;
- Place of Assembly;
- Education Centre;
- Function Centre;
- Indoor Recreation Facility;
- Accommodation;
- Offices ancillary to the above.

The use of the land shall be generally consistent with the uses set out in the Masterplan at Attachment 1 to this document, and at all times compliant with the provisions of the zone that applies to the land.

### **2.2 Built form**

The location of buildings on the site shall be generally in accordance with the Masterplan at Attachment 1 to this document.

The following controls apply:

- All buildings must have a minimum setback of 25 metres from a boundary shared with a residential property;
- All buildings shall maintain the setbacks to the existing Carmelite Monastery as depicted in the Masterplan at Attachment 1 to this document;
- The Multi-purpose building shall have a maximum height of AHD 141.7;
- The Education and Administrations buildings shall have a maximum height of AHD 137.5;
- The heights of all other buildings shall be to the satisfaction of the Responsible Authority.



### **2.3 Staging of Development**

The stages of development as depicted in the Masterplan at Attachment 1 to this document can occur in any order and does not need to follow the sequence of numbers shown on the Masterplan.

Prior to completion of the first stage of development (whichever building that may be) the existing vehicle entry point from the intersection of Park and Heads Roads must be closed to all vehicular traffic, and a new access point must be constructed in Park Road at the point depicted in the Masterplan, and to a standard to the satisfaction of the Responsible Authority.

At any stage of development car parking must be provided on site in a manner to the satisfaction of the Responsible Authority and at a rate of 0.3 car parking spaces to every person proposed to be accommodated on site at any one time.

### **2.4 Car Parking**

All car parking associated with the use of the land must be contained within the subject site.

Ultimately car parking is to be provided predominantly within basements to each of the main buildings on the site, being the multi-purpose building, the education and administration buildings and the cathedral. Car parking is intended to operate on a precinct basis to serve each of the buildings when they are in use. That is, when the Cathedral is in use, the car parking provided to the basements of each of the buildings will serve the people using the Cathedral.

No more than 2000 people shall be permitted on the site at any one time. Such a capacity shall only be permitted if 600 car parking spaces are provided on site in a manner to the satisfaction of the Responsible Authority. In the event that a lesser number of car parking spaces are provided on site, the limit on the number of people permitted on the site at any one time shall operate on a basis of 0.3 car parking spaces to every person proposed to be accommodated on site at any one time.

No more than 1450 people shall be permitted on the site on any weekday (other than a public holiday) between 3.00pm and 7.00pm.

Prior to the completion of all of the multi-purpose building, education and administration buildings and the cathedral, informal at grade car parking is to supplement the car parking provided at basement level. The layout and design of these car parking areas shall be to the satisfaction of the Responsible Authority.

Should the Multi-purpose building be stage 1 of the development, the layout of the informal car parking areas shall be generally in accordance with that depicted in the plan at Attachment 2 to this document.



## **2.5 Traffic**

Prior to completion of the first stage of development (whichever building that may be) the existing vehicle entry point from the intersection of Park and Heads Roads must be closed to all vehicular traffic, and a new access point must be constructed in Park Road at the point depicted in the Masterplan, and to a standard to the satisfaction of the Responsible Authority.

The intersection created in Park Road at the new vehicle access point shall provide for a dedicated right in turning lane of a length to the satisfaction of the Responsible Authority.

Prior to the completion of the first stage of development, the existing vehicle entry point from the intersection of Park and Heads Roads must be converted to a pedestrian and bicycle only access point. A footpath must be provided from the south bound bus stop along Park Road, near the intersection of Heads Road, to this pedestrian and bicycle only access point. At the request of the Responsible Authority an unsignalised pedestrian crossing must be provided across Heads Road from the north bound bus stop along Park Road, near the intersection of Heads Road, to the footpath set out above.

## **2.6 Noise**

At all times noise from the site must comply with State Environmental Protection Policy N-1 and N-2. All buildings shall be acoustically treated in a manner to achieve these standards. No external loudspeakers or external amplification of music are permitted on the site.

## **2.7 Liquor**

The site is to operate as a dry site. No planning permit is may be granted for the consumption or sale of alcohol on the site.



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**3 Attachment 1 – Masterplan**



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**4 Attachment 2 – Informal car parking layout**

The attached plan depicts the proposed informal car parking layout in the event that the multi-purpose building comprises stage 1 of the proposed development of the site.



