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Our Ref: 20503-03
Contact: Andrew Grey

23 August 2021

Cameron Pearce
Planner | Development Approvals and Design
Department of Environment, Land, Water & Planning
Via DELWP Permits Online Portal

Dear Cameron,

**APPLICATION FOR PLANNING PERMIT PA2101273
1431 STURT STREET, NEWINGTON
ST PATRICK'S COLLEGE BALLARAT**

TGM Group Pty Ltd
(a Cardno Company)

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Thank you for reviewing the submission documents. We provide the following response to the items listed in your letter dated 30 July 2021:

1. Relevant details of the existing school land use are as follows:
 - a. We have enclosed the following existing planning permits for your consideration:
 - i. PLP/2016/165/A Permit and Endorsed Plans (Student Boarding Centre)
 - ii. PLP/2016/102 Permit and Endorsed Plans (Food Technology Building)
 - iii. PLP/2012/421 Permit and Endorsed Plans (Extension to Treacy Wing)
 - b. There is not a current overall master plan document. A master planning process was undertaken to provide for the various co-ordinated works around the campus which are proposed in this application.
 - c. Existing numbers at the campus are 1500 students and 200 staff. These numbers are not proposed to increase as a result of the proposed works.
2. Existing bicycle parking is described in Section 2.4 (page 11) and shown in Figure 2.2 (page 7) of the submitted Transport Impact Assessment Report. There are currently 300 bicycle spaces at the site. These details have been added to page 5 of a revised Planning Report which is enclosed. Given employee and pupil numbers would not increase as a result of the proposed development, there is no demand for further bicycle facilities triggered by the Ballarat Planning Scheme.
3. The existing and proposed fence details have been provided in TP601 which is a new drawing in the Development Plan set. Existing fencing and gates to be replaced are a minimum of 1.8 metres in height. Proposed fences and gates would be 1.8 metre high constructed of metal tube and railing providing high transparency to maintain the visual connection into the site.
4. The boundary setbacks from all levels of the proposed building have been added to TP100 – TP103 of the enclosed revised Development Plans.

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5. Existing building setback details have been added to TP020 of the enclosed revised Development Plans.
6. These title boundary details have been added to floor plans TP100 – TP103 of the enclosed revised Development Plans.
7. An assessment based on the relevant City of Ballarat Residential Design Guidelines for Urban Character is enclosed. Although both sides of Wanliss Road are developed entirely for education purposes, with no residential buildings present, there is a very high level of compliance with any guidelines which could be considered relevant.
8. We are not applying for any works in the road reserve through this application as the Minister is not the responsible authority. All bluestone channel drains, gutters and kerbs are located in the road reserve therefore they will not be impacted by any works proposed through this application. To provide the City of Ballarat with some comfort, we have acknowledged on TP100 of the submitted drawings that any works over bluestone would be reversible. Further details would be provided regarding these works when a planning permit application is made, pursuant to the Heritage Overlay, to the City of Ballarat for proposed works in the road reserve. We intend to make this application once a permit is issued by the Minister for PA2101273.
9. Finished site levels are provided on the submitted Stormwater Management Plans for the proposed MPC building and the car park. Finished levels are also provided on the submitted Concept Landscape Concept Plan for hard landscaping works at the MPC building. Natural ground levels have been added to the elevation drawings at TP300 of the enclosed revised Development Plans for the MPC building.
10. An analysis of the Clause 52.06 parking requirements is provided at the top of page 21 of the submitted Transport Impact Assessment Report. An assessment against the design standards at Clause 52.06-9 is provided at the bottom of page 17 of the submitted Transport Impact Assessment Report.
11. The existing oak tree to be retained north of the proposed building is also identified as a lighter shade of green. The existing mature pear tree to be removed is identified as a red circle on the submitted Landscape Plan.
12. The indicative planting schedule would be finalised when the existing Landscape Concept Plan is further developed as part of the buildings detailed design phase after a planning permit is issued. We would expect a permit condition requiring a detailed landscape plan to be submitted and approved by the responsible authority prior to works commencing on site. At this stage the Landscape Architect on the project team would appreciate any feedback on the species proposed to be used and whether there are any specific areas of concern with what is proposed in the concept plan.
13. The Landscape Concept Plan has been updated to include estimated quantities of the trees categorised in the legend section.

14. Heights from existing ground level have been added to TP300 of the enclosed revised Development Plans.
15. We have been liaising with the City of Ballarat's Traffic Unit about the proposed bus bay locations and they have not raised any issues. However the City of Ballarat would prefer to provide one single response to you via the Section 52 notification process rather than give us a response in writing to a single matter. We have also discussed the proposed bus bay locations with Department of Transport, Public Transport Victoria, Department of Education and bus operators who have provided supportive feedback.

We trust this response and the enclosures will enable you to further progress the application, however please do not hesitate to contact me if you require anything further or wish to discuss any aspect of the proposal.

Your Sincerely

CardnoTGM



Andrew Grey
Senior Town Planner

Enc. Revised Development Plans (John Wardle Architects)
Revised Concept Landscape Plan (Papworth Davies Landscape Architects)
Revised Planning Report (CardnoTGM)
Assessment of the proposal based on the *City of Ballarat Residential Design Guidelines*
Recent/Relevant Planning Permits and Endorsed Plans

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