



OUR REF: 20133

25th August 2021

Cameron Pearce  
Department of Environment, Land, Water & Planning  
Development Approvals

via email: cameron.pearce@delwp.vic.gov.au

Dear Cameron,

**127 - 131 Torquay Road, Grovedale**  
**Planning Permit Application No: PA2101241**

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This supplementary report responds to DELWP's request for further information issued on 7th August 2021.

Each of the items in the "further information request letter" is discussed below.

1. **Confirmation as to whether the proposal triggers the requirements of:**

**(a) Clause 52.29 of the Greater Geelong Council Planning Scheme, in relation to the alteration of access to a road in a road zone. If the requirements apply, the application must be amended to include the relevant permit trigger.**

1.1. The proposal involves minor alteration of access to Torquay Road.

As part of the permit issued by Council in February 2021 (PP-1212-2020), VicRoads included a condition on permit requesting the removal of the singular southern vehicle crossing on Torquay Road.

The vehicle crossing has since been fenced off to prevent vehicle access and the entry is now used as a car space. The crossover is to be removed and the kerb, channel and nature strip reinstated as indicated on the plans.

The planning report has been updated to include this permit trigger.

**(b) Clause 52.05 of the Greater Geelong Council Planning Scheme in relation to signage. If the requirements apply, the application must be amended to include the relevant permit trigger and planning report amended accordingly.**

1.2. The permit applicant has advised that signage, identifying the school, has been erected at the site. Two existing pylon sign frames were already located on the site when the school moved into the premises. These signs were installed by the previous reception centre which operated from the site.

The dimensions and locations of the signs have been shown on the Proposed Site Plan, with these details also confirmed at Item 3 below.

The planning report has been updated to include signage.

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2. **A development summary including:  
(a) The number of proposed bicycle parking spaces.**

2.1. A total of four double sided bicycle parking hoops have already been included on the Proposed Site Plan. The bicycle hoops are located to the east of the existing water tank.

**(b) The number of maximum staff and students.**

2.2. The total number of staff and students was included in the original planning report submitted. This information was specified on Page 6 of the report.

The school will operate with a maximum of 27 staff on site at any one time.

The school will cater for up to a maximum of 140 enrolled students, with around 70 to 80 students on site at any one time.

3. **Dimensions and location of any proposed signage.**

3.1. It is proposed to use an existing pylon sign frame located within the front setback to Torquay Road. As mentioned at Item 1.2 above, this is an existing pylon sign that was used by the reception centre which previously occupied the site.

The new display area of the sign has already been erected by the school. The display area of the new sign is 3050mm by 3660mm. The sign contains the name of the school and the details of the network that the school belongs to. Refer Image 1 below.



Image 1: Sign within the Torquay Road frontage.

A smaller existing pylon sign frame will be utilised by the school. This sign is located at the intersection of Torquay Road and Grove Road.

The new display area of the sign has already been erected by the school. The display area of the new sign is 1800mm by 1160mm. The sign contains the name of the school and the details of the network that the school belongs to. Refer Image 2 below.



Image 2: Sign at the corner of Torquay Road and Grove Road.

4. **Dimensions of car spaces and access ways. Swept path should demonstrate that cars and buses can exit and enter the site in a forward direction, and the proposal satisfies the design standards in accordance with Clause 52.06-9 of the Greater Geelong Planning Scheme.**

4.1. Dimensions of car spaces and access ways have been added to the Proposed Site Plan (with aerial).

The width of the access way servicing car spaces 1 to 24 is 6.4m. There will be a turn around area set aside at the western end of the car park, to assist cars with turning around, if all the car spaces are full. Refer turn around areas as indicated on Proposed Site Plan.

The width of the eastern access way, along the Torquay Road frontage, is 4m in width. This is sufficient width of accommodate the 12 seat mini bus services which are anticipated to use this accessway.

The Transport Impact Assessment confirms that the car park spaces and access ways are appropriate for the proposed use and are generally in accordance with Clause 52.06.

5. **Details of proposed waste collection on the site including the size and type of vehicle, method and frequency of collection.**

5.1. The permit applicant has advised that waste is collected by private waste vehicles as follows:

- 1x 660L general waste bin collected weekly by rear lift system.
- 1x 660L cardboard waste bin collected monthly by rear lift system
- 1x 660L co-mingle waste bin collected monthly by rear lift system.

The three bins are currently stored along the edge of car space 17. A more appropriate location can be found for these bins so that they do not conflict with vehicles using car space 17. It is requested that this matter be dealt with by condition of permit, requesting that amended plans be submitted, showing an appropriate location for the storage of the three bins.

Waste collection vehicles typically attend before and after school hours. They are able to enter the site via Torquay Road, collect the waste and turn around in in the car park which is void of vehicles.

It is trusted that the above satisfies the request for further information and that the application can now be further processed.

Please feel free to make contact if there are any questions.



**Alana Falasca**  
Town Planner  
25th August 2021

*B. UrbRegPlan (Hons)*