



Myers
Planning & Associates

**Town Planning Report
Amended Permit Application**

15 Crawley Street, 13 Crawley Street and 140-150 Botanic Road, Warrnambool

Issued 23 May 2024
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Overview

Background

Address	13 Crawley Street, Warrnambool
	15 Crawley Street, Warrnambool
	140-150 Botanic Road, Warrnambool
Lot Description	<u>13 Crawley Street, Warrnambool</u>
	Lot 2 on Plan of Subdivision 724625V (Volume 11637, Folio 563)
	<u>15 Crawley Street</u>
	Lot 65 on PS0590001
	<u>140-150 Botanic Road, Warrnambool</u>
	Lot 2 on Plan of Subdivision 619541P (Volume 11248, Folio 422)
	Lot 1 on Plan of Subdivision 327562H (Volume 10164, Folio 476) (Lot 1 is not relevant to this application. Noted only for clarity as it forms part of 140-150 Botanic Road, Warrnambool)

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.03-1 Settlement
	Clause 02.03-5 Built environment and heritage
	Clause 02.03-7 Economic development
	Clause 02.03-8 Transport and infrastructure
Planning Policy Framework	Clause 11 Settlement
	Clause 15 Built Environment and Heritage
	Clause 17 Economic Development
	Clause 19 Infrastructure
Zone	General Residential Zone (Schedule 1)
Overlays	Development Plan Overlay (Schedule 1)
	Heritage Overlay (HO18)
Particular Provisions	Clause 52.05 Signs
	Clause 52.06 Car parking
	Clause 52.34 Bicycle facilities
	Clause 53.18 Stormwater management in urban development
	Clause 53.19 Non-Government Schools

Quality assurance

Town Planning Report

13 Crawley Street, 15 Crawley Street and
140-50 Botanic Road, Warrnambool

Project Number

23-1202

Revision

00

Prepared By

CM

Project Lead

CM

Issued

23 May 2024

Revision	Date	Issue
00	23 May 2024	DTP- Amendment to Permit

Acknowledgement of Country



We acknowledge the Traditional Owners of the Country on which this application applies and recognise their continuing connection to the land, water and culture. We pay our respects to their Elders past, present and emerging.

We care about our community



We donate a fixed percentage of our income each year to local organisations that work towards a better world. We also advise and represent a select group of clients on a reduced cost or pro bono basis.

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1. Introduction

1.1. Proposal

The purpose of this amendment application is to include 15 Crawley Street in the planning permit for the construction and development of the Year 9 Centre at Emmanuel College. This amendment is necessary to accommodate a new staff car park, which was originally designated as landscaping in the approved drawings.

In addition to the car park area, the key changes sought by this amendment include the following:

- Altered Landscaping.
- Minor courtyard and rainwater tank alterations
- Building alterations (windows)
- Signage changes
- Cross sections and revised elevations to include reference to car park area
- Traffic Report changes, and to be re-approved under the planning permit

The following documents should be read in conjunction with this report and are provided as part of the application:

- Revised town planning drawings (prepared by Baldasso Cortese).
- Revised Master plan report (prepared by Baldasso Cortese).
- Revised landscape masterplan (prepared by Fraser Design)
- Revised Traffic Impact Assessment Report (prepared by T&TS).
- Revised Stormwater Management Plan (prepared by The CSE Group).

2. Site and surrounds

2.1. Site description and title particulars

Site address	13 Crawley Street, Warrnambool 15 Crawley Street, Warrnambool 140-150 Botanic Road, Warrnambool
Title details	<u>13 Crawley Street, Warrnambool</u> Lot 2 on Plan of Subdivision 724625V (Volume 11637, Folio 563) <u>15 Crawley Street</u> Lot 65 on PS0590001 <u>140-150 Botanic Road, Warrnambool</u> Lot 2 on Plan of Subdivision 619541P (Volume 11248, Folio 422) Lot 1 on Plan of Subdivision 327562H (Volume 10164, Folio 476)
Site description	The Site is of irregular shape with a total area of 10.5 hectares and a frontage of approximately 193.5 metres to Botanic Road. The site also has a 25 metre frontage to Crawley Street.
Easements, restrictions or covenants	The site is encumbered by a number of easements, however, is not subject to restrictive covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.

Refer to Appendix A - Certificate of Title.

2.2. Site analysis

The Site is located on the northern side of Botanic Road and Raglan Parade, with an area of approximately 10.5 hectares. Containing a frontage to Botanic Road of 193.5 metres, the Site is of irregular shape and is bound by Ardlie Street to the east and Hopetoun Road to the west, with vehicle access from Crawley Street to the north of the Site.

Located within the General Residential Zone (Schedule 1), the Site exists with a number of buildings and facilities, including:

- Original convent fronting Botanic Road to the south, forming part of the Site's significant heritage.
- Administration buildings and library to the rear (north) of the convent.
- The Stage, a performing arts centre, to the rear (north) of the convent, fronting Ardlie Street.
- The Emmanuel Centre, a two storey building to the west of the convent, containing a gymnasium and materials technology facility.
- The Goold Building, containing Years 7 and 8, accessible via Botanic Road, located northwest of the convent.
- A collection of maintenance sheds, located north of The Goold Building.
- The main sport's oval located in the centre of the site, with a secondary field located in the northeast corner of the site, fronting Ardlie Street.
- A series of hardcourts located along both the Botanic Road frontage and north of the central sport's oval.
- Four (4) main car parking areas, including 71 spaces to the northeast of the convent and accessible via Ardlie Street, 34 spaces to the west of the convent, accessible from the southeast entrance along Botanic Road, 21 spaces to the south of The Emmanuel Centre and 50 spaces to the south of The Goold Building, both accessible via the southwest entrance to Botanic Road.

The remainder of the Site contains vacant paddock, including a large paddock within the southwest corner, bound by Botanic Road to the south and Hopetoun Road to the west. The far north portion of the Site known as 13 Crawley

Street is currently being constructed upon with the Year 9 Centre. 15 Crawley Street contained a dwelling, set for demolition.

The Site's undulating topography sees a fall in the southwest corner from the Botanic Road frontage, with this boundary rising towards the eastern portion of land and highlighting the convent as being upon the highest point within the Site. Running along Ardlie Street, east of the Site, the land falls away towards the northeast corner's secondary playing field. In contrast, the western portion of the Site, bound by Hopetoun Road, identifies an increasing elevation towards The Goold Building in the north. The Crawley Street lot to the north sits higher than its street access, rising up towards the west.

Minimal vegetation exists upon the Site, aside from planted, mature vegetation located within the southeast corner of the Site, and that which is surrounding the secondary playing field in the northeast corner of the Site.

Refer to Figure 1 – Aerial Plan



Figure 1: Aerial Plan

2.3. Site Context

The Site is located approximately 1.4 kilometres northwest of Warrnambool's City Centre, and 3 kilometres from the Warrnambool Foreshore. Within the heart of the General Residential Zone, Emmanuel College is centrally located to service the Warrnambool Region and local surrounds. Pockets of Public Park and Recreation Zone, Commercial Zone and Industrial Zone are located throughout the surrounding land.

Similar to the Site, the surrounding topography is of an undulating nature, with planted vegetation located throughout. Lot sizes are relative to single dwelling developments, containing an area of approximately 300 to 700 square metres. Remnant and planted mature vegetation exist throughout the surrounds, with lots featuring manicured landscaping surrounding their homes.

The Merri River meanders to the north of the Site and is located within the Urban Floodway Zone. The Russell Creek tributary, and its associated Walking Trail, runs in a northwest to southeast direction from the Merri River to the east of the Site, before redirecting east and then northeast. Both the Merri River and Russell Creek are lined with riparian vegetation, protecting the waterway.

The Site's key interfaces are as follows:

North – 1, 1A, 3, 5, 7, 9, 11 Crawley Street	Single dwellings and associated outbuildings, located within the General Residential Zone.
East – 136 Botanic Road	St John of God Warrnambool Hospital, located within the General Residential Zone.
East – 38, 52, 54, 58 Ardlie Street	Single dwellings and associated outbuildings, located within the General Residential Zone.
Southwest corner – 878 Raglan Parade	Eureka Garages & Sheds, located within the Commercial 2 Zone.
South – 101, 103, 105, 107, 111, 113, 114, 119 and 123 Botanic Road	Single dwellings and associated outbuildings, located within the General Residential Zone.
West – 888 Raglan Parade	A staged subdivision supporting a multi-unit development, located within the General Residential Zone, and bound by Hopetoun Road and McPherson Crescent.
West – 10, 12 and 14 Hopetoun Road	Single dwellings and associated outbuildings, located within the General Residential Zone.
West – 16 Hopetoun Road	Mercy Place Warrnambool aged care facility, located within the General Residential Zone.

3. Planning policies and controls

3.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out local and regional planning policy with a focus on specific areas and issues within Warrnambool. The Strategic Directions and local policies relevant to the proposal are detailed below.

- Clause 02.03-1 **Settlement:** Warrnambool is forecast to grow at 1.4 percent per annum until 2040, with an additional 250 dwellings required per year. The flow on effect of population growth leads to increasing enrolments at local schools.
- Clause 02.03-5 **Built environment and heritage:** Ecologically sustainable development is appropriately promoted, allowing for pedestrian and cycling access to contribute to social interaction, whilst conserving, maintaining and enhancing the character of heritage precincts. In addition, policy seeks to support signs that are in context with the scale of development, the surrounding environment and signage patterns.
- Clause 02.03-7 **Economic development:** Warrnambool is the Great South Coast Region’s main service centre for retail, business services, health and education, seeking to develop value-adding opportunities.
- Clause 02.03-8 **Transport and infrastructure:** Warrnambool features an extensive range of education, community and health services to support local lifestyles. Education provides the City with a strong employment base, whereby infrastructure should be supported due to the social and economic benefits they provide the City.
- Clause 02.04 – Strategic Framework Plan:

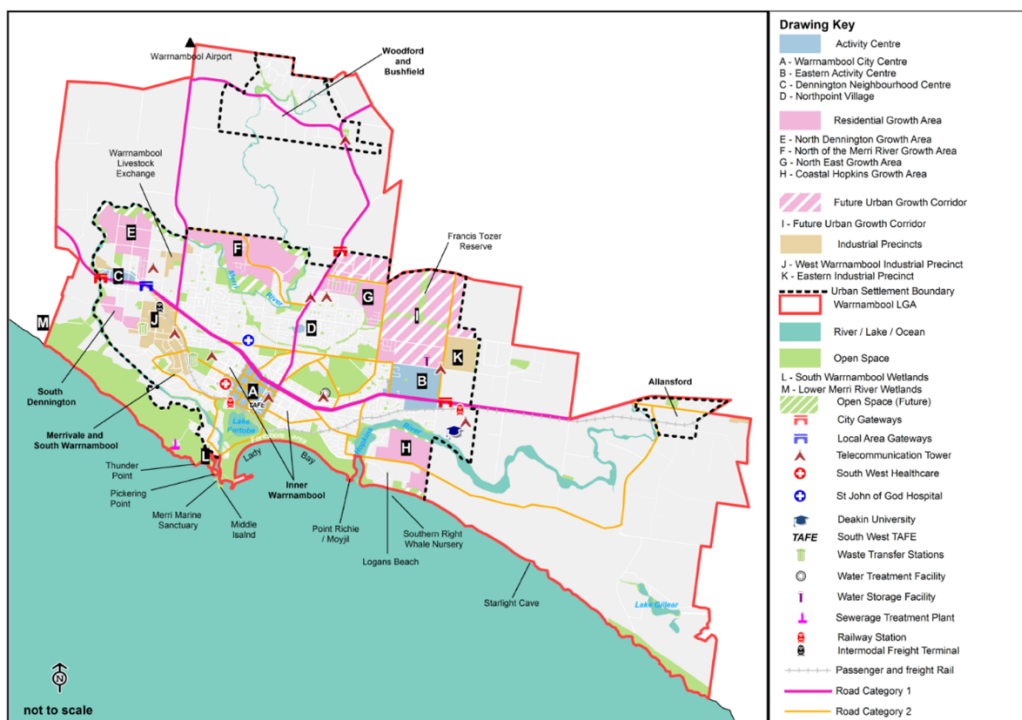


Figure 2: Strategic Framework Plan

3.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast**: To attract more people to the region.
- Clause 11.01-1S **Supply of urban land**: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 15 Built Environment and Heritage

- Clause 15.01-1S **Urban design**: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-1L-01 **Urban design**
- Clause 15.01-1L-02 **Signs**: To encourage signs that make a positive contribution to their host building or site and the surrounding area.
- Clause 15.01-2S **Building design**: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- Clause 15.02-4S **Healthy neighbourhoods**: To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 15.01-5S **Neighbourhood character**: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Clause 15.03-1S **Heritage conservation**: To ensure the conservation of places of heritage significance.
- Clause 15.03-2S **Aboriginal cultural heritage**: To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Clause 17 Economic Development

- Clause 17.01-1S **Diversified economy**: To strengthen and diversify the economy.

Clause 18 Transport

- Clause 18.02-1S **Walking**: To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.
- Clause 18.02-2S **Cycling**: To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.
- Clause 18.02-3S **Public transport**: To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Clause 19 Infrastructure

- Clause 19.02-2S **Education facilities**: To assist the integration of education and early childhood facilities with local and regional communities.
- Clause 19.02-2R **Education precincts – Great South Coast**: To support the renewal, maintenance and improvement of educational facilities, and facilitate the development and expansion of education precincts at Warrnambool.

3.3. General Residential Zone

The Site is located within the General Residential Zone (Clause 32.08). The purpose of the General Residential Zone is:

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-2 **Table of uses**, a permit is required to use land for an education centre (Section 2 Use).

Pursuant to Clause 32.08-9 **Building and works associated with a Section 2 use**, a permit is required to construct a building or construct or carry out works associated with a Section 2 use.

Pursuant to Clause 32.08-14, signs located within the General Residential Zone are Category 3 signs.

3.4. Heritage Overlay

The southeast portion of the Site is subject to the Heritage Overlay (HO18) (Clause 43.01). Whilst the proposal itself is not subject to the Heritage Overlay, and is therefore not of relevance to this application, consideration has been given to HO18 due to its significance to the Site in its entirety. The purpose of the Heritage Overlay is:

- To conserve and enhance heritage places of natural and cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Heritage Overlay (HO18) refers to "Wyton" Emmanuel College (Formerly "St Anne's Convent of Mercy"), 140-150 Botanic Road (corner Botanic Road and Ardlie Street), whereby external paint controls apply to all buildings upon the Site within the confines of the Heritage Overlay.

3.5. Particular Provisions

The Particular Provisions are specific prerequisites or planning provisions pertaining to a range of uses and development, and apply consistently across the state. The following Particular Provisions are relevant to the proposal.

3.5.1. **Clause 52.05 Signs**

The proposal requires consideration under Clause 52.05 **Signs**. The purpose of Clause 52.05 is:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Pursuant to Clause 52.05-2 **Requirements**, a permit is required to construct or put up for display a sign in Section 2.

Pursuant to Clause 32.08-14, signs within the General Residential Zone are Category 3 Signs, relating to high amenity areas. The purpose of Clause 52.05-13 **Category 3 High amenity areas** is to ensure that signs are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

A business identification sign is listed as a Section 2 sign, with no conditions specified to be met.

3.5.2. Clause 52.06 Car Parking

The proposal requires consideration under Clause 52.06 **Car Parking**. The purpose of Clause 52.06 is:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to Clause 52.06-2 **Provision of car parking spaces**, before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority on the land.

Pursuant to Clause 52.06-5 **Number of car parking spaces required under Table 1**, secondary school use requires 1.2 car parking spaces to each employee that is part of the maximum number of employees on the site at any time.

Pursuant to Clause 52.06-8, plans must be prepared to the satisfaction of the responsible authority, showing:

- All car parking spaces that are proposed to be provided.
- Access lanes, driveways and associated works.
- Any landscape and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.

Please refer to the prepared Traffic Impact Assessment Report for full details on how the proposal responds to Clause 52.06.

3.5.3. Clause 52.34 Bicycle Facilities

The proposed amendment introduces no change to the consideration of this clause.

3.5.4. Clause 53.18 Stormwater Management in Urban Development

The proposal requires consideration under Clause 53.18 Stormwater Management in Urban Development. The purpose of Clause 53.18 is:

- To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Pursuant to Clause 53.18-3 **Requirements**, an application to construct a building or construct or carry out works must meet all of the objectives, and should meet all of the standards, of Clause 53.18-5 and Clause 53.18-6.

Please refer to the endorsed stormwater management plan prepared by The CSE Group.

3.5.5. Clause 53.19 Non-Government Schools

The proposal will be considered under Clause 53.19 Non-Government Schools. The purpose of Clause 53.19 is:

- To facilitated new non-government schools.
- To facilitate upgrades and extensions to existing non-government schools.

This clause applies to an application under any provision of the Warrnambool Planning Scheme, to use or develop land for a secondary school on the same land as an existing secondary school.

3.6. Other planning considerations

3.6.1. **Aboriginal Cultural Heritage Sensitivity**

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan (CHMP) is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity.

The original application was accompanied by a CHMP.

This amendment application seeks to add the 15 Crawley Street car park, which fell outside the originally approved activity area.

A new CHMP was obtained for the 15 Crawley Street site and is attached to this application.

4. Planning Assessment

4.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Warrnambool Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to the General Residential Zone
- Is the proposal consistent with the approved Development Plan
- Is the proposal consistent with the relevant particular provisions?

4.2. Key considerations

4.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The school has recently acquired the property at 15 Crawley Street with the intention of incorporating it into the redevelopment project at 13 Crawley Street and 140-150 Botanic Road. The existing house will be demolished to make way for the proposed car park. It is requested that the property be included in the planning permit to allow for its use and development. The car park has been strategically located to complement the school's functionality, providing rear access for staff parking. An area that was previously designated for landscaping has now been repurposed for productive use, while still maintaining an acceptable level of landscaping to soften the development, especially when viewed from the public realm. The proposed landscaping also helps to soften the interface with neighbouring properties that adjoin the car park. The proposed amendment still maintains a high level of compliance with both state and local policies. This has also been assessed by the Warrnambool City Council, who considered the development plan response several months ago.

An approval of this proposal would see the implementation of state policy, as well as Clause 53.19, that supports the education sector, as this is part of the school's investment and future plans for the site, whereby Emmanuel College are seeking to consolidate their campuses within Warrnambool.

4.2.2. Does the proposal appropriately respond to the General Residential Zone?

The 3D perspectives in the proposed amended plan set provide a good indication of how the development might look from Crawley Street, including the car parking area, fencing, and landscaping. The interface is considered acceptable within the residential context, as it is quite common for this to occur with schools and residential areas. The school is willing to work with neighbours on any replacement fencing, as required. The proposed amendment maintains consistency with the purposes of the General Residential Zone for both use and development across the subject site.

4.2.3. Is the proposal consistent with the approved Development Plan?

Yes, the proposal is considered to be consistent with the recently approved Development Plan by Warrnambool City Council. 15 Crawley Street was added to the subject site, also nominating the car park at the 13 Crawley Street frontage.

The revised Development Plan sought two (2) key changes at the Crawley Street interface of the school:

- 13 Crawley Street, now shown as an area to be used for car parking with associated landscaping.
- 15 Crawley Street, to now be included within the scope of the Development Plan and to include staff car parking, with associated landscaping.

It is noted that the development plan received no objections from the community during the advertising period.

The current amendment application with DTP for assessment pursues this change by following through with the changes to the planning permit and endorsed plans.



DTP will have the opportunity to refer the amendment application to Council, who are highly anticipated to suggest that the change is generally in accordance with their development plan.

4.2.4. Is the proposal consistent with the relevant particular provisions?

Clause 52.06 – the addition of the car park has created additional car parking provision across the school. Please find attached the traffic reports prepared by T&T Solutions.

Clause 52.05 – new and altered signage is proposed at the eastern end of the building, which reads Emmanuel College, as well as the provision of a logo sign. This signage will present to Crawley Street. The signage will be of an appropriate scale given the size of the building and has a strong relationship with the site, given the school name. The signage will not cause any traffic safety issues, is located well away from the highway and any traffic lights and serves its purpose. The amendment proposal for signage responds well overall to the considerations of Clause 52.05.

Clause 52.34 – no change to bicycle provisions.

Clause 53.18 – new stormwater calculations have accounted for additional hardstand areas. A stormwater management plan was previously approved by DTP as a secondary consent under the planning permit. This endorsed report prepared by The CSE Group has been re-attached and is considered to generally satisfy the provisions of Clause 53.18 with respect to urban stormwater management. The construction of the car park will continue to be managed by the CMP within the planning permit.

5. Conclusion

This report has reviewed the proposal and assessed it against the relevant policy and planning controls of the Warrnambool Planning Scheme. Based on this assessment, it is concluded that the application aligns with the purposes and intent of the planning controls and policy framework of the Warrnambool Planning Scheme. Therefore, it is recommended that a planning permit for the proposed amendment be issued.

The proposal is in line with the recently approved Development Plan for the site, which was updated to include the addition of the car park at the Crawley Street frontage.

We are looking forward to collaborating with DTP during the assessment of the application.

Myers Planning & Associates

May 2024

Appendices

Appendix A	Certificate of Title
Appendix B	Revised town planning drawings
Appendix C	Revised traffic impact assessment
Appendix D	Council approved development plan
Appendix E	Endorsed stormwater management plan
Appendix F	Approved CHMP for 15 Crawley Street