



OUR REF: 20265

11th May 2021

Cameron Pearce
Development Approvals and Design
DELWP

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

Dear Cameron,

29 Aberdeen Street, Newtown
Planning Permit Application No: PA2101121

This supplementary report responds to DELWP's request for further information issued on 14th April 2021.

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

1. **A full copy of all certificates of title (searched within the past 30 days) for the subject site. Any section 173 agreements and/or covenants listed on the register search statement and all relevant associated documents must be provided.**

A new certificate of title has been obtained. This certificate is dated 11th May 2021.

2. **Confirmation as to whether the proposal triggers the requirements of:
(a) Clause 44.05 of the Greater Geelong Council Planning Scheme in relation to works in a Special Building Overlay.**

We are of the opinion that the proposal does not trigger a permit for works within a Special Building Overlay (SBO). The SBO states that 'roadworks' are exempt from a permit under this Overlay. A feature such as a carpark aligns closely with the concept of roadworks, and thus we believe the carpark would benefit from this exemption. Further the locations of the land affected by the Overlay are quite discreet, rather than the site as a whole.

Regardless of the above, the onus is on the Responsible Authority to determine whether the proposal constitutes works within this Overlay. We are open to the Responsible Authority making a final determination on this matter and deciding whether or not the proposal triggers a permit under this Overlay.

(b) Clause 52.06 of the Greater Geelong Planning Scheme in relation to a reduction in the car parking requirement. If the requirements apply, the application must be amended to include the relevant permit trigger.

The proposal does not trigger a reduction in car parking under Clause 52.06.

As per the information contained in the Planning Report, there will be 4 staff who will operate from the portable classrooms, requiring 4 spaces to be provided on

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the site. A total of 8 spaces have been provided, thus exceeding the car parking requirement.

The proposal strictly relates to the land at 29 Aberdeen Street and thus the car parking requirements of Clause 52.06 can only be applied to the parcel of land subject to this application, not the existing school site.

(c) Clause 52.34 of the Greater Geelong Planning Scheme in relation to additional student or staff numbers. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger.

The bicycle parking requirements of Clause 52.34 do not apply to the proposal. If it is considered that bicycle parking should be provided this may be achieved through a planning permit condition. There is ample space to accommodate bicycle parking if necessary.

(d) Clause 52.17 of the Greater Geelong Planning Scheme in relation to native vegetation removal, destruction or lopping. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger.

The site is under 0.4ha and thus a permit is not required to remove any native vegetation from the site.

There are no tree controls relevant to the site which trigger a permit for vegetation removal.

3. **Any additional details of the existing school land use, including:
(a) Any previous relevant planning permits that relate to the school.**

As per our phone conversation on the 23rd April 2021, please consult with the Council for copies of any planning permits that may be on record, which you wish to review.

We maintain that as the proposal only relates to the site at 29 Aberdeen Street, any planning permits for the existing school site are not strictly of relevance to this application and do not need to be considered.

(b) Confirmation of the existing student and staff numbers and whether the proposal will alter these numbers.

The number of students that currently attend the school is 286.

There are currently 30 staff working at the school.

There are 298 students currently enrolled for the 2022 school year.

A total of 31 staff will be working at the school in 2022.

4. **The proposed floor plans amended to include:
(a) A development summary noting existing and proposed car and bicycle parking spaces.**

There are no existing car spaces (other than those that service the residential use of the land) on the subject land. The application proposes 8 car spaces. No bicycle parking spaces are proposed (unless otherwise required by a permit condition)

(b) Details of any proposed fencing.

A fence will be built along the front boundary however a permit is not required to construct a front fence.

As such, no details of this future fence need to be provided, however the plans have been updated with a note to indicate that a front fence will be constructed in the future.

(c) Location of any existing significant trees within the areas of the works.

The site is void of any trees deemed 'significant' by the Planning Scheme. The Council has made mention of a large tree located towards the frontage of the site. Consent is not required for the removal of this tree, the tree is not subject to planning control and is not deemed to be "significant" by the planning controls. It would be inappropriate and indeed ultra vires to impose a permit condition related to this tree, or indeed any other existing vegetation on the land.

(d) Details of any landscaping around the proposed car park.

There is sufficient space around the car parking area and at the site frontage for landscaping. We request that matters relating to the landscaping of the site be dealt with condition on any future permit, through the request for submission of a Landscape Plan.

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 contact me should you have any further questions.



Alana Falasca
Town Planner
11th May 2021

B. UrbRegPlan (Hons)