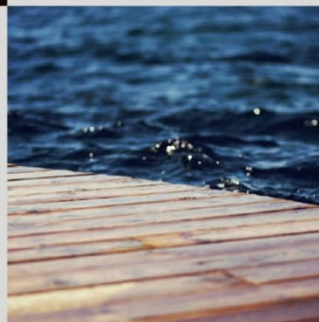




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TOWN PLANNING PLANNING REPORT

Buildings and Works associated with Ss Michael and John's Primary School

7 McLachlan Street, Horsham

Prepared for Morton & Co Architects

By Planit Consulting Pty Ltd

April 2025

Job No. J8594



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Attachments

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- Attachment 2 Development Plans
- Attachment 3 Materials Schedule
- Attachment 4 Civil Design Report

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1.0 Introduction

Planit Consulting has been engaged by Morton & Co Architects to submit a Planning Permit Application on their behalf for Buildings and Works associated with Ss Michael and John's Primary School at 7 McLachlan Street, Horsham, Lot 1 on TP388392, Lot 1 on TP408953, Lot 1 on TP529119, Allotments 6 and 7 Section 14, Township of Horsham.

1.1 Application Details and Permit Triggers

Table 1- Basic Information

Basic Information		
Applicant	Morton & Co Architects	
Application	Buildings and Works associated with Ss Michael and John’s Primary School	
Address	7 McLachlan Street, Horsham	
Property Description	Lot 1 on TP388392, Lot 1 on TP408953, Lot 1 on TP529119, Allotments 6 and 7 Section 14, Township of Horsham	
Total Site Area	Approximately 10,273 square metres	
Zone	Clause 32.08	General Residential Zone (GRZ)
Overlay	Clause 43.02	Design and Development Overlay (DDO)
	Clause 43.01	Heritage Overlay (HO)
Planning Scheme	Horsham Rural City Council	
Permit Triggers		
Zone		General Residential Zone – Schedule 1 (GRZ1)
Overlay		Design and Development Overlay – Schedule 3 (DDO3)
		Heritage Overlay – Schedule (HO8)
Particular Provisions		
Advertising Signs	Clause 52.05-13	Display of an advertising sign
Car Parking	Clause 52.06-3	Reduction of carparking requirements
Land Adjacent to Principal Road Network	Clause 52.29-2	Create or Alter Access
Bicycle Facilities	Clause 52.32-2	Reduction of Bicycle Requirements

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2.0 Subject Site and Context

2.1 Subject Site

The subject site and school forms part of an entire block that contains the Ss. Michael and John's Catholic Church and the Catholic Diocese of Ballarat. The entire block is made up of thirteen (13) individual properties with frontages to Urquhart Street, McLachlan Street, Roberts Avenue and McPherson Street. The proposed works to the school are limited to five (5) properties as highlighted below in figure 1.



Figure 1: Subject Site (Source: Nearmaps)

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Table 2 - Property Details

Site Description	
Location	<p>The subject site is located within the suburb of Horsham. The site is located on the fringe of Horsham CDB with Horsham Rural City Council and GMW Water on the opposite side of Urquhart Street. Horsham is located approximately 200km North-west of Ballarat and approximately 300km north-west of Melbourne.</p> <p>At a local context, the site is situated within the entire city block that also contains the Ss. Michael & John's Catholic Church and the Catholic Dioceses of Ballarat. The city block has road frontage to Urquhart Street, McLachlan Street, McPherson Street and Roberts Avenue and is formally described as Lot 1 on TP388392, Lot 1 on TP408953, Lot 1 on TP529119, Allotments 6 and 7 Section 14, Township of Horsham.</p>
Lot Description	Lot 1 on TP388392, Lot 1 on TP408953, Lot 1 on TP529119, Allotments 6 and 7 Section 14, Township of Horsham
Access Point	The main pedestrian and vehicle access to the school is via McLachlan Street and pedestrian access is also available from Roberts Street.
Existing Development	<p>The site has been developed with the existing Ss. Michael and John's Primary school, with a single main classroom building and ancillary buildings and outdoor play spaces.</p> <p>Within the context of the entire city block, the Catholic Diocese of Ballarat and Ss. Michael & John's Catholic Church are located adjacent to the school.</p>
Zone	General Residential Zone (GRZ).
Easements, reserves and covenants	The site does not contain any easements, reservation and covenants.
Utilities and services	<p>The site is connected to electricity, water, and telecommunications and drainage.</p> <p>The subject site benefits from access to a range of nearby services and facilities due to the site's location on the fringe of the Horsham CBD.</p>

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2.2 Locality / Site Surrounds

The school is located within the regional City of Horsham which is approximately 300km north-west of the Melbourne. The school is located on the fringe of the Horsham CBD (west) and the residential areas to the north, south and east of the site.



Figure 2: Locality of Subject Site (Source: Googlemaps)

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Figure 3: Site Context Plan (Source: Morton & Co Architects)

2.3 Immediate context

North – To the north on the opposite side of McLachlan Street, is a mixture of single and double storey residential dwellings ranging of dwellings to townhouses.

East – To the east on the opposite side of Mc Pherson Street, is a mixture of residential dwellings and the Horsham CWA Hall.

South – To the south on the opposite side of Roberts Street, is a mixture of single and double storey dwellings.

West – To the west within the same city block is Ss. Michael & John's Church and Catholic Diocese of Ballarat. On the opposite side of Urquhart Street is Horsham Rural City Council, GWM Water and Horsham Magistrates Court.

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3.0 Proposal

Planning approval is sought for the additions to an existing Education establishment (Ss Michael and John's Primary School). Three (3) classroom pod extensions are proposed and the current relocatable Steam room is proposed to be removed and replaced with a permanent Steam building.

The proposed development is shown in the concept plans prepared by Morton and Co. Architects and can be summarised as follows:

- The current relocatable Steam building is being removed and replaced with a new single storey Steam building on the corner of McLachlan and McPhersons Street. The new Steam building includes a Drama / multimedia and Steam classrooms with ancillary store rooms, bathrooms, office and practice / multi purpose room.
- The space where the demountable structure is being removed is proposed to be converted into an outdoor sanctuary space.
- A new covered walkway is proposed from the existing main classroom building to the proposed new Steam building.
- Three (3) classroom pod additions are proposed to the main classroom school building.
- Upgrade to student bathrooms.

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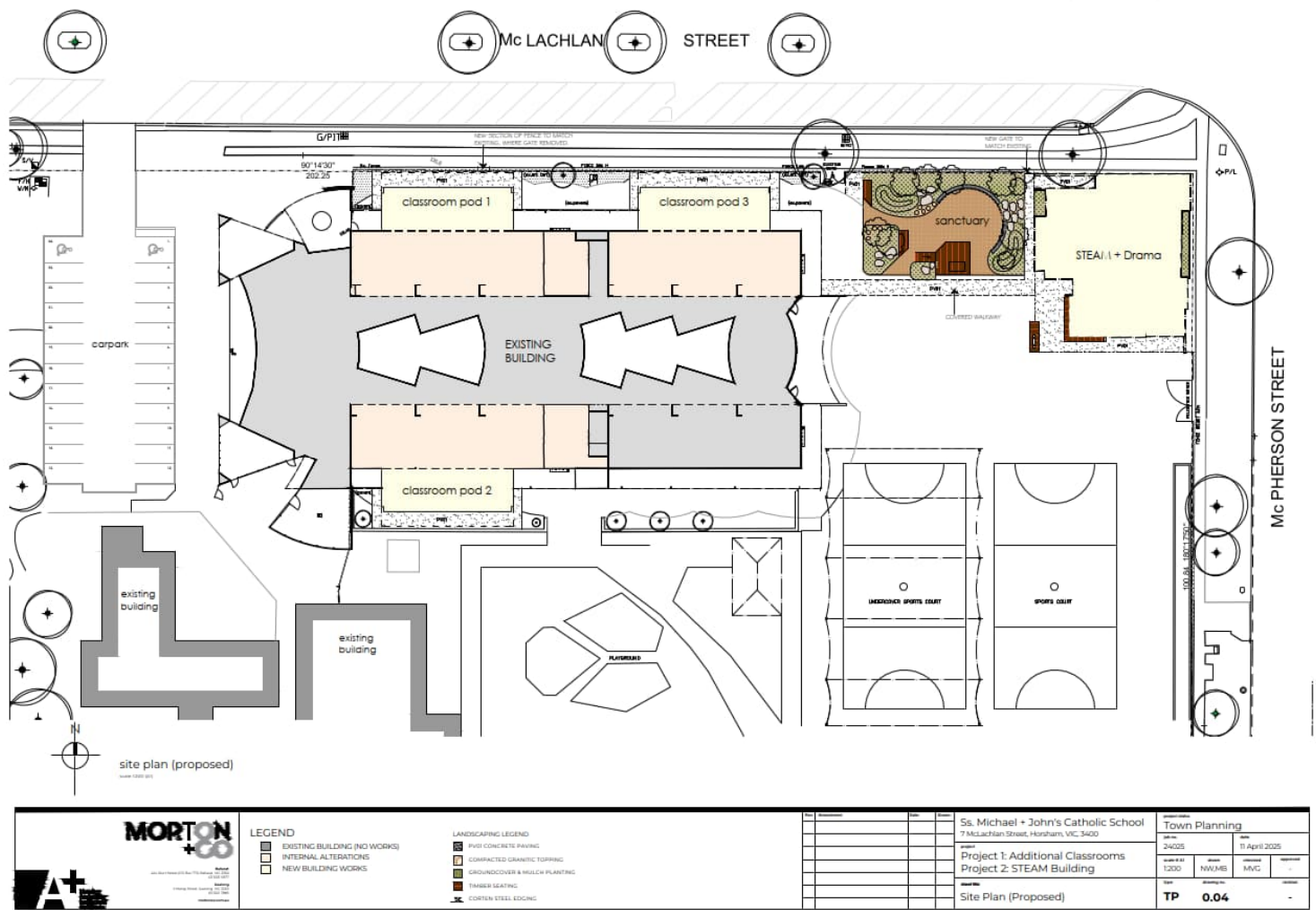


Figure 4: Proposed Site Plan (Source: Morton & Co Architects)

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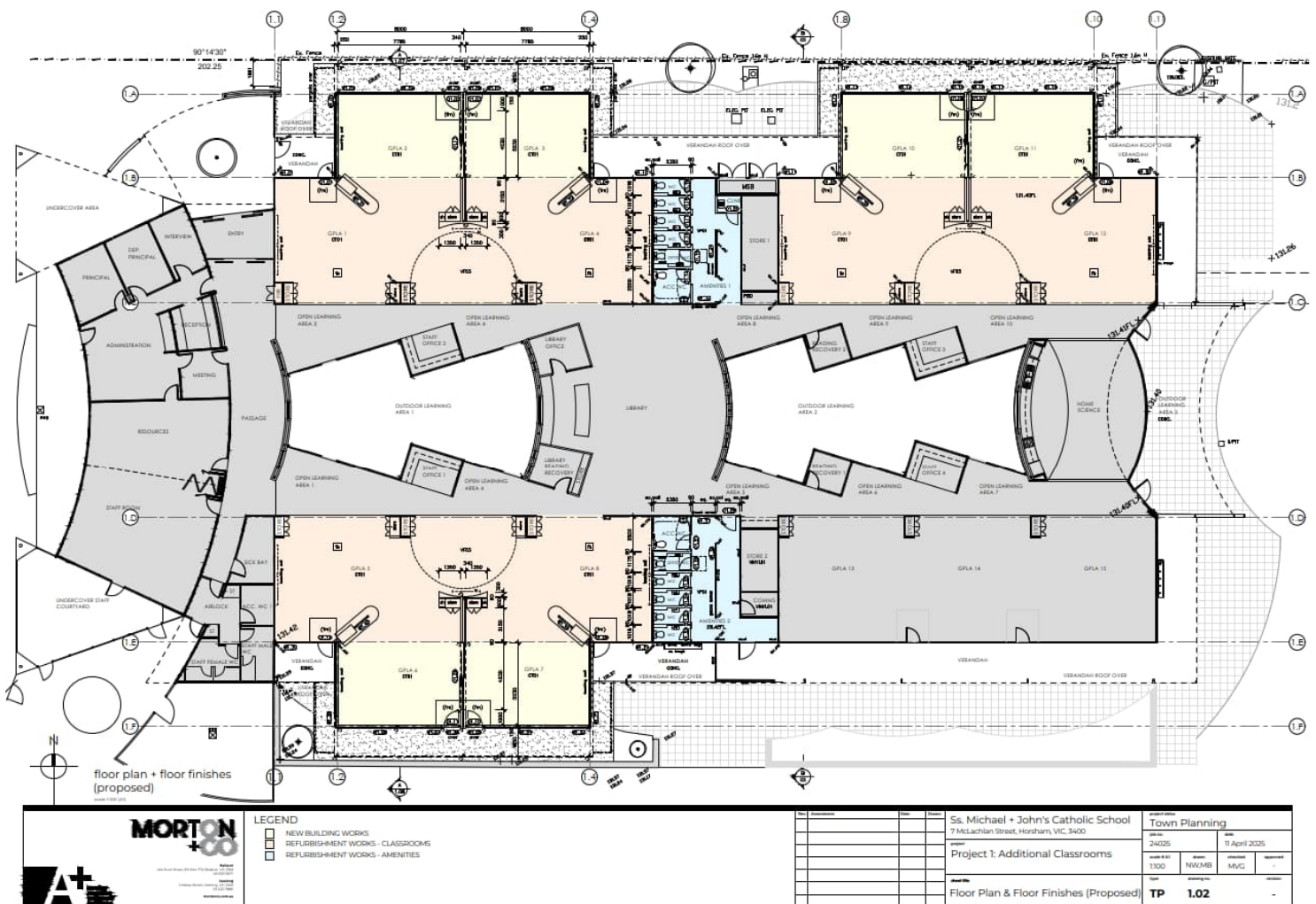


Figure 5: Classroom Floor Plan (Source: Morton & Co Architects)

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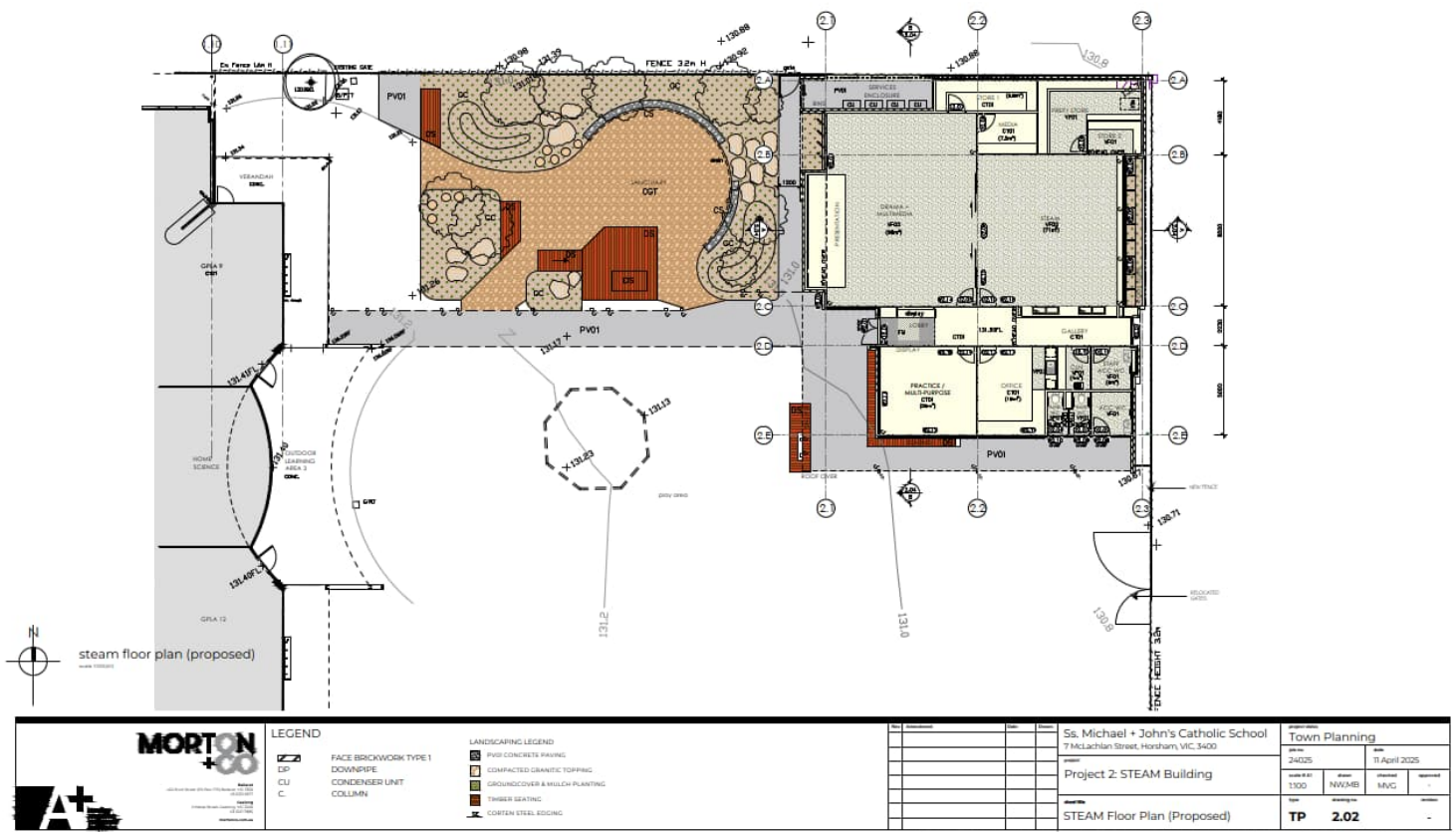


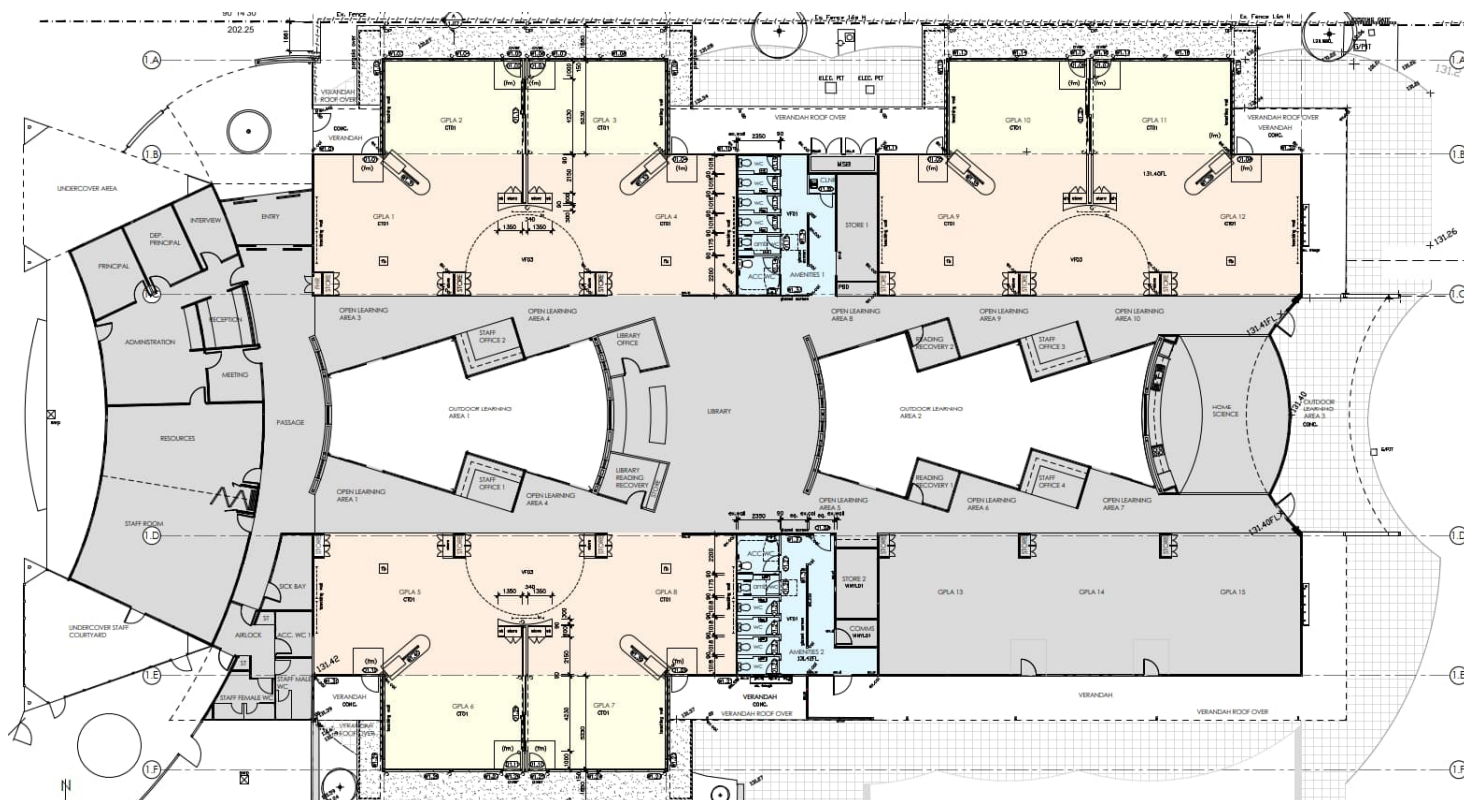
Figure 6: Steam Floor Plan (Source: Morton & Co Architects)

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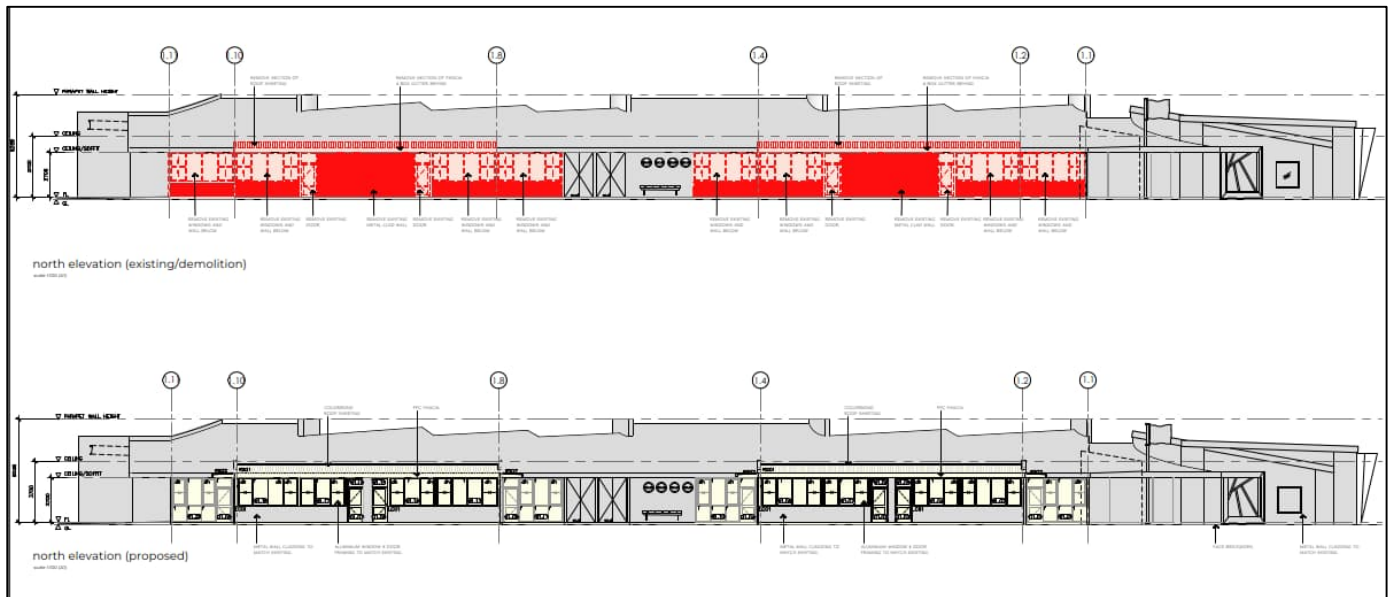
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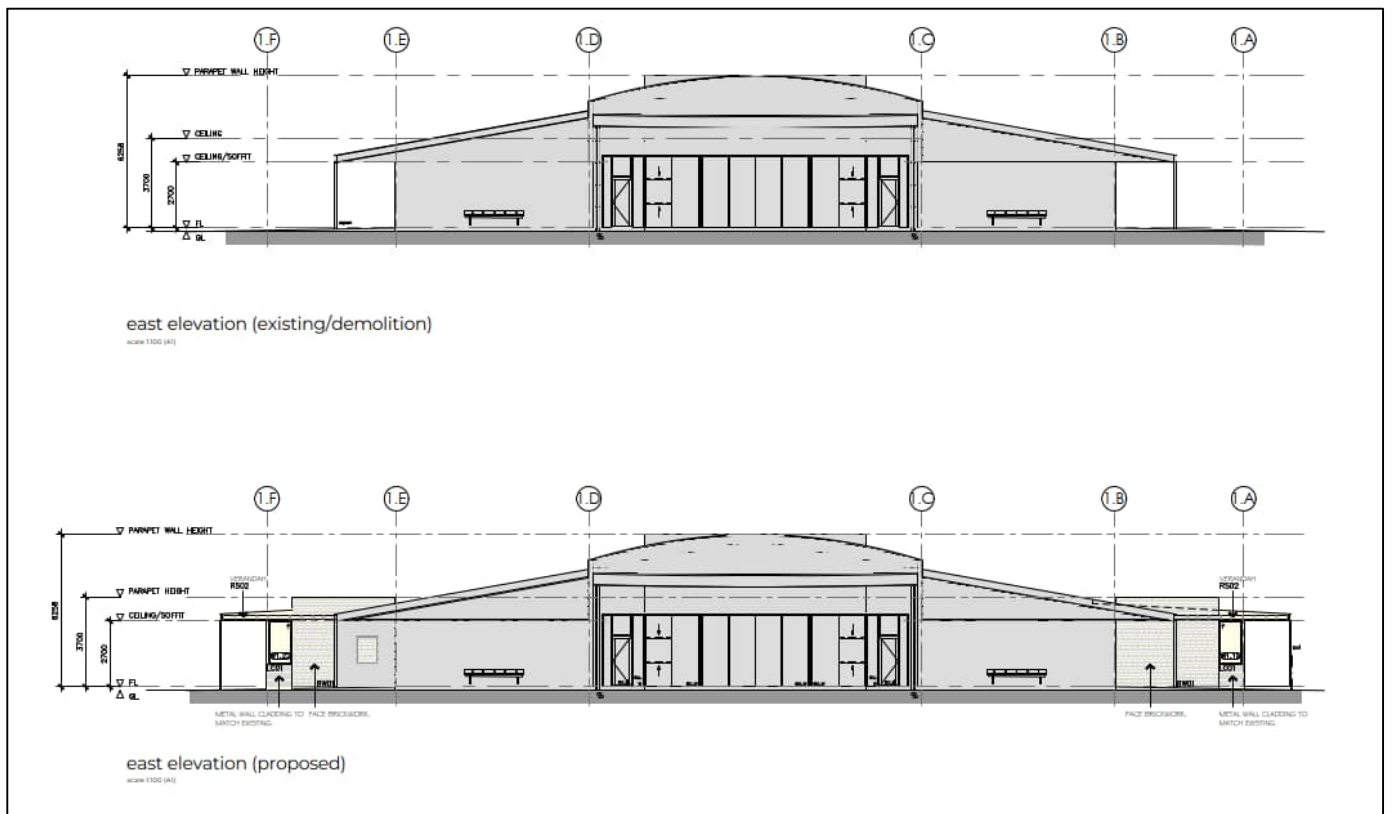
Figure 7: 3D Perspective (Source: Morton & Co Architects)



Elevations



Northern elevation (existing/demolition and proposed)



Eastern elevation (existing and proposed)

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Southern elevation (existing/demolition and proposed)

Number of Students and Staff

The existing Ss Michael + John Primary School currently caters for 300 students. With the proposed buildings and works associated with the extension, the school can increase number of students to 375 students.

Materials

A proposed Material Schedule is attached to the application, outlining proposed materials for the various components associated with the extension.

Brickwork

Brickwork is proposed to consist of mixture of matching existing for the classroom extension pods, and brickwork colouring steel for the STEAM building.



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Metal Cladding

The proposed metal cladding will consist of shale grey and surf mist for the STEAM building. The classroom pod extensions will consist of colouring to match existing finishes.



Compressed Fibre Cement Cladding

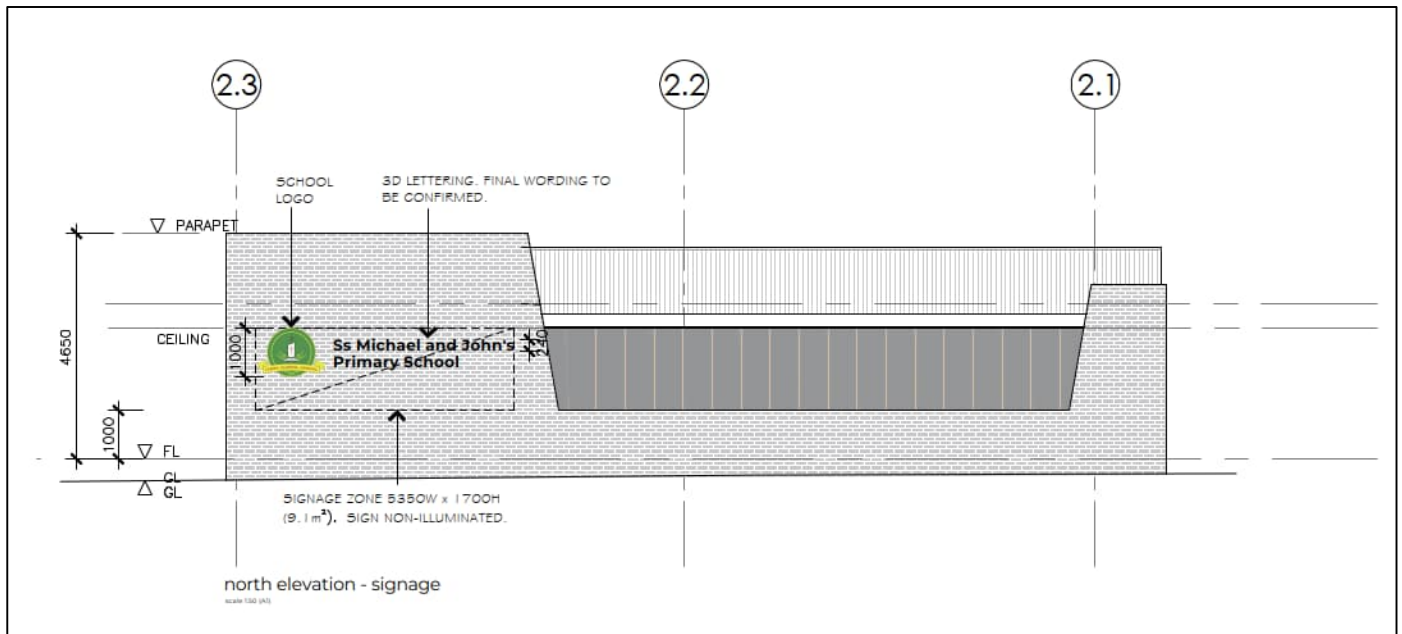
Wall cladding on the STEAM building will consist of a Basalt colour, with external battens consisting of a timber look, generally consistent with the below and attached plans.



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Signage

Planning approval is also sought for the display of signage along the northern elevation. The proposed signage will consist of the school logo and associated wording. Final wording to be determined through consultation. The proposed signage will contain an area of 5350w x 1700h, overall area of 9.1m². The proposed signage will provide appropriate identification of the building, whilst respecting the existing neighbourhood character of the area. No illumination is proposed as a part of this application.

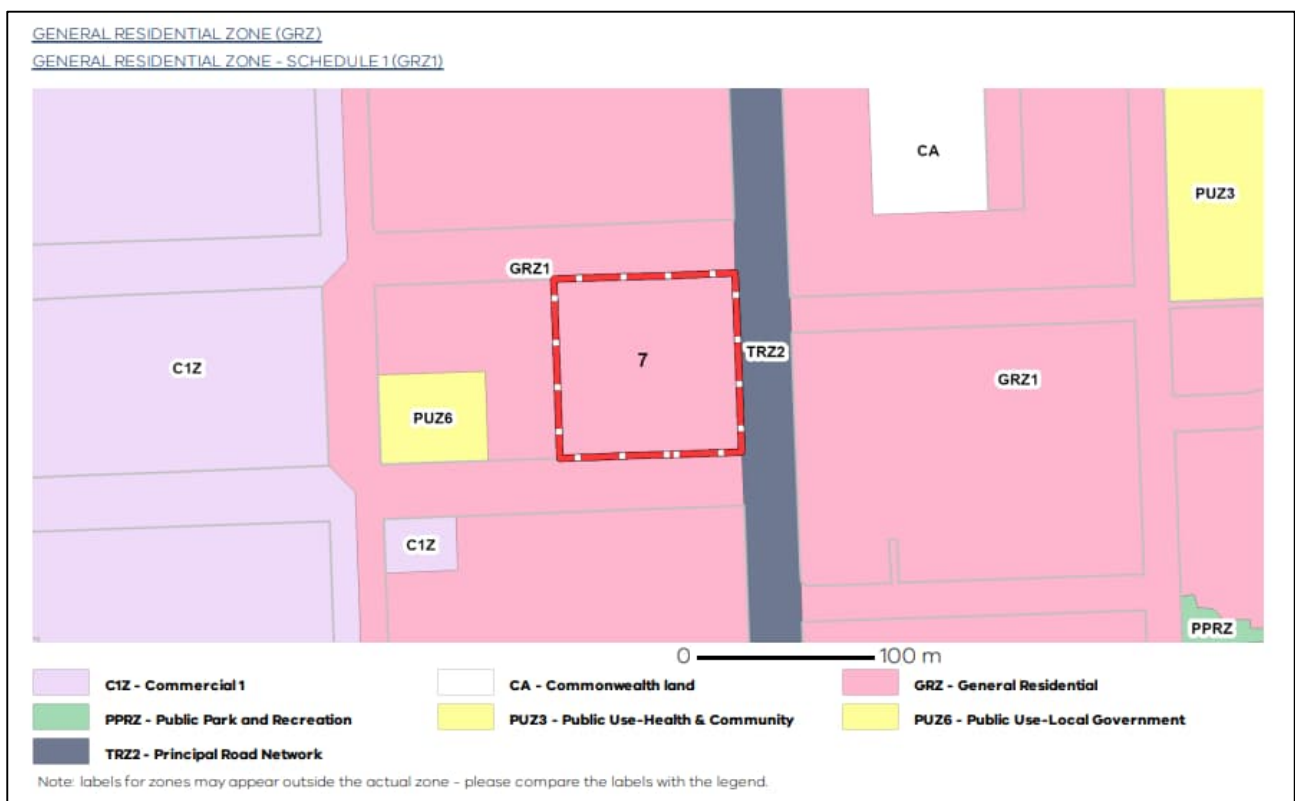


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4.0 Planning Policy

4.1 General Residential Zone

Pursuant to the Horsham Rural City Council Planning Scheme the subject site is situated within the General Residential Zone.



The purpose of the Clause 32.08 General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to 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.

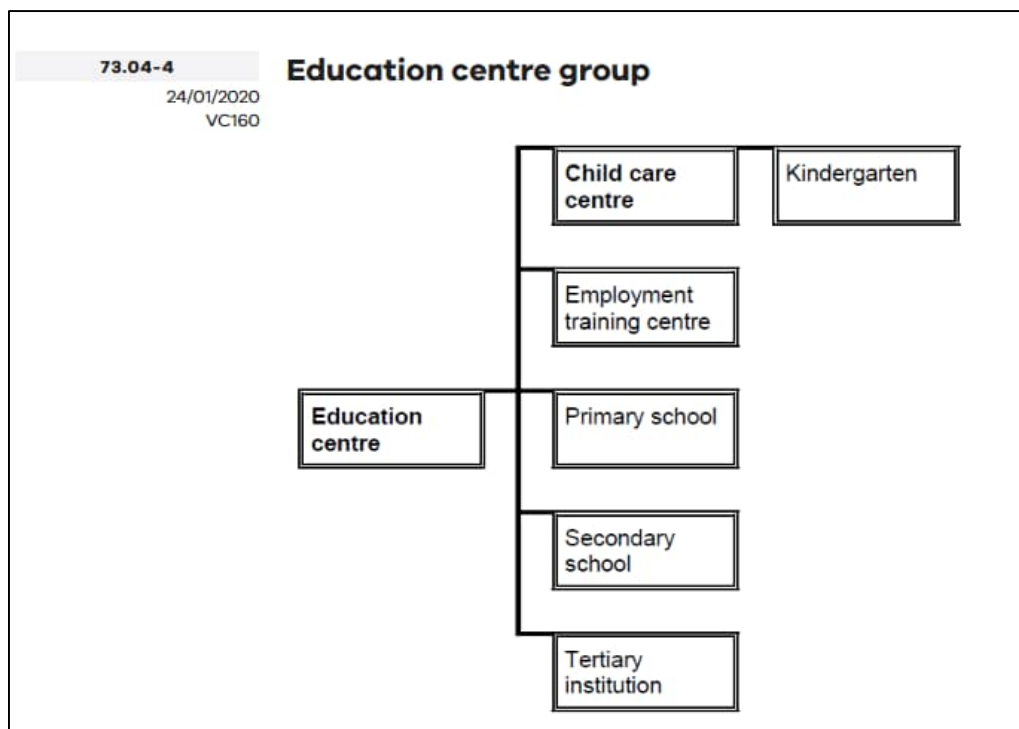
Under the provisions of Clause 32.08-10 permit is required for buildings and works associated with a Section 2 use.

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Comment: The proposed Buildings and Works associated with Ss Michael and John's Primary School is considered appropriate having regard to the General Residential Zone as the proposal provides an extension to an established Primary School at 7 McLachlan Street, Horsham.

In accordance with the purpose of the General Residential Zone, the proposal allows for continued and expansion of the Ss Michael and John's Primary School within a suitable location, meeting the needs of the local community.

The use is defined as a 'Primary School' which is included within the broader definition of 'Education Centre'.



A 'Primary School' is a Section 2, permit required, use under the table of uses to Clause 32.08-2 to the General Residential Zone.

Comment: A Primary School is a section 2, permit required use within the General Residential Zone. It is noted, however, that the Ss Michael and John's Primary School is existing on the site and has been operational, providing education to the Horsham community. Therefore, the application only relates to the buildings and works associated with the proposed extension, rather than the use of the school.

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Buildings and Works

Under the provisions of Clause 32.08-10, a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08.

Application requirements relevant to this proposal are as follows:

- An application must be accompanied by the following information, as appropriate:
- For a development of one dwelling on a lot or a small second dwelling on a lot, the neighbourhood and site description and design response as required in Clause 54.
- For a development of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the site description and design response as required in Clause 55.
- For a development of two or more dwellings on a lot, dwellings on common property and residential buildings of four storeys, excluding a basement, the site description and design response as required in Clause 57.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Decision guidelines relevant to this proposal are as follows:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

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Dwellings, small second dwellings and residential buildings

- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of four storeys, excluding a basement, the objectives, standards and decision guidelines of Clause 57.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

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- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Comment: The proposed extension to the existing Ss Michael and John's Primary School is considered to accord with the relevant application requirements and decision guidelines within the General Residential Zone as;

- *The application is accompanied with plans drawn to scale showing the site, location of existing buildings, proposed building and works, built form and elevations.*
- *The location of the buildings and works are situated contained within the school site, which is bound by McLachlan Street and McPherson Street along the north-eastern corner. Given the large road reserves of both McLachlan Street and McPherson Street, overshadowing is not considered relevant in this instance.*
- *The proposed buildings and works associated with the extension is considered to accord with the existing character of the area which consists of a variety of commercial, community and residential uses.*
- *The proposed extension to Ss Michael and John's Primary School is considered to provide local and community benefit within a suitable location.*
- *The proposed elevations of the extension at Ss Michael and John's Primary are considered appropriate, with the STEAM elevation 4650 and the classroom extensions being 3700. It is considered both proposed elevations are well under requirements within the General Residential Zone. As such, it is considered that the proposed extension is compatible with surrounding residential uses.*
- *The proposed design, height, setback and appearance of the extension is considered visually pleasing and in proportion with the existing built form within close proximity.*
- *Additional landscaping is proposed to be located between the classrooms and the STEAM building. The internal landscaping is considered to soften the interface to McLachlan Street and create a visual interest from the streetscape.*
- *Minor alterations to the existing fencing will be required to facilitate the proposal, details of which are contained within the attached plans.*
- *All existing carparking and access arrangements are existing, with no alterations proposed as a result of this application.*
- *Overall, it is considered that the proposed extension to the Ss Michael and John's Primary School will result in a net community benefit, without any adverse impacts to the site or surrounding area.*

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5.0 Overlays

5.1 Design and Development Overlay

Pursuant to the Horsham Rural City Council Planning Scheme the subject site is included within the Design and Development Overlay – Schedule 3 (Wider Airport Environs Area).

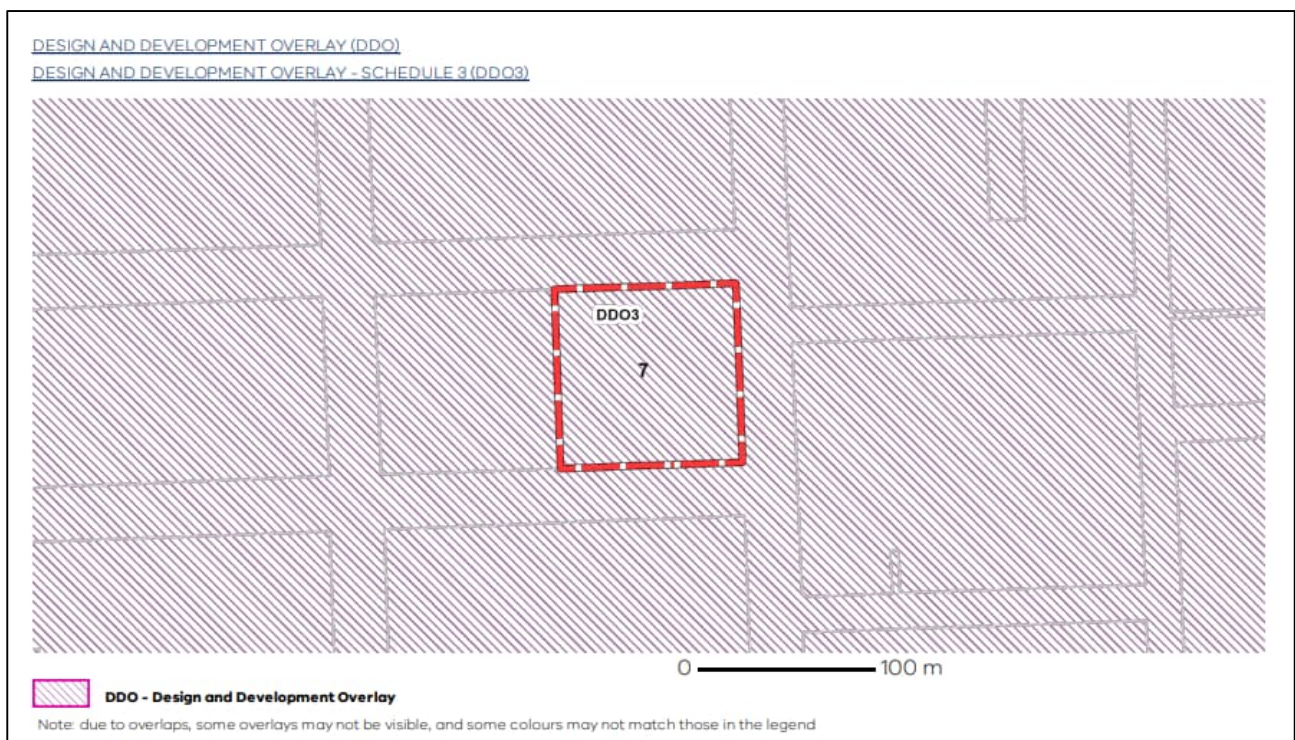


Figure 9: Design and Development Overlay

The purpose of the Clause 43.02 Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

The design objectives to be achieved by this Schedule are:

- To maintain the efficiency and safety of the Horsham airfield.
- To ensure the height of development in the wider area surrounding the airport does not prejudice the existing or future use of the airport.

Under the provisions of Clause 2.0 to Schedule 3 of the Design and Development Overlay, a permit is not required to construct a building or work which has a total height of less than 30 metres above natural ground level.

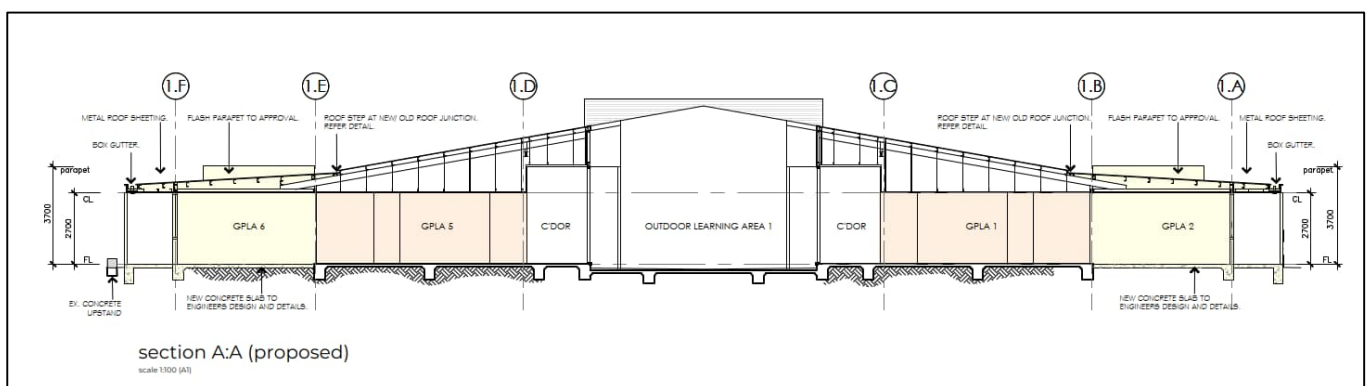
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Comment: The proposed Buildings and Works associated with Ss Michael and John's Primary School is considered appropriate having regard to the Design and Development Overlay as the proposal contains the following elevations:

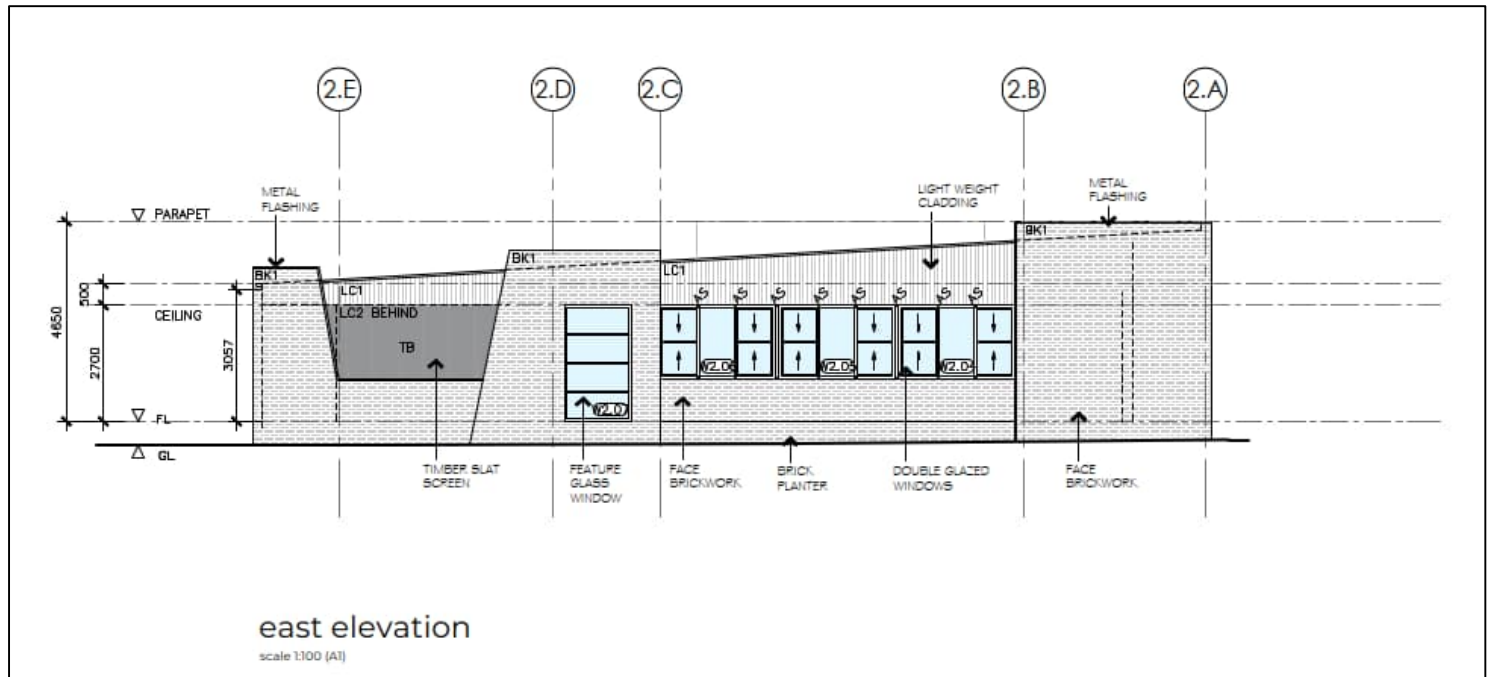
- STEAM building elevation of 4650
- Classroom extension elevations of 3700

As the proposed elevations as noted above are well under the 30m threshold listed in Schedule 3 to the Design and Development Overlay, it is considered that the Design and Development Overlay is not relevant in this instance.



Classroom elevations

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STEAM building elevation – East elevation

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5.2 Heritage Overlay

Pursuant to the Horsham Rural City Council Planning Scheme the subject site is included within the Heritage Overlay – HO8 (St Michaels and St Johns, former Brigidene Convent, Roberts Ave, Horsham).



Figure 10: Heritage Overlay

The purpose of the Clause 43.01 Heritage Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or 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.

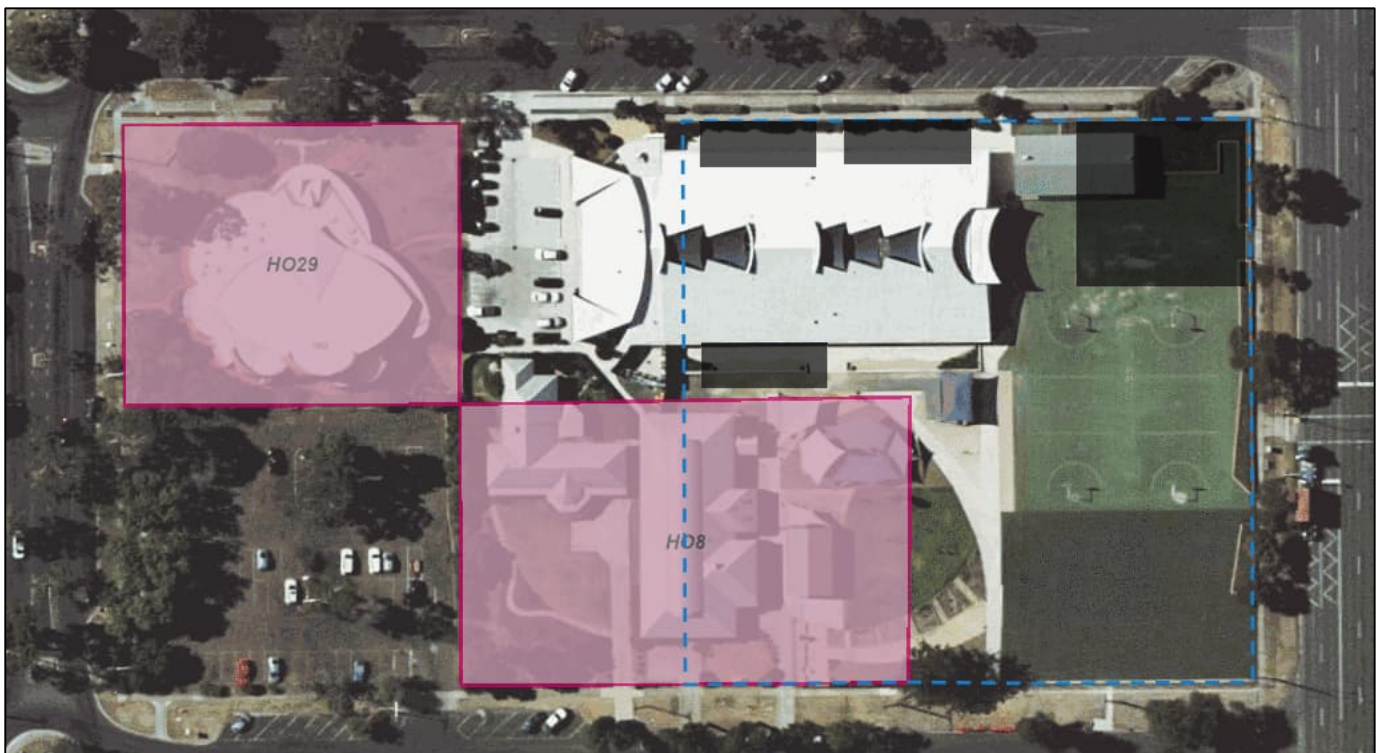
Under the provisions of Clause 43.01-1 a permit is required to construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Heritage Overlay HO8, relates to St Michaels and St Johns, former Brigidene Convent, Roberts Ave, Horsham. In accordance with the statement of significance, the Church, Convent and School were demolished in 1994, with a new Church erected at 9 McLachlan Street, Horsham, which is covered by Heritage Overlay HO29.

Comment: The proposed Buildings and Works associated with Ss Michael and John's Primary School is considered appropriate having regard to the Heritage Overlay as the Statement of Significance identifies that the Church, Convert and School were demolished in 1994, with a new Church erected at 9 McLachlan Street, Horsham which we note is covered by HO29 as shown below.

In addition, the proposed buildings and works associated with the extension of the Ss Michael and John's Primary School will not impede on the Heritage areas, nor adversely impact or detract from the existing Church at 9 McLachlan Street, Horsham. The attached architectural plans demonstrate the location and overall appearance of the proposed extension, which is in keeping with the existing built form and visual aesthetics of the area.

Overall, it is considered that the proposed buildings and works associated with the extension of Ss Michael and John's Primary School are not relevant having regard to the Heritage Overlay.



Approximate location of proposed buildings and works having regard to the Heritage Overlay

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6.0 Particular & General Provisions

6.1 Easements, Restrictions and Reserves

Clause 52.02 relates to the provision / removal of easements, restrictions and reserves.

Comment: No additions, alterations or removal of easements, restrictions or reserves are proposed as a part of this application.

6.2 Signs

Under Clause 32.08-15 sign requirements within the General Residential Zone are a Category 3. Clause 52.05-13 of the Planning Scheme specifies that a Business Identification Sign is a Section 2 sign.

Application requirements

An application must be accompanied by the following information, as appropriate:

Site context

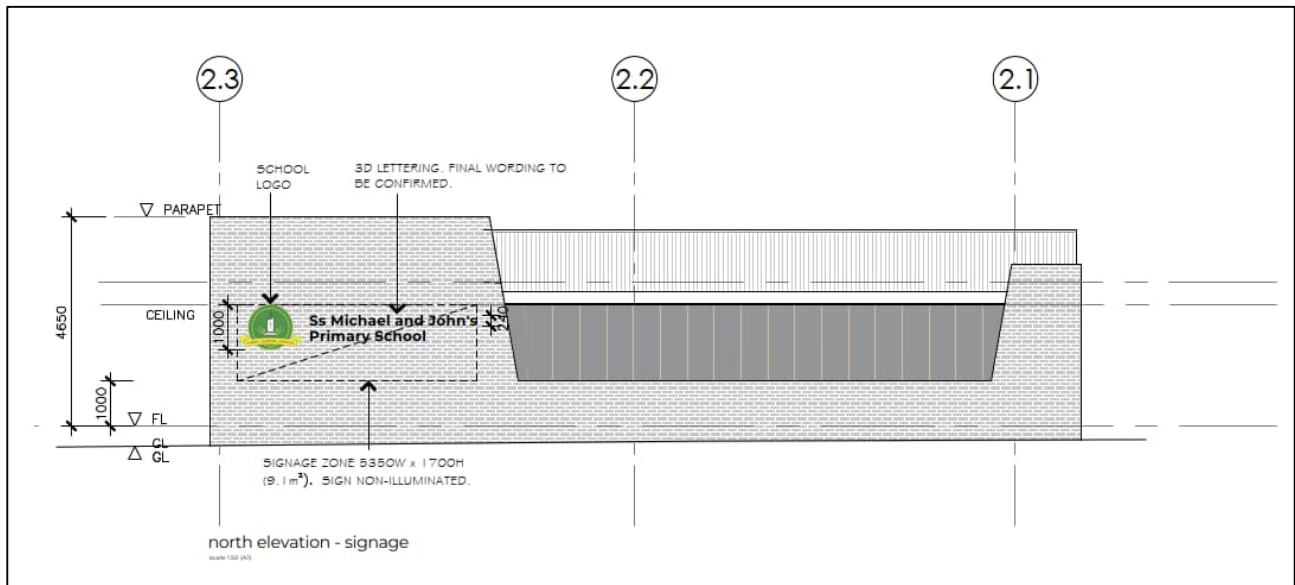
- A site context report, using a site plan, photographs or other methods to accurately describe:
- The location of the proposed sign on the site or building and distance from property boundaries.
- The location and size of existing signage on the site including details of any signs to be retained or removed.
- The location and form of existing signage on abutting properties and in the locality.
- The location of closest traffic control signs.
- Identification of any view lines or vistas that could be affected by the proposed sign.

Sign details

- The location, dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.
- Details of associated on-site works.
- Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated.
- The colour, lettering style and materials of the proposed sign.
- The size of the display (total display area, including all sides of a multi-sided sign).
- The location of any logo box and proportion of display area occupied by such a logo box.
- For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety.
- Any landscaping details.

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Comment: The application also seeks the approval of signage as identified within the attached architectural plans. The signage proposed is 5350w x 1700h, overall area of 9.1 square metres. The signage will consist of the Ss Michael and John's logo and text. Exact wording is still being finalised, however the below elevation provides an indication on the signage proposed.



The signage will be located on the new proposed STEAM building, along the McLachlan Street frontage. The proposed colour, dimensions and style of the proposed signage is considered to compliment the proposed STEAM building, providing appropriate identification for the Ss Michael and John's Primary School.

In addition, the signage proposed will be non-illuminated, ensuring no adverse amenity impacts to surrounding properties, nor causing any adverse impacts to traffic along McLachlan Street or impacting any views or vistas.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All signs

The character of the area including:

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- The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
- The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.
- The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
- The consistency with any identifiable outdoor advertising theme in the area.
- Impacts on views and vistas:
- The potential to obscure or compromise important views from the public realm.

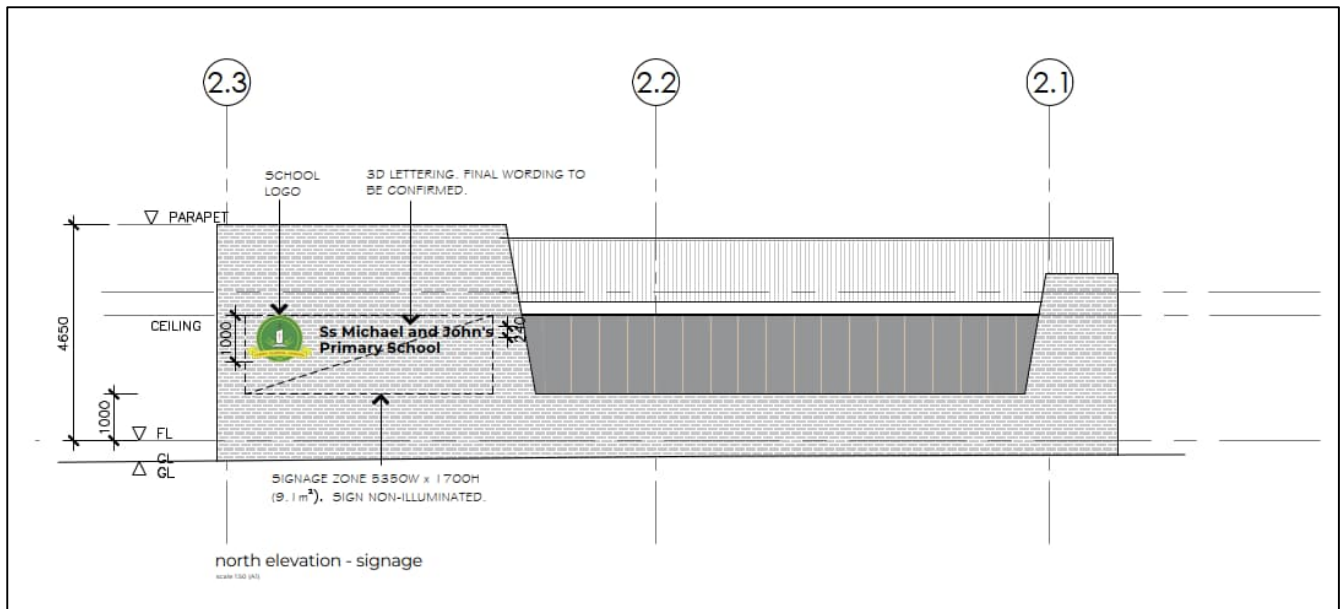
- The potential to dominate the skyline.
- The potential to impact on the quality of significant public views.
- The potential to impede views to existing signs.
- The relationship to the streetscape, setting or landscape:
- The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
- The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
- The ability to screen unsightly built or other elements.
- The ability to reduce the number of signs by rationalising or simplifying signs.
- The ability to include landscaping to reduce the visual impact of parts of the sign structure.
- The relationship to the site and building:
- The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
- The extent to which the sign displays innovation relative to the host site and host building.
- The extent to which the sign requires the removal of vegetation or includes new landscaping.
- The impact of structures associated with the sign:
- The extent to which associated structures integrate with the sign.
- The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.
- The impact of any illumination:
- The impact of glare and illumination on the safety of pedestrians and vehicles.
- The impact of illumination on the amenity of nearby residents and the amenity of the area.
- The potential to control illumination temporally or in terms of intensity.
- The impact of any logo box associated with the sign:
- The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
- The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.
- The need for identification and the opportunities for adequate identification on the site or locality.
- The impact on road safety. A sign is a safety hazard if the sign:
- Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.
- Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.
- Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.
- Is at a location where particular concentration is required, such as a high pedestrian volume intersection.
- Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.
- Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.
- Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.
- Is within 100 metres of a rural railway crossing.
- Has insufficient clearance from vehicles on the carriageway.
- Could mislead drivers or be mistaken as an instruction to drivers.

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Comment: The proposed business identification signage is considered to accord with the relevant decision guidelines as listed above as the signage is in proportion with the proposed STEAM building, considered to compliment the existing streetscape, and provide appropriate identification for the Ss Michael and John's Primary School.

As mentioned above, the signage will be located along the McLachlan Street frontage, and not contain any illumination, therefore no adverse impacts would result from the proposed signage. The proposed signage is not considered to have any impacts on traffic safety, nor impacts views or vistas along McLachlan Street.

For the reasons outlined within the report, it is considered that the proposed signage will compliment the Ss Michael and John's Primary School extension, provide an appealing and appropriate streetscape interface, whilst providing school identification.



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6.3 Carparking

Under the provisions of Clause 52.06.2, before a new use commences, or the floor area of an existing use is increased, or an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority.

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Primary school	1	1	To each employee that is part of the maximum number of employees on the site at any time

Under the provisions of Clause 52.06-3 of the Planning Scheme, a permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required.
- Provide some or all of the car parking spaces required on another site.
- Provide more than the maximum parking provision specified.

An application to reduce the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

Clause 52.06-9 details design standards for car parking relating to accessways, dimensions of parking spaces, gradients, mechanical parking, urban design, safety and landscaping.

- Accessways must:
 - Be at least 3 metres wide.
 - Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
 - If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.
 - Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.
- If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.
- Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.
- Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.
- Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.
- Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.

Comment: The Ss Michael and John's Primary School currently contains 35 staff. It is noted that the proposed buildings and works associated with the extension will not result in additional staff.

Based on the ratios within the Planning Scheme, 35 carparking spaces are required to be provided on-site. The existing shared carpark between the Ss Michael and John's Primary School contains twenty-three (23) carparking spaces and one (1) disabled carparking space.

Planning approval is therefore sought as part of this application to reduce the number of carparking spaces required by the Planning Scheme.

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6.4 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Comment: No native vegetation will require removal in order to facilitate the development as proposed, therefore the provisions of this Clause are not applicable in this instance.

6.5 Land Adjacent to the Principal Road Network

Under the provisions of Clause 52.29, a permit is required to create or alter access to a road in a Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road. Further, a permit is also required to subdivide land adjacent to a road in a Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.

Under the provisions of Clause 52.29-3, a permit is not required to:

- Create or alter access, or subdivide land, if carried out by or on behalf of the Head, Transport for Victoria.
- Realign a boundary.
- Subdivide an existing building, provided the building is already connected to services and no new access is required.
- Subdivide land into two lots, provided no new access is required.

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Comment: The proposed buildings and works associated with the extension will not result in alteration to vehicle access along McPherson Street, being a Transport Zone 2 road. The existing pedestrian gate is proposed to be relocated along McPherson Street to facilitate the proposed works, however as no new vehicle access or alterations are occurring, it is considered that the provisions of this clause are not relevant in this instance.

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6.6 Bicycle Facilities

Clause 52.34 aims to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Table 1 to Clause 52.34-5 states that bicycle spaces for a Primary School must be provided at a ratio of;

Table 1 to Clause 52.34-5 Bicycle spaces		
Use	Employee/Resident	Visitor/Shopper/Student
Primary school	1 to each 20 employees	1 to each 5 pupils over year 4

Table 2 states that for any use listed in Table 1, if 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter are also required.

Table 3 states that for any use listed in Table 1, 1 change room or direct access to a communal change room to each shower is also required. The change room may be a combined shower and change room.

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Comment: Appropriate bicycles facilities, including bicycle parking spaces and associated shower facilities are provided for employees. There are a total of 35 employees for the Ss Michael and John's Primary School, with one existing shower/change facility and one proposed shower/change facility within the STEAM building.

A waiver in associated shower and change facilities for students is sought for students due to privacy and safety reasons.

6.7 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.

An application to construct a building or construct or carry out works should meet all of the standards of Clauses 53.18-5 and 53.18-6 and must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.18-5, stormwater management for buildings and works, aims to:

- Minimise damage to properties and inconvenience to the public from stormwater.
- Ensure that the street operates adequately during major storm events and provides for public safety.
- Minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
- Encourage stormwater management that maximises the retention and reuse of stormwater.
- Encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard W2 states that the stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Comment: The application is supported with a Civil Design Report from Balance Consult outlining drainage requirements for the site. The report identifies the existing drainage for the site, together with the proposed connection of the extension. The extension and new STEAM building will be connected to the existing in-ground infrastructure within the title boundaries, and no modification to the existing outlets are required.

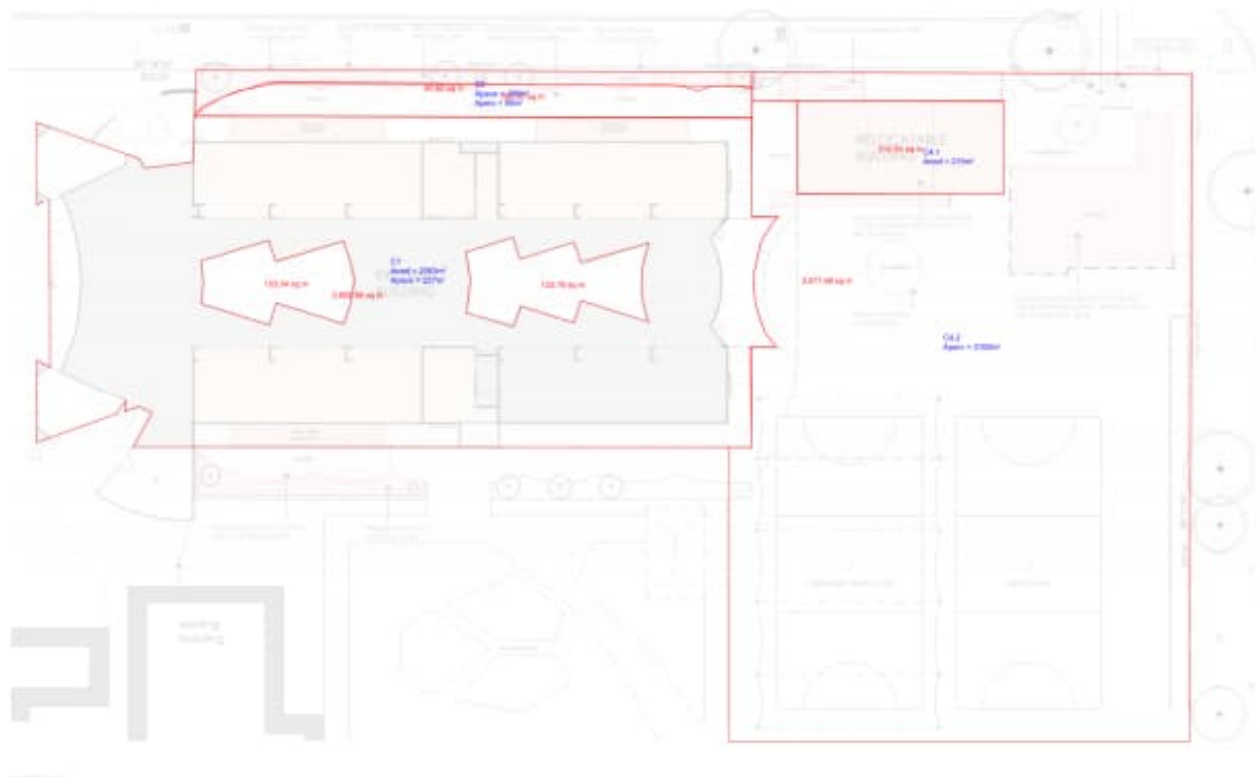
Grading for the areas of the proposed buildings and works will aim to coordinate with the existing conditions, maintain a clear overland flow path, and achieve safe access requirements for pedestrians.

Balance Consult concludes that given the nature of the new buildings and the negligible impact on the existing site, it is not proposed that additional water sensitive design principles will be incorporated as a part of the buildings and works proposed. The in-ground drainage and surface grading as a part of this project will maintain, or improve existing conditions.

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4.1.1. Existing Catchment

The existing drainage catchment for the primary school site is as follows:



Catchment details are as follows:

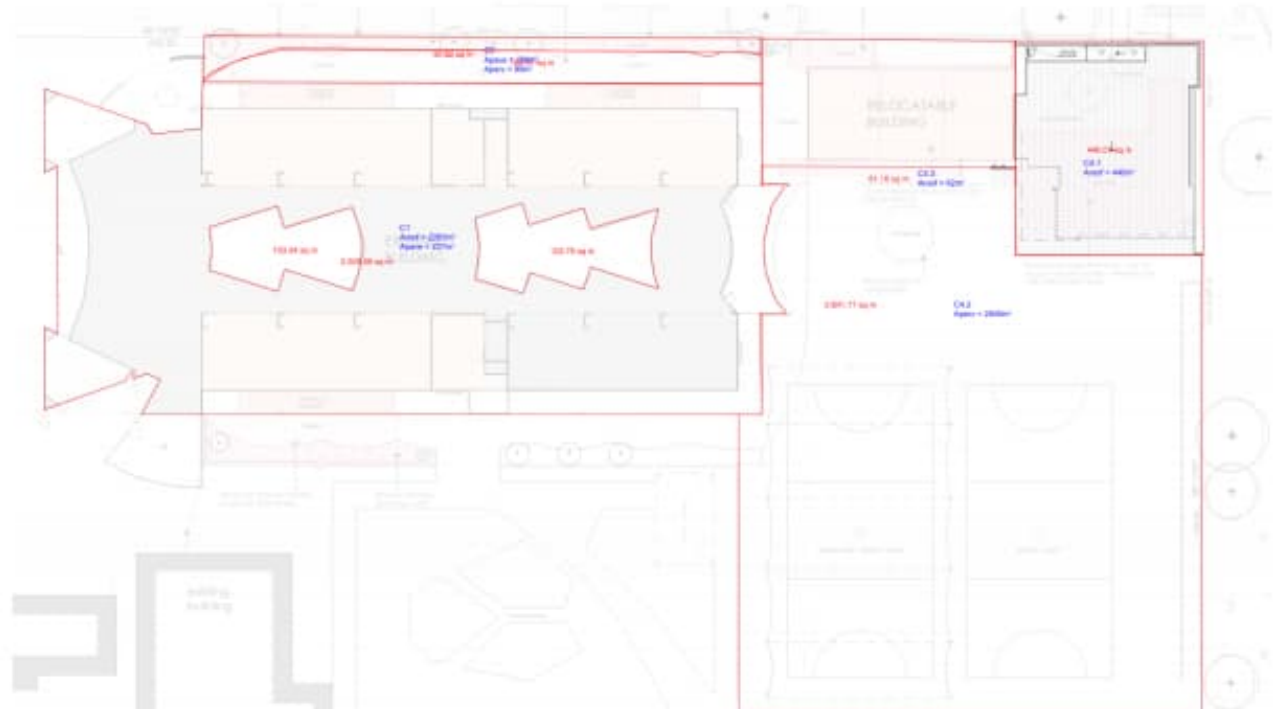
CATCHMENT	A(roof) m ²	A(impervious) m ²	A(pervious) m ²	A(total) m ²
C1	2285	227	0	2512
C2	0	190	95	285
C4	215	3100	0	3315
TOTAL	2500	3517	95	6112

Extract from Balance Consult Structural + Civil Design Report – Existing Catchment

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4.1.2. Proposed Catchment

The proposed drainage catchment for the primary school site is largely unchanged other than removal of the existing relocatable building and construction of the new building. Accordingly, the diagram and table below, only Catchment 4 details are altered:



Catchment details are as follows:

CATCHMENT	A(roof) m ²	A(impervious) m ²	A(pervious) m ²	A(total) m ²
C1	2285	227	0	2512
C2	0	190	95	285
C4	505	2845	0	3350
TOTAL	2790	3262	95	6147

Extract from Balance Consult Structural + Civil Design Report – Proposed Catchment

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7.0 Decision Guidelines

Development

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Comment: The proposed buildings and works associated with the extension to Ss Michael and John's Primary School is considered to accord with the decision guidelines as it will facilitate an expansion of an existing Primary School, offering a net community benefit to the local community of Horsham.

The proposal accords with the purpose of the General Residential Zone as previously outlined within the report. In addition, details of the proposed signage, together with additional landscaping within the site are provided to ensure that no adverse amenity impacts are a result of the proposal.

The application is also supported with a Civil Design report, demonstrating that the sites existing drainage infrastructure is suitable for the buildings and works proposed.

Overall, the proposal is considered to provide local community benefit, within a suitable location that contains existing use rights as the Ss Michael and John's Primary School. The proposal offers a logical expansion of the existing school site to accommodate additional children and updated facilities, without any adverse impacts on the site or area.

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8.0 Planning Policy Framework

8.1 State Planning Policy Framework

11.01-1S – Settlement – This policy aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.
- Strengthen transport links on national networks for the movement of commodities.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place.
- Limit urban sprawl and direct growth into existing settlements
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
- Ensure land that may be required for future urban expansion is not compromised.

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15.01 – Built Environment – Contains policies relating to urban design, building design, subdivision design, healthy neighbourhoods and neighbourhood character. Objectives of which are to:

- Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Recognise, support and protect neighbourhood character, cultural identity, and sense of place.

13.07-1S – Land Use Compatibility – The objective of which is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

17.01-1S – Diversified Economy – Aims to strengthen and diversify the economy.

17.02-1S – Business – Aims to encourage development that meets the community's needs for retail, entertainment, office and other commercial services. Strategies include:

- Ensuring commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.
- Locating commercial facilities in existing or planned activity centres.
- Providing new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.
- Providing small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
- Providing outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

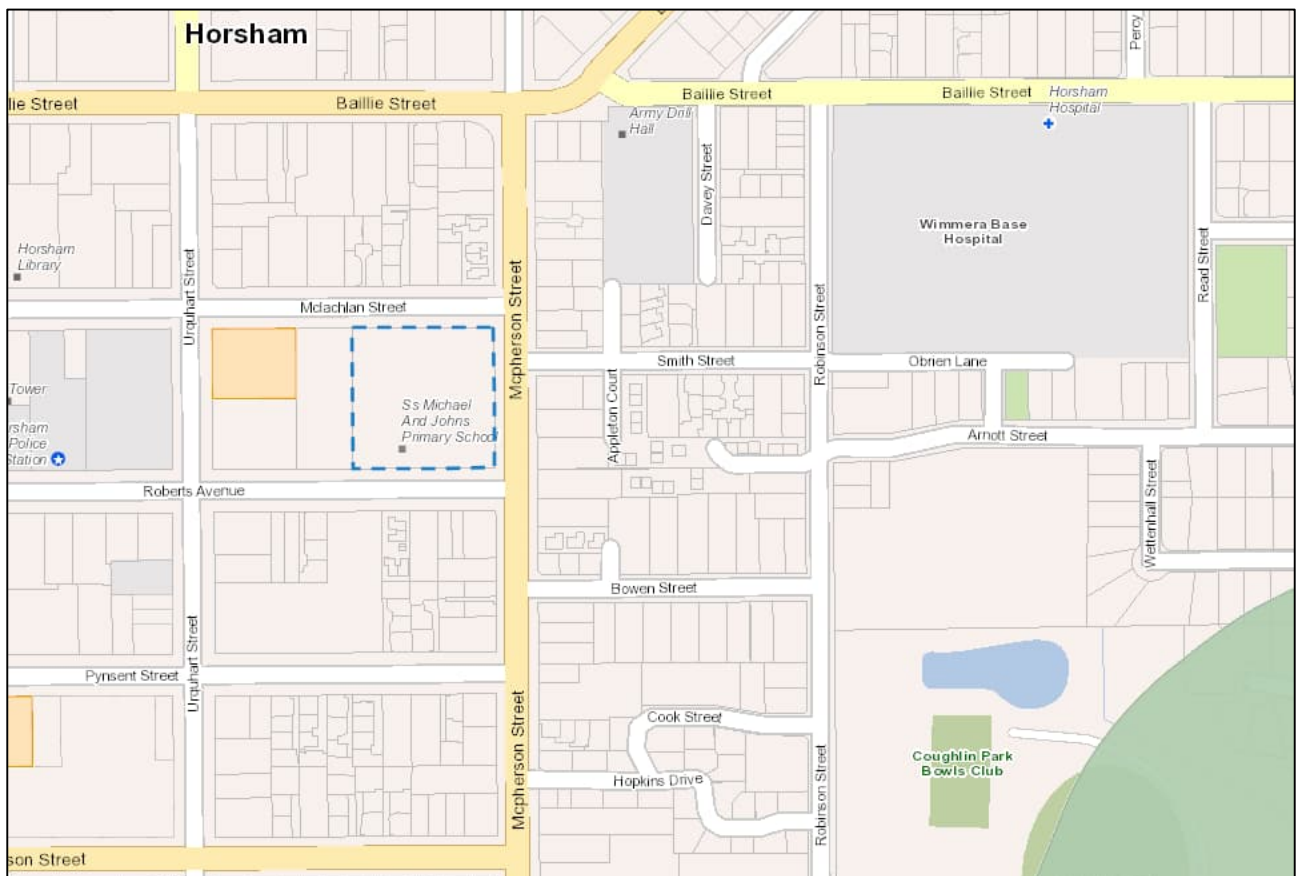
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Comment: The proposed buildings and works associated with the extension to Ss Michael and John's Primary School accords with the relevant planning policies listed above as the site contains the existing use of the Ss Michael and John's Primary School, the existing land use is compatible with existing infrastructure and community benefits. The proposal allows for an extension and upgrade to facilities, without compromising on community amenity. In addition, the proposed expansion of Ss Michael and John's Primary School is supported with architectural plans demonstrating the proposed seamless integration to the existing site and streetscape. The proposed built form of the expansion is considered to complement and enhance the site and adjoining streetscape.

15.03 – Heritage – Contains policies relating to heritage conservation and aboriginal cultural heritage. The objectives of these policies are:

- To ensure the conservation of places of heritage significance.
- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Comment: Under the Aboriginal Heritage Act, 2006, the subject site is not found to be within an area of possible cultural heritage sensitivity as indicated on the following map extract from the Department of Environment, Land, Water and Planning data base.



VicPlan – Areas of possible cultural heritage sensitivity

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12.01 – Biodiversity – Contains policies relating to the protection of biodiversity, 12.01-1S and native vegetation management, 12.01-2S. Relevant objectives of these policies are:

- To assist the protection and conservation of Victoria's biodiversity.
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Comment: The proposal seeks to remove internal planted vegetation, whilst also proposing additional landscaping as shown on the attached architectural plans. The proposed landscaping provides a visually appealing streetscape interface.

18.02 – Movement Networks – Contains policies relating to Walking, 18.02-1S, Cycling, 18.02-2S, Public Transport, 18.02-3S and Roads, 18.02-4S. The objectives of these policies are:

- To facilitate an efficient and safe walking network and increase the proportion of trips made by walking
- To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling
- To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.
- To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

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Comment: As the site contains the existing Ss Michael and John's Primary School, existing access, pedestrian access and bus routes are established to facilitate existing operations. A minor alteration to the pedestrian access along McPherson Street is proposed, to enable the expansion as proposed.

19.02 – Community Infrastructure – Contains policies relating to Education facilities. Clause 19.02-2S Education facilities aims to assist the integration of education and early childhood facilities with local and regional communities.

Strategies include;

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.
- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
- Locate tertiary education facilities within or adjacent to activity centres.
- Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.
- Consider the existing and future transport network and transport connectivity.

- Develop libraries as community based learning centres.
- Co-locate a kindergarten facility with all new Victorian Government primary schools.

Comment: The proposed buildings and works associated with the extension to Ss Michael and John's Primary School accords with the community infrastructure policy, specifically relating to Clause 19.02-2S Education facilities as the proposal provides for an expansion and upgrade to the existing Primary School, providing a net community benefit. It is considered that the site is well-located to existing infrastructure and ultimately suitable for growth as proposed.

7.2 Municipal Strategic Statement

02.02 Vision

Horsham Rural City is a great place to live – vibrant, inclusive and welcoming.

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Council seeks to manage land use and development in a manner that:

- Recognises our place and importance as a regional centre.
- Recognises the significance of our agricultural community.
- Protects and promotes the municipality as a safe place to live.
- Respects and protects our natural environment.
- Considers the impact of climate change.
- Provides accessible and quality services in a timely and efficient manner.
- Values our local heritage and history.
- Recognises the importance of economic growth and development.

02.03-1 – Settlement

Horsham regional city is the main urban centre for the municipality, the Wimmera Southern Mallee region and adjoining areas. It provides a wide range of retail, government, community, industrial and agribusiness services that are generally concentrated in the town centre.

Connecting Melbourne and Adelaide and a network of towns and communities in Victoria's western region, Horsham will continue to be diverse, responding to changes in residential and commercial needs, revitalising existing urban areas, innovations in industry, and business opportunities with a focus on agricultural research and production.

Horsham North is a significantly disadvantaged area of the city with a pronounced shortage of community services, economic activity and educational opportunities. Horsham North is physically separated from the town centre by the railway corridor and adjoining industrial land uses. A significant urban regeneration opportunity within Horsham includes facilitating improved connections between areas bisected by the railway corridor. A key limitation of developing Horsham rail corridor land for urban uses is potential land contamination resulting from prolonged industrial land uses in the area. As Horsham expanded southwards, Haven and Horsham have merged. The former rural settlement now functions as an outer suburb. Much of Haven is yet to develop to its full potential.

Natimuk is the municipality's second largest town. Although a relatively small community, Natimuk provides a range of services and is located within commuting distance to Horsham. There is limited land available for residential development, however demand for housing in the town remains constant. Natimuk Creek skirts the northern fringe of the township, its floodplain imposing some restriction on urban development. The township benefits from the influx of visitors to Mount Arapiles-Tooan State Park, which has supported local businesses and encouraged the establishment of tourist accommodation and other services, as well as attracting additional permanent residents.

A number of smaller settlements are established throughout the municipality. While most provide lower service levels than larger settlements, residents are attracted to these localities as an alternative to living in Horsham, by affordable property prices or rental opportunities, and by natural attractions such as nearby parks or lakes. The municipality's small towns are experiencing population decline and loss of services and infrastructure. These settlements will benefit from land for rural living being made available where social and physical infrastructure can be efficiently provided.

Council's strategic directions for settlement are to:

- Encourage development that capitalises on Horsham's location, protects it's unique character, and enhances the "sense of place".
- Focus urban growth opportunities for Horsham regional city in:
 - Town Centre (Horsham Central Activity District (CAD)).
 - Existing Urban Area (outside of CAD).
 - Strategic Infill Sites.
 - Regeneration and growth areas to the north and west of Horsham.
- Facilitate the redevelopment of the Horsham Rail Corridor.
- Support development in Haven in an integrated manner.
- Encourage residential development and other land uses in Natimuk and other small settlements.
- Direct low density residential and rural living developments to locations adjoining existing settlements.

02.03-5 – Built Environment and Heritage

The built and urban environment influences community health and wellbeing and providing safe footpaths for pedestrians, sufficient lighting, access to services and places for people to connect is a Council priority.

The buildings, monuments and organizations which had their origin in Horsham's history play a continuing role. Studies of the municipality's cultural heritage identify places and precincts of heritage significance and value to the community. The periodic review and update of the studies is important to enable the protection, conservation and enhancement of identified heritage assets.

Council's strategic directions for built environment and heritage are to:

- Create a built environment that supports active living and social connectedness.
- Conserve the places and sites of cultural heritage value within the Horsham municipality.
- Protect notable historic sites within the CAD and support proposed modifications that enhance the character of the precinct.

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02.03-9 – Infrastructure – Community Infrastructure

Community and cultural infrastructure is important to support community connections and health, wellbeing and vitality. Several early years centres are proposed in Horsham to respond to children's health, wellbeing and intellectual needs.

A medical services precinct around the Horsham Base Hospital will reinforce its role as the regional health provider. The expected increase in the aged population of the region is likely to result in a demand for more health services.

Council's strategic directions for community infrastructure are to:

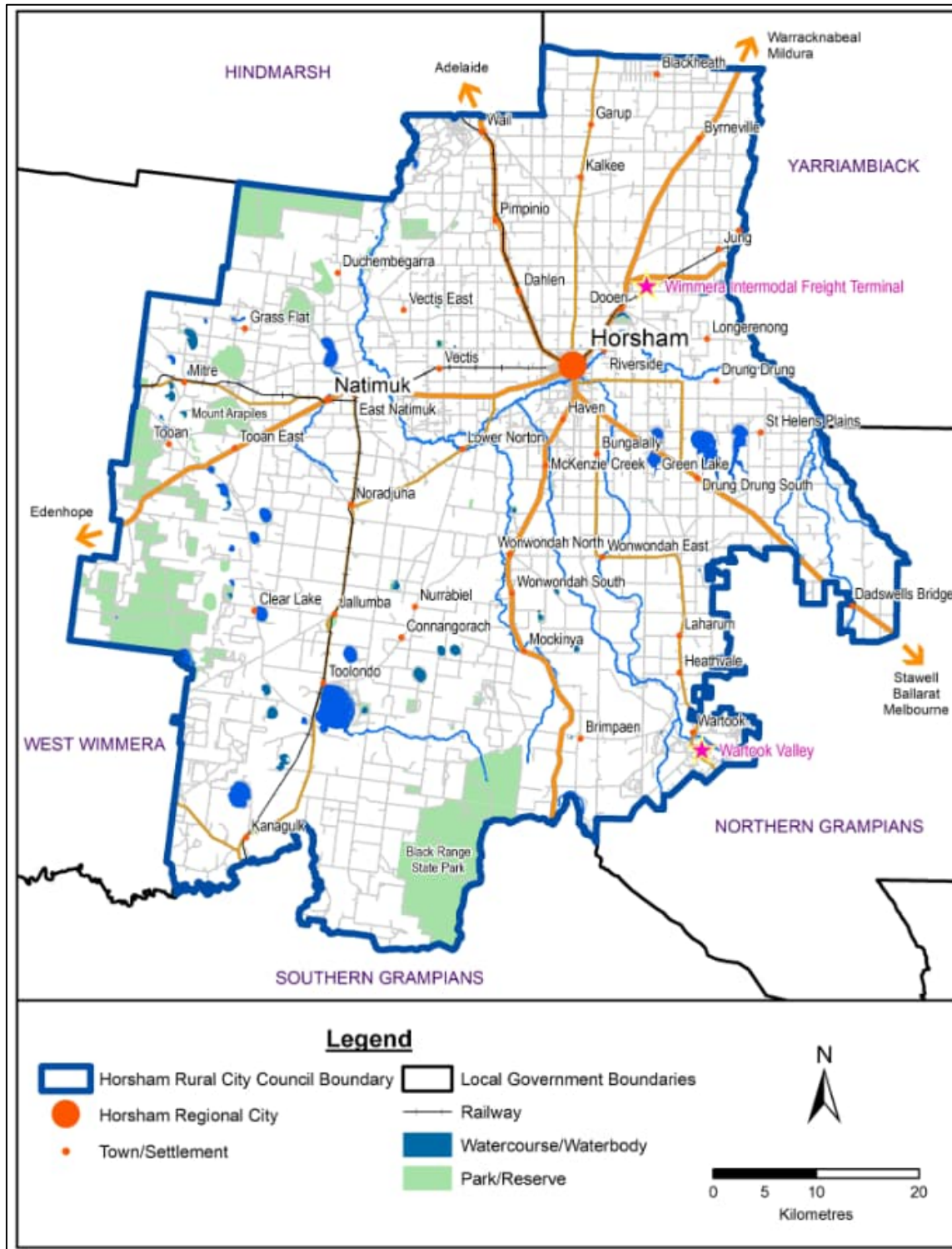
- Locate community facilities in places that are easily accessible to members of the community.
- Provide health facilities that meet the needs of the local and regional community.
- Facilitate the establishment of early years centres throughout Horsham.
- Facilitate the development of sporting facilities throughout the municipality.

Comment: The proposed buildings and works associated with the expansion of the existing Ss Michael and John's Primary School is considered to align with the overall vision for Horsham as the application facilitates and supports growth and development within the centre of Horsham. The application also respects the history of Horsham, specifically the heritage aspects with the adjoining Church. The proposed design of the extension is considered to create a visually attractive integration with the streetscape, whilst offering an overall net community benefit for Horsham.

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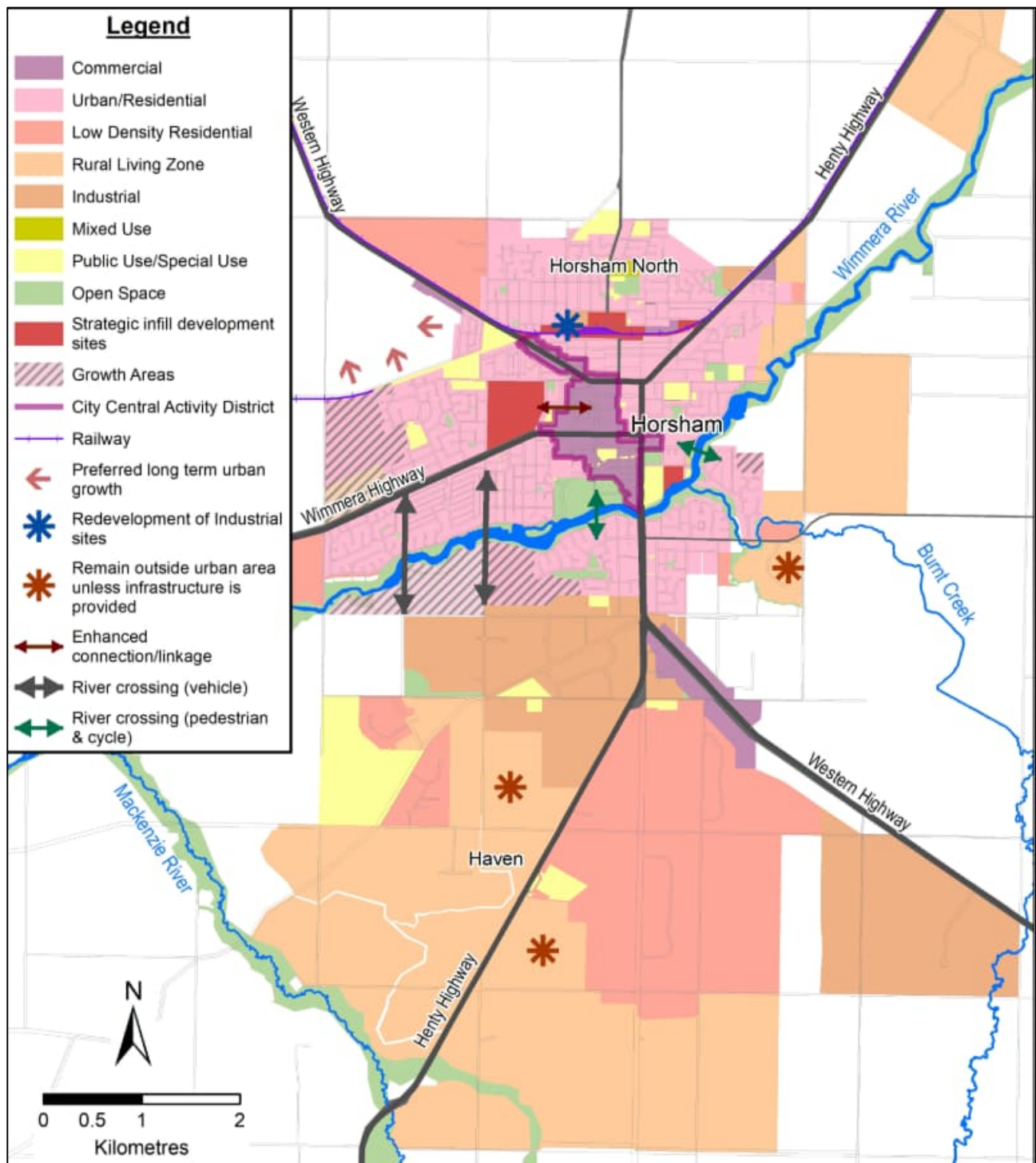
02.04 – Strategic Framework Plans

Horsham Rural City Strategic Framework Plan



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Horsham Regional City Framework Plan



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Comment: The proposed buildings and works associated with the expansion of the Ss Michael and John's Primary School is considered to be consistent with the Horsham Regional City Framework Plan. The site is well located having regard to the town centre of Horsham. In addition, the proposal will allow for the logical growth of the existing Ss Michael and John's Primary School within a suitable location.

8.3 Local Planning Policy

15.01-1L – Urban Design – Horsham Rural City

Strategies – Horsham;

- Facilitate development of priority pedestrian routes linking residential areas to the Horsham Central Activity District, the medical precincts of the Wimmera Base Hospital and Baillie Street, and schools.
- Design development fronting Horsham's highway entrances to contribute as a well presented entry to the city.

19.02-2L – Education Facilities – Horsham – seek to;

- Facilitate the development of early years centres in Kalkee Road, Horsham North, Horsham West and Horsham South.
- Facilitate the co-location of complementary community services within early years centres.

Comment: The proposal accords with local policies relating to urban design and education facilities as the application will facilitate an expansion and upgrade to existing facilities within the Ss Michael and John's Primary School. The proposal allows for an increase in capacity to serve the local community within a suitable location.

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9.0 Conclusion

The proposal is consistent with the State and Local Planning Policy context in relation to buildings and works with a Section 2 use within the Horsham Rural City Council Planning Scheme Planning Scheme.

The proposal is therefore considered to be consistent with the purpose of the General Residential Zone and satisfies all the relevant application requirements and decision guidelines.

The application provides an opportunity for an expansion and update to the existing Ss Michael and John's Primary School. The proposal supports an existing use that provides a net community benefit for Horsham. The proposed extension has been designed to integrate into the existing School site, together with integration to the streetscape. The design provides for an architecturally pleasing built form, creating a visually appealing streetscape along McLachlan Street and McPherson Street, Horsham.

For the reasons outlined in this report, it is considered the Buildings and Works associated with Ss Michael and John's Primary School is appropriate and should therefore be supported.

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Nicole Dixon

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Victorian Operations Manager

Senior Town Planner