

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**



## **PLANNING REPORT FOR VICTORY CHRISTIAN COLLEGE**

75 - 81 Sargeants Road, Epsom

Dja Dja Wurrung Country

*We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past and present.*

## CONTENTS

<b>1. EXECUTIVE SUMMARY .....</b>	<b>4</b>
1.1 APPLICATION SUMMARY .....	5
<b>2. INTRODUCTION .....</b>	<b>6</b>
2.1 OVERVIEW .....	6
<b>3. SITE CONTEXT .....</b>	<b>8</b>
3.1 STRATEGIC SETTING .....	8
3.2 SITE AND SURROUNDS .....	9
<b>4. VICTORY CHRISTIAN COLLEGE: A VISION FOR BENDIGO .....</b>	<b>11</b>
4.1 OVERVIEW .....	11
4.2 VICTORY CHRISTIAN COLLEGE: SARGEANTS ROAD CAMPUS .....	11
<b>5. THE PROPOSAL .....</b>	<b>13</b>
5.1 OVERVIEW .....	13
5.2 PERMIT TRIGGERS .....	13
5.3 OPERATIONAL AND DESIGN REQUIREMENTS .....	14
5.4 EXISTING SITE CONDITIONS .....	15
5.5 APPROACH TO STAGING AND SCHOOL TIMEFRAMES .....	15
<b>6. STRATEGIC JUSTIFICATION .....</b>	<b>17</b>
6.1 OVERVIEW .....	17
6.2 NEEDS ANALYSIS .....	18
6.3 SCHOOL SITE VIABILITY .....	19
6.4 AMENITY IMPACTS .....	21
6.5 RESIDENTIAL USE OPPORTUNITIES .....	22
6.6 SUPPORT FOR THE PROPOSED USE IN THE LDRZ IN VCAT DECISIONS .....	23
6.7 ALTERNATIVE LOCATIONS FOR LDRZ LOTS .....	24
6.8 ADDITIONAL BENEFITS .....	26
<b>7. PLANNING POLICY FRAMEWORK .....</b>	<b>27</b>
7.1 PLANNING POLICY FRAMEWORK .....	27
7.2 SETTLEMENT, GROWTH AND DISTINCTIVE PLACES .....	27
7.3 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES .....	29
7.4 ENVIRONMENTAL RISKS AND CLIMATE CHANGE MITIGATION .....	30
7.5 URBAN DESIGN AND NEIGHBOURHOOD CHARACTER .....	31
7.6 BUILT ENVIRONMENT AND HERITAGE .....	32

This copied document to be made available  
 for the sole purpose of enabling  
 its consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purpose which may breach any  
 copyright

<b>8. ZONING.....</b>	<b>34</b>
8.1 ZONE .....	34
8.2 DISCUSSION.....	34
8.3 DECISION GUIDELINES.....	35
<b>9. OVERLAYS .....</b>	<b>36</b>
9.1 DEVELOPMENT PLAN OVERLAY .....	36
9.2 LAND SUBJECT TO INUNDATION OVERLAY – SCHEDULE 1 .....	37
9.3 SPECIAL BUILDING OVERLAY SCHEDULE 2 .....	41
<b>10. PARTICULAR PROVISIONS .....</b>	<b>44</b>
10.1 CLAUSE 52.05 SIGNS.....	44
10.2 CLAUSE 52.06 CAR PARKING .....	46
10.3 CLAUSE 52.29 LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK .....	47
10.4 CLAUSE 52.17 NATIVE VEGETATION .....	47
10.5 CLAUSE 52.34 BICYCLE FACILITIES.....	48
10.6 CLAUSE 53.10 USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS .....	49
<b>11. CONCLUSION.....</b>	<b>50</b>

*This report is subject to copyright the owner of which is Niche Studio. Unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.*

Prepared – Naomi Beck  
Reviewed – Nicola Smith  
Date – 7 Dec 2023  
Version – 2.0

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## 1. EXECUTIVE SUMMARY

Victory Christian College (VCC) is an independent Christian school, with a campus supporting Prep to Year 12 located in south-east Bendigo, Dja Dja Wurrung Country. To cater for an increased demand in the broader Bendigo area, VCC proposes to construct a new P-12 campus on land located at 75 – 81 Sargeants Road, Epsom.

The Epsom Huntly growth corridor is the fastest growing in Bendigo with both State and local governments identifying the need for more educational facilities in the area over the next 20 years. As no provision has been made for non-government school sites through structure planning in the sub-region, VCC have looked to source the most appropriate site in Epsom to support a future school campus.

This new campus will ultimately provide educational facilities for up to 1125 students and 130 staff in high quality architecturally designed buildings on a site designed to deter traffic from Midland Highway, situate buildings out of areas affected by 1% AEP levels and provide a high quality environment for students.

The report provides strategic justification for the proposal, given it is impacted by the Low Density Residential Zone, Development Plan Overlay, Land Subject to Inundation Overlay and Special Building Overlay. In addition, consideration has been given to the following matters outlined by the Department of Transport and Planning during a pre-application meeting:

1. Support for the proposed use in the LDRZ with reference to relevant VCAT decisions
2. Economic benefits and needs analysis
3. Site-specific justification for a school
4. School site viability in the Epsom Huntly growth corridor
5. Amenity impacts resulting from development of the school
6. Other benefits the school can offer

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

The proposal aligns with current planning and strategic policy, including 10-minute city principles and the intentions of the Low Density Residential Zone and Development Plan Overlay. Amenity impacts from traffic, noise and stormwater sources have been addressed through road and site design.



# ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 1.1 APPLICATION SUMMARY

Table 1: Application Summary

APPLICATION SUMMARY	75 - 81 Sargeants Road, Epsom, Dja Dja Wurrung Country
Title Details:	Lots 1 and2 PS717497
Zoning:	Low Density Residential Zone (LDRZ)
Overlays:	Development Plan Overlay – Schedule 4 (DPO4) Land Subject to Inundation Overlay – Schedule 1 (LSIO1) Special Building Overlay – Schedule 2 (SBO2)
Proposal:	Use and development of a masterplan planning application for non-government P-12 school. In addition, construction of temporary promotional signage to be removed at completion of Stage 1 construction.
Permit Triggers:	LDRZ: <ul style="list-style-type: none"> <li>Use and development of land for an Educational Centre.</li> </ul> LSIO1: <ul style="list-style-type: none"> <li>Development of buildings, fences, and roadworks.</li> </ul> SBO2: <ul style="list-style-type: none"> <li>Development of buildings, fences, and roadworks.</li> </ul> Cl. 52.05 Signs <ul style="list-style-type: none"> <li>Development of land for a sign.</li> </ul> Cl. 52. 17 Native vegetation <ul style="list-style-type: none"> <li>To remove, destroy or lop native vegetation.</li> </ul> Cl. 52.34 Bicycle facilities <ul style="list-style-type: none"> <li>To vary, reduce or waive any requirements of Cl. 52.34-5 and Cl. 52.34-6.</li> </ul>
Additional Considerations	DPO4: <ul style="list-style-type: none"> <li>Amend existing Development Plan</li> </ul> Cl. 52.06 Car parking Cl. 52.29 Land adjacent to the Principal Road Network Cl. 53.10 Uses and activities with potential adverse impacts Loddon Mallee South Regional Growth Plan

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Bendigo Education Plan 2018-2028

Plan Greater Bendigo 2018

## 2. INTRODUCTION

### 2.1 OVERVIEW

This report has been prepared by Niche Studio on behalf of the permit applicant, Victory Christian College. This application seeks to establish a new campus at 75 - 81 Sargeants Road, Huntly, Dja Dja Wurrung Country, herein referred to as the subject site.

This requires a planning permit to be granted in support of use and development of the site for an Education Centre with ancillary uses, and the site masterplan pursuant to the requirements of the *Greater Bendigo Planning Scheme* (the Scheme). The application is made with the consent of the landowner.

The background of the proposal, strategic justification and assessment against permit requirements is fully discussed in the following planning report and associated documents. Opportunities and considerations relevant to the site, together with state and local policy direction have been considered. The approval of this application will result in the provision of educational services in an area of Bendigo flagged as experiencing major growth over the next thirteen years, together with provision of local employment and a community-focused institution that prides itself on being welcoming and inclusionary to the wider neighbourhood.

This application should be read in conjunction with the concept, site architectural masterplans and detailed development plans for Stage 1 of the campus, prepared by S Group. Additionally, a planning report with additional information for the development of Stage 1 of the proposed campus has been prepared pursuant to a Section 50 amendment and is appended to this application.

To further support this application, a series of technical reports and plans have been prepared and are appended to this report:

- Drainage Report
- Traffic Impact Assessment
- Cultural Heritage Management Plan
- Landscaping Concept Plan
- Servicing Plan
- Environmental Assessment of Industrial Amenity Impacts

**ADVERTISED  
PLAN**

In preparing this application, we have had regard to our pre-application meeting with the Department of Transport and Planning (DTP), recommendations offered by the City of Greater Bendigo (Council), and the following documents and background reports have been reviewed:

- Greater Bendigo Planning Scheme, including the Loddon Mallee South Regional Growth Plan, and Plan Greater Bendigo 2018.

- Pre-application meeting with Department of Transport and Planning on 19<sup>th</sup> July 2023.
- Site-specific background studies and reports supporting this application, as appended.
- The requirements and vision from Victory Christian College, including the proposed staged development of future construction.

Detailed plans for each subsequent stage of campus development will be submitted for endorsement as per permit conditions, subject to the approval of this initial application.

## **ADVERTISED PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 3. SITE CONTEXT

### 3.1 STRATEGIC SETTING

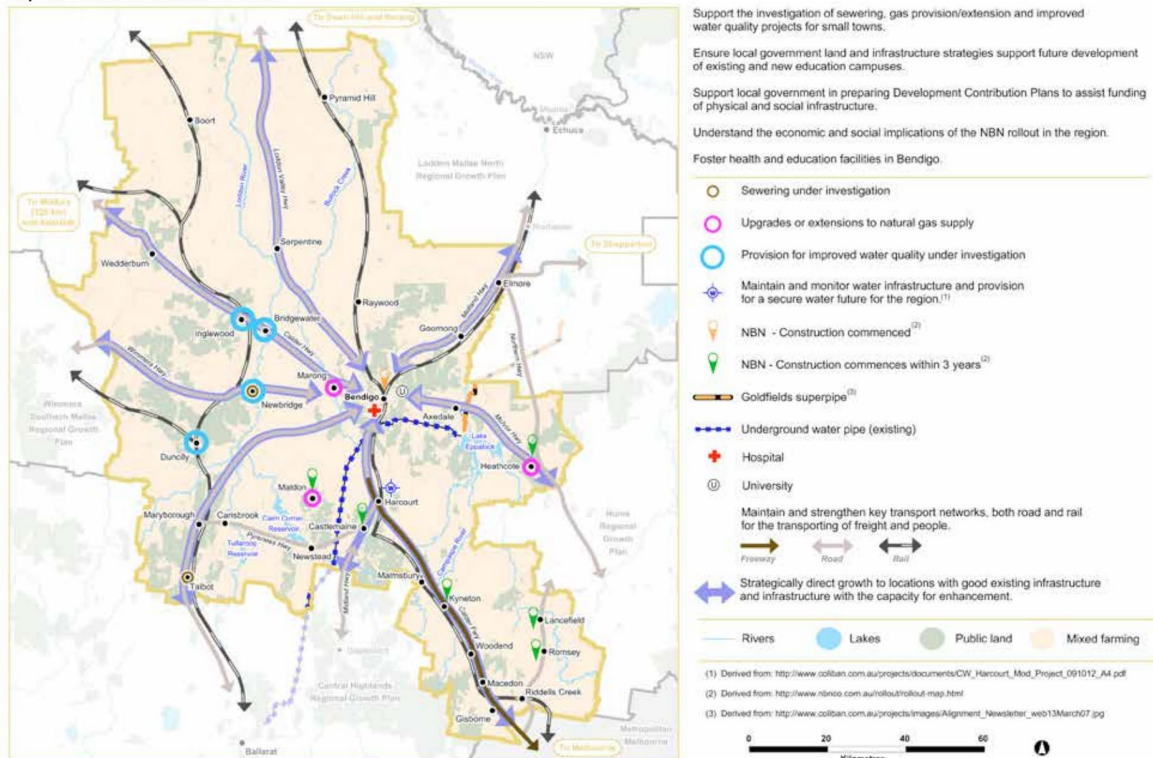
#### 3.1.1 Loddon Mallee South Regional Growth Plan

The Loddon Mallee South Regional Growth Plan (LMSRGP) provides a broad scale plan for growth in the region, including planning for growth in education and employment opportunities. Principle 5 of the Regional Growth Plan, which aims to improve education and training outcomes, outlines a future direction of planning for the facilities and infrastructure needed for delivery of education and training to support growth.

Community facilities, such as schools, are to be encouraged in areas with existing infrastructure and areas with capacity for enhancement. Further opportunities for high quality education which provides pathways to employment are also supported.

From the LMSRGP, Map 15 (shown below as Figure 1) provides future infrastructure directions to support development of new school campuses. The subject site is located within the Urban Growth Boundary, in an area identified for growth with either existing infrastructure, or capacity for improved infrastructure.

Map 15: Future infrastructure directions



Source: Department of Transport, Planning and Local Infrastructure

Figure 1: Future infrastructure directions from the LMSRGP, p.60.

#### 3.1.2 Plan Greater Bendigo 2018

The Plan Greater Bendigo Action Plan aims to give a strategic framework to the strategic and plan to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must be used for any purpose which may breach any copyright

The strategic and plan to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must be used for any purpose which may breach any copyright

various levels of government, multiple agencies and the private sector is challenging, and this plan seeks to provide clarity on growth priorities.

The population of the Greater Bendigo region is predicted to reach 200,000 by 2050, with associated requirements for housing, service, and community infrastructure. Four key principles have been identified to support the growing region. The first of these is to facilitate “an adaptable and innovative economy” (p. 9), which directly feeds into improving education access from an early age. This is reflected in the final list of 18 priority infrastructure projects through the “co-ordinated program of new school development to meet growing demand” (p.11).

### 3.2 SITE AND SURROUNDS

The subject site is referred to as 75 - 81 Sargeants Road, Epsom, and is located on Dja Dja Wurrung Country. The subject site is contained in Lots 1 and 2 on PS717497. A copy of the Title has been attached at Appendix 1.

#### 3.2.1 SPECIFIC NEIGHBOURHOOD LOCATION

Surrounding uses include a mix of developed, vacant and emerging low density residential to the north and west. To the east, industrial uses include light industrial premises. Immediately south of the subject site, agricultural uses give way to residential development, with public sporting grounds and open space to the south-west across Midland Highway.

Overall, the surrounding pattern of land usage is defined by a diversity of residential, public open space and industrial usage. The current vacant state of the subject site, coupled with its large size, frontage to three streets provides the ideal opportunity for the development of an Education Centre (Victory Christian College). This use will activate the site and provide improved access and services to the surrounding community without loss of amenity to surrounding residents.

#### 3.2.2 SITE ANALYSIS

The subject site is located within the Urban Growth Boundary of Greater Bendigo.

The subject site is approximately 73,321m<sup>2</sup>, and is regular in shape. The western boundary fronts Midland Highway, a road within the principal transport network zoned Transport Road Zone 2 (TRZ2). The northern boundary fronts Sargeants Road for approximately 400m, and the eastern boundary fronts Station Street for approximately 202m, with industrial zoned land (IN3Z) beyond. The subject site is otherwise bounded by land zoned LDRZ.

Currently, the subject site is vacant and under-utilised. It has historically been used for agricultural purposes, although a planning permit (DS/673/2018) has been granted previously to allow a staged 16 lot subdivision and access from a Category 1 Road.

A low point with a waterbody is located to the south of the site, as can be seen in Figure 2 below. The remainder of the site is vacant, with some vegetation along the eastern lot boundary.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



Figure 2: Aerial of subject site. Image from Nearmap, 2023.

The immediate surrounds of the subject site are characterised by the following interfaces:

- The **northern boundary** abuts Sargeants Road, with vacant land currently used for agricultural purposes but zoned LDRZ and awaiting future sub-division across this street. It is anticipated that access to the proposed school will be provided from Sargeants Road.
- The **western boundary** abuts Midland Highway. Further residential use is across Midland Highway.
- The **eastern boundary** abuts Station Street. Currently, a small industrial precinct is on the opposite side of Station Street, with capacity for future development of industrial premises. An additional access point is proposed from Station Street.
- The **southern boundary** of the site abuts a neighbouring property within the LDRZ currently used for hobby farm purposes.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 4. VICTORY CHRISTIAN COLLEGE: A VISION FOR BENDIGO

### 4.1 OVERVIEW

Opening in 1995, Victory Christian College was established with 70 Primary and Secondary students in Department of Education buildings in White Street. The College then relocated in 1997 to the old Kennington Primary School facilities in Marnie Road.

These facilities were later sold to a developer and a greenfield site on the corner of Kairn Road and Strathfieldsaye Road was purchased. The College relocated into the Kairn Road Site in October 2009 with an enrolment of 110 students – Prep to Year Ten.

In 2012, the College gained registration to offer VCE, and the first Year Eleven class commenced in 2013. In 2015 the College purchased the adjacent land at 230 Condon Street (Glenavon) to enable continued growth and meet ongoing enrolment demand.

The College has a balanced approach to fostering Christian values and teaching a Christian world view. The emphasis on integrity and the high standards expected of all staff members allow College families to feel confident in the environment provided. The College aims to serve the families of the local community and surrounding districts with excellence.

As of February 2023, the College has an enrolment of 800 students, and employs around 120 local staff. The annual 2023 budget is \$13 million. By the end of Term One, 2023, Stage Four of the 'Glenavon' development has been completed, enabling the College to reach their maximum enrolment number of 850 students in 2024.

The College is an Incorporated Association and is operated independently, governed by a Committee of Management in the form of the College Board, who are committed to the continued growth of the College, however increasing enrolments beyond 850 students on the current site is not feasible.

The expansion of the College to the proposed new campus is in line with the goals of the 2021-2025 Strategic Plan, which is supported by five core pillars:

- Governance
- Student Outcomes
- Nurture and Wellbeing
- Staff Development
- Community Engagement

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

### 4.2 VICTORY CHRISTIAN COLLEGE: SARGEANTS ROAD CAMPUS

Establishing a second campus in the Huntly-Epsom growth corridor, Victory Christian College aims to create opportunities for a different part of Bendigo, and therefore positively impact the lives of more students and their families, as well as the wider community. It is important to the board and staff of Victory Christian College to be able to say 'yes' to more families, especially considering increased population growth in the region.

The board and staff of Victory Christian College will deliver excellence in education to a new cohort of students, facilitating culture transfer through movement of some key staff between campuses, with

the goal of replicating the essence of VCC at a new site. The aim of the school is to provide a well-rounded education, focused on ensuring students succeed in all aspects of their future lives with the opportunity to 'give back' to the local community.

The College currently draws 25% of its students from the Eaglehawk, Jackass Flat, Epsom and Huntly area who travel to and from school by bus or private vehicle. The development of a new campus of Victory Christian College on Sargeants Road will form a key community node within the Epsom-Huntly growth corridor.

Six hectares of land at 75 Sargeants Road, Epsom, on Dja Dja Wurrung Country was identified as a possible site for expansion in late 2022. Currently, 25% of students attending Victory Christian College reside in the Eaglehawk, Jackass Flat, Epsom and Huntly areas, travelling to the existing campus through (school-provided) bus or private vehicle.

## **ADVERTISED PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



Pursuant to Clause 52.17 Native vegetation, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Pursuant to Clause 52.34 Bicycle Facilities, a permit is required to vary, reduce, or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

### 5.3 OPERATIONAL AND DESIGN REQUIREMENTS

The Education Centre proposes its main hours of operation to be 8:50am - 3:20pm, Monday to Friday. It is noted that some afterhours activity may occur on site such as sporting activities, and tutoring, for example, but this is expected to be a small sub-set of the proposed total number of staff and students.

Administrative functions for both campuses of Victory Christian College are anticipated to remain at the existing Strathdale site. Students will be transported between campuses by bus where necessary.

This new campus is proposed to accommodate 1125 students and 87 full time equivalent staff. Upon full usage of the site, the Education Centre will accommodate students from Prep to Year 12. It is anticipated that initial enrolments into Stage 1 of the development will comprise approximately 200 students across primary and secondary school.

A breakdown of staff to be employed at the school and students to be accommodated over the staged development and at completion is as follows:

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7
<b>Total Students</b>	200	400	600	775	950	1075	1125
<b>Total Staff</b>	18	33	48	61	74	82	87

Note that these numbers are at completion and occupation of the particular development stage.

The design of the Education Centre has been carefully considered and planned to communicate:

- A warm and welcoming environment
- Connection to nature
- Creative spaces
- Flexible spaces
- An overall sense of space and calm
- Careful management and awareness of acoustics
- Respect for the natural environment
- A sense of 'flow'

## ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 5.4 EXISTING SITE CONDITIONS

Currently a detached single dwelling exists in the north-western part of the subject site, with detached garage and accessway from Sargeants Road. This proposal includes use of the existing building for storage, with demolition anticipated to occur during Stage 7 in preparation for the construction of the Performing Arts Centre in Stage 8 on the location of the existing dwelling.

## 5.5 APPROACH TO STAGING AND SCHOOL TIMEFRAMES

Comprising a large development and representing significant financial investment for the College, development of the Sargeants Road campus will be delivered in stages, proposed to take place over 15 years. As such, a level of flexibility is required to ensure the school can be developed in stages as demand requires.

Therefore, this application is for the use of the site for an Education Centre and approval of an overall masterplan, and development of Stage 1 as detailed in the appended application pursuant to a Section 50 amendment. It is requested that a condition of permit be added that will allow the College to lodge more detailed plans on a stage-by-stage basis.

Appended to this report as Appendix 2 are the masterplans for the entirety of the subject site. Appendix 12 contains the detailed development plans for Stage 1 of campus construction. Both sets of plans have been prepared by S Group.

A probable timeline for the development of the Sargeants Road campus will be:

2023: Site Master Plan developed as a Multi-Stage Project. Planning Approval process commences.

2024: Planning Approval finalised.

2025: Stage One construction: Site works, Administration block, Buildings for up to 300 students.

2026: Campus opens – enrolment 200.

The projected annual growth in enrolments at the Sargeants Road campus is 20 – 30%, depending on facilities, with a new building stage coming online every two years.

Maximum enrolment prediction for the Sargeants Road campus on completion is 1125 students.

These students are proposed to be triple streamed (three classes at each year level) from Prep to Year Ten. Year Eleven and Twelve students will be combined for some classes at the current Kairn Road campus, with those students transported to and from Kairn Rd by school bus.

A detailed staging plan for the development and construction of the Sargeants Road campus, including number of staff and student occupying the campus at the completion of each stage, and requirements for bicycle facilities and car parking has been appended to this report (refer to Appendices 12 and 13).

Growth at the new campus will be managed carefully according to planning guidelines, and to ensure the development of the positive and caring culture Victory Christian College is known for

**ADVERTISED  
PLAN**



## 6. STRATEGIC JUSTIFICATION

### 6.1 OVERVIEW

The proposed school site is located within the Greater Bendigo growth boundary within the Huntly Epsom growth corridor. Local and State Governments expect a strong population increase in the Epsom Huntly area over the next 20 years, however, current strategic planning is yet to catch up with growth already happening in these areas. There is no existing structure planning for either of the Epsom or Huntly activity centres and surrounds, although it is understood that Council is currently preparing a Managed Growth Strategy for Bendigo. Structure planning is required to ensure adequate provision of and zoning of land for community infrastructure (such as schools), amongst other community needs.

During preparation of a structure plan, 10-minute neighbourhood principles would guide zoning within the 10 minute city radius from both Epsom and Huntly activity centres, which would apply to all the LDRZ land between Huntly and Epsom. It is likely that any land within proximity to the Epsom and Huntly activity centres would be considered for rezoning to allow for appropriate uses such as higher density and associated facilities and services.

As there is no existing Structure Plan, and no appropriate land within the immediate activity centre area for the purposes of a new school site, the school is forced to look to unconventional sites in the meantime, while also taking advantage of momentum resulting from strong enrolment demand.

Of relevance is Plan Bendigo (2018), which notes that the provision of school places is likely to be a significant issue in the future, due to large population growth expected within the municipality. Huntly specifically is identified as the largest projected population growth area between 2016-2023, with more than a 225% increase.

The Plan outlines that the expectation is that the Department of Education, the Catholic Education Department, and other private education providers supported by various State Government Agencies and the City of Greater Bendigo will provide and maintain the required educational infrastructure to fill this gap.

As discussed in the following sections, it is demonstrated that there is not only a site specific demand, need and viability for a school on the site, there is also limited opportunity for a school to be developed elsewhere in the Epsom/Huntly area. Finally, we have also highlighted that there is an opportunity to develop the school with minimum amenity impacts or loss of potential residential uses. Further discussion regarding the appropriateness of the development within the LDRZ is also provided in section 8 of this report.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

## 6.2 NEEDS ANALYSIS

A demographic investigation using census data and data held by VCC has been used to outline the current student and staff demand, as well as the known and projected demand for a second campus in the Huntly Epsom growth corridor.

**Table 1: Needs analysis**

VICTORY CHRISTIAN COLLEGE NEEDS ANALYSIS	
<b>Current demographics</b>	
Current school enrolments	<ul style="list-style-type: none"> <li>• 800 students</li> <li>• 115 staff</li> </ul>
Existing student population characteristics	<ul style="list-style-type: none"> <li>• 25% from Eaglehawk, Jackass Flat, Epsom and Huntly</li> </ul>
<b>Future and Projected</b>	
2024 school enrolments (Kairn Road Campus)	<ul style="list-style-type: none"> <li>• 850 students (maximum school capacity)</li> </ul>
2023 waitlist	<ul style="list-style-type: none"> <li>• 83 students</li> </ul>
2024 waitlist	<ul style="list-style-type: none"> <li>• 150 students</li> <li>• This equates to 230 enquiries for 50 places</li> </ul>
Projected student population characteristics	<ul style="list-style-type: none"> <li>• Large migrant population in Epsom and Huntly</li> <li>• Families are a mix of income and professions, most dual income.</li> <li>• 15% of families are low income and receive a fee discount.</li> </ul>
Projected catchment for Epsom Campus	<ul style="list-style-type: none"> <li>• Predicted catchment is a 7 to 8 km radius, comprising: <ul style="list-style-type: none"> <li>○ Eaglehawk</li> <li>○ Jackass Flat</li> <li>○ White Hills</li> <li>○ Epsom</li> <li>○ Huntly</li> </ul> </li> <li>• Potentially may include suburbs further north along the growth corridor including Goornong and Bagshot.</li> </ul>
Bendigo Education Plan 2018-2028 projected population growth	<ul style="list-style-type: none"> <li>• Huntly identified as largest projected population growth area between 2016-2023, with more than a 225% increase.</li> </ul>

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

	<ul style="list-style-type: none"> <li>Epsom projected population increase 2016-2023 at 14%.</li> <li>Identified need for access to education services in these areas</li> </ul>
Projected enrolment growth	<ul style="list-style-type: none"> <li>20-30% per year</li> <li>Maximum enrolment prediction 1125 students</li> </ul>
<b>Economic Drivers</b>	
Population change	<ul style="list-style-type: none"> <li>Total population in the White Hills – Ascot SA2 region has increased by 40% since 2011, with the under 14 population increasing by 50% in that timeframe.</li> <li>48% of households in the Epsom-Huntly growth corridor have children, compared to 37.5% of households in the Greater Bendigo region.</li> </ul>
Housing availability/affordability	<ul style="list-style-type: none"> <li>Epsom-Ascot and Huntly have experienced significant residential development and are attractive to families seeking new housing opportunities.</li> <li>Identification of the Epsom-Huntly growth corridor as a greenfield opportunity for housing in the next 5-20 years will drive development and need for infrastructure.</li> <li>Median house price in Huntly is \$565,000 and \$590,000 in Epsom, compared to a median house price in Victoria of \$750,000.</li> </ul>
<p style="text-align: center;"><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p>	
Employment offered by the school	<ul style="list-style-type: none"> <li>The 2023 annual budget for the school is \$13 million.</li> <li>On completion, 150 local staff will be employed at the school across full and part-time positions. The equivalent of 87 full-time staff will be employed at the Sargeants Road campus.</li> </ul>

## 6.3 SCHOOL SITE VIABILITY

The Victory Christian College board moved a motion to investigate possible locations for a second campus in May 2022. The criteria included a site specifically in the Epsom area, of approximately 6 hectares in size. The Epsom area was chosen due to the State government's significant growth projections for the Epsom Huntly area and the Epsom area is where the second largest cohort of VCC students live (approximately 25% of the school population).

In choosing 75 - 81 Sargeants Road, Epsom as an appropriate site for a second P-12 campus within the Low Density Residential Zone, several other sites were also considered. At the pre-application

# ADVERTISED PLAN

meeting held with DTP and Council in July 2023, Council indicated a preference for the school to be located within an activity centre or General Residential Zone land.

As will be demonstrated, there are very few sites within the area that fit the school's criteria, and fewer still that are on the market or have desired planning conditions (in accordance with Council's preferences). This section will look at other sites considered by the school, as well as other possible sites in the area within other zones to demonstrate the viability of the chosen site. It is noted that other similar sized lots near 75 - 81 Sargeants Road were not investigated, as they would be subject to similar planning considerations as the proposed site.

It should also be noted that much of the land in the area is in proximity to waterways prone to inundation, meaning that most sites have relevant overlays controlling development built form and required investigations as part of any planning application. It is therefore considered that any development in or around the Huntly or Epsom activity centres will be impacted by environmental overlays to some extent.

Finally, while this is a planning principles discussion, the financial feasibility of purchasing a large, vacant block of land must be considered in addition to pure planning context, as zoning and lot size play a significant role in the value and subsequent affordability of land.

## **Sites considered by Victory Christian College**

122 Midland Highway, Epsom – 6.6ha

Zone: Mixed Use Zone, Schedule 1

The site is the only parcel of land of 6ha+ located within either the Epsom or Huntly activity centres. The site is specifically within the Epsom activity centre, close to Epsom Primary School and Epsom train station. Like the LDRZ, primary and secondary school uses are section 2 uses and require a planning permit.

The school discounted the site as it was far above its budget and has several costly planning implications, including a creek running across the property (with a large area of inundation), land contamination, environmental hazards from the adjacent Bendigo Pottery, neighbouring large format commercial character considered unsafe and only two access points to the property.

## **Other sites in Epsom vicinity of a minimum 6 ha**

116 Sawmill Road, Huntly – 8.34ha

Zone: General Residential Zone

The site is not located within the Huntly activity centre, however, is within an established and emerging low-medium density residential area.

No sale history was available for the site. It appears that the site has been within one ownership for many years and is not currently on the market.

On paper this site may be the most appropriate site for the school (other than 122 Midland Highway) in terms of zoning, however it is not currently on market, and it is not known whether the site would be affordable, if the landowner was willing to sell. The site is therefore considered inappropriate for the school's purposes.

21 Highett Street, Epsom

# ADVERTISED PLAN

Zone: Low Density Residential Zone

The site is not located within the Epsom activity centre, however, is adjacent to emerging General Residential Zoned density and the Epsom Huntly Recreation Reserve. This site is impacted by similar constraints as Sargeants Road, however with additional overlays and risk, being located on the bank of Bendigo Creek.

The site was last sold in 2012 and is not currently on the market.

Due to the complexity of planning controls and lack of short-medium term availability of the site, this site is considered inappropriate for the school's purposes.

91 Howard Street, Epsom – two allotments, total 16.18ha

Zone: Industrial 3 Zone

The site is not located within the Epsom activity centre proper, however is adjacent to established General Residential Zoned land, close to the activity centre. While not a section 3 use under the zone, education centres are a section 2 use, except must not be a primary or secondary school. This indicates that this use is not appropriate for this zone and the site would likely need to be rezoned to facilitate the proposed use.

The property was last sold In April 2021 and is not currently on the market.

Due to the zoning of the site, the significant amount of established vegetation, increased bushfire risk and unavailability of the site, the property is considered inappropriate for the school's purposes.

223-237 Midland Highway or 247-265 Midland Highway, Epsom – 6.76ha+

Zone: Industrial 1 Zone

These adjacent sites are not located within the Epsom activity centre proper, however are adjacent to established General Residential Zoned land, close to the Epsom activity centre. While not a section 3 use under the zone, education centres are a section 2 use, except must not be a primary or secondary school. This indicates that this use is not appropriate for this zone and the site would likely need to be rezoned to facilitate the proposed use. In addition, most of the sites are areas of cultural heritage sensitivity, which would require costly and time consuming planning work.

223-237 Midland Highway was last sold in February 2021 and is not currently on the market. 247-265 Midland Highway was last sold in 2016, appears to have an existing business and is not currently on the market.

Due to the zoning and existing uses of the sites, as well as their unavailability, these properties are not considered appropriate for the school's use.

## 6.4 AMENITY IMPACTS

The development of the school on the site has amenity implications for neighbouring properties, including traffic and access, noise, and drainage. These amenity impacts are inevitable as part of any densification and development of the site, however, have been managed to reduce impact as follows:

### Traffic

# ADVERTISED PLAN

With development of the subject site, it is expected that traffic volumes in the area will increase. An assessment of changes to traffic volumes has been conducted, and a Traffic Impact Assessment has been attached at Appendix 4.

As the proposal relates to a staged development, with student and staff numbers on site gradually increasing over an estimated fifteen year timeframe, the increase in traffic volume will be similarly incremental. On completion of the Sargeants Road campus and associated maximum traffic volume increases, it is anticipated that the Activity Centres of Huntly and Epsom, together with the northern growth corridor of Greater Bendigo will have experienced increased urban growth in line with State and local policy. This planned expansion of residential development will also impact on traffic volumes in the area, bringing the development of the school campus in line with growth elsewhere.

The Practical Absorption Capacity assessment in this report indicates that the turning volumes during peak hours will not cause unacceptable delays at Midland Highway/Sargeants Road intersection.

## Noise

Increased noise impacts will result from increased traffic, school bells and noise from children at break times. Traffic noise impacts are reduced by directing all traffic to Sargeants Road and managing speed limits, where appropriate. The noise will be limited to certain times of day, including drop-off and pick-up times. In addition, Midland Highway is an arterial road, connecting Epsom and Huntly activity centres, which are developing over time. Therefore, noise from traffic is expected to increase over time along this corridor, and development of a school is to be expected to contribute to gradual increase in noise along this road corridor. As the development of a school is accepted as a required use in the area, it is considered that increase of traffic noise along the Midland Highway corridor is appropriate.

## Drainage

The eastern portion of the subject site is subject to an LSIO1, meaning that any use of the subject land is required to comply with flood management requirements. A part of the master plan includes the construction of a drainage swale to shape the western fringe of the flood affected area. This swale will have several functions and purposes:

- Will capture flood flows from the adjoining property at 410 Midland Highway and safely convey them through the subject site.
- Control and formalise the flow of the upstream flooding.
- Act as a discharge point for collected stormwater flows within the school.
- Serve as a water quality device in shorter duration events, providing natural filtering to stormwater discharges.

## 6.5 RESIDENTIAL USE OPPORTUNITIES

While the Low Density Residential Zone implies that residential use is intended for the area, the schedule to the overlay (DPO) does not specify what uses should be included within the DPO area, nor does the approved Development Plan, instead focusing on density management. The general definition of the word 'residential' can be interpreted as places where people live, however, in Victorian planning schemes this does not limit appropriate uses in residential zones to dwellings only. The requirements for the development plan that specifically address use, according to schedule 4, include:

# ADVERTISED PLAN

A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

The provision of appropriate arrangements for the provision and funding of necessary physical and community infrastructure

The approved development plan does not specify proposed uses on the land, or specific physical and community infrastructure, other than proposed internal roads and access.

As seen in the endorsed Development Plan (associated with DPO4) below, the current use of the site is intended to consist of 15 low density lots, a through road to eventually connect Sargeants Road to the property to the south, and unspecified development within the super lot which covers most of the lot.

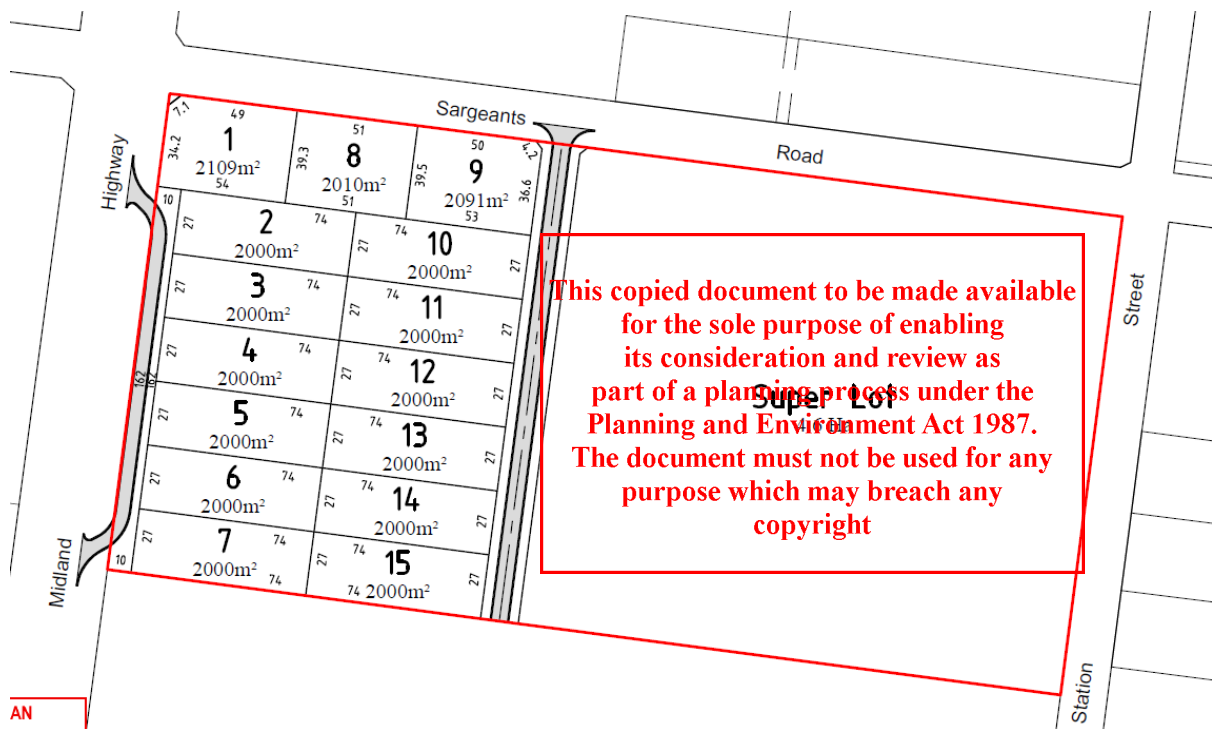


Figure 5: Endorsed Development Plan

The specific intended use of the super lot is unclear in the Development Plan, however any development on the site would be subject to the Land Subject to Inundation Overlay, which requires free passage and temporary storage of floodwaters. To facilitate these conditions, specialised construction techniques may be required, which may affect the financial feasibility of residential development. This portion of the land has clearly been contained as one large lot because it requires special consideration, and therefore for the purposes of this discussion its potential dwelling yield can be assumed to be one dwelling until further investigation is undertaken to demonstrate otherwise.

## 6.6 SUPPORT FOR THE PROPOSED USE IN THE LDRZ IN VCAT DECISIONS

A review of tribunal cases has identified the following precedents of non-residential uses (schools, childcare centres, and places of worship) being approved in the LDRZ and various rural zones.

In *Antonangeli v Hume CC [2015] VCAT 1304* the Tribunal varied the decision of the responsible authority and granted a planning permit for an existing primary school to be expanded and to include a new secondary school on the site that is located within the Green Wedge Zone.

In *Comelli v Cardinia SC [2006] VCAT 2222* the Tribunal varied the decision of the responsible authority and granted a planning permit for the expansion of an existing secondary school on the site that is located within the Rural Zone.

In *Falk v Swan Hill RCC [2015] VCAT 551* the Tribunal varied the decision of the responsible authority and granted a planning permit for Childcare Centre within the LDRZ.

In *Walsh v Greater Geelong CC [2020] VCAT 772*, the Tribunal varied the decision of the responsible authority and granted a planning permit for Childcare Centre within the LDRZ.

In *Islamic Education and Welfare Association of Dandenong v Casey CC [2004] VCAT 1850*, the Tribunal overturned the decision of the responsible authority to grant a planning permit for a Place of Worship within the LDRZ.

Having regard to the examples above the use of land for uses that are not specifically encouraged by the zone, it is clear that this is not a criterion that should dictate planning outcomes. Rather consideration of a range of planning issues will inform decision makers.

It is also important to acknowledge the role of Clause 71.02-3, which explains the task of 'Integrated decision making'. The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. To this we say that the use of the land for a school, in an area where there is a demonstrated demand for this essential service is clearly supportive of a net community benefit.

## 6.7 ALTERNATIVE LOCATIONS FOR LDRZ LOTS

Given the subject site is not zoned conventionally for the proposed use of a primary and secondary school, the following section discusses the opportunities for the use of the site if it were not a school. In addition, we look at potential replacement locations for the approved uses in the Development Plan, as requested in the pre-application meeting in July 2023, noting that any rezoning would be subject to further rigorous planning investigations and justification.

To demonstrate that there are other possible locations for additional LDRZ lots to replace potentially lost low density lots, see desktop examples from the surrounding area below. We note that these would be subject to further investigation regarding appropriateness of rezoning and other relevant planning matters. These locations have been selected according to potential conflict or appropriateness of the existing zoning (e.g., small, isolated lots in Farm Zone) or proximity to established or emerging residential areas.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

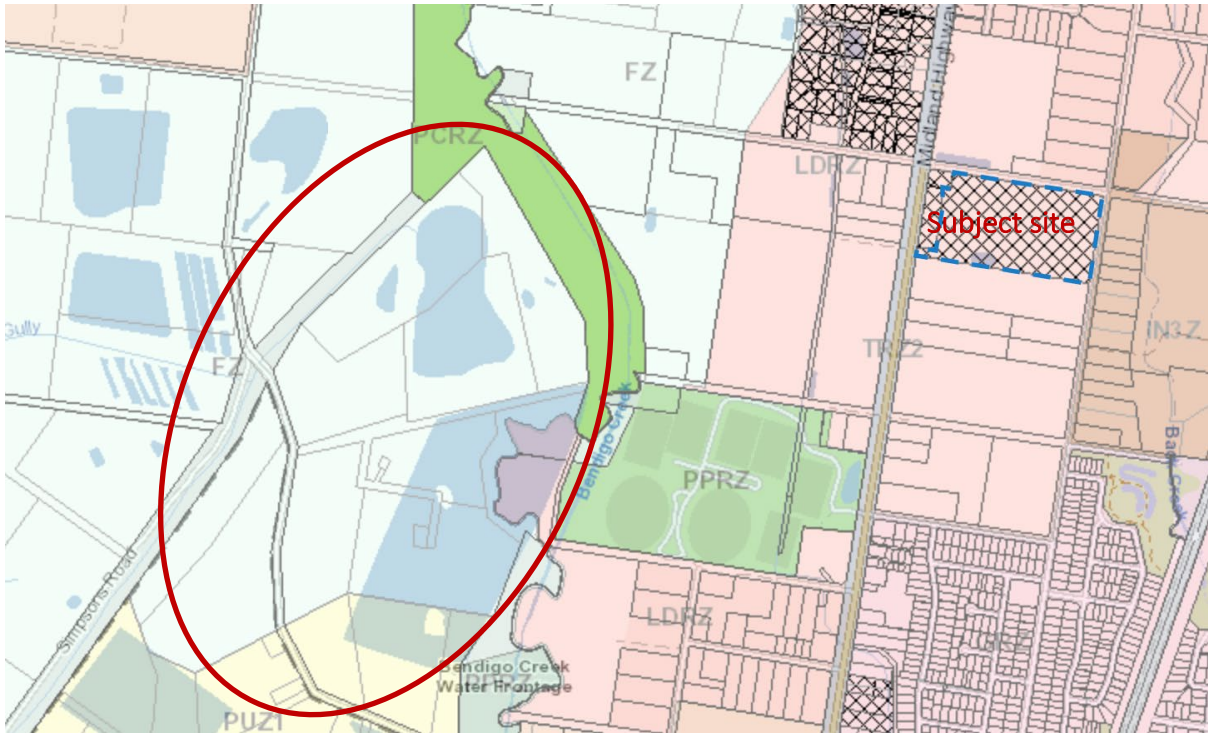


Figure 6: Farm Zone land bounded by a road, residential zones, and Bendigo Creek

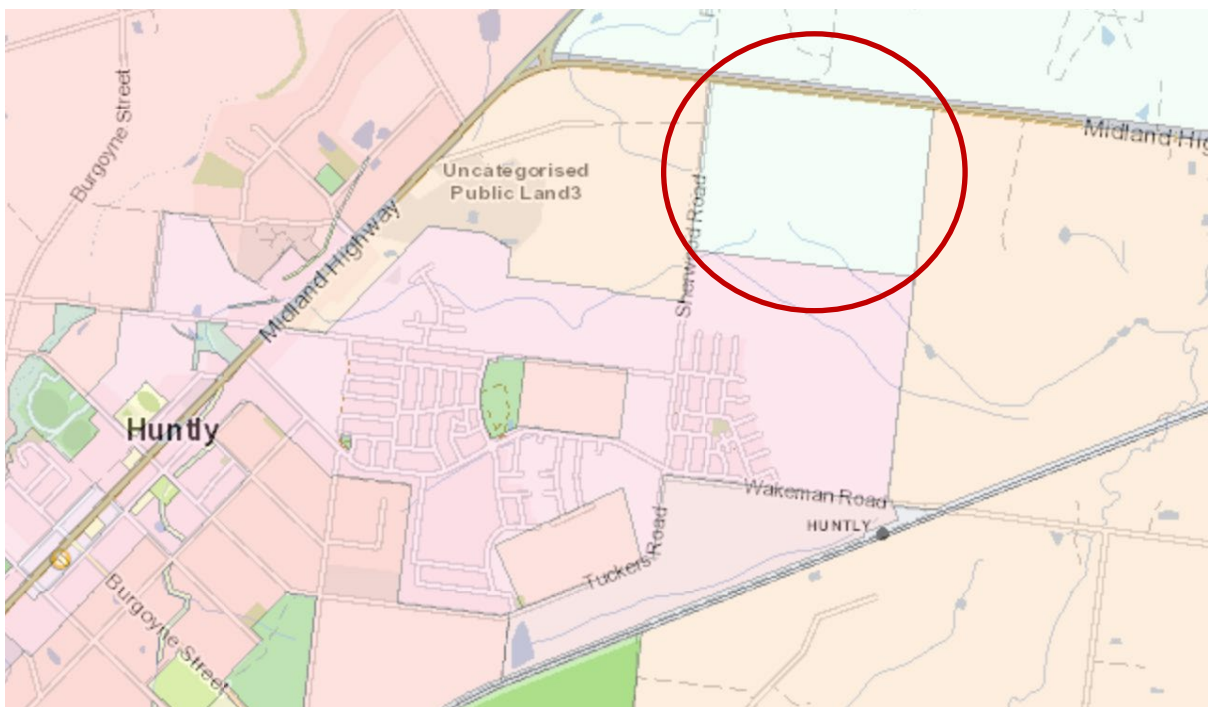


Figure 7: Farm Zone land bounded by Midland Highway and other land uses, including residentially zoned land.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# ADVERTISED PLAN



Figure 8: Farm zone land within the Epsom residential area and within proximity to the existing activity centre and train station

## 6.8 ADDITIONAL BENEFITS

To improve accessibility for both active transport and vehicles to the site, Victory Christian College is proposing to financially contribute to required upgrades to transport infrastructure, including:

- Construction of a shared path on site frontage to Station Street and Sargeants Road, to encourage active transport usage and streetscape amenity in the area.
- Sargeants Road/Midland Highway intersection, to alleviate any potential traffic impacts of increased traffic volume during morning and afternoon peak hours.

Victory Christian College is amenable to this being made a condition of permit.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 7. PLANNING POLICY FRAMEWORK

A review of the State Planning Policy Framework and the Municipal Planning Strategy has highlighted the following relevant clauses for this application.

### 7.1 PLANNING POLICY FRAMEWORK

The State Planning Policy Framework sets the high order strategic guidance for planning and land-use outcomes across Victoria.

The proposed school is consistent with the objectives of the Loddon Mallee South Regional Growth Plan. By locating the school within a large residential catchment, and between the activity centres of Epsom and Huntly, the proposal will support Plan Greater Bendigo's '10 Minute Neighbourhood' strategy and maximise school access for future residents to the Epsom Huntly Growth Corridor.

Furthermore, the school will assist in creating a sense of place and belonging for all community, as it provides key facilities to the area and will support a strong community to contribute to the adjoining residential area.

With Greater Bendigo providing a regional service role to smaller urban centres within the hinterland, denser provision of services such as education facilities is warranted given the large catchment area of the region.

### 7.2 SETTLEMENT, GROWTH AND DISTINCTIVE PLACES

#### 7.2.1 Clause 02.03-1 Settlement

*This policy outlines strategic directions for settlement in the Greater Bendigo region. The development of 10 minute neighbourhoods is promoted within the urban area and surrounding rural townships, given the following parameters:*

- *Enable people to spend less income on the combined cost of housing and transport.*
- *Minimise environmental impacts associated with transport.*
- *Promote a healthy lifestyle through active transport choices.*
- *Increase neighbourhood safety through activation of the public realm.*
- *Increase community interaction.*
- *Support the local economy.*

Through the choice of location for the new Victory College Campus, the subject site is within a 10 minute neighbourhood catchment (by bicycle) for the activity centres of both Epsom and Huntly, supporting policy direction. Additionally, this supports active transport policy direction and facilitates promotion of a healthy lifestyle from childhood.

The subject site is located with the Urban Growth Boundary of Greater Bendigo, and therefore follows policy direction seeking to maintain infrastructure and services within the immediate surrounds of

# ADVERTISED PLAN

Greater Bendigo. Figure 7 below shows the urban growth boundary of Greater Bendigo in dotted orange, with the large activity centres of Epsom and Huntly indicated by red circles.

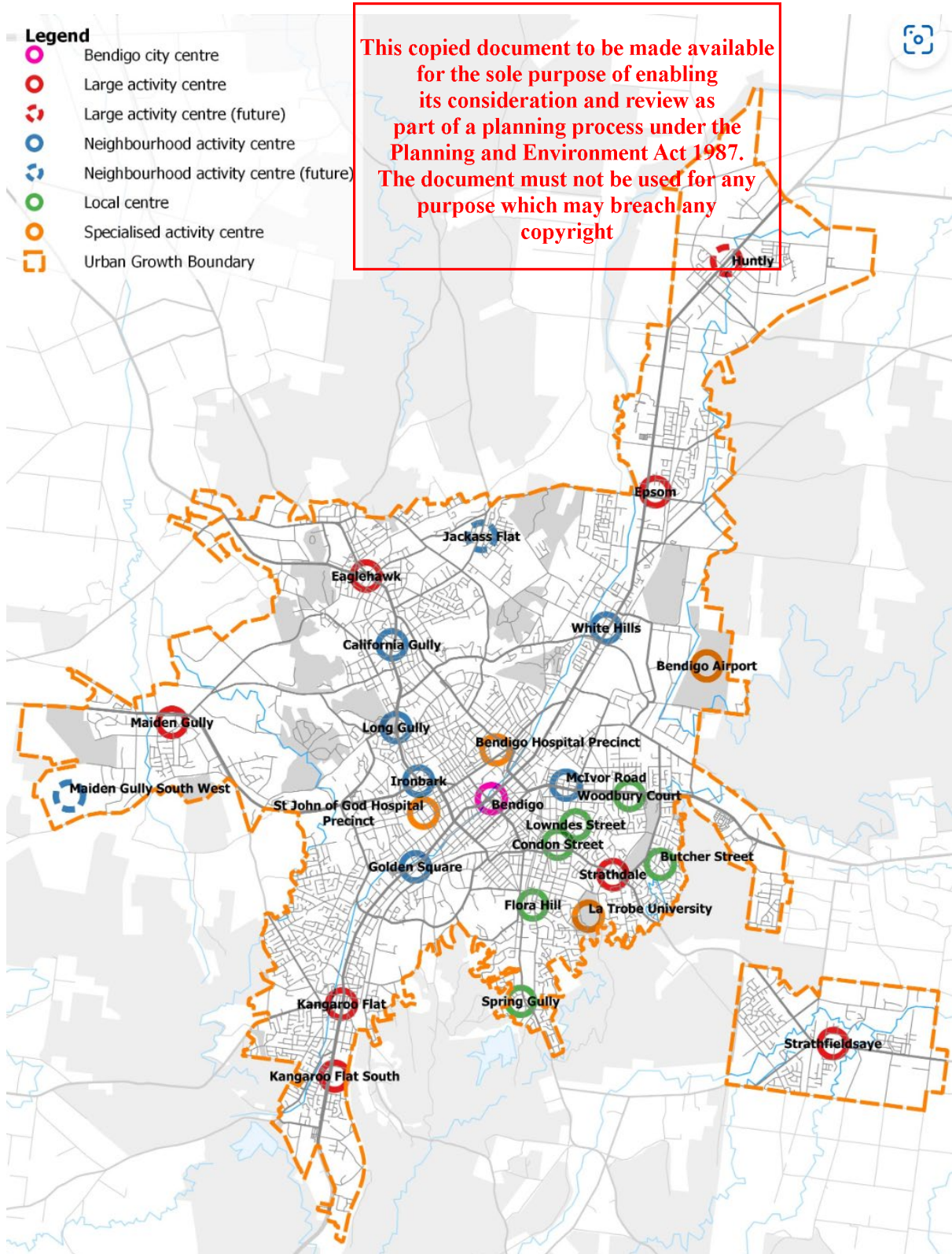


Figure 9: Urban activity centre plan for Greater Bendigo.

## 7.2.2 Clause 11.01-1S Settlement

# ADVERTISED PLAN

*The objective of this clause is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

*Specifically, investment and growth is focused in ...Bendigo, and provision is made for population growth and development of facilities and services across a regional or sub-regional network.*

The provision of a new educational facility at the subject site between the Activity Centres of Epsom and Huntly serves to meet the needs of a population that is forecast to continue to grow over the next two decades. This meets policy direction by ensuring the facility and service needs of the population is met, providing choice to families through provision of non-government education for children.

## 7.2.3 Clause 11.01-1R Settlement – Loddon Mallee South

*The strategies in this clause aim to support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services, while ensuring hinterland towns service surrounding areas.*

The proposal is located within the Greater Bendigo growth corridor, and as such, supports Bendigo as the primary rural city within the region.

## 7.2.4 Clause 11.01-1L-01 Settlement – Greater Bendigo

*This clause seeks to manage Greater Bendigo's outward growth and avoid further sprawl by directing growth to identified locations. Strategies include to direct growth to areas within the Bendigo Urban Growth Boundary.*

The location of the subject site is within the Greater Bendigo Urban Growth Boundary and serves to support compact development through facilitation of ten minute neighbourhood development within the Epsom – Huntly growth corridor.

## 7.2.5 Clause 11.01-1L-02 10 minute neighbourhoods – Greater Bendigo

*The objective of this clause is to develop a network of attractive neighbourhoods that allow most people to access local facilities and services within 10 minute walking or cycling from their home.*

*The relevant strategy of this clause is to support proposals for uses ... that are consistent with 10 minute neighbourhood principles in residential areas.*

The proposed use of the subject site as an Education Centre is consistent with the 10 minute neighbourhood concept, as the site is within a 10 minute commute (by bicycle) from the Activity Centres of Epsom and Huntly. This supports the strategic direction to create identifiable communities where people can access many of their daily needs within a 10 minute walk or cycle trip from their place of residence.

## 7.3 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

### 7.3.1 Clause 12.01-2S Native vegetation management

*The objective of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

As the subject site consists primarily of previously cleared land used for agricultural purposes, minimal native vegetation is proposed for removal. The trees proposed to be removed have been detailed in the appended Arboricultural Report, with the removal of one tree triggering the need for planning approval under Clause 52.17.

Additionally, the site is proposed to be landscaped and vegetation appropriate to Bendigo's climate planted, especially through the proposed buildings on the western portion of the site. Detailed landscape plans have been provided to accompany the concept masterplan.

## 7.4 ENVIRONMENTAL RISKS AND CLIMATE CHANGE MITIGATION

### 7.4.1 Clause 13.01-1S Natural hazards and climate change

*The objective of this clause is to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.*

Through consideration of the site and environmental constraints of 1% AEP mapping, most of the education centre buildings are proposed to be located on the western portion of the site. A drainage swale will be created between the proposed playing fields on the eastern portion of the site and the school buildings, leaving capacity for flood waters to accumulate and dissipate without threatening the health and safety of students and staff, or the physical facilities and infrastructure.

### 7.4.2 Clause 13.02-1S Bushfire planning

*This policy applies to all planning and decision making relating to land within a designated bushfire prone area. It aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

The risks that bushfire pose to the proposed development have been considered in the masterplan for the site. All buildings will be constructed to required BAL levels, and bushfire risk will form a part of the school's emergency planning.

Detailed bushfire risk assessment will be provided as relevant with each stage application for development of the Education Centre.

### 7.4.3 Clause 13.03-1S Floodplain management

*This clause aims to assist in the protection of life, property, and community infrastructure from flood hazard, as well as natural flood storage and carrying capacity.*

*Strategies aim to identify, manage, and limit impacts to land affected by flooding.*

Careful flood mapping and consideration of land usage on the subject site through development of the site masterplan has resulted in location of the education centre buildings to the western portion of the site, outside of the extent of 1% AEP. Implementation of additional drainage features between the ovals and car parking facilities located on the eastern portion of the site and the buildings will ensure the protection of life, property, and infrastructure.

Further specific details on construction and design of school buildings to respond to location near a floodplain will be provided as required with subsequent stage planning applications.

### 7.4.4 Clause 13.03-1L Floodplain management – Greater Bendigo

*Manage risk from flooding by:*

# ADVERTISED PLAN

*Directing development into areas with no flooding or low level inundation risk where the Land Subject Inundation Overlay, Schedule 1 is applied.*

Through locating school buildings outside of the LSI01, which covers the eastern portion of the site, this strategy is upheld. The LSI01 will cover proposed outdoor recreation areas and car parks, thus minimising potential future impact to any infrastructure or development and ensuring the continued well-being of students and staff onsite.

## 7.4.5 Clause 13.05-1S Noise

*The objective of this clause is to assist the management of noise effects on sensitive land uses.*

The proposed campus is set back from Midland Highway, as shown in the attached site concept plans. Consideration of noise, both internal and external, will be incorporated into specific building design. If needed, an Acoustic Report can be provided as a condition of permit.

## 7.4.6 Clause 13.07-1S Land use compatibility

*The objective of this clause is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Consideration of the industrial precinct and surrounding land uses and potential impact on the proposed sensitive land use of primary and secondary school on the subject site has been undertaken. An assessment of required buffer distances and amenity impacts has been made by suitably qualified environmental auditors, and this report is appended at Appendix 14.

There is no anticipated impact of current surrounding land uses on the sensitive use proposed at the subject site, thus upholding the direction of this policy.

## 7.4.7 Clause 19.03-3S Integrated water management

*This clause aims to sustainably manage water supply and demand, water resources, wastewater, drainage, and stormwater through an integrated water management approach.*

A drainage and water management plan has been prepared for the subject site and is appended to this report at Appendix 3. The proposed campus will utilise recycled water and rainwater for irrigation purposes and through building location and site design, will impact minimally on surrounding flood ways and floodwater storage.

## 7.5 URBAN DESIGN AND NEIGHBOURHOOD CHARACTER

### 7.5.1 Clause 15.01-1L-01 Landscaping – Greater Bendigo

*This clause outlines a series of strategies designed to develop and enhance the vegetative landscape of Greater Bendigo as a result of development.*

The subject site is currently clear of vegetation. Development of the site for an Education Centre will provide an opportunity for landscaping with vegetation appropriate for the site and climatic conditions, enhancing amenity and climate change resilience of the site. Detailed landscaping plans will be provided with each staged application for development. An overall landscaping concept plan has been prepared as part of the masterplan, and is attached at Appendix 6.

### 7.5.2 Clause 15.01-1L-03 Signs

# ADVERTISED PLAN

*The strategies outlined in this clause are designed to minimise the impact of signage on the visual amenity of locations, especially in sensitive areas.*

The construction of signage as part of this development constitutes an additional permit trigger under the Low Density Residential Zone (falling into Category 3 for signage) and is a point for consideration. No permit is required for use of the land for signage. Proposed signage development locations have been notated on the masterplan and detailed in the attached Stage 1 Development Planning Report, and will consist of business identification signage and promotional signage to be installed for the duration of the construction phase of Stage 1.

The proposed signage complements the education centre buildings and infrastructure in both design and proportion and respects the surrounding low density character of the neighbourhood.

## 7.6 BUILT ENVIRONMENT AND HERITAGE

### 7.6.1 Clause 15.01-2S Building design

*The objective of this clause is to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

A concept masterplan for the site is appended to this report. The concept of the site has been designed to express the ethos of Victory Christian College as a community that cares for each other, with school buildings facing each other around a central open greenspace. The Heart building provides a gathering point for the school community. Detailed plans and design response will be submitted with each stage of development.

### 7.6.2 Clause 15.01-2L Environmentally sustainable development – Greater Bendigo

*This policy applies to residential and non-residential development, and aims to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.*

A high level review of sustainability objectives for the proposed campus has been conducted, according to the Green Star – Buildings benchmark rating scheme. The Education Centre has been assessed as reaching a 4 Star Green Star rating, as per report appended from JBA at Appendix 8.

This will be achieved through use of the following strategies, outlined in further detail in the Sustainability Management Plan:

- Renewable energy usage (such as solar photovoltaic arrays deployed on buildings and solar battery storage facilities).
- Electrification of buildings (no gas on site bar laboratory classrooms).
- Utilisation of passive design principles, encompassing building orientation optimisation, appropriate shading.
- High performance building fabric such as double glazed windows.
- Light quality, inclusive of daylight amenity.
- Operations resilience.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

- Reduction in potable water usage through rainwater harvesting and re-use, grey water re-use for landscape irrigation.
- Waterway protection through targeting a 40% minimum reduction in stormwater discharge from site.

#### 7.6.3 Clause 15.03-2S Aboriginal cultural heritage

*The objective of this clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Part of the eastern portion of the subject site is an area of cultural heritage sensitivity, and as such, a Cultural Heritage Management Plan has been prepared. A copy of this plan has been attached at Appendix 5.

It is noted in the CHMP that the potential for Aboriginal cultural heritage on the site is low, due to the extent of previous disturbance in the area.

#### 7.6.4 Clause 18.02-4L-01 Highways and boulevards – Greater Bendigo

*The objective of this policy is to protect the public realm significance of the city' highways and boulevards and ensure that the use and development of adjoining land does not lessen the service, safety, role and amenity of highways and boulevards. This policy applies to an application to use and develop land adjoining highways and boulevards as shown in the map forming part of this clause.*

The subject site is bounded by Midland Highway on the west. The school buildings are proposed to be located on the western portion of the site, and will be set well back from Midland Highway, with frontages of the building facing an internal greenspace as shown on the provided site masterplans.

Primary access to the site is proposed from Sargeants Road, maintaining the service and amenity of Midland Highway for all road users.

#### 7.6.5 Clause 19.02-2S Education facilities

*The objective of this clause is to assist the integration of education and early childhood facilities with local and regional communities. Through detailing of specific strategies, the policy aims to ensure population demand for educational facilities is met, that they are appropriately located and that they are sustainably designed and accessible.*

The proposed Education Centre meets projected population demand for facilities in the Epsom-Huntly growth corridor. The location of the subject site has street frontage on three sides, and entries have been thoughtfully designed for safety and efficiency of student drop-off and pick up. Being within a ten minute bicycle ride from both the Epsom and Huntly Activity Centres encourages the use of active transportation to commute and will be supported through the provision of bicycle facilities for staff and student use.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any**

# ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 8. ZONING

### 8.1 ZONE

The zoning of the subject site is Low Density Residential Zone (LDRZ). The site is bounded by Midland Highway to the west which is within the principal road network (TRZ2), Sargeants Road to the north and Station Street to the east. The land to the east of Station Street is zoned Industrial 3 (IN3Z).

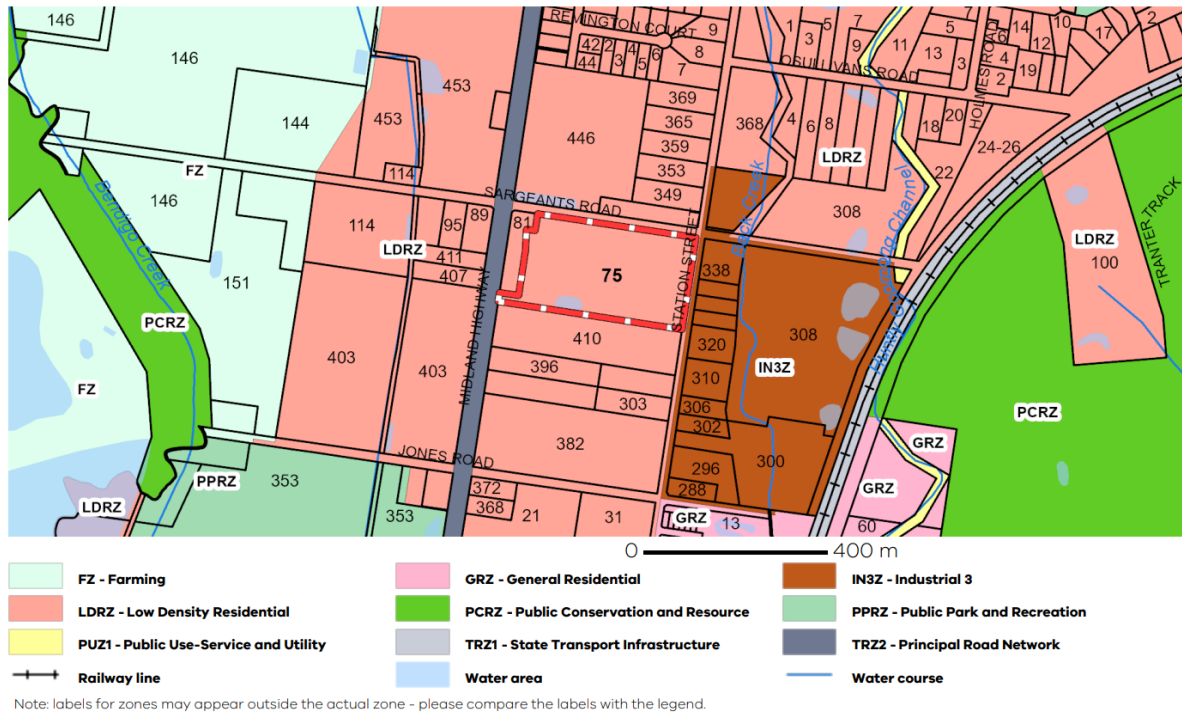


Figure 10: Zoning of subject site (sourced from VicPlan, 2023).

Pursuant to Clause 32.03 of the Greater Bendigo Planning Scheme, the purpose of the LDRZ is:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*  
*To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

This proposal acknowledges the need to provide the community with a variety of uses by making efficient use of a currently underutilised space. Thus, allowing the opportunity to improve the amenity and vibrancy of the overall area through a new use, ultimately for the benefit of the community.

As outlined at Clause 32.03-1 Table of Uses, the use of the site in its entirety for an education facility triggers the need for a planning permit.

### 8.2 DISCUSSION

The use of the subject site as an education facility is compatible with the uses in the area and has been further strategically justified with evidence provided in Section 6 of this planning report. It does not impact residential uses and industrial uses in its immediate surrounds.

While the purpose of the LDRZ does not include specific reference to 'encouraging non-residential uses' (similar to the way that it does in the General Residential Zone), the zone still clearly

contemplates non-residential uses. For example, the LDRZ allows for a Medical Centre to establish on land without a planning permit. More specifically, the LDRZ allows for a school to establish, with the use falling within 'section 2' of clause 32.03-1.

Clearly there is a bias within the LDRZ to support low density residential outcomes, as expressed in the purpose of the zone. However, the responsible authority must have regard to the decision guidelines provided at clause 32.03-6 and the general decision guidelines provided at clause 65, which include the purpose of the zone and any relevant planning policy.

It is important to acknowledge that the LDRZ is a residential zone and that the vast majority of schools across the state have established in residential zones. Nonetheless, schools have been allowed to establish in other zones where the residential density is even lower than that of the LDRZ, as has been further detailed in Section 6.

### 8.3 DECISION GUIDELINES

The application is subject to the following relevant decision guidelines as detailed at Clause 32.03-6 of the planning scheme.

DECISION GUIDELINES	RESPONSE
The Municipal Planning Strategy and the Planning Policy Framework.	See Section 7 of this report.

## ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 9. OVERLAYS

### 9.1 DEVELOPMENT PLAN OVERLAY

The site is subject to a Development Plan Overlay- Schedule 4 (DPO4). Pursuant to Clause 43.04 Development Plan Overlay – Schedule 4, a permit may be granted to use land, construct a building or to construct or carry out works before a Development Plan (DP) has been prepared to the satisfaction of the responsible authority.

The permit requirements for DPO4 with regards to a prepared Development Plan are pertinent to density of residential development, requiring connection to reticulated water and sewerage where possible. All development is required to be serviced with sealed roads or an alternative all weather treatment. Greater Bendigo City Council communicated (via email) that the purpose of the DPO4 is to manage density of development to ensure that it remains appropriate for the zone. The proposal seeks to maintain a relatively low density of built form across the site, in accordance with this aspect of the DPO4.

Currently, the approved DP for the subject site, DEV/126/2018, comprises a development plan for residential subdivision for the creation of 15 residential lots and a balance super lot on the eastern portion of the site. Victory Christian College seeks to amend this, with the concept masterplan and technical reports appended to this report forming the basis for a new DP on the subject site.

The current DP shows the eastern portion of the site as a super lot. There are no intended uses associated with this super lot in the DP; it requires further investigation due to the extent of inundation on this portion of the site. Given this, the use of this portion of the site in the proposed development as outdoor recreation facilities (oval and sporting fields), and carparking, is an appropriate outcome as these uses provide low risk for users and land.

The requirements for a DP, pursuant to Schedule 4 of Clause 43.04 are detailed in Table 2 below.

**Table 2: DPO Schedule 4**

REQUIREMENTS	75 – 81 Sargeants Road, Epsom, Dja Dja Wurrung Country
A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.	See Section 4 of this report.
The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.	A cultural heritage management plan has been prepared for the site; the likelihood of Aboriginal cultural heritage on site is low. There are no other sites of conservation or heritage significance on site.
The provision of appropriate arrangements for the provision and funding of necessary physical and community infrastructure.	Victory Christian College will fund all required infrastructure on site.
The staging and anticipated timing of development.	A masterplan and staging plan have been provided as part of this application. See Appendix 2.

# ADVERTISED PLAN

The provision of appropriate arrangements for the preservation or regeneration of existing vegetation.	The site comprises previously cleared land with no significant vegetation.
The provision of suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.	Refer to the site masterplan provided at Appendix 2. It is intended that school buses will be utilised to transport staff and students between campuses.  Victory Christian College is prepared to fund shared path infrastructure and intersection upgrades.
The provision of a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any soil and water impacts downstream of the development.	A drainage report has been provided as part of this application. See Appendix 3.
The identification of proposed water supplies, storages and systems required for fire fighting purposes.	Details will be provided with each detailed staging application made for the proposed development.
The identification of appropriate lot sizes in subdivisions, based on strategic criteria including land capability, environmental impacts, and the impact on consolidating urban centres.	N/A – proposed DP does not seek to subdivide the subject site.
The identification of subdivision of lots to minimum lot sizes given physical location of the site.	N/A – proposed DP does not seek to subdivide the subject site.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 9.2 LAND SUBJECT TO INUNDATION OVERLAY – SCHEDULE 1

The eastern portion of the subject site, covering approximately half of the total land area, is subject to a Land Subject to Inundation Overlay – Schedule 1 (LSIO1). Under Clause 44.04 Land Subject to Inundation Overlay, the relevant purposes of this overlay are as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*



# ADVERTISED PLAN

**Table 3: LSIO1 Decision Guidelines**

DECISION GUIDELINES	RESPONSE
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 7 of this report.
Any local floodplain development plan.	The <i>Bendigo Local Floodplain Development Plan</i> has been considered. Refer to the final point of this response table.
Any comments from the relevant floodplain management authority.	Preliminary discussions with North Central CMA have been held and their contributions to this proposal are ongoing. North Central CMA have provided further details on flood mapping, and input to inform the design of the masterplan for the site.
The existing use and development of the land.	The subject site is currently vacant and has previously been utilised for agricultural purposes.
Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.	The proposed use and development occurring in the section of the subject site covered by the overlay is for outdoor recreation and carparking. These ancillary uses to the primary use proposed for the site of an education centre minimise risks to all users of the site and relocating the ancillary uses outside of the overlay would require substituting uses with higher associated risks.
Alternative design or flood proofing responses.	The proposed design is for outdoor recreation spaces in the form of outdoor courts and an oval, and provision of carparking. This maximises permeability and floodwater storage on site.
The susceptibility of the development to flooding and flood damage.	The proposed use and development will not be susceptible to flooding and flood damage.
<p>The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:</p> <ul style="list-style-type: none"> <li>• The frequency, duration, extent, depth, and velocity of flooding of the site and accessway.</li> <li>• The flood warning time available.</li> <li>• Tidal patterns.</li> <li>• Coastal inundation and erosion.</li> <li>• The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.</li> </ul>	<p>Consideration of flood risk has been made in development of the site masterplan.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>

<p>The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.</p>	<p>As the land subject to the LSI01 will be primarily left as permeable open space, there will be no net negative effect from development on flood water storage capacity or increase to flood levels.</p>
<p>The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries, and sites of scientific significance.</p>	<p>A Drainage Plan has been prepared for the subject site and has been submitted as Appendix 3 to this report. The development is proposed to be connected to reticulated sewerage and will therefore minimise impacts to water quality.</p>
<p>Any other matters specified in a schedule to this overlay: Schedule 1</p> <p>Whether the application is consistent with the performance criteria of either of the following:</p> <ul style="list-style-type: none"> <li>- <i>Bendigo Local Floodplain Development Plan</i>, February 2018</li> <li>- <i>Heathcote Local Floodplain Development Plan</i>, May 2021</li> </ul> <div data-bbox="225 1003 770 1344" style="border: 2px solid red; padding: 10px; margin: 20px 0;"> <p style="text-align: center; color: red;"><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div> <p style="text-align: center; color: red; font-size: 24px; font-weight: bold; margin-top: 20px;"><b>ADVERTISED PLAN</b></p>	<p><b><i>Bendigo Local Floodplain Development Plan</i> performance criteria:</b></p> <p><b>Section 6.1 pertains to subdivision.</b></p> <p>N/A as no subdivision of the subject site is proposed as part of this application.</p> <p><b>Section 6.2 pertains to buildings.</b></p> <p>This section will be addressed in greater detail during the development application for each stage of the staged development. However, from a masterplan viewpoint, most of the buildings are proposed to be located outside of the LSI01. A Maintenance Shed is the only proposed building to be located within the LSI01.</p> <p>The North Central CMA have acknowledged the Maintenance Shed location and will allow the floor level of this shed to be at RL 177.30m AHD, with storage and electrical connections 0.3m above this level.</p> <p><b>Section 6.3 pertains to fencing.</b></p> <p>No fencing is proposed within the LSI01.</p> <p><b>Section 6.4 pertains to earthworks and fill.</b></p> <p>Currently, the North Central CMA have given permission to fill under buildings to achieve a minimum finished floor level of 0.45m above the applicable 1% AEP flood level, providing the fill does not extend more than 2 metres from the edge of the building.</p> <p><b>Section 6.5 pertains to water tanks.</b></p> <p>No water tanks are proposed within the LSI01 overlay.</p>

# ADVERTISED PLAN

## 9.3 SPECIAL BUILDING OVERLAY SCHEDULE 2

The western portion of the subject site, covering approximately half of the total site area, is subject to a Special Building Overlay – Schedule 2 (SBO2). Under Clause 44.05, the purpose of this overlay is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

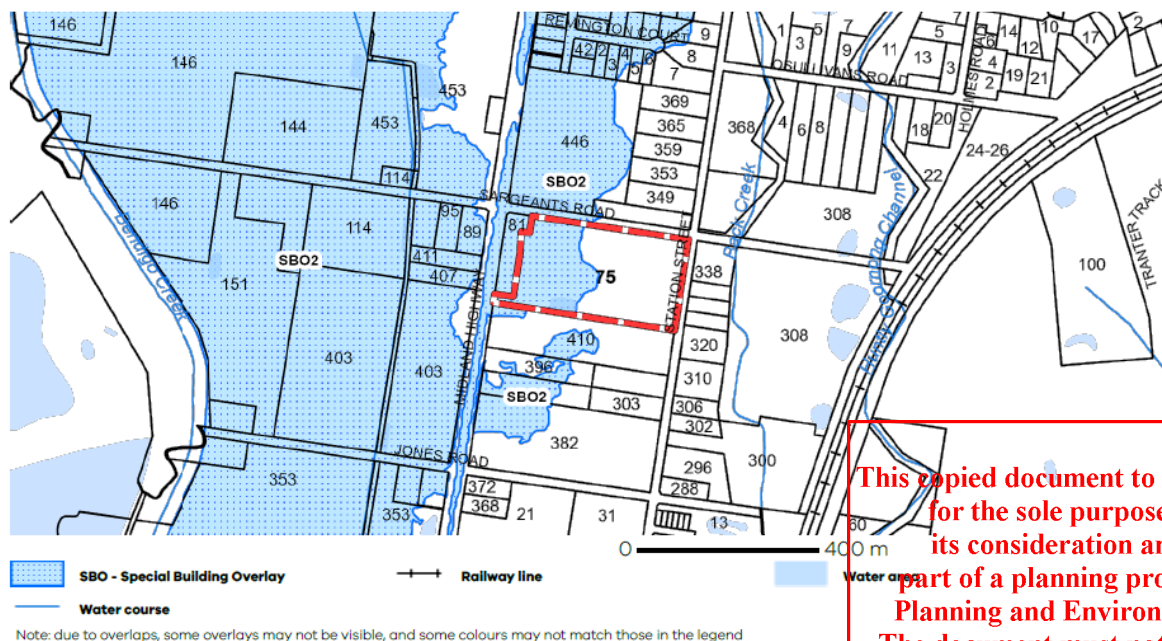
*To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*

*To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*

*To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

Pursuant to Clause 44.05-2, a permit is required to construct a building or to construct or carry out works. As part of this application involves the submission for approval of the staged masterplan for development of the entire subject site to an Education Centre, a permit is required under this clause.

The *Bendigo Local Floodplain Development Plan* February 2018 is an incorporated document in the Greater Bendigo Planning Scheme, and therefore is regarded as part of the planning scheme. This local floodplain development plan establishes performance based criteria for the assessment of planning permit applications on all land affected by the SBO2 in the Greater Bendigo Planning Scheme.



**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Figure 12: Special Building Overlay - Schedule 2 on the subject site (VicPlan, 2023).

### 9.3.1 DISCUSSION

Most proposed buildings have been located on the western portion of the subject site, on land affected by the SBO2. The appended concept masterplan (Appendix 2) details the proposed site

# ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

layout and structure of these buildings. Further detail on buildings will be provided in the relevant planning application for each stage of the proposed development.

## 9.3.2 DECISION GUIDELINES

**Table 4: SBO Decision Guidelines**

DECISION GUIDELINES	RESPONSE
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 7 of this report.
Any local floodplain development plan.	The <i>Bendigo Local Floodplain Development Plan</i> has been considered as the final point of this response table.
Any comments from the relevant floodplain management authority.	Preliminary discussions with North Central CMA have been held and their contributions to this proposal are ongoing. North Central CMA have provided further details on flood mapping, and input to inform the design of buildings for the site.
The existing use and development of the land.	The subject site is currently vacant, previously used for agricultural purposes.
Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.	There is no suitable land large enough located outside of the overlay in the area. Refer to Section 6 of this report for a detailed strategic justification of the location.
Alternative design or flood proofing responses.	The finished floor levels of all buildings have been designed to be 0.45m above 1% AEP. Specific flood-proofing design details will be provided with each stage application for development of the site.
The susceptibility of the development to flooding and flood damage.	The development has been designed to minimise susceptibility to flood and flood damage.
Flood risk factors to consider include: <ul style="list-style-type: none"> <li>• The frequency, duration, extent, depth, and velocity of flooding of the site and accessway.</li> <li>• The flood warning time available.</li> <li>• Tidal patterns.</li> <li>• Coastal inundation and erosion.</li> <li>• The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.</li> </ul>	Flood risk factors have been considered in the preparation of the site masterplan and will inform preparation of detailed site plans for each stage component of the development.
The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.	The buildings have been designed to cluster around an open space, with most of the site left as permeable open space. This will allow minimal

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## **ADVERTISED PLAN**

impact to flood storage capacity and floodwater levels.

Part of the Master Planning proposal is to shape the western fringe of the flood affected area. This will create a delineation for the edge of the flooded area.

The swale will have several functions and purposes. It will capture flood flows from the adjoining property 410 Midlands Highway Epsom and safely convey them through the proposed school property.

The construction of a swale will control and formalise the flow path of the upstream flooding. The final design levels of the swale can be inputted to the North Central CMA flood model to determine the flood levels and flood gradient along the built edge of the proposed school. This will ensure building floor levels meet required freeboard levels.

The swale will be a discharge point for collected stormwater flows from within the school.

An indicative swale is shown on the Master Plan in Appendix 2. These works will maintain all flow paths and future construction details will be submitted to North Central CMA, as they have requested, for approval.

Any other matters specified in a schedule to this overlay:  
Schedule 1

Whether the application is consistent with the performance criteria of either of the following:

- *Bendigo Local Floodplain Development Plan, February 2018*
- *Heathcote Local Floodplain Development Plan, May 2021*

### **Section 7.1 of the Bendigo Local Floodplain Development Plan performance criteria pertains to new or replacement buildings.**

All proposed buildings will be set back a minimum of 50m from the toe of the Bendigo Creek flood protection levee and will have a finished floor level of 0.45m above the 1% AEP flood level, bar the proposed Maintenance Shed, which is proposed to have a finished floor level of RL 177.30m AHD, with storage and electrical connections 0.3m above this level.

## 10. PARTICULAR PROVISIONS

### 10.1 Clause 52.05 Signs

This clause applies to the development of land for signs. The purpose of the clause is as follows:

- 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.*

A permit is not required for use of land for a sign. Proposed signage for the education centre consists of promotional signage during the construction of Stage 1 and business signage relating to the school. All locations of proposed business identification signage are indicated on the attached architectural masterplan. The relevant details for each proposed business identification sign will be provided with the appropriate staging plans.

The requirements of this clause as it pertains to proposed Stage 1 signage are addressed in greater detail as required in the attached Stage 1 development planning report. The business identification signage and temporary promotional signage are not proposed to be internally illuminated or floodlit.

The relevant decision guidelines from Clause 52.05-8 are discussed in the table below.

DECISION GUIDELINES	RESPONSE
<p>The character of the area including:</p> <ul style="list-style-type: none"> <li>The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.</li> <li>The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.</li> <li>The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.</li> <li>The consistency with any identifiable outdoor advertising theme in the area.</li> </ul>	<p>The design of the proposed signage is minimal and understated and will not impact on the character of the area.</p> <p>All signage is proposed to be set back from the roadside, and the total amount of signage has been minimised overall.</p>
<p>Impacts on views and vistas:</p> <ul style="list-style-type: none"> <li>The potential to obscure or compromise important views from the public realm.</li> <li>The potential to dominate the skyline.</li> <li>The potential to impact on the quality of significant public views.</li> </ul>	<p>The permanent business identification signage and the temporary promotional signage will not obscure or compromise important views.</p> <p>There is no other signage within sightlines of proposed signage, so no views to other signage will be impeded.</p>

# ADVERTISED PLAN

<ul style="list-style-type: none"> <li>The potential to impede views to existing signs.</li> </ul> <p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> <li>The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.</li> <li>The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.</li> <li>The ability to screen unsightly built or other elements.</li> <li>The ability to reduce the number of signs by rationalising or simplifying signs.</li> <li>The ability to include landscaping to reduce the visual impact of parts of the sign structure.</li> </ul>	<p>The design of the (permanent) business identification signage has been considered with relation to the proposed development, with thought given to scale, proportion and form. Positioning of the signage is on the upper part of the building and will promote identification and way finding without being distracting or visually unappealing.</p>
<p>The relationship to the site and building:</p> <ul style="list-style-type: none"> <li>The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.</li> <li>The extent to which the sign displays innovation relative to the host site and host building.</li> <li>The extent to which the sign requires the removal of vegetation or includes new landscaping.</li> </ul>	<p>The scale of the business identification signage is proportional to the building, and as it has been architecturally designed with consideration for the building's form and structure, is a harmonious part of the whole building.</p> <p>The business identification signage and the temporary promotional signage will not require the removal of vegetation.</p>
<p>The impact of structures associated with the sign:</p> <ul style="list-style-type: none"> <li>The extent to which associated structures integrate with the sign.</li> <li>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.</li> </ul>	<p>The structures associated with the permanent business identification signage on site will be the proposed building to be constructed in Stage 1. The business identification signage has been designed to be constructed as part of the building, and will reflect the overall building design.</p> <p>The promotional signage is intended to be temporary and will be installed for the duration of the construction phase of Stage 1. As such, there will be no permanent impact on the significant features of the landscape, views and vistas.</p>
<p>The need for identification and the opportunities for adequate identification on the site or locality.</p>	<p>Providing business identification to the subject site is important to bring awareness to the presence of the college, and to provide locational identification and way finding.</p>
<p>The impact on road safety. A sign is a safety hazard if the sign:</p> <ul style="list-style-type: none"> <li>Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.</li> </ul>	<p>The business identification and promotional signage will be set back from the road.</p> <p>The signage is not proposed to be illuminated or flashing, and is not situated to obstruct any traffic</p>

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

- 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.

control signage, or at an area requiring particular concentration.

The signage will not contain similar colours or shapes to traffic control signage, and does not require close study.

The signage is not directional in nature, and does not induce drivers to turn.

There is no rural railway crossing in proximity to the subject site.

The signage is well setback from the roadway with sufficient clearance.

The signage has been designed to be clear and informational in order to identify the school, in the case of the business identification signage, and inform the community as to the development of the site, in the case of the promotional signage. Neither of these signs should mislead or be construed as instruction to drivers.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 10.2 Clause 52.06 Car Parking

The purpose of this clause is to ensure that an appropriate amount of carparking is provided, having regard to policy direction, and predicted demand given the nature of the land use and the location. Additionally, the clause seeks to ensure safety and efficiency while managing potential amenity impacts. This clause applies to a new use commencing on a site.

According to Table 1 of Clause 52.06-5, the number of car parking spaces required to be provided on site is dependent on the number of staff employed on site.

Land Use		Planning Scheme Parking Rate	Number of staff on site at completion	Minimum parking required	Car parking to be provided
School	Primary	1 to each employee that is part of the maximum number of employees on the site at any time.	43	43 spaces	164 spaces

	Secondary	1.2 to each employee that is part of the maximum number of employees on the site at any time.	44	53 spaces	
<b>Total</b>				<b>96 spaces</b>	<b>164 spaces</b>

A total of 342 car parking spaces, with 98 of those being overflow spaces, are currently proposed to be provided, as shown in the provided masterplans for the proposal. Therefore, the requirement for a permit for the overall masterplan is not triggered under this clause. The attached projected staff and student numbers for each development stage (Appendix 13) details required car park numbers to be provided in order to meet the requirements of Clause 52.06, and subsequent stage plans will ensure these requirements are met.

### 10.3 Clause 52.29 Land Adjacent to the Principal Road Network

The purpose of this clause is to ensure appropriate access to the Principal Road Network. A permit is required to create or alter access to a road in a Transport Zone 2 (TRZ2), and an application must be referred under Section 55 of the *Planning and Environment Act* (1987) to Head, Transport for Victoria as a Determining Referral Authority.

Midland Highway, which abuts the western border site is within TRZ2, but no access is proposed to be created or altered to this road, as can be seen in the attached site concept masterplan at Appendix 2. Access is instead proposed to be taken from Sargeants Road and Station Street, neither of which are TRZ2 roads.

Therefore, no permit is required pursuant to this clause.

### 10.4 Clause 52.17 Native vegetation

The purpose of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

A permit is required to remove, destroy, or lop native vegetation, including dead native vegetation. Pursuant to Clause 52.17, this application proposes removing of 1 native tree, identified as Tree 32 in the attached Arboricultural Report (Appendix 9).

As per the Arboricultural Report, Tree 32 is a large indigenous *Eucalyptus mellidora*, identified for removal due to required earthworks. The condition of the tree has been assessed as "Good", with structure as "fair".

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

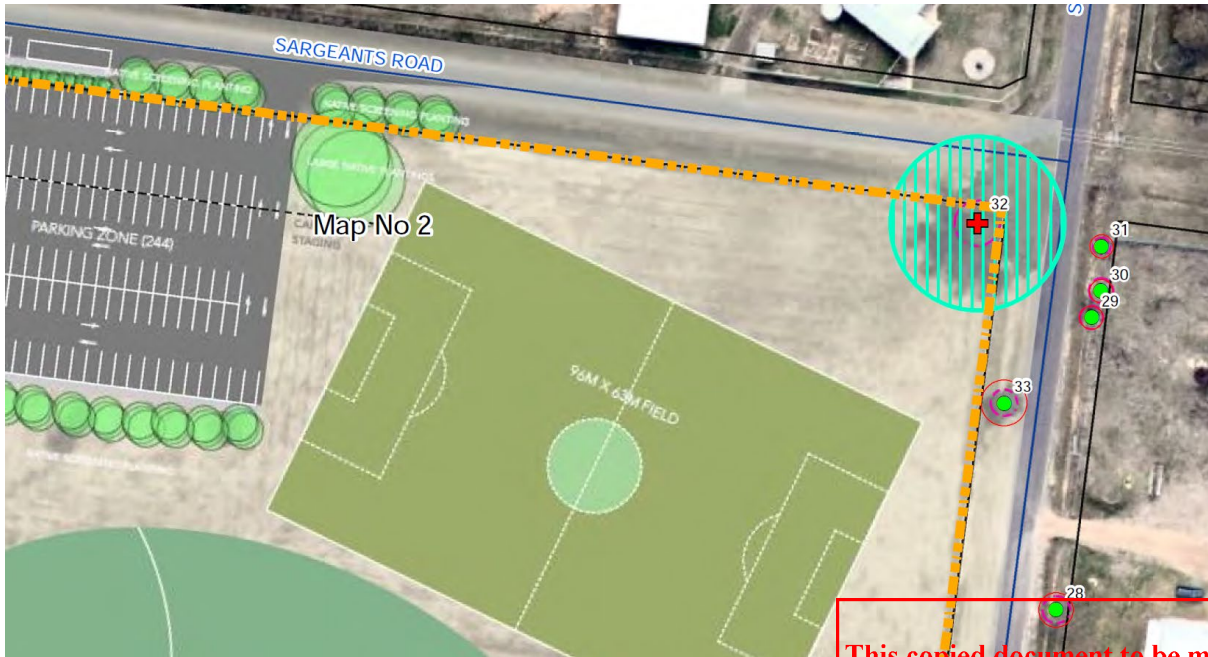


Figure 13: Location of Tree 32, proposed for removal. Taken from Arboricultural Report prepared by Wilson (2019)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 10.5 Clause 52.34 Bicycle Facilities

The purpose of this clause is to encourage cycling as a mode of transport, and ensure that secure, accessible, and convenient bicycle parking spaces and associated shower and change facilities are provided.

A new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

A detailed assessment of required bicycle facilities, including parking, showers and changerooms, has been provided in Appendix 13, as the numbers of staff and students will gradually increase on the site over time.

Land Use		Planning Scheme Bicycle Space Rate Employees	Number of staff	Minimum bicycle spaces required	Bicycle spaces to be provided
School	Primary	1 to each 20 employees.	43	3 spaces	
	Secondary	1 to each 20 employees.	44	3 spaces	
Land Use		Planning Scheme Bicycle Space Rate Students	Number of students	Minimum bicycle spaces required	Bicycle spaces to be provided

School	Primary	1 to each 5 pupils over year 4.	150	30	
	Secondary	1 to each 5 pupils.	600	120	
<b>Total</b>				<b>156 spaces</b>	<b>100</b>

As more than five provided bicycle spaces are required to be provided for employees, a shower facility comprising 1 shower and changeroom is required to be provided, as detailed in Tables 2 and 3 of Clause 52.34.

A total of 100 bicycle spaces is proposed to be provided on completion of all stages of development. The Clause 52.34 rates are Victoria wide and are applied across both regional and metropolitan areas. According to the Traffic Report at Appendix 4, the distance of the subject site from Central Bendigo and minimal off road bicycle facilities does not currently support cycling as a popular mode of transport, thus the provision of 100 spaces which is a reduction of 56 spaces would seem an appropriate bicycle parking provision in this location.

Should external upgrades occur to the off - road bicycle network in the future, there is more than adequate space on the site to increase to the provision of bicycle parking should demand warrant provision for the extra spaces.

Externally accessible end of trip facilities will be provided in the Arts Music Science Make building, adjacent to the bicycle parking facility, as shown in detailed Stage 1 plans provided at Appendix 12.

## 10.6 Clause 53.10 Uses and Activities with Potential Adverse Impacts

This clause aims to identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

Buffer distances are outlined in Table 1 to Clause 53.10-1, and an investigation into land uses in the surrounding area including the neighbouring Industrial 3 Zone has been conducted by a suitably qualified environmental assessor. A copy of the report has been appended at Appendix 8.

No impact on the proposed use of the subject site as an Educational Centre will result from current neighbouring land uses.

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 11. CONCLUSION

This report has been prepared in support of a planning permit application for the use and staged development of an Education Centre comprising a primary and secondary school on the land at 75 Sargeants Road, Epsom, Dja Dja Wurrung Country.

The proposal as outlined throughout this report is consistent with the strategic policy directions of the state and local planning policy framework, the provisions of the Low Density Residential Zone, Land Subject to Inundation Overlay – Schedule 1, Special Building Overlay – Schedule 2 and the other relevant provisions of the Greater Bendigo Planning Scheme.

The proposal responds with consideration and appropriately to the context of the site, surrounding land uses, existing conditions and the current and future community need for access to these facilities.

Given the above, it is respectfully requested that the Minister issue a permit for the proposed use and overall staged masterplan on the site.

## ADVERTISED PLAN

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**