

Assessment Officer Report

PA2302655

127-143 Bacchus March Road, Corio
St Francis Xavier Primary School



Officer Assessment Report
Development Approvals & Design



Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details		
Application No:	PA2302655		
Received:	12 December 2023		
Statutory Days:	83		
Applicant:	Frank D'Andrea, Minx Architecture		
Planning Scheme:	Greater Geelong		
Land Address:	127-143 Bacchus March Road, Corio, 3214 (Formally Lot 171 on Plan of Subdivision 091706 Vol 08887 Fol 102)		
Proposal:	Buildings and works to construct a new single-storey administration building and display of a business identification sign		
Development Value:	\$3,201,600.00		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because it is for an extension to an existing non-government school and the estimated cost of works is more than \$3 million.		
Why is a permit required?	Clause	Control	Trigger
Zone:	32.08	General Residential Zone – Schedule 4 (GRZ4)	Clause 32.08-10 – Construct a building or construct or carry out works for a use in Section 2 (Education Centre) of Clause 32.09-2
Particular Provisions:	52.05	Signs	Display of a business identification sign.
Cultural Heritage:	Not located in an area of Aboriginal cultural heritage sensitivity, VHI or VHR.		
Referral Authorities:	None		
Public Notice:	<p>Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner:</p> <ul style="list-style-type: none"> • Notice of the application under section 52(1)(a) of the <i>Planning and Environment Act 1987</i> (the Act) was given to owners and occupiers of all land adjoining the site. • Notice of the application was given to Greater Geelong City Council (GGCC) and Homes Victoria (HV) under section 52(1)(b) of the Act. <p>A submission was received from GGCC outlining no objection subject to conditions.</p>		
Delegates List:	Delegation not required for this application, as confirmed by Director on 23 April 2024.		
Notable Planning Permit History:	<ul style="list-style-type: none"> • Planning Permit No. 409/2007 was issued on 18 September 2007 allowing the construction of an assembly hall/multifunction centre and a waiver of car parking. • Planning Permit No. 886/2015 was issued on 28 August 2015 for buildings and works associated with an existing primary school. 		



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	12 December 2023
Further information provided	6 February 2024
Decision Plans	Development Plans prepared by Minx Architecture, titled 'St Francis Xavier CPS 127-143 Bacchus Marsh Road, Corio', Issue 2 dated 6 February 2024.
Other Assessment Documents	<p>Sustainability Management Plan prepared by Efficient Energy Choices, Rev 1 dated February 2024.</p> <p>ESD supporting plan prepared by Spelstormwater and dated 11/03/2020.</p> <p>Planning Response, prepared by Minx Architecture, Rev 1, undated.</p> <p>Landscape Plan prepared by TNLA and Associates and dated 30 January 2024.</p>

2. The subject of this report is the decision plans (as described above).
3. It is noted that on 2 April 2024 the permit applicant advised that they no longer need to provide an on-site substation as the required power supply can be achieved through a pole-mounted substation. Plans showing this change titled 'St Francis Xavier CPS 127-143 Bacchus Marsh Road, Corio Substation Revision', Issue 3 dated 2 April 2024 were provided on 2 April 2024. A condition has been included in the recommendation requiring the removal of the on-site substation, as per the updated plans.

Proposal Summary

4. The proposal can be summarised as follows:
 - Construction of a single-storey administration building fronting Caithness Crescent comprising:
 - Offices
 - Staff room
 - Interview room
 - Sick bay
 - Meeting rooms
 - Courtyard
 - Associated amenities
 - Car parking
 - Fencing

Refer to Figure 2.

- Predominantly brick construction with a Colorbond Shale Grey roof
- 2.7m x 0.2m business identification sign proposed above the entrance facing Caithness Crescent
- Addition of a new gate on Caithness Crescent to access the building
- Landscaping

5. The area subjected to building and works is shown in Figure 1.



Figure 1: Site overview of the proposed building



Figure 2: Render of the proposal from Caithness Crescent

Subject Site and Surrounds

Site Description

6. The site is located at 127-143 Bacchus March Road, Corio and is operating as St Francis Xavier School.
7. The existing site comprises of education buildings, parish buildings, at-grade car parking area, multiple sports and playing courts and an oval.
8. The site is located within the General Residential Zone Schedule 4 (GRZ4) and is not affected by any overlays.



Figure 3: Planning zones

9. The site is formally described as comprising the following land parcel:
 - Lot 171 on Plan of Subdivision 091706 Vol 08887 Fol 102
10. Covenant H971845 is registered on title. The covenant requires permission from the (former) Housing Commission to:
 - Erect a building of structure on the land
 - Use the land for a purpose other than education or religion
 - Use the land for commercial trade or business

Folio 102 and the said THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF MELBOURNE for itself its successors and assigns the registered proprietor or proprietors for the time being of the land hereby transferred HEREBY COVENANT with HOUSING COMMISSION pursuant to the provisions of Section 30A of the Housing Act 1958 that it the said The Roman Catholic Trusts Corporation for the Diocese of Melbourne and its successors and assigns will not:

- (a) Erect or cause to be erected upon the said land hereby transferred or any part thereof any building or structure unless the plans and specifications thereof shall be approved by the Housing Commission provided that such approval shall not be unreasonably withheld.
- (b) Use the said land hereby transferred or any part thereof or any building or structure erected thereon for any purpose other than religious or educational purposes.
- (c) Use the said land hereby transferred or any part thereof or any building or structure erected thereon for the purpose of any trade or business or any commercial pursuit unless such use is occasional and incidental to the use of the said land the buildings and the structures erected thereon for educational and religious purposes.



11. On 10 April 2024 the applicant provided written evidence demonstrating that Homes Victoria 'approve and consent' to the proposed works. As such the proposal does not breach the covenant.

Site Surrounds

12. The surrounding development consists primarily of established residential dwellings located in the GRZ4. Built form is predominantly single-storey, post war dwellings constructed of brick or weatherboards.
13. There are numerous open spaces in the wider area and a small commercial strip located Purcell Road, containing various small shops and a Kmart store.
14. An aerial image and photo of the site and surrounding area is shown in Figures 4 and 5.



Figure 4: Aerial image of the subject site (Source: VicPlan)



Figure 5: View of subject site and location of the works (Caithness Crescent)



Referrals

15. The application was referred to Greater Geelong City Council pursuant to Clause 66.04 (Refer under local provisions) on 7 March 2024. A response was not received.
16. On 10 April 2024, planning scheme amendment C467 amended the requirements of the Greater Geelong Planning Scheme to confirm that GGCC are not a referral authority for this application, as the site is not in Map 1 of Clause 72.01.
17. As such, the application is no longer required to be referred pursuant to section 55 of the Act, however it is noted that comments were received from Council under section 52 of the Act as detailed below.

Notice

18. The application is not exempt from the notice requirement of section 52 (1)(a), (b) and (d) of the *Planning and Environment Act 1987* pursuant to Clause 32.08-10 (GRZ4). However, it is noted that:
 - The proposed sign is exempt from the notice requirements pursuant to Clause 52.05-7; and,
 - The application is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to Clause 53.19-2 (Non-Government Schools).
19. The applicant was directed to give notice by notifying adjoining and nearby owners and occupiers. Notice of the application was also given to Council and Homes Victoria (formerly the Housing Commission) under sections 52(1)(b) and (d) of the *Planning and Environment Act 1987*:
 - No objections were received,
 - A submission was received from GGCC on 3 January 2024, outlining no objection subject to conditions relating to:
 - Line marking of car parking spaces
 - Provision of a separate gate from Caithness Crescent for separate pedestrian access, not leading through a carpark
 - Drainage and stormwater management requirements

The majority of Council's conditions have been included on the permit. However, it is not considered that another pedestrian gate to Caithness Crescent is required as the application already proposed a new pedestrian-only entrance to the school, separated from the carpark entrance.



Planning Policy Framework

20. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement	Assessment
11.01-1R	Settlement – Metropolitan Melbourne	The proposed upgrade of the existing school supports mixed-use neighbourhoods and enhances access to services and facilities within the community.
Clause 15	Built Environment and Heritage	
15.01-1S	Urban Design	The proposal enhances an existing primary school to create modern, inclusive and functional space. The design fosters a sense of community with a new entryway that improves the interface between the private and public realm, by providing easier pedestrian access from the footpath to the building.
15.01-1R	Urban Design – Metropolitan Melbourne	
15.01-1L	Signs in Urban Environments	The proposed siting and design of the building promotes an environmentally sustainable development via the provision of a 200L rainwater tank, energy efficient materials and an all-electric development.
15.01-2S	Building Design	
15.01-2L	Environmentally Sustainable Design	
15.01-5S	Neighbourhood Character	The proposal's low-rise scale, compact massing, and muted materiality complement the suburban neighbourhood character of Corio and the materiality of the neighbourhood.
15.01-5L	Neighbourhood Character	
Clause 19	Infrastructure	
19.02-2S	Education Facilities	The proposed building will enhance and support an established education facility, meeting present and future community needs with a functional and engaging design, without increasing student or staffing numbers.
19.03-3S	Integrated Water Management	The building encourages the catchment and recycling of stormwater and incorporates water sensitive urban design principals through the provision of 4 and 5 star WELs amenities and a 2000L rainwater tank.
19.03-3L	Integrated Water Management	

As per the table above, it is considered that the proposal is consistent with the relevant planning policy framework.

Zoning and Overlays

General Residential Zone (Schedule 4) [GRZ4]

21. A planning permit is required to construct a building or construct or carry out works for a Section 2 use (Education centre) in accordance with Clause 32.08-10 of the Greater Geelong Planning Scheme. The purpose of the GRZ is:

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

22. The proposal aligns with the intent of the GRZ4 purpose, as it aims to meet local community needs through the upgrade of the educational centre. Additionally, the scale and design of the proposed building is considered complementary to the residential character of the surrounding area.

23. The proposed building responds positively to the relevant decision guidelines of the GRZ4:



- The proposed development will improve the existing facilities and overall operation of the established non-residential use of the land (St Francis Xavier Primary School). The proposal does not involve any increase in staff or student numbers on site and therefore no intensification in use that would impact surrounding residential development.
- The proposed upgrade will continue to serve local community needs by providing administrative schooling infrastructure and associated landscaping and improved school spaces and facilities.
- The scale and intensity of the development is low scale at 5.5m in height, in keeping with the neighbourhood character of the area.
- The landscaping proposed will facilitate the integration of the building into the surrounding streetscape.
- The existing car and bicycle parking spaces remain largely unaltered, except for an update to provide an additional disabled car space and two new shared spaces on site.
- Bin storage and loading is provided in the carpark, separating the facilities from those in the pedestrianised areas.

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Car and Bike Parking

24. Clause 52.06 sets out the requirements of car parking rate and design. Clause 52.34 sets out the requirements of bicycle parking rate and design.
25. Clauses 52.06 and 52.34 are not applicable for this application given that number of car and bicycles parking spaces on site remains unaltered due to no proposed changes to the staff or student numbers at any one time.
26. However, it is noted that this application seeks to provide three additional car spaces to the existing carpark, including one disabled space. The location of these spaces is considered suitable as they are separate from the pedestrian entrance of the school gates, do not result in an increase to the amount of crossovers required to the site.

Signs

27. Clause 52.05 sets out the requirements for signs.
28. The application proposes a 0.2m x 2.7m business identification sign above the main entrance of the building, fronting Caithness Crescent.
29. The sign is considered appropriate to identify the main visitor entrance. It is not dominant and will not impact views or vistas or impact the amenity of nearby residents. As such the sign is supported, subject to standard conditions.

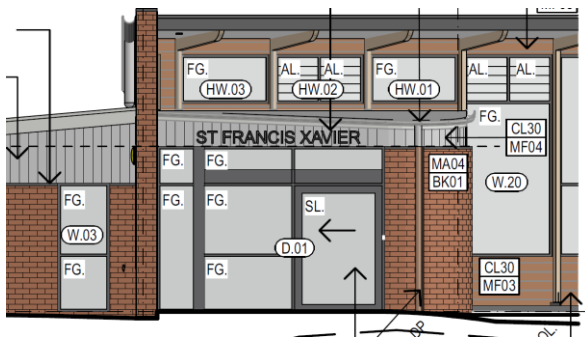


Figure 6: Proposed sign



General Requirements and Performance Standards

30. Clause 53.18 (Stormwater Management in Urban Development) applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater and objectives relation to stormwater management, treatment, and reuse.
31. The application is supported by a Sustainability Management Plan, including a published BESS assessment. The plan confirms the proposal will comply with the recommendations of *Urban Stormwater – Best Practice Environmental Management Guidelines*. The stormwater management commitments proposed are shown in Figure 7 below:

Item	Requirement	Comments
Water tank	To be installed to satisfy the Stormwater requirement. Other items may be required like a raingarden or a media filtration pit subject to STORM verdict.	Install a new 2000L RWT for new building and a media filtration system stormsacks will be implemented to all grated pits where paving is proposed. Refer to MUSIC layout and verdict.
Water Efficient Landscaping	Provide water efficient landscaping.	Yes. To be depicted on landscaped drawings. Responsibility by landscape architect and builder.
Building Systems Water Use Reduction	Where applicable reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems.	Yes, if building will be sprinkled. The building will not have chillers but simply A/C split systems. To be arranged by architect, services engineer and building surveyor.
Water fixtures, fittings and connections.	Refer to summary at start of report.	All fittings to be of high-level WELS efficiency. Toilets to be connected to water tank for flushing, washing and irrigation by builder.



Figure 7: Excerpt of a summary of the project's key WSUD Commitments

32. Based on the above, the proposal results in appropriate stormwater outcomes.
33. On 3 January 2024, Council requested that the applicant submit the following further information in relation to WSUD:
- Published BESS report
 - Sustainable Design Assessment Report
 - ESD and WSUD drawings, highlighting the claimed ESD features of the SDA
34. These documents were provided with the applicants RFI response on 6 February 2024. The updated WSUD/ESD material was provided to Council on 7 March 2024, however updated comments were not received.
35. Clause 53.19 (Non-Government Schools) applies to this application to facilitate upgrades and extensions to existing non-government schools and exempts this application from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.



36. The proposal is consistent with the relevant planning policies of the Greater Geelong Planning Scheme and will contribute to the provision of upgrading non-government school facilities within Corio and the wider Geelong region.
37. It is recommended that the delegate of the Minister of Planning:
- Issue Planning Permit No. PA2302655 for buildings and works to construct a new single-storey administration building and display of a business identification sign at 127-143 Bacchus March Road, Corio, subject to conditions.
 - Notify the permit applicant, Homes Victoria, and the council of the decision in writing.



Prepared by: [REDACTED]

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [REDACTED]
Title: [REDACTED]
Phone: [REDACTED]

Reviewed by: [REDACTED]

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Approved by [REDACTED]

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