



To Whom It May Concern,

**RE: St Francis Xavier Primary School – 127 – 143 Bacchus Marsh Road, Corio, 3214**

## **Town Planning Application**

### 1. THE SITE

The subject site is St. Francis Xavier Primary School in Corio;

This existing school site is surrounded by Bacchus Marsh Road to the East, serving as the primary frontage. Caithness Crescent bounds it to the South-West, where the proposed works are intended. To the North, there are residential properties, and the south lies unit developments and Corio Police Station. The school boasts ample outdoor play space, as depicted in the accompanying image below.

#### Aerial View



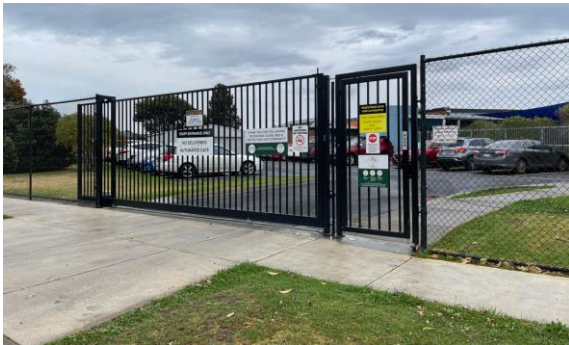
# ADVERTISED PLAN



Background Information:

Existing Site Conditions:

Caithness Crescent



Bacchus Marsh Road



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## 2. THE PROJECT

### The Proposed Project

This application is being submitted for a Town Planning Permit concerning the construction of a new administration building for the existing St Francis Xavier Primary School. The proposed works include:

- Minor demolition works to existing foot paths, concrete kerbs, and landscaping to make way for the proposed works.
- A new Administration Building with 5 office spaces, a general office/reception, sick bay, meeting/conference space, staff lounge and toilet facilities.
- The new Admin building also incorporates a staff courtyard with partial covering, along with covered pathways that offer shade and an external covered walkway.
- Extensive external landscaping and paving will tie in with the current paving and car park, incorporating garden beds, concrete paths, feature brick paving, lawns, and a combination of new and existing trees.
- Display of the school's name (St Francis Xavier) identification signage on the front elevation of the building. *Rev.01*

The outlined proposed works involve upgrading the current facilities to provide the school with a designated frontage and an initial point of contact. A key objective is to enhance student safety and improve site access, as the existing administrative facility at the center of the school poses a risk of unauthorized entry. The proposed works aim to eliminate this risk by removing the necessity to enter the school premises to access the administration area.

### Location and Height

Located to the South-West of the school site on Caithness Crescent, the proposed single-story building adheres to the specified height limits outlined in the schedule for this zone, with the highest point (measured to natural ground level) not exceeding the defined limit.

The proposed building also complies to the specified setback outlined in the schedule for this zone, maintaining an average distance in line with the existing abutting allotments.

Refer to drawings for height and setbacks.

### Materials and Colour

The chosen materials and finishes are designed to complement a natural colour palette and harmonise with the existing materials used in the streetscape with a modern approach. This is achieved through the incorporation of natural timbers, red brick, and light colorbond sheet roofing, all within a neutral colour scheme.

Refer drawings, schedules and perspectives for colours and materials.

### Windows

The location of the proposed building, situated over 30 meters from the nearest neighbouring property, ensures that none of the proposed windows create any concerns regarding overlooking into adjacent properties. Additionally, the orientation of the windows are designed to face away from neighbouring properties, further mitigating potential privacy issues.

### Government Funding & Public Notice:

The primary funding source for this project is derived from the Victorian Government Capital Funding Program 2023-2024, allocated through the Catholic Capital Grants Block Authority. Given that St Francis Xavier is a non-government school receiving funding from the Victorian government, it is appropriate to consider this project exempt from public notice, as outlined in clause 53.19.

### School Patron Numbers: *Rev.01*

The staff and student numbers for both 2023 and 2024 have been confirmed with minimal variation. In 2023, there were 39 staff members and 164 students, while 2024, there is now 37 staff members and 165 students. It is anticipated that there will be no significant changes in 2025.

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## Display Of Signage: *Rev.01*

The proposed project includes integrating identification signage featuring the school's name on the building façade. The sign consists of text only and ties in with the building's design and aesthetics, matching the proposed color scheme. Positioned above the entry doorway on the street-facing elevation of Caithness Crescent, the sign measures 2.7 meters in width and 0.2 meters in height. The business identification sign adheres to the conditions outlined in clause 52.05-13, with the design seamlessly tied into the building's materials and colour scheme to not detract from the appearance of the building.

## Proposed Parking Demand: *Rev.01*

The parking demand associated with the proposed admin building is not increased due to several key factors:

### 1. Staff Numbers Reduction:

Staff numbers have decreased from 39 in 2023 to 37 in 2024. This reduction indicates a lower demand for staff parking associated with the proposed administration building. With fewer staff members, the overall parking demand is mitigated, as there are fewer vehicles requiring parking spaces. These numbers are anticipated to increase in 2025 either.

### 2. Consistent Student Numbers:

Although there is a minor increase in student numbers from 164 in 2023 to 165 in 2024, the change is relatively small and does not significantly impact the overall parking demand. The increase in student numbers is not substantial enough to warrant a considerable adjustment in parking provisions.

### 3. Unchanged Drop-Off Arrangement:

The proposed administration building does not alter the existing arrangement for student drop-off, which remains on Bacchus Marsh Road. Since there is no change in the location of student drop-off, the traffic flow and parking demands associated with student arrivals and departures remain consistent.

In summary, the reduction in staff numbers and the minimal increase in student numbers, coupled with the unchanged drop-off arrangement, contribute to the conclusion that the parking demand for the proposed administration building is not increased. The adjustments in staff numbers and student count have been factored into the planning to maintain a proportional and manageable parking demand for the site.

## Parking & Access: *Rev.01*

The existing car park on Caithness Crescent is scheduled for minor extension works. These works aim to include a compliant accessible parking space in accordance with Australian standard AS2890.6-2009. Additionally, all additional parking spaces created will be designated for staff use exclusively. Access to these spaces will be controlled via an existing key fob system, granting entry through the existing powered gate.

## Existing Vegetation: *Rev.01*

The project has employed the expertise of a local experienced landscape architect to which an extensive site investigation into the existing vegetation onsite has taken place. See attached landscape drawings.

While the existing trees on site noted to be removed are native, they do benefit from an exemption as they qualify as planted vegetation pursuant to Clause 52.17-7. Furthermore, beyond the exemption clause, the following reasons should offer additional justification for exempting a planning permit to remove the designated existing trees on site.

A significant portion of the species scheduled for removal are either exotic and fall outside their optimal growth range (e.g., *Meterosideros excelsa*) or can be categorized as environmental weeds.

Specifically, the City of Greater Geelong has listed *Melaleuca Armillaris* and *Allocasuarina Cunninghamiana* as environmental weeds (List of the City of Greater Geelong environmental weeds, 2008), while the nearby Shire of Surfcoast has identified *Eucalyptus Leehmanii* as a weed according to their respective weed lists (List of weeds in Surfcoast Shire, 2013). Furthermore, *Eucalyptus Saligna* is included in the Advisory list of Environmental weeds in Victoria.

Additionally, the neglected state of the trees over time adds weight to the case for exemption. The majority of these trees are currently in decline, displaying poor form and shape, with visible canopy dieback.



## Environmentally Sustainable Design:

The design of the proposed building incorporates significant input from an energy consultant, including the completion and integration of a Section J NatHERS assessment and a Sustainable Management Plan with the inclusion of a published BESS report. *Rev.01*

A MUSIC assessment has also been prepared with this project and integrated into the design. See below. *Rev.01*

	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.503	0.464	7.8
Total Suspended Solids (kg/yr)	97.8	7.01	92.8
Total Phosphorus (kg/yr)	0.19	0.0247	87
Total Nitrogen (kg/yr)	1.23	0.513	58.4
Gross Pollutants (kg/yr)	19.2	0.237	98.8

*Rev.01*



All ESD and WUSD elements outlined in the Sustainable Management Plan and MUSIC assessment have been implemented into the architectural and relevant consultant's drawings. *Rev.01*

### Site Electrical Substation: *Rev.01*

The project requires the upgrade of the power supply to the site in the form of a new onsite substation as part of these works. The substation design is currently being carried out by Powercor and details will be provided as a condition to the planning permit - an indicative location has been nominated on the site plan.

It is also confirmed that the intended substation will operate below 66,000V.

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### 3. PLANNING REPORTS

The planning report states that this property is within General residential zone 4.

#### Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 4 (GRZ4)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

There are no planning overlays affecting the site.

#### Planning Overlay

None affecting this land - there are overlays in the vicinity

#### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)



SBO - Special Building Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Please find attached a copy of the following drawings and documentation to support the application: **MINX ARCHITECTURE**

**Copy of Covenant *Rev.01***

- Covenant (H971845) - 00712558390022023121508130001

**Architectural Drawings *Rev.01***

**SITE DRAWINGS**

- TP1.00 DRAWINGS REGISTER, PROPOSED LOCALITY PLAN & PERSPECTIVES [02]
- TP1.01 EXISTING NEIGHBOURHOOD & SITE DESCRIPTION PLAN [02]
- TP1.02 PROPOSED DESIGN RESPONSE PLAN [02]
- TP1.03 EXISTING SITE PLAN [02]
- TP1.04 PROPOSED SITE PLAN [02]

**ADMIN BUILDING PLAN DRAWINGS**

- TP1.10 PROPOSED FLOOR PLAN [02]
- TP1.11 PROPOSED ROOF PLAN [02]
- ADMIN BUILDING ELEVATIONS [02]
- TP1.20 PROPOSED ELEVATIONS [02]

**ADMIN BUILDING SHADOW DIAGRAMS**

- TP1.30 PROPOSED 9AM SHADOW DIAGRAMS [02]
- TP1.31 PROPOSED 12PM SHADOW DIAGRAMS [02]
- TP1.32 PROPOSED 3PM SHADOW DIAGRAMS [02]

**Landscape Drawings *Rev.01***

- L\_00 Cover page & Contents
- L\_01 Existing Tree Plan
- L\_02 Proposed Tree Plan
- L\_03 Proposed Planting Plan
- L\_04 Planting Schedule

**Section J *Rev.01***

- Refer Appendix in SMP

**Sustainable Management Plan & Associated Documents *Rev.01***

- SMP Statement St. Francis Xavier @ 127-143 Bacchus Marsh Rd Corio

**MUSIC Report & Supporting Documents *Rev.01***

- Hydrosystem SHS.400.H.01.100 3D DIMS
- Hydrosystem SHS.400.H.01.100 General Arrangement
- SP20-SS28600-C SPEL Stormsack Assembly Drawing
- MUSIC - 23-60452 127-143 Bacchus Marsh Road, Corio\_ATLAN08

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Should you have any further queries please don't hesitate to contact me by telephone on 9646 7000.

Regards,

**Frank D'Andrea**

Associate