

8857

4 February 2026

Honourable Minister for Planning
Department of Transport and Planning

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Attention [REDACTED]

Dear [REDACTED]

**Re: Addendum Planning Submission to respond to Council's RFI
Planning Permit Application PA2504023
MacKillop School Geelong
25-33 Oxford Street and 34 & 36 Truscott Street, Whittington**

Further to the planning submission of 24 October 2025 submitted to the permit application, this addendum submission provides response to the RFI of 5 December 2025 including:

- a) Summary to Plan Amendments.
- b) The Municipal Planning Statement and Planning Policy Framework.
- c) Bicycle facilities (see preliminary assessment item 1).
- d) Amenity impacts on adjoining properties, including overshadowing of secluded private open space.

1.0 Summary to Plan Amendments

The amended plans provide further details to:

- Existing easements;
- Existing tree locations;
- Solar panels to dwellings to the east of the proposal;
- Buildings and works proposed form demolition;
- Trees proposed for removal;
- Development summary to built and permeable areas;
- Location of proposed rainwater tanks / detention;
- External materials and finishes;
- Shadow diagrams.

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2.0 Planning Policy Summary

The development proposal has been prepared to respond to the following planning policy context.

2.1 *Municipal Planning Strategy*

Clause 2.02 Vision

A prosperous economy that supports jobs and education opportunities.

Sustainable development that supports population growth and protects the natural environment.

An inclusive, diverse, healthy and socially connected community.

Clause 2.03-1 Settlement – Central Geelong

Support development of Central Geelong as an international waterfront city with world class facilities that is a highly desirable place to live.

Create an inner-city area linking the commercial centre, waterfront and transport hub that connects educational, cultural and business assets.

2.2 Planning Policy Framework (PPF)

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Clause 11.02-1S Development Capacity

Opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Neighbourhood character and landscape considerations.

13.07-1L-01 Non-residential Uses in Residential Zones

- To provide for non-residential uses that serve the needs of the local community.
- To support non-residential uses that are compatible with the residential character, scale and amenity of neighbourhoods.
- Locate non-residential uses where they will benefit and be convenient to local residents.
- Encouraging non-residential uses to locate on sites where they will not unreasonably affect the amenity of the surrounding residential area due to existing conditions or locational attributes.

Clause 15.01-1S Urban Design – respond to its context

- Contribute to community.
- Supports public realm and design and location of publicly accessible holdings.
- Provides landscaping and etc.

Clause 15.01-2S – Building Design

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Waste collection.
- Water efficiency.
- Respectful form and scale and interface of development to the function and amenity of the public realm.
- Maintenance and enhancement of existing vegetation and proposed landscape improvements.
- Use of low embodied energy materials.

Clause 15.01-2L – ESD

The development proposal adopts and responds to:

- General strategies.
- Energy performance strategies.
- Integrated water management strategies.
- Indoor environment quality.
- Transport strategies.
- Waste management strategies.
- Urban ecology strategies.

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Clause 15.01-5S Neighbourhood Character

The development proposal responds to its context, sense of place and the valued features and characteristics of the local environment.

Clause 15.01-5L Neighbourhood Character

The proposal seeks to maintain existing vegetation including tree canopy vegetation.

Clause 19.02-2S Education Facilities

The proposal responds appropriately to the following strategies:

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

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Clause 19.03-3S – Integrated Water Management

The proposal adopts integrated water management principles.

Clause 19.03-3L – Integrated Water Management

The proposal incorporates water sensitive urban design principles.

Clause 19.03-5S – Waste and Resource Recovery

The proposal provides appropriate design and location of waste management facilities.

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2.3 Zones and Provisions

Clause 38.10 Buildings and Works – The proposal responds appropriately to the purposes of the General Residential Zone in relation to the proposed buildings and works.

Clause 52.37-3 Canopy Trees – The proposal responds appropriately to the purposes of and provisions.

Clause 53.19 Non-Government Schools - The proposal seeks to facilitate upgrades and extensions to a non-government school.

Clause 52.06 Car parking - The proposal provides adequate car parking.

Clause 52.34 Bicycle facilities – See Item 3 as follows.

3.0 Bicycle Facilities

Planning Permit PP-892-2006/A currently includes land use approval to:

Change of use to education centre to allow for extension to existing education centre at 25-33 Oxford Street and 34-36 Truscott Street, Whittington including waiving of bicycle parking requirements and creation of easement.

Relative to this planning application for buildings and works the following is provided:

- Bicycle parking and end of trip facilities are not proposed to his planning application.
- The existing MacKillop School does not utilise bicycle parking to the current campus due to the cohort and needs of students.
- The expanded primary school building and the construction of the multi-purpose hall will expand early primary school student numbers of an age not suited to be riding independently to school.
- The Sustainable Management Plan prepared by BRT Consulting Engineers does not identify a requirement for bicycle facilities to the development proposal.

4.0 Amenity impacts on adjoining properties, including overshadowing of secluded private open space.

The built form of the proposal responds well to the residential context and character of the area and adjoining residential properties at 38 Truscott Street and 35 Oxford Street in its adoption of:

- Single storey built form;
- The performance standards as would otherwise be considered to residential dwelling development including ample compliance with relevant performance standards of:
 - Clause 54.02-3 Side and rear setbacks
 - Clause 54.02-4 Walls on boundaries
 - Clause 54.04-1 Daylight to existing windows
 - Clause 54.04-2 Existing north facing windows.
 - Clause 54.04-3 Overshadowing secluded open space.
 - Clause 54.04-4 Overlooking
 - Clause 54.04-5-2 Overshadowing domestic solar energy system

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The built form response results in less overshadowing of 35 Oxford Street through the removal of existing on boundary structure of the school building 10 and establishment of the new multi-purpose hall with appropriate setbacks from the boundary.

The setbacks adopted to the new primary school building to Truscott Street will enhance the landscape and garden character of the area.

The new fencing to Truscott Street is proposed to match the existing metal palisade details of fencing along the balance existing school frontage.

We would be happy to discuss these matters further.

Yours faithfully
for FASTNET CONSULTING



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