

Assessment Officer Report

Permit No PA250402325-33 Oxford
Street and 34-36 Truscott Street
Whittington MacKillop Specialist School



Officer Assessment Report
Development Approvals & Design

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



| Key Information | Details | | |
|---|--|----------------------------------|--|
| Application No: | PA2504023 | | |
| Received: | 10 November 2025 | | |
| Applicant: | MacKillop Family Services c/- Fastnet Consulting | | |
| Planning Scheme: | Greater Geelong | | |
| Land Address: | 25-33 Oxford Street and 34-36 Truscott Street Whittington | | |
| Proposal: | Staged construction of buildings and works to education centre, removal of canopy trees and waive bicycle facilities requirement | | |
| Development Value: | \$6.8m | | |
| 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 the application is for development of a primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school for an estimated cost of development for \$3 million or greater. | | |
| Why is a permit required? | Clause | Control | Trigger |
| Zone: | 32.08-10 | General Residential Zone (GRZZ1) | Construct a building or construct or carry out works for an education centre |
| Overlays: | Nil | | |
| Particular Provisions: | 52.06 | Car Parking | N/A – No reduction is required to parking requirements |
| | 52.37-3 | Canopy Trees | To remove 6 canopy trees |
| | 52.34-1 | Bicycle Facilities | To waive bicycle facilities requirement |
| Cultural Heritage: | The site is not in an area of cultural heritage sensitivity | | |
| Total Site Area: | 8066 | m ² | |
| Gross Floor Area: | 1071 | m ² | |
| Height: | 1 | Storey (2 buildings) | |
| | 6 and 7 | Metres (2 buildings) | |
| Land Uses: | Education centre | | |
| Parking: | Cars | Motorcycles | Bicycles |
| | 28 | 0 | 0 |
| Referral Authorities: | Nil | | |
| Advice sought: | City of Greater Geelong - support subject to conditions | | |
| Public Notice: | The applicant was directed to give notice in accordance with s52 of the Planning and Environment Act 1987, by way of erecting signs on the site and notifying adjoining owners and occupiers. No objections were received. | | |
| Delegates List: | N/A | | |



Application

1. The key application documents are as follows:

| Milestone | Date |
|-----------------------------------|---|
| Decision Plans | Architectural plans prepared by PMDL McGlashan Everist, dated 19 February 2026. |
| Other Assessment Documents | Arboricultural impact assessment by ATC Land Management dated 7 October 2025. Planning report by Fastnet Consulting dated 24 October 2025, and addendum dated 4 February 2026. Waste management plan by Wasteflex dated 30 January 2026. Sustainable management plan by BRT Consulting Engineers dated 9 February 2026. Stormwater management plan by Akmad Group dated January 2026. |

2. The subject of this report is the decision plans (as described above).

Background

3. PP-892-2006/A issued by Council 18/10/2006 for 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. Amended 18/6/2025 to:
 - Amend the preamble and the address of the land to extend the education centre use to 34 and 36 Truscott Street and reflect the consolidated address of 25-33 Oxford Street
 - Reword Condition 1 to consolidate 34 & 36 Truscott Street with 25-33 Oxford Street
4. The permit does not include any conditions which limit staff or student numbers.

Proposal Summary

5. The proposal to remove existing buildings, a hardcourt and trees and construct two new buildings.

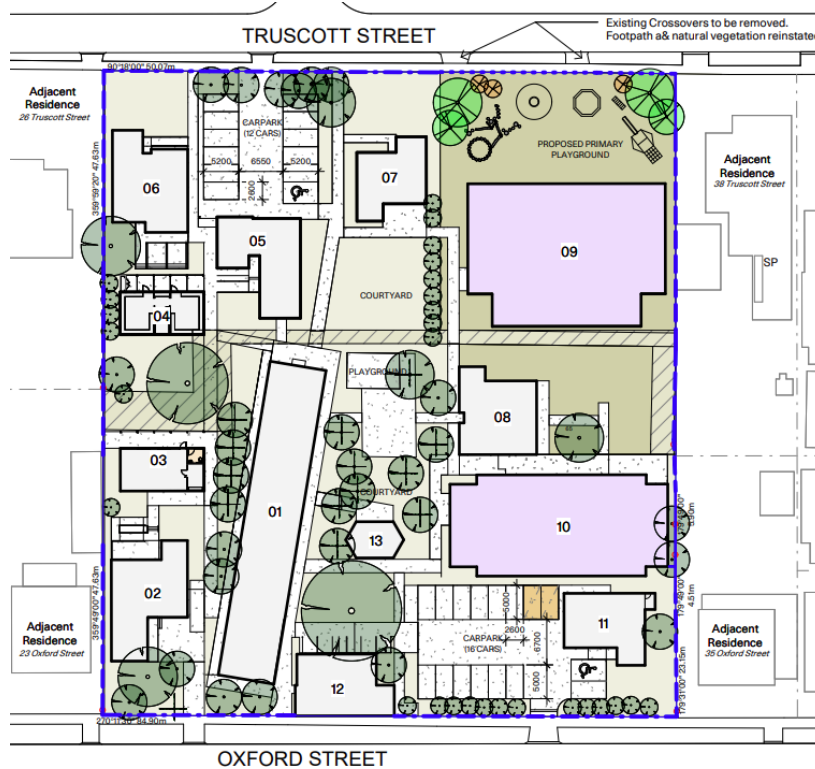


Image 1: Proposed site plan showing proposed buildings in purple and new carparking spaces in orange (Source: Application)

6. Specific details of the application include:

- A new Learning building (Stage 1a)
 - Gross floor area of 596 square metres
 - 6m building height, single level.
 - Setback 16.3m from the frontage to Truscott Street and 1.4m to the east boundary.
 - A playground and garden beds are proposed in the front setback.



Image 2: Proposed Stage 1a Learning building, north elevation (Source: Application)

- A new Sports multipurpose building (Stage 1b)
 - Gross floor area of 475 square metres
 - 7m building height, single level.
 - Setback 20.8m from the frontage to Oxford Street, behind an existing carpark and building (Building 11). It will be setback 1m from the east boundary.

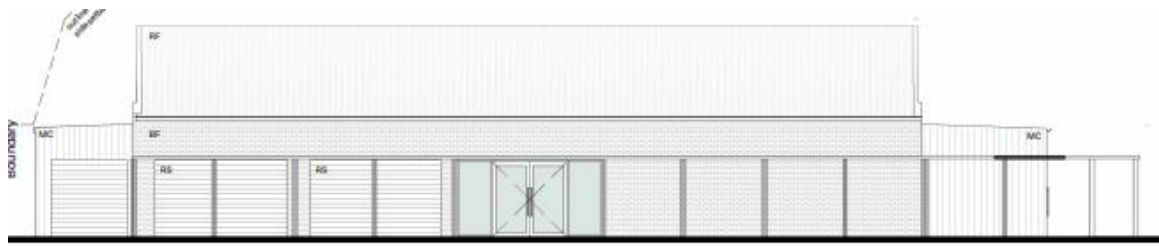


Image 3: Proposed Stage 1b Sports multipurpose building, north elevation (Source: Application)

- The plans also show the refurbishment of a toilet in Building 3 (Stage 1c).
 - New fencing is proposed along parts of the east boundary to match existing.
 - 2 additional carparking spaces added to the existing southern carpark.
 - No bicycle facilities are currently provided and none are proposed.
7. The proposal includes removal of 8 trees, of which 6 (Trees 2, 3, 6, 7, 8 and 9) require a permit to remove under Clause 52.37. The trees are described in the arborist report as follows:
- Tree 2 (Citrus sp. / Ornamental Citrus): 5m, fair condition, exotic; removed due to stem dieback and playground safety hazards.
 - Tree 3 (Syzygium smithii / Lillypilly): 7m, good health/poor structure, removed due to structurally weak multi-stem unions.
 - Tree 6 (Eucalyptus gomphocephala / Tuart): 10m, good health/poor structure, Australian native (WA); removed due to main stem dieback and high failure risk.
 - Tree 7 (Pittosporum undulatum / Sweet Pittosporum): 9m, good health/fair structure, mature, environmental weed species.
 - Tree 8 (Pittosporum undulatum / Sweet Pittosporum): 8m, good health/fair structure, mature, environmental weed species.
 - Tree 9 (Pittosporum undulatum / Sweet Pittosporum): 6m, good health/fair structure, environmental weed species.
8. An increase of 3 staff (from 8 to 11 total) and an increase of 16 students (from 24 to 40 total).
9. Waste is proposed to be stored at the rear of Building 11 and accessed via the existing carpark, with 1-2 collections per week for each waste stream.

Subject Site and Surrounds

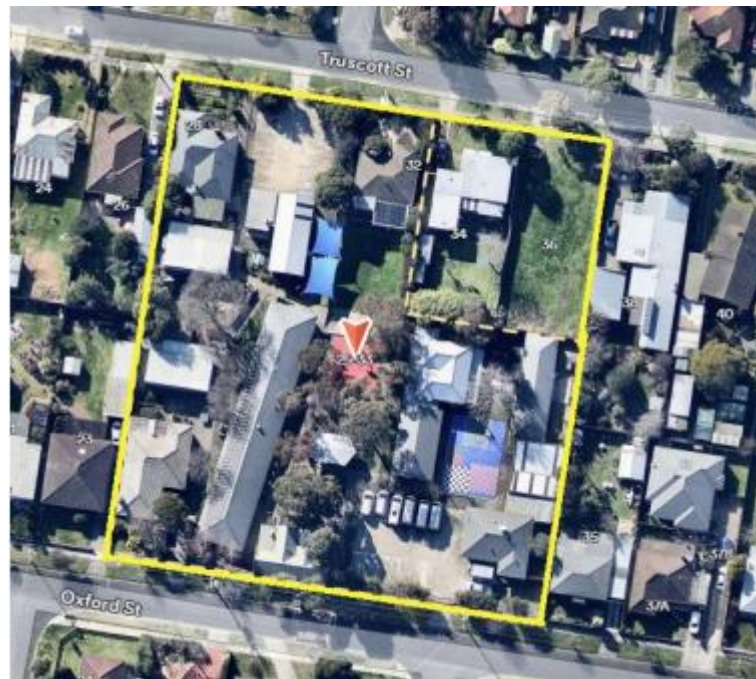


Image 4: Subject site (Source: Application)

10. The subject site, 25-33 Oxford Street, is located within the suburb of Whittington. The site has dual interfaces, including to Truscott Street at the north and Oxford Street at the south. The site has an existing use as an education centre, known as the Mackillop Education Geelong Campus, which provides specialised education to vulnerable students within the community.
11. The site is formally described as comprising the following land parcels:
 - Lot 1 TP967810E
 - Lot 12 on Title Plan 000961D
 - Land in Plan of Consolidation 369874P.
12. Drainage and sewerage easements run generally east-west through the centre of the site and are shown on the plans.
13. No covenants or section 173 agreements are registered on title.
14. Both carparks are accessed by existing vehicle crossings. Two vehicle crossings also are located on the Truscott Street frontage, which are proposed to be removed.
15. There are currently 26 onsite parking spaces.
16. The topography of the subject site is flat.
17. The site is within a General Residential Zone, being surrounded by predominately single storey and double storey detached and semi-detached dwellings. A Special Building Overlay affects Oxford Street and Truscott Street in front of the site, although it does not affect the subject site itself.



Municipal Planning Strategy

18. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

| Clause | Description |
|---------|--------------------------------|
| 02.02 | Vision |
| 02.03-5 | Built environment and heritage |

Planning Policy Framework

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

| Clause | Description |
|----------|---|
| 15.01-1S | Urban design |
| 15.01-2S | Building design |
| 15.01-4S | Healthy neighbourhoods |
| 15.01-2L | Environmentally sustainable development |
| 15.01-5L | Neighbourhood character |
| 18.02-4L | Car parking |
| 19.02-2S | Education facilities |
| 19.03-3S | Integrated water management |
| 19.03-5S | Waste and Resource Recovery |

Zoning and Overlays

Applicable Zone

20. A planning permit is required to construct a building or construct or carry out works in accordance with Clause 32.08-10 – General Residential Zone.

21. The proposed playground, fencing and stage 1c (internal rearrangement of a building which does not increase the gross floor area of the building) do not require a planning permit pursuant to Clause 62.02-2.

22. The purpose of the zone is:

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

23. The following sections include a discussion of how the proposal responds to these requirements.



Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

24. **Clause 52.06** sets out the requirements of car parking provision and design.
25. The carparking requirement for an education centre is 0.4 spaces per student. Therefore 6 spaces are required for the proposed additional 16 students. While only 2 additional spaces are proposed, the total number of carparking spaces required for the 40 students is 16 spaces.
26. 28 carparking spaces will be provided onsite and therefore the car parking requirement is met.
27. **Clause 52.34** sets out the requirements for provision of bicycle parking.
28. An education centre requires 1 space to each 20 employees or students. Therefore one additional space is required for additional 16 students and none for additional staff. No bicycle facilities are provided and accordingly a permit is required to waive this requirement.
29. **Clause 52.37** sets out the requirements for protection of canopy tree cover in residential areas.
30. A permit is required to remove a canopy tree (as defined in the clause) in a General Residential Zone, on a site developed with an existing dwelling, which is within 6m of the street frontage or 4.5m from the rear lot boundary.
31. Trees 2, 3, 6, 7, 8 and 9, described earlier in this report, all require a permit to remove as they are located within these setbacks of front and rear boundaries. It is noted other trees that fall outside these setbacks are also proposed to be removed, but do not require a permit under the clause as the lot on which they are located is occupied by an existing dwelling.

General Requirements and Performance Standards

32. **Clause 53.18** applies to this application for buildings and works. The clause includes standards and objectives relating to stormwater.



Referrals

33. No referrals are required under Section 55 of the *Planning and Environment Act 1987*.

Municipal Council Comments

34. City of Greater Geelong Council (the council) officers did not object to the application and have recommended permit conditions relating to ESD, stormwater management, tree protection and replanting and carparking.

Notice

35. The applicant was directed to give notice in accordance with s52 of the *Planning and Environment Act 1987*, by way of erecting signs on the site and notifying adjoining owners and occupiers. No objections were received.



Key Considerations

36. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Strategic Direction and Land Use
- Buildings and works
- Vegetation impact

Strategic Direction

37. The *Planning Policy Framework* encourage appropriate development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
38. The relevant MPS and PPF policies have been considered in assessing the application, as described earlier in the report.
39. As noted earlier, the subject land on which the buildings and works are proposed has an existing permit to use for an education centre.
40. The proposal is consistent with the strategic directions of the Greater Geelong Planning Scheme and will deliver enhanced facilities for the existing school, which is in an established urban area of Whittington. The increased number of staff and students will be compatible with and not create any adverse impacts on the surrounding residential area, including traffic.

Buildings and Works

41. The zoning provisions have been considered in the application.
42. The purpose and decision guidelines of the zoning have been considered and it is noted the proposal includes a masterplan showing the proposed buildings and works in relation to the whole site.
43. The proposal is appropriate, having regard to the built-form decision guidelines of the General Residential Zone.

Amenity impacts

Overshadowing


44. The proposed buildings will not cause unreasonable overshadowing of adjoining residential lots, as measured between 9am – 3pm September 22nd. Shadows from the proposed new learning centre building (Stage 1a) will fall over an existing driveway and shed on the adjoining lot (38 Truscott Street).
45. Shadows from the proposed multipurpose hall (Stage 1b) will fall within the overshadowing extent the existing building it will replace, noting it will have a lower wall height closer to the boundary.

Overlooking

46. The proposal will not overlook habitable room windows or secluded private open space on adjoining lots. Boundary fencing will also restrict views.

Noise

47. It is not considered an acoustic report is required for the proposal, given the following:
- The subject land already has a permit to use for an education centre.

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- The playground does not require a planning permit and therefore cannot be considered in this application.
 - The proposed gymnasium will replace an existing outdoor hardcourt playing area and therefore will not result in new sports-related noise. By enclosing the sports activities within the building it is likely the proposal will likely result in less noise.
 - No objections or noise-related concerns were raised, including from Council.
48. It is further noted the proposed multipurpose hall building will mainly have storerooms on the east side of the building, which will further reduce noise emissions from within the building.
49. A condition requiring all external plant and equipment to be acoustically treated will be required as a condition of permit.

Car and Bicycle Parking, Loading, and Other Services

Car Parking

50. No additional parking is required as noted earlier. The proposal does, however, include an increase of 2 additional onsite parking spaces.

Access

51. No changes to site access are proposed, other than removal of existing vehicle crossings in Truscott Street.

Bicycle Facilities

52. No bicycle facilities are proposed. The applicant advised the reasons for not providing bicycle facilities are:
- 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.
53. It is considered due to the specialised nature of the school, a waiver is appropriate.

Waste

54. A waste management plan has been provided. The proposal includes replacing an existing 1.5 cubic metre general waste bin with two 1100L bins and relocating the waste storage area from the west side to the north of Building 11. This will enable the bins to be manoeuvred within the site for rear-lift collection.
55. The collection area is not nominated in the plans and it appears existing carparking spaces in the southern carpark will be used for collection purposes. Given the surplus in carparking spaces, this is regarded as satisfactory. The proposed collection frequency is also considered satisfactory, subject to a permit condition requirement that it be only collected between 7:00 am and 6:00 pm Monday to Saturday, in accordance with EPA Victoria Publication 1254 noise guidelines.
56. Conditions of permit will require waste to be collected within the site and to be managed in accordance with the waste management plan.
57. It is noted Council did not object to the proposed arrangements.

Sustainability

Tree removal and canopy

58. The proposed canopy tree removal is considered reasonable given they consist of a citrus tree, environmental weeds or have poor structure.
59. The arborist report specifies the current site coverage is 27.9%. As the site is larger than 1000 square metres and already has more than 20% tree canopy cover, the trees must provide total canopy cover of at least 20% of the site area, plus half of any canopy above that 20%.
60. The proposed tree removal and new planting of 4 canopy trees will result in a canopy reduction of 2.24%. The proposed replanting will result in a net reduction of 1.12% canopy coverage, which meets the Clause 52.37 standard. The tree species are indicatively nominated on the architectural plans and will be required to be further specified in a replacement planting plan as a condition of permit, as recommended by Council.
61. The arborist report and Council both recommend tree protection measures be put in place during construction, including Tree 1 which is a street tree, and will be required by permit conditions.

Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD)

62. A Sustainable Management Plan (SMP) has been provided in accordance with Clause 15.01-2L which includes the following sustainability initiatives:
 - All-Electric & Solar: Zero gas connections specified across the development alongside the installation of a 10kW north-facing solar PV system.
 - High-WELS Fixtures: Integration of water-efficient fixtures including 6-star WELS taps and 4-star dual-flush toilets.
 - Passive Daylight & Shading: 54% daylight access in the Learning Building combined with shading on 100% of north, east, and west glazing.
 - Natural Ventilation: Effective cross-flow natural ventilation incorporated into a minimum of 60% of regularly occupied areas.
 - Low-Emission Materials: Strict use of low-VOC paints, sealants, adhesives, carpets, and engineered wood to preserve indoor air quality.
 - Urban Biodiversity: Dedication of 19% of the final site area to native and indigenous vegetation to protect local habitats.
63. The proposal will achieve an overall best practice BESS rating of 54%. Additional information and changes are required to address WSUD measures, as discussed further below.

Stormwater Management

64. The SMP, while including WSUD initiatives, notes the proposal cannot meet stormwater best practice requirements within the site. Council has recommended additional information and changes to both the SMP and stormwater management plan, which will be required by permit conditions, including an updated Blue Factor assessment and WSUD plan including raingardens.
65. Subject to these conditions, it is considered the proposal will result in appropriate stormwater outcomes in accordance with Clause 53.18.



Other Matters

Staging

66. Permit conditions will reflect the sequencing of the proposal, which is as follows (in order):

- Demolition – no permit required
- Tree removal
- Construction of the new learning centre (Stage 1a), playground and associated fencing.
- Construction of the new multipurpose hall (Stage 2a), new carparking spaces, waste storage area and associated fencing.

Recommendation



67. The proposal is generally consistent with the relevant planning provisions of the Greater Geelong Planning Scheme and will contribute to the provision of education facilities within the area.
68. The proposal is supported by City of Greater Geelong subject to conditions that will be included in the permit.
69. It is **recommended** that Planning Permit No. PA2504023 for Staged construction of buildings and works to education centre, removal of canopy trees and waive bicycle facilities requirement at 25-33 Oxford Street and 34-36 Truscott Street Whittington, be issued subject to conditions.
70. It is **recommended** that the applicant and council be notified of the above in writing.

