



KARDINIA INTERNATIONAL COLLEGE JUNIOR SCHOOL - 205 BALLARAT ROAD, BELL POST HILL

Town Planning Report
Prepared for
KARDINIA INTERNATIONAL COLLEGE
17 February 2021

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URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Anna Barclay
Senior Consultant	Rachel Bartlett
Project Code	P0028391
Report Number	Rep01

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EXECUTIVE SUMMARY

Urbis Pty Ltd acts on behalf of the applicant, Kardinia International College in relation to this planning permit application for the development of the land at 205 Ballarat Road, Bell Post Hill for two new junior school buildings.

The subject site is located within the General Residential Zone (Schedule 1) and is covered by Design and Development Overlay (Schedule 14), Heritage Overlay HO203 and HO1727.

A permit is required to:

- Clause 32.08-9 to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2
- Clause 43.01-1 to demolish or remove a building, construct a building or construct or carry out works and to remove, destroy or lop a tree as the schedule to the overlay specifies that tree controls apply

It is noted that a permit is not required in relation to car parking as student or staff numbers will not be increasing as a result of this application.

This report outlines the proposal in detail, discusses its merits and provides an assessment against the relevant planning controls of the Greater Geelong Planning Scheme.

The proposal seeks to construct two single storey buildings in the north-east corner of the site that will be utilised as a junior school for Kardinia International College. The buildings will be constructed over two stages with each stage consisting of the following:

- Stage 1 (Lower Primary) – Nine classrooms, central multi purpose area, kitchen/common areas, office facilities, lunch room, IT, utilities and bathroom facilities
- Stage 2 (Upper Primary) – Nine classrooms, conference room, central multi purpose area, kitchen/common areas, reception, offices, meeting rooms and bathroom facilities

The proposed buildings will involve the demolition of Lucy Shaw House which is an existing building located directly west of the car park located to the south of Gotemba Road. The application is also proposing the removal of trees which will make way for the new junior school.

The proposal has a contemporary design, which will comfortably sit within the existing school grounds and surrounding context. The junior school will provide a valuable service to the existing school community by improving facilities for the existing students. The two buildings are considered to be appropriately located on site to ensure that off-site amenity impacts are minimised.

The report should be read in conjunction with:

- Appendix A – Certificate of Title
- Appendix B – Architectural Plans
- Appendix C – Landscape Plan
- Appendix D – Sustainability Management Plan
- Appendix E – Arborist Report

For the reasons discussed within this report, we submit that the proposed development presents as a well-considered design response for this site which will sit comfortably within the surrounding context.

1. INTRODUCTION

Urbis Pty Ltd acts on behalf of Kardinia International School with respect to this application for demolition of one building and construction of two new junior school buildings at 205 Ballarat Road, Bell Post Hill ("the subject site").

The site is located within the General Residential Zone (Schedule 1) under the provisions of the Greater Geelong Planning Scheme and is covered by a Design and Development Overlay (Schedule 14), Heritage Overlay HO203 and HO1727.

This application seeks approval to demolish the Lucy Shaw building and develop the subject site for two junior school buildings that will be built over two stages. The application is also proposing the removal of trees which will make way for the new junior school. The buildings have been designed cognisant of the relevant planning controls and will fit well within the surrounding context.

A planning permit is required pursuant to:

- Clause 32.08-9 to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2
- Clause 43.01-1 to demolish or remove a building, construct a building or construct or carry out works and to remove, destroy or lop a tree as the schedule to the overlay specifies that tree controls apply

The proposal is considered appropriate for the following reasons:

- The proposal will provide a high quality architectural form within the existing school grounds and surrounding existing residential neighbourhood
- The proposal will assist in providing a valuable service to existing students and the surrounding area by supporting the established populations needs
- The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls
- The proposed demolition of Lucy Shaw house has appropriately responded to the Heritage Overlays on site, specifically HO1727

2. SITE AND SURROUNDS

The subject site is located within a predominately residential neighbourhood, with the land to the north, east and west situated within the General Residential Zone. The site is bounded by Ballarat Road to the south which is situated within a Road Zone, Category 1.

2.1. SUBJECT SITE

The overall site is located at 205 Ballarat Road, Bell Post Hill which is situated approximately 6 kilometres north-west of the Geelong CBD. The proposed buildings and works are proposed in the north-east corner of the overall site. The site is formally described as Lot 1 on Plan of Subdivision 400001.

The site is located on the northern side of Ballarat Road and is bounded by residential allotments on most boundaries. The overall site has an area of approximately 190,809 square metres and has a frontage of approximately 532 metres onto Ballarat Road. The site is currently utilised by Kardinia International College and has several buildings scattered centrally throughout the site, with sport fields and outdoor areas generally located along the eastern and western boundaries.

Figure 1 - Locational Map of No. 205 Ballarat Road, Bell Post Hill



205 BALLARAT ROAD, BELL POST HILL

SITE LOCATION

2.2. SITE INTERFACES

2.2.1. North

Existing residential allotments and Gotemba Road adjoin the site to the north. The land directly to the north is also situated within the General Residential Zone and the wider area to the north is residential in nature, mainly consisting of single dwellings on lots. These dwellings are orientated towards Neil Street and therefore private open space areas are located along the common boundary. Many of the dwellings have significant landscaping along this common boundary which will aid in screening the new buildings.

2.2.2. East

Existing residential allotments adjoin the site to the east. These lots have been developed for single dwellings, with a few lots still vacant. This land is also situated within the General Residential Zone. Anakie Road is located further east and provides a north-south arterial road connection from Ballarat Road through to the northern and western growth areas of Geelong.

2.2.3. South

Ballarat Road adjoins the site to the south and is situated within a Road Zone, Category 1. Further south of Ballarat Road is existing residential land also situated within the General Residential Zone. Further to the south-west is the Geelong Ring Road which provides connections through to Melbourne and the Bellarine Peninsula.

2.2.4. West

Existing residential allotments adjoin the site to the west. The land directly to the west is also situated within the General Residential Zone and the wider area to the west is residential in nature, mainly consisting of single dwellings on lots. The Geelong Ring Road provides separation to the west between existing rural land and urban development, with an existing quarry located further west of the Geelong Ring Road.

Figure 2 - Interface to the north of 205 Ballarat Road, Bell Post Hill



Figure 3 - Aerial Mapping of No. 205 Ballarat Road, Bell Post Hill



205 BALLARAT ROAD, BELL POST HILL
SITE LOCATION

3. PROPOSAL

The proposal seeks approval for the construction of two single storey buildings that will be utilised as a junior school for Kardinia International College. The proposed buildings will involve the demolition of Lucy Shaw House which is an existing building located directly west of the car park located to the south of Gotemba Road. The application is also proposing the removal of trees which will make way for the new junior school.

The proposed junior school is a contemporary building, that will fit well within the surrounding context. Given the existing school is on a large allotment, the proposal will be set back significantly from boundaries, with the closest setback to the north being approximately 6 metres from the northern boundary.

Key aspects of the proposal are as follows:

- Demolition of Lucy Shaw House
- Removal of trees to accommodate the new junior school
- Construction of two single storey buildings in the north-east corner of the site. The buildings will be constructed over two stages with each stage consisting of the following:
 - Stage 1 (northern building) – Nine classrooms, central multi purpose area, kitchen/common areas, office facilities, lunch room, IT, utilities and bathroom facilities
 - Stage 2 (southern building) – Nine classrooms, conference room, central multi purpose area, kitchen/common areas, reception, offices, meeting rooms and bathroom facilities
- Landscaping including shelters, play equipment, seating areas and two shared courts
- Generous setbacks to all boundaries to ensure adequate landscaping can be provided, including the planting of established trees along the northern boundary
- No increase in student numbers as a result of the new junior school and therefore no additional car parking spaces are required
- The junior school will operate in line with the existing hours of operation which are typically Monday to Friday 8.30am to 3.40pm in addition to out of school hours care and co-curricular activities occurring outside of these hours

Figure 4 - Location of proposed works at No. 205 Ballarat Road, Bell Post Hill



205 BALLARAT ROAD, BELL POST HILL
PROPOSED AREA OF WORKS

4. PLANNING POLICY FRAMEWORK

4.1. STATE PLANNING POLICY FRAMEWORK

State Planning Policy acknowledges the need for community facilities, including facilities such as these which are well designed, respect local character, and support the social, cultural and economic wellbeing of communities. These facilities should be integrated into local areas to support local populations.

More generally, State Planning Policy requires new development to contribute to the complexity and diversity of the built environment, utilising design responses which take account of local context, the public realm, safety and amenity impacts. The following clauses are relevant to this proposal.

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 19.02-2S – Education Facilities
- Clause 19.02-4S – Social and Cultural Infrastructure

4.2. LOCAL PLANNING POLICY FRAMEWORK

The following sections of the MSS and Local Planning Policy Framework of the Greater Geelong Planning Scheme are relevant to the proposal:

- Clause 21.03 – Municipal Planning Framework
- Clause 21.04 – Municipal Framework Plan
- Clause 21.05 – Natural Environment
- Clause 21.06 – Settlement and Housing
- Clause 21.08 – Development and Community Infrastructure
- Clause 22.01 – Discretionary Uses in Residential Areas
- Clause 22.71 – Environmentally Sustainable Development

Broadly, these policies seek the following outcomes:

- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses
- To facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
- To ensure that urban development enhances Geelong's sense of place and identity
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings
- To provide for non-residential and service uses which are compatible with the residential character, scale and amenity of neighbourhoods
- To provide for non-residential uses which serve the needs of the local community
- The design of purpose built premises should have regard to the existing neighbourhood character and reflect a residential scale and appearance
- To achieve best practice in ESD from the design stage through to construction and operation

5. PLANNING CONTROLS

5.1. ZONING

5.1.1. Clause 32.08 – General Residential Zone (Schedule 1)

The site is located within the General Residential Zone (Schedule 1). The relevant purposes of the General Residential Zone are as follows:

- *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.*

Pursuant to Clause 32.08-9 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2. As the school has been in operation for several years, it is likely operating under existing use rights. Therefore, a permit is only required for the buildings and works proposed.



5.2. OVERLAYS

5.2.1. Clause 43.01 – Heritage Overlay (HO203 & HO1727)

The overall site is particularly covered by HO203 and wholly covered by HO1727.

HO203 relates to Kardinia International College former Morongo 205 Ballarat Road and 5-61 Anakie Road. This building is the original Morongo Girls' College and is centrally located within the site. The proposed junior school is significantly setback from HO203, which is registered on the Victorian Heritage Register.

HO1727 relates to Kardinia International College (Former Morongo) and applies to the whole school. The heritage citation nominates the building to be demolished to make way for the new junior school as Lucy Shaw House, 1967.

Pursuant to Clause 43.01-1 a permit is required to:

- Demolish or remove a building
- Construct a building or construct or carry out works
- Remove, destroy or lop a tree as the schedule to the overlay specifies that tree controls apply

5.2.2. Clause 43.02 – Design and Development Overlay (Schedule 14)

The site is wholly covered by Design and Development Overlay (Schedule 14). Schedule 14 relates to dwellings over 7.5 metres in areas with access to views.

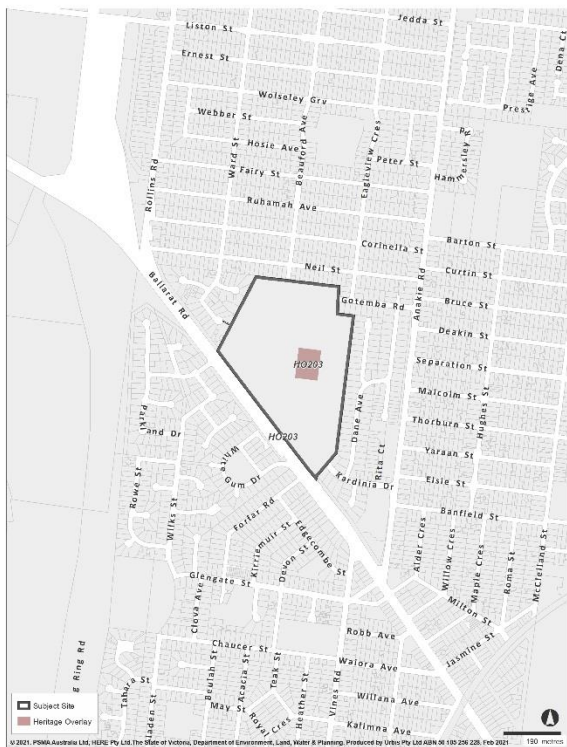
Pursuant to Clause 2.0 of Schedule 14 to the Design and Development Overlay a permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level. This application is not proposing the construction of a dwelling and therefore DDO14 is not applicable to this proposal.

Figure 6 - Heritage Overlay HO1727 Mapping



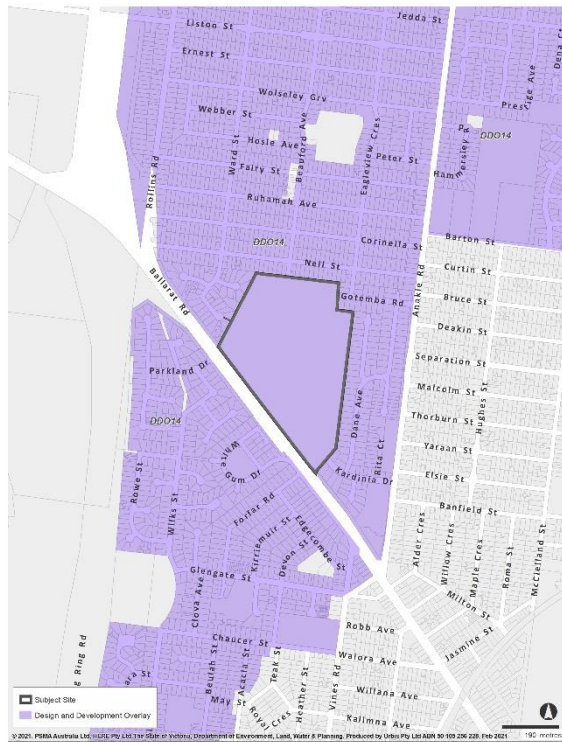
URBIS **205 BALLARAT ROAD, BELL POST HILL**
HERITAGE OVERLAY (HO1727)

Figure 7 - Heritage Overlay HO203 Mapping



URBIS **205 BALLARAT ROAD, BELL POST HILL**
HERITAGE OVERLAY (HO203)

Figure 8 - Design and Development Overlay DDO14 Mapping



URBIS **205 BALLARAT ROAD, BELL POST HILL**
DESIGN AND DEVELOPMENT OVERLAY (DDO14)

5.3. PARTICULAR PROVISIONS

5.3.1. Clause 52.06 – Car Parking

Clause 52.06 applies to a new use and seeks to ensure the provision of an appropriate number of car parking spaces. Pursuant to Clause 52.06-5, the statutory parking requirement is:

- *Primary school – 1 to each employee that is part of the maximum number of employees on the site at any time*

As the proposed buildings will replace the existing junior school building, staff or student numbers will not change as a result of this application and therefore there will be no requirement for additional car parking to be provided.

It should also be noted that Planning Permit PP-476-2019 was issued on the 21 August 2020 and allows for the *partial demolition and buildings and works for a car park associated with an education centre and removal of trees generally in accordance with the endorsed plans*. The car park is proposed adjacent to the new junior school buildings.

5.3.2. Clause 52.17 – Native Vegetation

Clause 52.17 applies to any proposal to remove native vegetation and the proposal does propose the removal of a number of mature trees within the subject site. The purpose of Clause 52.17 is *to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines)*:

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1 a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, unless the vegetation meets any of the exemptions specified under Clause 52.17-7. An Arborist Report has been provided at **Appendix E** and has detailed all trees on site that will be impacted by the proposed development.

The report concludes there is a mixture of native and non-native trees on site, however the planted vegetation exemption under Clause 52.17-7 can be utilised as all native trees proposed to be removed are planted. The planted vegetation exemption specifies the requirement to obtain a permit does not apply to:

Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding

5.3.3. Clause 52.34 – Bicycle Facilities

Clause 52.34 Bicycle parking seeks to encourage cycling as a mode of transport and to provide secure and accessible bicycle parking spaces and facilities. Pursuant to Clause 52.34-3, the statutory bicycle space requirement is:

- *Primary school – 1 to each employees for employees and 1 to each 5 pupils over year 4 for visitors/students*

As student or staff numbers are not increasing as a result of this application, there will be no requirement for additional bicycle spaces to be provided however it should be noted that the school has opted to provide an

additional 6 spaces in association with the junior school which has been shown on the landscape plan at **Appendix C.**

6. PLANNING ASSESSMENT

The following section provides an assessment of the proposal against the site context and relevant planning policy. The assessment of the proposal is formed through the following key considerations which determine support for the proposal in its current context:

- Is the proposal adequately supported by relevant State and Local Planning Policy?
- Is the proposal consistent with the General Residential Zone?
- Will the proposal provide an appropriate level of on-site amenity, while protecting the existing amenity of the surrounding interfaces?
- What are the heritage considerations?
- Has landscaping and environmentally sustainable design been appropriately resolved?

6.1. STATE AND LOCAL PLANNING POLICY FRAMEWORK

State Planning Policy acknowledges the need for community facilities, including schools and education facilities, which are well designed, respect local character, and support the social, cultural and economic wellbeing of communities. These facilities should be integrated into local areas to support local populations.

Clause 17.02 (Commercial) also looks at encouraging development which meets the communities needs and provides net community benefit in terms of accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. Clause 11.02-1S (Supply of Urban Land) aims to ensure that there is sufficient supply of land available for residential, commercial, retail, industrial, recreational, institutional and community uses.

More generally, State Planning Policy requires new development to contribute to the complexity and diversity of the built environment, utilising design responses which take account of local context, the public realm, safety and amenity impacts.

Clause 19.02-2S (Education Facilities) was introduced recently and seeks to assist the integration of education and early childhood facilities with local and regional communities. The policy includes many strategies which are relevant to this proposal including:

- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Clause 22.02 (Discretionary Uses in Residential Areas) also seeks to provide non-residential uses which serve the needs of the local community and to design buildings to have regard to the existing neighbourhood character and reflect a residential scale and appearance.

It is considered that the proposal has been appropriately located to ensure that residential amenity, neighbourhood character and the existing heritage significant buildings are not adversely impacted. Additionally, the buildings and works will contribute to the existing school community and will provide a community service which is encouraged by State and Local Planning Policy Framework.

6.2. COMPLIANCE WITH THE GENERAL RESIDENTIAL ZONE

The proposal has adequately responded to the General Residential Zone as detailed in the below assessment. The purpose of the General Residential Zone includes allowing for education, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The decision guidelines of Clause 32.08-13 set out general decision guidelines, in addition to decision guidelines for non-residential use and development. An assessment against the non-residential use and development decision guidelines has been included below.

Decision Guideline	Response
Whether the use or development is compatible with residential use	✓ Complies

Decision Guideline	Response
	<p>As detailed previously, the use is existing and therefore the buildings and works are the main consideration for this proposal.</p> <p>The proposed junior school buildings are single storey and have incorporated large setbacks from the northern boundary, ensuring that residential amenity is protected.</p> <p>The single storey built form is compatible with the surrounding residential properties, which consist of single or double storey built form.</p>
Whether the use generally serves local community needs	<p>✓ Complies</p> <p>The existing use currently serves the local community. The proposed junior school buildings will ensure that the facilities provided at Kardinia International College meet the school and local communities needs.</p>
The scale and intensity of the use and development	<p>✓ Complies</p> <p>The proposed scale of the junior school buildings is appropriate within the surrounding context. The new buildings are single storey with a maximum height of 6.25 metres, which will fit comfortably within the residential neighbourhood to the north which consists of single and double storey dwellings. Additionally the proposed buildings are well within the maximum height permitted within the General Residential Zone which is 11 metres.</p> <p>The junior school buildings will not result in additional students or staff and therefore the scale of the use is not being altered as part of this application.</p>
The design, height, setback and appearance of the proposed buildings and works	<p>✓ Complies</p> <p>The proposed buildings are of a high architectural quality and the single storey scale will fit well within the surrounding context. The existing residential land to the north and east contains a mixture of single and double storey dwellings.</p> <p>The lower primary building has been setback a minimum of 6 metres from the northern boundary. Additionally the buildings are proposed to the south of the residential properties and therefore there will be no implications in terms of overshadowing. All the overshadowing will occur internally within the site.</p> <p>We also highlight that the General Residential Zone anticipates buildings up to 11 metres in height, with the proposed maximum height of the buildings proposed being 6.25 metres.</p>
The proposed landscaping	<p>✓ Complies</p> <p>Significant landscaping is proposed along all boundaries of the new junior school buildings, including along the northern boundary which has a direct interface with existing dwellings. A number of significant canopy trees</p>

Decision Guideline	Response
	are proposed, ensuring that canopy cover it provided. A landscape plan can be found at Appendix C .
The provision of car and bicycle parking and associated accessways	<p>✓ Complies</p> <p>This application is not proposing an increase in student or staff numbers and therefore there are no additional requirements for car and bicycle parking. It should be noted that Planning Permit PP-476-2019 was issued on the 21 August 2020 and allows for the <i>partial demolition and buildings and works for a car park associated with an education centre and removal of trees generally in accordance with the endorsed plans</i>. The car park is proposed adjacent to the new junior school buildings and will service the new junior school buildings and existing school. The application is also proposing the provision of 6 bicycle spaces which is over and above the requirements of Clause 52.34.</p>
Any proposed loading and refuse collection facilities	<p>✓ Complies</p> <p>The new junior school buildings will utilise the existing loading and refuse areas. As the student or staff numbers will remain the same, it is not envisaged that any additional waste will be generated on site.</p>
The safety, efficiency and amenity effects of traffic to be generated by the proposal	<p>✓ Complies</p> <p>As student and staff numbers will remain the same as the existing operation in site, there will be no increase to traffic generated on site.</p>

6.3. HERITAGE CONSIDERATIONS

The overall site is covered by two heritage overlays, these include HO203 and HO1727.

HO203 relates to Kardinia International College former Morongo 205 Ballarat Road and 5-61 Anakie Road. This building is the original Morongo Girls' College and is centrally located within the site. The proposed junior school is significantly setback from HO203 and therefore this overlay does not apply to the proposal.

HO1727 relates to Kardinia International College (Former Morongo) however is a whole of site overlay and applies to the whole school. The heritage citation nominates the building to be demolished to make way for the new junior school as Lucy Shaw House, 1967.

Pursuant to Clause 43.01-1 a permit is required to:

- Demolish or remove a building
- Construct a building or construct or carry out works
- Remove, destroy or lop a tree as the schedule to the overlay specifies that tree controls apply

Following pre-application discussions with Council's Heritage Advisor, it has been established that the existing Lucy Shaw House is not a historically significant building however is socially significant due to Lucy Shaw's involvement with Morongo Girls' College. Lucy Shaw was the second principal of Morongo during 1942-1970 and a memorial was erected in her honour in the rose garden adjacent to the original Morongo Girls' College building.

Heritage Advice is currently being prepared by Bryce Raworth and will be provided shortly. Bryce Raworth has assessed the existing building on site and the memorial existing on site and whether this is sufficient to honour the social significance of Lucy Shaw.

Figure 9 - Lucy Shaw Rose Garden Memorial



6.4. EXTERNAL AMENITY CONSIDERATIONS

The proposed junior school buildings have been designed to respond to the site surrounds and limit the impacts on surrounding properties. The overall site adjoins existing residential properties to the north, east and west, however where the junior school buildings are proposed in the north-east corner of the site, the northern interface is the main consideration.

The design response has taken this sensitive interface into consideration, which has been discussed in detail below.

As set out previously in this report, the proposed junior school buildings have been designed to align with the neighbourhood context which has assisted in limiting impacts on surrounding properties. Furthermore, the proposed design has given particular consideration to the three key measures of amenity impact – visual bulk, overlooking and overshadowing. The design response in relation to each of these factors is outlined in detail below. While ResCode does not strictly apply given the proposal does not include residential use, it does provide a useful indication of what outcomes are acceptable in regard to the residential setting.

6.4.1. Visual Bulk

The design response minimises visual bulk via the following design techniques and features:

All setbacks comply with the setback requirements set out under ResCode Standard B17. Satisfying this Standard ensures compliance with Objective B17, which is to “*ensure that the height and setback of a*

building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of the existing dwellings”.

The buildings are single storey and have been setback between 6 to 18.39 metres from the northern boundary, with the required setback being 1.79 metres. The setback from the northern boundary is significantly larger than what is suggested under Standard B17, ensuring that impacts to the properties to the north are minimised and that significant landscaping can be incorporated along the northern boundary.

The stepped floor plan, use of different materials and setbacks from boundaries will ensure that the proposal sits well within the existing character of the surrounding neighbourhood, which includes a mixture of single and double storey dwellings. The material palette incorporating a combination of brickwork, cement and sheet cladding, metal and timber will complement the existing school buildings and the surrounding residential context.

6.4.2. Overlooking

No overlooking opportunities are present given the proposed building is single storey and the existing boundary fencing will limit overlooking to the north. The proposed buildings are also significantly setback from the eastern and western boundaries (more than 9 metres).

Landscaping including significant canopy trees will be planted along the northern boundary, further limiting views to the north.

6.4.3. Overshadowing

Due to the orientation of the site, majority of the overshadowing will occur within the school grounds to the south. Additionally the setbacks to the east and west are significant, so no properties to the east and west will be impacted by overshadowing.

6.5. LANDSCAPING

The landscaping proposed has been designed to simultaneously consider the needs of children and staff using the junior school and also the character of the surrounding area. The landscape plan has been included at **Appendix C**.

The plans include a schematic plan, planting schedule identifying proposing the use of a range of trees, shrubs, groundcovers and climbers and a tree removal/retention plan. This planting is arranged to support a range of outdoor uses by children, including both shady and sunlit outdoor play areas and seating, play equipment and two shared court areas.

The landscape design has also incorporated the recommendations of the Sustainability Management Plan which suggests the use of low water use plant selections (drought tolerant plants).

The proposal also involves the removal of a number of the existing trees within the site. An arborist report has been provided at **Appendix E** and has included an assessment of all trees impacted by the proposal. To replace the existing trees that will be removed, the application is proposing the planting of 48 advanced trees that will contribute to screening along the northern boundary and providing canopy cover throughout the junior school.

6.6. ENVIRONMENTALLY SUSTAINABLE DESIGN

The proposal has been designed to have the potential to meet a high standard of environmental outcomes. These initiatives are detailed in the Sustainability Management Plan prepared by Intrax at **Appendix D** and include but are not limited to:

- ESD professional engaged
- All major common areas services to be separately sub-metered
- Water efficient fittings, fixtures and appliances
- High performance fabric and glazing
- 10kWp x 2 PV system

- >10% reduction in heating and cooling energy to non-residential areas
- >10% reduction in electricity consumption to non-residential areas
- 105% STORM score
- 60,000 litre rainwater tank
- 15sqm raingarden
- Adequate daylight to non-residential areas
- Adequate winter sunlight
- 6 bicycle parking spaces provided for employees and pupils
- Recycling facilities as accessible as general waste facilities
- Low VOC
- Communal spaces provided for occupants

The proposed development exceeds the minimum +50% BESS requirements, demonstrating best practice energy performance, water efficiency, indoor environment quality, stormwater management, sustainable transport, waste management and urban ecology.

7. CONCLUSION

In summary, it is considered that the proposed development at 205 Ballarat Road, Bell Post Hill is consistent with Planning and Local Policy Framework, the General Residential Zone, Heritage Overlay and relevant particular provisions. The proposal has achieved a careful balance of respecting the amenity of nearby residents by way of built form, landscaping and catering to a need within the local community. In particular:

- The proposal responds to the zoning of the land and represents a respectful and moderate change to the area, being consistent with the relevant policies, zoning, overlays and character of the area
- The demolition of Lucy Shaw house is considered appropriate, given its limited heritage significance and the social significance of Lucy Shaw will be appropriately honoured on site
- The proposal responds appropriately to its surrounding interfaces, mainly to the north with large setbacks proposed allowing for significant landscaping and canopy trees to be planted
- Landscaping opportunities and outdoor play areas have been maximised within the front, side and rear setbacks of the proposed building
- Offsite amenity impacts in terms of built form have been appropriately dealt with and are acceptable within the surrounding context

For the reasons outlined within this report and the accompanying documentation, it is considered that this planning permit application reflects a well resolved permit application and warrants favourable determination to facilitate this high quality development.

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APPENDIX A

CERTIFICATE OF TITLE

APPENDIX B

ARCHITECTURAL PLANS

APPENDIX C

LANDSCAPE PLANS

APPENDIX D

SUSTAINABILITY MANAGEMENT PLAN

APPENDIX E

ARBORIST REPORT

