

22 October 2021

Cameron Pearce
Planner, Development Approvals and Design
DELWP
8 Nicholson Street
East Melbourne VIC 3002

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Dear Cameron,

Planning Application: St Ignatius College, Drysdale

Ethos Urban acts on behalf of Clarke Hopkins Clarke (CHC) in relation to 9-27 Peninsula Drive, Drysdale and Gillies Road road reserve, Drysdale.

This application is a resubmission of application PA2101137 which lapsed on 20th July 2021. This resubmission includes all current application material and the further information sought by DELWP in relation to application PA2101137.

This application seeks planning approval for the construction of the Mackillop Senior Centre and associated buildings and works, including access to Gillies Road, display of floodlit signage and alteration of access to a Category 1 Road Zone. While the application proposes works to Gillies Road, it is respectfully submitted the works within the road reserve benefit from a permit exemption pursuant to Clause 62.02-2 of the Greater Geelong Planning Scheme.

Please find attached:

- Certificate of Title
- Planning Report - ClarkeHopkinsClarke
- Town Planning Drawings – ClarkeHopkinsClarke
- Site Survey – St Quentin Surveyors
- Landscape Plans – Fitzgerald Frisby Landscape Architecture
- Traffic Advice Letter – One Mile Grid
- Gillies Road Concept Layout Plan – One Mile Grid
- Gillies Road Swept Path Analysis – One Mile Grid
- Sustainability Management Plan – Energy Water Environment
- Arborist Report – Homewood Consulting
- Tree Planting Letter – St Ignatius College
- Email from Homewood Consulting confirming trees have been planted.
- 1985 Site Aerial Photo
- Cultural Heritage Advice Letter – Clarkeology
- Civil Plans – WGA
- Stormwater Detention Calculations – WGA
- Hydraulic Servicing Plans – MJA Consulting
- Staff and Student Numbers Letter – St Ignatius College
- Planning Permit PP-787-2017 & Endorsed Plans
- Planning Permit PP-378-2019 & Endorsed Plans

This letter also outlines how the resubmission addresses each RFI item sought for the previous application. Please see overleaf. We trust the attached information is sufficient to enable you to determine this application.

Yours sincerely,



Josh Maitland
Principal – Planning
+61 401 660 703
jmaitland@ethosurban.com

Information Requested by DELWP	Response
<p>1. A full copy of all certificates of title (searched within the past 30 days). Any section 173 Agreement and/or covenants listed on the register search statement and all relevant associated document must be provided.</p>	<p>Please see attached title (Plan of consolidation 374437J). No agreement or covenant have been registered on the title.</p> <p>Gillies Road is a road reserve so no title is available. As noted above, the road works proposed to Gillies Road benefit from a permit exemption pursuant to Clause 62.02-2 of the Greater Geelong Planning Scheme.</p>
<p>2. Confirmation as to whether the proposal triggers the requirement of:</p> <ul style="list-style-type: none"> a) Clause 52.05 (signage) b) Clause 52.06 (reduction in car parking) c) Clause 52.34 (additional student or staff) d) Clause 52.17 (native vegetation removal, destruction or lopping) 	<p>Clause 52.05 (signage) The proposal will include the college crest on the north, south and east elevations of the tower and the west elevation of the Senior Centre. The design work for the crest is being undertaken so the plans have been indicated with a placeholder. We request this is resolved via permit condition.</p> <p>The crest will be illuminated with external lighting and as such would fall within the floodlit sign category. The resubmission has included the permit trigger under Clause 52.05-14 for this signage.</p> <p>Clause 52.06 (reduction in car parking) The proposed Senior Centre will not increase student or staff capacity at the school and as such no reduction in car parking is proposed.</p> <p>Clause 52.34 (bicycle parking) As noted above, the proposed Senior Centre will not change the student or staff numbers at the school and as such does not trigger a requirement for bicycle parking under Clause 52.34.</p> <p>Clause 52.17 (native vegetation) The proposed removal of vegetation benefits from the permit exemption in Clause 52.17 for planted vegetation and therefore does not trigger a permit. Please see attached letter from St Ignatius College and Homewood Consulting confirming all trees in the vicinity of the proposed Senior Centre have been planted. In support of this position please see attached aerial photo from 1955 which indicates the site was entirely cleared of vegetation.</p> <p>Clause 52.29 (Access to a Road Zone Category 1) It is understood the proposal also triggers a permit for the alteration of access to a Category 1 Road Zone in relation to the proposed works to Gillies Road.</p>

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<p>3. An amended planning report explaining how the proposed development responds to the relevant planning provisions, policies and required in the Greater Geelong Planning Scheme including:</p> <ul style="list-style-type: none"> a) Planning provisions relating to biodiversity, bushfire, built environment, integrated transport, movement networks, community infrastructure and development infrastructure b) Local planning policies relating to Natural Environment, and the Environmentally Sustainable Development Policy c) The decision guidelines of the Special Use Zone (SUZ3) 	<p><u>Planning provisions relating to biodiversity, bushfire, built environment, integrated transport, movement networks, community infrastructure and development infrastructure</u></p> <p>The proposed project is believed to be consistent with the guidelines outlined in the City of Greater Geelong Planning Scheme. As per Clause 15 Built Environment and Heritage, this project will contribute positively to the aesthetic of the area and provide accessible, safe, social, and educational spaces.</p> <p>The projects include General Purpose Learning Areas, a dedicated Maker Space for VCAL classes & a 412 seat lecture theatre. These will be complemented by a variety of spaces that aim to encourage collaboration, presentation, breakout, and informal learning of differing scales. There may also be occasions when the project may be used outside of the School Hours of 9:00am-3:00pm (with the appropriate permits) to accommodate events and functions such as Parent Information Evenings and Theatre/Musical Performances. The landscaping will provide spaces that celebrate arrival and encourage discussion. Ultimately, the design will enhance the identity of Saint Ignatius College.</p> <p>The project will not impact on traffic within the area and around the site as it is to accommodate existing staff and students. Furthermore, the project also connects into two existing buildings improving movement throughout this area of the campus.</p> <p>As the project is set beyond the Sport Field, it will not overshadow adjoining properties or create issues with overlooking.</p> <p>For the aforementioned reasons, this project is considered to be an appropriate development of the subject site and is considered to be a considered response to the relevant State and Local Planning Frameworks.</p> <p><u>Local planning policies relating to Natural Environment, and the Environmentally Sustainable Development Policy</u></p> <p>The project will incorporate energy efficient principles as a means of assisting the college to achieve a reduction in energy use and promote sustainability and regenerative design as a learning tool. It will reduce the College's carbon footprint and take advantage of passive heating and lighting systems to reduce dependency on mechanical systems. Please refer to Sustainability Management Plan Report for further details.</p> <p><u>The decision guidelines of the Special Use Zone (SUZ3)</u></p> <p>This project will encourage a range of educational activities in the Drysdale Regional Community and Cultural Hub. It will facilitate improved amenity for students and staff, positively contributing to educational outcomes for the community of Saint Ignatius College.</p>

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<p>4. Any addition details of the existing school land use, including:</p> <ul style="list-style-type: none"> a) Any previous and relevant planning permit or other permits that relate to the school b) A copy of any master plan that applies to the site 	<p>Please see attached permits PP-378-2019 and PP-787-2017 and endorsed plans.</p> <p>Permit PP-378-2019, issued 26 April 2019, approves the construction of the Loyola Administration Centre which is located to the southwest of the proposed Senior Centre.</p> <p>Planning Permit PP-787-2017, issued 7th March 2018, approves the Year 9 learning centre, games hall and paved games area.</p> <p>It is understood no masterplan permit has been approved for the school. Town planning drawing 180159/TP003 indicates the layout of the wider site.</p>
<p>5. The proposed total number of staff and students</p>	<p>The proposed Senior Centre will not increase the number of students or staff on-site. The proposal will not alter the existing number of parking spaces on site. Please see attached letter from School confirming this.</p>

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<p>6. Proposed site, floor and elevation plans amended to show:</p> <ul style="list-style-type: none"> a) Dimensions of overall building and wall heights, floor to ceiling heights and existing and proposed ground floor levels to Australian Height Datum (AHD) b) The location of all easements c) Location of significant trees d) The proposed location and setbacks of any proposed signage from the property boundaries e) Full dimensions of proposed signage, including the height above ground level f) Whether the proposed signs are to be illuminated, including details of the method of illumination (ie. Internally illumination, floodlighting etc) g) A development summary including <ul style="list-style-type: none"> i. existing and proposed gross floor area and site coverage ii. Existing and proposed site permeability iii. The number of existing and proposed car and bicycle parking spaces 	<p>A) Overall building wall heights, floor to ceiling heights and existing and proposed floor heights have been added to drawings TP200, TP201, TP205, TP210, TP211 and TP212. Proposed finished floor levels have been added to drawings TP100, TP102 and TP102.</p> <p>B) Easements have been added to drawing TP100.</p> <p>C) Existing trees to be retained within vicinity of the proposal have been added to Drawing TP010 and the Landscape Plans. The attached Arboricultural Impact Assessment identifies the location of all trees proposed to be removed.</p> <p>D) Placeholder locations for the proposed signage have been indicated on drawings TP200, TP201 and TP205. The signage will be the school crest and will be floodlit. As noted above, the design work for the crest is currently being undertaken. The illumination is likely to be 2700K light colour temperature consistent with the AS1158 Standard.</p> <p>We request this is resolved via permit condition.</p> <p>E) As above.</p> <p>F) As above.</p> <p>G) A development summary including: <ul style="list-style-type: none"> i) Existing and proposed gross floor and site coverage provided on TP 003 – Location Plan & TP 010 – Site Plan (rev B). ii) Existing and proposed site permeability provided on TP 003 – Location Plan & TP 010 – Site Plan (rev B). iii) The number of existing and proposed car and bicycle parking spaces provided on TP 003 – Location Plan & TP 010 – Site Plan (rev B). </p> <p>It is noted the proposal provides 4 total additional parking spaces (including 6 previously approved carpark currently under construction in the admin building) and 20 additional bicycle parking spaces; although the development will not increase student or staff numbers. The parking associated with St Thomas Catholic Church, St Thomas Catholic Primary and the Potato Shed have been excluded from the development summary.</p>
<p>7. A landscape concept plan prepared by a landscape architect or suitably qualified person showing the location of vegetation to be removed and/or retained, proposed landscaped areas and landscape themes, the location of canopy trees to be planted and proposed pathways and finished surface treatments</p>	<p>Please see attached landscape plans prepared by Fitzgerald Frisby Landscape Architecture.</p>

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<p>8. The report of a qualified arborist incorporating:</p> <ul style="list-style-type: none"> a) An assessment of the significance of native vegetation in the proposed area of works b) Identification of Critical Root Zones and the Useful Life Expectancy of such vegetation c) An assessment of the adequacy of the proposed setbacks of buildings and works from such vegetation d) Identification of appropriate construction techniques to facilitate the retention of such vegetation, such as pier and beam footings e) Recommendation of measures during demolition and construction works to minimise damage to and ensure the retention of such vegetation, including the need for any remedial work such as pruning f) If native vegetation is proposed to be removed, lopped or destroyed, assessment against Clause 52.17 and the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017). g) If any exemptions are proposed to be relied on in relation to Clause 52.17, evidence to demonstrate the applicability of these exemptions is required 	<ul style="list-style-type: none"> A) Refer to Appendix 4 of the Arboricultural Impact Assessment prepared by Homewood Consulting. B) Refer to Section 5 and Appendix 4 in Arboricultural Impact Assessment. C) Refer to Section 8 of the Arboricultural Assessment which indicates only Trees 23 and 24 are viable to be retained. Section 8 and Appendix 3 identify the proposed tree protection measures. D) As above. E) As above. F & G) The proposed vegetation removal benefits from the permit exemption for planted vegetation in Clause 52.17. Please see attached letter from St Ignatius College confirming all trees in the vicinity of the proposed Senior Centre have been planted by the school. In support of this position please see attached aerial photo from 1955 which indicates the site was entirely cleared of vegetation.
<p>9. Plans to show the key sustainable design measures identified in the Sustainability Management Plan including (but not limited to):</p> <ul style="list-style-type: none"> a) Roof and elevation plans showing the location and specifications of proposed solar panels b) Location of green waste, general waste and recyclable storage areas c) Location of any stormwater management systems used in STORM or MUSIC modelling d) Location and specifications of 20kL rainwater harvesting system e) Location and specifications of water efficient garden 	<ul style="list-style-type: none"> A) Refer to TP200, TP 201, TP 205 – Elevations and TP103 - Roof Plan for proposed location of Solar Panels. B) Refer to Sustainability Management Plan V3 prepared by Energy Water Environment page 10. Refer to TP 230 for layout plan for green waste, general waste and recyclable storage areas. C) Refer to Sustainability Management Plan V3 prepared by Energy Water Environment page 39. D) Refer to Sustainability Management Plan V3 prepared by Energy Water Environment page 42. Refer to TP 230 for layout plan for 20kL rainwater harvesting system. E) Refer to Sustainability Management Plan V3 prepared by Energy Water Environment.

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<p>10. A water sensitive urban design response in accordance with the application requirements of Clause 53.18 Stormwater Management in Urban Development and Clause 22.71 of the Greater Geelong Council Planning Scheme including (but not limited to):</p> <ul style="list-style-type: none"> a) An assessment of how the proposal responds to the standards of Clauses 53.18-5 and 53.18-6 b) Details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system c) A site layout plan showing the location of proposed stormwater treatment measures d) Design details, such as cross sections, to assess the technical effectiveness of the proposed stormwater treatment measures e) A report including assessment from an industry accepted performance measurement tool such as STORM or MUSIC (or equivalent) outlining how the application achieves the objectives of the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 f) A site management plan which details how the site will be managed through construction g) A maintenance program which sets out future operational and maintenance arrangements. 	<ul style="list-style-type: none"> A) Refer to Civil Engineering CV-0001, CV-0002, CV-0003, CV-0004 drawings provided of how the assessment responds to the standards of Clauses 53.18-5 and 53.18-6. B) Refer to Civil Engineering drawings CV-0001, CV-0002, CV-0003, CV-0004 for details of proposed stormwater management system. C) Refer to Civil Engineering drawings CV-0002 for site layout of proposed stormwater management system. D) Refer to Hydraulic Engineer drawings H-01 and H-02 for design details of proposed stormwater treatment. E) Refer to WSUD report for STORM assessment. F) Refer to WSUD report (appendix B of SMP report) for site management plan through construction. Please note the site management plan provided is a base template used on other existing projects with City and Geelong. An updated site management plan would be provided upon engagement of builder. G) Refer to Hydraulic Engineer drawings and specifications H-01 for maintenance program which sets out operational and maintenance arrangements.

Information Requested by GGCC	Response
<p>1. Amendments to BESS report relating to:</p> <ul style="list-style-type: none"> • Building user guide; • Potable water use reduction; • Internal lighting; • Daylight access; • Stormwater capacity and catchment; • Daylight; • Thermal report; and, • Waste operational Waste and communal spaces 	<p>Please refer to Sustainability Management Plan V3 prepared by Energy Water Environment.</p>

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