

**Clarke  
Hopkins  
Clarke**

Saint Ignatius College  
MacKillop Senior Centre  
Town Planning Report

April 2021

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## Contents

1.0 Introduction.....3

2.0 Site Context and Surrounding Area.....4

3.0 The Proposal.....6

4.0 General Planning Policy and Planning Scheme Provisions.....10

6.0 Planning Consideration .....15

7.0 Conclusion.....16

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## 1.0 Introduction

This report has been prepared by ClarkeHopkinsClarke Architects on behalf of Saint Ignatius College to accompany a planning permit application for a new MacKillop Senior Centre.

This report provides the following:

- A description of the site and surrounding area;
- A description of the proposal;
- An outline of the relevant statutory and strategic planning policy framework; and
- An assessment of the proposal against the relevant provisions of the Greater City of Geelong Planning Scheme

This report should be read in conjunction with the following attachments:

- Architectural plans prepared by ClarkeHopkinsClarke Architects.
- Survey Plan by St Quentin
- Copy of Title and Planning Application Fee

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## 2.0 Site Context & Surrounding Area

### 2.1 Subject Site

The subject site is located on the southern side of Portarlington Road, in Drysdale, Victoria. The land is formally described as follows:

- Crown Allotment 1B Parish of Bellarine Section 3, PC374437J

The Saint Ignatius College Campus is zoned as a Special Use Zone (SUZ).

The site for the proposed works is surrounded by the existing Saint Ignatius College, St Thomas Catholic Primary School, Bellarine Secondary College, Potato Shed and residential dwellings on the opposite side of Gillies Road.

Currently the site is occupied by the Administration Centre, which will be removed prior to construction. Other existing facilities on Campus include on-site carparks, basketball, asphalt play areas and a variety of native vegetation in the form of trees, shrubs and grasses.

Vehicle ingress and egress to on-site car parks are via Peninsula Drive. The proposed building is to accommodate existing staff and students only, therefore additional car spaces are not required.

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## 2.0 Existing Conditions



1 Approaching the Subject Site from Peninsula Drive.



2 Approaching the Subject Site through the car park, next to the existing Soccer Field.



3 Western Elevation of the Existing VCE Centre, opposite the Staff Car park.



4 Landscaping to be reworked to accommodate a new driveway for deliveries into the new MacKillop Senior Centre.



5 The Existing Loyola Administration Centre to be removed/demolished by the school. Extent of removal to be confirmed.



6 View from the Information Learning Centre (ILC) of the Existing Loyola Administration Centre to be removed/demolished by the school.

### 3.0 The Proposal

#### 3.1 MacKillop Senior Centre

Saint Ignatius College currently offers VCE, VET, and VCAL programs to its 1330 enrolled students. The MacKillop Senior Centre will support these teachings, offering 16 GPLAs, 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.

ESD features will play an important role in the design and construction of the new MacKillop Senior Centre. The design 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.

The proposed works are intended to support the College's objective to provide students with the best possible facilities to enable them to pursue their passion for learning while more broadly accommodating projected growth for the Greater Geelong region.

The proposal is presented in the accompanying Architectural Drawings by ClarkeHopkinsClarke Architects.

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Artist's Impression of the Proposal

### 3.2 Design Concept

A Jesuit education has a clear purpose: the development of a well-rounded Christian person of competence, conscience and compassion who will be of service in the world and has the generosity to make a contribution.



#### Competence

**ACTION + EXPERIENCE**

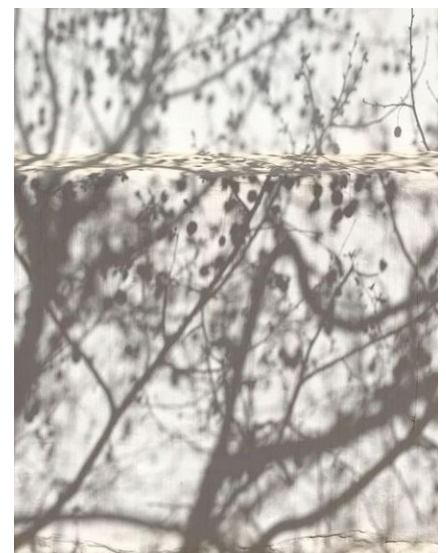
SCALE / SOLID/ HEAVY  
DISTINGUISHED/ REFINED/ ELEGANT  
KNOWLEDGE / EXPERTISE / WISDOM



#### Conscious

**CONTEXT & EVALUATION**

RHYTHM / PATTERN  
LEADING / GUIDING / INTERSECTING  
PERSPECTIVE / MORAL COMPASS



#### Compassion

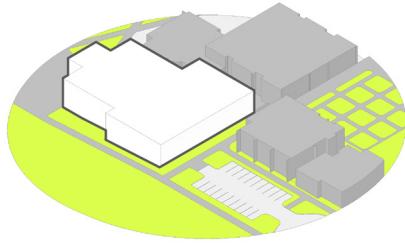
**REFLECTION**

TEXTURE / DETAIL  
TRANQUIL / CALM / COMFORTABLE  
EMPATHY / CONTEMPLATION

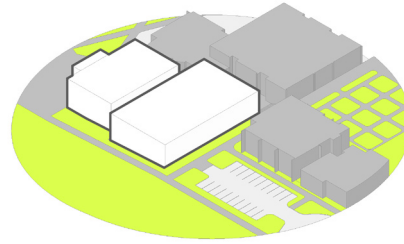
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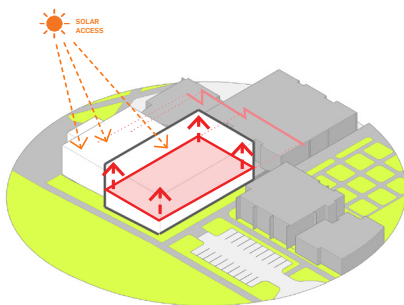
### 3.2 Design Concept



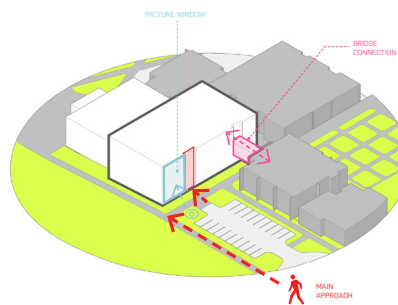
EXTRUDED MASS FROM BUILDING FOOTPRINT



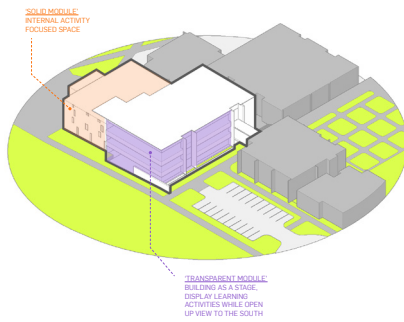
ZONES



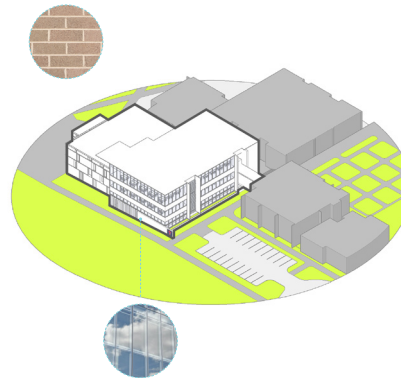
BUILT FORM



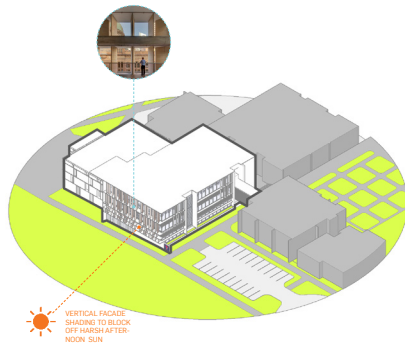
LOCAL CONTEXT RESPONSE



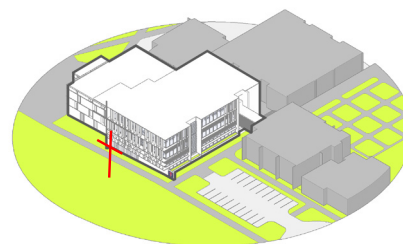
BUILT FROM COMPOSITION



FACADE 'BUILDING SKIN'



FACADE - SHADING



INTEGRATION OF FAITH



### 3.3 Proposed Building Materials

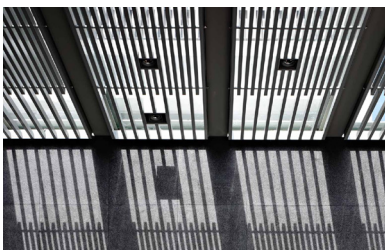
External building materials have been carefully selected, not only their low maintenance and durability but to also tie in with existing materials used on the Existing Buildings. In particular, the lighter colour brick speaks to the existing cream coloured bricks of the VCE and Science and Technology Buildings.

External Material Finishes include:

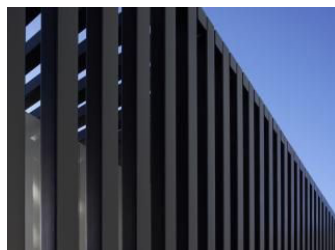
- Powdercoated Window and Door Frames
- Aluminium Panel Wall Cladding
- Brickwork
- Profiled Fibre Cement Sheet
- Profiled Metal Roofing

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#### Texture, Rhythm, Pattern



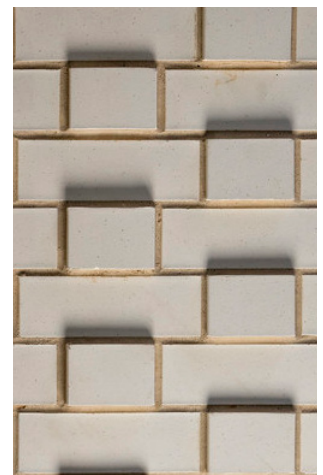
WEBFORGE



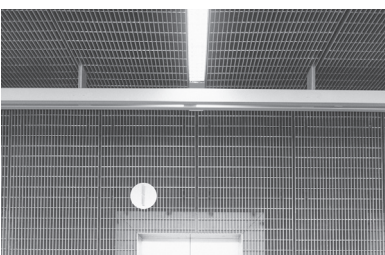
PERGOLA



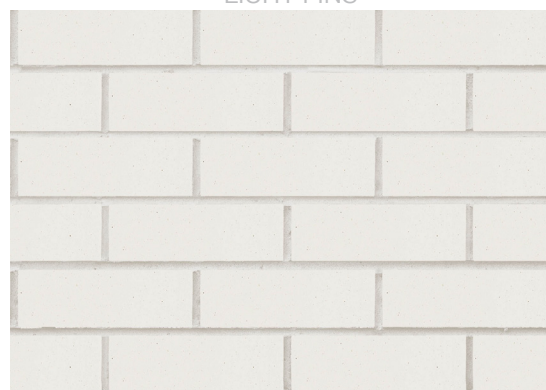
LIGHT FINIS



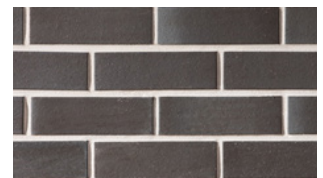
EXTRUDED BRICK



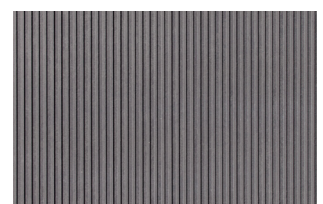
HEAVY BASE TEXTURE



LIGHT COLOURED BRICKS



DARK BRICK



DARK CLADDING

## 4.0 General Planning Policy and Planning Scheme Provisions

The Greater Geelong Planning Scheme requires consideration of the following key planning provisions;

Planning Scheme	Greater Geelong
SPPF	Clause 15 Built Environment and Heritage Clause 19.02-2S Educational Facilities Clause 19.02-4S Distribution of Social and Cultural Infrastructure
LPPF	Clause 21.14 The Bellarine Peninsula Clause 52.06 Car Parking
Zoning	SUZ13 - Special Use Zone Schedule 13
Overlays	Bushfire Management Overlay Aboriginal Cultural Heritage Sensitivity Bushfire Prone Area
Planning Permit Triggers	Demolition of Existing Building

Heights & Setbacks				
	Building Height		Building Setbacks	
	Maximum	Minimum	Maximum	Minimum
North	9.6m	6.5m	26.7	23m
South	11.7m	10.6m	9.1m	6.0m
East	14.3m	6.5m	10.6m	5.8m
West	13.2m	6.5m	110m (To Site Boundary)	110m (To Site Boundary)

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## 4.1 Planning Policy Framework

### State Policy Planning Framework

#### Clause 15 Built Environment and Heritage

Planning should achieve high quality building design that:

- Responds appropriately to the surrounding landscape and built forms.
- Contributes positively to the local urban character and sense of place;
- Reflects the particular characteristics, aspirations and cultural identity of the community;
- Enhances liveability, diversity, amenity and safety of the public realm;
- Provides diverse physical, social and safe environments.
- Promotes attractiveness of towns and cities within broader strategic contexts;
- Minimises detrimental impact on neighbouring properties.

#### Clause 19.02-2S Educational Facilities

##### Objectives

- To assist the integration of education facilities with local and regional communities.

##### Strategies

- Take into consideration future demand requirements within the local area. Consideration should be given to demographic trends, the existing and future demand requirements and the integration of facilities into communities
- Locate primary education facilities to maximise and encourage access by walking and cycling.
- Locate secondary and tertiary education facilities in designated education precincts and areas which are highly accessible to public transport.
- Locate tertiary education facilities within or adjacent to activity centres.
- Ensure areas near to education facilities, adjoining streets and access-ways are designed to encourage safe bicycle and pedestrian access.
- Consider existing and future transport network and transport connectivity.

#### Clause 19.02-4S Distribution of Social and Cultural Heritage

##### Objectives

- To provide fairer distribution of and access to social and cultural infrastructure.

##### Strategies

- Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.
- Encourage the location of social and cultural infrastructure in activity centres.

### Local Policy Planning Framework

#### Clause 21.14 The Bellarine Peninsula

##### Objectives

- To protect and enhance the rural and coastal environments on the Bellarine Peninsula.
- To facilitate the development of hubs and service provisions within the Bellarine Peninsula, including Drysdale.
- To provide sustainable development in designated locations to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

##### Strategies

- Ensure that new developments incorporate sustainability principles, including environmentally sustainable design.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

#### Clause 52.06 Car Parking

##### Objectives

- To ensure that there is a sufficient number of car parking spaces.
- To support alternative sustainable methods of transport to the motor car.
- To promote the efficient use of car parking spaces.

##### Strategies

- To ensure that car parking does not affect the amenity of the locality.
- Ensure that the design and location is of a high standard, easy and safe to use.
- To be in accordance with Clause 52.06-5.

## 4.2 Special Use 13 Zone Controls

The subject site is located on the existing school grounds of Saint Ignatius College and within the Special Use Zone (SUZ13), pursuant to Clause 37.01 of the Greater Geelong Planning Scheme.

The purpose of the SUZ13 is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework.
- To encourage a range of civic, community, education and recreational activities in the Drysdale Regional Community and Cultural Hub.

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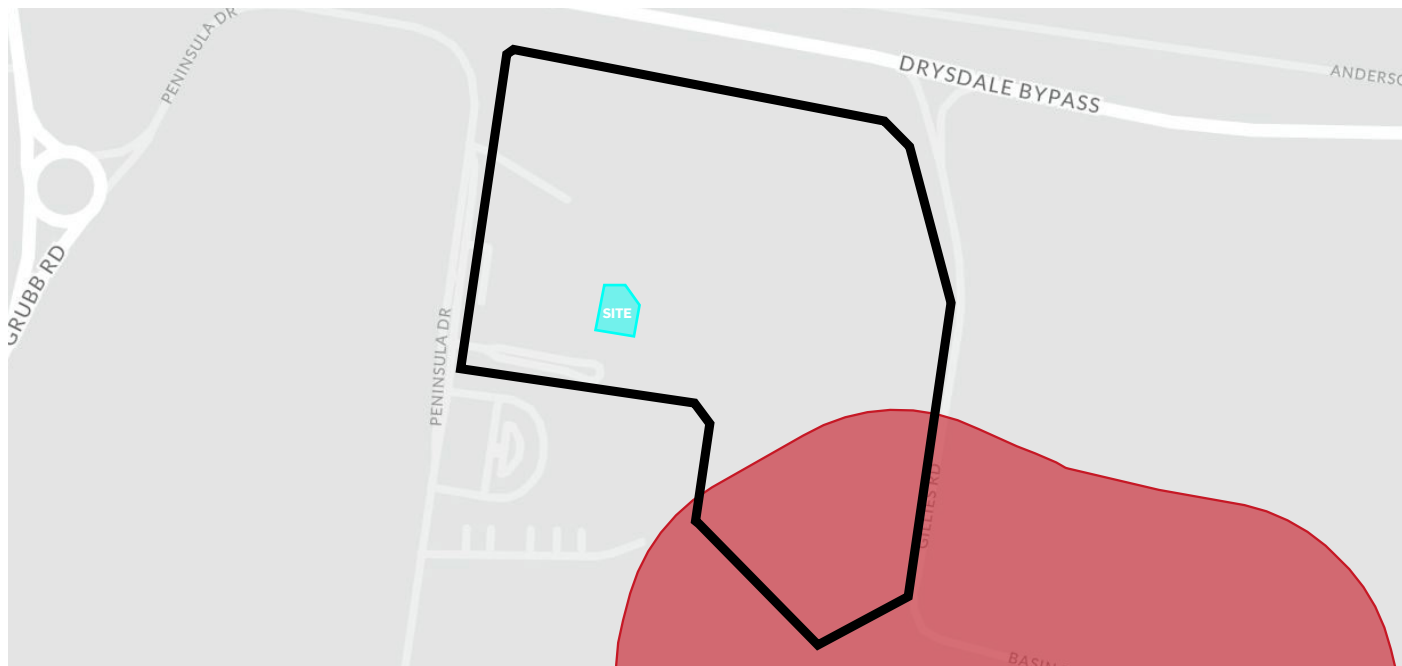
■ APPROXIMATE LOCATION OF PROPOSED WORKS

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### 4.3 Overlays

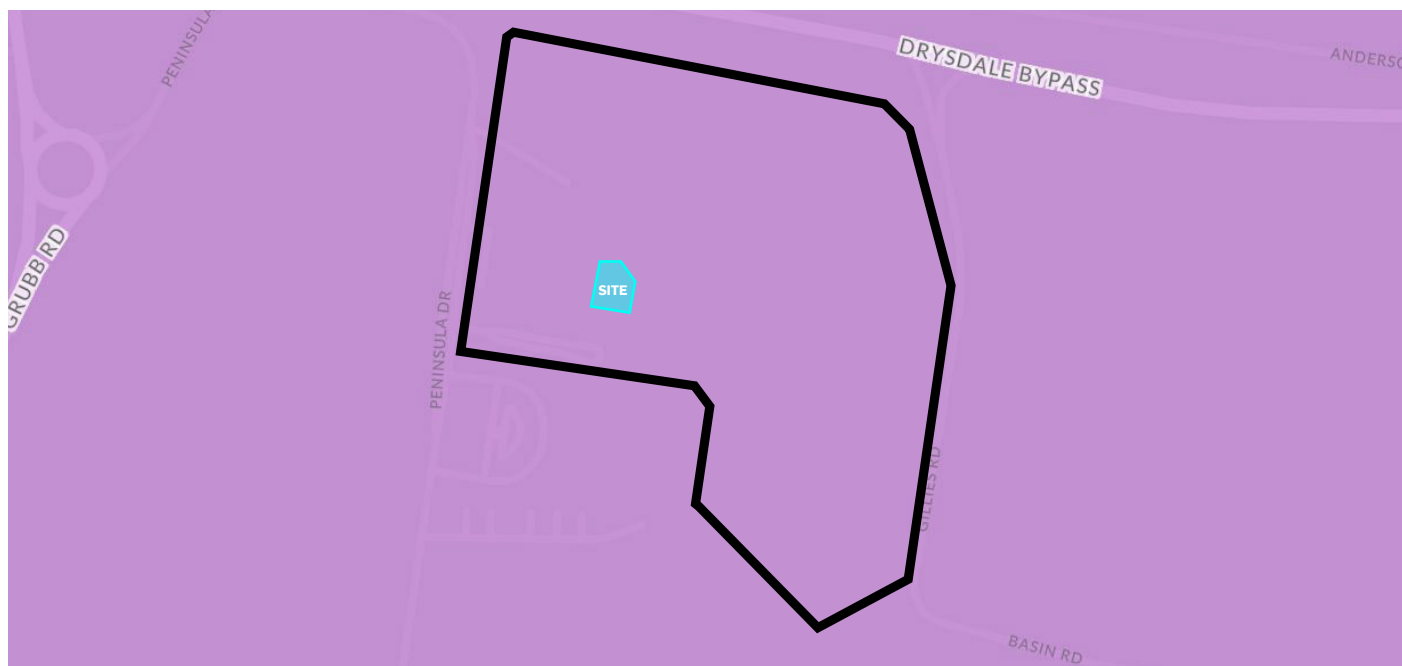
#### Bushfire Management Overlay

The subject site is not affected by the Bushfire Management Overlay.



#### Bushfire Prone Area

The subject site is within a Bushfire Prone Area.



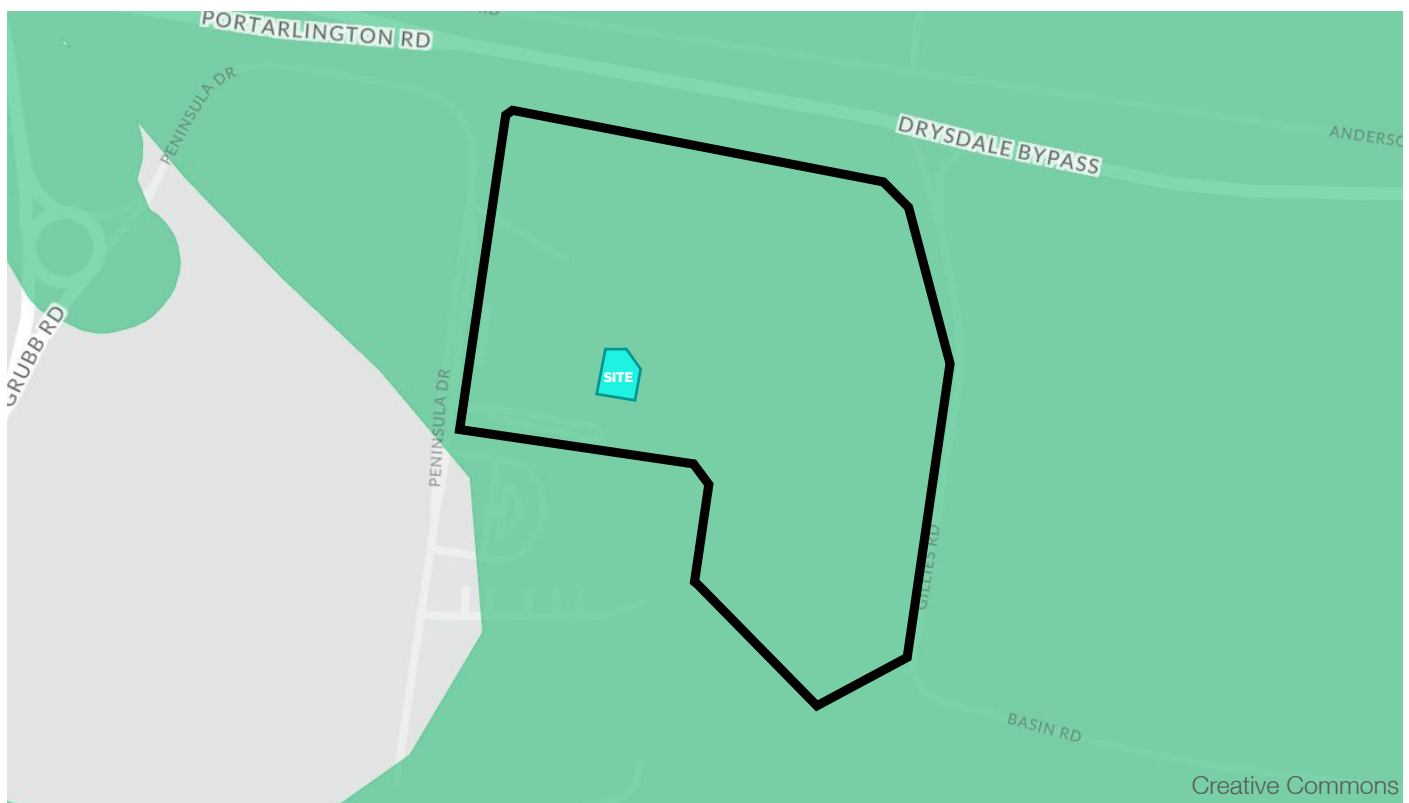
 APPROXIMATE LOCATION OF PROPOSED WORKS

### 4.3 Overlays

#### Aboriginal Cultural Heritage Sensitivity

Although the Property Report states that 'all or part of the property is an area of cultural heritage sensitivity', it is considered that significant ground disturbance has already taken place with the prior construction of the Existing Administration Centre. Therefore, a Cultural Heritage Management Plan (CHMP) is not required as the Aboriginal Heritage Regulations (2018) exempts building and works as the activity for or associated with a purpose for which the land was being lawfully used prior to 28 May 2007.

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■ APPROXIMATE LOCATION OF PROPOSED WORKS

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## 5.0 Planning Considerations

The application seeks approval to develop the land at the edge of the College for the purpose of a 'MacKillop Senior Centre'. The use of this site at present is an Administration Centre that is housed in relocatable buildings. These relocatable buildings will be removed prior to works commencing, as the Staff will be relocated to the new Administration Centre, which is currently under construction.

The proposed MacKillop Senior Centre and surrounding landscape is consistent with the guidelines of the City of Greater Geelong as detailed in the Planning Scheme:

- The proposal will provide new and inspirational learning environments for both Staff and Students.
- Given the use of the Centre, there may be occasions where it is open beyond School Hours of 9:00am-3:30pm to accommodate events and functions, such as Parent Teacher Interviews and Performances within the Proposed Lecture Theatre.
- No additional car parking spaces will be required as the MacKillop Senior Centre will not increase student or staff capacity at the school. There are approximately 1,330 students currently enrolled.
- Shadows from the proposed building will not affect any adjoining properties, as shown on TP250.
- The landscaping around the Proposed MacKillop Senior Centre will be developed to include a plaza, courtyards and planters that incorporate bench seats to encourage collaboration and discussion.
- The two new proposed links to the Existing VCE and Information and Technology Buildings will improve entry and circulation throughout this part of the Campus.
- The development sits adjacent to the Existing Sporting Field and will be seen as Staff and Visitors enter the Campus from Peninsula Drive.
- The proposed development will not impact traffic to the area around the site.
- The proposed development is intended to support the existing staff and students at Saint Ignatius College.



Artist's Impression of the Proposal

## 6.0 Conclusion

The proposed MacKillop Senior Centre is consistent with the guidelines for the City of Greater Geelong, and the specific guidelines for this site as detailed in The Bellarine Peninsula Planning Scheme.

Overall, the proposal will satisfy the various relevant Local Planning Policy requirements as:

- It will facilitate improved amenity for students and staff, positively contributing to educational outcomes for the school community;
- The structure will not have any adverse visual impact on neighbours;
- There will be no traffic or car parking implications.

The proposal will not have any negative impacts on the amenity of the area, or values sought to be protected by various overlay controls affecting the site.

The MacKillop Senior Centre will provide Saint Ignatius College with a facility to enhance its current pedagogy while giving it flexible teaching and learning spaces to serve the students and the local community.

Having considered all information included within this report, the proposal for the MacKillop Senior Centre is believed to be an appropriate response to the site as the proposal is compliant with key objectives of the City of Greater Geelong and is consistent with the existing use of the site.



Artist's Impression of the Proposal