

300-304 Barkly Street, Ararat

PA2302525



Officer Assessment Report
Development Approvals & Design

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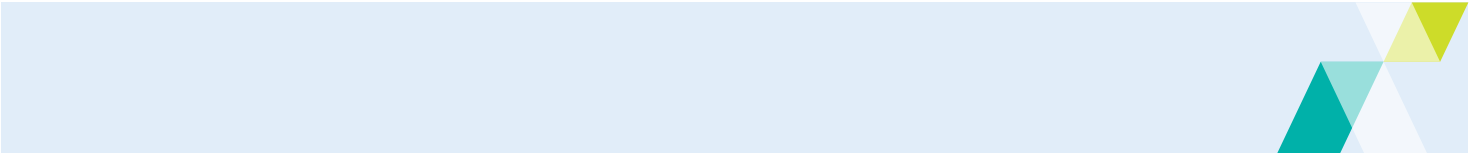
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Executive Summary



Key Information	Details																					
Application No:	PA2302525																					
Received:	5 October 2023																					
Statutory Days:	21																					
Applicant:	Marion College c/ EDQ Town Planning																					
Planning Scheme:	Ararat																					
Land Address:	300-304 Barkly Street, Ararat																					
Proposal:	Demolition and buildings and works associated with an existing education centre.																					
Development Value:	\$ 4.5m																					
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: • 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, if any of the following apply: ○ The estimated cost of development is \$3 million or greater.																					
Why is a permit required?	<table><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr><tr><td>Zone:</td><td>Clause 37.08 General Residential Zone – Schedule 1 (GRZ1)</td><td>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.</td></tr><tr><td>Overlays:</td><td>Clause 43.01 Heritage Overlay</td><td>Demolition and buildings and works.</td></tr><tr><td>Cultural Heritage:</td><td colspan="2">The site is not located within an area of known cultural heritage significance.</td></tr><tr><td>Total Site Area:</td><td>20,800</td><td>m²</td></tr><tr><td>Gross Floor Area:</td><td>540</td><td>m²</td></tr><tr><td>Height:</td><td>8.624</td><td>m</td></tr></table>	Clause	Control	Trigger	Zone:	Clause 37.08 General Residential Zone – Schedule 1 (GRZ1)	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.	Overlays:	Clause 43.01 Heritage Overlay	Demolition and buildings and works.	Cultural Heritage:	The site is not located within an area of known cultural heritage significance.		Total Site Area:	20,800	m²	Gross Floor Area:	540	m²	Height:	8.624	m
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Advice sought:	Ararat Rural City Council																					
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: - Sign at the site frontage - Notice to the adjoining property owner/occupier opposite the site No objections have been received as of 24 November 2023																					
Delegates List:	Approval to determine under delegation received on 23 November 2023.																					



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/a
Application lodgement	5 October 2023
Decision Plans	Plans prepared by CHT Architects dated 22 September 2023
Other Assessment Documents	- Planning Report prepared by EDQ Town Planning dated 3 October 2023 - Urban Context Report prepared by CHT architects dated September 2023 - Heritage Advice Memo prepared by Josh McAlister dated 20 September 2023 - Sustainable Management Plan prepared by GIW Environmental Solutions dated 2 August 2023. - Arborist report prepared by Taylor Arboriculture dated 11 November 2022

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

Proposal Summary

3. The proposal can be summarised as follows:

- Demolition of the existing sports courts.
- Construction of a double storey (8.9m) building for the purposes of a new library and learning centre. The proposed new building generally comprises of:
 - A 3.5m setback from the southern title boundary (Moore Street).
 - A library, learning common area, IT room and two seminar rooms on the ground floor as well as three classrooms and two breakout rooms on the first floor and associated amenities including bathroom and kitchen facilities.
 - A covered terrace and outdoor amphitheatre will be provided to the east of the building and a covered area will be provided on the western side utilised for walkway access from Moore Street.
 - The building employs a modern architecture with a flat roof form, with the material and colour palette including a mix of cladding and brick.

4. The applicant has provided the following concept image/s of the proposal:



Figure 1 and 2: Render of the proposal from Moore Street Source: Urban Context Report (CHT Architect)

Subject Site and Surrounds



Site Description

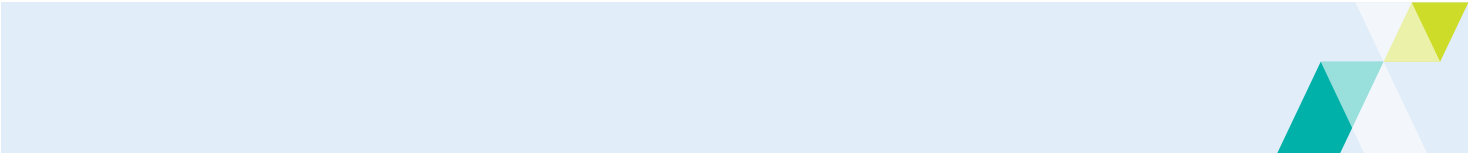
5. The Marian College is located on a large rectangular allotment bound by Barkly Street to the north, King Street to the west, Moore Street to the south and Princes Street to the east.
6. Marian College comprises of several 1-2 storey buildings including a number of significant heritage buildings along Barkly Street including the former Brigidine Convent, The Immaculate Conception RC Church and the Catholic Presbytery. The southern portion of the site is generally used for the purposes of physical education including the gymnasium, oval and netball courts. An internal road reserve runs east-west through the subject site.
7. The subject site to which this application relates is located to the south of the main College buildings, to the east of the existing oval and to the west of the netball courts (Refer to Figure 3).
8. The subject site is formally described as comprising the following land parcels:
 - Crown allotments 17 and 18 Section 10 Township of Ararat Parish of Ararat
 - Lot 7 on Title Plan 899745R.
9. The subject site is not affected by any covenants or restrictions.



Figure 3: Subject site and surrounds

Site Surrounds

10. The surrounding area is generally zoned for residential purposes, however there is land zoned Commercial 1 within the immediate vicinity as well as other educational facilities surrounding the subject site.
11. Development surrounding the subject site can be described as follows:
 - The site adjoins the Transport Zone – Schedule 2 (TRZ2) to the **north** which is associated with Barkly Street. The opposite side of Barkly Street is zoned General Residential Zone – Schedule 1 (GRZ1) with development consisting predominantly of single storey dwellings with generous front, side and rear setbacks, scattered vegetation and outbuildings normal to a dwelling. St Andrews Uniting Church and outreach centre is located on the corner of Barkly and King Street.

- 
- To the **south** of the site is Ararat Primary School which is located within the Public Use Zone – Schedule 2 (PUZ2).
 - To the **east** of the site: is a single storey residential property and St Mary's Primary School.
 - To the **west** of the site: forms part of the Marian College campus as well as a residential property and motor repair workshop.



Municipal Planning Strategy

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

Clause	Description
02.01	Context
02.02	Vision
02.03-1	Settlement – Docklands
02.03-3	Amenity, Safety, Noise

Planning Policy Framework

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

Clause 11	Settlement
11.01-1R	Settlement – Metropolitan Melbourne
11.01- 1L	Settlement – Ararat Rural City
Clause 15	Built Environment and Heritage
15.01-1S	Urban Design
15.01-2S	Building Design
Clause 15	Heritage
15.03-1S	Heritage Conservation
Clause 18	Transport
18.01-1S	Land use and transport integration
Clause 19	Infrastructure
19.02-2S	Education Facilities

14. The assessment section of this report provides a detailed assessment of the relevant planning policies

Zoning and Overlays

General Residential Zone – Schedule 1

15. Pursuant to Clause 32.08-2, permit is required for any use in Section 2 of the schedule to this zone. Pursuant to Clause 1.0 of Schedule 2 to the SUZ an education centre is in Section 2. Given existing use rights exist for the school, a permit is not required for the use of the land for an education centre.
16. 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.

Heritage Overlay

Heritage Overlay – Schedule 47 (HO47), Schedule 48 (HO48), Schedule 50 (HO50) and Schedule 100 (HO100).

17. Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and to construct a building or carry out works. It is noted that the site is subject to the following Heritage Overlays:

- HO47 applies to the Former Brigidine Convent of the Sacred Heart 302 Barkly Street (CA 7&8 Section 10 Parish and Township of Ararat).
- HO48 applies to the Immaculate Conception RC Church 304 Barkly Street (CA 9&10 Section 10 Parish and Township of Ararat).
- HO50 applies to Area D Barkly Street Churches and School Precinct.
- HO100 applies to Former St Mary's School 37-39 Princes Street CA 13 and Part CA 14 Section 10 Parish and Township of Ararat).

18. Given the works are only proposed within HO50, a permit is only triggered subject to HO50.



Figure 4: Extent of Heritage Overlays on the subject site

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.06– Car Parking

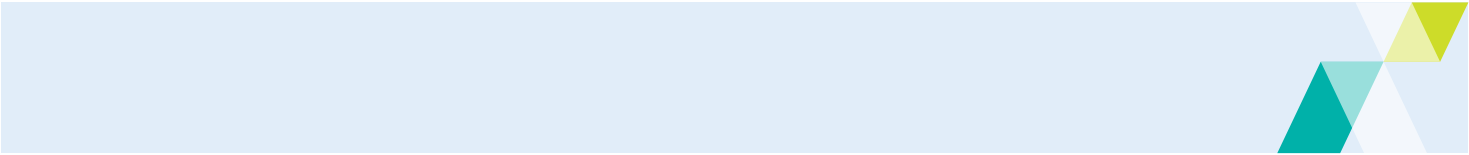
19. Pursuant to Clause 52.06-5, where an existing use is increased by the measure specified in Column C of Table 1 for the use, the car parking requirements only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.
20. Therefore, the provision of car parking does not apply to this application as the number of students and staff are not proposed to change because of this application and the existing provision of car parking currently being provided is not being altered as part of this application.

Clause 52.34 – Bicycle Facilities

21. The statutory requirements for the provision of bicycle facilities do not apply to this application as the number of students and staff are not proposed to change because of this application.

Clause 53.18 – Stormwater Management in Urban Development

22. Pursuant to Clause 53.18-3 an application to construct a building or construct or carry out works must meet all of the objectives of Clauses 53.18-5 (Stormwater management objectives for buildings and works) and 53.18-6 (Site



management objectives) and should meet all of the standards of Clauses 53.18-5 and 53.18-6. An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention, and discharges of stormwater to the drainage system.

Clause 53.19 – Non-Government Schools

23. Clause 53.19 applies to applications to use or develop land for a primary school, 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.



Referrals

24. No statutory referrals are required for this application.

Municipal Council Comments

25. On 22 November 2023, Council confirmed that they offered no objection to the application and did not wish to include any conditions within the recommendation.

Notice

26. The applicant was directed to give notice by way of erecting a sign/s on the site and notifying adjoining owners and occupiers.

27. No objections have been received.



Planning Policies

29. The application seeks approval for buildings and works to construct a new building associated with the existing school which will improve the capacity of the school to cater to the future needs of the local community, maintain a source of local employment, and contribute to 20-minute neighbourhoods (Clauses 15.01-1S, 17.01-1S, 19, 19.02-2S).
30. The proposal will be developed in association with the existing school which has existing use rights. The proposal will improve the facilities for the existing school community noting that there will be no change in student or staff numbers as a result of the proposal. Accordingly, the proposal maintains land use compatibility with the surrounding area (Clause 13.0-7-1S).
31. The proposed built form, scale, siting and appearance of the development is in keeping with the existing newer buildings at the subject site. The materials and architectural style have respect for the existing heritage buildings on the site as discussed in detail below (Clause 15.03-1S)
32. The development includes water sensitive urban design (WSUD) measures to support a cooler environment and minimises impacts of stormwater runoff (Clause 15.02-1S, 19.03-3S, Clause 19.03-3L and Clause 19.03-3L).
33. The subject site is not located within an area designated for bushfire risk or cultural heritage sensitivity (Clause 13.02-1S and Clause 15.03-2S).
34. Overall, it is considered that the proposed development is consistent with the relevant policies of the Ararat Planning Scheme.

Land Use and Built Form Issues

General Residential Zone – Schedule 1

35. The proposal meets the purpose (as relevant) of the GRZ to allow educational uses to serve local community needs in appropriate locations.
36. The proposal is an appropriate response to the site considering the built form and landscape context and is not expected to have impacts on the amenity of surrounding land noting that there are no direct sensitive interfaces. The development appropriately responds to the decision guidelines for building and works in the GRZ1 as follows:
 - The proposal seeks approval for the construction of a double storey building. The proposed scale and intensity of the proposal is considered to be in keeping with the surrounding built form, noting that there is an existing character of 1-2 storey buildings within the existing school grounds and within the immediate surrounds.
 - The proposed new school building has been appropriately located and will have no visibility from the school's principal frontage on Barkly Street. The proposal includes a 3.5m setback from Moore Street, which is considered acceptable noting the surrounding built form within the site and on adjoining sites generally adopts little to no street setbacks. Further, the proposed side setbacks are considered acceptable given the proposal does not have any sensitive external interfaces as it is located internally within the school grounds.
 - The proposal adopts a contemporary architectural approach, with a modular form and flat roof. The design incorporates materials such as masonry base/plinth and red brick that references the existing materiality of the significant heritage buildings on the site which is considered appropriate.
 - Landscaping is discussed in detail below.
 - The proposal does not make any alterations to car or bicycle parking or loading and refuse collection and is therefore not considered to impact on the amenity and traffic of the surrounding area.

Heritage Overlay – Schedule 50 (HO50)

37. The subject site is located within HO50 which is within 'Area D Barkly Street Churches and School Precinct, Barkly Street Ararat'. The following statement of significance is provided for HO50:

The Barkly Street Churches and Schools Heritage Area is of local significance.

- i. As the religious focus of two of Ararat's Christian denominations, the Uniting and the Roman Catholic churches,*
- ii. For the religious education represented by St Mary's Primary School and the Brigidine Convent,*
- iii. For the secular education represented by the Ararat Primary School, and*
- iv. For its associations with the Grano Family.*

38. The application was supported by a heritage advice memo prepared by Michael Taylor Architecture and Heritage dated 20 September 2023. The heritage advice concludes that the proposal provides an appropriate response to the heritage context, specifically.

- The proposed new school building is suitably setback and separated from the surrounding heritage buildings and will have no visibility from the school's principal frontage on Barkly Street. It is noted that the existing typography and location along Moore Street further reduce any visual impacts.
- The contemporary architectural approach is appropriate, and the relatively modest modular form affirms the hierarchy of the existing heritage buildings which are more dominant in height and finer architectural detailing.
- The proposal materiality including masonry base/plinth and the red brick is appropriate in referencing the existing materiality of the significant heritage building and serving as a contemporary rendition. In addition, the light colour schedule is visually reductive as to not draw undue attention away from the surrounding heritage buildings.

39. The Department concurs with the conclusions drawn above and that the proposal provides an acceptable response to the decision guidelines of the HO50 as follows:

- The proposed demolition of the existing sports court and associated shade sail will not adversely impact on the significance of the heritage place, noting that neither are contributory to the heritage place.
- The proposed location, bulk, form and appearance of the proposed double storey building will not adversely affect the significance of the heritage place and is in keeping with the character and appearance of nearby heritage buildings.

Environmental

Environmentally Sustainable Design (ESD)

40. The application was supported by a Sustainable Management Plan (SMP) prepared by GIW Environmental Solutions Pty Ltd dated 2 August 2023 which details the proposed stormwater management in response to Clause 53.18 of the planning scheme.

41. The SMP demonstrates that the proposal achieves a total 50% BESS score with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%. In addition, the proposal achieves a 102% STORM rating via the provision of a 9,000L rainwater tank which will collect rainwater, reducing the impact on the existing stormwater system.

42. Subject to conditions (included within the recommendation), the proposal is considered to satisfactorily respond to Clause 19.03-3S and Clause 53.18 which encourage development to be designed to minimise wastewater and stormwater discharge and minimise reuse. It is recommended that the conditions be included on the permit to ensure the proposed stormwater management measures are implemented.

Tree Removal and Landscaping

43. The proposed building will be sited in place of the existing sport courts and so there is minimal impact to existing landscaping (Refer to Figure 5). In addition, it is noted that the proposed building will adjoin the school oval, and the proposal does not seek to remove the existing canopy trees along the southern boundary of the oval or Tree 1 (located to the east of the proposal). The retention of this existing landscaping continues to support the amenity, attractiveness and safety of the public realm in accordance with Clause 15.01. As such, it is not considered necessary or beneficial to the outcomes of this application to require a formal landscape plan for the site.



Figure 5: Existing conditions

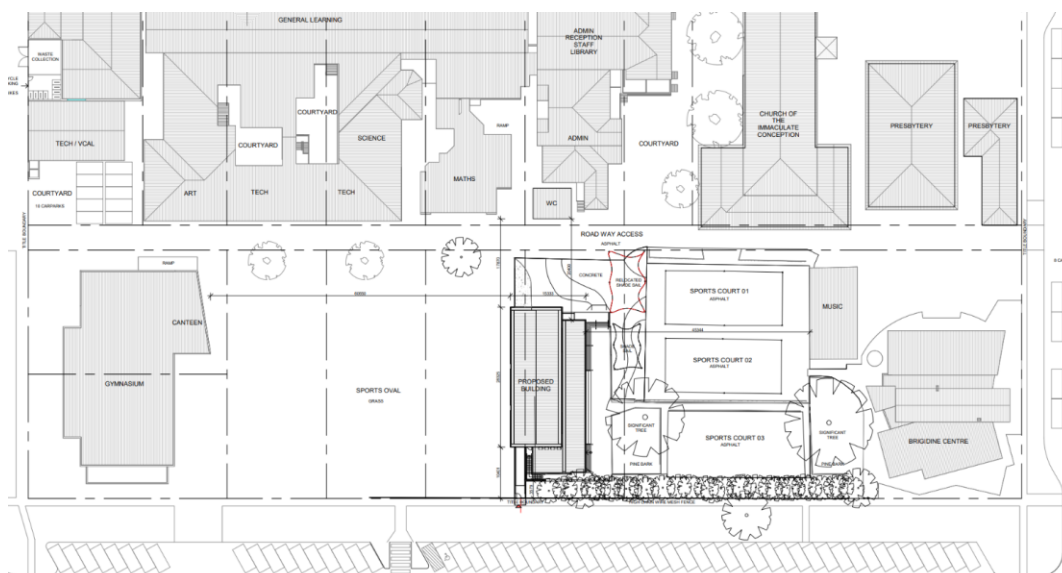


Figure 6: Proposed site plan

44. The proposal was supported by an Arborist Report prepared by Taylor Arboriculture dated 11 November 2022. The arborist report provided an assessment of two significant English oaks identified as Tree 1 and Tree 2, whilst also making recommendations for lopping associated with a tree located near the main office building. Despite this, Tree

1 is the only tree that is impacted by the proposal and within the scope of consideration for this application. The permit applicant has also confirmed that they do not seek approval for pruning/lopping associated with the other trees on the subject site.

45. The arborist report notes that the proposed construction close to Tree 1 may impact on the health of the tree. Although, given the hard paving surrounding the tree it is likely that most of the root mass would be found within the mulched area and any construction would be preferred outside of that area. In addition, the report concludes that Tree 1 has a TPZ of 10.8m and a structural root zone of 3.24m from the centre. A condition has been included within the recommendation to ensure that all development will be undertaken in accordance with the arborist report so that Tree 1 will be protected during construction.



Figure 5: Existing landscaping condition



46. The proposal is generally consistent with the relevant planning policies of the Ararat Planning Scheme and will enhance the education facilities on-site.
47. The proposal is generally supported by the various referral agencies.
48. It is **recommended** that Planning Permit No. PA2302525 for the demolition and buildings and works at 300-304 Barkly Street, Ararat, be issued and the associated documents be endorsed concurrently:
- Plans prepared by CHT Architects dated 22 September 2023
 - Sustainable Management Plan prepared by GIW Environmental Solutions dated 2 August 2023.
 - Arborist report prepared by Taylor Arboriculture dated 11 November 2022
49. It is **recommended** that the applicant and the council be notified of the above in writing.

