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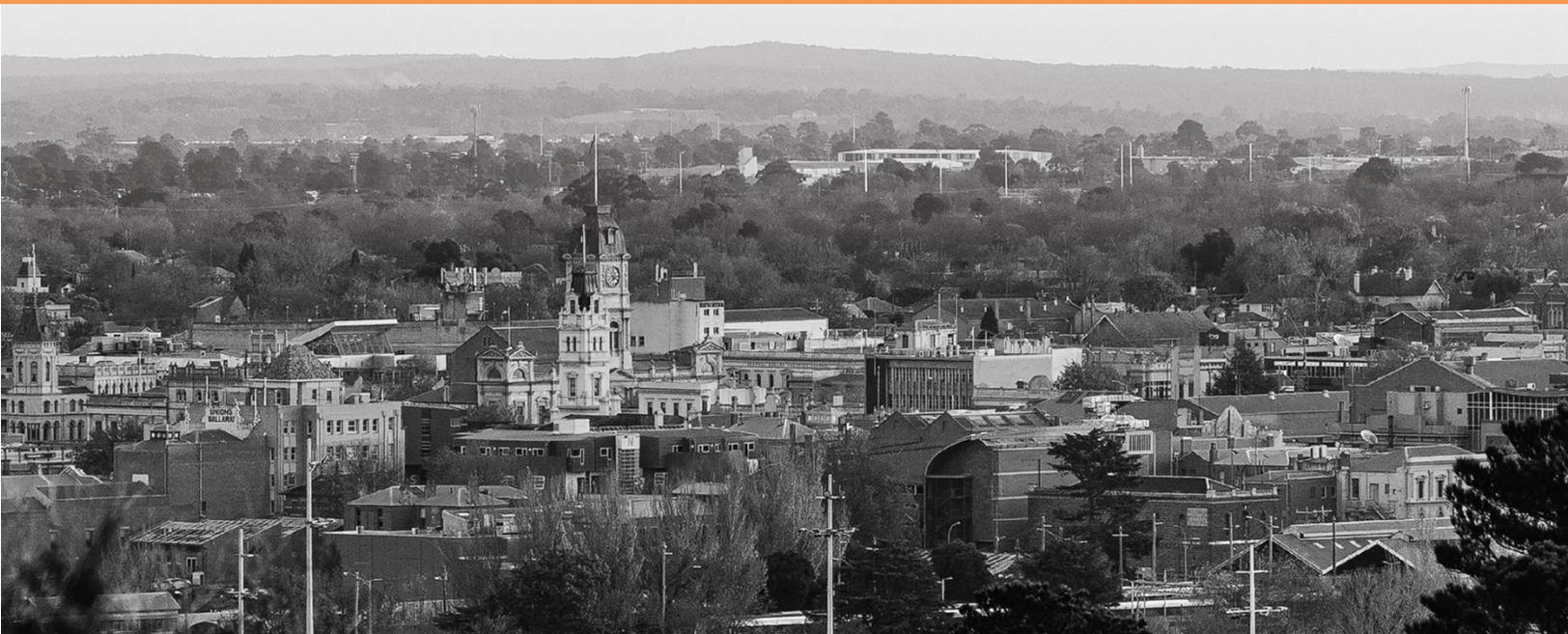
EDQ Town Planning
15023821
File reference Number

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Town Planning Report

Buildings & works associated with a section 2 use (Education Centre) and within the Heritage Overlay

300 Barkly Street, Ararat



Head Office: 26 Peel Street North, Bakery Hill 3350
Ballan Office: Unit 1, 116B Inglis Street, Ballan 3342
☎ Ballarat: 03 4344 4450 | Ballan: 03 5368 1881
✉ PO Box 7, Ballan VIC, 3342
@ enquiries@edqtownplanning.com.au
🌐 www.edqtownplanning.com.au

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1 Version Control

Version Number	Date	Details of version and changes	Author	Checked By
1	5/06/2023	DRAFT ONLY; Initial report/First Draft as issued to client	GC	JR
2	2/10/2023	Second Draft; issued to client for review	JR	JR
3	3/10/2023	Third Draft; Correction of errors	JR	JR
4				

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2 Project Outline:

Site:	
Site Address:	300 Barkly Street, Ararat
Land Description:	Crown Allotments 17 and 18 Section 10 Township of Ararat Parish of Ararat and Lot 7 on Title Plan 899745R.
Volume & Folio Number:	Volume 04257 Folio 371, Volume 06983 Folio 523, Volume 11439 Folio 921
Registered Proprietors:	Trustee of Kildare Ministries of 54 Beaconsfield Parade Albert Park
Title Restrictions:	N/A
Property Size & Shape:	Rectangular in shape, Campus has an approx. area of 20,800sqm
LGA:	Ararat
Current Use:	Education Centre (Secondary School)

Planning Scheme:	
Relevant Planning Scheme:	Ararat
Property Zone:	General Residential Zone Schedule 1
Property Overlays:	Heritage Overlay Schedule HO50
Particular Provisions:	Clause 52.06 (Car Parking), Clause 52.29 (Land Adjacent to the Principal Road Network), Clause 52.34 (Bicycle Facilities), Clause 53.18 (Storm water management in urban development), Clause 53.19 (Non-Government Schools)

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Application Overview:	
Client:	Marian College Ararat c/o CHT Architects
Proposal (Proposed Permit Preamble):	Buildings & works associated with a section 2 use (Education Centre) and within the Heritage Overlay
Areas of Aboriginal Cultural Heritage on site?	No
Cultural Heritage Management Plan Required?	No
Approximate Development Value	\$4.5m
EDQ File Reference:	15023821
Responsible Consultant:	James Robson
Phone:	(03) 4344 4450
Email:	enquiries@edqtownplanning.com.au

3 Supporting Documents

The following supporting documents form part of this report:

1. **Appendix A:** Title & Title Plan
2. **Appendix B:** Aerial Photograph
3. **Appendix C:** Planning Property Report
4. **Appendix D:** development Plans
5. **Appendix E:** Heritage Report
6. **Appendix F:** Sustainability Report
7. **Appendix G:** Arborist Report
8. **Appendix H:** Site Photographs

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4 Introduction.

This report has been prepared by EDQ Town Planning on behalf of Marian College Ararat c/o CHT Architects in support of a planning permit application for the proposed Buildings & works associated with a section 2 use (Education Centre) and within the Heritage Overlay at 300 Barkly Street, Ararat. Clause 72.01 - Responsible authority for this planning scheme identifies the Minister for Planning is the responsible authority for a secondary school with an estimated cost of development of \$3 million or greater. As such, planning permission is sought from the responsible authority, the Minister for Planning to allow for the proposed development. EDQ Town Planning has been engaged by the applicant to prepare an appropriately detailed assessment of the proposal in accordance with the requirements of the Ararat Planning Scheme.

Specific planning approval is sought for;

1. Clause 32.08-9 (General Residential Zone) - A permit is required to construct or carry out works for a Section 2 use.
2. Clause 43.01-1 (Heritage Overlay) - A permit is required is required to construct a building or construct or carry out works.

This report will discuss the site and surrounds, including the surrounding land usages and developments, as well as providing a description of the proposal for the site and a summary of the relevant planning provisions. The report will then use these to provide an assessment of the proposed development in regard to site responsiveness, amenity impacts and compliance with the relevant provisions of the Ararat Planning Scheme. The purpose of this report is to provide:

- An assessment of the proposal against the requirements of the Planning and Environment Act 1987
- An assessment of the proposal against the relevant local and state policies within the Ararat Planning Scheme.
- An assessment of the relevant zone and overlay provisions impacting the subject site and contained within the Ararat Planning Scheme.
- An assessment of the proposal against the decision guidelines of Clause 65 of the Ararat Planning Scheme.

Having considered a range of issues associated with the proposal, site locality and local planning policy context, it is our submission that the development is an appropriate planning outcome on the subject site. This report provides for an extensive review of the site and its surrounding context as detailed within this submission. It is our conclusion that Council should support the proposal and grant a planning permit as outlined for the proposed development; the proposal is generally consistent with the intent of the planning policies in place which govern the site.

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5 Background & Site Context

ABOUT MARIAN COLLEGE

Marian College is a Catholic Kildare Ministries College in the Brigidine tradition for young men and women from Years 7-12. Established in the rural town of Ararat in 1889, the College continues to provide high quality contemporary educational opportunities and experiences that will nurture its students in positive ways throughout their lives.

As a Catholic learning community, the College takes their inspiration from the person of Jesus Christ, and from the examples of the many dedicated Brigidine Sisters and lay members of our community who have worked tirelessly over the years to reflect the love, generosity and justice of the Gospels.

Marian College understands that education for their students extends beyond the academic to include the spiritual, the social, the physical, the ethical, and the emotional aspects of the human person. Pursuing a dynamic and fluid curriculum that draws upon and develops the individual talents of each student that will lead them to grow in wisdom, confidence and knowledge is a key priority of their teaching and learning.

Marian College is a safe place where wellbeing, safety and learning are intrinsically linked. It is an education that nurtures young people to embody the College motto of 'strength and gentleness'.

Students are encouraged to accept diversity and practise genuine hospitality, but especially for the most vulnerable in our world. While the College operates a whole school model, there remains a commitment to provide age-appropriate education, support and wellbeing that is diverse and dynamic to engage learners of different styles, abilities and pace of learning.

Marian College nurtures and celebrate achievement through a broad range of opportunities and extracurricular offerings: from sporting events and interschool competitions, drama productions, camps and outdoor education, science forums, debating and public speaking, technology and gaming groups, retreats and reflection days to musical events.

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SUBJECT SITE

This planning report relates to the proposed Buildings & works associated with a section 2 use (Education Centre) and within the Heritage Overlay at 300 Barkly Street, Ararat (Fig. 1). The campus address comprises of a number of separate titles including:

- Land in Plan of Consolidation 367963B.
- Lots 1 and 2 on Title Plan 224769U.
- Crown Allotment 7 Section 10 Township of Ararat and Crown Allotment 18 Section 10 Township of Ararat Parish of Ararat.
- Crown Allotment 17 Section 10 Township of Ararat Parish of Ararat.
- Crown Allotment 2009 Township of Ararat Parish of Ararat.
- Lot 1 on Title Plan 167554H.
- Land in Plan of Consolidation 373647C.
- Lots 4, 5, 6 and 7 on Title Plan 899745R.
- Crown Allotment 6 Section 10 Township of Ararat Parish of Ararat.
- Crown Allotment 19 Section 10 Township of Ararat Parish of Ararat.
- Crown Allotment 5 Section 10 Township of Ararat Parish of Ararat.
- Lot 1 and 2 on Title Plan 240029P.
- Crown Allotment 8 Section 10 Township of Ararat Parish of Ararat.

Copies of the titles associated with the subject property are attached as Appendix A. The proposed development will affect Crown Allotments 7 and 18 Section 10 Township of Ararat Parish of Ararat and Lot 7 on Title Plan 899745R.

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The subject site fronts Barkly Street to the north, Princess Street to the east, Moore Street to the south and King Street to the west. Marion College Campus takes up majority of the block apart from the Church of the Immaculate Conception (304 Barkly Street) located within the north eastern corner (see aerial view of subject site - Figure 1). The campus comprises of several 1-2 storey buildings with a variety of designs and finishes and from a range of eras. The northern portion of the site contains the majority of the teaching and admin staff rooms. An internal private 'roadway' separates the northern portion of the site from the southern section which contains the Brigidine Centre, gymnasium, oval and a number of netball courts. A site plan of the campus has been provided within the attached urban context report and below in Figure 2. The proposed development is to be located within the southern portion of the site, to the east of the existing oval and to the west of the netball courts. The proposed building will replace one of the netball courts, with a significant tree in the immediate vicinity which is to be retained. Photographs of the site are provided below.

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Figure 1 - Aerial view of subject site

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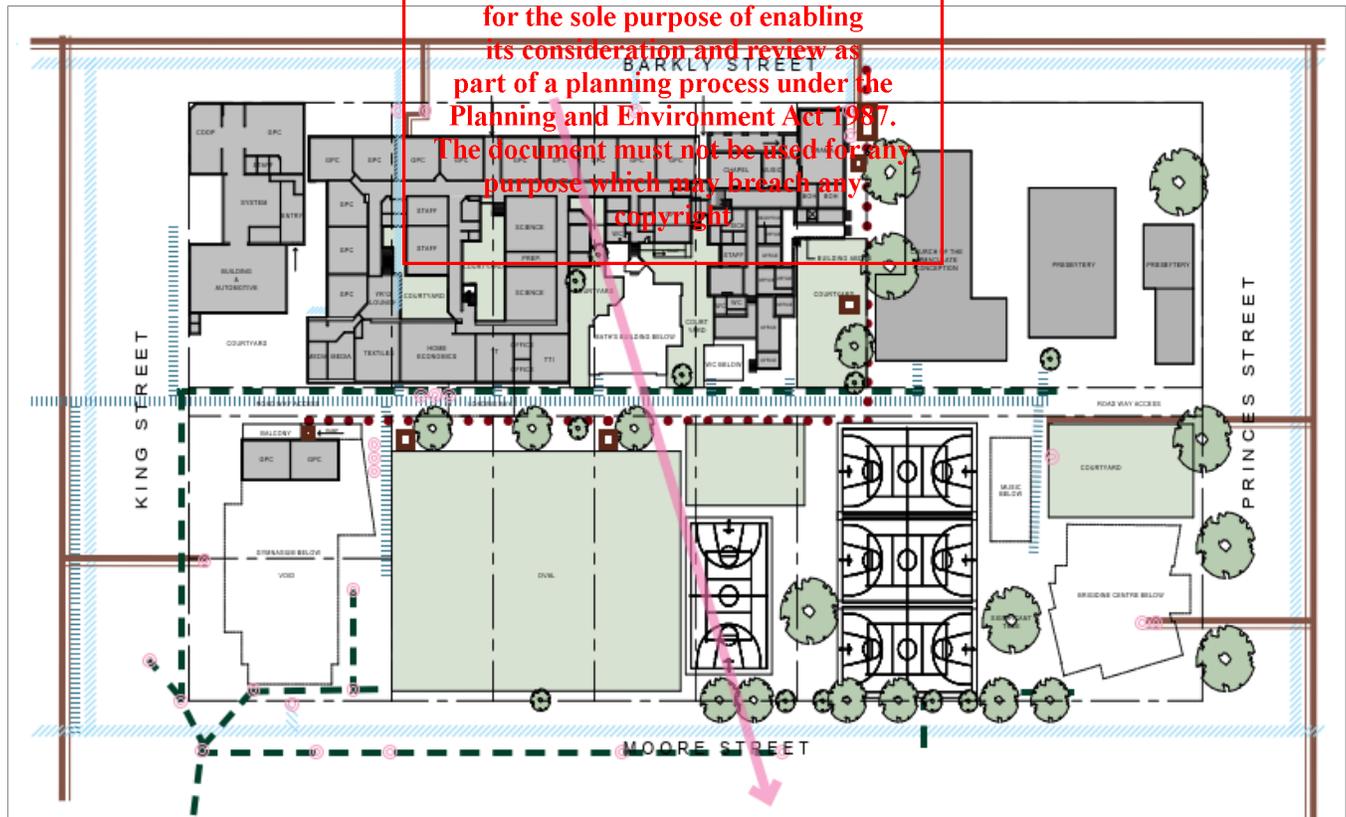


Figure 2 - Marian College Campus Site Plan

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Figure 3 - View of Marian College's frontage from Barkly Street



Figure 4 - Looking south west at subject site from the corner of Barkly St and Princess St



Figure 5 - Looking north west at subject site from the corner of Princess St and Moore St

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Figure 6- View of subject site's Moore Street frontage



Figure 7 - Looking north at subject site from the corner of King St and Moore St



Figure 8 - View of subject site's King Street frontage

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Figure 9 - Looking east at subject site from the corner of King St and Barkly St



Figure 10 - Looking south towards area of proposed development



Figure 11 - Looking north towards area of proposed development

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Figure 12 - Looking east towards area of proposed development



Figure 13 - Significant tree to be retained as part of proposed development

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SITE SURROUNDS

Marian College is located on a large block on the corner of Barkly Street and Princes Street Ararat. The site is dominated by a number of heritage buildings along the Barkley Street boundary including the former Brigidine Convent, The Immaculate Conception RC Church and the Catholic Presbytery. Former St Mary’s School is located on the corner of Moore and Princes Street to the south of the site. Excluding this heritage building the remainder of the south portion of the site includes open play spaces and a contemporary school building on the Moore Street and King Street corner.

The surrounding area is generally zoned with residential purposes, however there is land zoned Commercial 1 within the immediate vicinity as well as other educational facilities. The sites immediate surrounds can be described as follows:

North – The subject site fronts Barkly Street to the north, a road within a Transport Zone 2. The opposite side of Barkly Street consists predominantly of single dwellings on a lot as well as St Andrews Uniting church and outreach centre. This area is also impacted by a Heritage Overlay with the built form from a variety of periods.



Figure 14- Looking north from subject site towards Barkly Street

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East – There is a residential property containing a single storey dwelling and St Mary's Primary School Ararat.



Figure 15 – Looking east from subject site at St Mary's Primary School



Figure 16 – Looking south from the subject site at the corner of Barkly and Princess Street

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South – Is Ararat Primary School. further south are residential properties.



Figure 17 – Looking south from the subject site at the corner of Princess St and Moore St

West – Is a property that forms part of the Marian College campus as well as a residential property and motor repair workshop. Further west along Barkly Street is Ararat's commercial centre.



Figure 18 – Looking north west along King St

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6 Proposal

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BUILDING & WORKS

It is proposed to construct a new library and learning centre on the Marian College campus. The two storey building is to be located in the southern centre portion of the campus. The building will be sited in place of one of the existing sports courts, no buildings are required to be demolished to allow for the proposed works. The building details are as follows:

- The building includes 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 other associated amenities such as bathroom and kitchen facilities.
- The building will be setback 3.5m from the southern title boundary.
- The 2 storey development will have a building height of 8.9m.
- The development will provide a covered terrace and outdoor amphitheater to the east of the development, allowing for a weather protected area where students can utilise during break times.
- The development will provide for a covered area on the western side of the building which will also be utilised as a walkway from the mobile street providing access to the northern section of the campus.
- The design response integrates the new facility with the existing campus creating key connections between the mobile street access and the existing buildings to the north. The proposed building will also provide for connections within the southern portion of the site between the gymnasium, sports oval and Bridgidine Centre, improving circulation within the campus.
- The building has a simple modern design and is to be clad in a variety of materials including metal cladding and vertical pattern fibre cement sheets along with clear glazing and brick paving. The materials are finished in a neutral colour palette, taking colour elements from the surrounding heritage built form, so as not to detract from the character of the surrounding built form.

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The contemporary architectural approach of the proposed structure has considered the heritage precinct in which it is situated. The proposed design has a relatively modest modular form which affirms the hierarchy of the former convent and church structures within the precinct with these existing heritage buildings being more dominant in height and finer architectural detailing. The inclusion of the undercroft/verandah on the proposed new building provides for complimentary architectural detailing serving as a contemporary interpretation of the arched arcades of the adjacent former convent on Barkly Street and the verandah of the Presbytery.

The architectural response references the surrounding heritage buildings through Materiality/colour palette.

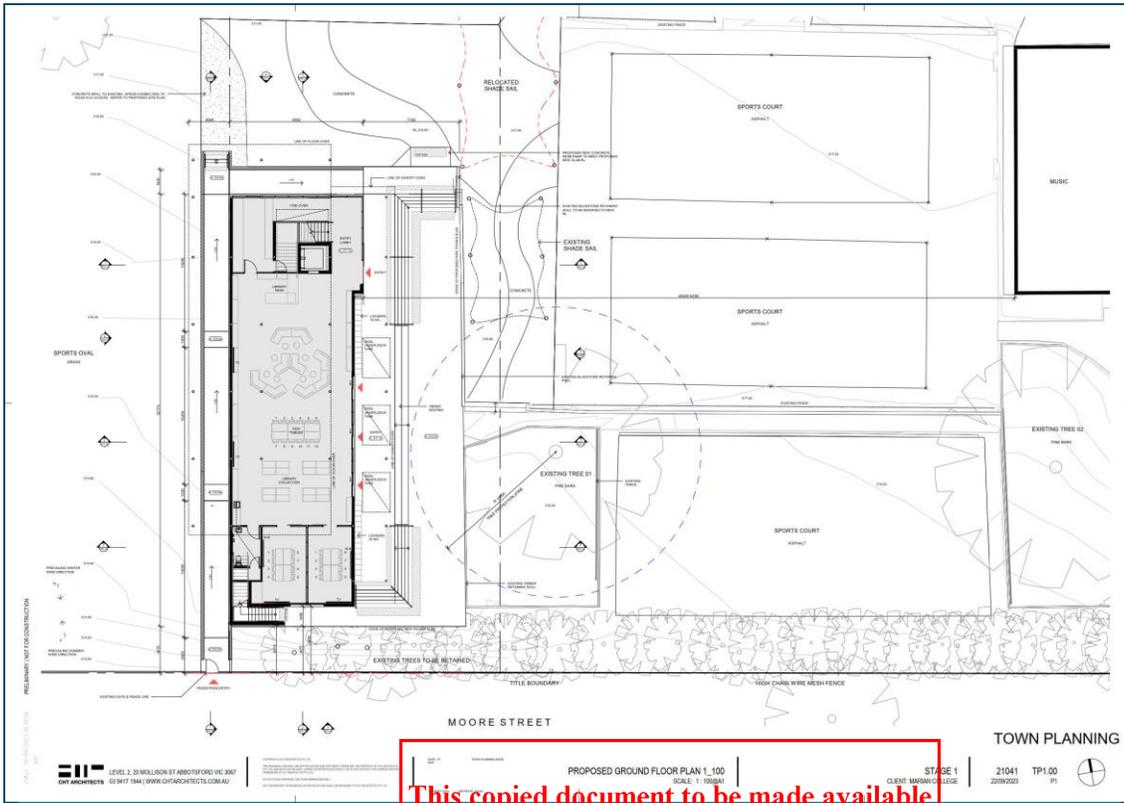


Figure 19 - Proposed Ground Floor Plan

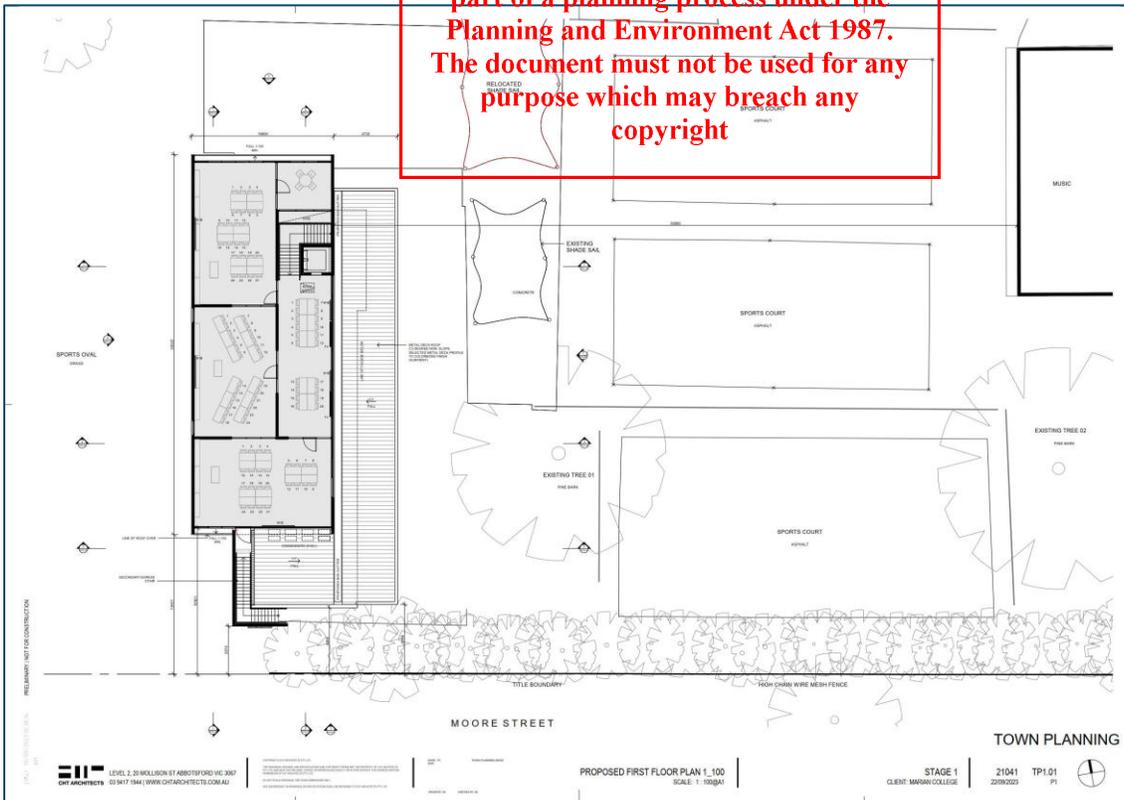


Figure 20 - Proposed First Floor Plan



Figure 21 - Proposed Roof Plan

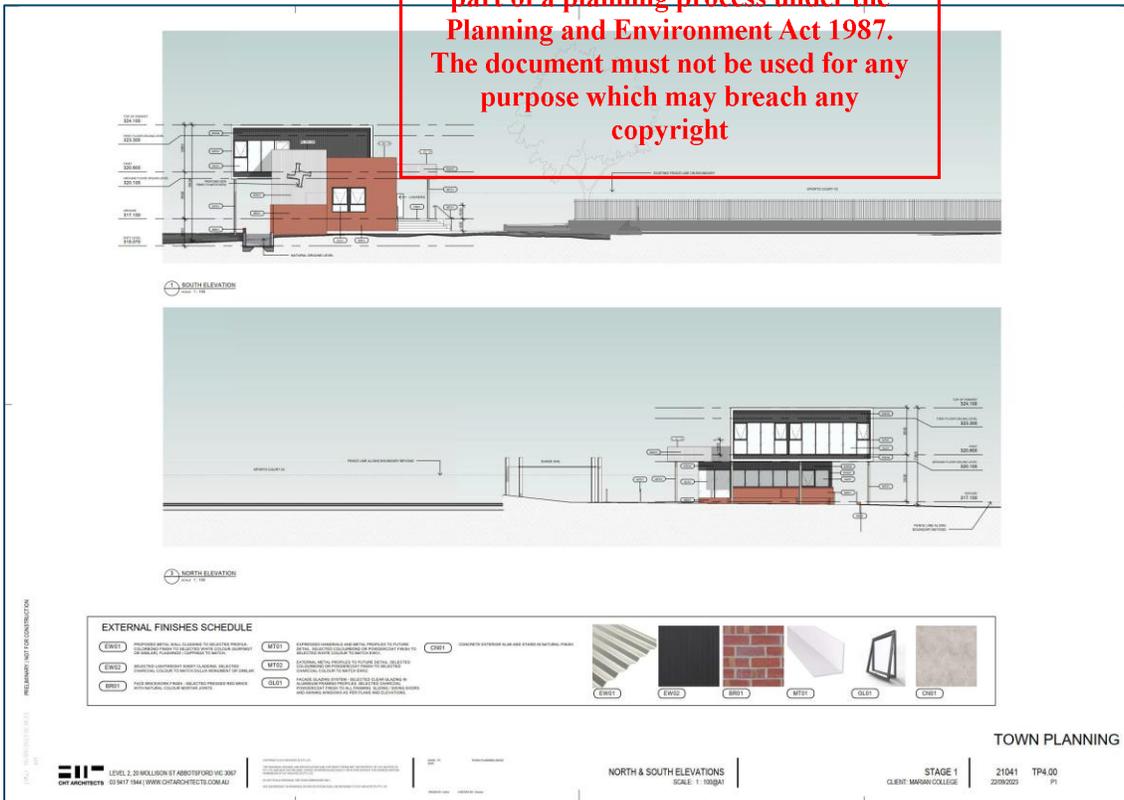


Figure 22 - Proposed North and South Elevations

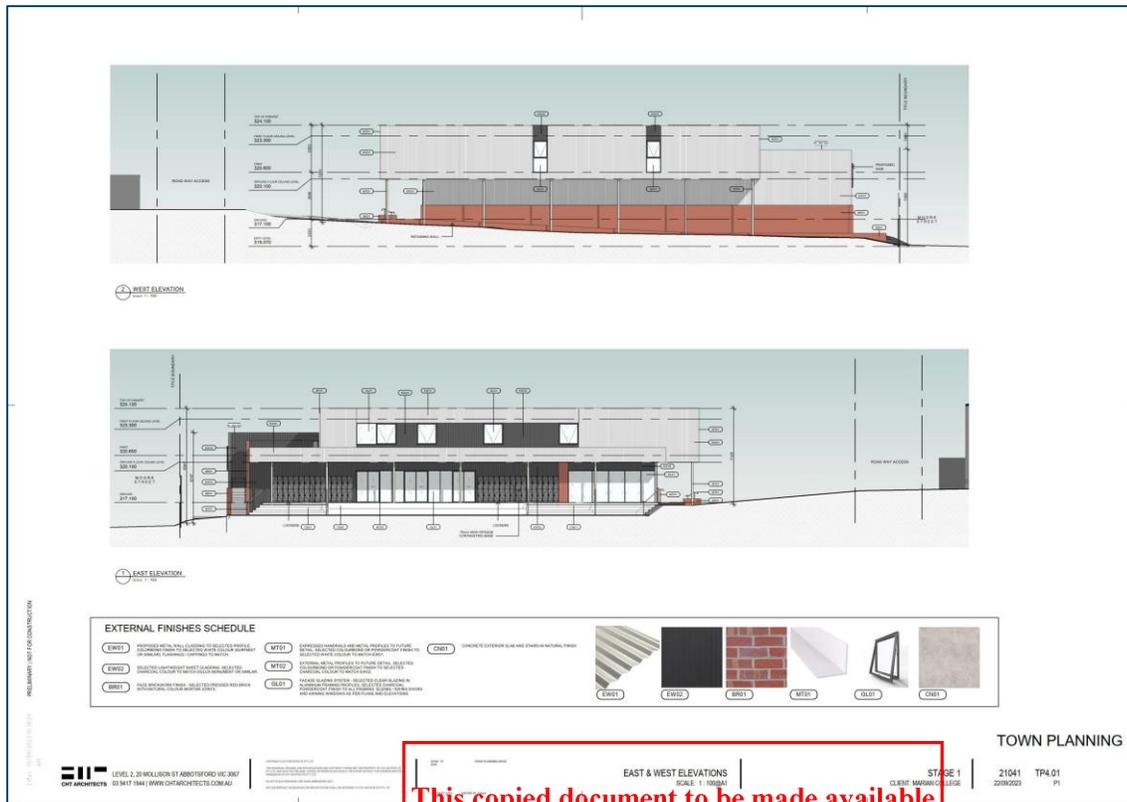


Figure 23 - Proposed East and West Elevations

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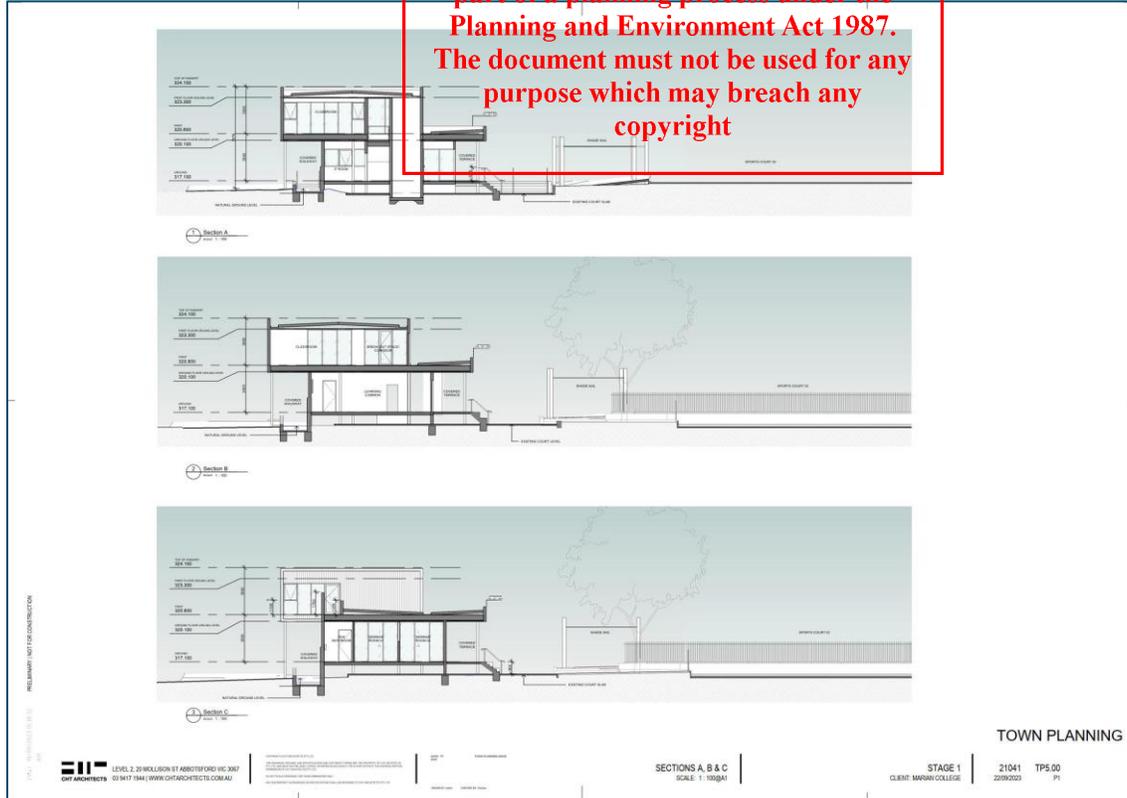


Figure 24 - Sections A, B and C

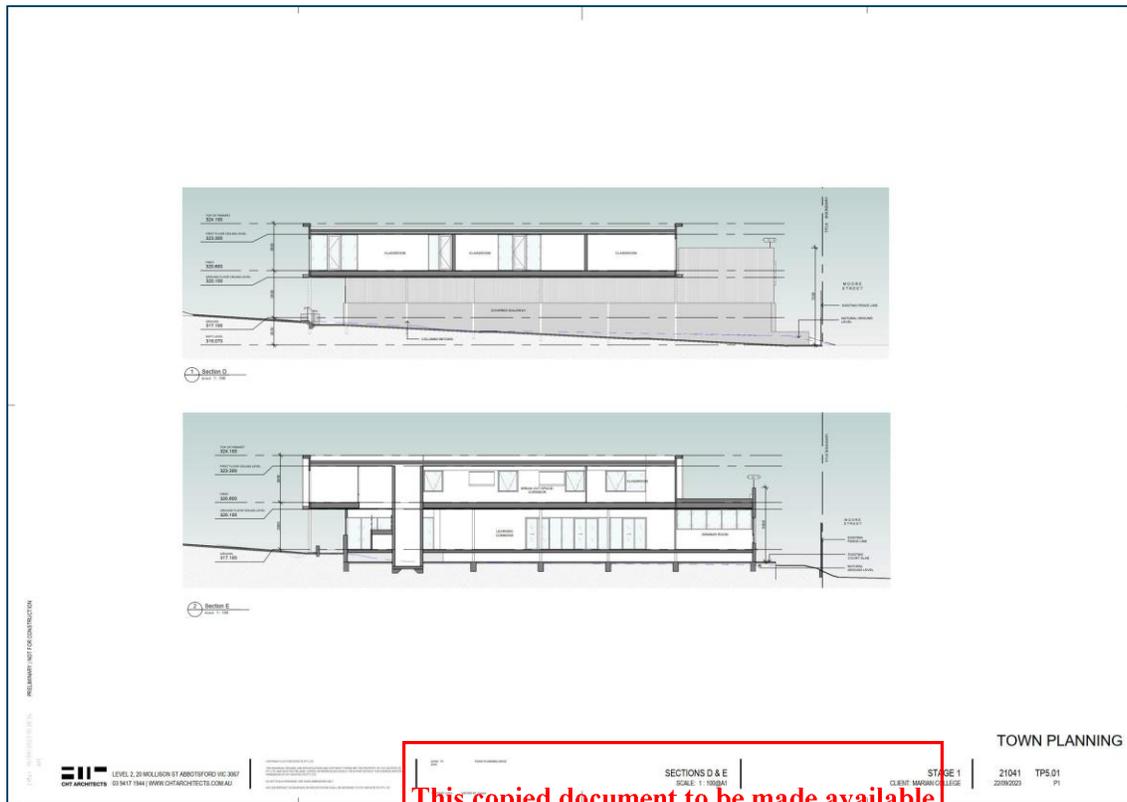


Figure 25 - Sections D and E

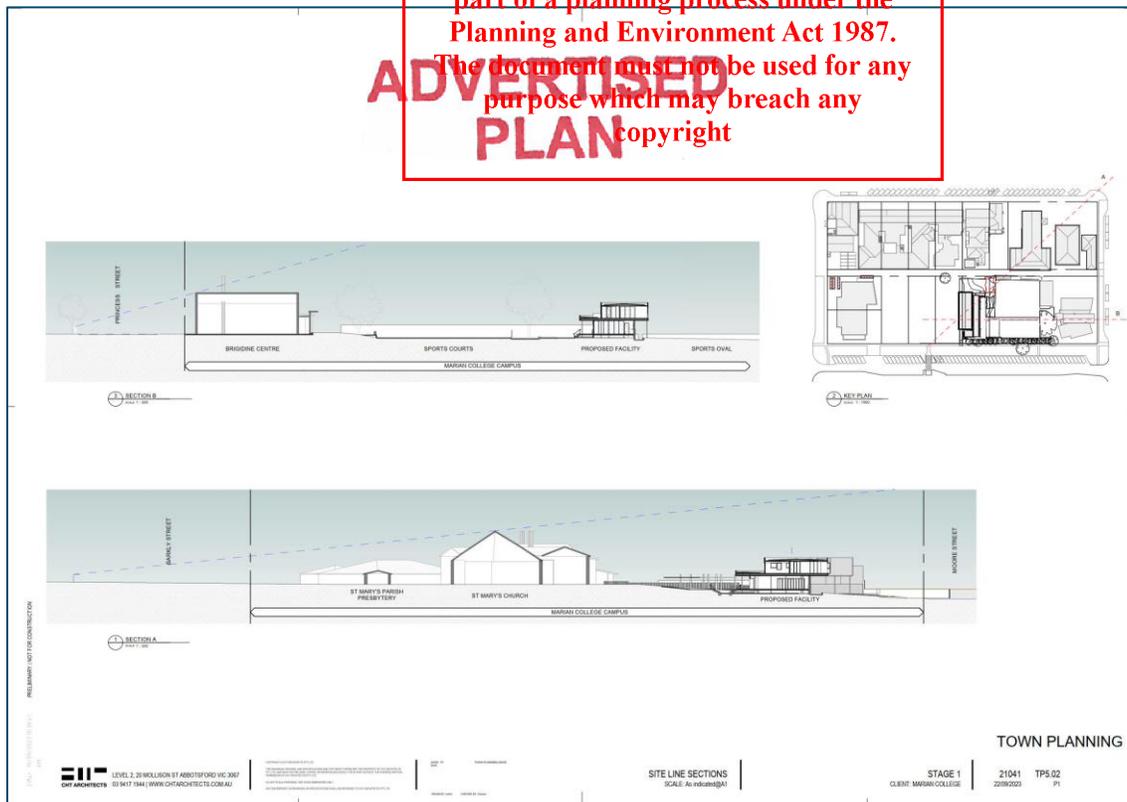
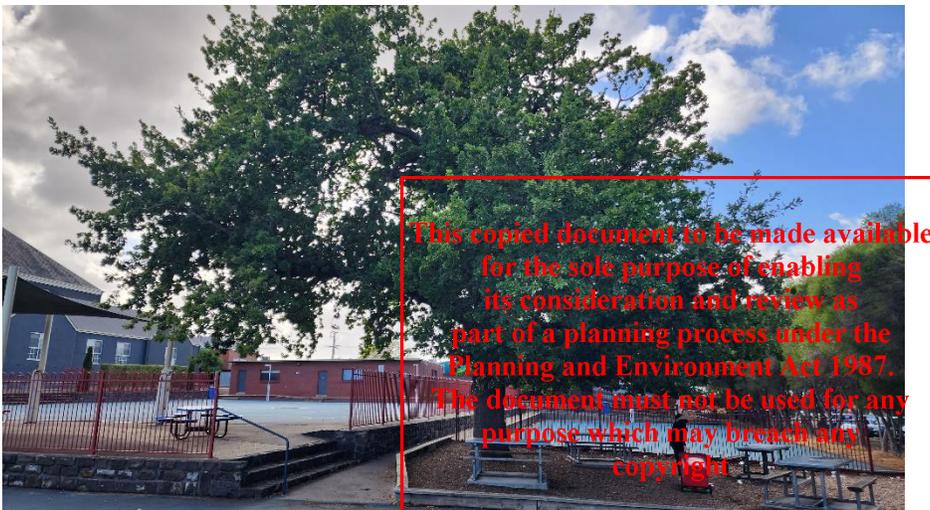


Figure 26 - Site Line Sections

VEGETATION

There is one significant tree within the immediate vicinity of the proposed development. A mature English Oak (*Quercus robar*). It is proposed to retain the tree given its value to the character of the campus and in providing shade to students. An arborist report has been prepared and is attached as Appendix H. The proposed development has taken into consideration the recommendations of the arborist report, with the development not encroaching into the Tree Protection Zone of 10.8m and the existing garden bed and mulched area retained as shown on the development plans. The Tree Protection Zone will be maintained throughout the construction period to minimise any potential impacts on the tree.

It is noted that tree controls do not apply under Schedule HO50 to the Heritage Overlay and no vegetation removal is proposed as part of this application.



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Figure 27 - Photograph of English Oak to be retained

AS 4970-2009 Protection of Trees on Development Sites gives examples of activities that should not be performed inside the TPZ, noting that the standard allows for 10% encroachment. This includes but is not limited to:

- Machine excavation including trenching.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.

- Lighting of fires.
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

Before construction can commence the trees must be protected using tree protection fencing. This fencing should encompass the entirety of the Tree Protection Zones, allowing for up to 10% encroachment in accordance with the standard. The fencing should comprise of chain wire mesh panels with shade cloth attached to limit dust, chemicals, and liquid from entering the restricted area. These panels must be held in place with concrete or plastic feet. This fencing must be a minimum of 1.8 in height.

Trunk and lower branches may require protection from construction. This is to occur using boards and padding that will prevent damage to the bark and are to be strapped to trees, not nailed or screwed.

All tree protection is to remain in place throughout the duration of the development. Only once all construction has been completed and machinery has been removed from the site can the tree protection mentioned above be removed. Removal of tree protection must be done ensuring that care is taken not to damage the tree.

As the subject tree's tree protection zone is in close proximity to the proposed works, fencing for the tree must extend adequately around the nearby works so as not to encroach by more than 10% of the tree protection zone. No trenching can occur within the Tree Protection Zone. Construction near to the Tree Protection Zone can consist of a minimal scrape of 100mm depth maximum. Machinery used within the TPZ must not include the use of tynes.

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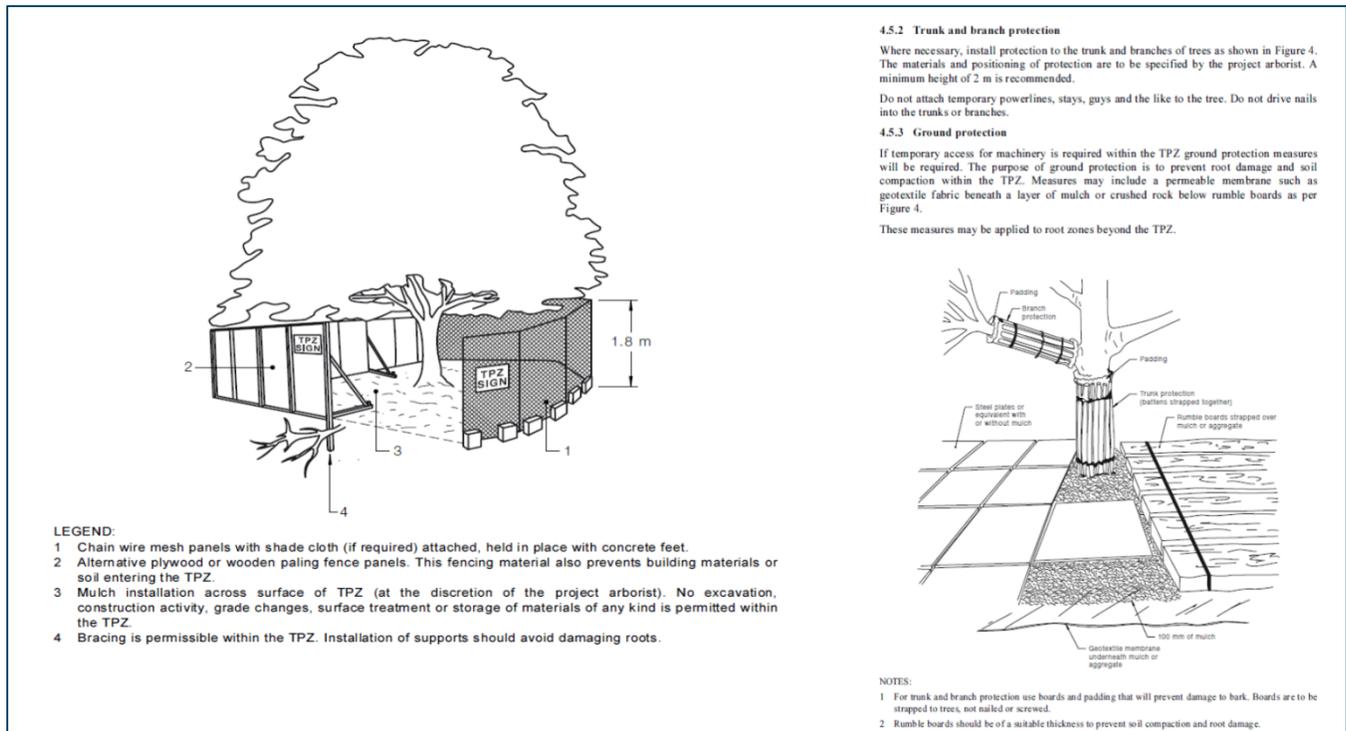


Figure 28 - AS4970-2009 Protection of trees on development sites

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OPERATION TIMES & STAFF NUMBERS

The building will be used as part of the existing school and under the same operating hours. Students are generally on campus between the hours of 8am and 4pm, staff generally arrive prior around 7:30am and leave between 4pm - 6pm.

There is no increase to the current student or staff numbers as part of this proposal. There are currently 417 students and 68 FTE staff members at the Marian College campus with numbers expected to remain at these levels for the next few years. The proposal does not provide for any increases to these staffing and student numbers.

CAR PARKING & BICYCLE FACILITIES

There is no parking provided on the campus, with on-street parking along Moore Street, Barkly Street, Princess Street and King Street utilised by staff and for student pick up and drop off. There is a bicycle parking area for students and staff accessed by King Street. Given there is no change to the current student or staff numbers proposed, the existing car and bicycle parking arrangements are considered adequate with clause 52.06 and clause 52.34 not triggered in this instance.

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Figure 29 - Bicycle storage area

WASTE

Given there is no change to the current student or staff numbers proposed it is not considered that there will be an increase in the waste produced on the campus. The existing waste removal arrangements will remain and are detailed as follows:

Bin Storage:

Bins Storage is in two areas at Marian College, as shown on the attached plans.

Bing Storage Area 1 - A secured area along the King Street frontage

- 1x 3m general waste bin
- 14 x 240 litre general waste bins
- 14 x 240 litre recycling bins

Bin Storage Area 2 - Near the School Canteen and accessed through Moore Street

- 1 x 1.1m general rubbish
- 1x 1.1m Cardboard/paper recycling
- 1x1.1m Cardboard/paper recycling that is moved to this area every second week to be emptied and then returned to a different location in the College grounds.



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Figure 30 - Photograph of bin storage area along King Street

Bin Collection:

Bins are collected by a private waste company, Cleanaway Warrnambool. The collection schedule is as follows:

- 240 litre general rubbish bins - collected weekly
- 240 litre recycling bins - collected weekly
- 1.1m general rubbish bins - collected weekly
- 1.1m Cardboard/paper recycling bins - collected fortnightly or more if requested
- 3m bin - collected as required

Rubbish truck details:

The bins are collected by a 15-18 ton truck with dimensions of 4m x 8m. The bins are collected by truck from the storage along King Street and Moore Street.

Bin cleaning and management:

Marian College employ Tom's Pest Control to manage any pest concerns related to the bins with bait stations positioned around the campus. All bins are also commercially cleaned twice a year.

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7 Permit Triggers

Planning Provision	Permit Trigger	Permit Required?	Comment
General Residential Zone (Schedule 1)	Buildings & works	Yes	<p>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 32.08-02.</p> <p>The use of the site as a Secondary school is a Section 2 use and as such a permit is required.</p>
Commercial 1 Zone (Schedule 1)	N/A	No	The area subject to the proposed buildings and works are not within the Commercial 1 Zone and as such it is not a consideration in this instance.
Heritage Overlay (Schedule HO50)	Buildings & works	Yes	<p>43.01-1 - A permit is required to construct building or carry out works.</p>
52.06 - Car Parking	Waiver of Car Parking Requirements	No	<p>Before an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use, the number of car parking spaces required under clause 52.06-5 or in a schedule to the parking overlay must be provided to the satisfaction of the responsible authority.</p> <p>The table to clause 52.06-5 provides that the required car parking spaces for a Secondary School is 1.2 spaces for each employee that is part of the maximum number of employees on the site.</p> <p>Given that the number of employees working on the site is not being increased as a result of the development proposal, the existing use of the site is not being increased. On this basis, a permit trigger does not exist for this proposal in accordance with clause 52.06</p>

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<p>Clause 52.29 - Land Adjacent to the Principal Road Network</p>	<p>N/A</p>	<p>No</p>	<p>A permit is required to create or alter access to a road in a Transport 2 Zone or land in a Public Acquisition Overlay.</p> <p>A permit is required to subdivide land adjacent to a road in a Transport 2 Zone or land in a Public Acquisition Overlay.</p> <p>Whilst the subject site is located adjacent to a Transport 2 Zone (Barkly Street), the proposal does not include subdivision or alteration of access. On this basis, a permit is not triggered under this particular provision.</p>
<p>Clause 52.34 - Bicycle Parking</p>	<p>Waiver of bicycle provisions</p>	<p>No</p>	<p>A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.</p> <p>Where the floor area occupied by an existing use is not increased, the requirement for bicycle facilities only applies to the increased floor area of the use.</p> <p>The table to clause 52.34-5 provides that the required bicycle parking spaces for a Secondary School is 1 to each 20 employees and 1 to each 5 pupils.</p> <p>Given that the number of employees working on the site and the number of pupils enrolled at the secondary school is not being increased as a result of the development proposal, the existing use of the site is not being increased insofar as the calculation of bicycle spaces is considered. On this basis, a permit trigger does not exist for this proposal in accordance with clause 52.34</p>

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8 Planning Policy Context.

The application should be considered against relevant policies contained within the Ararat Planning Scheme. This scheme is made up of 5 key sections which require consideration:

1. Planning Policy Framework (PPF);
2. Zones;
3. Overlays;
4. Particular Provisions; and
5. General Provisions.

Throughout these key sections, there are a range of strategic policies and directions that are relevant to this proposal. The specific policies throughout the first 3 sections (PPF, Zone and Overlays) are detailed below with an assessment of the proposal against each policy provided. The policies within the final two sections, the Particular and General provisions, are outlined in section 9 of this report.

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MUNICIPAL PLANNING STRATEGY

Clause 2.03; Strategic directions

The following strategic directions are relevant to this proposal:

Clause 02.03-5 - Built environment and heritage

Sustainable development

- Encourage the efficient use of energy and minimisation of greenhouse gas emissions.
- Encourage the incorporation of universal and environmental sustainable design principles in residential development

Heritage

- Protect, conserve and enhance areas, features and sites of historic, natural and Aboriginal cultural heritage significance.
- Encourage sympathetic forms of development adjacent to heritage sites.

Community Infrastructure

- Encourage the development of community infrastructure within Ararat and small towns to meet the needs of the community.

PLANNING POLICY FRAMEWORK

Clause 15; Built Environment and Heritage

Clause 15.01 - Built Environment

15.01.1S - Urban Design

Objective: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity

Strategies met by this proposal in relation to this objective are as follows:

Strategies: Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

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Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

15.01.2S – Building Design

Objective: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies met by this proposal in relation to this objective are as follows:

Strategies: Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Encourage development to retain existing vegetation.

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15.01.5S – Neighbourhood character

Objective: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies met by this proposal in relation to this objective are as follows:

Strategies: Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

Clause 15.03 – Heritage

15.03.1S – Heritage Conservation

Objective: To ensure the conservation of places of heritage significance.

Strategies met by this proposal in relation to this objective are as follows:

Strategies: Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

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Clause 19; Community Infrastructure

Clause 19.02 -2S – Education facilities

Objective: To assist the integration of education and early childhood facilities with local and regional communities.

Strategies met by this proposal in relation to this objective are as follows:

Strategies: 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).

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Assessment

It is considered that the proposed development is consistent with the relevant Planning Policy Framework and Municipal Strategic Directions as outlined above. The planning policy recognises the need for and importance of community infrastructure and facilities, including schools, with Clause 19.02-2S seeking to facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future educational needs of communities. The municipal strategic directions also seek to encourage the development of community infrastructure within Ararat and small towns to meet the needs of the community.

On a local level it is also important to recognise Ararat's role and importance within the region in servicing the surrounding smaller townships in relation to community infrastructure such as secondary schools. This application specifically responds the policy by providing for the expansion of an existing education facility in response to the evolving needs of the staff and students at Marian College. The new learning centre will provide for a modern learning facility that allows for a more updated interactive teaching model with seminar and breakout rooms. In addition, the building will also help to connect different sections of the campus and provide weatherproof walkway, locker area and break area for the students to utilise, improving overall circulation within the site and positively impacting student wellbeing.

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A detailed heritage assessment has been undertaken in relation to the proposed architectural position of the development which considers that, overall, the proposed contemporary architectural design appears appropriate within the diverse heritage context and presents no apparent adverse impact to the sites cultural heritage significance. The report finds that *'The architectural response has been revised to reference the vernacular architectural facade composition and material palates of the site's individually significant buildings while still being of a suitably contemporary architectural design'*.

It is considered that the overall built form of the development is consistent with the Planning Policy Framework and Municipal Strategic Directions. Importantly, the planning policy recognises 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 19.02-2S). Taking into consideration this distinction it is submitted that the proposed built form is responsive to the state and local planning policies in that:

- The proposed development is an appropriate building height and provides generous setbacks which are consistent with the scale and siting of existing buildings on campus and will not result in any unreasonable impacts to nearby residential properties. Further consideration surrounding neighbourhood character is addressed within the assessment of the proposal against the zone.

- The existing buildings on site will be retained. The proposed built form is of a high-quality modern design which is clearly distinct from the surrounding heritage buildings. However, the simple design, finishes and neutral colour palette proposed will not detract from surrounding built form. Furthermore, given the topography of the land and the location of the proposed development towards the south of the site, the development will have minimal impact on the main heritage vistas along Barkly Street. Further consideration surrounding the heritage character is addressed within the assessment of the proposal against the zone.
- The proposal provides for good environmentally sustainable design outcomes in line with clause 15.01.2S - Building Design, see attached sustainability report Appendix F.

The proposal results in a net community benefit by responding to the increasing need for education facilities to expand while providing a high-quality response to heritage, neighbourhood character and neighbouring residential properties.

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ZONE

General Residential Zone - Schedule 1

The subject property is zoned General Residential Zone - Schedule 1. The purpose of this zone is 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.

The below Vic Plan map view shows the General Residential Zone - Schedule 1 of the subject allotment.



Figure 31 - Zoning of Subject Site

Decision Guidelines

Before deciding on an application for subdivision, the responsible authority must consider:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.

- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Non-residential use and development

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- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Assessment

The subject site is located within two zones, these being the General Residential Zone and the Commercial 1 Zone. Where the proposed development is to take place is within the General Residential Zone.

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Use of land as a secondary school requires a planning permit, being a Section 2 use, however, the use of the subject site for a secondary school has long been established; existing use rights apply. Furthermore, the proposal does not seek to increase student numbers. In this case the proposed development, being buildings and works associated with a Section 2 Use (secondary school), requires a planning permit. Schedule 1 does not contain any additional requirements for the proposed buildings and works.

It is considered that the proposed development is consistent with the purpose of the zone which seeks to ‘allow educational, recreational, religious, community and limited range of other non-residential uses to serve local community needs in appropriate locations.’ It is considered that the design and siting of the development achieves an appropriate balance between meeting the practical needs of Marian College and ensuring that no unreasonable impacts to the neighbourhood character and amenity of the surrounding properties. It is considered that the proposal responds to the requirements of the zone and the character of the site and the surrounding neighbourhood character in the following ways:

- While the subject site is located within a residential zone there are a number of churches and schools within the immediate surrounds forming a key education and religious precinct within the Ararat township. The northeastern corner of the Barkly Moore Street block where the Marian College campus is located contains the Church of the Immaculate Conception and on the northern side of Barkly Street is St Andrews Ararat Uniting Church. Directly south of the subject

site on Moore Street is Ararat Primary School and directly east on Princess Street is St Mary's Primary School. As such the scale and character of the surrounding built form is varied, with larger 1-2 storey buildings common in the area in amongst the residential properties containing dwellings.

- It is considered that the scale of the proposed development is appropriate within the surrounding context, given the location of the site within an education precinct in addition to the planning policy specifically recognising that education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass) (Clause 19.02-2S). The 2 storey development proposed will have a building height of 9.648m which is not dissimilar to existing buildings on the campus and within the surrounding area.
- The proposed development will be setback 4m from Moore Street. The proposed setback is in line with the existing sports courts and Brigidine Centre to the east and the gymnasium to the west. The second storey is set back further at 10.3m, reducing visual bulk and the impact on Moore Street.
- The development is a simple contemporary design which is distinct from the surrounding heritage buildings. The surrounding area contains diverse built form from a range of periods with no distinct style characteristic of the area. The southern portion of the Marian College campus where the proposed development is to be located also contains the more modern gymnasium building. It is considered that the high quality architectural style of the proposed building responds positively to the surrounding neighbourhood character.
- No vegetation removal is required to facilitate the proposed development with the significant English Oak and vegetation along the Moore Street frontage retained in keeping with the surrounding character.
- The proposed development does not directly abut any residential properties and as such the off site amenity impacts are minimised.
- Given there is no change to the current student or staff numbers proposed, there will be no impact on the surrounding street parking or traffic conditions as a result of the proposed development.
- There will be no change to the existing waste management arrangements which are detailed within this report as a result of the proposed development.

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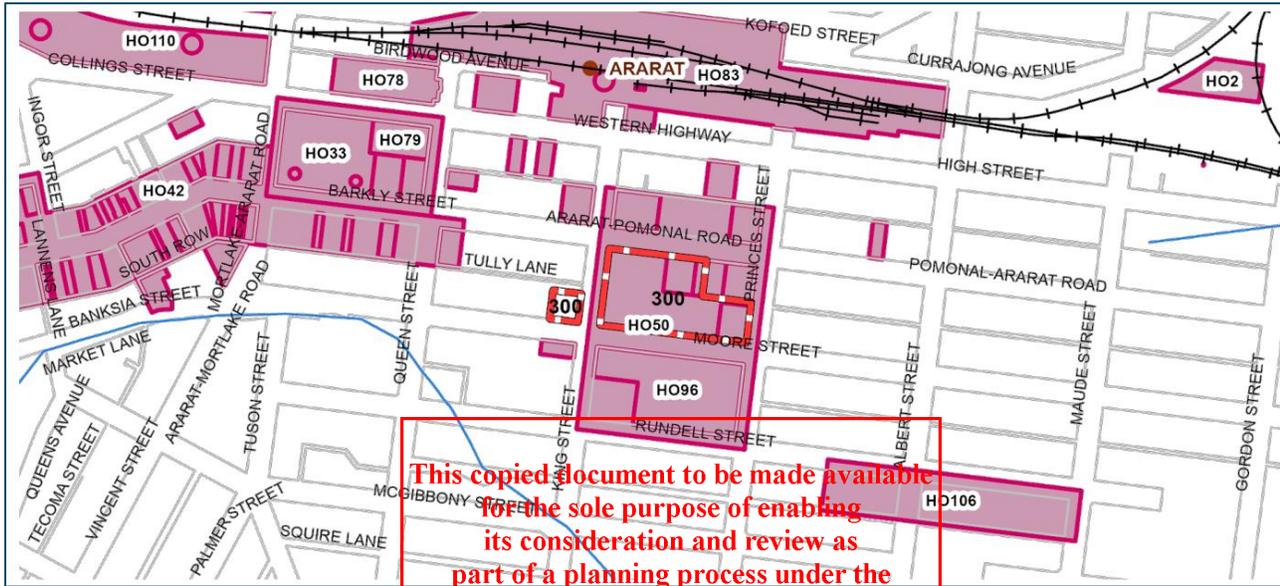
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OVERLAYS

The site is impacted by the Heritage Overlay - Schedule HO50

Clause 43.01 –Heritage Overlay (HO50)

The property is affected by the Environmental Significance Overlay (ESO1) under the Ararat Planning Scheme. The below image shows this overlay impacting the subject lot.



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Figure 32 - Heritage Overlay

The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree. Whether the construction, site works and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

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Assessment

The Marian College campus is impacted by the Heritage Overlay which provides a permit trigger to construct a building. There are multiple schedules impacting the site being HO47, HO48, HO49, HO50 and HO100. The area where the proposed development is sited is impacted by Schedule HO50 - Area D Barkly Street Churches and School Precinct. The subject site is not included in the Victorian Heritage Register under the Heritage Act 2017 and is not an aboriginal heritage place. The subject site is categorized as 'local significance' under the schedule to the overlay.

The Ararat Heritage Study Review 2001 provides the following statement of significance for Area D - Barkly Street (Churches and Schools) in which the subject site is located:

"The Barkly Street Churches and Schools Precinct is of architectural and historical significance at a local level. It is architecturally significant for its many ecclesiastical and educational buildings which it encompasses and which create landmark buildings in Ararat. The two storey Dominica building is also significant as the first two storey house in Ararat. The precinct is historically significant for its association with the development of two of Ararat's Christian denominations, the Roman Catholic and Uniting Churches, since the mid 1800s and the association of the Dominica building with the Grano family.

The building forms and styles vary as do their heights and scale. Whilst the Roman Catholic

Immaculate Conception Church is a predominantly Romanesque Revival style building built with a tall campanile which date in the late 1800s, St Andrew's Uniting Church is an example of dramatic ecclesiastical Expressionism built in the 1950s. They stand apart yet respecting each other's style. The Brigidine Convent, on the other hand is a Collegiate Gothic style building, typical of the works of local architect Michael Ryan. The Former St Mary's School, located directly behind the convent, is a simple school building with gable end roofs and a side porch designed in the abstract Gothic idiom. The Ararat State School, whilst significant in its own right as one of the first to be designed by the Education Department, is designed in the same style as the Brigidine Convent, Collegiate Gothic style. All education and ecclesiastical buildings in this precinct are individually significant at local level, yet they create one of the most prominent precincts in Ararat because of their unified appearance. The Dominica building is also well integrated in this area because of its height and conventional Queen Anne style. Its style, although different from other non-domestic buildings in the precinct, is in harmony with them and succeeds in blending in with its surrounding. In essence all of the buildings listed as significant are so because of their use, location and coherent appearance at street level.

The Barkly Street Churches and Schools, Heritage Area consists of predominantly religious buildings which dominate the skyline of Ararat. Topographically, the ground is slightly higher than surrounding areas and this adds to the precincts' prominence within Ararat. The tower of the Roman Catholic Immaculate Conception Church is one of Ararat's main landmarks.

Some of the buildings, which have been identified to be of significance to this precinct, are so because of their historical association with people who contributed to the development and growth of church denominations as well as the educational system in Ararat. The precinct displays a series of building which are historically significant for their association with Micheal Ryan, local architect, F. Bruce Kemp, architect, A.A. Fritsca, architect and James Irwin, local builder and Mayor to name a few. Dominica is also associated with Thomas Grano, a local architect of H.W. Grano, and it was the home of the first female barrister and solicitor in Ararat, Patricia Grano."

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The heritage study also provides the following guidelines for infill development within the precinct:
 "The design of infill development should incorporate the following features:

- One or two storey maximum heights (not exceeding existing single or double storey heights).
- Development of scale, bulk and proportions in keeping with existing contributory buildings, although existing churches' and schools' heights are not to be reproduced.
- Galvanised corrugated steel pitched roofs.
- Rendered or brick walls.
- Vertical rectangular timber windows
- Appropriate colours to be approved by the heritage advisor.
- Galvanised corrugated steel fences to the rear of the property. Bitumen paving on footpaths.
- No neon lit signs.
- Re-instate bluestone kerbing where possible.
- Front fences should be in keeping with existing original fences."

A Heritage Report (Appendix E) has been prepared in response to the proposed development and should be read in conjunction with this report. It is submitted that the proposal supports the ongoing significance of the heritage overlay as follows:

- The proposed development does not seek to mimic the existing adjoining buildings located within the heritage overlay but rather the architectural response seeks to complement and respect the existing neighbourhood context. The development instead seeks to propose a modern building with contemporary architecture and innovative design which is distinct from the surrounding heritage buildings and adds to the existing diversity and layering of styles through time.
- The scale of the proposed development at 2 storeys is in keeping with the heritage guidelines of the Area D - Barkly Street Churches and Schools Precinct. The development sits harmoniously within the existing campus buildings and Moore Street frontage.
- The proposed setbacks are consistent with the surrounding heritage buildings and the setback to the upper-level assists in reducing the visual dominance of the development.
- Given the topography of the site and height of the existing buildings along Barkly Street, the proposed development is concealed from Barkly Street, the main heritage vista (see sightline diagram). As such the impact of the proposed development on the key buildings of significance including the Sacred Heart Convent, the Sacred Heart of Jesus Convent and the Brigidine Convent of the Sacred heart is minimised.
- The surrounding area contains buildings constructed in a diverse range of time periods, as such the roof profiles are varied. The proposed development has employed a flat roof in part to assist in concealing the development from Barkly Street. While much of the surrounding built form exhibits pitched roofs, it is considered that the proposed roof is appropriate with the neighbouring gymnasium building and St Mary's School building both exhibiting a precedent of a similar roof form to the proposed.

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The Ararat Planning Scheme lacks specific heritage policy, only guiding strategies and policy guidelines such as the ICOMOS Burra Charter. Those of most relevance to the proposed new building development are as follows:

- The proposed design is broadly in accordance with the policy guidelines.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Consider as relevant: The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Overall, the proposed contemporary architectural design is appropriate within the diverse heritage context and presents no apparent adverse impact to the cultural heritage significance of the HO precinct or numerous adjacent individual HO sites. It is considered that overall, the proposal strikes an

appropriate balance between the objectives of relevant heritage policy and the provision of modern school facilities. The heritage report prepared by Michael Taylor, Heritage Advisor, provides the following concluding remarks in relation to the proposed development:

Overall, the proposed contemporary architectural design by CHT Architects appears appropriate within the diverse heritage context and presents no apparent adverse impact to the cultural heritage significance of the HO precinct or numerous adjacent individual HO sites.

The architectural response has been revised to reference the vernacular architectural facade composition and material palates of the site's individually significant buildings while still being of a suitably contemporary architectural design.

On balance, it is considered that the proposed development is appropriate given its context within the broader heritage precinct.

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PARTICULAR PROVISIONS

Clause 53.18– Stormwater management in urban development

The purpose of this particular provision is:

- To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Assessment

The proposed building will be connected to existing drainage systems. It is considered that the proposed development will not negatively impact the local drainage system. A sustainable management strategy has been prepared and is attached as Appendix F. A STORM rating of $\geq 100\%$ can be achieved by implementing Rainwater collection from the roof and directed into the 9,000 litre rainwater tanks as shown on the development plans. All WC's are to be connected to the rainwater tank. Melbourne Water has developed the Stormwater Treatment Objective- Relative Measure (STORM) Calculator as a method of simplifying the analysis of stormwater treatment methods. The STORM Calculator displays the amount of treatment that is required to meet best practice targets, using WSUD treatment measures.

The best practice standards have been set out in the Urban Stormwater Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999) for reduction in total suspended solids (TSS), total phosphorus (TP) and total nitrogen (TN) loads.

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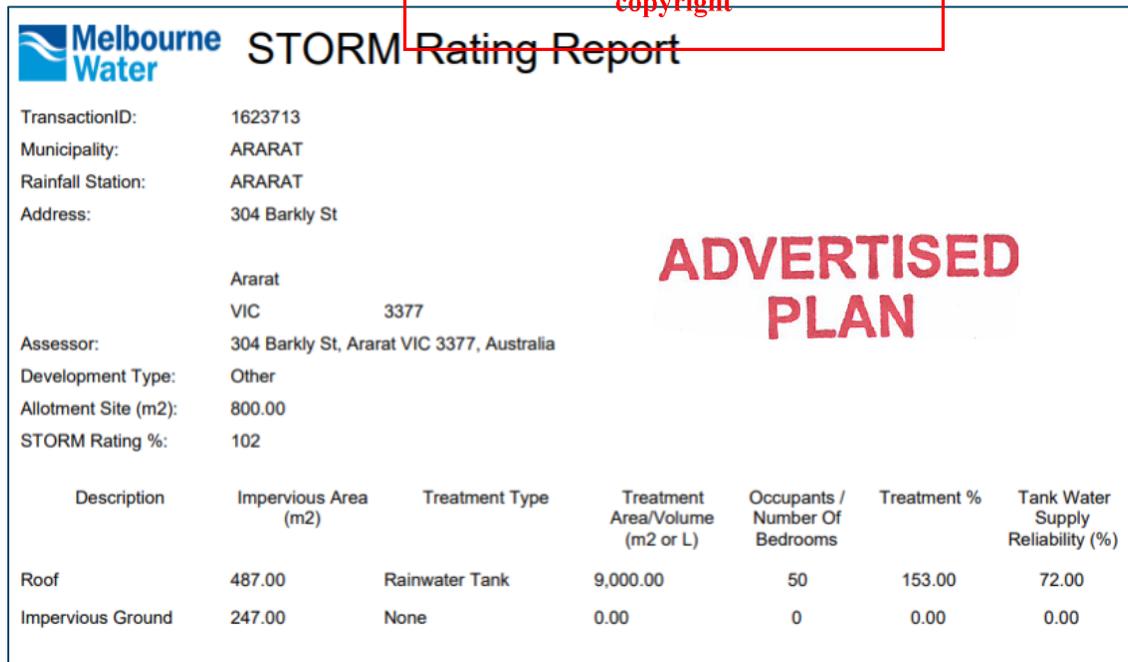


Figure 33 – Stormwater Rating

Clause 53.19 – Non Government Schools

The purpose of this particular provision is:

- To facilitate new non-government schools.
- To facilitate upgrades and extensions to existing non-government schools.

Assessment

An application to which this Clause applies is exempt from the 'notice requirements of Section 52 (1)(a, b, c and d), decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act'.

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9 Conclusion

This report describes the proposed Buildings & works associated with a section 2 use (Education Centre) and within the Heritage Overlay at 300 Barkly Street, Ararat. It is submitted that the application and proposal are consistent with the purposes of the General Residential Zone – Schedule 1 and wider Ararat planning scheme, inclusive of the relevant overlays and general scheme provisions which impact the site, as outlined within this report.

Having regard to the practical circumstances of this application and our client's objectives in the context of the relevant sections of the Ararat Planning Scheme, Local Policies and State-wide Planning Provisions, it is considered the application should be supported the following reasons:

- The proposal is closely aligned with State Planning Policy which seek to develop existing infrastructure to meet the growing demands for education.
- The design of the proposed built form is highly responsive to character of the site and surrounding area, complementing the existing campus buildings and surrounding residential area and character.
- The proposed development will positively contribute to the existing campus and the general area and will not result in any unreasonable amenity impacts on surrounding residential and education focused properties.
- The proposal meets the purposes of the General Residential Zone – Schedule 1 which seeks to *'allow educational, recreational, religious, community and limited range of other non-residential uses to serve local community needs in appropriate locations.'*
- The proposal meets the requirements of the Heritage Overlay – Schedule HO50 and does not adversely affect the heritage significance of the subject site and the character of the surrounding area.

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Appendix A – Title & Title Plan

See attached title documents.

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Appendix B – Aerial Photograph



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Appendix C – Planning Property Report

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 01 March 2023 09:54 PM

PROPERTY DETAILS

Address: **300 BARKLY STREET ARARAT 3377**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **ARARAT** www.ararat.vic.gov.au

Council Property Number: **1002.500000**

Planning Scheme: **Ararat** [Planning Scheme – Ararat](#)

Directory Reference: **Vicroads 554 F8**

This property has 19 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Grampians Wimmera Mallee Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

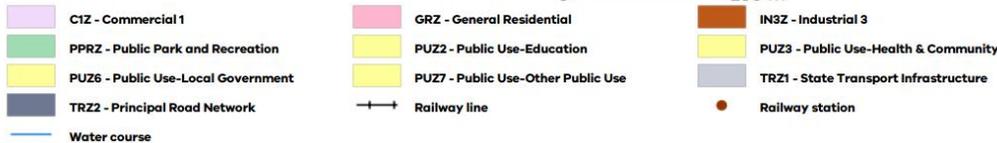
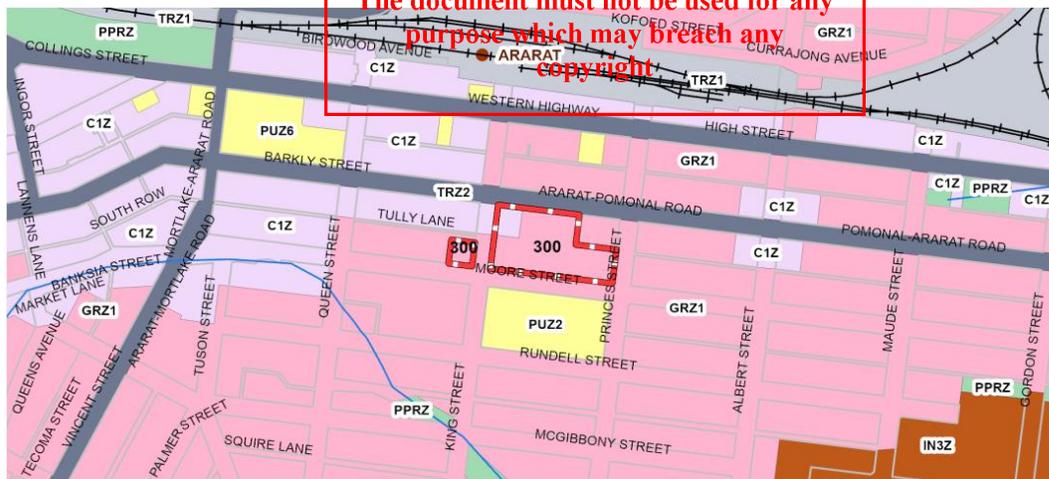
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

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Planning Zones

- [COMMERCIAL 1 ZONE \(C1Z\)](#)
- [SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)
- [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
- [GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 01 March 2023 03:54 PM

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Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

OTHER

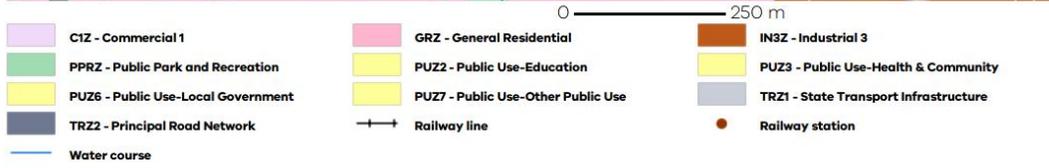
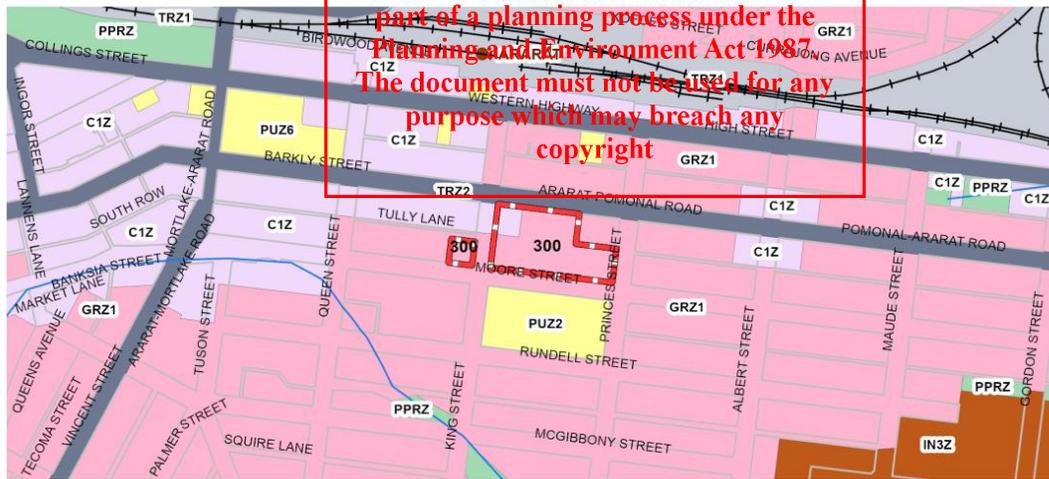
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

- [COMMERCIAL 1 ZONE \(C1Z\)](#)
- [SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)
- [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
- [GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

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Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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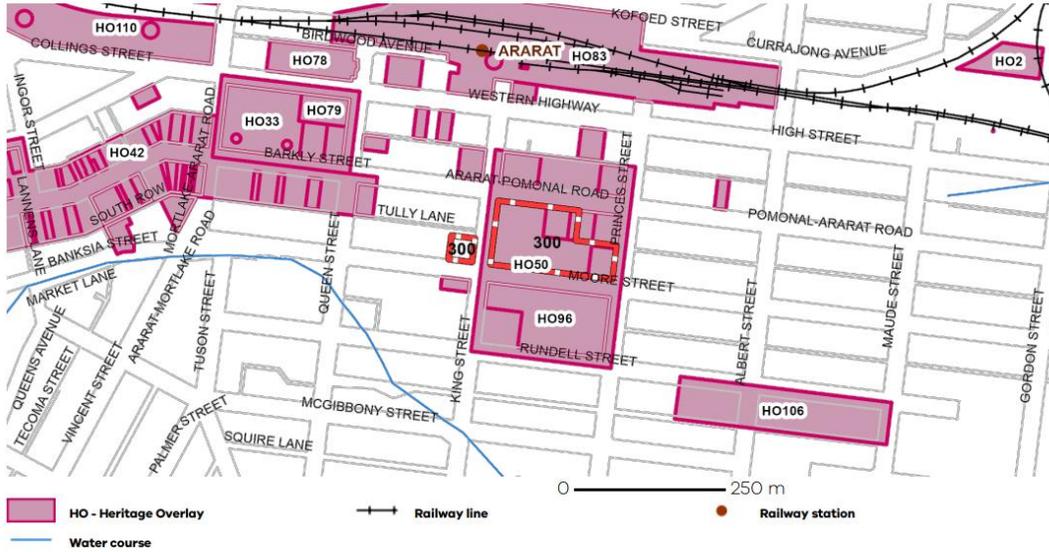
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PLANNING PROPERTY REPORT



Planning Overlays

- [HERITAGE OVERLAY \(HO\)](#)
- [HERITAGE OVERLAY - SCHEDULE \(HO47\)](#)
- [HERITAGE OVERLAY - SCHEDULE \(HO48\)](#)
- [HERITAGE OVERLAY - SCHEDULE \(HO50\)](#)
- [HERITAGE OVERLAY - SCHEDULE \(HO100\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT



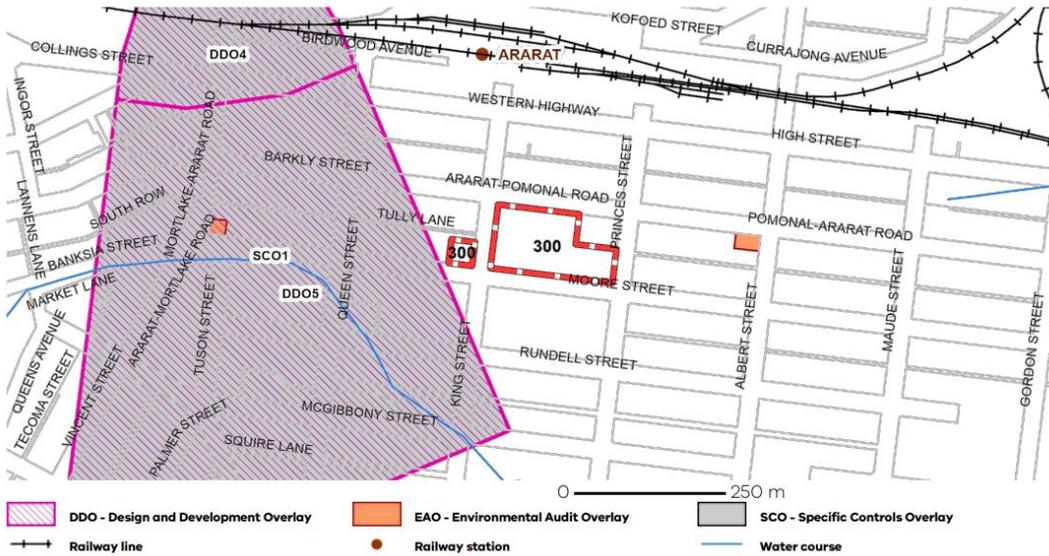
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)

SPECIFIC CONTROLS OVERLAY (SCO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 23 February 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 300 BARKLY STREET ARARAT 3377

Page 3 of 4

PLANNING PROPERTY REPORT

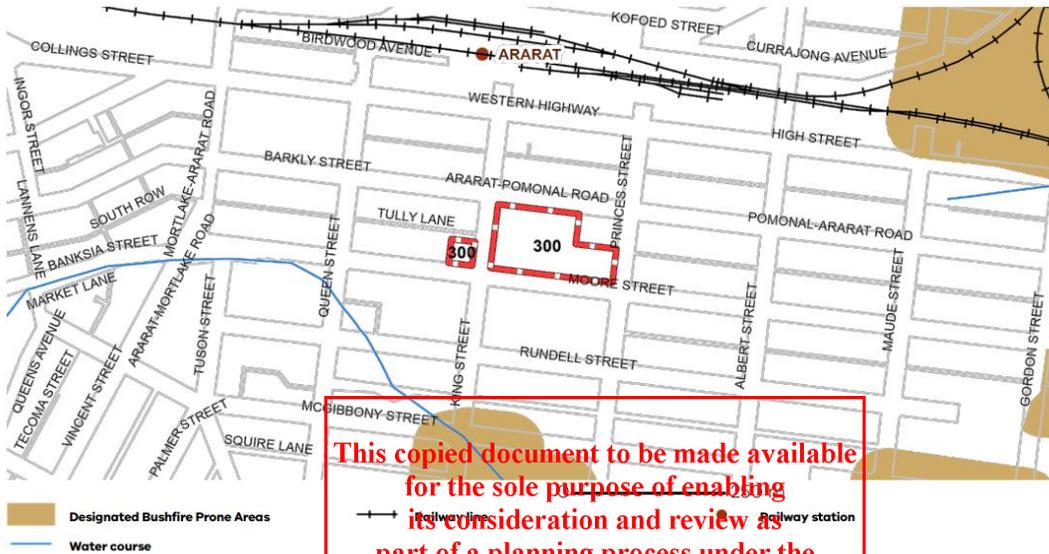


Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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Designated BPA are determined by the Minister for Planning, under the Planning and Environment Act 1987, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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PLANNING PROPERTY REPORT: 300 BARKLY STREET ARARAT 3377

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Appendix D – Development Plans

See attached Concept development plans.

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Appendix E – Heritage Report

See attached Heritage Report.

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Appendix F – Sustainability Report

See attached sustainability report.

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Appendix G - Arborist Report

See attached arborist report.

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Appendix H – Site Photographs



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