

MYERS Building Design
PLANNING GROUP Town Planning
Project Management

Planning Permit Application

13 Crawley Street and 140-150 Botanic Road, Warrnambool
Prepared for Emmanuel College

Overview

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Background

Applicant / Owner	Emmanuel College
Address	13 Crawley Street, Warrnambool; and 140-150 Botanic Road, Warrnambool
Lot Description	<u>13 Crawley Street, Warrnambool</u> Lot 2 on Plan of Subdivision 724625V (Volume 11637, Folio 563) <u>140-150 Botanic Road, Warrnambool</u> Lot 2 on Plan of Subdivision 619541P (Volume 11248, Folio 422) Lot 1 on Plan of Subdivision 327562H (Volume 10164, Folio 476) (Lot 1 is not relevant to this application. Noted only for clarity as it forms part of 140-150 Botanic Road, Warrnambool)

Relevant Planning Controls

State Planning Policy Framework	Clause 11 Settlement Clause 15 Built Environment and Heritage Clause 17 Economic Development Clause 19 Infrastructure
Local Planning Policy Framework	Clause 02.03-1 Settlement Clause 02.03-5 Built environment and heritage Clause 02.03-7 Economic development Clause 02.03-8 Transport and infrastructure
Zone	General Residential Zone (Schedule 1)
Overlays	Development Plan Overlay (Schedule 1) Heritage Overlay (HO18)
Particular Provisions	Clause 52.05 Signs Clause 52.06 Car parking Clause 52.34 Bicycle facilities Clause 53.18 Stormwater management in urban development Clause 53.19 Non-Government Schools

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Permit Application Details

Description of Proposal	Use and development of an education centre (The Edmund Rice Centre), display of signage, and a reduction of bicycle facilities.
Permit requirement	Clause 32.08-2 Section 2 Use (General Residential Zone) Clause 32.08-9 Buildings and works (General Residential Zone) Clause 52.05-2 Display of signs (Signs) Clause 52.34-2 Reduction of bicycle facilities (Bicycle Facilities)

Acknowledgement of Country

We acknowledge the Traditional Owners of the Country on which this application applies and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

We care about our community

We donate a fixed percentage of our income each year to local organisations that work towards a better world. We also advise and represent a select group of clients on a reduced cost or pro bono basis.

Quality assurance

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Town Planning Report

13 Crawley Street, Warrnambool; and
140-150 Botanic Road, Warrnambool
Prepared for Emmanuel College

Project Number

21-650

Revision

01

Prepared By

LB / CM

Project Lead

CM

Issued

9 September 2022

Revision	Date	Issue
00	9 September 2022	Draft issued to client
01	4 October 2022	Final issued to DELWP

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1 Introduction

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1.1 Purpose

This Town Planning Report has been prepared by Myers Planning Group on behalf of Emmanuel College in support of a planning permit application for the use and development of an education centre (The Edmund Rice Centre), display of signage, and a reduction of bicycle facilities, at 13 Crawley Street, and 140-150 Botanic Road, Warrnambool (the 'Site').

The Master Plan, prepared by Baldasso Cortese in collaboration with Emmanuel College in April 2022, includes the relocation of the Year 9 students at The Rice Campus on Canterbury Road, to the McAuley Campus at 140-150 Botanic Road, Warrnambool. The vision of the Master Plan is to create an integrated campus for all students from Year 7-12 in anticipation of enrolment demands over the coming years. It focuses on an equitable distribution of facilities across the wider campus, including dedicated hubs to Senior & Art, Food Technology, Year 7 & 8, and a Swimming Pool & Health Centre, with the central oval forming a 'village green'.

Stage 1 of the Master Plan sees the development of The Edmund Rice Centre, dedicated to the Year 9 students. The facility incorporates twelve learning and specialist technology labs, separate breakout spaces for students and staff, small group rooms, and enclosed gymnasium. Implementation of Stage 1 requires an amendment to the current Emmanuel College Master Plan (July 2013) and a planning permit application. The amendment to the Master Plan was submitted to Warrnambool City Council on 17 May 2022, whereby this Town Planning Report supports the Planning Permit application.

The proposal triggers the following permit requirements under the Warrnambool Planning Scheme:

- Clause 32.08-2 General Residential Zone (Use)
- Clause 32.08-9 General Residential Zone (Buildings and works)
- Clause 52.05-2 Signs (Display signage)
- Clause 52.34-2 Reduction of bicycle facilities (Bicycle Facilities)

Having considered the proposal with respect to the Warrnambool Planning Scheme, it is the conclusion of this report that the proposal is consistent with both state and local planning policy, and applicable planning controls. As such, this report recommends, and requests that the Department of Land, Water and Planning issues a permit for the proposal.

The following documents are provided as part of the application and should be read in conjunction with this report:

- Certificates of Title
- OneMap Site Reports
- Town Planning Drawings (Site Plan, Floor Plans, Elevations and Landscape Design)
- Cultural Heritage Management Plan
- Traffic Impact Assessment Report
- Stormwater Management Plan

1.2 Limitations

This report has considered the following documents:

- Warrnambool Planning Scheme (as of 18 August 2022)
- Certificates of Title (dated 19 August 2022)
- Amended Development Plan (approved on 29 July 2013)
- Master Plan Report (dated May 2022)
- Proposed Master Plan (dated 22 April 2022)

2 Site and surrounds

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2.1 Site description and title particulars

Site address	13 Crawley Street, Warrnambool; and 140-150 Botanic Road, Warrnambool
Title details	<u>13 Crawley Street, Warrnambool</u> Lot 2 on Plan of Subdivision 724625V (Volume 11637, Folio 563) <u>140-150 Botanic Road, Warrnambool</u> Lot 2 on Plan of Subdivision 619541P (Volume 11248, Folio 422) Lot 1 on Plan of Subdivision 327562H (Volume 10164, Folio 476)
Site description	The Site is of irregular shape with a total area of 10.44 hectares and a frontage of approximately 193.5 metres to Botanic Road.
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987, McAuley Property Limited are the registered landowners.
Easements, restrictions or covenants	The site is encumbered by a number of easements, however, is not subject to restrictive covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.

Refer to the Certificates of Title (**Appendix A**) for further details.

2.2 Site analysis

The Site is located on the northern side of Botanic Road and Raglan Parade, with an area of approximately 10.44 hectares. Containing a frontage to Botanic Road of 193.5 metres, the Site is of irregular shape and is bound by Ardlie Street to the east and Hopetoun Road to the west, with vehicle access from Crawley Street to the north of the Site.

Located within the General Residential Zone (Schedule 1), the Site exists with a number of buildings and facilities, including:

- Original convent fronting Botanic Road to the south, forming part of the Site's significant heritage.
- Administration buildings and library to the rear (north) of the convent.
- The Stage, a performing arts centre, to the rear (north) of the convent, fronting Ardlie Street.
- The Emmanuel Centre, a two storey building to the west of the convent, containing a gymnasium and materials technology facility.
- The Goold Building, containing Years 7 and 8, accessible via Botanic Road, located northwest of the convent.
- A collection of maintenance sheds, located north of The Goold Building.
- The main sport's oval located in the centre of the site, with a secondary field located in the northeast corner of the site, fronting Ardlie Street.
- A series of hardcourts located along both the Botanic Road frontage and north of the central sport's oval.
- Four (4) main car parking areas, including 71 spaces to the northeast of the convent and accessible via Ardlie Street, 34 spaces to the west of the convent, accessible from the southeast entrance along Botanic Road, 21 spaces to the south of The Emmanuel Centre and 50 spaces to the south of The Goold Building, both accessible via the southwest entrance to Botanic Road.

The remainder of the Site contains vacant paddock, including a large paddock within the southwest corner, bound by Botanic Road to the south and Hopetoun Road to the west. The far north portion of the Site known as 13 Crawley Street also exists as vacant.

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The Site's undulating topography sees a fall in the southwest corner from the Botanic Road frontage, with this boundary rising towards the eastern portion of land and highlighting the convent as being upon the highest point within the Site. Running along Ardlie Street, east of the Site, the land falls away towards the northeast corner's secondary playing field. In contrast, the western portion of the Site, bound by Hopetoun Road, identifies an increasing elevation towards The Goold Building in the north. The Crawley Street lot to the north sits higher than its street access, rising up towards the west.

Minimal vegetation exists upon the Site, aside from planted, mature vegetation located within the southeast corner of the Site, and that which is surrounding the secondary playing field in the northeast corner of the Site.

Refer to the Aerial Site Plan (**Figure 1**) for details.

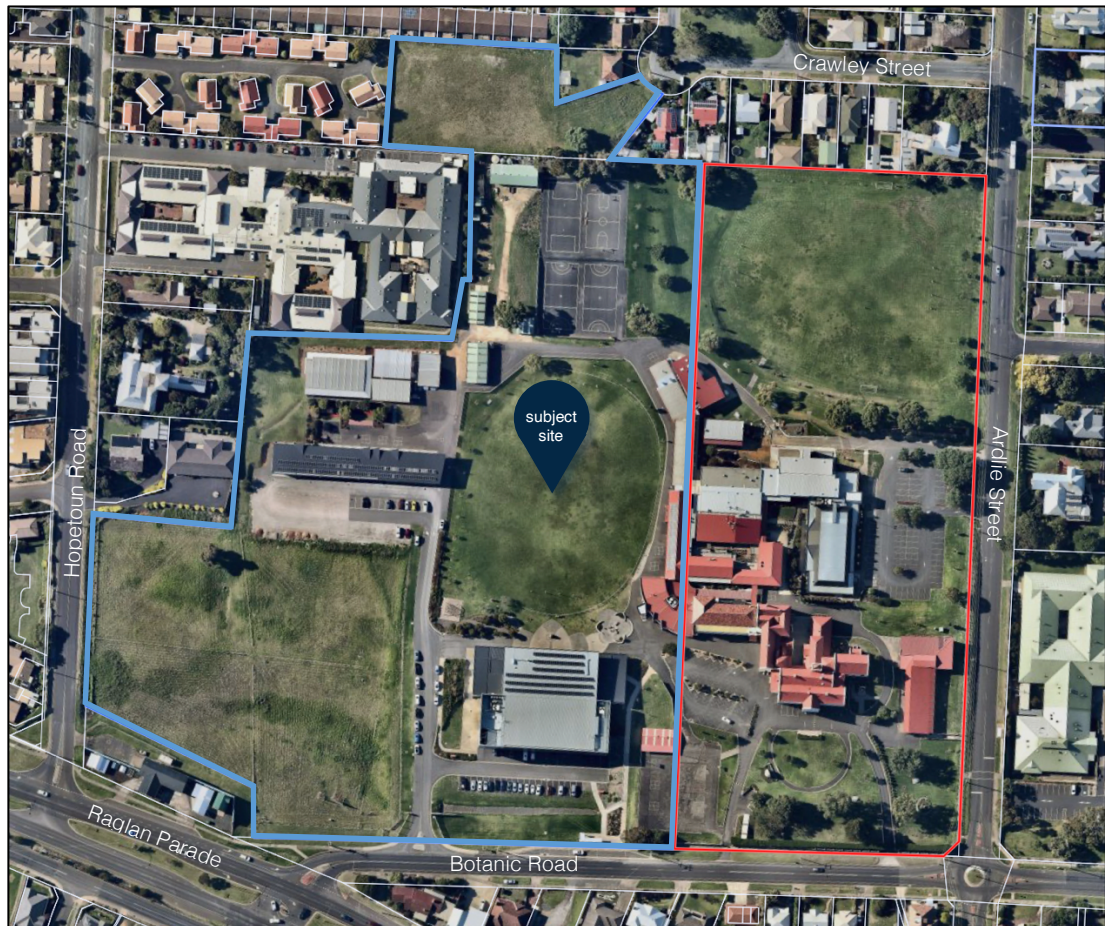


Figure 1: Aerial Site Plan – Relevant Lots Shown Blue (Source: NearMap, dated 12 March 2022)

2.3 Site context

The Site is located approximately 1.4 kilometres northwest of Warrnambool's City Centre, and 3 kilometres from the Warrnambool Foreshore. Within the heart of the General Residential Zone, Emmanuel College is centrally located to service the Warrnambool Region and local surrounds. Pockets of Public Park and Recreation Zone, Commercial Zone and Industrial Zone are located throughout the surrounding land.

Similar to the Site, the surrounding topography is of an undulating nature, with planted vegetation located throughout. Lot sizes are relative to single dwelling developments, containing an area of approximately 300 to 700 square metres. Remnant and planted mature vegetation exist throughout the surrounds, with lots featuring manicured landscaping surrounding their homes.

The Merri River meanders to the north of the Site and is located within the Urban Floodway Zone. The Russell Creek tributary, and its associated Walking Trail, runs in a northwest to southeast direction from the Merri River to the east

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of the Site, before redirecting east and then northeast. Both the Merri River and Russell Creek are lined with riparian vegetation, protecting the waterway.

The Site's key interfaces are as follows:

North – 1, 1A, 3, 5, 7, 9, 11, 15 Crawley Street	Single dwellings and associated outbuildings, located within the General Residential Zone.
East – 136 Botanic Road	St John of God Warrnambool Hospital, located within the General Residential Zone.
East – 38, 52, 54, 58 Ardlie Street	Single dwellings and associated outbuildings, located within the General Residential Zone.
Southwest corner – 878 Raglan Parade	Eureka Garages & Sheds, located within the Commercial 2 Zone.
South – 101, 103, 105, 107, 111, 113, 114, 119 and 123 Botanic Road	Single dwellings and associated outbuildings, located within the General Residential Zone.
West – 888 Raglan Parade	A staged subdivision supporting a multi-unit development, located within the General Residential Zone, and bound by Hopetoun Road and McPherson Crescent.
West – 10, 12 and 14 Hopetoun Road	Single dwellings and associated outbuildings, located within the General Residential Zone.
West – 16 Hopetoun Road	Mercy Place Warrnambool aged care facility, located within the General Residential Zone.

Refer to Aerial Context Plan (**Figure 2**), and OneMap Site Context Maps (**Figure 3** and **Figure 4**) for details.



Figure 2: Aerial Context Plan (Source: NearMap, dated 12 March 2022)

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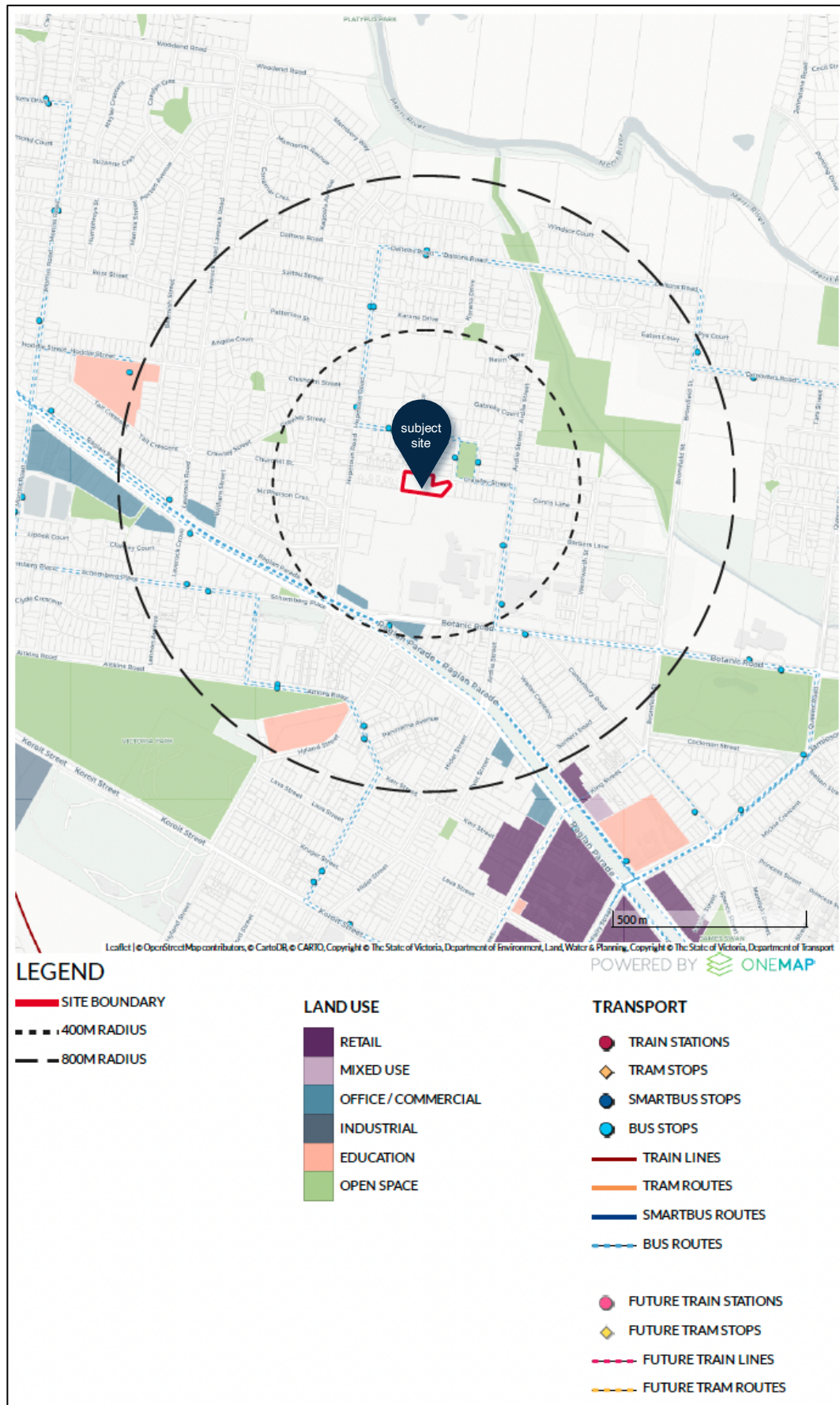


Figure 3: OneMap Site Context Plan – 13 Crawley Street, Warrnambool

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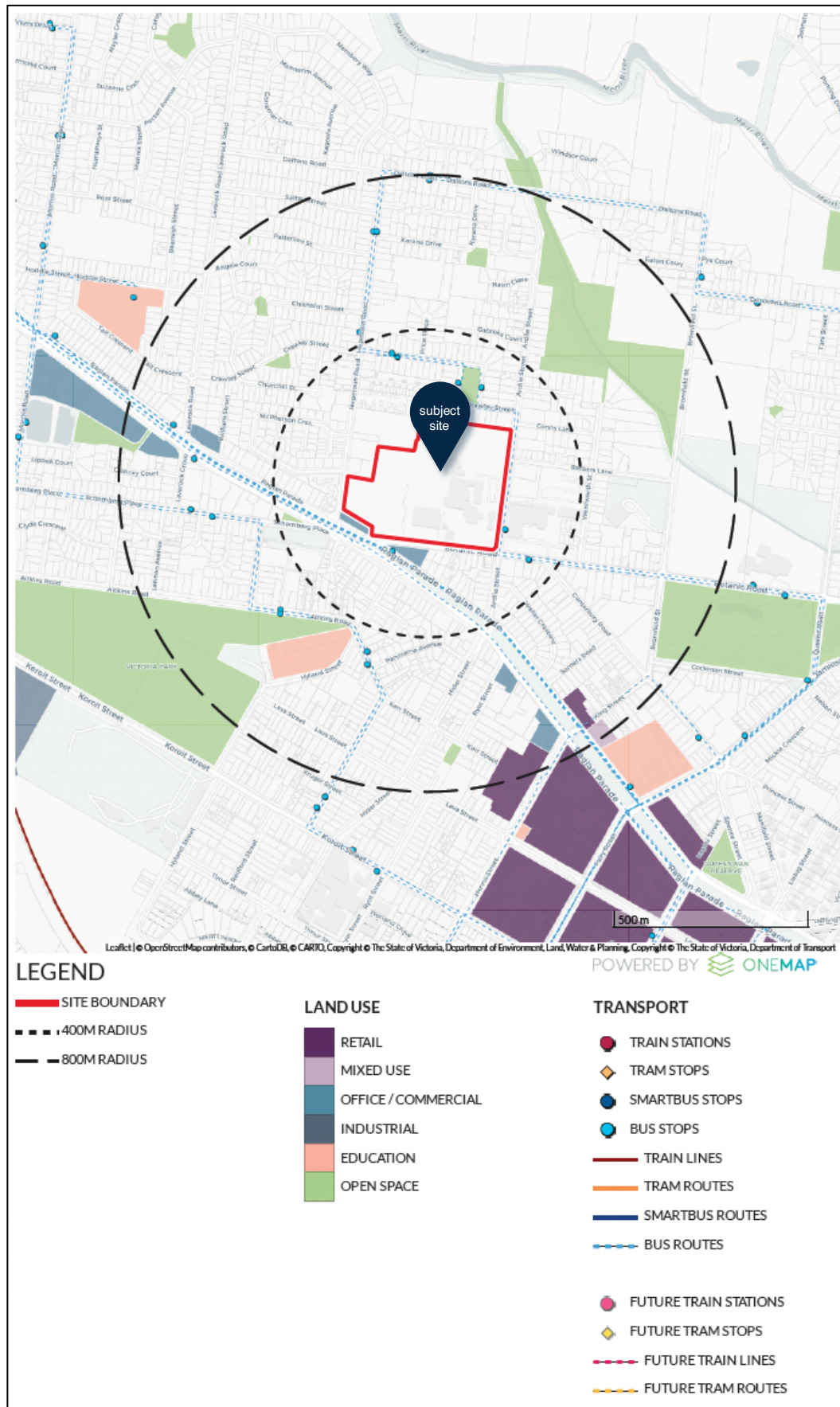


Figure 4: OneMap Site Context Plan – 140-150 Botanic Road, Warrnambool

3 Proposal

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3.1 Overview

The proposal seeks planning approval for the use and development of an education centre (The Edmund Rice Centre), display of signage, and the reduction of bicycle facilities, at 13 Crawley Street and 140-150 Botanic Road, Warrnambool.

Refer to enclosed Town Planning Drawings (**Appendix D**) for full details of the proposal.

3.2 Planning permit triggers

In accordance with the provisions of the Warrnambool Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 32.08-2 Table of Uses (General Residential Zone)
- Clause 32.08-9 Buildings and works associated with a Section 2 Use (General Residential Zone)
- Clause 52.05-2 Requirements: Display of signage (Clause 52.05 Signs)
- Clause 52.34-2 Permit requirement: Reduction of bicycle facilities (Clause 52.34 Bicycle Facilities)

3.3 Key elements

Key elements of the proposal include:

The Edmund Rice Centre

- Construction of a 3,350 square metre building, of irregular shape, to the northern portion of the Site, with a maximum overall height of 5.14 metres to the southern and western elevations, 8.74 metres to the eastern elevation and 10.54 metres to the northern and southeast elevations.
- Lower ground floor consisting of a gym, food technology room, specialist technology room, breakout room, five (5) student unisex toilets, and a communications room, two storerooms, plant room and cleaners room.
- Ground floor consisting of three (3) science rooms and a preparation room, six (6) general learning rooms, two (2) seminar rooms, a small group room, three (3) large open breakout spaces, an AV room and sound lab, a reflective space, two (2) staff work rooms, three (3) offices, a staff lounge, a reception and sickbay, a communications room, cleaners room, seven (7) unisex student toilets, a unisex staff toilet and a disabled toilet.
- Tiered seating accompanying the gym is located upon the lower ground and ground floors.
- Colours and materials consisting of:
 - o Colorbond Winward Red standing seam wall cladding, roofing, door and window frames, louvres and downpipes;
 - o Natural core filled block wall; and
 - o Ice polycarbonate sheeting.
- A minimum setback of 7.07 metres to the northern boundary, 3.11 metres to the western boundary, 2.98 metres to the southern boundary, and 1.6 metres to the southeast boundary.
- A maximum site cut of approximately 3.8 metres to accommodate the southeast elevation and appropriately nestle the building into the landscape.
- A total of seven (7) trees will be removed to accommodate the proposed building.
- Widening of the existing crossover to Crawley Street to a minimum of 4 metres width to accommodate maintenance and delivery vehicles.

Car Parking and Bus Parking Bays

- Construction of a total of 124 car parking spaces, including 74 spaces dedicated to staff and 50 spaces to students, accessible from Hopetoun Road to the west of the Site.
- Two (2) 'sawtooth' bus parking bays located east of the proposed car parking, accommodating buses entering via Botanic Road from the south towards a new temporary roundabout, just east of the bus parking bays.

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- Directional signage to the car park to be incorporated as per recommendations of the Traffic Impact Assessment Report (**Appendix F**).

Waste Management

- 120L waste bins to be located to the southern side of the netball courts, via existing access from Botanic Road to the south, whereby vehicles will continue in a forward motion towards Ardlie Street to the east.
- Waste collection to continue before 8.00am or after 4.00pm on school days, or anytime on non-school days or weekends.

Bicycle Facilities

- No additional bicycle facilities are to be incorporated as part of the proposal.
- A total of 40 bicycle spaces for students exist within the Site, including 30 spaces within a shelter accessible via the Botanic Road entrance, and a further 10 spaces nearby The Goold Building.
- A further nine (9) informal bicycle spaces for staff exist within the main administration buildings to the north of the convent.

Signage

- Display of business identification signage, 'The Edmund Rice Centre', upon the southeast elevation of the building to a maximum height of approximately 6.9 metres from ground level.
- The sign will contain a maximum height of approximately 600 millimetres and length of 8 metres, to form a 4.8 square metre area.
- Coloured in Winward Red to match the roof and wall cladding.

Refer to Town Planning Drawings (**Appendix D**) for further details.

4 Planning policies and controls

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4.1 Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast**: To attract more people to the region.
- Clause 11.01-1S **Supply of urban land**: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 15 Built Environment and Heritage

- Clause 15.01-1S **Urban design**: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-1L-01 **Urban design**
- Clause 15.01-1L-02 **Signs**: To encourage signs that make a positive contribution to their host building or site and the surrounding area.
- Clause 15.01-2S **Building design**: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- Clause 15.02-4S **Healthy neighbourhoods**: To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 15.01-5S **Neighbourhood character**: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Clause 15.03-1S **Heritage conservation**: To ensure the conservation of places of heritage significance.
- Clause 15.03-2S **Aboriginal cultural heritage**: To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Clause 17 Economic Development

- Clause 17.01-1S **Diversified economy**: To strengthen and diversify the economy.

Clause 18 Transport

- Clause 18.02-1S **Walking**: To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.
- Clause 18.02-2S **Cycling**: To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.
- Clause 18.02-3S **Public transport**: To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Clause 19 Infrastructure

- Clause 19.02-2S **Education facilities**: To assist the integration of education and early childhood facilities with local and regional communities.
- Clause 19.02-2R **Education precincts – Great South Coast**: To support the renewal, maintenance and improvement of educational facilities, and facilitate the development and expansion of education precincts at Warrnambool.

An assessment of the proposal against the policies of the PPF is contained within **Section 5.2.1** of this report.

4.2 Municipal Planning Strategy (MPS)

The Municipal Planning Strategy (MPS) sets out local and regional planning policy with a focus on specific areas and issues within Warrnambool. The Strategic Directions and local policies relevant to the proposal are detailed below.

- Clause 02.03-1 **Settlement**: Warrnambool is forecast to grow at 1.4 percent per annum until 2040, with an additional 250 dwellings required per year. The flow on effect of population growth leads to increasing enrolments at local schools.
- Clause 02.03-5 **Built environment and heritage**: Ecologically sustainable development is appropriately promoted, allowing for pedestrian and cycling access to contribute to social interaction, whilst conserving, maintaining and enhancing the character of heritage precincts. In addition, policy seeks to support signs that are in context with the scale of development, the surrounding environment and signage patterns.
- Clause 02.03-7 **Economic development**: Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education, seeking to develop value-adding opportunities.
- Clause 02.03-8 **Transport and infrastructure**: Warrnambool features an extensive range of education, community and health services to support local lifestyles. Education provides the City with a strong employment base, whereby infrastructure should be supported due to the social and economic benefits they provide the City.

An assessment of the proposal against the policies of the MPS is contained within **Section 5.2.1** of this report.

4.3 General Residential Zone

The Site is located within the General Residential Zone (Clause 32.08). The purpose of the General Residential Zone is:

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-2 **Table of uses**, a permit is required to use land for an education centre (Section 2 Use).

Pursuant to Clause 32.08-9 **Building and works associated with a Section 2 use**, a permit is required to construct a building or construct or carry out works associated with a Section 2 use.

Pursuant to Clause 32.08-14, signs located within the General Residential Zone are Category 3 signs. See **Section 4.5.1** for further details.

An assessment under the General Residential Zone is contained within **Section 5.2.2** of this report.

Refer to the OneMap Site Reports (**Appendix B**) for the extent of the General Residential Zone.

4.4 Development Plan Overlay

The Site is subject to the Development Plan Overlay (Schedule 1) (Clause 43.04). The purpose of the Development Plan Overlay is:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Pursuant to Schedule 1 of the Development Plan Overlay, a Development Plan is required prior to the subdivision of land into more than two lots. As such, the Development Plan Overlay is not relevant to this application.

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Refer to the OneMap Site Reports (**Appendix B**) for the extent of the Development Plan Overlay.

4.5 Heritage Overlay

The southeast portion of the Site is subject to the Heritage Overlay (HO18) (Clause 43.01). Whilst the proposal itself is not subject to the Heritage Overlay, and is therefore not of relevance to this application, consideration has been given to HO18 due to its significance to the Site in its entirety. The purpose of the Heritage Overlay is:

- To conserve and enhance heritage places of natural and 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.

Heritage Overlay (HO18) refers to “Wyton” Emmanuel College (Formerly “St Anne’s Convent of Mercy”), 140-150 Botanic Road (corner Botanic Road and Ardlie Street), whereby external paint controls apply to all buildings upon the Site within the confines of the Heritage Overlay.

Refer to the OneMap Site Reports (**Appendix B**) for the extent of the Heritage Overlay.

4.6 Particular Provisions

The Particular Provisions are specific prerequisites or planning provisions pertaining to a range of uses and development, and apply consistently across the state. The following Particular Provisions are relevant to the proposal.

4.6.1 Clause 52.05 Signs

The proposal requires consideration under Clause 52.05 **Signs**. The purpose of Clause 52.05 is:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Pursuant to Clause 52.05-2 **Requirements**, a permit is required to construct or put up for display a sign in Section 2.

Pursuant to Clause 32.08-14, signs within the General Residential Zone are Category 3 Signs, relating to high amenity areas. The purpose of Clause 52.05-13 **Category 3 High amenity areas** is to ensure that signs are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

A business identification sign is listed as a Section 2 sign, with no conditions specified to be met.

An assessment under Clause 52.05 is contained within **Section 5.2.3** of this report.

4.6.2 Clause 52.06 Car Parking

The proposal requires consideration under Clause 52.06 **Car Parking**. The purpose of Clause 52.06 is:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

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Pursuant to Clause 52.06-2 **Provision of car parking spaces**, before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority on the land.

Pursuant to Clause 52.06-5 **Number of car parking spaces required under Table 1**, secondary school use requires 1.2 car parking spaces to each employee that is part of the maximum number of employees on the site at any time.

Pursuant to Clause 52.06-8, plans must be prepared to the satisfaction of the responsible authority, showing:

- All car parking spaces that are proposed to be provided.
- Access lanes, driveways and associated works.
- Any landscape and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.

Plans should meet the design standards of Clause 52.06-9 for accessways, dimensions, and safety, unless otherwise agreed by the responsible authority. The car parking spaces, accessways, driveways and associated works shown on the plan must be constructed in accordance with the provisions of Clause 52.06-11 before the new use commences.

Emmanuel College requires a total of 210 spaces to accommodate 175 employees onsite at any one time. An assessment under Clause 52.06 is contained within **Section 5.2.4** of this report.

Refer to the prepared Traffic Impact Assessment Report (**Appendix F**) for full details.

4.6.3 Clause 52.34 Bicycle Facilities

The proposal requires consideration under Clause 52.34 Bicycle Facilities. The purpose of Clause 52.34 is:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34-2 **Permit requirement**, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and 52.34-6.

Pursuant to Table 1 of Clause 52.34-5 **Required bicycle facilities**, a secondary school requires 1 bicycle space to each 20 employees, and 1 to each 5 pupils.

Emmanuel College requires a total of 260 bicycle spaces to accommodate 1300 students, and 8 bicycle spaces to accommodate 175 staff. An assessment under Clause 52.34 is contained within **Section 5.2.4** of this report.

Refer to the prepared Traffic Impact Assessment Report (**Appendix F**) for full details.

4.6.4 Clause 53.18 Stormwater Management in Urban Development

The proposal requires consideration under Clause 53.18 Stormwater Management in Urban Development. The purpose of Clause 53.18 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.

Pursuant to Clause 53.18-3 **Requirements**, an application to construct a building or construct or carry out works must meet all of the objectives, and should meet all of the standards, of Clause 53.18-5 and Clause 53.18-6.

An assessment under Clause 53.18 is provided under **Section 5.2.5** of this report.

4.6.5 Clause 53.19 Non-Government Schools

The proposal will be considered under Clause 53.19 Non-Government Schools. The purpose of Clause 53.19 is:

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

This clause applies to an application under any provision of the Warrnambool Planning Scheme, to use or develop land for a secondary school on the same land as an existing secondary school.

4.7 **Other planning considerations**

4.7.1 Aboriginal Cultural Heritage Sensitivity

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity.

A Cultural Heritage Management Plan, prepared by Compass Heritage Services, dated 20 June 2022, accompanies the application. As detailed within the report, no Aboriginal cultural heritage material was identified during the complex assessment of the activity area, and is considered unlikely that any Aboriginal culture is present.

The report includes approval from the Eastern Maar Aboriginal Corporation, the Registered Aboriginal Party.

Refer to the prepared Cultural Heritage Management Plan (**Appendix E**) for full details.

5 Planning assessment

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5.1 Overview

The following outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Warrnambool Planning Scheme. The key considerations relevant to the assessment of the proposal are:

- Planning Policy Framework and Municipal Planning Strategy
- Response to the General Residential Zone
- Potential Impact of Business Identification Signage
- Traffic, Car Parking, Bus Parking and Bicycle Facilities
- Stormwater considerations

5.2 Key considerations

5.2.1 Planning Policy Framework and Municipal Planning Strategy

The proposal requires assessment under the Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) of the Warrnambool Planning Scheme.

Warrnambool is recognised as a place of state significance, whereby the proposal seeks to consolidate the College into a single campus with the development of a dedicated Year 9 precinct, whilst accommodating for future growth potential as the Region's population continues to rise (Clause 11.01-1S **Settlement** and Clause 02.03-1 **Settlement**).

Supporting growth and economic opportunities within the education sector for the region, the proposal adds significant value, facilitating the major development of Emmanuel College and enabling the relocation of the Year 9 Campus to the McAuley Campus (Clause 02.03-7 **Economic development**, Clause 02.03-8 **Transport and infrastructure**, Clause 11.01-1R **Settlement – Great South Coast** and Clause 17.01-1S **Diversified economy**).

To meet the community's future education needs, the proposal facilitates an opportunity to consolidate the Year 9 students with the remainder of the students and effectively intensify development of the college with improved facilities for the students (Clause 11.02-1S **Supply of urban land**, Clause 19.02-2S **Education facilities** and Clause 19.02-2R **Education precincts – Great South Coast**).

The high quality building and landscape design promotes an attractive environment, applying high end design techniques that are complementary to the significant heritage value of the existing buildings within the southeast quadrant of the Site. The layout provides safe and efficient pedestrian access from Crawley Street to the northeast corner of the Site, and the surrounds of The Edmund Rice Centre, forming a high amenity linkage to the remainder of the college grounds (Clause 02.03-5 **Built environment and heritage** and Clause 15.01-1S **Urban design**, Clause 15.01-1L-01 **Urban design**).

The Edmund Rice Centre contains a high quality building identification sign displayed upon the southeast elevation, and viewed from this direction, respecting the amenity of the surrounds and minimising impact upon surrounding residential development to the north and west of the building (Clause 15.01-1L-02 **Signs**). The proposed sign complements the building and character of the Site, contributing to a high standard of visual amenity (Clause 02.03-5 **Built environment and heritage**).

Appropriately nestled into the landscape, minimising detriment to the adjoining residential properties, the proposed building design minimises stormwater discharge and incorporates landscaping that provides for onsite infiltration (Clause 15.01-2S **Building design**).

The Edmund Rice Centre is surrounded by pedestrian links to Crawley Street to the northeast, and the remainder of the college to the southern portion of the Site, incorporating the gym as an entry point, with healthy living and attractive walking networks to the Site (Clause 15.01-4S **Healthy neighbourhoods**).

Respecting the neighbourhood character values and built form of the existing buildings upon the Site, the high quality design produces colours that are in keeping with the remainder of the college, whilst using a variety of

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materials to minimise replication with the existing heritage significant buildings (Clause 02.03-5 **Built environment and heritage** and Clause 15.03-1S **Heritage conservation**).

As detailed within the Cultural Heritage Management Plan prepared by Compass Heritage Services, the activity area has been determined as not being subject to previous high impact activity, only to limited disturbance. However, at the conclusion of the complex assessment, no Aboriginal cultural heritage was identified within the testing sites, and therefore, it is considered unlikely that any cultural heritage is present on the Site (Clause 15.03-2S **Aboriginal cultural heritage**).

Providing pedestrian access from Crawley Street, the proposal encourages walking and cycling, with direct, comfortable and safe walkways, linking the various hubs within the college grounds (Clause 18.02-1S **Walking** and Clause 18.02-2S **Cycling**). With bus stops along Crawley Street and Ardlie Street, The Edmund Rice Centre enables convenient access to these bus routes without the need to walk through the entire college grounds (Clause 18.02-3S **Public transport**).

In light of the above, the proposal is considered to appropriately respond to the relevant policies of the PPF and MPS of the Warrnambool Planning Scheme.

5.2.2 Response to the General Residential Zone

The proposal requires consideration under the General Residential Zone, encouraging development that respects the neighbourhood character and allowing education uses to serve the local community.

The Edmund Rice Centre is located within the northern portion of the land, adjacent to existing residential development to the north, east and west of the Site, and Mercy Place Warrnambool to the southwest. Operating within school hours, a deliberate layout locates the building with a minimum setback of 7.07 metres to the northern boundary, 3.11 metres to the western boundary, 2.98 metres to the southern boundary, and 1.8 metres to the eastern boundary. Appropriate landscaping creates inaccessible spaces within the northern and western setbacks, reducing potential amenity impact upon the surrounds and ensuring excessive noise from students is maintained at a minimum.

Serving the local community and preparing for increasing population, the proposal appropriately consolidates the Year 9 Precinct with the remainder of the college. The Edmund Rice Centre is a two storey building, plus lower ground floor, creating a split level building and design layout to accommodate the natural topography of the landscape and shape of the Site. To be constructed in colours complementary to the existing heritage within the southeast portion of the Site, the proposed modern design creates a maximum height of 10.4 metres to the northern elevation, whereby appropriate landscaping consisting of significant vegetation will minimise visual impact as a result.

Waste vehicles will continue to access the college outside of the hours of 8.00am and 4.00pm on school days, entering via the Botanic Road access and proceeding to the southern side of the netball courts before continuing a forward motion to the east. Given the low frequency of waste collection, the proposed waste bin location associated with The Edmund Rice Centre is not considered to be detrimental to the amenity of the adjoining lots.

Appropriately nestled into the landscape to minimise impact to the surrounds, solar access to private open spaces within the Site and surrounds is maintained to a maximum. Shadow Diagrams accompanying the application demonstrate minimal overshadowing, with the majority of any potential impact contained within the Site itself. Refer to Drawing 012 of the Town Planning Drawings (**Appendix D**) for further details.

In light of the above, the proposal is considered to appropriately respond to the General Residential Zone.

5.2.3 Potential Impact of Business Identification Signage

The proposal requires consideration under Clause 52.05 **Signs**, ensuring signs are compatible with the amenity and visual appearance of the area, without causing loss of amenity.

The Edmund Rice Centre features a sign identifying the building name upon the southeast elevation in Colorbond Winward Red and in proportion with the built form. Internally visible from the college grounds, the sign is designed to encompass a maximum area of approximately 4.8 square metres, and a maximum height of 6.9 metres above ground level. Despite the proposed height above ground, the proposed sign will not be illuminated, posing minimal impact upon the surrounding amenity.

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As the sign is for the purpose of identifying the building's name within the college grounds, it is considered to be appropriate within the high amenity area of the General Residential Zone.

5.2.4 Traffic, Car Parking and Bicycle Facilities

The proposal requires assessment under Clause 52.06 Car Parking and Clause 52.34 Bicycle Facilities, which seek to ensure the number of car parking spaces are appropriate to the demand likely to be generated, and to encourage cycling as a mode of transport. Relocating the Year 9 students to the McAuley Campus has the potential to increase traffic to the Site, requiring additional car and bicycle parking facilities.

In addition to the development of The Edmund Rice Centre to the northern portion of the Site, the proposal seeks to construct an additional 124 car parking spaces within the western portion of the Site, including 74 staff car parking spaces and 50 spaces dedicated to students, accessible via Hopetoun Road. In addition to the existing 188 car parking spaces throughout the college grounds, car parking associated with Stage 1 (Year 9 Centre) will ensure a total of 312 car parking spaces are provided within the college.

Constructed in accordance with the design standards, the location of this car park, accessible from Hopetoun Road, ensures traffic within Botanic Road and Ardlie Street pose minimal potential for an increase in noise and disturbance to surrounding dwellings during peak drop off and pick up times.

The Site currently contains a total of 40 bicycle parking spaces dedicated to students, with a further nine (9) spaces available for staff. Whilst the proposal does not seek to increase bicycle facilities at this stage, a demand assessment within the college was conducted, determining a total of 38 students currently utilise these spaces across both campuses.

Given the current supply and demand from students, a waiver in bicycle facilities is considered acceptable. It is noted that where demand increases over time, additional facilities should be installed to continue encouraging cycling within the college.

The current number of spaces dedicated to staff exceeds the minimum requirements by one (1) space. In addition, multiple shower and changeroom facilities are available within the Emmanuel Centre and McAuley staffroom, exceeding the single shower and changeroom requirement.

In light of the above, the proposed car parking, and waiver of bicycle facilities, is considered to be appropriate.

Refer to the Traffic Impact Assessment Report (**Appendix F**), prepared by Transport & Traffic Solutions (May 2022), for further details.

5.2.5 Stormwater requirements

The site topography where the Year 9 Centre building is located falls towards Crawly Street. The subject site contains adequate space to contain either underground or above ground stormwater infrastructure, which will be able to cater for onsite detention prior to discharge to Council's stormwater infrastructure to Crawly Street. The additional runoff on account of the approximate roof area of 3,100 square meters is able to be catered to a 1%AEP as appropriate.

For detailed stormwater information for the proposed Year 9 Centre please refer to the Stormwater Management Plan prepared by The CSE Group at Appendix H. The Stormwater Management Plan can be utilised to satisfy Clause 53.18-5.

With regards to site management (Clause 53.18-6), the following measures will be undertaken to prevent environmental pollution during the construction period:

- Stockpiles of topsoil, sand, aggregate, spoil or other material can be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and will have measures in place to prevent the movement of such material off site.
- Building operations such as washing tools and concreting can be undertaken on the building block. The pollutants from these building operations can be contained on site.
- Builders waste will not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.

The above measures are considered to meet the objectives and strategies set out in Clause 53.18-6 and can be appropriately managed through conditions imposed on any permit granted. Further, DELWP or Council can further advise on stormwater servicing requirements as part of referrals through the planning permit process requiring a detailed stormwater management plan and design reporting.

6 Conclusion

This Town Planning Report details the proposed use and development of an education centre (The Edmund Rice Centre), display of signage, and a reduction of bicycle facilities, for the land at 13 Crawley Street and 140-150 Botanic Road, Warrnambool.

The proposal has been considered against the General Residential Zone (Schedule 1), Clause 52.05 Signs, Clause 52.06 Car parking, Clause 52.34 Bicycle facilities, and relevant policies within the PPF and MPS of the Warrnambool Planning Scheme. As demonstrated within the report, the proposal is generally considered to be in accordance with the purpose and objectives of the relevant planning controls and policy framework.

Integrating the Year 9 students with the remainder of the college, the proposal seeks use and development of the northern portion of land (13 Crawley Street) to accommodate The Edmund Rice Centre, and create a Year 9 Precinct. Nestled into the landscape, the new centre will be lined with appropriate landscaping, particularly to the northern setback, minimising potential impact of the building to the surrounding residential land.

The proposed additional car parking will be accessible from Hopetoun Street to the west, appropriately minimising potential for increased traffic along Botanic Road and Ardlie Street associated with the additional Year 9 students. Whilst the proposal seeks a reduction to bicycle facilities, this is considered appropriate given the current cycling demand from staff and students within the college.

As outlined within the Town Planning Report and supporting documentation, it is recommended that a planning permit be granted for the proposed use and development of an education centre (The Edmund Rice Centre), display of signage, and reduction of bicycle facilities.

We look forward to working with the Department of Land, Water and Planning during the assessment of the application.

Myers Planning Group

October 2022

Appendices

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Appendix A	Certificates of Title
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Appendix B	OneMap Site Reports
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Appendix C	Site Photos
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Appendix D	Town Planning Drawings
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Appendix E	Cultural Heritage Management Plan
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Appendix F	Traffic Impact Assessment Report
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Appendix G	Master Plan Report
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Appendix H	Stormwater Management Plan
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Appendix A Certificates of Title

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Appendix B OneMap Site Reports

Appendix C Site Photos

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Appendix D Town Planning Drawings

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Appendix G Master Plan Report

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Appendix H Stormwater Management Plan
