

11-21 Petrel Street, GEELONG WEST

Planning Permit Application

Application No: PA2403459



Officer Assessment Report
Development Assessment

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Department
of Transport
and Planning

Executive Summary

Key information	Details	
Application No.:	PA2403459	
Received:	31 December 2024	
Statutory Days:	63	
Applicant:	St. Patricks Primary School Geelong West (The Roman Catholic Trusts Corporation for the Diocese of Melbourne) c/- Spiire	
Planning Scheme:	Greater Geelong	
Land Address:	11-21 Petrel Street, Geelong West	
Proposal:	Demolition, buildings and works and display of business identification signage associated with the construction of a building at a primary school (education centre)	
Development value:	\$8.3m	
Why is the Minister responsible?	<p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because:</p> <p><i>Primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:</i></p> <ul style="list-style-type: none"><i>The estimated cost of development is \$3 million or greater.</i>	
Why is a permit required?	Clause	Trigger
Zone:	Clause 32.08 (General Residential Zone – Schedule 1) (GRZ1)	<i>Construct a building or construct or carry out works for a section 2 use (primary school)</i>
Overlays:	Clause 43.01 (Heritage Overlay – Schedule HO642 – St. Patricks School) (HO642)	<i>Demolish or remove a building</i> <i>Construct a building or construct or carry out works</i> <i>Construct or display a sign</i> <i>Construct a fence</i>
Particular Provisions:	Clause 52.05 – Signs	<i>Construct or put up for display a business identification sign</i>
Cultural Heritage	N/A	
Total site area:	15,025m ²	
Gross Floor Area:	1700m ²	
Height:	9.5m	
Parking:	<p>Five spaces to be provided for additional five staff.</p> <p>Existing asphalt car park to be extended south into existing asphalt area and upgraded to a 40 space, line marked carpark.</p>	
Referral authorities	City of Greater Geelong (Section 52 – Notice)	
Public Notice	<p>Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner:</p> <ul style="list-style-type: none">Three notice signs erected on Britannia Street, Petrel Street and Clonard Avenue site frontagesLetters issued to adjoining landowners and affected properties on Petrel Street and Britannia Street <p>Advertising commenced on 17 April 2025 and concluded on 6 May 2025. Seven submissions were received in that time.</p>	
Recommendation	Grant planning permit PA2403459, subject to conditions.	
Delegates List	Approval to determine under delegation received on 4 June 2025.	



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

Milestone	Date
Pre-application meeting (DTP)	N/A
Application lodgement	31 December 2024
Further information requested	15 January 2025
Further information received	10 April 2025
Decision Plans	Architectural Plans prepared by PMDL and dated 7 March 2025 Arborist Report prepared by Slicks Tree Consulting Services and dated 3 October 2024 Sustainability Management Plan prepared by BRT Consulting Services and dated 8 April 2025 Traffic Impact Assessment prepared by Ratio and dated 19 December 2024 Town Planning report prepared by Spiire and dated April 2025 DTP Design Response report prepared by PMDL and dated 7 April 2025 BESS Report dated 7 April 2025 BESS Input Schedule (Stakeholder Commitment) prepared by BRT Consulting Engineers and dated 8 April 2025

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



3. The proposal can be summarised as follows:

Key Information	Details
Proposal:	<p>Demolition, buildings and works and display of business identification signage associated with the construction of a building at a primary school.</p> <p>The proposal includes an increase of 105 students and 5 staff. The total number of students on site will increase from 420 to 525 as a result.</p>
Setbacks:	<p>Minimum 1.943m setback from northern boundary and Britannia Street frontage. The front setback ranges from 1.43m to 3.5m.</p>
Car Parking Bicycle Parking	<p>Five additional car parking spaces are to be provided in the existing asphalt staff carpark to accommodate for the increase in staff members on site.</p> <p>The car park is proposed to be extended to the south into the existing asphalt area, and upgraded to a 40 space, line marked carpark. The existing tandem arrangement will be retained to include 12 tandem pairs, and one accessible (DDA) car space.</p> <p>To facilitate the car parking changes, the existing crossover on Britannia Street is proposed to be relocated 3m to the west.</p> <p>An additional existing crossover to Britannia Street is located west of the demountable building. This crossing has been incorporated into the functionality of the new building and is proposed for retention, to continue to provide vehicle access for deliveries etc. Existing recessed gates will be relocated to align with the boundary fence.</p> <p>Six bicycle parking spaces are required pursuant to Clause 52.34. The applicant has shown on the development plans that there is space for eight additional bicycle spaces within the existing bicycle shed. An additional two visitor spaces are proposed to be provided at the new main building entrance.</p>
Loading and Waste	<p>The proposal seeks to utilise existing waste arrangements at the school to facilitate and accommodate for additional waste generation.</p> <p>A weekly collection for all food and garden waste (FOGO) is proposed. Throughout the development there will be both general waste, FOGO waste and recycling bins to assist in the separation of rubbish at the first stage of the waste cycle. A dedicated waste bin enclosure is provided adjacent to the kitchen area.</p>

4. Specific details of the application include:

Demolition

- It is proposed to demolish an existing chapel, adjacent demountable (portable classroom) and supporting infrastructure such as rainwater tanks.
- Whilst the HO642 applies to the entirety of the site, the significance as referenced by the Victorian Heritage Database report is the original school building and the cultural significance of the use of the land for education. Neither the chapel nor demountable building are original heritage fabric. No part of the original school building is proposed for demolition or modification.

Proposed Building

- The proposed development consists of a two-storey learning and administration building sited in place of the demolished chapel and demountable classroom fronting Britannia Street. The proposed development includes the following features:
 - The ground floor comprises staff amenities, administration and resourcing rooms.
 - The first floor has nine teaching spaces, each fitted with a teaching wall. Running centrally through the first floor is a Collaborative Spine, fitted with a stage within the western end of the spine and a centralised wet bench. Two staircases and a lift provide access to the first floor.

- A brick feature entry incorporating the school emblem identifies the new main entrance to the school. This entrance features a recessed parapet wall with steps extending to the site's boundary and Britannia Street footpath, a wheelchair access ramp, a seating area and bike rack. New fencing will match existing.
- The building has a maximum height of 9.53 metres and incorporates a simple gable roof with a fall of between 5 and 10 degrees.
- The ground floor is largely clad in face brickwork, whilst the first floor and roof are clad in metal sheeting.

Staging (Informal)

- It is proposed to complete the development in two distinct informal building stages. As such a permit with an extended life span to complete the development is sought by the applicant.
- **Stage 1** will comprise of demolition and removal of the chapel and demountable building and construction of the overall building "shell". The first floor will be fully constructed and enclosed as part of Stage 1, whilst only the student toilet facilities, stairs and lifts will be provided at the ground floor. Effectively, an under-croft area for future development will be created on the ground floor and used as a play space until Stage 2 commences. Car parking will be delivered as part of Stage 1.
- **Stage 2** will comprise of the construction and internal fit out of the remaining ground floor spaces. Stage 2 is expected to occur approximately 1-3 years after Stage 1.

Signage

- The proposed signage measures 3.77 metres in height and 3 metres in width. It displays the school's name and emblem in school colours. No illumination is proposed.

Landscaping

- Approximately 25 trees are proposed to be removed to facilitate works. All 25 trees are identified to be planted vegetation, of which only two are considered to be native and exempt from requiring a planning permit under Clause 52.17-7.
- Landscaping is proposed to informally and partially offset the trees to be removed; replacement trees and shrubbery are to be predominantly native species.

5. The applicant has provided the following concept images of the proposal:



Figure 1: Concept image of proposal view from northeast



Figure 2: Concept image of proposal north elevation



Figure 3: Concept image of proposal from corner of Britannia Street (northeast perspective)



Site Description

6. The site is located at 11-21 Petrel Street, Geelong West and contains St Patrick's Primary School, a Catholic primary school that has been in operation since 1911. The school currently has an enrolment of 420 students and approximately 38 staff (both teaching and non-teaching). Previously the school supported an enrolment of 460 students but due to floor area limitations this number has been reduced to its current level.
7. The site is located on a prominent corner allotment bounded by Britannia Street to the north, Petrel Street to the east and Clonard Avenue to the south. The school's main entry point is from Petrel Street, although secondary access and vehicular access to the staff carpark is from Britannia Street. On-street parallel parking and pedestrian entry points can be found along the three abutting streets.
8. The extent of works is confined to the area containing an existing chapel, demountable building and staff car park abutting Britannia Street. The remainder of the school campus includes the original primary school building with a contemporary extension, three demountable buildings and sports and recreation facilities.
9. The site is formally described as comprising the following land parcels:
 - Lot 14 on Lodged Plan 53314
 - Lot 1, 2,3 and 4 on Title Plan 945789
10. There are no easements or restrictions that apply to the area of proposed works (Lot 1 on TP945789).



Figure 4: Aerial Site Plan

11. The demolition and buildings and works associated with the development are to be wholly contained in Lot 1 on TP945789, as shown on Figure 4 in red.

Heritage Site Context

12. The chapel proposed to be demolished is not referenced in the statement of significance applicable to the site's heritage overlay (HO642 – St. Patrick's School), which is limited to the original school building that sits outside scope of works.
13. The chapel is a single-storey brick building constructed circa 1962. From 2015 the chapel was used as a music space but has deteriorated since construction and declared unfit for purpose in 2022 due to structural integrity issues (collapsing ceiling and walls), and mould outbreak.
14. The chapel is setback approximately 5.8 metres from Britannia Street.



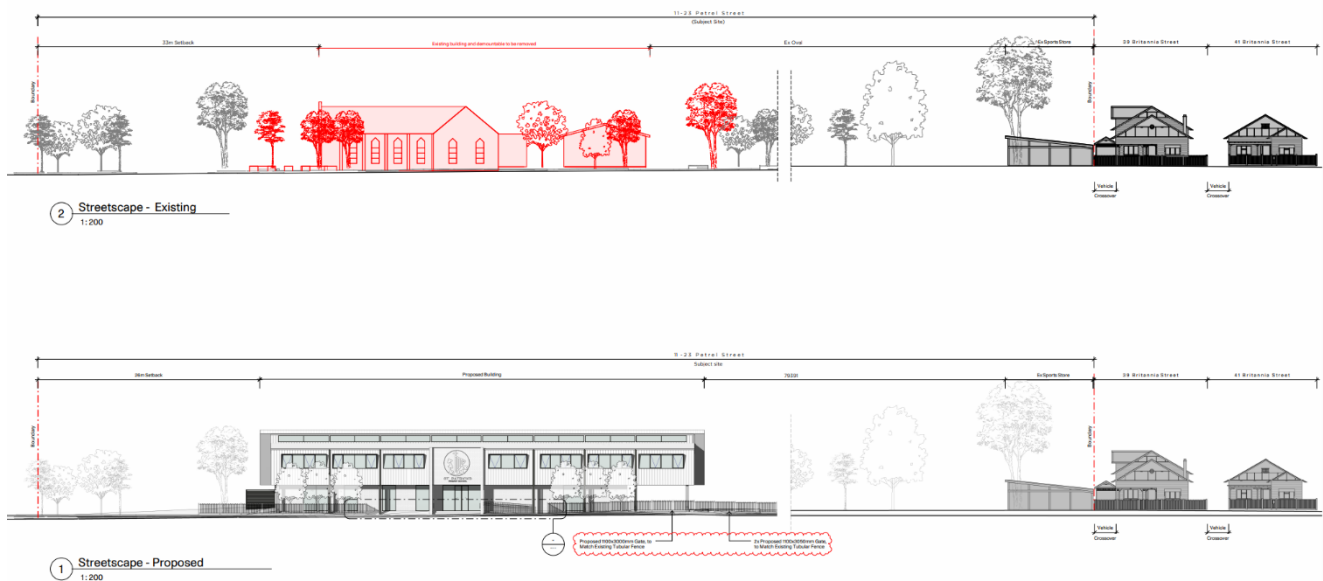
Figure 5: Views from Britannia Street of chapel to be removed



Figure 6: View from Clonard Avenue of demountable classrooms and original school building (right)



Figure 7: Configuration of existing buildings viewed from Britannia Street (left)



Site Surrounds

15. The surrounding development consists mainly of single-storey Edwardian and brick veneer style residential dwellings. Contemporary extensions to heritage dwellings, including two-storey additions, are common in the area.
16. Development surrounding the site can be described as follows:
 - To the **north** of the site: Medium density residential dwellings and Geelong West Velodrome and Oval further north
 - To the **south** of the site: The Pakington Street Activity Centre is located approximately 300 metres southeast of the subject site.
 - To the **east** of the site: A commercial strip along Pakington Street that offers a mix of commercial and food and beverage offerings, as well as small medical centres.
 - To the **west** of the site: Clonard College, a secondary school for girls is located approximately 1.5 kilometres west of the site. In addition, St Joseph's College (Westcourt Campus) a secondary school for boys, is located approximately 1.5 kilometres west of the site.





Municipal Planning Strategy

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

Clause no.	Description
02.02	Vision
02.03-3	Environmental Risks and Amenity
02.03-5	Built Environment and Sustainability – Heritage
02.04-1	Strategic Framework Plans – Municipal Framework Plan (established urban areas)

Planning Policy Framework

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

Clause no.	Description
13	Environmental Risks and Amenity
13.07-1L-01	Non-residential Uses in Residential Zones
15	Built Environment and Heritage
15.01-1S	Urban Design
15.01-1L-03	Signs in Urban Environments
15.01-2S	Building Design
15.01-2L	Environmentally Sustainable Development
15.03	Heritage
15.03-1S	Heritage Conservation
15.03-1L	Heritage Conservation
19	Infrastructure
19.02-2S	Education Facilities


19. The assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations)

Statutory Planning Controls

General Residential Zone (GRZ – Schedule 1)

20. A planning permit is required to construct a building or construct or carry out works for a section 2 use in accordance with Clause 32.08-10. The purpose of the GRZ is (relevantly):
- To encourage development that respects the neighbourhood character of the area.*
 - To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
21. The GRZ includes decision guidelines for non-residential uses and development. The following sections include discussion of how the proposal responds to these requirements.

Heritage Overlay (HO642 – St. Patricks School)

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22. A planning permit is required to construct a building or construct or carry out works in accordance with Clause 43.01, as well as the following:
- *To demolish or remove a building*
 - *Construct or display a sign*
 - *Construct a fence, if the fence is visible from a street (other than a lane) or public park.*
23. The objectives and decision guidelines relevant to this proposal are:
- *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.*
 - *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*
24. The subject site is not included on Australia's National Heritage List. The subject site is not included in the Victorian Heritage Register (VHR) nor is it included in the Victorian Heritage Inventory list.

Particular provisions

Clause 52.05 – Signs

25. A planning permit is required to construct or put up for display a business identification sign.

Clause 52.06 – Car Parking

26. A permit is not required under Clause 52.06 as the statutory requirement specified under Clause 52.06-5 is provided as part of the proposal.

Clause 52.34 – Bicycle Facilities

27. A permit is not required under Clause 52.34 as the statutory requirement specified under Clause 52.34-5 is provided as part of the proposal.

Clause 53.18 – Stormwater Management in Urban Development

28. This clause applies to this application for buildings and works. The clause includes standards and objectives relating to stormwater.

Clause 53.19 – Non-Government Schools

29. The clause includes exemptions from review and decision requirements of section 64(1), (2), and (3), and review rights of section 82(1) of the Act.



Referrals

30. The application was provided to the following groups:

Provision/ Clause	Organisation	Response Received (date)
Section 52 Notice	City of Greater Geelong Council	Notice issued on 7 January 2025. The council provided a no objection response subject to recommended conditions on 20 January 2025. A final response was provided on 14 May 2025 in response to RFI package provided by applicant.

Municipal Council comments

31. Greater Geelong City Council (the council) internally referred the application to its Heritage Advisor, ESD Team, and Parks and Planning team to provide comments. On 20 January 2025, the council provided a ‘no objection’ response subject to recommended conditions. The council’s key recommendations and concerns are surmised below:
- Modify façade Monument Colourbond roof and façade colouring to a grey to reduce visual prominence and context of significant heritage on site
 - Explore re-use of chapel brick into façade
 - Provision of waste management plan
 - ESD improvements including but not limited to increase of bicycle parking offered, evidence of thermal modelling, installation of a water tank and submission of MUSIC Report.
32. On 14 May 2025, the council reviewed the applicant’s RFI response package and provided an amended set of recommended conditions. On 15 May 2025, the applicant provided a marked-up response to DTP accepting the majority of the council’s recommended conditions. The recommended conditions and subsequent responses are listed below:

City of Greater Geelong Council Conditions	Applicant and DTP Response
<u>Amended Plans</u>	Applicant supported.
a) The proposed width of the relocated vehicle crossings including reference to City of Greater Geelong Design Note 4	DTP supports subject to making standalone conditions for each section and specifying sub-section (c) to refer to existing streetcar spaces directly impacted by the relocated vehicle crossing.
b) Relocation of the existing ‘No Standing/Parking’ and ‘Speed’ signs along the Southern side of Britannia Street	Detail requested relates to civil development and council owned assets (i.e. street parking). As such, enforcement via permit condition is considered sufficient rather than requesting inclusion of detail into development plans.
c) Removal and repainting of the existing on-streetcar spaces along the Southern side of Britannia Street	
<u>Prior to the occupation</u>	Applicant supported.
Prior to the occupation of the building, the developer must:	DTP supports; however stormwater and discharge points relate to council owned and managed assets. As such, these conditions will be amended to be to the satisfaction of the council rather than the responsible authority (Minister for Planning).
a) Construct the site stormwater system into the kerb & channel in Britannia Street and other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in	

accordance with City of Greater Geelong Standard Drawings.

- b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
- c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

all to the satisfaction of the Responsible Authority

Car Parking

Applicant supported.

Prior to the occupation of the dwellings, the developer must construct the car park including accessways, surface with an all-weather sealed coat and line mark the car and accessways in accordance with the amended endorsed plans to the satisfaction of the Responsible Authority.

DTP supports.

Signage

Applicant supported.

Prior to occupation the existing 'No Standing/Parking' signs and 'Speed' sign along the Southern side of Britannia Street must be relocated in accordance with the endorsed amended plans to the satisfaction of the responsible authority.

DTP supports and is reinforced in amended plans condition.

ESD


Applicant supported.

Before development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans by PMDL Architecture received by Council on 17/04/2025 but modified to show:

DTP supports subject to specifying 6-month time frame of satisfying ESD implementation measures in line with DTP standard wording.

- a) The BESS report is to be published and resubmitted without a 'DRAFT' watermark
- b) Management credits 2.3 is to be unclaimed from the Built Environment Sustainability Scorecard (BESS) assessment
- c) The pollutant emission limit standards being committed to for each product type are to be detailed in the SMP in accordance with the BESS submission

All works must be undertaken in accordance with the endorsed SMP report, plans, and stormwater strategy to the satisfaction of the Responsible Authority



Unless otherwise approved by the Responsible Authority, any new building works allowed by this permit must not be connected to a reticulated gas service. This condition continues to have force and effect after the development authorised by this permit has been completed.

Prior to the occupation of the development, a report from a suitably qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the Sustainability Management Plan (SMP) have been implemented in accordance with the approved Plan.

Arboricultural Report

Before development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans by PMDL Architecture received by Council on 17/04/2025 but modified to show:

- a) An Arboricultural Impact Assessment Report must be prepared by a suitably qualified arborist (Australian Qualification Framework Level 5) and submitted to Council. The assessment must address all:
 - i. council-owned trees adjacent to the property (eg street trees or trees within reserves)
 - ii. privately owned trees; and
 - iii. trees owned by other parties that are located within 4 metres of the property boundary.
- b) The assessment must include a plan which accurately records tree locations and shall be submitted the Responsible Authority. The assessment must address Clause 52.17 of the Native Vegetation Act.
- c) The detailed design response for the area in which the tree(s) are located must be informed by the recommendations contained within arboricultural assessment report.

Applicant supported.

DTP does not support. Preparation of a Tree Management Plan and Tree Protection Zones that require engagement with a suitably qualified or experienced arborist is considered sufficient in addressing the protection of existing trees on site during construction.

Tree Protection Management Plan (TPMP)

Prior to the commencement of the development, a Tree Protection Management Plan must be submitted to and approved by the Responsible Authority. The

Applicant supported.

DTP supports.



Tree Protection Management Plan must be prepared by a suitably qualified arborist and must include all:

- a) council-owned trees
- b) privately owned trees and
- c) trees owned by other parties that are located within 4 metres of the property boundary.

Prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), a letter of engagement must be provided to us (as the Responsible Authority) from the Project Arborist selected to oversee all relevant tree protection works. In accordance with Australian Standard 4970-2009 Protection of trees on developments sites the Project Arborist must be an appropriately experienced and qualified professional (minimum AQF Level 5 Arborist)

When approved the Tree Protection Management Plan and its recommendations will be endorsed and will then form part of the permit.

The approved Tree Protection Management Plan must not be amended or altered without the consent of the Responsible Authority

It is noted that conditions relating to the TPMP being endorsed as part of the permit is already accounted for in the heading of the condition.

The planning permit's secondary consent mechanism condition applies to any changes to the TPMP; reiterating the secondary consent mechanism for the plan is considered redundant and does not need to be included.

Tree Protection Zones

Prior to the works commencing (including any demolition works), Tree Protection Fencing must be installed and maintained until works are completed to the satisfaction of the Responsible Authority.

All works within the nominated Tree Protection Zones must be:

- a) carried out in accordance with Australian Standard 4373–2007 Pruning of amenity trees and Australian Standard 4970–2009 Protection of trees on development sites
- b) overseen by a suitably qualified, level-5 arborist
- c) carried out to the satisfaction of the Responsible Authority by suitably trained and qualified arboricultural staff.

Works encroaching within the nominated Tree Protection Zones must not be undertaken without the written consent of the Responsible Authority

Prior to occupation of the development/the issue of Statement of Compliance, a written statement from the Project Arborist must be submitted to the Responsible Authority that certifies that the following items have been addressed as part of the works:

Applicant supported

DTP supports subject to using DTP standard wording and combining with tree protection management plan condition.



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- a) Installation and correct placement of tree protection fencing 2 weeks prior to works commencing and for the duration of works
 - b) Attendance during Tree Protection Zone incursions
 - c) Adherence to Australian Standard 4970–2009 Protection of trees on development sites
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Urban Design

Not supported by applicant.

Prior to the commencement of the development, plans must be submitted, approved, and endorsed by the Responsible Authority. These plans must be prepared to the satisfaction of the Responsible Authority, drawn to scale with dimensions, submitted in electronic form, and be generally in accordance with the plans forming part of the application, to clearly showing the following:

DTP has worked with the applicant to achieve an acceptable design outcome that accounts for the floor space required to accept future enrolments while in a constrained site area. The development appropriately incorporates materials that complement the character of the existing heritage building and is considered in the assessment section of this report. The recommended conditions will not be adopted as a result.

- a) First floor to be further refined to reduce visual bulk caused by the massing, through the use varied cladding material, increased setbacks or other detailed design strategies to the satisfaction of the Responsible Authority
 - b) Materials used to complement the character of the existing heritage building.
 - c) Additional mature trees to be retained.
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Notes

Applicant supported.

- *Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.*
 - *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
 - *A Vehicle Crossing Permit must be obtained prior to commencement of works.*
 - *A pre-commencement meeting with Council's engineering department is required to be undertaken prior to works starting. To organise this meeting please contact 5272 4426.*
 - *In the instance that minor pruning is anticipated the applicant must contact Council's Parks Planning Officers on 5272 5272 (treeplanning@geelongcity.vic.gov.au) to lodge a request and provide adequate notice.*
-


DTP largely supports, subject to omission of note referencing Aborigicultural Impact Assessment as discussed above.

- *The Arboricultural Impact Assessment Report will be used to inform a Tree Protection Management Plan*
- *NDD within Council land must obtain a works within roadway permit*

Informal referrals / agency advice

33. The proposal was internally referred to DTP's Urban Design team (DTP UD) on 7 January 2025. On 15 January 2025, DTP UD recommended a number of design changes.
34. On 17 April 2025, the applicant provided an amended application package in response to DTP's RFI issued on 14 January 2025 that included final responses to DTP UD following numerous design discussions. The primary recommendations and subsequent applicant responses are provided below:

DTP Urban Design Comment	Applicant RFI Response
Reduce the overall perception of large massing and the bulk of the building by fragmenting the façade along the Britannia Street interface.	<ul style="list-style-type: none"> • Following further consultation with DTP, the design of the building has been amended to break up the massing of the first floor and fragment the façade facing Britannia Street. The fenestration has been adjusted, with spacing introduced. In addition, downpipes have been added to the breaks between the groups of windows as both a design and functional feature. This combination establishes grain to the north elevation of the building and introduces vertical cues, in contrast to the horizontally laid bricks and feature windows. • From a functionality perspective, the external downpipes avoid providing box guttering in the design and the issues that can arise with such guttering. • Other minor changes to the northern elevation include the partial removal of the fence surrounding the Britannia Street entrance of the building, allowing the steps to be brought forward to the property boundary, creating a greater sense of interaction and cohesion with Britannia Street. • An Urban Design Response Report has been prepared and submitted in support of this response. This report provides a more in-depth response discussing how the revised design has addressed the comments of DTP's Urban Design team.
Seek to retain mature trees and incorporate them into the design.	The trees to be removed are of poor quality, planted, and introduced species, some of which classify as weeds. The landscaping proposed allows for ample opportunity for replacement plantings which will achieve a softening and screening effect whilst being more appropriate species which are indigenous and hardy.
We query the existing chapel's heritage value and, if it is allowed to be demolished, whether any of the bricks were repurposed in this proposal to maintain and contribute to the neighbourhood's character.	As the bricks are not of heritage significance and do not complement the design of the proposed building, they are not proposed for repurpose. This position has been reaffirmed by the council's Heritage Advisor who provided no objection to the demolition and noted that there were no statutory heritage

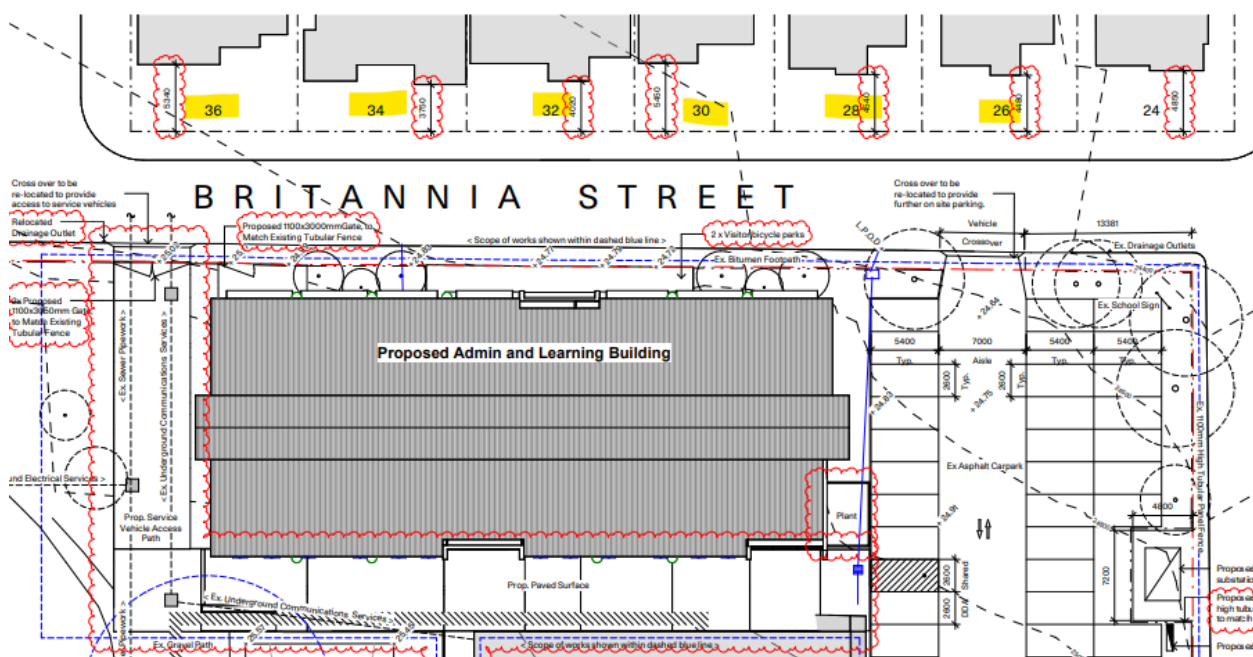


mechanisms identifying the chapel as significant to the site and worthy of retention.

35. On 10 April 2025, DTP UD reviewed the RFI response package and confirmed that the design changes are an improved outcome from what was originally submitted.

Notice

36. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:
- Clause 32.08 (GRZ) – Construct a building and construct or carry out works
 - Clause 43.01 (HO) – Demolition, and construct a building or construct or carry out works
 - Clause 52.05 (Signs) – Display of signs
37. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:
- Clause 43.01-4 (HO) – Construct a fence and construct or display a sign
38. The applicant was directed to give notice by way of erecting a sign on the site and letters to adjoining owners and occupiers. Advertising commenced on 18 April 2025 and concluded on 6 May 2025. Seven objections were received in that time, raising concerns around built form massing and traffic impacts. The primary concerns are summarised as follows:
- Insufficient setback in line with relevant neighbourhood character provisions and suitability to establish trees
 - Visual bulk and massing on Britannia Street dominating streetscape
 - Vegetation loss and insufficient replanting to soften transition to streetscape
 - Increased traffic as a result of increased student enrolments
 - Construction impacts
 - Changes to views and heritage impact
 - Inadequate engagement prior to planning submission
 - Inadequate notice period in line caused by public holidays and Easter period
39. The objections were provided to the applicant.
40. These matters have been considered in the assessment section of this report.
41. It is acknowledged that notice was issued via registered post on 17 April 2025, and signs erected around the property on 18 April 2025. The signs were erected for approximately 18 days, and the date filled on the notice letters sent via registered post for no less than 14 days. As such, DTP considers the notice period undertaken appropriately and accommodated for public holidays during that period. No further submissions have been lodged with DTP; however, all late submissions are to be considered accordingly up until permit issue.





Strategic Direction and Land Use

42. The Planning Policy Framework encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
43. The proposal is consistent with the purpose of the General Residential Zone which seeks to *'respect neighbourhood character'* and *'allow educational and other non-residential uses ...to service local community needs in appropriate locations'*. The proposal seeks to expand its current educational services in line with the growing demands of the school, while also remaining sympathetic to neighbourhood and retained heritage character under local policy as follows:
- Construction of a new school entrance with public and staff foyers will promote improved activation with the public realm, wayfinding and surveillance consistent with Clauses 15, 15.01-1S, 15.01-1L-01 and 15.01-2S.
 - The proposed building is sited generally in the location of the chapel and demountable, whilst smaller setbacks are proposed, adequate spacing is provided for landscaping and does not directly adjoin residential properties consistent with Clauses 13.07-1L-01.
 - The proposed building is of a scale and height that remains sympathetic to the surrounding residential area and zoning provisions by remaining under 11m in height while servicing the needs of the school and limited land availability consistent with Clause 15.01-2S. Whilst not seeking to emulate the finer grain and heritage character of Britannia Street, the design of the development ensures that the streetscape character is still respected whilst the building can be clearly identifiable as a school building consistent with Clauses 13.07-1L-01 and 15.01-1S.
 - The proposed signage has been designed to be integrated within the facade, comprising of unilluminated metal school name lettering to the main façade and logo integrated into the external material finishes of the proposed north elevation consistent with Clause 15.01-1L-02.
44. The use of the land for a school (primary school) is well established, the development remains compatible with the surrounding residential and public park and recreation zone uses.
45. The relevant MPS and PPF policies have been considered in assessing the application.

Built form

46. The zoning and overlay provisions have been considered in the application.
47. Clause 19.02-2S recognises that 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).
48. The proposed two-storey (9.58m) education building is to feature an elongated roof form, comprising of contrived shallow pitched gable punctuated by a central elevation bay that is to project on the east and west ends. The first floor is to cantilever from the ground floor, with the north elevation largely supported by exposed columns and open undercroft that students can use as accessways and play spaces. The north elevation is to also feature a parapeted brick entrance featuring the school's logo.
49. The proposed design does not seek to replicate the historical building (original school building directly to the south) but acknowledges its legacy through subtle design choices such as use of face brick and articulation of projecting central bays. The proposed built form stands in contrast to the original building's more decorative elements; the distinction ensures that the original building remains the focal point of the school site and will not be visually disrupted when viewed from Britannia Street (Figure 11).



Figure 11: Northeast view from Britannia Street of building arrangement

50. The north elevation fronting Britannia Street went through a number of design revisions to address massing issues while retaining the floor space needed to accommodate additional capacity. By positioning the windows between the stainless-steel downpipes, vertical breaks are created that in turn refine the façade and reduce visual massing. In addition, the proposed cladding colour had been changed from Monument Colourbond to Woodland Grey. The lighter and more muted tone mitigates the visual prominence of the first floor built form and better compliments the façade materiality. The colour of the north elevation window shades has been revised to a copper/bronze tone to compliment the revised cladding and provide further variation to the façade's articulation. The changes are considered positive in respect to the originally proposed design (Figures 13 & 14).
51. Overall, the proposal provides a contemporary addition to the school's facilities that actively considers the heritage fabric of the subject site and articulation of the existing chapel into its design. The new building will not unreasonably overwhelm or dominate the heritage setting of the existing school, and the high quality architectural response means that views to the new school building from dwellings on the opposite side of Britannia Street.

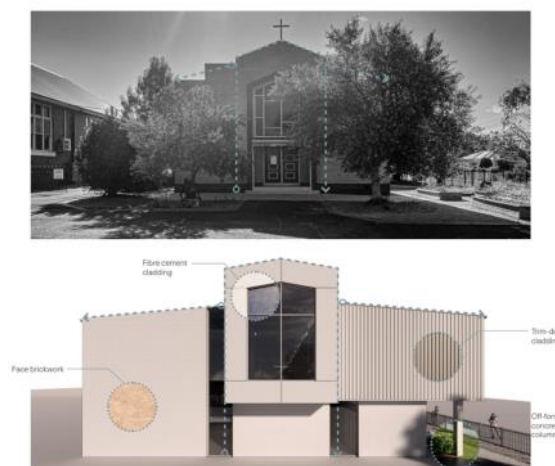


Figure 12: Proposed built form integrating existing chapel façade expression

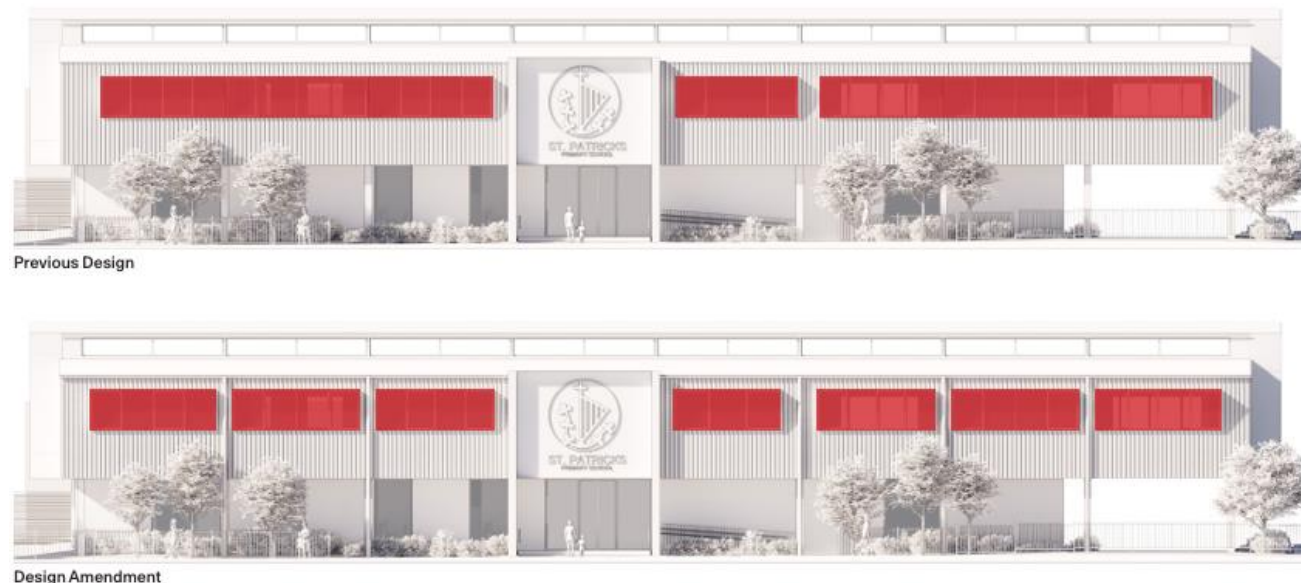


Figure 13: North elevation facade window configuration revision



Figure 14: Northeast view of facade configuration revision

Heritage

52. Whilst the HO642 applies to the entirety of the site, the significance as referenced by the Victorian Heritage Database (VHD) report, lies with the original school building and the use of the land for education. As noted earlier in the report, neither the chapel or demountable building to be removed are original heritage fabric. No part of the significant school building is proposed for demolition or modification. As such, the applicant was not required to submit a Heritage Impact Statement.

53. While the chapel makes an important informal contribution to the historical and social development of the site, the chapel is not identified as significant under the heritage overlay and will not adversely affect the significance of St. Patricks School as a heritage place. Given the damaged structural integrity of the chapel and limited land availability on site to provide improved learning facilities, the proposed demolition is considered appropriate to facilitate works.
54. As the VHD report states, the heritage building faces the playing fields rather than the adjacent residential streets. However, the heritage structure is clearly visible from Clonard Avenue (southern site boundary). The building does not have a commanding presence when viewed from either Petrel Street or Britannia Street, partly due to the 2015 approved extension that reduced visibility of the original fabric when viewed from Britannia Street.
55. The creation of a main entry to the school via the new building will not detract from the significance of the original building, given it does not offer a clear sense of arrival due to its orientation to the playing fields. Its presence to Clonard Avenue will remain unchanged.



Figure 15: View of original school building from Clonard Avenue (southern boundary)

Figure 16: View of original school building from Petrel Street (eastern boundary)

56. The council's heritage advisor expressed conditional support for the proposal and subsequent demolition of the chapel. They confirm that the *'proposed building will not obstruct existing views from the car park entrance on the Britannia Street boundary. Setting aside the proposed colours, the form, design and construction of the proposed building should have no adverse effect on the significance of the heritage place'*.
57. As discussed in the built form assessment, concerns around façade materiality have been addressed in line with DTP and the council heritage advisor's advice. Having regard to the decision guidelines of the Heritage Overlay and Clause 15.03, the proposal is considered to be an appropriate response to the heritage characteristics of the place.

Landscaping

58. A landscape schedule was provided in the RFI response package, prepared by PMDL and dated 9 May 2025.
59. A Health and Safety Tree Risk Rating Report prepared by Slicks Tree Consulting Services and dated 3 October 2024 was provided in the RFI response package.
60. Approximately 25 trees are proposed to be removed to facilitate works. All 25 trees are identified to be planted vegetation, of which only two are considered to be native and exempt from requiring a planning permit under Clause 52.17-7. It is noted that the most visually impactful tree on site proposed to be removed, is a Narrow-Leafed Ash which is considered a highly invasive environmental weed species within Victoria (Figure 17).



Figure 17: Narrow Leafed Ash on Britannia Street frontage (left)



Figure 18: Trees to be retained and protected during construction abutting car park (right)

61. Landscaping is proposed to informally and partially offset the trees to be removed; replacement trees and shrubbery are to be predominantly native species that are hardy and water efficient. They will not require construction and installation of watering systems or substantial upkeep. The landscaping will primarily be concentrated within the northern and eastern setbacks to soften the visual prominence of the proposed building.
62. The following species are proposed as shown in the landscape plan:
 - Lomandra Tamika (*Lomandra longifolia*)
 - Orange Cross Kangaroo Paw (*Anigozanthos Hybrid*)
 - Olea Verdale Olive (*Olea europaea*)
 - Banksia Birthday Candles (*Banksia spinulosa*)
 - Woolly Bush (*Adenanthos sericeus*)
63. The current proposal provides an appropriate degree of landscaping. However, whilst a landscape schedule has been provided, a landscape plan will be requested to be provided via permit condition to include further detail.
64. A condition will be placed on the permit to establish Tree Protection Zones (TPZ's) around trees to be retained along the northern and eastern site boundaries that abut the car park during construction in line with *Australian Standard AS4970-2009 Protection of Trees on Development Sites*. The permit will require that the landscape plans detail the location of all TPZ's.

Car Parking, Loading, Bicycle Parking and Other Services

Car Parking

65. A Traffic Impact Assessment (TIA) prepared by Ratio and dated 19 December 2024 has been provided.
66. The following car parking rates are relevant to the application under Clause 52.06-1:

Use	Rate	Amount required	Amount provided:
Primary School	1 to each employee that is part of the maximum number of employees on the site at any time	5 spaces (Increase of five employees)	5 spaces - Achieved

67. The car park is proposed to be extended to the south into the existing asphalt area, and upgraded to a 40 space, line marked carpark to accommodate for the five additional spaces required. The existing tandem arrangement will be retained to include 12 tandem pairs, and one accessible (DDA) car space to be provided.



68. The small extension of the existing carpark will involve minor works, including removal of a fence and shrubs. No change to levels, drainage or surface treatment is proposed. In accordance with Clause 52.06-11, the extended carpark will be line-marked. The carpark dimensions are in accordance with the requirements of Clause 52.06-9: 90-degree spaces being 2.6 metres and 5.4 metres long and provided with a 7.5 metre accessway. The accessible car parking space is provided adjacent to shared zones and has a minimum width of 2.4 metres and minimum length of 5.4 metres, in accordance with the relevant standard.
69. To facilitate the car parking changes, the existing crossover on Britannia Street is proposed to be relocated 3m to the west and allow for a 6.2m wide splay to allow cars to enter and exit in a forward direction. To ensure compliance with local policies, the council's recommended conditions regarding inclusions of Design Note 4 to be referenced in development plans will be included.
70. It is noted that the council recommended the removal and repainting of existing on-street car spaces along the southern side of Britannia Street. Though supported, DTP will specify that spaces to be repainted are those impacted by the relocated vehicle crossing rather than the whole southern side of Britannia Street to the satisfaction of the council.
71. The existing vehicle crossover adjacent the demountable building is to be retained. It is intended to be used for small vehicle access by the school in supporting the functions of the new building.
72. A standard condition will be placed onto the planning permit ensuring that the construction of car parking meets the requirements of Clause 52.06-11.

Access, traffic movements and circulation

73. The TIA concludes that the increase in traffic associated with the increased staff and student numbers is considered 'negligible' and is not expected to have a significant impact on the surrounding network. As per the report, student drop off and pick up activity associated with the increased student numbers over time is not expected to have any material impact on the surrounding streets accepting that:
- *The activity already occurs*
 - *The drop off and pick up activity is limited to short periods of time*
74. The TIA confirms that the existing operational arrangements for drop off and pick activity are sufficient to accommodate the increase in student numbers without necessitating any changes to the arrangements. DTP accepts this advice.
75. As the streets directly surrounding and providing access to the school are under local council jurisdiction, historic and future car parking or traffic issues are to be resolved between the landowner/school and the council.

Bicycle Facilities

76. Clause 52.34-1 of the Scheme requires bicycle parking facilities as follows:

Use	Rate	Amount required	Amount provided:
Primary School	1 to each 20 employees	N/A – (5 additional staff)	5 spaces – Achieved
	1 to each 5 pupils over year 4	6 (30 x year 5 and 6 students)	8 existing additional spaces and 2 new visitor spaces – Achieved

77. The plans confirm that there is space for eight additional bicycle spaces within the existing bicycle shed. An additional two visitor spaces are proposed to be provided at the new main building entrance.
78. The applicant has stated that six additional bike racks can be provided either at the new entry or elsewhere within the site. As part of their response, the council's ESD team stated that an additional nine bicycle parking spaces and one visitor space should be provided to support targeting BESS transport credits 1.4 and 1.5. In response, the applicant introduced the two visitor spaces near the building entrance.
79. To support improved ESD and BESS developmental outcomes, a condition will be placed on the permit to introduce an additional four bicycle parking spaces for students to meet BESS transport credit 1.5.



Waste

80. Loading and waste collection operations are proposed to continue as per current arrangements on site, with loading and waste collection occurring within the carpark outside of school operating hours. The skip bin will remain within the carpark, when waste collection is not occurring the skip bin will remain in the southwest corner.
81. A weekly collection for all food and garden waste (FOGO) is proposed. Throughout the development there will be both general waste, FOGO waste and recycling bins to assist in the separation of rubbish at the first stage of the waste cycle. A dedicated waste bin enclosure is provided adjacent to the kitchen area.
82. It is noted that the council provided no comments regarding waste arrangements and/or collection. The existing waste arrangements on site are considered sufficient and preparation of a waste management plan not required for this application.

Environmental

Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD)

83. The application is supported by a Sustainable Management Plan (SMP) prepared by BRT Consulting Engineers and dated 8 April 2025. The report details the following design initiatives incorporated into the proposal:
 - Engagement of a Sustainability Consultant
 - Thermal Performance Modelling and meet J1V3 NCC verification method assessment during detailed design phase
 - Clear single glazing will be provided with double glazing where appropriate. The building will be well insulated exceeding the minimum Section J requirements by 10%.
 - Water Efficient Fixtures, landscaping and overall water use reduction
 - All appliances are to be electric, with no gas services provided on site
 - Stormwater treatment to be achieved utilising Gross Pollutant Trap to treat the stormwater before it is discharged to the sites existing stormwater management infrastructure.
 - External LED lighting will be controlled via a timeclock and light sensor controls.
 - Whilst a photo-voltaic solar system is not proposed at current, the building has been designed to have the capacity for future installation.
84. As stated previously, a condition will be placed on the permit to introduce an additional four bicycle parking spaces for students to target BESS transport credit 1.5.
85. Overall, the proposal currently achieves a draft BESS score of 56% (Best Practice). The applicant will be required to submit a published BESS report as part of their amended SMP report by way of permit condition.

Stormwater management

86. Appendix B and Section 7 of the SMP provide a WSUD response against the requirements of Clause 53.18.
87. Stormwater treatment is anticipated to be addressed wholly through storm sacks in each pit and a filtration unit in the end pit prior to discharging off-site. Given the existing and proposed building conditions, the impervious area is not being increased and therefore detention not required. However, some detention will naturally occur in the system due to the function of the end filtration pit.
88. WSUD measures such as rain gardens and water tanks for re-use or irrigation are not proposed, as the treatment targets are already met by the proposed system.
89. Subject to implementation of the SMP, the proposal will result in appropriate stormwater outcomes.



Signs

90. The proposed signage has been designed to be integrated within the facade, comprising of unilluminated metal school name lettering to the main façade and logo rather than a large solid sheet of metal. The sign is appropriate comparative to the scale of the building and provides wayfinding opportunities for students and visitors alike above the new entrance.

Objector concerns

Changes to views and heritage impact

91. As discussed in the heritage assessment above, the proposed building will not obstruct existing views from the car park entry and subsequent residential dwellings on Britannia Street to the original school building identified as being contributory heritage fabric. The proposed design of the building adopts a built form and materiality inspired by the existing chapel, thoughtfully integrating the architectural language and use of the building of a chapel into its design.

Traffic and pedestrian safety

92. The objections from Britannia Street residents raise concerns regarding increased traffic impacts and opportunities to install a pedestrian crossing. The proposal does not seek to introduce a pedestrian crossing but DTP notes that the council as the responsible road authority for Britannia Street may seek to provide a pedestrian crossing in future following a consultation process with the school and community. Local residents who may be affected would then have opportunity to make submission to deliver the project should it be entertained. Importantly, management of council assets (e.g. council roads) is a matter for the council, not the Minister for Planning.
93. Historically, the school has actively engaged with the council to address traffic and pedestrian concerns and continue to advocate for changes where practicable. The applicant has advised DTP that it is progressing an initiative to create a sub-committee that will attempt to tackle the issues on a number of fronts including:
- *Revisiting previous efforts with traffic counts and council lobbying.*
 - *Coordinating a unified community response to the Greater Geelong Integrated Transport Strategy Phase 2 Engagement - Active Travel, which is currently out for community consultation.*
94. As discussed in the car parking assessment of this report, the submitted traffic impact assessment concludes that the projected increase in traffic associated with the increased staff and student numbers is considered 'negligible' and is not expected to have a significant impact on the surrounding network.
95. Future matters relating to infrastructural changes to council owned assets (Clonard Avenue, Petrel Street and Britannia Street) are to be resolved between the landowner and the council. As such, DTP consider the proposed car parking and bicycle parking changes in response to increased staff and student numbers sufficient for the purposes of the proposed development.
96. Other matters relating to landscaping are discussed in the landscaping section of this report.

Other Matters – Expiry

97. Informal stage 2 works will comprise of the construction and internal fit out of the remaining ground floor spaces. Stage 2 is expected to occur approximately 1-3 years after Stage 1. Understanding this, the applicant has requested for the permit to have an extended development completion to account for the informal staging.
98. However, given the indicative staging and scale of the development, the standard four-year timeframe to complete the development is considered reasonable and should remain unchanged.
99. In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Conclusion



Recommendation

100. It is recommended that a Delegate of the Minister for Planning issue Planning Permit No. PA2403459 for demolition, buildings and works and display of business identification signage associated with the construction of a building at a primary school (education centre) at 11-21 Petrel Street, Geelong West, subject to conditions.

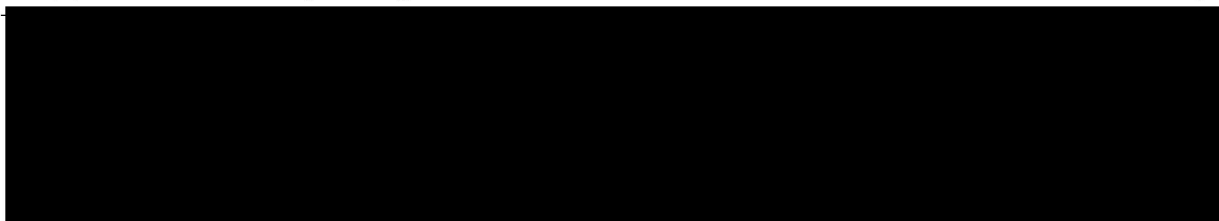
Conclusion

101. The proposal is generally consistent with the relevant planning policies of the Greater Geelong Planning Scheme and will contribute to the provision of improved educational facilities within the Geelong West area.
102. The proposal is generally supported by the various formal and informal referral agencies.
103. It is recommended that the applicant be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
 - ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.



Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

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