

**ADVERTISED
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29 April 2026

Department of Transport and Planning
Statutory Planning Services
8 Nicholson Street, East Melbourne
Victoria 3000

Via online portal

Dear Taylor Alley,

**Response to Further Information Request, Trinity Collage Colac
119-243 HART STREET COLAC VIC 3250**

We act on behalf of The Colac College and write in response to your Request for Further Information dated 2 March 2026 in relation to the above application.

Please find enclosed the following revised and supplementary documents to assist with your assessment:

- Revised Plan Set
- Revised Town Planning Report
- Stormwater Management Plan
- Arborist's Assessment

A written response to each item raised in your letter is provided below.

Item 1 – Amended Plans

The plan set has been revised to address items 1(a), 1(b) and 1(c), incorporating the location of the power and R-1 easements, identification of surrounding uses, and service utility details.

In respect of items 1(d) and 1(e), signage has been removed from the elevations and 3D views at this stage. The College is currently uncertain as to whether signage will form part of the final proposal and, on that basis, it is considered premature to provide detailed signage information. We request that any signage be addressed via a separate planning permit application.

In respect of item 1(f), an external colours and finishes schedule has been included in the revised plan set for review.

Item 2 – Urban Forest Policy (Clause 12.06-1S)

A written response addressing Clause 12.06-1S of the Colac Otway Planning Scheme has been incorporated into the revised Town Planning Report.

Item 3 – Signage Illumination

As noted above in response to items 1(d) and 1(e), signage has been removed from the proposal at this stage. Accordingly, item 3 is no longer applicable.

Item 4 – Landscape Plan

A landscape plan has been prepared and incorporated into the revised plan set for review.

Item 5 – Arborists Report

An arborist's report with a focus on trees relating to the planning application has been provided. This can be read alongside the landscape plan and architectural plan set and can be used to help assess against Clause 52.17 and Clause 52.37.

Whilst the assessment provides the assessor with further information on the trees to be removed, we note that items 5(b), 5(c) and 5(d) of the arborist-related requirements are not applicable to this proposal given that no trees are to be retained within the vicinity of the proposed works.

Item 6 – Stormwater Management Plan

A Stormwater Management Plan has been prepared by a suitably qualified person and is enclosed for review by Colac Otway Shire Council. The Plan is consistent with the Sustainable Management Plan previously submitted as part of the application.

Item 7 – Waste Arrangements

As previously discussed, The College has confirmed that waste arrangements on site will remain unchanged. Waste is collected from the facility management area accessed via Armstrong Street, with school cleaners responsible for emptying classroom bins into the larger skip bins for collection.

Preliminary Assessment Matters

Item 1 – Student Shelter

The existing student shelter along Hart Street is proposed to be removed. This shelter is no longer utilised by The Colac College, as the covered shelters located within the site adjacent to the car park now fulfil this function.

Item 2 – Landscaping

Additional landscaping has been incorporated along the eastern/southeastern frontage in response to the Department's recommendation. The landscape plan also provides for an appropriate setback at the corner to maintain sightlines and visibility.

Item 3 – Canopy Tree Status

The revised drawings have been updated to more clearly distinguish between recently planted trees and proposed new planting, to avoid any ambiguity in the assessment.

(03) 5562 9443
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Warrnambool VIC 3280

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Architectural drawings

A summary of architectural drawing updates is below:

TP 001 / A

- Title Plan added with power easement and R-1
- Surrounding uses shown in locality plan

TP 002 / A

- Tree Numbers included as per updated PG report
- Power easement and R-1 included
- Note included to confirm existing shelter is proposed to be removed
- Existing gas meter, water meter, fire booster and sub-station noted

TP 003 / A

- New MSB nominated adjacent existing substation – proposed as part of works and in accordance with Powercor requirements on property boundary

TP005 / A

- Street Elevation updated with Plant Platform Screens

TP006 / A and TP007 / A

- Landscape Plan Added to set
- Including clearer indication of recently planted trees and nominated selections and surface finishes

TP100 / A

- Window added to west elevation

TP105 / A, TP106 / A, TP110 / A and TP111 / A

- Plant Platforms added following advice from Mech consultant

TP601 / A and TP602 / A

- Plant platforms visible in 3D view 5 and 10
- High level window extent reduced in view 6

Town planning report

The updates to the town planning report reflect minor changes only, including the incorporation of a response to the Urban Forest state policy, removal of references to signage, and corresponding amendments to the proposal section. These changes do not alter the overall assessment or conclusion that the proposal should be supported subject to planning permit conditions.

We consent to the Department of Transport and Planning (DTP) adjusting the planning application form as required, including the modification of planning permit triggers such as the removal of the proposed signage component. We request that any residual matters be addressed through planning permit conditions.

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We trust the above and enclosed documents are sufficient to enable the Department to progress its assessment of the application.

Should you have any questions or require any further information, please do not hesitate to contact our office.

Yours sincerely,



Cameron McNeill
Associate Director – Planning

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