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## ADVERTISED PLAN

### TOWN PLANNING REPORT

Trinity College Development  
119-243 63 Hart Street, Colac

ISSUED 30 APRIL 2026

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info@mpaastudio.co

1 Dispensary Lane, Warrnambool  
Level 1, CoLab (above Allee Espresso)

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## OVERVIEW

### Background

Address	119-243 Hart Street, Colac
Lot Description	Lot 1 PS304089, CA 113 and 129 Township and Parish of Colac

### Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic directions.
	Clause 02.04 – Strategic Framework Plan
Planning Policy Framework	Clause 11 Settlement
	Clause 12 Environmental and Landscape Values
	Clause 15 Built Environment and Heritage
	Clause 17 Economic Development
	Clause 18 Transport
	Clause 19 Infrastructure
Zone	General Residential Zone
Overlays	Nil
Particular Provisions	Clause 52.06 Car Parking
	Clause 52.34 Bicycle Facilities
	Clause 52.37 Canopy Trees
	Clause 53.18 Stormwater Management in Urban Development
	Clause 53.19 Non-Government Schools

### Permit Application Details

Description of Proposal	Buildings and works associated with a Section 2 Use.
Permit requirement	Clause 32.08-10 (GRZ) - buildings and works associated with a Section 2 use.
	Clause 52.37 Canopy trees – to remove canopy trees

# QUALITY ASSURANCE

**Town Planning Report**

Trinity College Development

**Project Number**

25-1545

**Revision**

04

**Prepared By**

CM

**Project Lead**

CM

**Issued**

30 April 2026

Revision	Date	Issue
01	29 September 2025	First draft
02	30 January 2026	Revised plans
03	10 February 2026	Client feedback / DTP issue
04	30 April 2026	RFI

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# 1. INTRODUCTION

## 1.1. Purpose

MCAA Studio has prepared this report to support a planning permit application for buildings and works 119-243 Hart Street, Colac (the 'Site'), also known as Trinity College.

The proposal is designed by Morton and Co and is site-responsive, adhering directly to the provisions of state and local planning policy and thereby complying with the Colac Planning Scheme.

Accordingly, the proposal triggers the following permit requirements:

- Clause 32.08-10 (GRZ) - buildings and works associated with a Section 2 use.
- Clause 52.37 Canopy trees – to remove canopy trees

After careful consideration of the proposal, it is concluded that it aligns with both state and local planning policies. Therefore, this report recommends that a planning permit is issued.

This will allow the school to pursue the required renewal and expansion of the campus.

## 1.2. Limitations

This report has considered the following documents:

- Colac Planning Scheme (as of 30 January 2026);
- Certificate of Title (as at 10 February 2026)

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## 2. SITE AND SURROUNDS

### 2.1. Site description and title particulars

Site address	119-243 Hart Street, Colac
Title details	Lot 1 PS304089 CA 113 Township and Parish of Colac CA 129 Township and Parish of Colac
Site description	<p>The secondary school campus is approximately 15 hectares in size and is bound by Hart Street, Pound Road, Hearn Street and Armstrong Street. The school is mostly contained within the south-eastern corner of the site, with open space located to the north and north-west. There are a range of school buildings for different purposes scattered throughout, with courtyards and linkages in between.</p> <p>The main car park is located off Hart Street but there is another car park located off Pound Road.</p> <p>There are mature planted established trees throughout the site, with a patch of trees in the south-eastern corner of the site.</p> <p>The land is relatively flat.</p> <p>The surrounding roads are access streets with footpaths on both sides. The locality has good access to all infrastructure services and utilities.</p>
Easements, restrictions or covenants	There are no easements or restrictions on title other than a small power easement (5x5m) adjoining Pound Road on CA 113. Of note, there is also 3x3m splay marked as R-1 in the south-eastern corner of the site.

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### 2.2. Site context

The school occupies a large campus surrounded by established low-density residential development. The site is within the General Residential Zone (Schedule 1) under the Colac Otway Planning Scheme.

The locality is primarily residential in character, with detached dwellings on standard lots and a mix of schools, parks and community facilities. The streetscapes feature mature vegetation and low-scale built form, consistent with residential zoning expectations. The College buildings are well integrated into this setting, with established landscaping and setbacks.

The site is about 2 kilometres from the Colac town centre, providing access to a full range of community infrastructure, including shops, services, and Colac Railway Station on the Warrnambool-Melbourne V/Line route. The campus has direct access to key local roads and regional connections via the Princes Highway.

Strategic planning for Colac is guided by the Colac 2050 Growth Plan, which identifies future growth areas outside the immediate surrounds of the College. The site is not affected by significant planning overlays, and no known environmental or heritage constraints limit development.

The zoning allows for educational uses, subject to appropriate design and amenity considerations. The site's residential context, proximity to services, and clear strategic setting make it a suitable location for the proposed new school building.

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Figure 1: Subject site aerial image (Nearmap January 2025)



Figure 2: Historical aerial of subject site from 1977



## 3. PROPOSAL

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### 3.1. Overview

#### Science Learning Centre

The application proposes the development of a new Learning and Science Centre at Trinity College Colac. The facility forms part of a broader campus renewal program and will replace ageing facilities to deliver contemporary, fit-for-purpose education infrastructure.

#### Staff and student numbers

- Staff - 110
- Students - 760

No increase on account of this project.

#### Building Siting and Setbacks

The proposed single-storey building is sited to the eastern side of the campus. The building footprint achieves a setback of 7.5 metres from the eastern boundary, ensuring a generous buffer to adjoining land and maintaining the established campus character. Other setbacks are consistent with the existing internal layout of the school grounds and integrate with circulation paths, open space, and adjacent wings of the College.

Maximum height of approximately 6.52 metres.

#### Layout and Floor Plan

The floor plan has been designed to accommodate a range of flexible and specialised learning spaces, including:

- Multiple science laboratories supported by preparation and storage areas.
- General learning areas designed for adaptable teaching formats.
- Breakout spaces and smaller group learning rooms to support collaborative and project-based learning.
- Staff workrooms and amenities to ensure adequate support for teaching functions.
- A central circulation spine that links the building to the wider campus network, including nearby teaching wings, the library, and outdoor learning areas.

The arrangement of spaces allows for both formal classroom learning and informal student engagement, reflecting contemporary pedagogical requirements.

#### Built Form and Appearance

The building presents a modern and functional form, with scale and massing carefully moderated to reflect its single-storey profile within the campus. External treatments and materials are consistent with the College's architectural palette, ensuring a cohesive campus identity. The design provides natural light and ventilation to internal spaces, contributing to the health, safety, and wellbeing of students and staff.

The proposed facility will integrate seamlessly with the school's broader learning environment. It connects to circulation routes leading to the Rice Wing, McCauley Wing, and other core education buildings. The development also responds to staging requirements, with demolition and refurbishment of existing wings occurring in tandem with construction of the new Centre. The school's masterplan will be an appendix to this application as a reference document only and for the benefit of the decision maker but it is not intended to be a planning document.

#### Car parking and bicycles

Car parking areas are shown throughout the campus, mostly as existing conditions, with the larger car parking being the main car park to the north, as well as within the south-eastern corner of the site adjoining Pound Road.



There is a bike shed that can hold up to approximately 50 bikes within the campus.

#### Trees removed and added

Planted native trees are to be removed to make way for the new building. For identification purposes the school has provided the most recent arborist's report for the school campus.

Existing Conditions Site Plan TP002 notes the tree canopy area to be removed (2,433 square metres).

The proposed plans note that the trees recently planted by the College along Armstrong Street and Northern Edge of Carpark along with planned 'Tiny Forest' will provide a canopy exceeding what is being removed (total of 2,831 square metres). There are also trees proposed along the western boundary.

A landscape plan as well as an enclosed arborist's report are enclosed for review on this matter.

#### Portable relocation

Existing portables are to be relocated near the administration building. This will provide for classrooms for students during the construction period. The portables are intended to be temporary in accordance with the planning scheme.

#### Demolition

The existing Rice Wing is to be demolished following the completion of the new proposed science building. This may occur as a separate stage or be removed from the scope entirely. A planning permit is not needed for demolition in this case.

#### Waste Management

Waste management remains unchanged for the school more broadly.

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## 4. PLANNING POLICIES AND CONTROLS

### 4.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out the municipal context, outlines the Council vision, and provides for strategic directions for planning with a focus on specific areas and issues within Colac. The most relevant clauses within the MPS are set out below.

#### Clause 02.01 – Context

Colac Otway Shire is a regional municipality with Colac as its primary urban centre, providing a hub for education, services, retail and manufacturing. The Shire supports growth in community infrastructure to service a growing population and regional catchment.

#### Clause 02.02 – Vision

The Colac 2050 Growth Plan envisions Colac as a vibrant, inclusive and sustainable regional city that embraces education, culture and landscape values. This includes the provision of high-quality educational infrastructure that supports lifelong learning.

#### Clause 02.03 – Strategic Directions

**Clause 02.03-1 – Settlement:** Encourages growth and development within existing town boundaries such as Colac, focusing on infrastructure including education facilities.

**Clause 02.03-5 – Built Environment and Heritage:** Seeks high-quality development that contributes to the identity and function of places while supporting sustainable building design and pedestrian connectivity.

**Clause 02.03-6 – Economic Development:** Recognises education as a major contributor to the Shire’s economy and supports development of community services and facilities.

**Clause 02.03-8 – Infrastructure:** Supports community infrastructure projects that improve liveability and accessibility, consistent with adopted infrastructure design standards.

#### Clause 02.04 – Strategic Framework Plan

The proposal is located within the existing urban fabric of Colac as identified on the Strategic Framework Plan, aligning with the objective of consolidating growth in designated urban areas.

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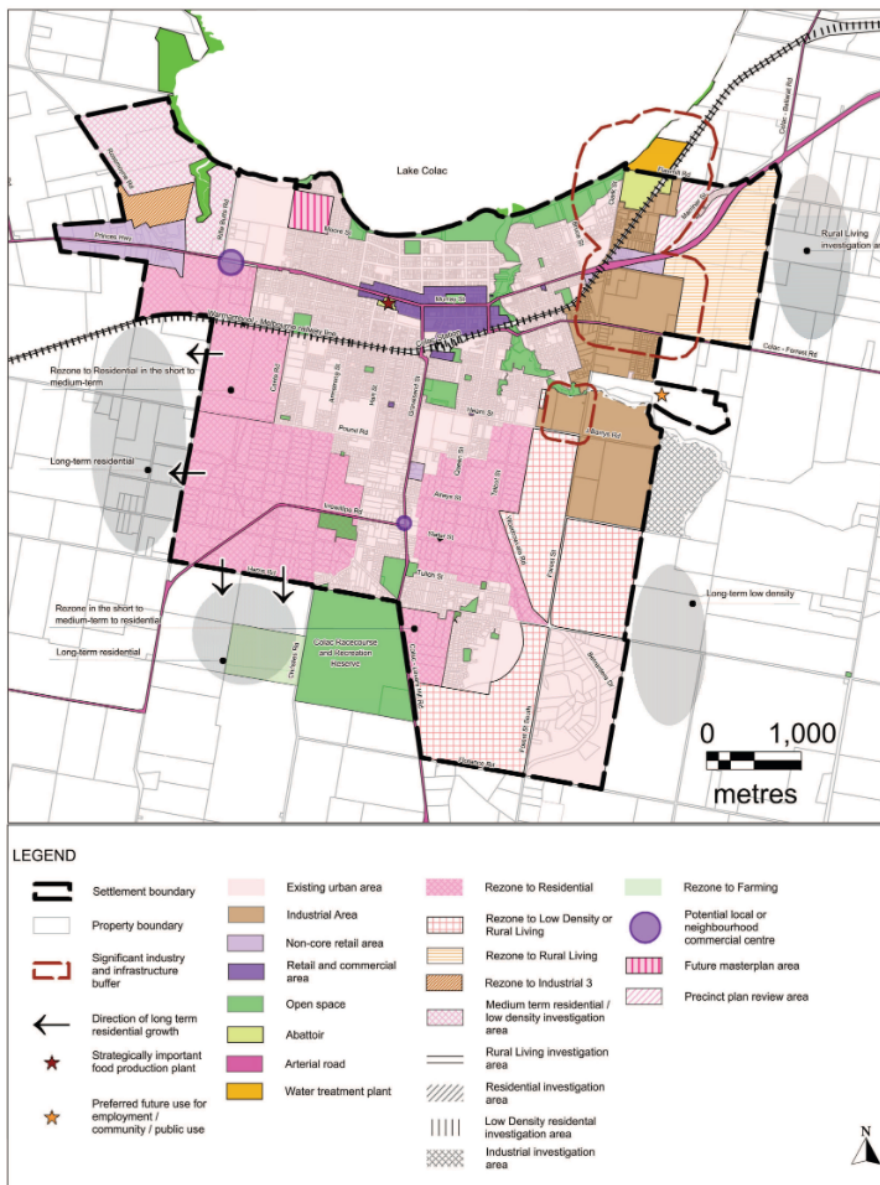


Figure 4: Strategic Framework Plan

## 4.2. 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 11.01-1S – Settlement](#)

Supports the sustainable growth of settlements through coordinated land use and infrastructure planning, including educational facilities to support communities.

### [Clause 11.01-1R – Settlement – Geelong G21](#)

Identifies Colac as a targeted growth node. Supports infrastructure that accommodates community needs including education.

### [Clause 11.01-1L – Settlement – Colac Otway](#)

Encourages development within serviced areas and supports the growth of Colac as the primary regional centre.

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## [Clause 12.06-1S Urban Forests](#)

This clause seeks to protect and enhance tree canopy in urban areas

## [Clause 15.01-1S – Urban Design](#)

Promotes safe, functional and inclusive urban environments that foster community interaction and respect the character of the locality.

## [Clause 15.01-2S – Building Design](#)

Supports development that integrates with the existing environment and promotes sustainable design and construction.

## [Clause 17.01-1S – Diversified Economy](#)

Supports investment in infrastructure that strengthens economic diversity, including education as a critical service sector.

## [Clause 18.02-1S – Walking and Clause 18.02-2S – Cycling](#)

Encourages developments to support active transport through connected pedestrian and bicycle infrastructure.

## [Clause 19.02-2S – Education Facilities](#)

Supports the integration and improvement of education facilities within local communities.

### 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, the existing land use as an education centre (Secondary School) is a Section 2 Use.

Pursuant to Clause 32.08-10 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.

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

### 4.4. 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.

#### 4.4.1. [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 car parking spaces to each employee. Colac Otway Shire is within Category 1 of the 'Car Parking Requirement Map'. There is no maximum number of spaces for a secondary school.

Car parking has been adequately shown within the plan set well in excess of the requirement of 110 spaces based on staff numbers.

#### 4.4.2. [Clause 52.17 Native Vegetation](#)

With respect to this clause, a number of planted and established trees are to be removed in the south-eastern portion of the school campus to make way for the proposed new building. The aerial image from 1977 provides evidence that the vegetation is not remnant native vegetation, but planted post-settlement.

This planning application has, therefore, provided enough evidence for the Responsible Authority to comfortably consider that the proposal can meet the 'planted' exemption within Clause 52.17.

No further assessment is required against this clause.

#### 4.4.3. [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 the following:

<b>Secondary school</b>	1 to each 20 employees	1 to each 5 pupils
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This translates to a requirement of 157 spaces. Whilst there is a bike shed that can hold up to approximately 50 spaces. Current information from the school suggests that approximately 10 students ride to school regularly. There is a legacy short fall of bicycle spaces; however, it is noted that and such assessment should focus on any increase caused by this project. Given that there is no increase in staff or student numbers there is no planning permit requirement.

#### 4.4.4. [Clause 52.37 Canopy Trees](#)

The purpose of Clause 52.37 includes:

- To protect and enhance canopy tree cover to support greener and cooler residential areas.
- To maximise the retention of existing canopy tree cover where no development is proposed.
- To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.
- To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.
- To encourage canopy tree cover that is site and climate responsive and supports the local environment.

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The number of canopy trees on the site should meet the minimum canopy tree requirements specified in Table 1.

<b>Site area</b>	<b>Canopy tree requirement</b>
100 square metres or less	1 tree
101 sqm to 200 sqm	2 trees
201 sqm to 500 sqm	3 trees
501 sqm to 700 sqm	4 trees
701 sqm to 1000 sqm	6 trees
Above 1001 sqm	A total canopy cover within the site that is equal to at least 20 per cent of the site area.

An application must be accompanied by the following information, as appropriate:

- A site plan, photographs or other techniques that accurately describe:
  - o The location of all canopy trees and other vegetation on the site.
  - o The canopy trees proposed to be removed, destroyed or lopped, including species, height and canopy diameter.
  - o The location and details of existing and new canopy trees, including species, type, expected height and expected canopy diameter at maturity, soil conditions and proposed irrigation.
- An explanation of why the canopy tree is proposed to be removed, destroyed or lopped and, if applicable, an explanation of why the proposal does not meet the canopy tree requirement.
- Details of the proposed buildings or works, including plans of the development, if the canopy tree is proposed to be removed, destroyed or lopped to enable construction of a building or the construction or carrying out of works.
- An assessment of the canopy tree prepared by a suitably qualified person, if the canopy tree is proposed to be removed or lopped due to its health or stability.

If in the opinion of the responsible authority an application is not relevant to deciding the application, the responsible authority may waive or reduce the requirement.

An assessment under Clause 53.18 is provided under Section 5.2.3 of this report.

#### **4.4.5. [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 5.2.3 of this report.

#### 4.4.6. [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 Colac Planning Scheme, to use or develop land for a secondary school on the same land as an existing secondary school.

Pursuant to Clause 53.19-2, an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

### 4.5. Other planning considerations

#### 4.5.1. [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 (CHMP) 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.

##### **Division 5 – High Impact Activities**

##### **Regulation 46 Buildings and works for specified uses**

(1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction of the building or the construction or carrying out of the works—

- (a) would result in significant ground disturbance; and
- (b) is for, or associated with, the use of the land for any one or more of the following purposes—
  - (viii) an education centre;

(3) Despite sub regulation (1), the construction of a building or the construction or carrying out of works on land is not a high impact activity if it is for, or associated with, a purpose listed under subregulation (1)(b) for which the land was being lawfully used immediately before 28 May 2007.

The proposed works are associated with a land use (education centre) that has been operating for many years on the land – Trinity College, prior to 2007. This information is common knowledge and can easily be found online:

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## 5. PLANNING ASSESSMENT

### 5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Colac Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?
- Does the proposal appropriately respond to the General Residential Zone?
- Does the proposal respond to the relevant particular provisions?

### 5.2. Key considerations

#### 5.2.1. Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

The proposal has been assessed against the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) of the Colac Otway Planning Scheme and is found to be well aligned with both local and state planning objectives.

Colac is identified as the municipality's primary urban centre and a key growth node within the broader G21 region. The proposal delivers a high-quality educational facility within the existing Trinity College campus, reinforcing Colac's role as a service and education hub for the region. It supports settlement policy objectives that direct growth and community infrastructure investment to established urban areas, particularly well-serviced locations such as central Colac.

The project replaces outdated infrastructure with a purpose-built science and learning facility for students. While no increase in enrolments or staffing is proposed, the development responds to the ongoing need for contemporary, fit-for-purpose learning environments. This aligns with objectives to enhance the quality, accessibility and integration of educational facilities within local communities.

The proposal will generate positive economic and social outcomes by supporting the long-term viability of Trinity College and contributing to the broader role of education in community building and workforce development. Investment in modern learning facilities also advances regional development goals and strengthens Colac's function as a centre for lifelong education. The project will also create facilitate jobs during the construction and further detailed design phase.

Design quality has been a key focus. The building is modest in scale, with generous setbacks and sensitive interface treatments that ensure minimal visual or amenity impacts on nearby residential properties. A landscaped buffer to the south will soften the built form and improve the transition between the campus and surrounding dwellings.

The architectural response reflects and complements the existing school context. Materials, finishes and roof form are consistent with the established language of the campus, enhancing cohesion without dominating the site. Internally, the design prioritises functionality, accessibility and natural light, creating a high-quality learning environment.

Sustainable design principles are embedded in the project, with provision for a Sustainable Design Assessment (SDA) or Built Environment Sustainability Scorecard (BESS) submission prior to construction to demonstrate energy efficiency and environmental performance.

The development does not alter traffic generation, access or car parking arrangements. Pedestrian connections remain unchanged, with the campus continuing to support walkability and active transport in line with transport policy objectives.

Clause 12.06-1S seeks to protect and enhance tree canopy in urban areas, with a strategic objective of contributing to an overall 30 per cent tree canopy target. The clause encourages the retention of existing canopy trees, promotes the planting of new canopy trees within the public realm, open space and on private land, and requires that canopy tree species are appropriate for the locality, available space, growing conditions and future climate conditions.

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The proposal requires the removal of canopy trees with a combined canopy area of approximately 2,433 square metres to accommodate the new Learning and Science Centre. It is acknowledged that this results in localised canopy loss within the development footprint. However, for the following reasons, the proposal is considered to respond appropriately to the objectives of this clause in the context of the broader site and locality.

The trees proposed for removal are planted specimens within a managed school campus. They are not remnant native vegetation and are not ecologically irreplaceable. Their removal has been anticipated and planned for over an extended period as part of the College's masterplanning process, which has long identified this area of the campus as the preferred location for future educational buildings. The educational infrastructure needs of the College and functionality requirements in this instance reasonably outweigh the retention of these particular trees.

Importantly, the proposal does not result in a net loss of canopy cover across the site. The following areas of new and recently established canopy planting are provided across the campus:

- 718 sqm — canopy area to the north of the proposed Learning and Science Centre
- 1,486 — canopy area elsewhere across the campus along the western boundary
- 657 sqm — the 'Tiny Forest' initiative

This represents a total proposed canopy provision of approximately 2,861 square metres, against a removal of 2,433 square metres. This is a net canopy gain of approximately 428 square metres.

The school campus is approximately 15 hectares in area, and meaningful opportunities for ongoing canopy establishment across the site remain available and have not been foreclosed by this proposal. This is a materially different context to a constrained urban site with limited open space and few planting opportunities. The campus setting, with its ovals, open grounds and landscaped areas, provides a long-term opportunity for progressive canopy enhancement, and the College remains committed to integrating new planting with each future stage of campus works.

The proposed canopy tree species have been selected to be appropriate for the local climate, growing conditions and available space, consistent with the *Trees for Cooler and Greener Streetscapes Planning and Design Guidelines* (DELWP, 2019). As the new planting matures, it will contribute meaningfully to the biodiversity values of the Colac locality and to the broader urban greening objectives of the planning scheme.

Overall, the proposal represents an appropriate and strategic response to the Colac Otway Planning Scheme. It delivers long-term community benefit through upgraded educational infrastructure, integrates sensitively with the neighbourhood, and reinforces Colac's role as a vibrant, accessible and sustainable regional city.

## 5.2.2. Does the proposal appropriately respond to the General Residential Zone?

The proposal is subject to assessment under the General Residential Zone (GRZ) provisions of the Colac Otway Planning Scheme. The GRZ seeks to facilitate development that respects neighbourhood character while enabling appropriate community uses that serve local needs.

The use of the land for a non-government school is consistent with these objectives. Educational facilities are commonly located within residential areas to provide essential community infrastructure and support local accessibility. This established campus is therefore an appropriate setting for the modest expansion proposed.

The siting and design of the new building have been carefully considered to minimise impacts on surrounding dwellings. Generous setbacks from all boundaries ensure the building remains well separated, while the eastern interface with Hart Street and nearby residences will be treated with a landscape buffer to provide screening and protect amenity. These measures ensure no unreasonable amenity impacts are expected.

In terms of built form, the single-storey scale is modest and compatible with both the school context and adjoining residential properties. The design incorporates articulation and appropriate roof forms to avoid visual bulk and does not result in unreasonable overshadowing or visual intrusion.



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The development will not alter school operations in a way that generates additional traffic, noise or disturbance. Access points and car parking arrangements remain largely unchanged, site coverage remains low, and the open campus character is maintained.

Ample space is retained for landscaping, outdoor use and pedestrian movement, reinforcing the green and spacious campus setting.

Overall, the proposal represents an appropriate and balanced response to the GRZ. It improves community infrastructure while protecting neighbourhood character and residential amenity, and it supports the long-term operation of a valued education facility in Colac.

## 5.2.3. Does the proposal respond to the relevant particular provisions?

### **Car parking and bicycles**

As detailed earlier, an adequate number of car parking spaces are being provided across the campus and therefore no additional assessment is required as there is no planning permit trigger.

For bicycles, there is no increase in staff or student numbers. It is deemed that the current situation is suitable to the operational needs of the school.

### **Stormwater**

The proposal has been assessed against Clause 53.18 – Stormwater Management in Urban Development, which seeks to ensure that stormwater during construction and operation is managed to mitigate impacts on the environment, public infrastructure and downstream properties.

The site forms part of an established school campus with existing connections to underground stormwater infrastructure. It is expected that the proposed development can integrate with this system through standard drainage design measures, including on-site detention and lawful discharge to the Council drainage network. The site retains significant areas of open space and permeable surfaces, which further assist in minimising the extent and velocity of runoff.

Stormwater management will be addressed in accordance with best practice and Council requirements. Any site-specific drainage design or modelling can be appropriately resolved through permit conditions requiring a Stormwater Management Plan to be submitted and approved prior to the commencement of construction.

With regard to Clause 53.18-6 – Site Management, the development will implement appropriate environmental controls during construction to minimise risk of sedimentation or pollution affecting the stormwater system. Measures will include:

- Locating stockpiles of topsoil, aggregate and spoil away from drainage lines, kerbs and footpaths, with erosion controls in place.
- Ensuring construction activities such as concrete cutting, brick washing and equipment cleaning are contained within the site, with wastewater managed appropriately.
- Managing waste responsibly, with materials stored securely on-site and removed to an approved facility—no waste will be buried or burned.

These controls can be implemented through a Construction and Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority.

The proposal is further supported by a comprehensive Sustainable Management Plan, which demonstrates compliance with Clause 15.01-2S (Environmentally Sustainable Development) and Clause 53.18 (Stormwater Management in Urban Development). The development achieves a passing BESS score and incorporates best-practice outcomes in stormwater management, energy efficiency, indoor environmental quality and urban ecology.

Overall, the proposal is capable of complying with the requirements of Clause 53.18. Stormwater quality and quantity will be managed in accordance with best practice and Council standards, and any further detail can be addressed through standard permit conditions prior to the commencement of development.



### **Canopy trees**

Tree removal is proposed as part of this application. Site history confirms that the native trees in question were planted and therefore do not trigger an offset under Clause 52.17. However, Clause 52.37 now applies, and a permit is required for the removal of each tree.

The subject site exceeds 1,000 square metres, which invokes the requirement for 20 per cent canopy cover. The proposed removals are necessary to accommodate the new science and learning building in a logical location that provides strong connections with the existing campus. Alternative sites were considered but found to be unsuitable. The selected location is consistent with the school's endorsed master plan.

It is important to note that the canopy cover requirement under Clause 52.37 was only introduced in September 2025. Achieving a 20 per cent canopy outcome is not realistic in this context, given the scale of the campus and the substantial proportion of land already dedicated to buildings, ovals, car parking and open grazing areas.

The arborists report is on file and could assist with the assessment by the responsible authority.

Nevertheless, landscaping opportunities remain available on the campus. Planting will continue to accompany each new project, contributing to an attractive and well-landscaped school environment. While the Clause 52.37 requirement cannot reasonably be addressed as part of this application, the school remains committed to ongoing landscape improvements across the site.

#### Summary:

- Existing Conditions Site Plan TP002 notes the tree canopy area to be removed (2,433 square metres).
- Proposed Site Plan TP003 notes that the trees recently planted by the College along Armstrong Street and Northern Edge of Carpark along with planned 'Tiny Forest' will provide a canopy exceeding what is being removed (total of 2,831 square meters). The new planting around the new building and where Rice Wing demolition is occurring will add further to this canopy.

The proposal results in a net increase in tree canopy cover across the site when existing removals are weighed against recent and proposed planting.

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## 6. Conclusion

The proposed Learning and Science Centre at Trinity College Colac represents a logical, policy-aligned and well-considered investment in contemporary educational infrastructure within an established urban setting.

The development is appropriately located within the General Residential Zone, where educational uses are expressly contemplated, and is designed to integrate seamlessly with the existing school campus and its residential surrounds. The single-storey built form, considered siting, and generous setbacks ensure that the proposal respects neighbourhood character while continuing the established institutional function of the land.

Importantly, the proposal does not result in any increase to student or staff numbers, nor does it alter existing car parking arrangements or access points. As such, the development will not generate any adverse traffic, parking or amenity impacts beyond those already associated with the reasonable operation of the school.

The removal of a limited number of planted canopy trees is appropriately addressed through a net increase in canopy cover across the site. Recently established planting, together with proposed landscaping and the 'Tiny Forest' initiative, will result in a greater overall canopy provision than that which is removed, consistent with the objectives of Clause 52.37 and broader urban greening policy.

Overall, the proposal is consistent with the Municipal Planning Strategy, the Planning Policy Framework and all relevant zone and overlay provisions. It represents an orderly and appropriate form of development that supports the ongoing operation and renewal of an important community facility.

For these reasons, it is respectfully submitted that the proposal warrants favourable consideration and that a planning permit should be granted.

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**Cameron McNeill**

**MCAA Studio**

30 April 2026