

MYERS Building Design
Town Planning
PLANNING GROUP Project Management

Planning Permit Application

119 Drummond Street South, Ballarat

Prepared for the Roman Catholic Trusts Corporation for the Diocese of Ballarat

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Overview

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Background

Applicant / Owner	The Roman Catholic Trusts Corporation for the Diocese of Ballarat
Address	119 Drummond Street South, Ballarat
Lot Description	Lot 2 PS 830205C (Volume 12294 Folio 233) Lot 3 PS 830205C (Volume 12294 Folio 234) Lot 2 TP663549J (Volume 08266 Folio 417)

Relevant Planning Controls

State Planning Policy Framework	Clause 11 - Settlement Clause 12 - Environmental and Landscape Values Clause 13 - Environmental Risks and Amenity Clause 14 - Natural Resource Management Clause 15 - Built Environment and Heritage Clause 18 - Transport Clause 19 - Infrastructure
Local Planning Policy Framework	Clause 21.01 - Municipal Overview Clause 21.03 - Environmental and Landscape Values Clause 21.05 - Natural Resource Management Clause 21.06 - Built Form, Heritage and Design Clause 21.07 - Economic Development Clause 21.09 - Local Areas
Zone	Special Use Zone (Schedule 5) General Residential Zone
Overlays	Heritage Overlay (Schedule 168) Design and Development Overlay (Schedule 20)
Particular Provisions	None
Strategic Planning Documents	None

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Permit Application Details

Description of Proposal

Construction of a new multipurpose centre and associated works, removal/relocation of outbuildings and minor structures and minor external alterations to main school building.

Permit requirement

Clause 32.08-9: General Residential Zone - a permit is required to construct a building and construct and carry out works.

Clause 37.01-4: Special Use Zone (Schedule 5) - a permit is required to construct a building and construct and carry out works.

Clause 43.01-1: Heritage Overlay - a permit is required to carry out buildings and works, including demolition and external alterations.

Acknowledgement of Country

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

We care about our community

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

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Quality assurance

Town Planning Report

119 Drummond Street South, Ballarat

Prepared for the Roman Catholic Trusts Corporation for the Diocese of Ballarat

Project Number

21-536

Revision

00

Prepared By

SMac

Reviewed By

DP

Project Lead

DP

Issued

24 August 2021

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Revision	Date	Issue
00	24 August 2021	Final issue to Council

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1 Introduction

1.1 Purpose

This report has been prepared by Myers Planning Group on behalf of the Roman Catholic Trusts Corporation for the Diocese of Ballarat in support of a planning permit application for construction of a new multipurpose centre and associated works at 119 Drummond Street South, Ballarat (the 'Site'). The associated works will include the removal of some outbuildings and minor structures, and minor external alterations to the main school building.

The proposal provides a site responsive design which directly responds to the provisions of state and local planning policy and complies with the Ballarat Planning Scheme.

Accordingly, the proposal triggers the following permit requirements:

- Clause 32.08-9: General Residential Zone - a permit is required to construct a building and construct and carry out works.
- Clause 37.01-4: Special Use Zone (Schedule 5) - a permit is required to construct a building and construct and carry out works.
- Clause 43.01-1: Heritage Overlay - a permit is required to carry out buildings and works, including demolition and external alterations.

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

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

- Certificate of Titles (dated 11 August 2021)
- OneMap Site Report
- Town Planning Drawings prepared by Y2 Architecture, including Site Photos (dated 2 August 2021)

1.2 Limitations

This report has considered the following documents:

- Certificate of Titles (dated 11 August 2021).
- Ballarat Planning Scheme (as of 16 August 2021).

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2 Site and surrounds

2.1 Site description and title particulars

Site address	119 Drummond Street South, Ballarat, 3350
Title details	Lot 1 Title Plan 888114R (Volume 10957 Folio 392) Lot 1 Title Plan 910596A (Volume 3121 Folio 598) Lot 1 Title Plan 696952S (Volume 3123 Folio 599) Lot 1 Title Plan 696162Y (Volume 6281 Folio 21) Lot 1 Title Plan 123914B (Volume 9957 Folio 429) Crown Allotments 10, 14, 15, 16 and 17, Section 25 Township of Ballarat, Parish of Ballarat (respectively Volume 3331 Folio 23, and Volume 9957 Foliros 430, 431, 432, and 433).
Site description	<p>The Site consists of two separate properties under the same ownership.</p> <p>One property is a single lot - Lot 1 TP888114. This lot adjoins the larger property, which consists of the remaining nine lots listed above.</p> <p>Site area: approximately 0.8 hectares</p> <p>Site shape: irregular</p> <p>Site road frontages:</p> <ul style="list-style-type: none">- approximately 121 metres to Drummond Street South.- approximately 38 metres to Eyre Street.- approximately 57 metres to Errard Street South. <p>The Site is not within a designated bushfire prone area as identified under the Building Regulations 2018.</p> <p>The Site is not within any area of cultural heritage sensitivity as defined under the Aboriginal Heritage Regulations 2018.</p>
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987, The Roman Catholic Trusts Corporation for the Diocese of Ballarat are the registered landowners.
Easements, restrictions or covenants	<p>Lot 1 Title Plan 910596A and Lot 1 Title Plan 696952S have an easement for a road for a length of approximately 23 metres. This easement has no impact on the proposal.</p> <p>C.A. 10, Sec. 25 has an encumbrance, with regard to land use on the adjoining lot (C.A. 15) for industry. This encumbrance has no impact on the proposal.</p> <p>There are no further easements, restrictions or covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988 which apply to the land.</p> <p>An existing sewer line runs north-south through the Site, with the obligation for 1 metres of clearance on either side of the sewer line, in accordance with the Water Act 1989, until such time as a formal easement is placed on the titles.</p>

Refer to **Appendix A** - Certificates of Titles.

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2.2 Site analysis

The site is used and developed as a non-government primary school (St Patrick's Parish Primary School). The site is tightly developed. The site includes various buildings, outdoor recreational / sporting facilities used for educational purposes, and established landscaping. The original school building was constructed in 1924, with a heritage façade to Drummond Street. The school buildings and infrastructure were extended in the 1990s. Pedestrian access is provided from Drummond Street, Eyre Street and Errard Street.

The site comprises 10 parcels, however this application only relates to the following six (6) lots:

- Lot 1 Title Plan 888114
- C.A. 10, 14, 15, 16 and 17, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)

The topography of the Site has a gentle slope falling from west to east.

Refer to Figure 1 - Aerial Plan.



Figure 1: Aerial Plan

2.3 Site context

The Site is located within an established residential precinct within the Principal Activity Centre of Ballarat. It is adjoined by dwellings, a connector road (Drummond Street) and residential streets. Five (5) of the lots that make up the Site are within the Special Use Zone (Schedule 5 'Private Education Establishment'), with the remaining five lots within the General Residential Zone.

The Site is located within the South Ballarat Heritage Precinct (HO168), an identified heritage precinct with an area of approximately 200 hectares, that extends approximately from east of Pleasant Street and south of Sturt Street. Places of particular heritage significance have individual schedules. There are no places with individual schedules in the vicinity of the Site.

The Site's key interfaces are as follows:

North (from west to east)	<u>General Residential Zone</u>
109 Drummond Street South;	<u>Heritage Overlay (Schedule 168)</u>
114 Errard Street South.	These two single-lot properties adjoin the two northern interfaces of the Site. Each lot contains one dwelling with associated outbuildings.

East (from north to south)	<u>General Residential Zone</u>
112 Errard Street South;	<u>Heritage Overlay (Schedule 168)</u>
114 Errard Street South;	These single-lot properties adjoin two of the eastern interfaces of the Site. Each lot contains one dwelling with associated outbuildings.
Road Reserve	
514 Eyre Street.	The Errard Street South road reserve adjoins the other eastern interface of the Site. To the east of the road reserve, the residential area consists exclusively of single-lot properties each containing a single dwelling.

South (from west to east)	<u>General Residential Zone</u>
Road Reserve	<u>Heritage Overlay (Schedule 168)</u>
514 Eyre Street	The Eyre Street road reserve adjoins one of the southern interfaces of the Site. To the south of the road reserve, the residential area consists exclusively of single-lot properties each containing a single dwelling.
512 Eyre Street	
510 Eyre Street	These single-lot properties adjoin the other two southern interfaces of the Site.
508 Eyre Street	Each lot contains one dwelling with associated outbuildings.
506 Eyre Street	
504 Eyre Street	

West	<u>Road Zone Category One</u>
Road Reserve	<u>Heritage Overlay (Schedule 168)</u>
	<u>Design and Development Overlay (Schedule 20)</u>
	The Drummond Street South road reserve is within the RDZ1 and adjoins the western interface of the Site.
	To the west of the road reserve, the residential area consists exclusively of single-lot properties each containing a single dwelling. Some subdivision has occurred, resulting in some higher density dwellings.

Refer to Figure 2 – Context Plan.

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Figure 2: Context Plan

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3 Proposal

3.1 Overview

The proposal seeks planning approval for the construction of a new multipurpose centre, and associated works. The associated works will include the removal of some outbuildings and minor structures, and minor external alterations to the main building. The proposal does not increase student or staff numbers. The proposal will provide for additional learning space and infrastructure within the school layout, and improve several access points to the school buildings, to align the school's facilities with contemporary needs, including disability access requirements.

Refer to the enclosed town planning drawings (see **Appendix C**) for full details of the proposed development.

3.2 Planning permit triggers

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

- Clause 32.08-9: General Residential Zone - a permit is required to construct a building and construct and carry out works.
- Clause 37.01-4: Special Use Zone (Schedule 5) - a permit is required to construct a building and construct and carry out works.
- Clause 43.01-1: Heritage Overlay - a permit is required to carry out buildings and works, including demolition and external alterations.

3.3 Key elements

Key elements of the proposal include:

Multipurpose centre:

- The existing brick shed, existing rainwater tanks, existing smaller shade sail and other minor infrastructure, will be demolished and/or removed.
- The proposed building (multi-purpose centre) will be constructed over the title boundaries of:
 - Lot 1 Title Plan 888114
 - C.A. 16, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)
 - C.A. 17, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)
- The proposed building (multi-purpose centre) will have a maximum height of 6.2 metres above ground level. The proposed building will be set on the common lot boundary to 114 Errard Street (private dwelling) for a length of approximately 9 metres. Note: existing brick shed is set on the common boundary to 114 Errard Street for a length of approximately 7 metres.
- Proposed building will be setback minimum 1.0 metres to the existing sewer lines.
- External materials and feature colours of proposed building will be:
 - Precast concrete panels
 - Compressed Fibre Cement sheets
 - Extensive glazing
 - Feature green mesh screen
 - Feature window with green glazing
- Interior of proposed building will contain:
 - Open plan activity space
 - Kitchen
 - Accessible toilet
 - Unisex toilets
- Access to the building will include ramp entry with 1:14 grade.

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External space adjoining multipurpose centre:

- New paving, stairs and ramps, seating, garden beds and associated minor infrastructure will be constructed.
- Proposed works will be constructed over the title boundaries of:
 - Lot 1 Title Plan 888114
 - C.A. 10, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)
 - C.A. 15, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)
 - C.A. 16, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)

Extension and works to eastern elevation of main buildings:

- Altered eastern pedestrian access, combining new ramp (1:20 grade) and new stairs and portico slab.
- New fascia over eastern pedestrian entrance.
- Minor extension with feature glazing to north-eastern part of building (Studio 5/6).
- New glazing and fascia to additional part of eastern elevation.
- Proposed works will be constructed over the title boundaries of:
 - C.A. 15, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)
 - C.A. 16, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)

Extension and works to western elevation of main buildings:

- Altered western pedestrian access, combining new ramp (1:16 grade), new fence, and new stairs and portico slab.
- New entry door and glazing for western pedestrian entrance.
- Minor extension with feature glazing to north-eastern part of building (Studio 5/6).
- Proposed works to the western elevation will be contained within:
 - C.A. 14, Sec. 25, Township of Ballarat, Parish of Ballarat (PP5030)

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4 Planning policies and controls

4.1 Planning Policy Framework (PPF)

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

- **Clause 11.01-1S – Settlement** - seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- **Clause 11.03-6S – Regional and local places** - seeks to facilitate integrated place-based planning.
- **Clause 15.01-1S – Urban design** - seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2S – Building Design** - seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.01-5S – Neighbourhood character** - seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.02-1S – Energy and resource efficiency** – seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- **Clause 15.03-1S – Heritage conservation** - seeks to ensure the conservation of places of heritage significance.
- **Clause 19.02-2S – Education facilities** - seeks to assist the integration of education and early childhood facilities with local and regional communities.

See **Section 5.2.1** of this report for an assessment of the proposal against the policies of the PPF.

4.2 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework (LPPF) sets out local and regional planning policy with a focus on specific areas and issues within Ballarat. The Municipal Strategic Statement (MSS) and local policies relevant to the proposal are detailed below.

Clause 21 Municipal Strategic Statement

- **Clause 21.01-1 - Context** - identifies Ballarat as a city of communities, home to many diverse peoples, each contributing their own culture, ideas and aspirations to Ballarat's identity. As a regional centre, Ballarat's service catchment extends beyond its borders and encompasses major retail, health and education facilities. Ballarat's relative proximity to Melbourne makes it a crucial part of the Victorian growth story.
- **Clause 21.01-2 - Community vision** - Ballarat's community vision guides the MSS, where the identified vision for 2040 includes 'A desirable city that we love to live and work in, with excellent facilities and services'.
- **Clause 21.01-3 - Land use vision** - The Ballarat Strategy (2015) sets strategic directions for Ballarat, and includes embracing the '10 Minute City' concept and 'The City in the Landscape'.
- **Clause 21.01-4 - Key issues** - identifies that Clause 21.02 to 21.09 provides strategic directions for the identified key issues, including Environmental Resilience, and Built Form, Heritage and Design.
- **Clause 21.06-1 – Built Form, Heritage and Design: Urban design** - seeks to protect and enhance the quality and character of built areas, considering context and local values.
- **Clause 21.06-2 – Built Form, Heritage and Design: Heritage** - seeks to protect, conserve and enhance areas, features, structures and sites of historic, aboriginal, natural and cultural significance.
- **Clause 21.06-3 – Built Form, Heritage and Design: Neighbourhood character** - seeks to recognise places of distinct neighbourhood character.

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- **Clause 21.06-4 – Built Form, Heritage and Design: Implementation** – provides instructions for assessment of applications affected by a heritage overlay.

Clause 22 Local Planning Policies

- **Clause 22.05-1 – Heritage conservation and heritage precincts** – provides objectives and policy for assessment of applications affected by a heritage overlay. There are additional objectives and policies for specified precincts; the South Ballarat Heritage Precinct is not specified in this clause.

See **Section 5.2.2** of this report for an assessment of the proposal against the policies of the MSS and LPPF.

4.3 Zones

4.3.1 Clause 32.08 General Residential Zone (Schedule 1)

The Site is partly located within the General Residential Zone. The lots of relevance to this application that are within the General Residential Zone are:

- Lot 1 Title Plan 888114
- C.A. 10, Sec. 25, Township of Ballarat, Parish of Ballarat

The purposes of the General Residential Zone include:

- 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 32.08-9, a permit is required to construct a building and carry out works associated with a Section 2 use. 'Primary school' is a Section 2 Use.

Application requirements are listed at Clause 32.08-11. Decision guidelines are listed at Clause 32.08-13.

See **Section 5.2.3** of this report for an assessment of the proposal against the decision guidelines of the General Residential Zone.

See **Appendix B** – OneMap Site Report; and **Appendix C** – Town Planning Drawings

4.3.2 Clause 37.01 Special Use Zone (Schedule 5)

The Site is partly located within the Special Use Zone (Schedule 5). The lots of relevance to this application that are within the Special Use Zone are:

- C.A. 14, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 15, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 16, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 17, Sec. 25, Township of Ballarat, Parish of Ballarat

The purpose of the Special Use Zone includes:

- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

The purpose of Schedule 5 to this zone is:

- To provide for the use of land for the purpose of a private education establishment. This includes the use of land for a religious institution.

Pursuant to Clause 37.01-4, a permit is required to construct a building and carry out works, unless the schedule to this zone specifies otherwise. Schedule 5 does not provide an exemption from the requirement for a permit.

Application requirements and decision guidelines are listed at Clause 37.01-4.

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See **Section 5.2.4** of this report for an assessment of the proposal against the decision guidelines of the Special Use Zone.

See **Appendix B** – OneMap Site Report; and **Appendix C** – Town Planning Drawings

4.4 Overlays

4.4.1 Clause 43.01 Heritage Overlay (Schedule 168)

The whole Site is covered by the Heritage Overlay (Schedule 168).

The purposes of the Heritage Overlay include:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

Pursuant to Clause 43.01-1, a permit is required to:

- demolish or remove a building.
- construct a building and carry out works, including fencing, non-domestic disabled access.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.

Decision guidelines are listed at Clause 43.01-8.

See **Section 5.2.6** of this report for an assessment of the proposal against the decision guidelines of the General Residential Zone.

See **Appendix C** – Town Planning Drawings

4.4.2 Clause 43.02 Design and Development Overlay (Schedule 20)

The Site is partly covered by the Design and Development Overlay (Schedule 20). The lots of relevance to this application that are within the Design and Development Overlay (Schedule 20) are:

- C.A. 14, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 15, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 16, Sec. 25, Township of Ballarat, Parish of Ballarat
- C.A. 17, Sec. 25, Township of Ballarat, Parish of Ballarat

The purpose of the Design and Development Overlay includes:

- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.

The objective of Schedule 20 to the Design and Development Overlay (**DDO20**) is to ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the helipad at the Ballarat Base Hospital and to facilitate safe helicopter operations.

Pursuant to Part 2.0 of Schedule 20, a permit is not required to construct a building or to carry out works provided the maximum height of the buildings or works does not exceed 478.8 metres above the Australian Height Datum (AHD). This AHD is equivalent to 29.3m above ground level measured from the centre point of the helipad located at Ballarat Base Hospital.

The proposed buildings and works will have a maximum height of 6.2 metres above ground level as measured at the Site. The maximum height of the proposed building will not exceed 478.8m AHD.

The proposal does not required a permit under the provisions of **DDO20**.

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4.5 Particular Provisions

The particular provisions are specific prerequisites or planning provisions for a range of particular uses and development and apply consistently across the State.

4.5.1 Clause 52.06 Car Parking

Clause 52.06 seeks to ensure the provision of parking in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

Specifically, the purposes of Clause 52.06 include:

- 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.

This application does not increase student numbers and does not increase staff numbers. Accordingly, there is no additional demand for car parking based on the calculation for 'primary school' listed in the table to Clause 52.06-5.

4.5.2 Clause 53.18 Stormwater management in urban development

The purpose of the Clause 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 53.18-1, the clause applies to an application under a provision of a zone to construct a building, or construct or carry out works. The application does not meet any of the listed exemptions, as the proposed multipurpose building will have an area greater than 50 square metres. The proposed works in the outdoor play area will have an area greater than 50 square metres.

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

Decision guidelines are listed at Clause 53.18-7.

See **Section 5.2.7** of this report for an assessment of the proposal against the decision guidelines of Clause 53.18

4.5.3 Clause 53.19 Non-Government Schools

Clause 53.19 applies to the proposal as it relates to development of land associated with a primary school. The purpose of the Clause includes:

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

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.

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4.6 Other planning considerations

4.6.1 Aboriginal Cultural Heritage Sensitivity

The Site does not contain any land identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018.

A Cultural Heritage Management Plan (CHMP) is not required for the proposed development.

4.6.2 Zone and Title Boundary

It is acknowledged that the proposed new building will straddle both a title boundary, and a zone boundary which is a current and persisting condition of the site.

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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 Ballarat Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Planning Policy Framework?
- Is the proposal consistent with the Local Planning Policy Framework?
- Does the proposal appropriately respond to the General Residential Zone?
- Does the proposal appropriately respond to the Special Use Zone (Schedule 5)?
- Does the proposal appropriately respond to the Heritage Overlay (Schedule 168)?
- Does the proposal appropriately respond to Clause 53.18 (Stormwater management in urban development)?
- Does the proposal appropriately respond to the decision guidelines at Clause 65.01?

5.2 Key considerations

5.2.1 Is the proposal consistent with the Planning Policy Framework?

The proposal has integrated the relevant planning considerations for the Site and its context, balancing the various objectives as outlined below (Clause 11.03-6S **Regional and local places**). The primary issues that must be balanced are amenity for the adjoining dwellings in the residential zone, and the conservation of heritage, against the requirements and support for non-government education facilities.

The PPF seeks to ensure that development is aligned with the relevant Regional Growth Plan, in this case, the Central Highlands Regional Growth Plan, which identifies Ballarat as the primary urban centre of the Central Highlands region, which provides higher order health, education, retail and government services for the region (Clause 11.01-1S **Settlement**). The PPF supports contextually appropriate building design that aligns with the conservation of heritage places and the protection of established and valued neighbourhood character (Clauses 15.01-2S **Building design**, 15.01-5S – **Neighbourhood character**, 15.03-1S **Heritage conservation**). Proposed development should respond to their context, and ensure that the design and location of publicly accessible private spaces (in this case, the school buildings and school open spaces, including access) is of a high standard, creates a safe environment for users and enables easy and efficient use (Clause 15.01-1S **Urban design**). Development should result in energy and resource efficient buildings (Clause 15.02-1S **Energy and resource efficiency**). The development of primary education facilities to meet the existing and future education needs of communities is supported by the PPF (Clause 19.02-2S **Education facilities**).

The proposal will remove an outbuilding and some school infrastructure in the centre of the Site. These structures do not contribute to the heritage significance or neighbourhood character of the Site and locality. The proposal will construct a multipurpose building, somewhat larger than the outbuilding to be removed. The proposal will also marginally extend one of the school rooms (Studio 5/6) on the eastern elevation. The proposed new building and extension will utilise extensive glazing that will allow generous natural light in the learning spaces. This is a good outcome for energy efficient buildings, as well as creating pleasant and healthy spaces. It is considered that the proposed building and proposed extension, while designed with a contemporary and functional aesthetic, will not result in an unacceptable impact to the heritage significance or neighbourhood character of the Site and locality.

The proposal will update the outdoor play area in the centre of the Site. The proposal will also upgrade the western and eastern pedestrian entries to the main building, to improve the accessibility for all people. The proposed works, including the new entries, are an important upgrade for the primary school to comply with 'access for all' requirements and to meet the requirements of its community.

The proposal is consistent with the relevant policies of the PPF.

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5.2.2 Is the proposal consistent with the Local Planning Policy Framework?

The Municipal Strategic Statement (MSS) and the Local Planning Policies (LPP) together make up the LPPF, more recently known as the Municipal Planning Strategy (MPS). The LPPF provides supporting local content to the PPF.

The proposal supports the community vision for Ballarat by enhancing existing education facilities, contributing to a desirable city with excellent facilities and services (**Clause 21.01-2** - Community Vision).

The LPPF recognises the importance of the conservation of heritage places within Ballarat.

Clause 21.06-1 **Built Form, Heritage and Design: Urban design** states that the scale, bulk and quality of new development should contribute to the character and amenity of the built environment. Clause 21.06-2 **Built Form, Heritage and Design: Heritage** states that alterations to heritage places and new development should be carried out in a sympathetic manner.

The proposed multipurpose building will not be highly visible from the streetscape. The aesthetic design is contemporary and simple. It is considered that the building will not have an adverse visual impact when viewed from the streetscape, from the consideration of neighbourhood character and heritage character. The proposed alterations to the eastern and western entries of the main building are considered to be sympathetic to the heritage qualities of the main building.

Clause 21.06-4 **Built Form, Heritage and Design: Implementation** provides instructions for assessment of applications affected by a heritage overlay. For this proposal, the relevant incorporated documents in the schedule to Clause 72.04 must be considered, that is, the Ballarat Planning Scheme Heritage Control 2004 Incorporated Plan (revised October 2015), and the Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance (revised August 2014). Heritage Victoria Guidelines should be applied for assessing heritage applications.

The LPPF contains relevant policy at Clause 22.05-1 **Heritage conservation and heritage precincts**, however, the South Ballarat Heritage Precinct is not specified in this clause. The general objective of the clause seeks to ensure that new development is consistent with the Statement of Significance of the relevant heritage precinct.

See **Section 5.2.6** for an assessment of the proposal in compliance with the requirements of Clause 21.06-4 and 22.05-1.

On balance, it is considered that the proposal is consistent with and supported by the LPPF.

5.2.3 Does the proposal appropriately respond to the General Residential Zone?

The proposal complies with the purpose of the **General Residential Zone**, particularly with regard to allowing educational uses to serve community needs in appropriate locations.

Clause 32.08-11 lists the application requirements for various types of applications.

Clause 32.08-11 Requirement	Response
Plans drawn to scale and dimensioned with show: <ul style="list-style-type: none">- Site shape, size, dimensions and orientation;- Site and use of existing and proposed buildings;- Adjacent buildings and uses;- Building form and scale;- Setbacks to property boundaries.	See Appendix C – Town Planning Drawings

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Clause 32.08-11 Requirement	Response
The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.	It is considered unlikely that there will be adverse amenity impact on adjoining land due to the proposed multipurpose building, extension to the eastern elevation of the main building, and alterations to the central open space and the eastern and western entries of the main building. There will be no increase to the number of students or staff associated with the primary school.
Any other application requirements specified in a schedule to this zone.	There are no other application requirements specified in Schedule 1 to the General Residential Zone.

The following assessment is provided in response to the relevant decision guidelines listed in Clause 32.08-13.

Decision guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal responds appropriately to the MPS and PPF. See assessment under Section 5.2.1 and 5.2.2 of this report.
The purpose of this zone.	The proposal is specifically supported by the purpose of the zone, which seeks to allow educational uses to serve local community needs in appropriate locations. The educational use has been established on the site.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	The proposed building will not have any impact on any existing rooftop solar energy systems. See Appendix C – Town Planning Drawings, sheet number TP09.
Whether the use or development is compatible with residential use.	The development is compatible with residential uses. The proposal will not result in any significant increased intensity of the Site's existing and long-established use and development as a primary school.
Whether the use generally serves local community needs.	The proposal is for development only. However, as a long established primary school, it is considered that the use on the Site serves the needs of the local community by providing choice for primary school education within the non-government education sector.
The scale and intensity of the use and development.	The proposal does not increase the scale or intensity of the existing use. The proposal provides an additional building to accommodate existing students on the land. The proposed building will replace an existing outbuilding. It will have a marginally larger footprint, with associated works for reconfiguration of the outdoor play space. The scale and intensity of the development is therefore appropriate for the site.

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Decision guidelines	Response
The design, height, setback and appearance of the proposed buildings and works.	The proposed buildings and works are of a high quality and architectural design standard. The design is contemporary and simple. The building and alterations will be complementary in design, height and appearance to the existing buildings on the land.
The proposed landscaping.	The proposed replacement landscaping in the central open space area is considered to be appropriate.
The provision of car and bicycle parking and associated accessways.	The Site does not have any existing onsite car parking. The proposal will not provide any additional onsite car parking or additional onsite bicycle parking. This is considered to be acceptable, with regard to car parking, due to the Site's legacy of land use.
Any proposed loading and refuse collection facilities.	No loading or refuse collection facilities are required.
The safety, efficiency and amenity effects of traffic to be generated by the proposal.	The proposal is unlikely to generate additional traffic, on the basis that the proposal does not increase student or staff numbers.

The proposal complies with the purpose of the General Residential Zone. The proposal responds well to the provisions and the decision guidelines of the General Residential Zone.

5.2.4 Does the proposal appropriately respond to the Special Purpose Zone (Schedule 5)?

The proposal complies with the purpose of the **Special Purpose Zone**, with regard to being development that is associated with the specific purpose identified in Schedule 5 to this zone, that is, allowing a private education establishment.

The following assessment is provided in response to the relevant decision guidelines listed in Clause 37.01-4.

Decision Guidelines	Response
General issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal responds appropriately to the MPS and PPF. See assessment under Section 5.2.1 and 5.2.2 of this report.
For an apartment development, the objectives, standards and decision guidelines of Clause 58	Not applicable
Any guidelines in the schedule to this zone.	Not applicable Schedule 5 does not contain any guidelines.

The proposal complies with the purpose and provisions of the Special Purpose Zone (Schedule 5).

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5.2.5 Does the proposal appropriately respond to the Heritage Overlay (Schedule 168)?

The proposal complies with the purpose of the Heritage Overlay, particularly with regard to ensuring that development does not adversely affect the significance of heritage places.

A response to the decision guidelines of Clause 43.01-8 is provided in the table below:

Clause 43.01-8 Decision Guidelines	Response
Clause 43.01-8 Decision Guidelines	
<p>The Municipal Planning Strategy and the Planning Policy Framework</p>	<p>The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report.</p> <p>Please see Sections 5.2.1 and 5.2.2.</p>
<p>The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.</p> <p>Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.</p> <p>Any applicable heritage design guideline specified in the schedule to this overlay.</p>	<p>The Statement of Significance for 'South Ballarat Heritage Precinct' (Schedule 168) is contained within the incorporated document 'Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014), pages 50 to 68.</p> <p>The Site is considered to be contributory to the significance of the South Ballarat Heritage Precinct, as it is not included in the list 'Buildings Not Significant to a Precinct' (pages 57 to 68).</p> <p>The Statement of Significance does not refer specifically to the Site, or the main building (frontage to Drummond Street), although there is a reference to "a number of historic schools" (page 53), and a reference to the important aesthetic qualities of the schools in the precinct (page 55).</p> <p>The proposed multipurpose building will not be highly visible from the streetscape. The aesthetic design is contemporary and simple. It is considered that the building will not have an adverse visual impact when viewed from the streetscape, from the consideration of identified heritage significance. The proposed alterations to the eastern and western entries of the main building are considered to be sympathetic to the heritage qualities of the main building.</p> <p>The proposed buildings and works are considered unlikely to have any adverse impact on the significant aspects of the heritage place (the Precinct) as documented in the Statement of Significance.</p>
<p>Any applicable heritage design guideline specified in the schedule to this overlay.</p>	<p>Schedule 168 references the Incorporated Plan 'Ballarat Planning Scheme Heritage Control 2004'.</p> <p>In accordance with this document, no permit is required to construct a front fence 1.2 metres or less in height above footpath level.</p> <p>Any parts of the proposal that are 'minor development', that is, works which do not require approval under the Building Regulations, and are located to the east of the rear elevation of the main building, will not require a permit under the provisions of the Heritage Overlay.</p>

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Clause 43.01-8 Decision Guidelines	Response
<p>Whether the location, bulk, form and appearance of the proposed building:</p> <ul style="list-style-type: none"> - will adversely affect the significance of the heritage place. - Is in keeping with the character and appearance of adjacent buildings and the heritage place. 	<p>The proposed building will be located in the centre of the Site. It is not expected to have a significant impact on the heritage qualities of the Site as viewed from the streetscape of Drummond Street or Errard Street. The proposed building has been designed with a contemporary and simple visual aesthetic. It will be readily identifiable as new work, in keeping with the guidelines of the Burra Charter (Article 22.2).</p>
<p>Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.</p>	<p>The existing outbuilding that is proposed to be removed, and the other minor infrastructure that is proposed to be removed, is not considered to contribute to the significance of the South Ballarat Heritage Precinct.</p> <p>The external alterations to the eastern elevation of the main building (including the eastern entry), and the western entry, are considered to have an acceptable impact on the heritage significance of the main building.</p>
<p>Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.</p>	<p>The proposed works that will occur in the centre of the Site are not expected to have a significant impact on the heritage qualities of the Site as viewed from the streetscape of Drummond Street or Errard Street.</p>

The proposal complies with the purpose of the Heritage Overlay and responds well to the decision guidelines of the Heritage Overlay.

5.2.6 Does the proposal appropriately respond to Clause 53.18 (Stormwater management in urban development)?

The proposal complies with the purpose of the clause, with regard to ensuring that stormwater associated with the development is managed to mitigate adverse impacts on the environment.

A response to the decision guidelines of Clause 43.01-8 is provided in the table on the following page:

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Standards and Decision Guidelines of	Response
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<p>Clause 53.18</p> <p>Clause 53.18-5 Stormwater management: Standard W2</p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> – Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). – Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas. – Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>The stormwater management system will be designed to the satisfaction of the responsible authority. This can be ensured through a condition on the permit requiring a detailed stormwater management plan.</p>
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<p>Clause 53.18-6 Site management: Standard W3</p> <p>An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> – Erosion and sediment. – Stormwater. – Litter, concrete and other construction wastes. – Chemical contamination. 	<p>The construction management will be undertaken to the satisfaction of the responsible authority. This can be ensured through a condition on the permit requiring a detailed construction management plan.</p>
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<p>Clause 53.18-7 Decision Guidelines:</p> <p>Before deciding on an application, the responsible authority must consider:</p>	
<p>Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.</p>	<p>The proposal complies with Clause 19.03-3S Integrated Water Management.</p>
<p>The capacity of the Site to incorporate stormwater retention and reuse and other water sensitive urban design features.</p>	<p>The Site is tightly developed with existing buildings, impervious surfaces, permeable surfaces and limited areas of landscaping.</p> <p>The stormwater and drainage infrastructure will be incorporated with the existing water tanks and existing stormwater reuse and onsite irrigation systems.</p>
<p>Whether the development has utilised alternative water sources and/or incorporated water sensitive design.</p>	<p>The development will capture and reuse stormwater for bathroom use within the building.</p>

Standards and Decision Guidelines of Clause 53.18	Response
Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.	The stormwater and drainage infrastructure will be designed and installed to current best practice, to the satisfaction of the responsible authority. The quantity of stormwater to be generated by the development is minor in the context of the existing buildings on the site. The stormwater discharge will not adversely affect water quality entering the drainage system.
The capacity of the drainage network to accommodate additional stormwater	The quantity of stormwater to be generated by the development is minor in the context of the existing buildings on the site. It is reasonable to assume that the drainage network has the capacity to accommodate the additional stormwater generated by the proposed development.
Whether the stormwater treatment areas can be effectively maintained.	Not applicable. The proposal does not include stormwater treatment areas.
Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.	Not applicable. Stormwater will be managed by being retained on-site or discharged to the legal point of discharge to the satisfaction of the responsible authority.

The proposal complies with Clause 53.18.

5.2.7 Does the proposal appropriately respond to the decision guidelines of Clause 65.01?

In accordance with Section 60 of the Planning and Environment Act 1987, this report has considered the Ballarat Planning Scheme. The objectives of planning in Victoria have been considered, particularly the objective to provide for the fair, orderly, economic and sustainable use and development of land, and to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest.

This report has assessed the proposal against the relevant objectives, strategies and policies of the Municipal Planning Strategy, the Planning Policy Framework, the purpose of the General Residential Zone, Special Purpose Zone (Schedule 5) and the Heritage Overlay (Schedule 168), and the purpose of Clause 53.18 Stormwater Management in Urban Development. The proposal is considered to constitute orderly planning. It is considered unlikely that the proposal will result in adverse amenity impact to the adjoining and nearby dwellings. The proposal is unlikely to result in any adverse impact to the identified heritage significance of the South Ballarat Heritage Precinct. The Site is unlikely to be subject to adverse amenity impacts or environmental hazards.

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6 Conclusion

This report has described the proposal and provided an assessment the proposal against relevant policy and planning controls of the Ballarat Planning Scheme.

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the Ballarat Planning Scheme. It follows as the recommendation and request of this report that Council issue a planning permit for the proposal.

We look forward to working with Council during the assessment of the application.

Myers Planning Group

August 2021

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Appendices

Appendix A Certificate of Title

Appendix B OneMap Site Report

Appendix C Town Planning Drawings, including Site Photos

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Appendix A Certificate of Title

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VOLUME 03331 FOLIO 023

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LAND DESCRIPTION

Crown Allotment 10 Section 25 Township of Ballarat Parish of Ballarat.
PARENT TITLE Volume 02366 Folio 145
Created by instrument K513881 22/08/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT of LYONS
STREET SOUTH BALLARAT
K513881 22/08/1983

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP786723H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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Additional information: (not part of the Register Search Statement)

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VOLUME 09957 FOLIO 430

Security no : 124091777713U
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LAND DESCRIPTION

Crown Allotment 14 Section 25 Township of Ballarat Parish of Ballarat.
Created by Application No. 067367A 30/05/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT
Application No. 067367A 30/05/1990

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP304571X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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LAND DESCRIPTION

Crown Allotment 15 Section 25 Township of Ballarat Parish of Ballarat.
Created by Application No. 067367A 30/05/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT
Application No. 067367A 30/05/1990

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

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LAND DESCRIPTION

Crown Allotment 16 Section 25 Township of Ballarat Parish of Ballarat.
Created by Application No. 067367A 30/05/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT
Application No. 067367A 30/05/1990

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ACTIVITY IN THE LAST 125 DAYS

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LAND DESCRIPTION

Crown Allotment 17 Section 25 Township of Ballarat Parish of Ballarat.
Created by Application No. 067367A 30/05/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT
Application No. 067367A 30/05/1990

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

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LAND DESCRIPTION

Lot 1 on Title Plan 123914B (formerly known as part of Crown Allotment 13
Section 25 Township of Ballarat Parish of Ballarat).
Created by Application No. 067367A 30/05/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT
Application No. 067367A 30/05/1990

ENCUMBRANCES, CAVEATS AND NOTICES

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP123914B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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Land Act 1958**

VOLUME 06281 FOLIO 021

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LAND DESCRIPTION

Lot 1 on Title Plan 696162Y.
Created by Application No. 049718 19/05/1939

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROMAN CATHOLIC TRUSTS CORPORATION FOER THE DIOCESE OF BALLARAT of 5 LYONS
STREET SOUTH BALLARAT VIC 3350
AL070781F 09/05/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP696162Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

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LAND DESCRIPTION

Lot 1 on Title Plan 696952S (formerly known as part of Crown Allotment 18
Section 25 CITY OF BALLARAT Parish of Ballarat).
Created by Application No. 035973 09/08/1906

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT of LYONS
STREET BALLARAT
A887309 07/01/1960

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP696952S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: "ST PATRICKS PRIMARY SCHOOL" 119 DRUMMOND STREET SOUTH BALLARAT
CENTRAL VIC 3350

DOCUMENT END

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10957 FOLIO 392

Security no : 124091810005U
Produced 13/08/2021 08:15 AM

LAND DESCRIPTION

Lot 1 on Title Plan 888114R.
Created by Application No. 083282S 14/07/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT of 3 LYONS
STREET SOUTH, BALLARAT 3350
Application No. 083282S 14/07/2006

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP888114R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 116 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 03123 FOLIO 598

Security no : 124091777722K
Produced 11/08/2021 05:17 PM

LAND DESCRIPTION

Lot 1 on Title Plan 910596A (formerly known as part of Crown Allotment 18
Section 25 Township of Ballarat Parish of Ballarat).
Created by Application No. 035973 09/08/1906

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT of LYONS
STREET BALLARAT
A573548 25/07/1958

ENCUMBRANCES, CAVEATS AND NOTICES

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP910596A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

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CENTRAL VIC 3350

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TITLE PLAN		EDITION 1	TP 123914B
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<p>Location of Land</p> <p>Parish: BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 13 (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9957 FOL 429 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 30/08/1999 VERIFIED: BH</p>
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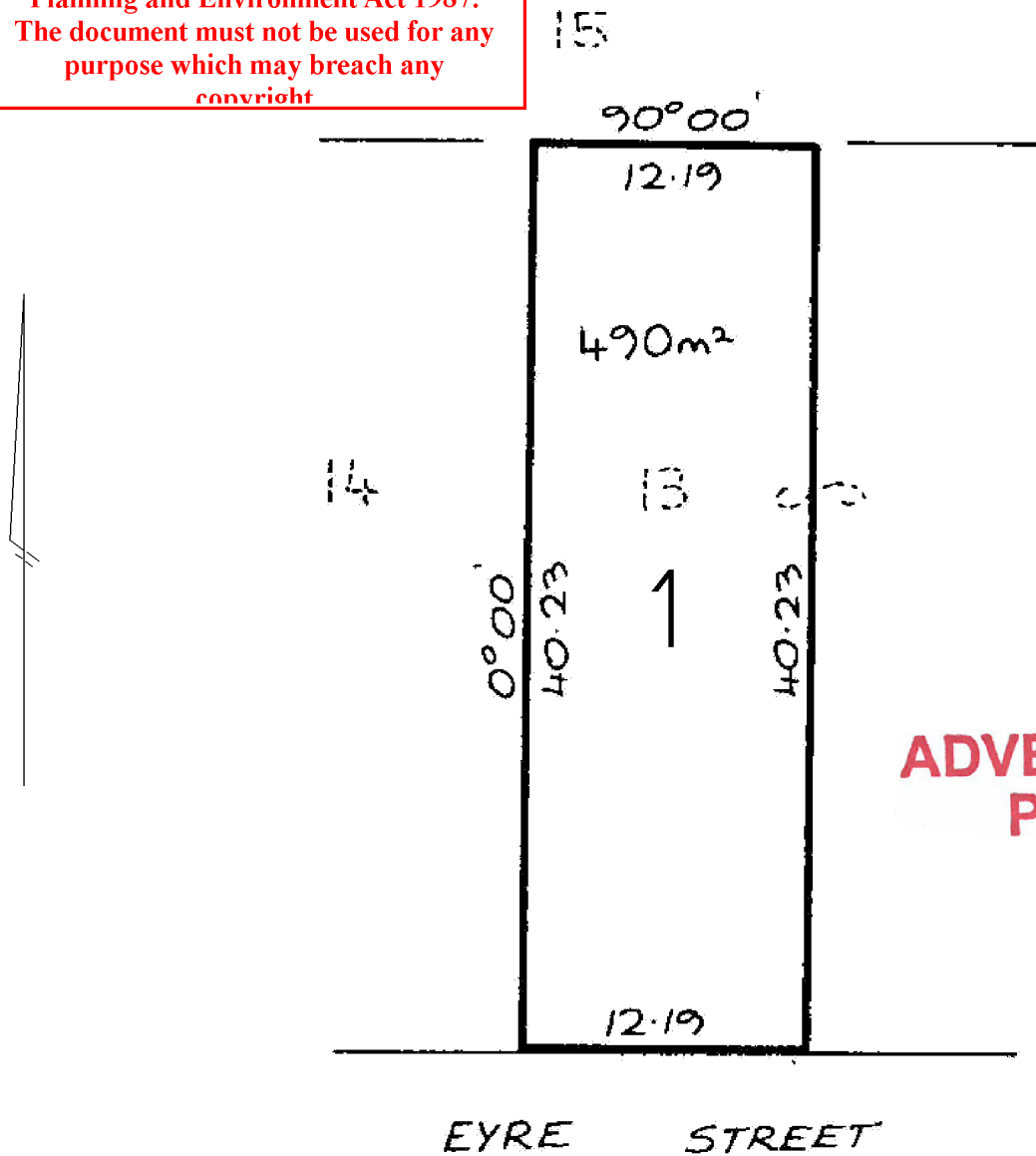


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 13 (PT)

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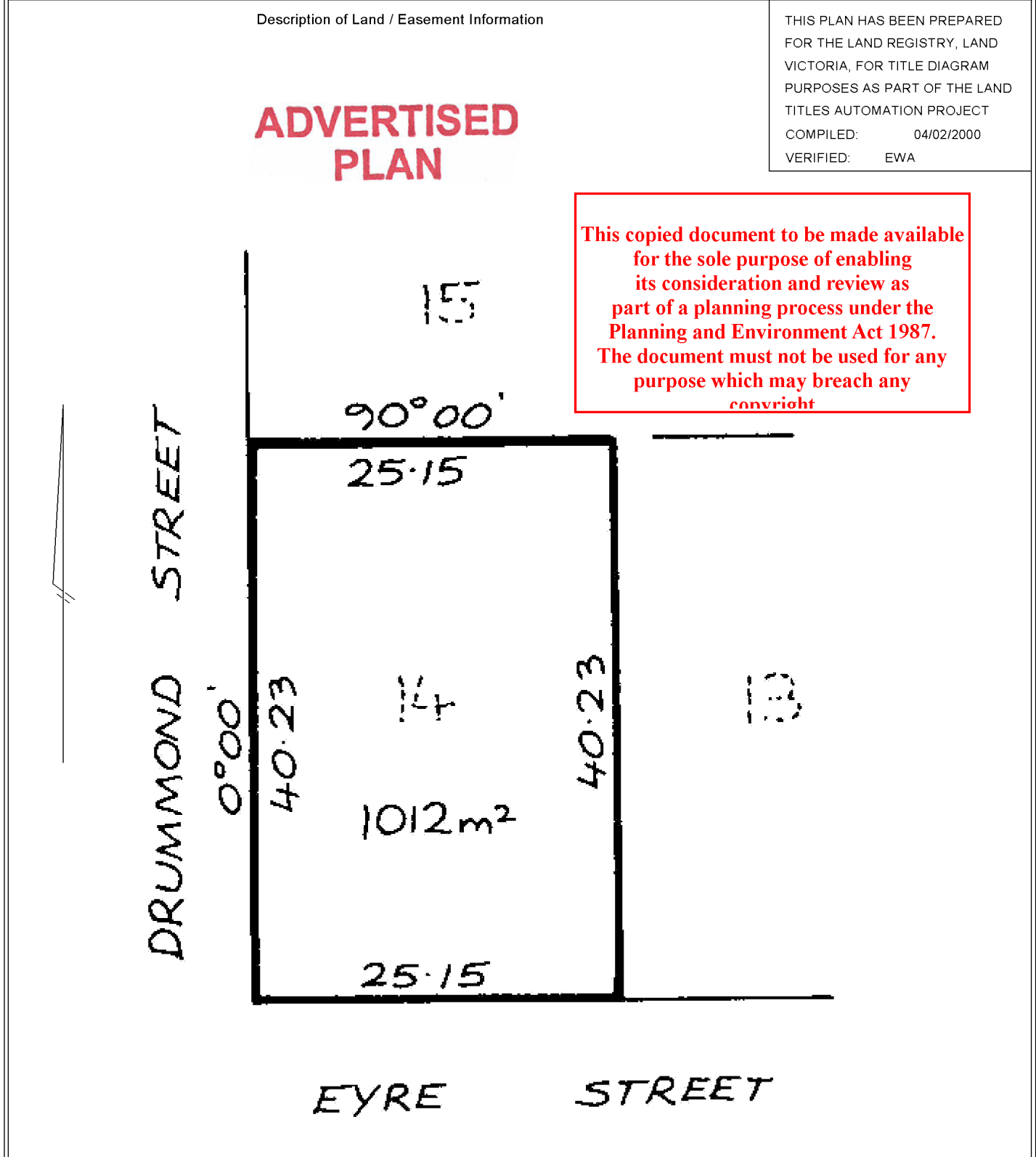
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TITLE PLAN	EDITION 1	TP 304571X
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<p>Location of Land</p> <p>Parish: BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 14 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9957 FOL 430 Depth Limitation: NIL</p>	<p>Notations</p> <p>Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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COMPILED: 04/02/2000
 VERIFIED: EWA

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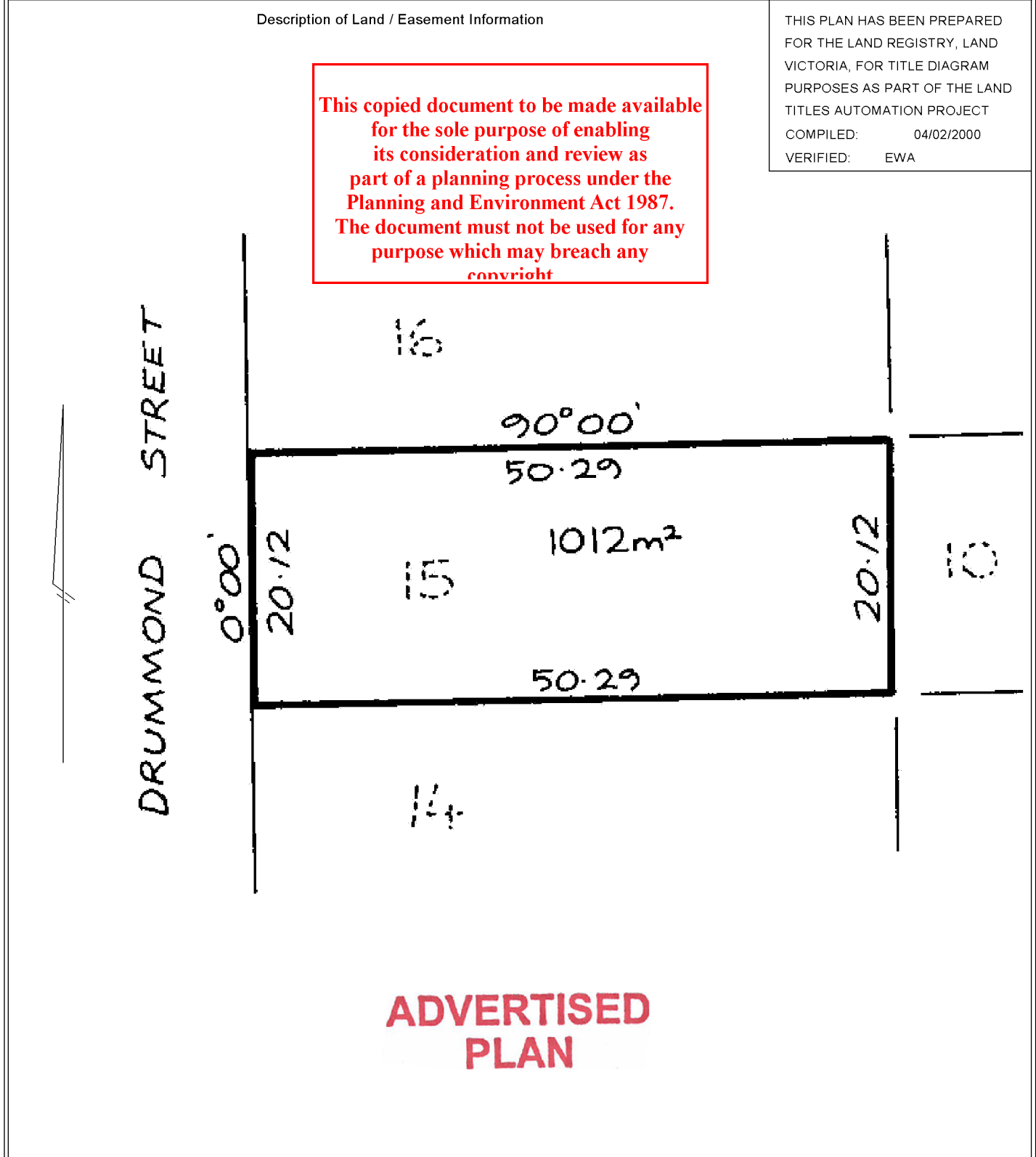
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TITLE PLAN		EDITION 1	TP 304572V
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<p>Location of Land</p> <p>Parish: BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 15 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9957 FOL 431 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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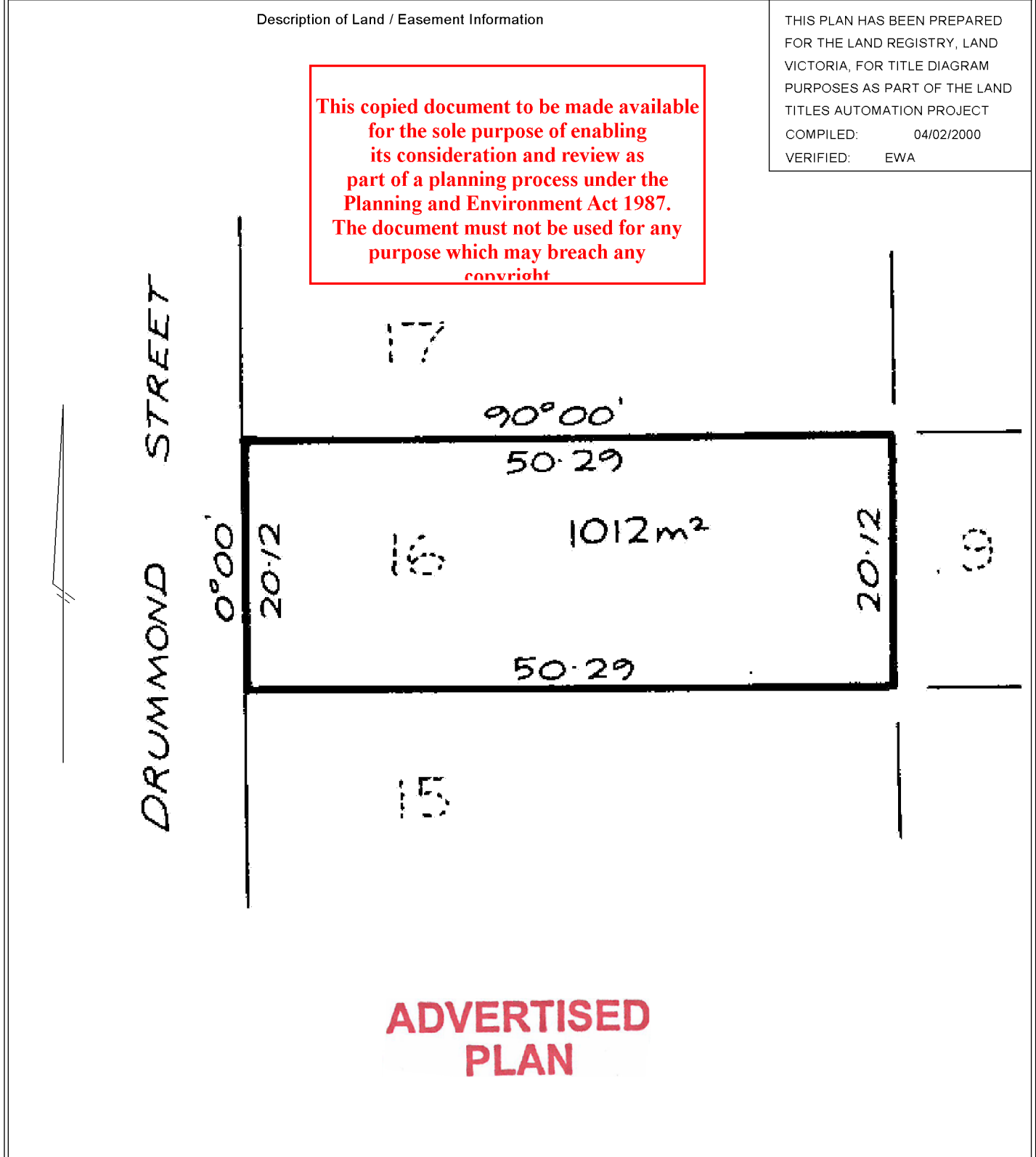
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TITLE PLAN		EDITION 1	TP 304573T
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<p>Location of Land</p> <p>Parish: BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 16 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9957 FOL 432 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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COMPILED: 04/02/2000
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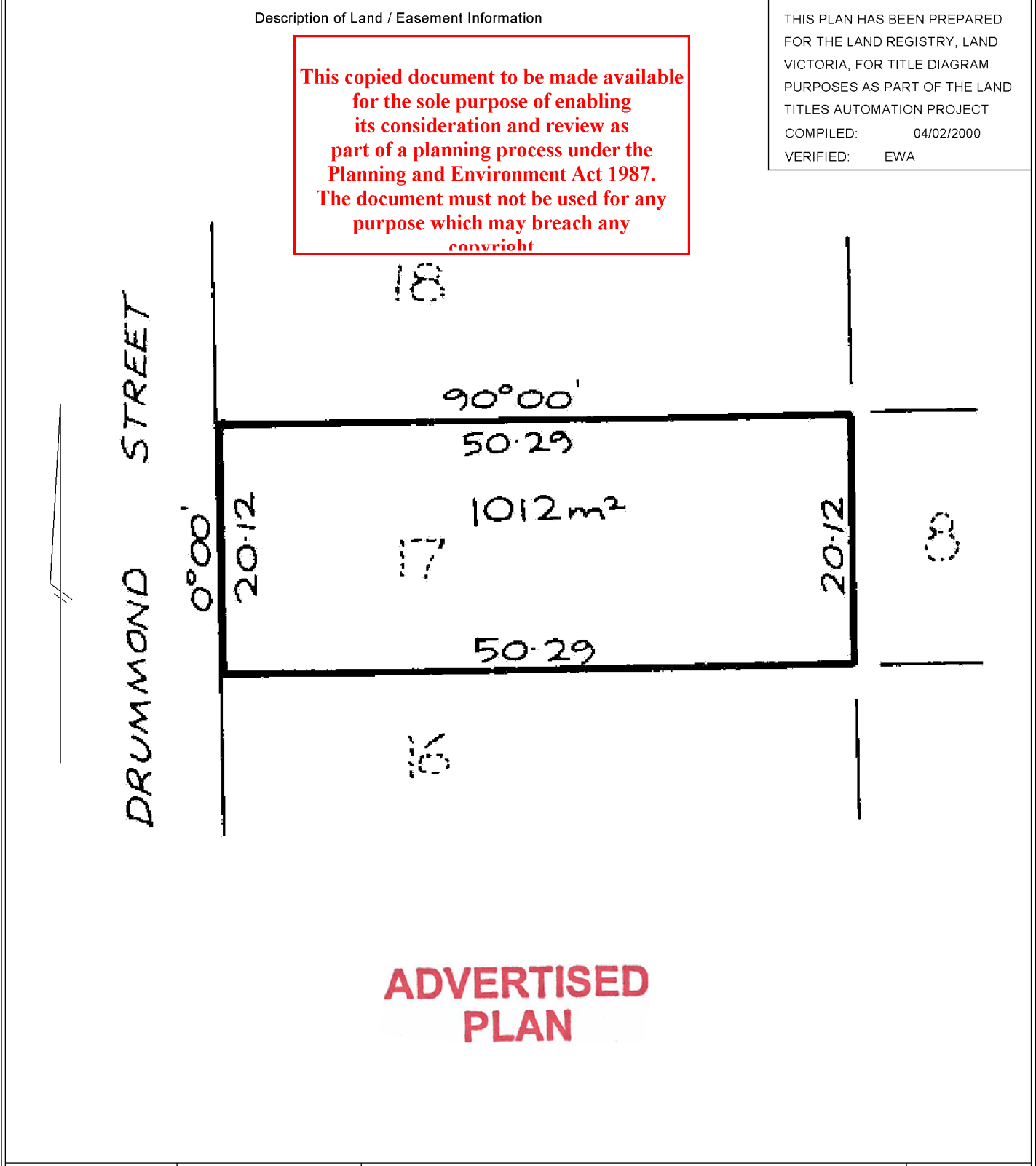
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**ADVERTISED
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TITLE PLAN	EDITION 1	TP 304574R
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<p>Location of Land</p> <p>Parish: BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 17 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9957 FOL 433 Depth Limitation: NIL</p>	<p style="text-align: right;">Notations</p> <p>Warning as to Dimensions Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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COMPILED: 04/02/2000
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TITLE PLAN	EDITION 1	TP 696162Y
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Location of Land

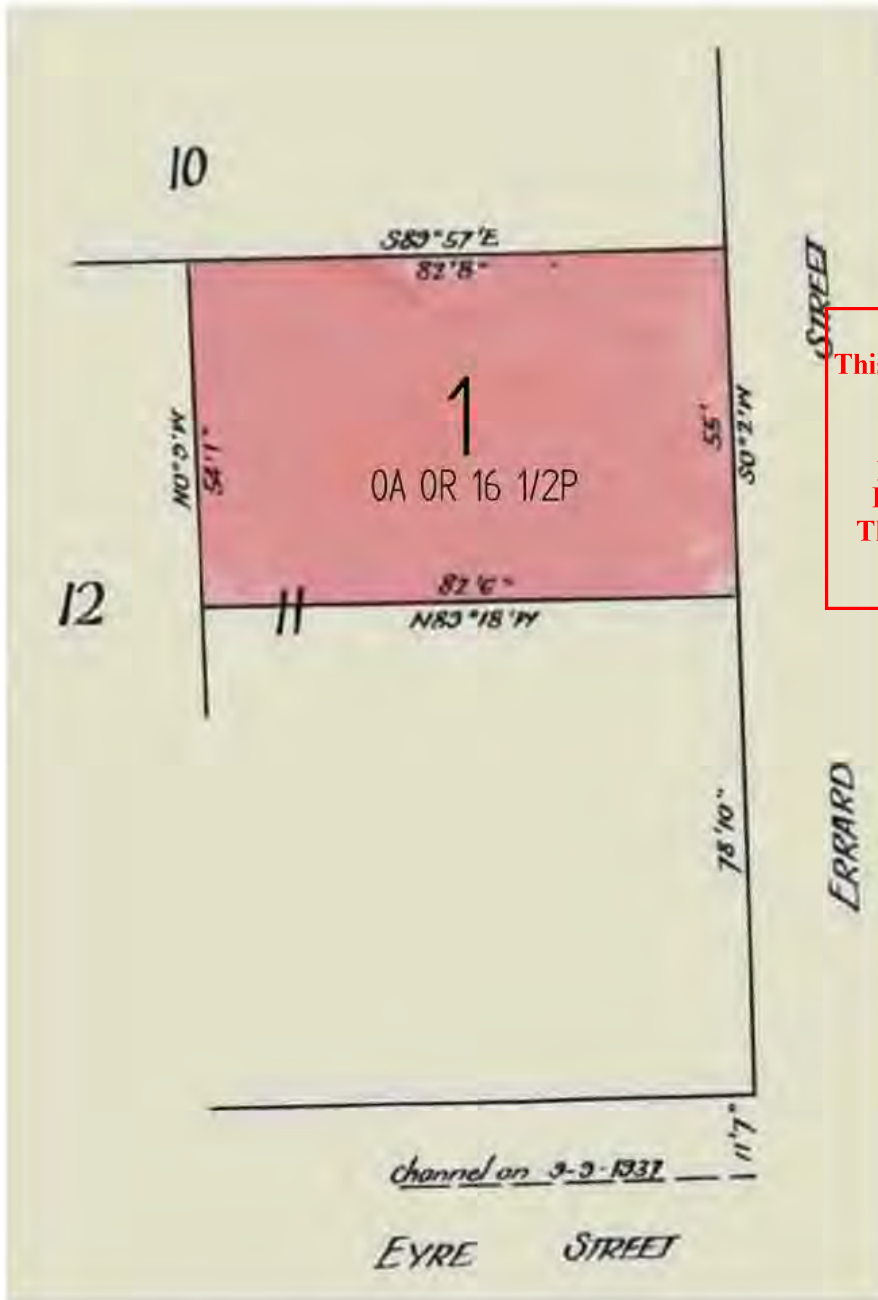
Parish: CITY OF BALLARAT PARISH OF BALLARAT
 Township:
 Section: 25
 Crown Allotment: 11 (PT)
 Crown Portion:
 Last Plan Reference:
 Derived From: VOL 6281 FOL 021
 Depth Limitation: NIL

ADVERTISED PLAN

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Description of Land / Easement Information

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 COMPILED: 22/11/2000
 VERIFIED: AK



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TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = CA 11 (PT)

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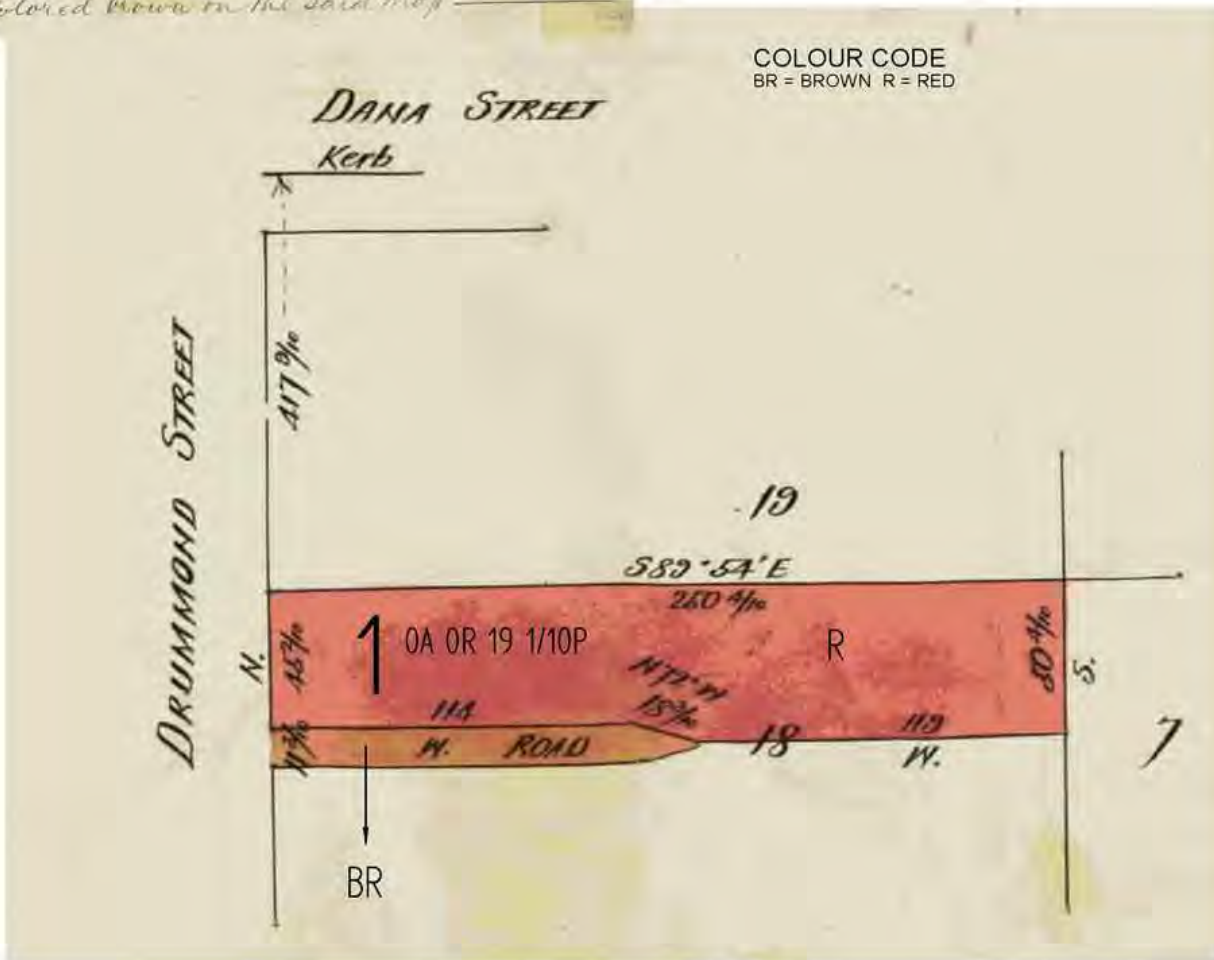
**ADVERTISED
PLAN**

TITLE PLAN		EDITION 1	TP 696952S
Location of Land Parish: CITY OF BALLARAT PARISH OF BALLARAT Township: Section: 25 Crown Allotment: 18(PT) Crown Portion: Last Plan Reference: Derived From: VOL 3123 FOL 599 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

All that piece of Land, delineated and colored red on the Map in the margin, containing Nineteen perches and One tenth of a perch or thereabouts being part of Crown Allotment Eighteen Section Twentyfive City and parish of Ballarat County of Grenville Together with a right of carriage way over the road delineated and colored brown on the said map

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 COMPILED: 23/11/2000
 VERIFIED: GB



COLOUR CODE
 BR = BROWN R = RED

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 18 (PT)

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TITLE PLAN	EDITION 1	TP 786723H
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Location of Land

Parish: BALLARAT
 Township: BALLARAT
 Section: 25
 Crown Allotment: 10
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 3331 FOL 023
 Depth Limitation: NIL

Notations

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Description of Land / Easement Information

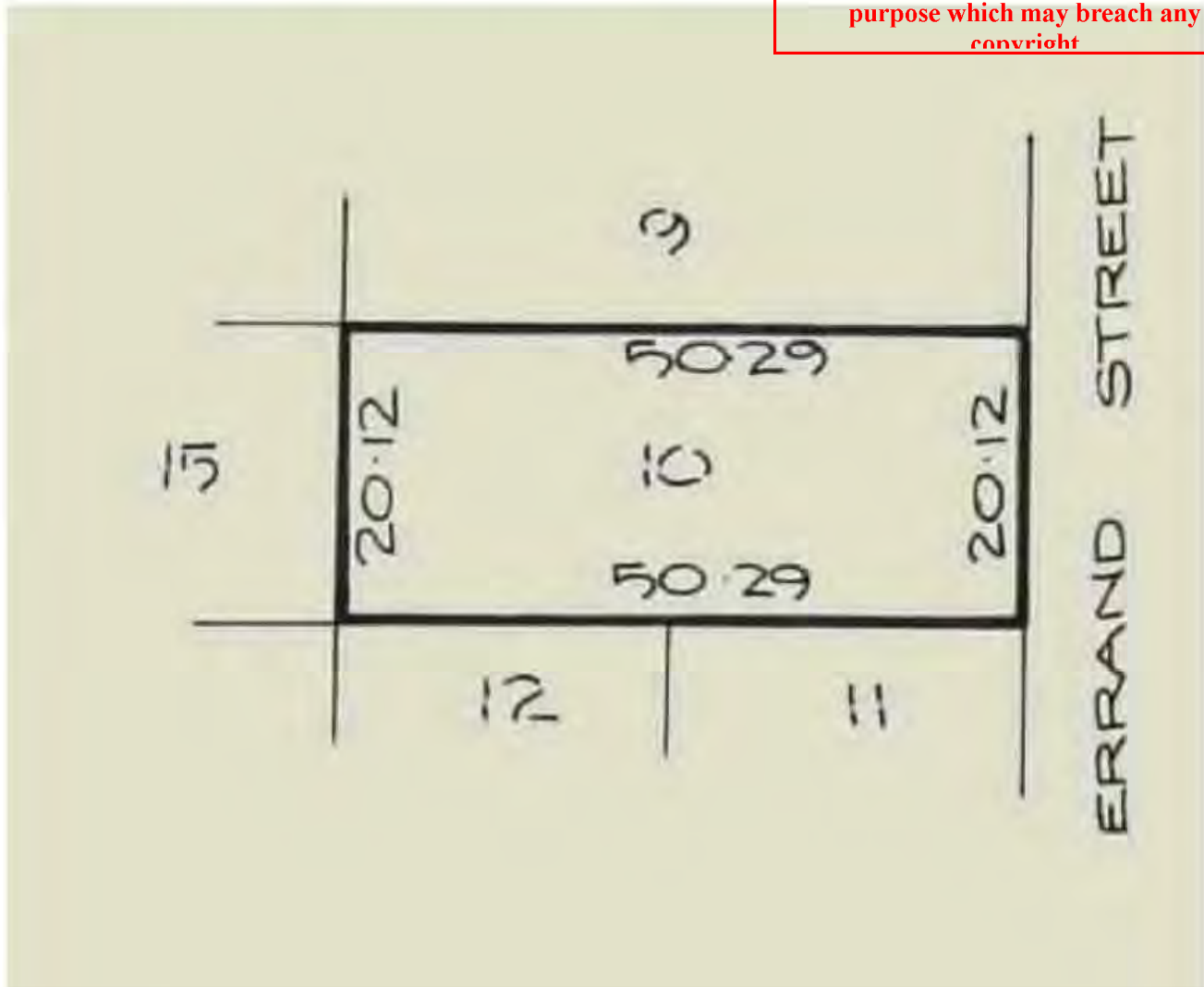
ENCUMBRANCES REFERRED TO

THE RESERVATION contained in Transfer 306607 to--
 John Forbes Spillman and his transferees- - - -
 registered proprietors for the time being of- - -
 Crown Allotment 15 full and free liberty and- - -
 license to the undisturbed light from the present
 or any other windows that may here after be made
 in the present or any future buildings that may
 be erected along the Eastern boundary line of the
 said Crown Allotment 15 so long only as the- - -
 buildings on the said Eastern Boundary line of-
 the said Crown Allotment 15 shall be used as a-
 foundry or other manufactory or workshop- - - -

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COMPILED: 17/09/2003
 VERIFIED: CL

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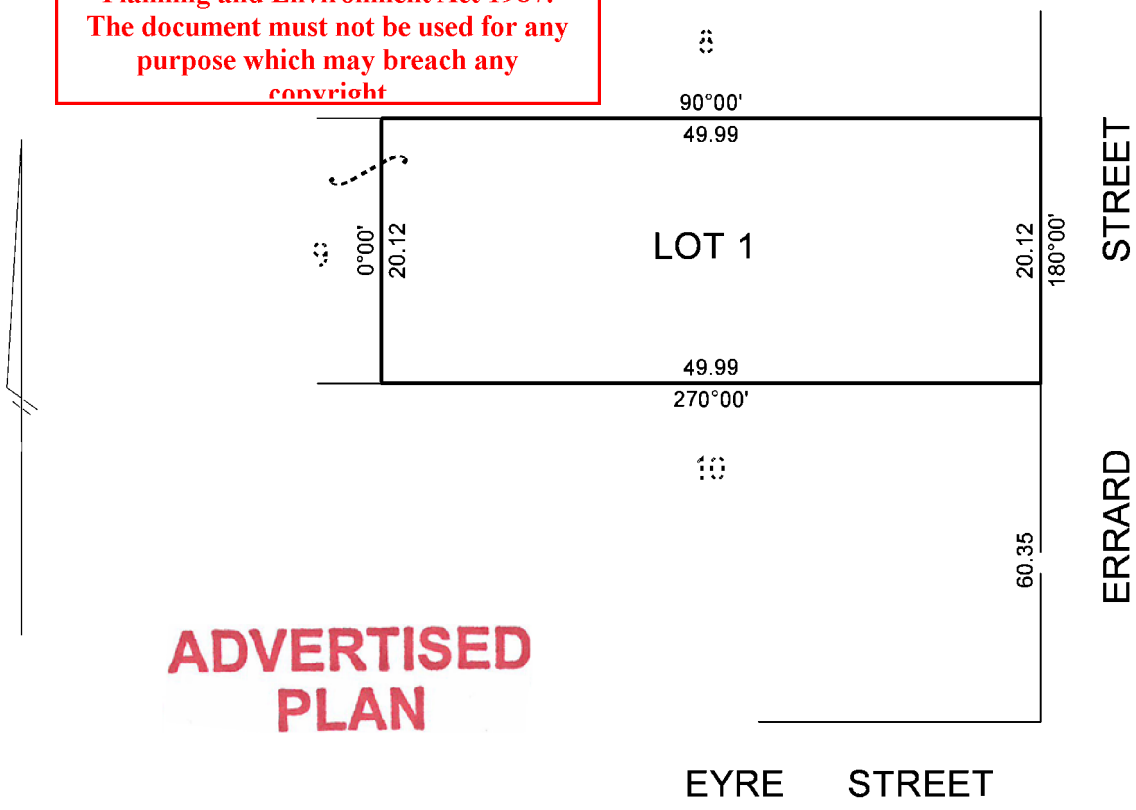
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PLAN**

TITLE PLAN	EDITION 1	TP888114R
LOCATION OF LAND PARISH: BALLARAT TOWNSHIP: BALLARAT SECTION: 25 CROWN ALLOTMENT: 9 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL	NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.	

EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT. LOT 1 ON THIS PLAN IS ENCUMBERED AS TO DRAINAGE AND LIGHT RESERVED IN Y3572V (BOOK 434 No. 227)					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: J.F.S. Date: 18/7/2006 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	

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LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AP83282S	DEALING CODE: 14
		GOVERNMENT GAZETTE No:	SHEET 1 OF 1



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**ADVERTISED
PLAN**

TITLE PLAN	EDITION 1	TP 910596A
LOCATION OF LAND Parish : BALLARAT Township: BALLARAT Section: 25 Crown Allotment: 18 (PT) Crown Portion: - Last Plan Reference : - Derived From: VOL.3123 FOL.598 Depth Limitation : NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land/ Easement Information ENCUMBRANCES AS TO THE LAND MARKED E-1 THE EASEMENT CONTAINED IN C/T VOL.3123 FOL.599	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 28/05/08 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
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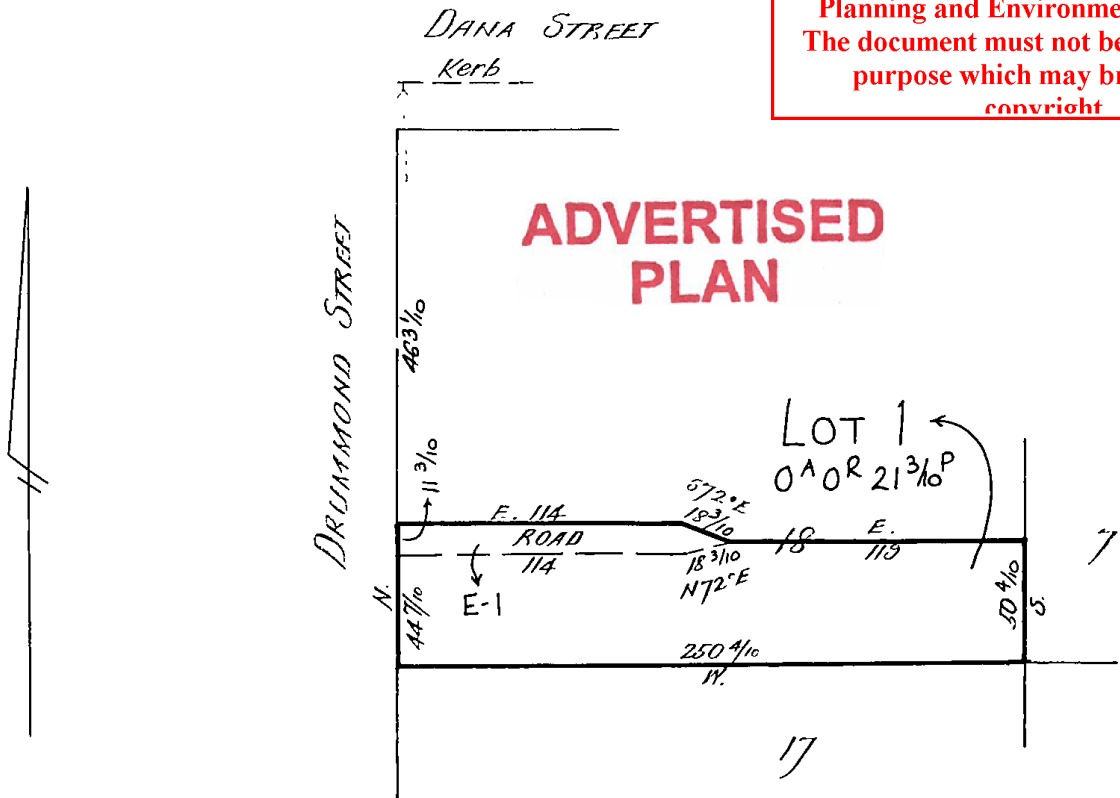


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = C.A.18 (PT) SECTION 25

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets
----------------------	---	---------------------

Appendix B OneMap Site Report

ADVERTISED PLAN

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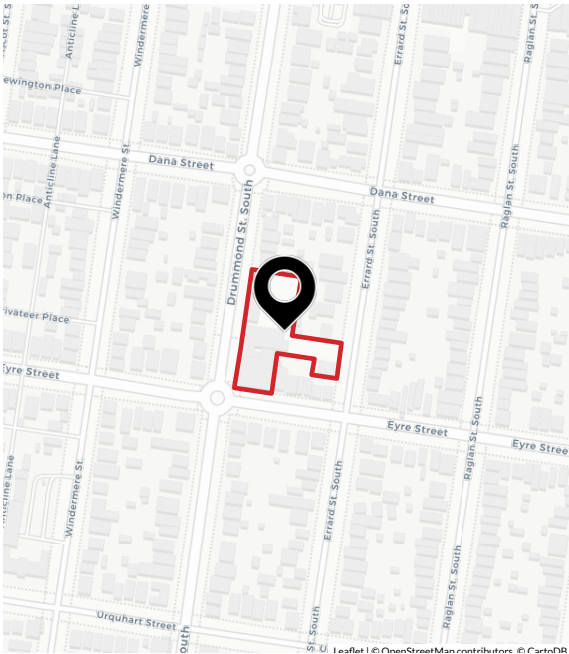
MYERS PLANNING GROUP

SITE REPORT

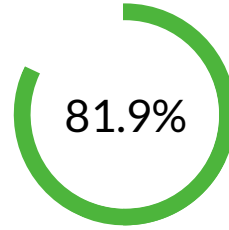
ST PATRICKS PRIMARY SCHOOL
119 DRUMMOND STREET S
BALLARAT CENTRAL VIC 3350

CREATED ON 29-07-2021

POWERED BY  ONEMAP



ONEMAP RATING



ACCESS

TRAIN - 1.76km

BUS - 110m

RETAIL - 340m

MAJOR SUPERMARKETS - 1.2km

GOVT. PRIMARY SCHOOLS - 690m

GOVT. SECONDARY SCHOOLS - 2.16km

CBD - 590m

OPEN SPACE - 410m

ADDITIONAL INFORMATION

CLOSEST GOVERNMENT PRIMARY SCHOOL

Ballarat Primary School (Dana Street) (690m)

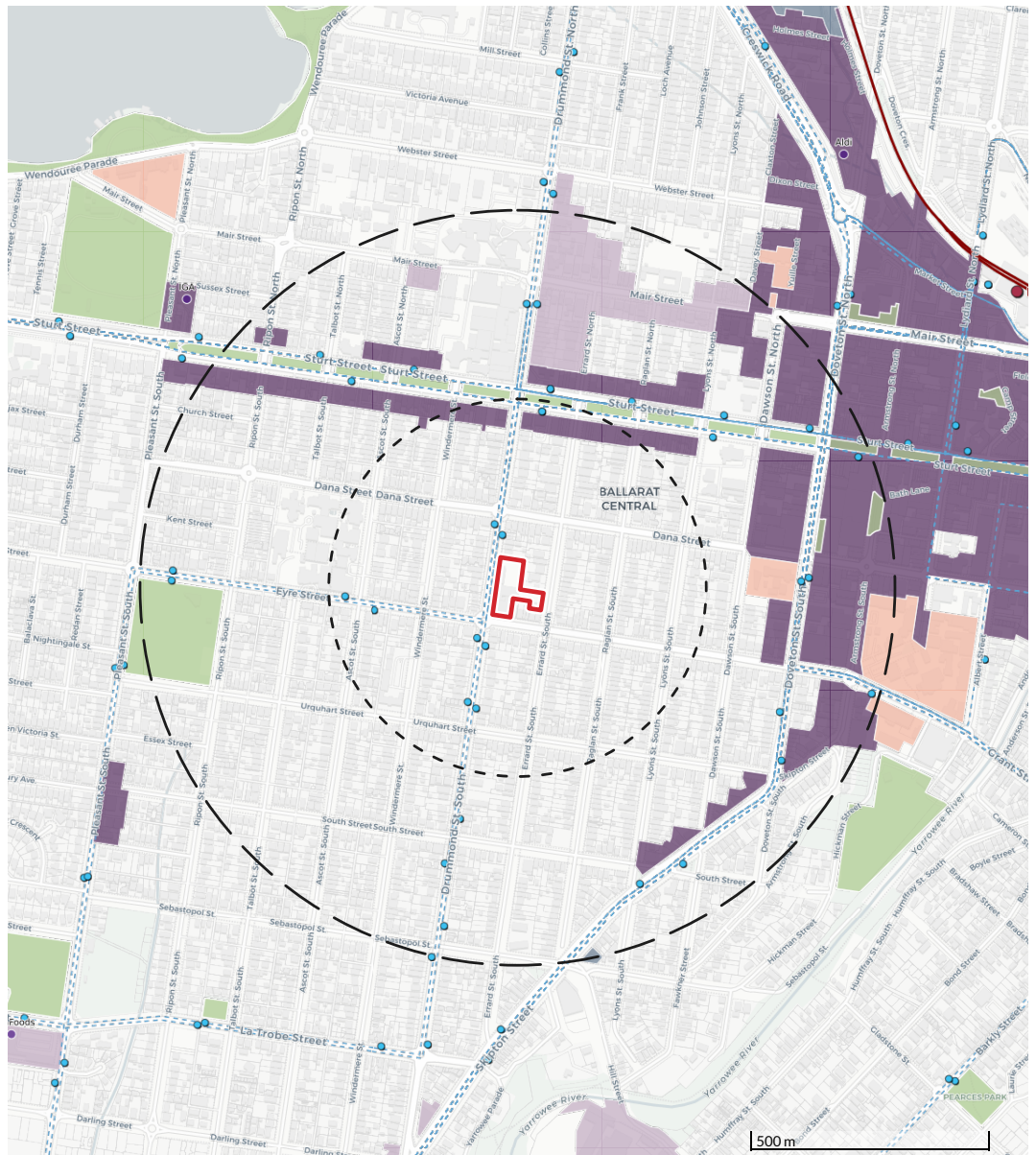
CLOSEST GOVERNMENT SECONDARY SCHOOL

Ballarat Secondary College (2.16km)

ADVERTISED PLAN

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SITE CONTEXT MAP



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POWERED BY ONEMAP

LEGEND

- SITE BOUNDARY
- 400M RADIUS
- 800M RADIUS

LAND USE

- RETAIL
- MIXED USE
- OFFICE / COMMERCIAL
- INDUSTRIAL
- EDUCATION
- OPEN SPACE

TRANSPORT

- TRAIN STATIONS
- BUS STOPS
- TRAIN LINES
- BUS ROUTES
- FUTURE TRAIN STATIONS
- FUTURE TRAM STOPS
- FUTURE TRAIN LINES
- FUTURE TRAM ROUTES

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ADVERTISED PLAN



SITE PLAN

AREA: 7,067.53M²

NO. OF PARCELS: 9

MUNICIPALITY:

BALLARAT

SUBURB:

BALLARAT CENTRAL

GOVT. REPORTS:

PLANNING PROPERTY

BASIC PROPERTY

PARCEL SPI:

16\25\PP5030, 1\TP696162,
 1\TP123914, \10\25\PP5030,
 1\TP696952, \17\25\PP5030,
 1\TP910596, \15\25\PP5030,
 \14\25\PP5030

MEDIAN HOUSE PRICE

(SUBURB):

\$510K

MEDIAN UNIT PRICE

(SUBURB):

\$310K



LEGEND

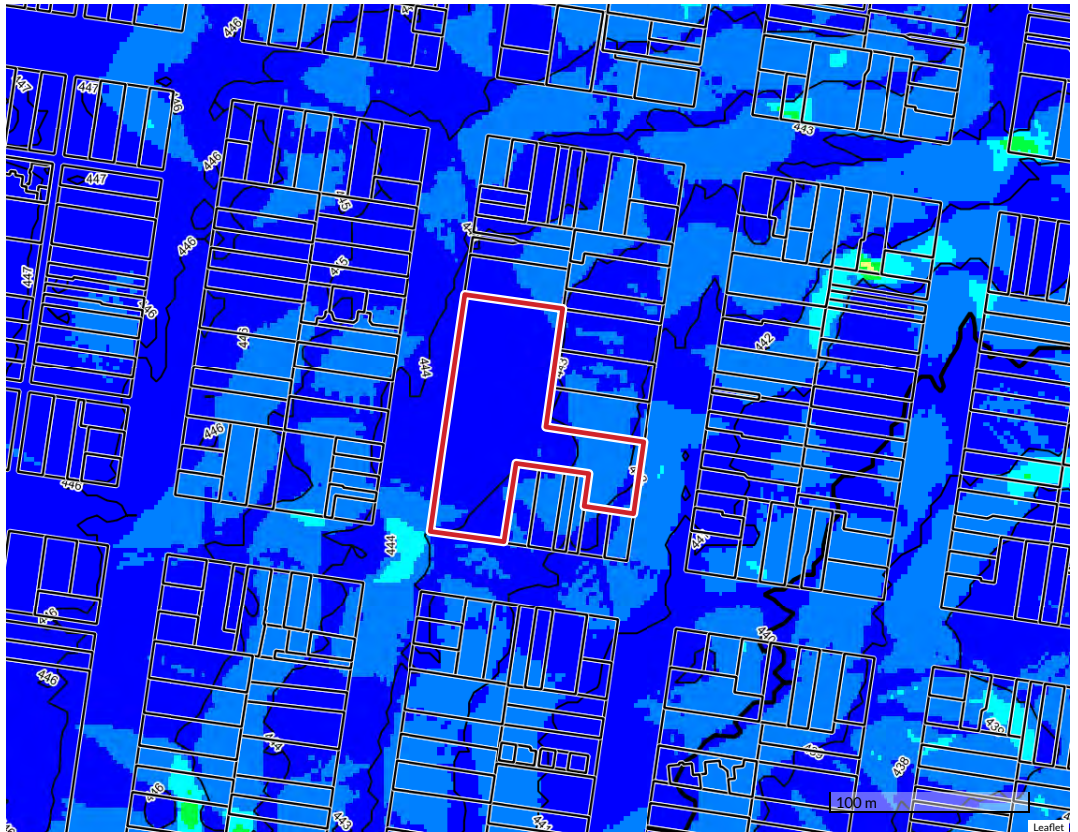
- SITE BOUNDARY
- CONTOURS
- EASEMENTS (ACTUAL)
- EASEMENTS (PROPOSED)
- PARCELS
- PROPERTIES

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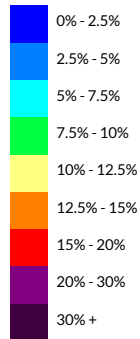
ADVERTISED PLAN

SLOPE MAP

AVERAGE SLOPE: 1.95%



LEGEND



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PLAN**

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PLANNING ZONES

- GRZ1**
GENERAL RESIDENTIAL ZONE
BALLARAT - GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- SUZ5**
SPECIAL USE ZONE
BALLARAT - SPECIAL USE ZONE - SCHEDULE 5



PLANNING ZONES CURRENT AS OF 22/07/2021.

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LEGEND

RESIDENTIAL ZONES

- RGZ - RESIDENTIAL GROWTH
- R2Z - RESIDENTIAL 2
- NRZ - NEIGHBOURHOOD RESIDENTIAL
- GRZ - GENERAL RESIDENTIAL / R1Z - RESIDENTIAL
- 1**
- R3Z - RESIDENTIAL 3
- LDRZ - LOW DENSITY RESIDENTIAL
- MUZ - MIXED USE
- TZ - TOWNSHIP

COMMERCIAL / BUSINESS ZONES

- C1Z - COMMERCIAL 1 / BUSINESS 1
- B2Z - BUSINESS 2
- C2Z - COMMERCIAL 2
- B3Z - BUSINESS 3
- B4Z - BUSINESS 4
- B5Z - BUSINESS 5

SPECIAL DEVELOPMENT ZONES

- ACZ - ACTIVITY CENTRE
- CCZ - CAPITAL CITY
- DZ - DOCKLANDS
- CDZ - COMPREHENSIVE DEVELOPMENT
- PDZ - PRIORITY DEVELOPMENT
- UGZ - URBAN GROWTH

INDUSTRIAL ZONES

- IN1Z - INDUSTRIAL 1
- IN2Z - INDUSTRIAL 2
- IN3Z - INDUSTRIAL 3

RURAL ZONES

- RLZ - RURAL LIVING
- RAZ - RURAL ACTIVITY
- FZ - FARMING / RUZ - RURAL
- GWAZ - GREEN WEDGE A
- GWZ - GREEN WEDGE
- ERZ - ENVIRONMENTAL RURAL
- RCZ - RURAL CONSERVATION

OTHER ZONES

- SUZ - SPECIAL USE
- CA - COMMONWEALTH LAND
- PZ - PORT
- RDZ1 - ROAD - CATEGORY 1
- RDZ2 - ROAD - CATEGORY 2
- UFZ - URBAN FLOODWAY
- PPRZ - PUBLIC PARK AND RECREATION
- PCRZ - PUBLIC CONSERVATION AND RESOURCE
- PUZ4 - PUBLIC USE - TRANSPORT
- PUBLIC USE - PUZ1 - SERVICE & UTILITY / PUZ2 - EDUCATION / PUZ3 - HEALTH COMMUNITY / PUZ 5 - CEMETARY / CREMATORIUM / PUZ 6 - LOCAL GOVERNMENT / PUZ7 - OTHER PUBLIC USE
- MUNICIPALITY BOUNDARIES
- URBAN GROWTH BOUNDARY

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ADVERTISED PLAN

**HERITAGE AND BUILT
FORM OVERLAYS**

DDO20

DESIGN AND DEVELOPMENT
OVERLAY
BALLARAT - DESIGN AND
DEVELOPMENT OVERLAY -
SCHEDULE 20

HO168

HERITAGE OVERLAY
BALLARAT - HERITAGE OVERLAY
(HO168)



PLANNING OVERLAYS CURRENT AS OF 22/07/2021.

LEGEND

-  Heritage (HO)
-  Design & Development (DDO)
-  Neighbourhood Character (NCO)
-  Incorporated Plan (IPO)
-  Development Plan (DPO)

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ENVIRONMENTAL
AND LANDSCAPE
OVERLAYS
NONE



LEGEND

- Environmental Significance (ESO)
- Vegetation Protection (VPO)
- Significant Landscape (SLO)

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LAND MANAGEMENT
 OVERLAYS
 NONE



PLANNING OVERLAYS CURRENT AS OF 22/07/2021.

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LEGEND

- Erosion Management (EMO)
- Floodway (FO/RFO)
- Land Subject To Inundation (LSIO)
- Special Building (SBO)
- Salinity Management (SMO)
- State Resource (SRO)
- Bushfire Management (BMO)

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OTHER OVERLAYS

NONE



LEGEND

- Specific Controls Overlay (SCO)
- Airport Environs Overlay (AEO)
- City Link Project Overlay (CLPO)
- Development Contributions Plan Overlay (DCPO)
- Environmental Audit Overlay (EAO)
- Infrastructure Contributions Overlay (ICO)
- Melbourne Airport Environs (MAEO)
- Public Acquisition (PAO)
- Parking (PO)
- Restructure Overlay (RO)
- Road Closure Overlay (RXO)
- Other Overlays (OTHERS)

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AREAS OF CULTURAL
HERITAGE
SENSITIVITY
NONE



LEGEND

AREAS OF CULTURAL HERITAGE SENSITIVITY

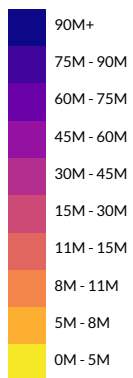
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GEOSCAPE BUILDINGS



LEGEND



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GEOSCAPE SURFACE COVER



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LEGEND

- BARE EARTH
- ROAD AND PATH
- GRASS
- TREES
- UNSPECIFIED VEGETATION
- WATER
- BUILT-UP AREAS
- BUILDINGS
- SWIMMING POOL
- CLOUD
- SHADOW

Data Capture Dates: 26-Feb-2017

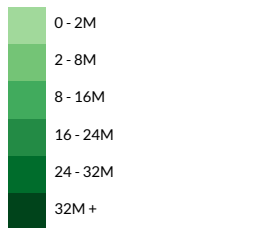
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GEOSCAPE TREE & OTHER VEGETATION



LEGEND



UNSPECIFIED VEGETATION
TREES (UNKNOWN HEIGHT)

Data Capture Dates: 26-Feb-2017

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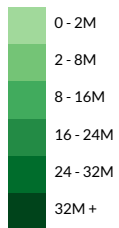
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GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND



Data Capture Dates: 26-Feb-2017

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Tram Stops / Lines	The State of Victoria	Copyright © The State of Victoria, Public Transport Victoria 2016	licence 22/11/2016
Bus Stops	The State of Victoria	Copyright © The State of Victoria, Public Transport Victoria 2016	licence 22/11/2016
Smartbus Stops	The State of Victoria	Copyright © The State of Victoria, Public Transport Victoria 2016	licence 22/11/2016
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Coles Stores	Dervied From Coles Data		licence 07/11/2016
Supa IGA Stores	Dervied From IGA Data		licence 07/11/2016
Thomas Dux Stores	Dervied From Thomas Dux Data		07/11/2016
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Appendix C Town Planning Drawings

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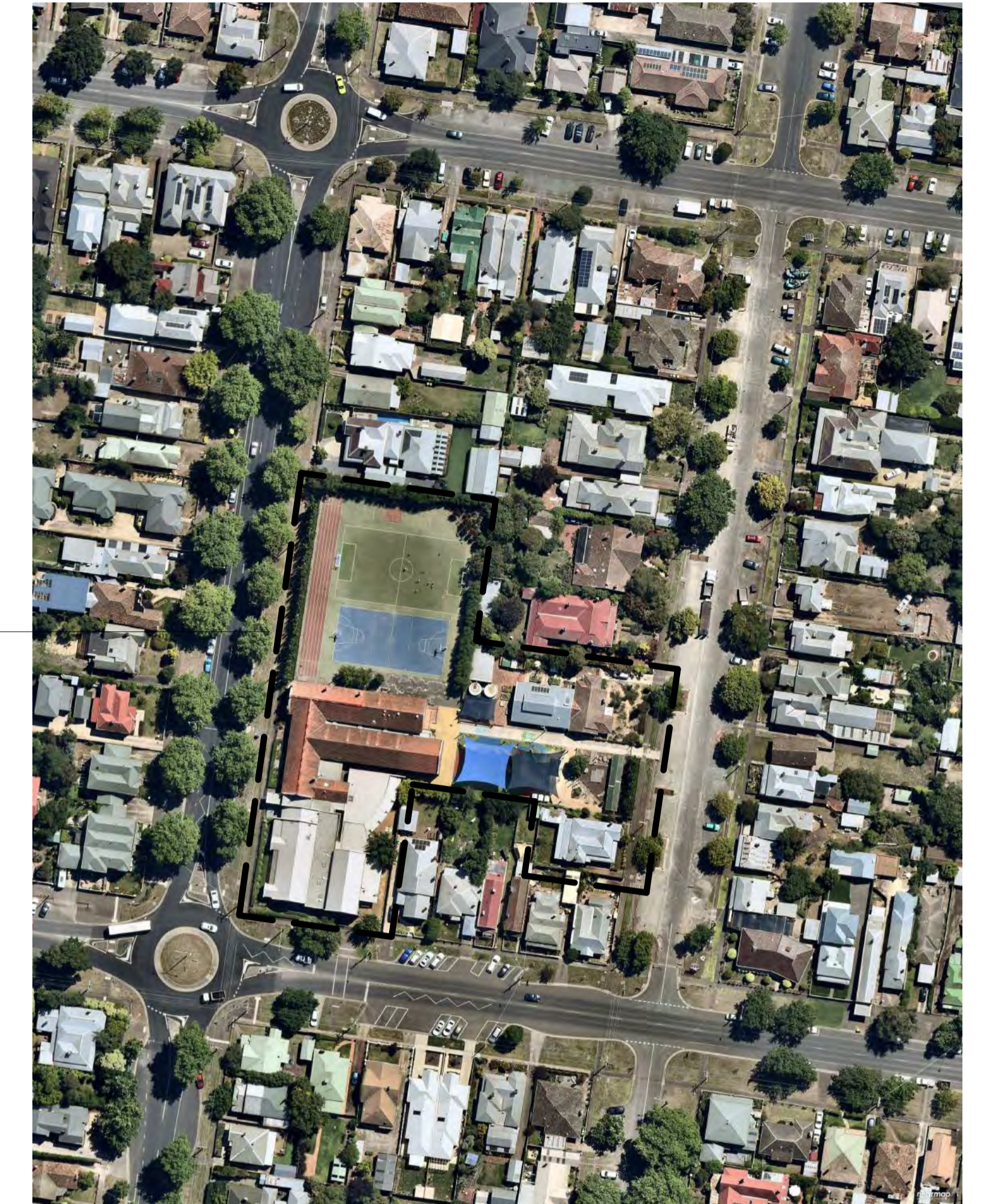
SAINT PATRICK'S PARISH PRIMARY SCHOOL REFURBISHMENT

119 DRUMMOND STREET SOUTH, BALLARAT CENTRAL

SAINT PATRICK'S PARISH PRIMARY SCHOOL & CATHOLIC EDUCATION BALLARAT

SHEET LIST - TOWN PLANNING		
SHEET NUMBER	REVISION	SHEET TITLE
TP00	A	COVER PAGE
TP01	A	EXISTING SITE PLAN
TP02	A	PROPOSED SITE PLAN
TP03	A	EXISTING FLOOR PLAN- MAIN BUILDING
TP04	A	PROPOSED FLOOR PLAN- MAIN BUILDING
TP05	A	EXISTING/PROPOSED FLOOR PLAN- MULTIPURPOSE BUILDING
TP06	A	EXISTING/PROPOSED ELEVATIONS SHEET 1- MAIN BUILDING
TP07	A	EXISTING/PROPOSED ELEVATIONS SHEET 2- MAIN BUILDING
TP08	A	EXISTING/PROPOSED ELEVATIONS SHEET 3- MULTIPURPOSE BUILDING
TP09	A	SUN STUDY- MULTIPURPOSE BUILDING
TP10	A	EXISTING EXTERIOR PHOTOS

SUBJECT SITE



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LOCATION PLAN
NOT TO SCALE

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REVISION	BY	DATE	DESCRIPTION
A	TK	02.08.21	PRELIMINARY ISSUE

0 1.0m 5.0m 10.0m

Scale: @ A1
Date: MAR 2021
Drawn: TK
Checked: PH
Project: 1730
File: 346
Drawing: TP00 A

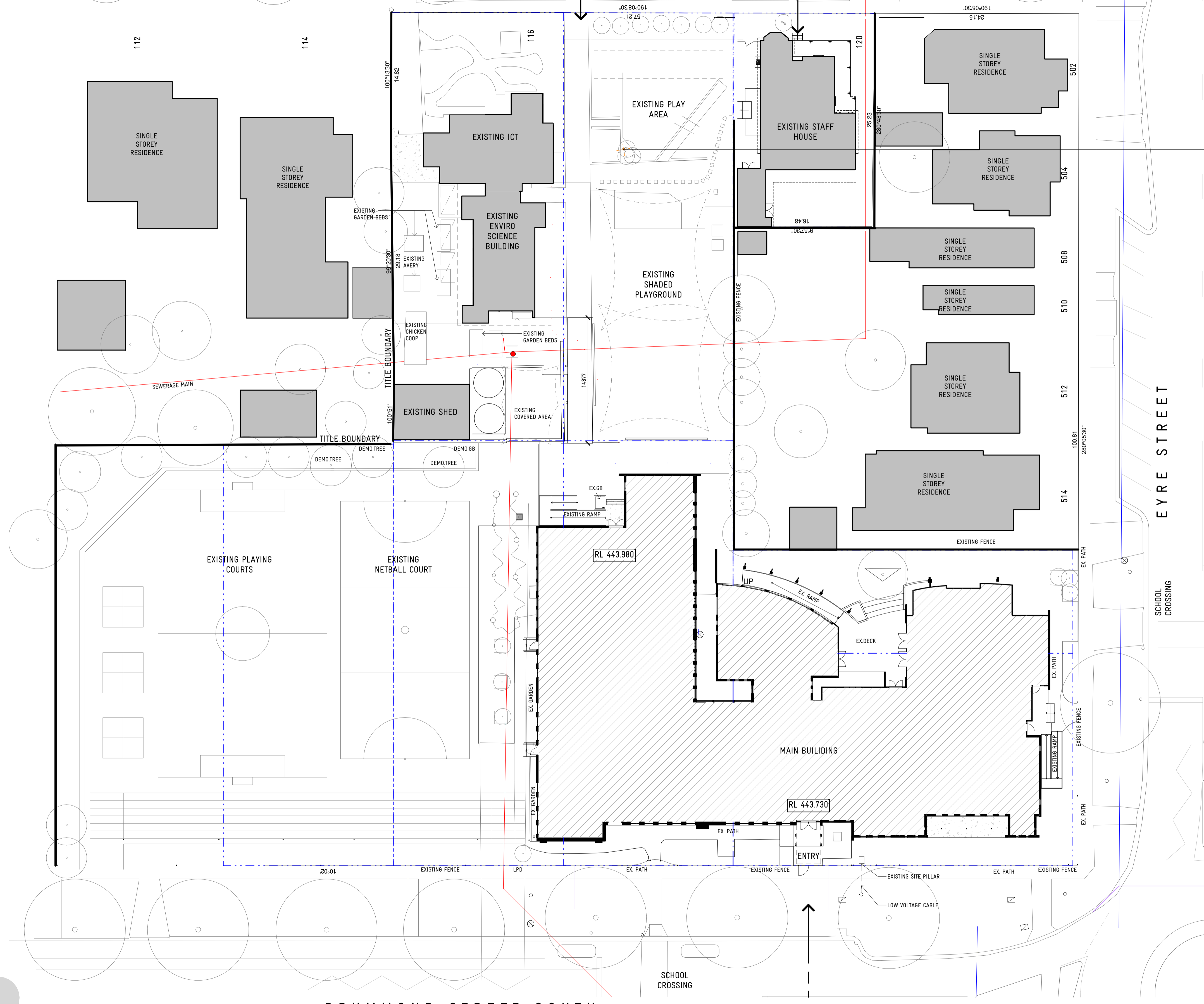
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ERRARD STREET SOUTH

TREATED WATER LINE
GAS DISTRIBUTION MAIN

ENTRY PRIVATE ENTRY



APPROXIMATE LOCATION OF MINE OPENING

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REVISION	BY	DATE	DESCRIPTION
A	TK	02.08.21	PRELIMINARY ISSUE

2/08/2021 3:49:08 PM

**ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING**

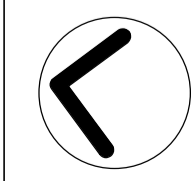
Y2 ARCHITECTURE
www.y2architecture.com.au
MELBOURNE: 466 malvern road
prahran victoria 3181
t 03 9510 7960 f 03 9521 1464

BENDIGO: 5/41-43 mundy street (PO Box 660)
bendigo victoria 3550
t 03 5407 2130 f 03 9521 1464

Issue: **PRELIMINARY
NOT FOR CONSTRUCTION**

Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND ST STH, BALLARAT CENTRAL**

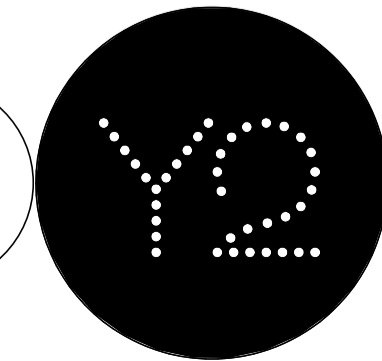
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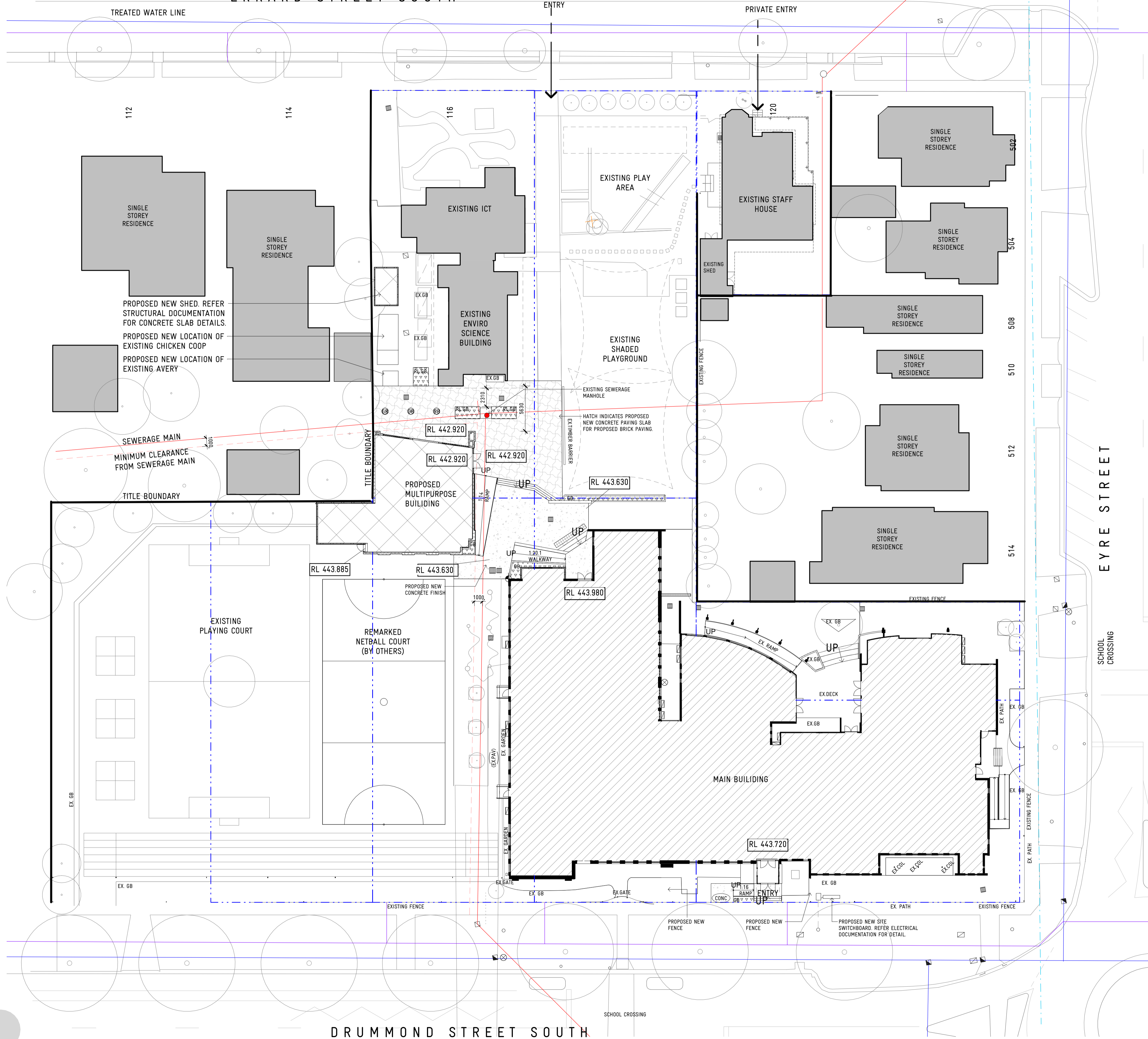
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Date: MAR. 2021
Drawn: TK
Checked: PH

Project: 1730
File: 346
Drawing: **TP01 A**

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ERRARD STREET SOUTH



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REVISION	BY	DATE	DESCRIPTION
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DRUMMOND STREET SOUTH

EYRE STREET

SCHOOL CROSSING

SCHOOL CROSSING

ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING

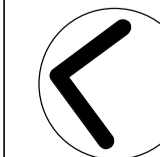
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t 03 5407 2130 f 03 9521 1464

Issue: **PRELIMINARY
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Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND ST STH, BALLARAT CENTRAL**

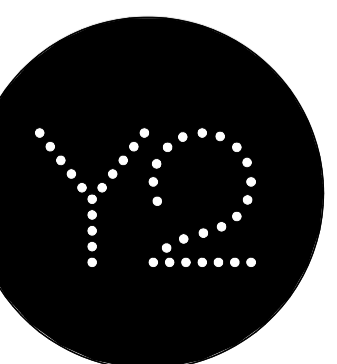
Title: **PROPOSED SITE PLAN**



Scale: 1 : 250 @ A1
Date: MAR. 2021
Drawn: TK
Checked: PH

Project: 1730
File: 346
Drawing: **TP02 A**

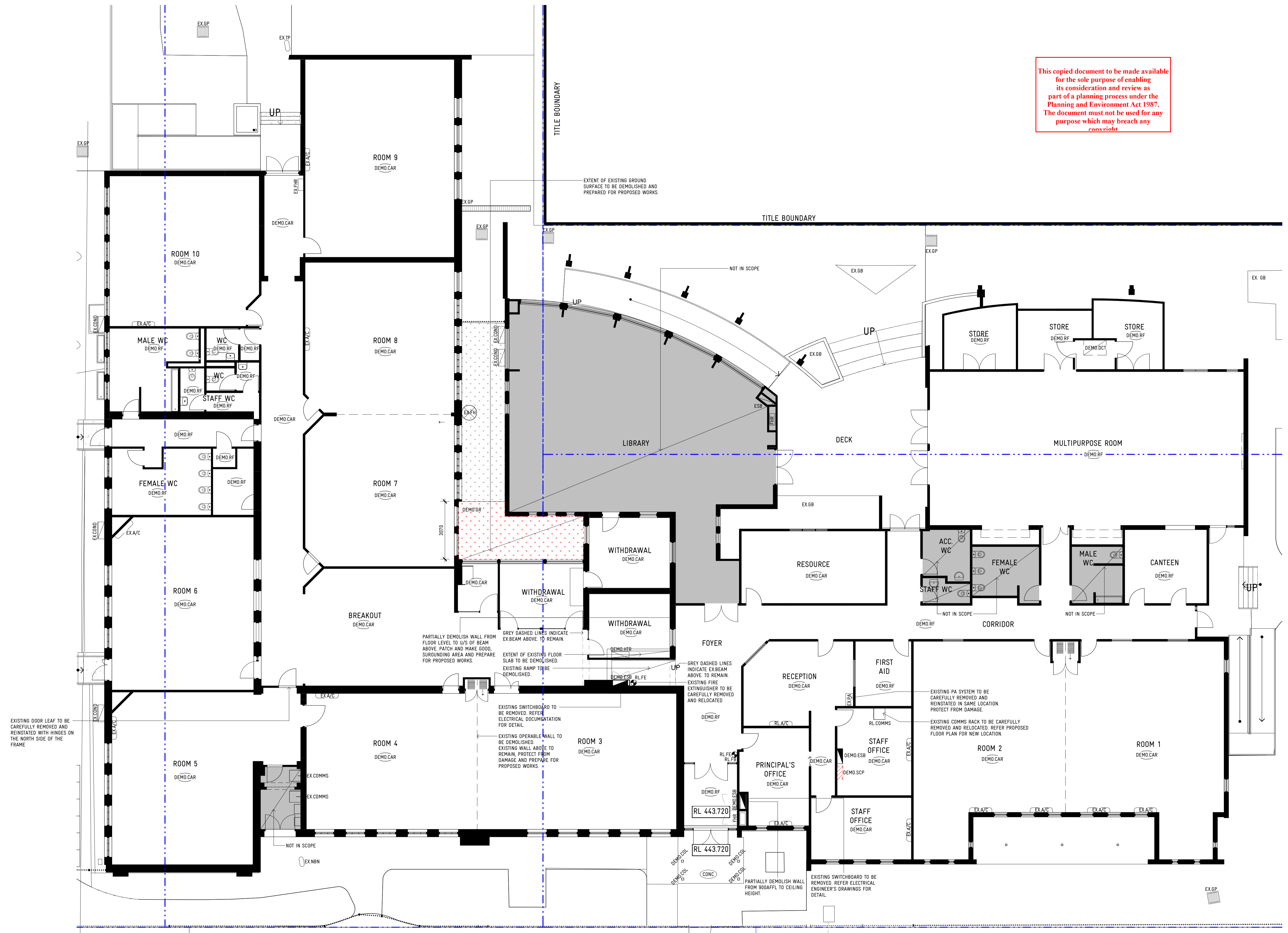
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ADVERTISED PLAN



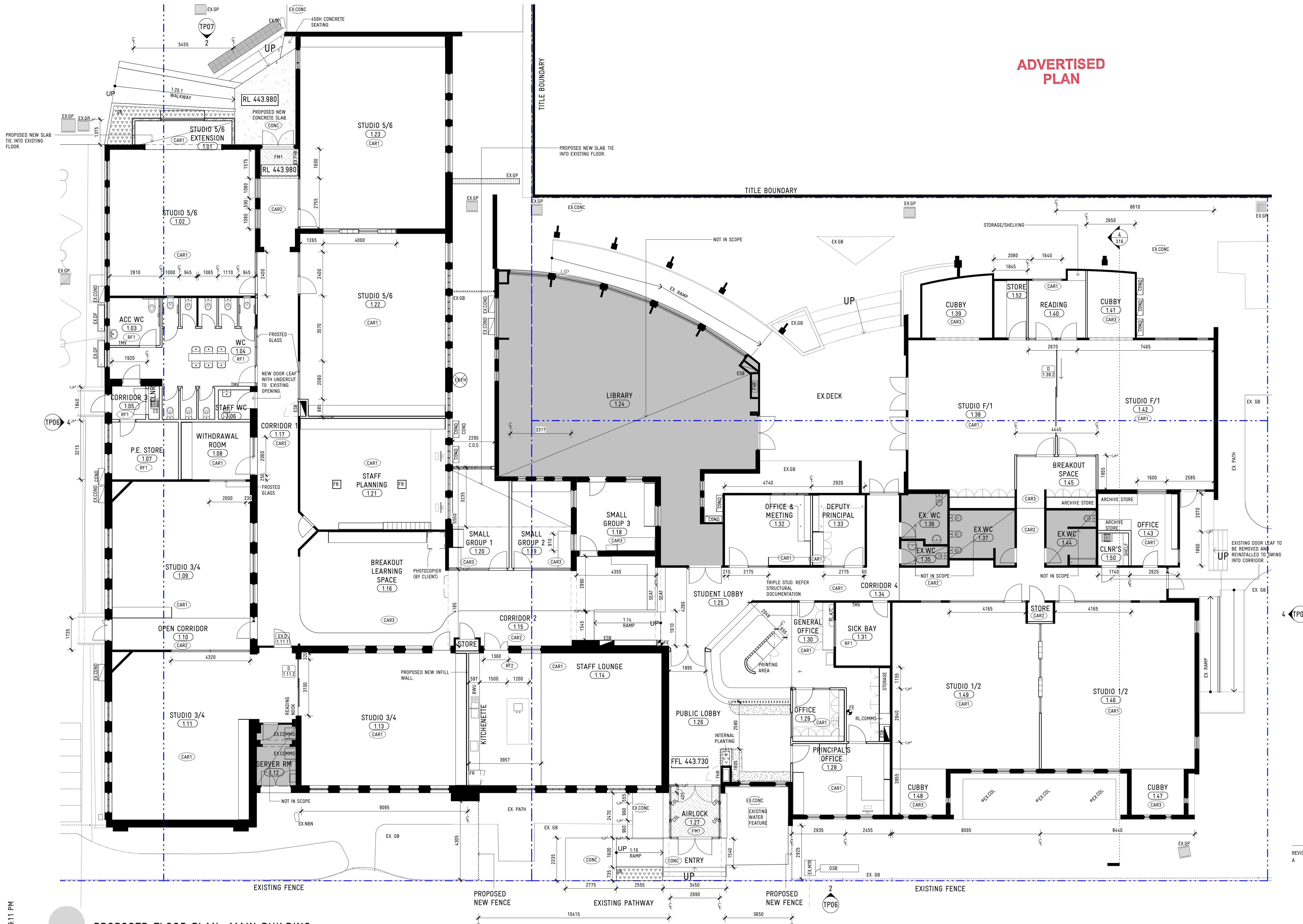
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A	TK	02.08.21	PRELIMINARY ISSUE

EXISTING/DEMO FLOOR PLAN- MAIN BUILDING

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A	TK	02.08.21	PRELIMINARY ISSUE

PROPOSED FLOOR PLAN- MAIN BUILDING

2/08/2021 3:49:11 PM

ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING

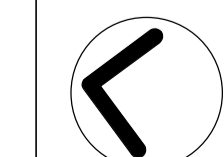
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t 03 9510 7960 f 03 9521 1464

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bendigo victoria 3550
t 03 5407 2130 f 03 9521 1464

Issue:
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Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND ST STH, BALLARAT CENTRAL**

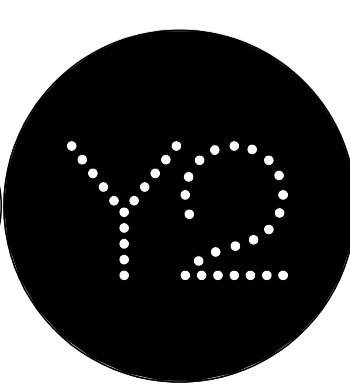
Title: **PROPOSED FLOOR PLAN- MAIN BUILDING**

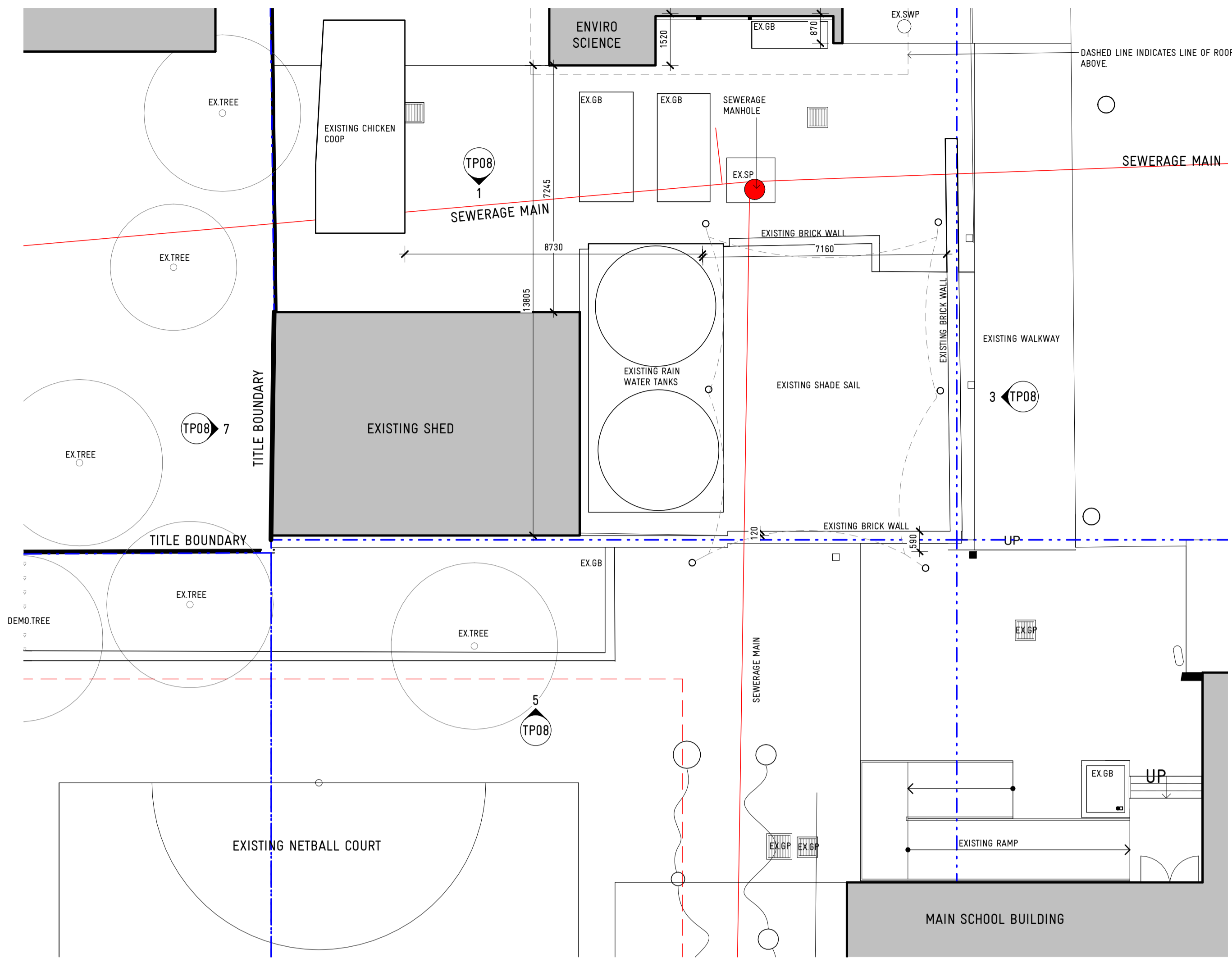


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Date: MAR. 2021
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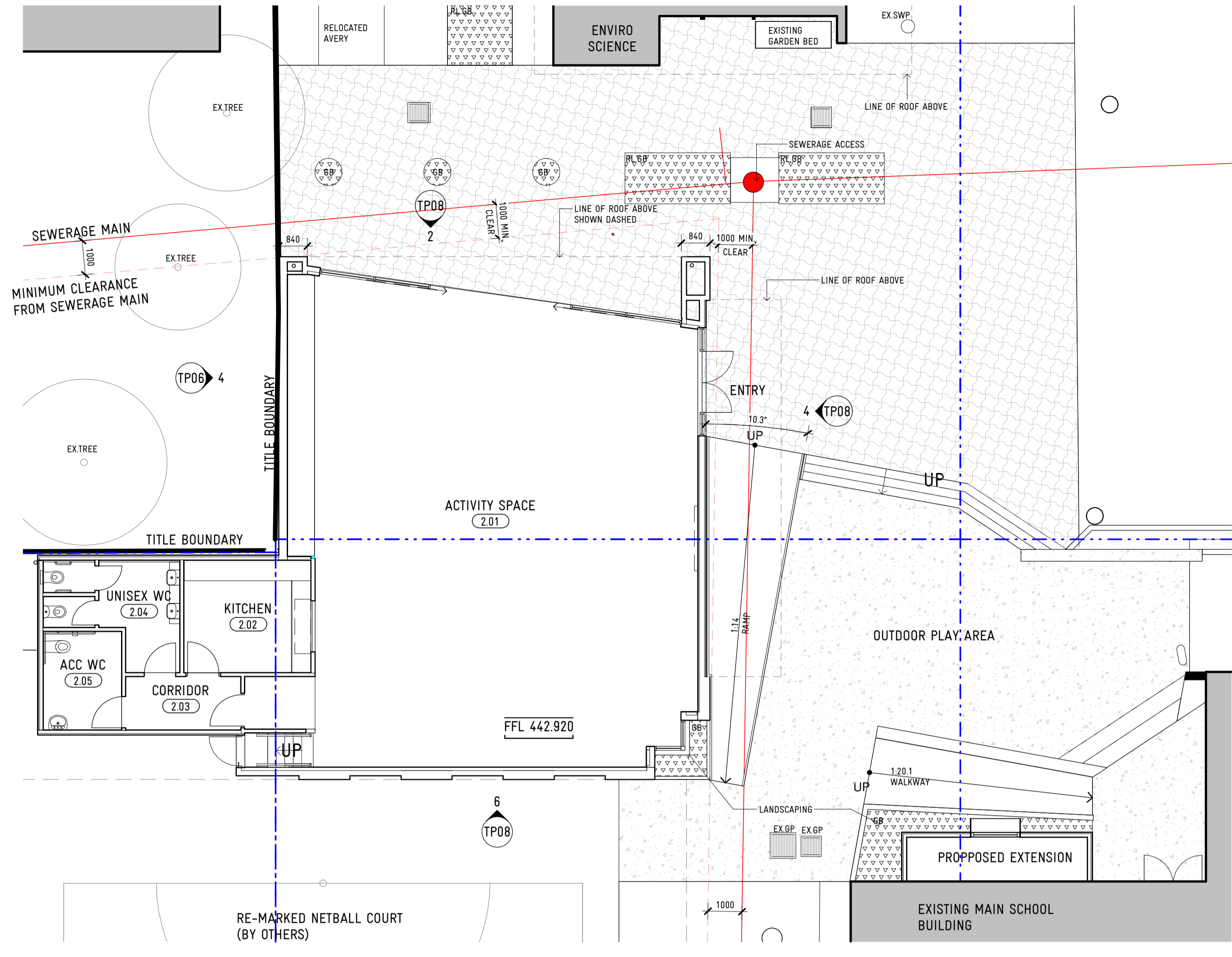
Project: 1730
File: 346
Drawing: TP04 A

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EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

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URBAN PLANNING

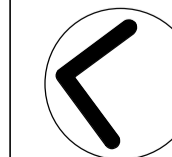
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Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND ST STH, BALLARAT CENTRAL**

Title: **EXISTING/PROPOSED FLOOR PLAN-
MULTIPURPOSE BUILDING**

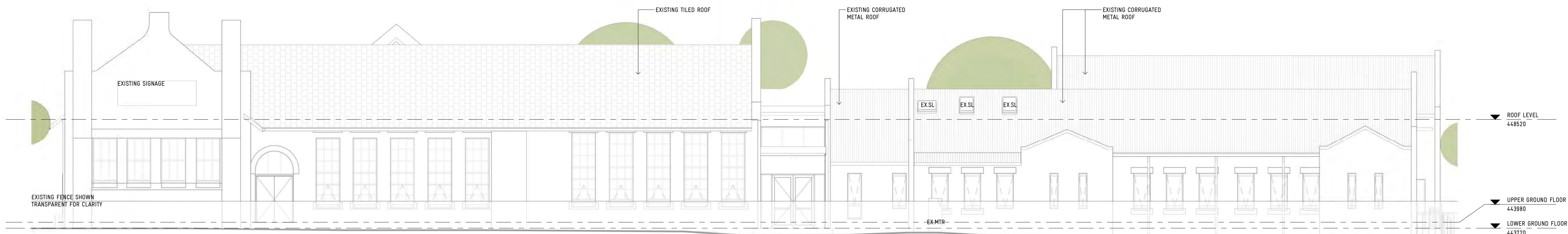


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File: 346
Drawing: **TP05 A**

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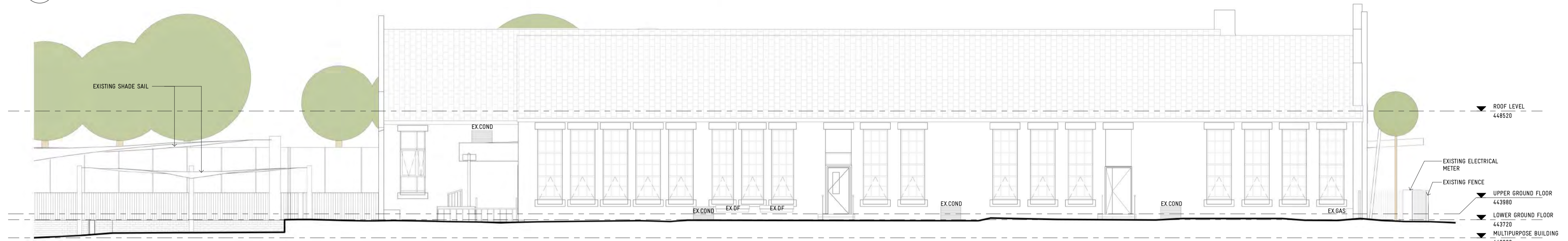




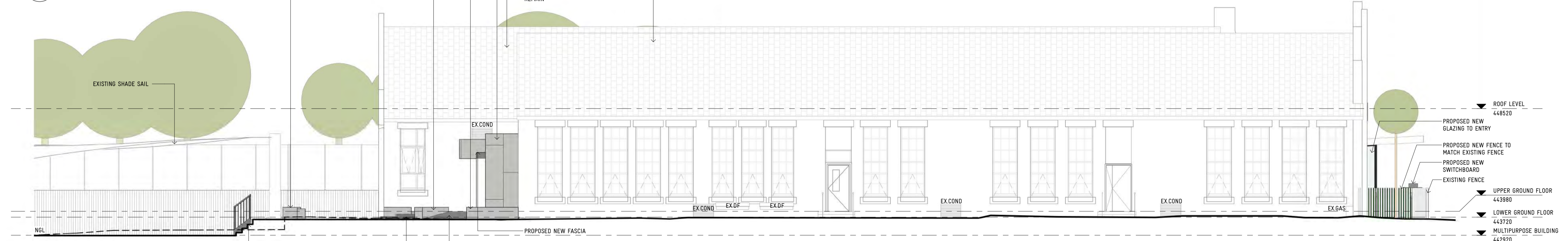
1 EXISTING WEST ELEVATION
SCALE 1 : 100



2 PROPOSED WEST ELEVATION
TP04 SCALE 1 : 100



3 EXISTING NORTH ELEVATION
SCALE 1 : 100



4 PROPOSED NORTH ELEVATION
330 SCALE 1 : 100

ELEVATIONS LEGEND

	HORIZONTAL METAL CLADDING WITH PAINTED FINISH
	VERTICAL METAL CLADDING WITH PAINTED FINISH
	BRICK VENEER
	CONCRETE BLOCK VENEER
	CFC SHEET PAINT FINISH
	PRE-CAST CONCRETE PANEL
	DENOTES MATERIAL COLOUR/FINISH-REFER TO COLOUR SCHEDULE

LEGEND

COL	COLUMN	RWH	RAIN WATER HEAD
DP	DOWNPIPE	TR	TROUGH
HRx	HANDRAIL		
NGL	NATURAL GROUND LEVEL		
PGSL	PROPOSED GROUND SURFACE LEVEL		

GENERAL NOTES
1. REFER EXTERNAL COLOUR & FINISH LEGEND IN SPECIFICATION FOR ALL COLOUR & MATERIAL DETAILS
2. REFER TO WINDOW SCHEDULE FOR WINDOW SASH & GLAZING CONFIGURATION

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Issue: **PRELIMINARY**
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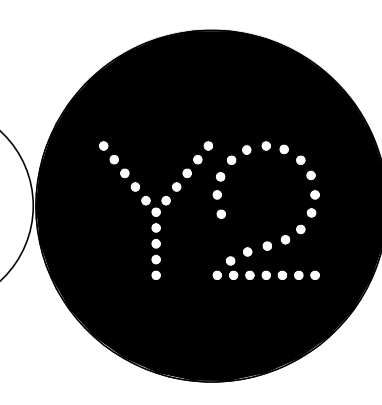
Project: **ST. PATRICK'S PRIMARY SCHOOL**
119 DRUMMOND ST STH, BALLARAT CENTRAL

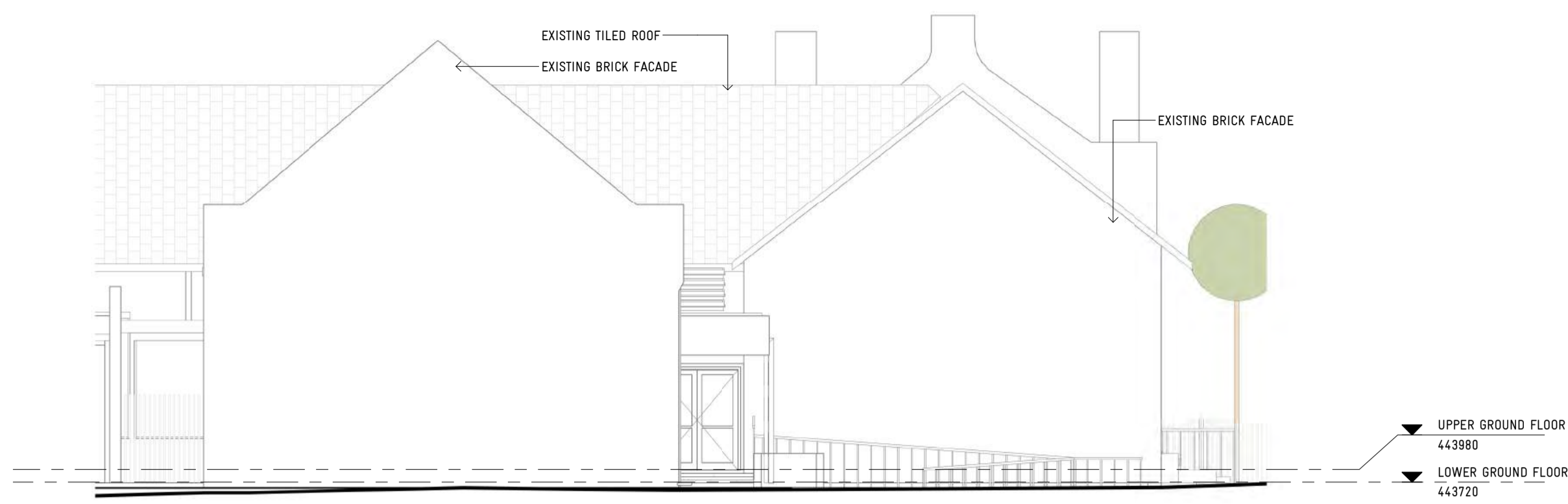
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MAIN BUILDING

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Date: MAR 2021
Drawn: TK
Checked: PH

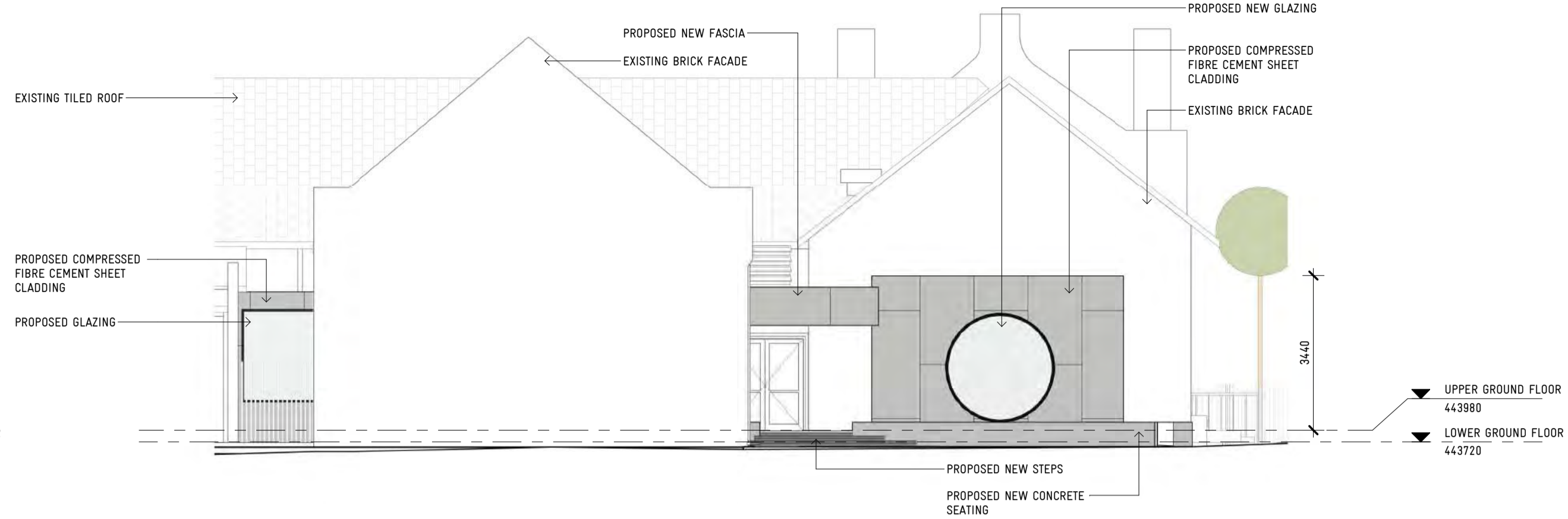
Project: 1730
File: 346
Drawing: TP06 A

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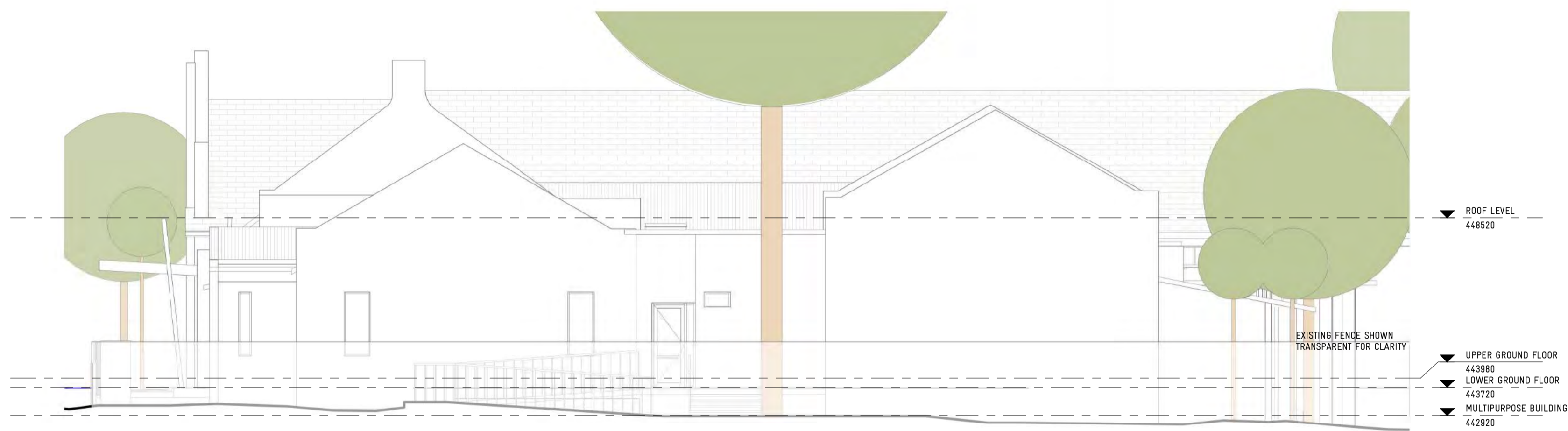




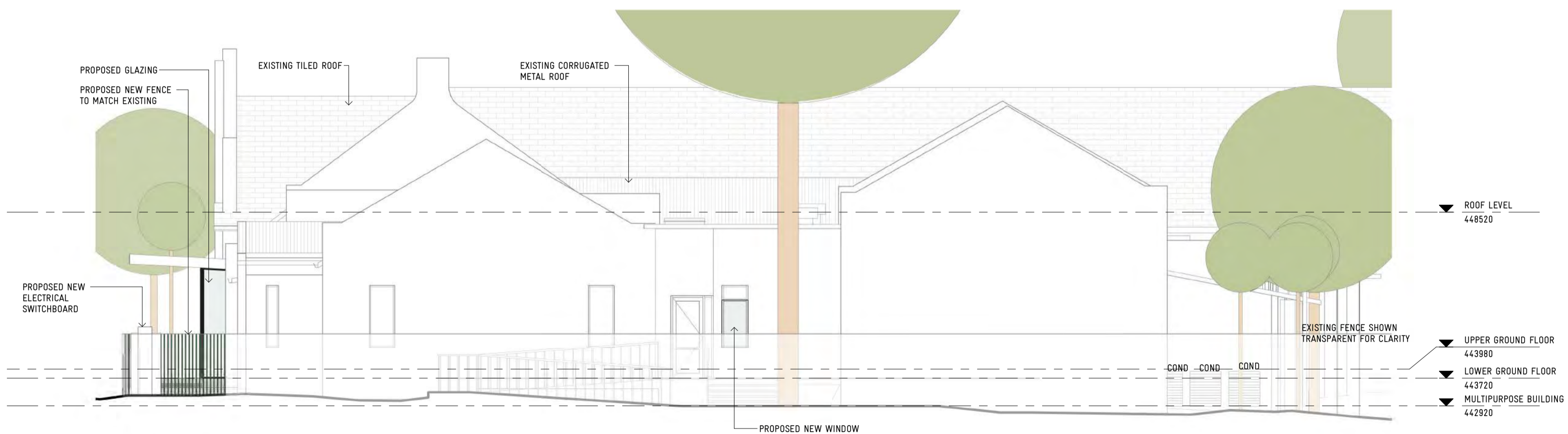
1 EXISTING PART EAST ELEVATION
SCALE 1 : 100



2 PROPOSED PART EAST ELEVATION
TP04 SCALE 1 : 100



3 EXISTING SOUTH ELEVATION
SCALE 1 : 100



4 PROPOSED SOUTH ELEVATION
TP04 SCALE 1 : 100

ELEVATIONS LEGEND

[Pattern]	HORIZONTAL METAL CLADDING WITH PAINTED FINISH
[Pattern]	VERTICAL METAL CLADDING WITH PAINTED FINISH
[Pattern]	BRICK VENEER
[Pattern]	CONCRETE BLOCK VENEER
[Pattern]	CFC SHEET PAINT FINISH
[Pattern]	PRE-CAST CONCRETE PANEL
(XX n)	DENOTES MATERIAL COLOUR/FINISH-REFER TO COLOUR SCHEDULE

LEGEND

COL	COLUMN	RWH	RAIN WATER HEAD
DP	DOWNPIPE	TR	TROUGH
HRx	HANDRAIL		
NGL	NATURAL GROUND LEVEL		
	PROPOSED GROUND SURFACE LEVEL		

RL 00.000 FINISHED FLOOR LEVEL

GENERAL NOTES

- REFER EXTERNAL COLOUR & FINISH LEGEND IN SPECIFICATION FOR ALL COLOUR & MATERIAL DETAILS
- REFER TO WINDOW SCHEDULE FOR WINDOW SASH & GLAZING CONFIGURATION

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Issue: PRELIMINARY
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Project: ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND ST STH, BALLARAT CENTRAL

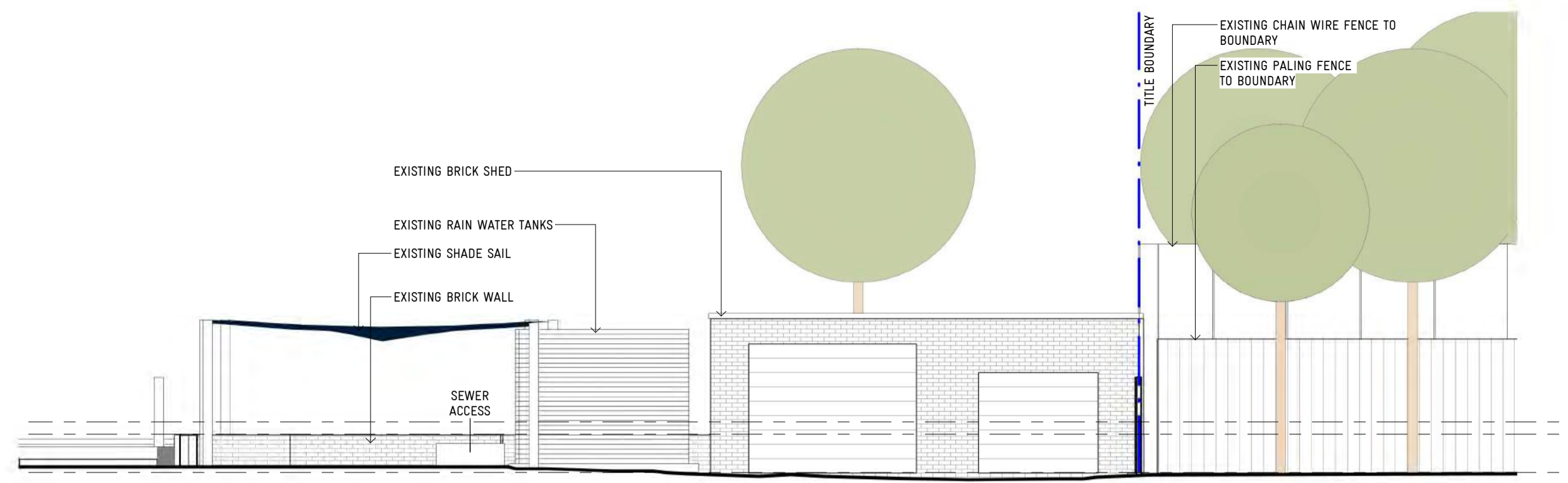
Title: EXISTING/PROPOSED ELEVATIONS SHEET 2-
MAIN BUILDING

Scale: 1 : 100 @ A1
Date: MAR 2021
Drawn: TK
Checked: PH

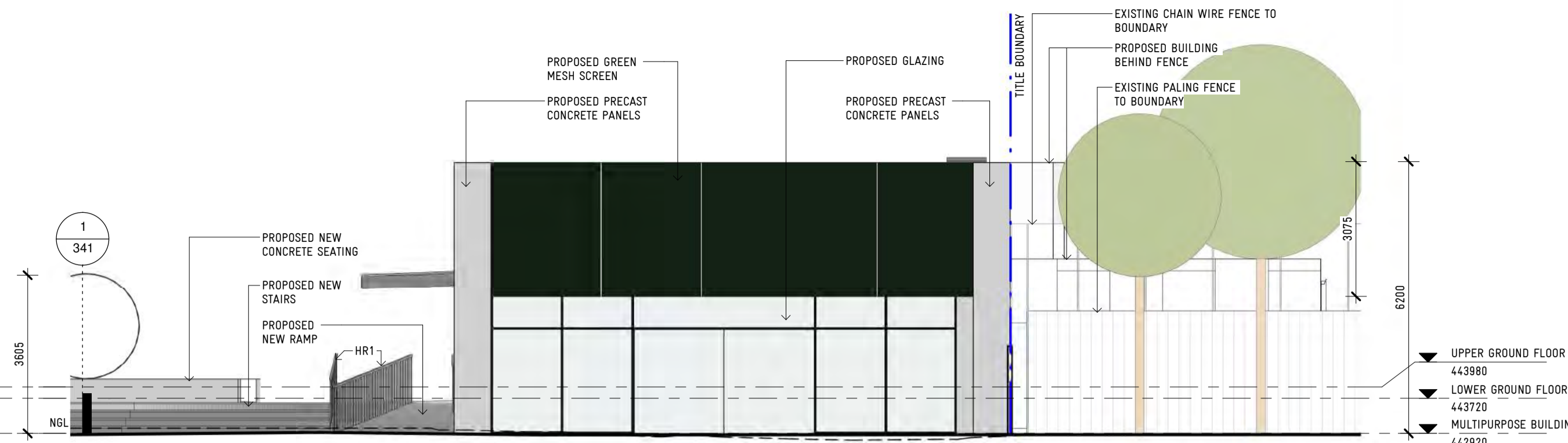
Project: 1730
File: 346
Drawing: TP07 A

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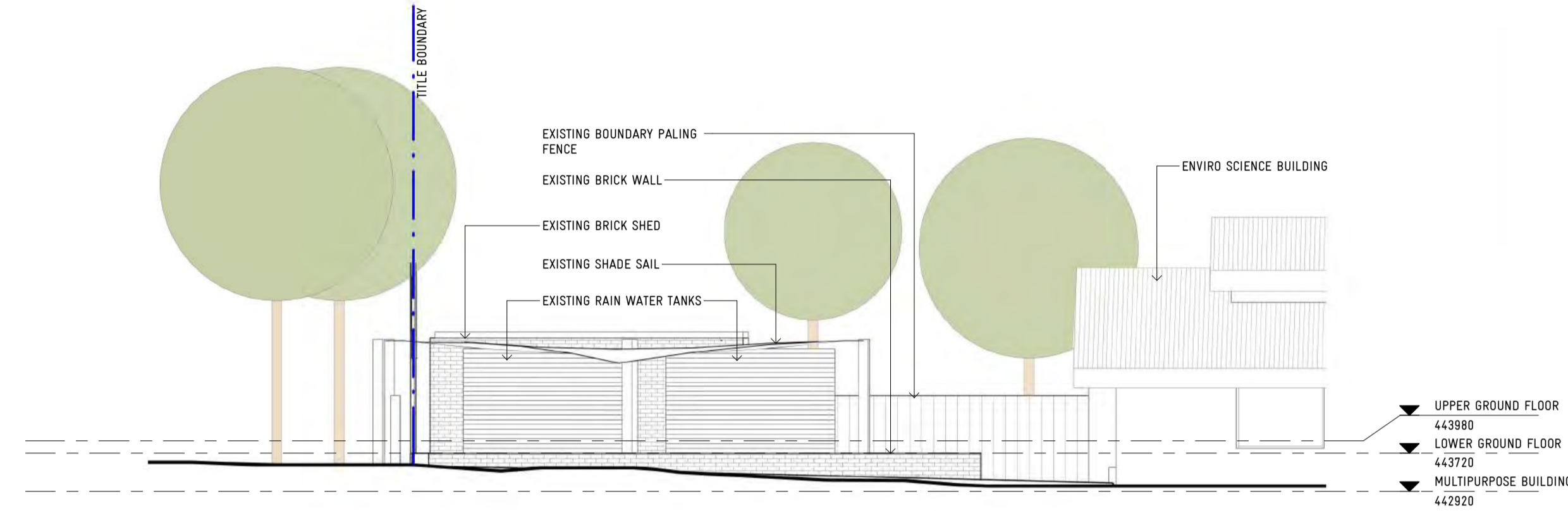




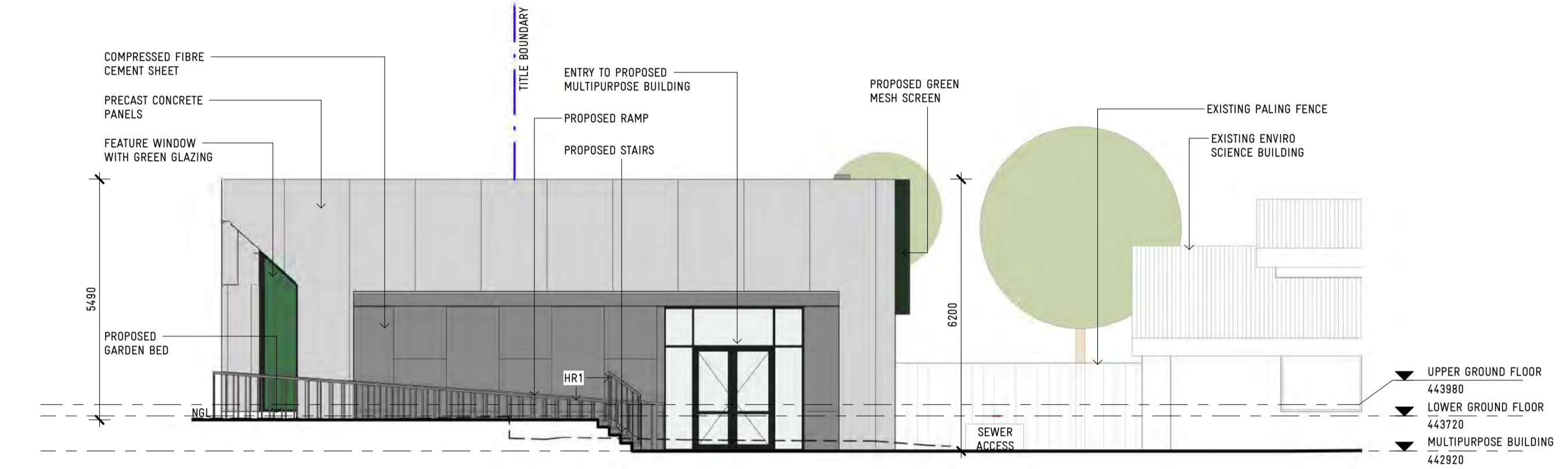
1 EXISTING EAST ELEVATION
TP05 SCALE 1 : 100



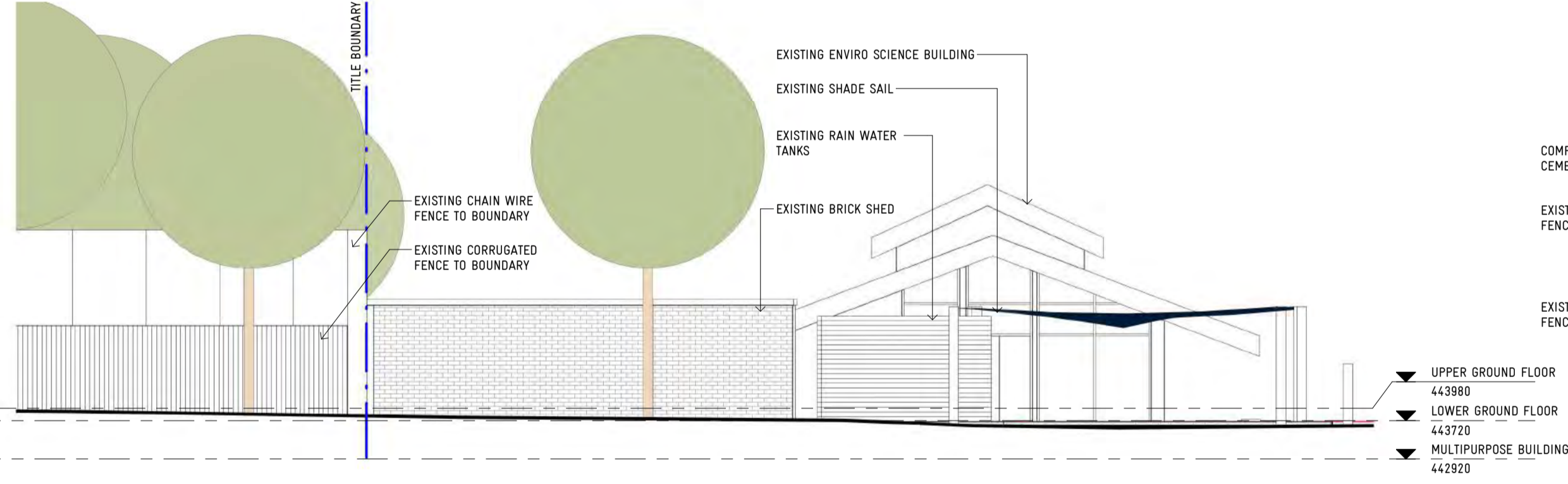
2 PROPOSED EAST ELEVATION
TP05 SCALE 1 : 100



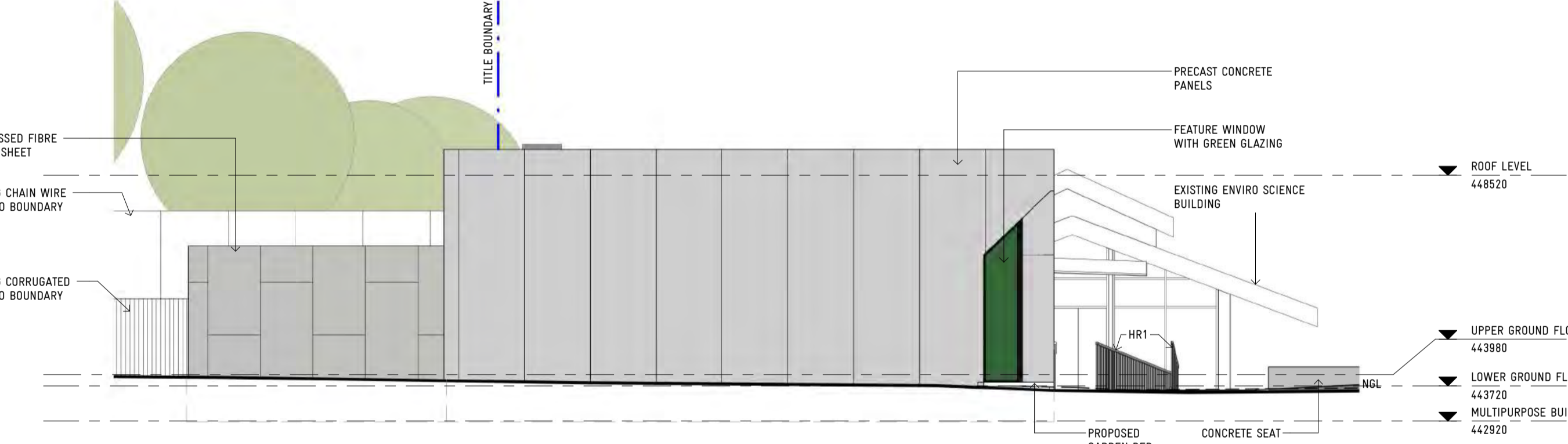
3 EXISTING SOUTH ELEVATION
TP05 SCALE 1 : 100



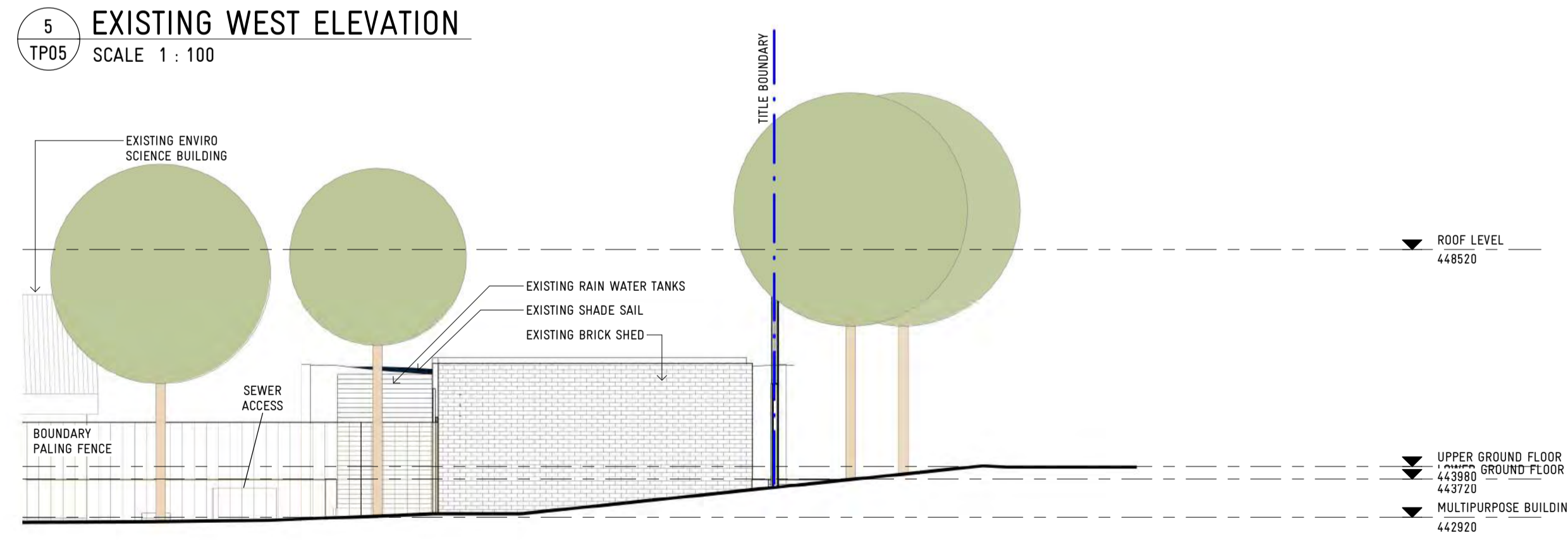
4 PROPOSED SOUTH ELEVATION
311 SCALE 1 : 100



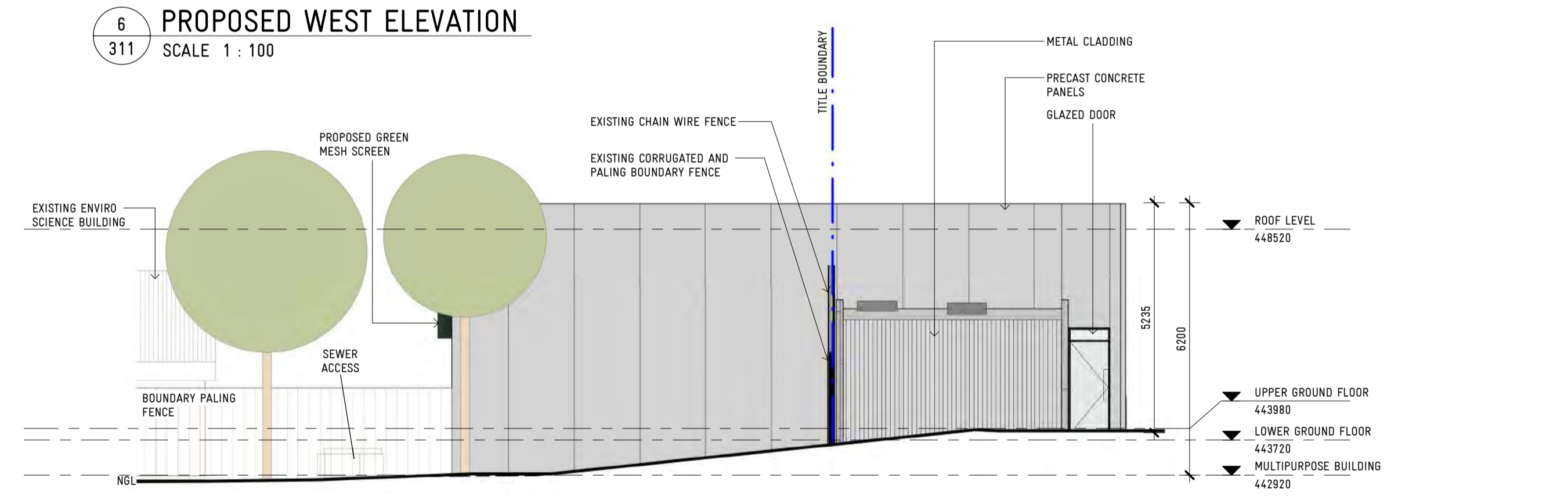
5 EXISTING WEST ELEVATION
TP05 SCALE 1 : 100



6 PROPOSED WEST ELEVATION
311 SCALE 1 : 100



7 EXISTING NORTH ELEVATION
TP05 SCALE 1 : 100



8 PROPOSED NORTH ELEVATION
SCALE 1 : 100

ELEVATIONS LEGEND

	HORIZONTAL METAL CLADDING WITH PAINTED FINISH
	VERTICAL METAL CLADDING WITH PAINTED FINISH
	BRICK VENEER
	CONCRETE BLOCK VENEER
	CFC SHEET PAINT FINISH
	PRE-CAST CONCRETE PANEL
	Denotes MATERIAL COLOUR/FINISH-REFER TO COLOUR SCHEDULE

LEGEND

COL	COLUMN	RWH	RAIN WATER HEAD
DP	DOWNPIPE	TR	TROUGH
HRx	HANDRAIL		
NGL	NATURAL GROUND LEVEL		
	PROPOSED GROUND SURFACE LEVEL		

RL 00.000 FINISHED FLOOR LEVEL

GENERAL NOTES

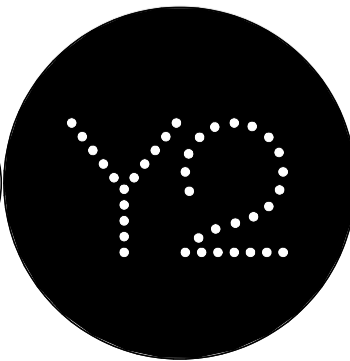
- REFER EXTERNAL COLOUR & FINISH LEGEND IN SPECIFICATION FOR ALL COLOUR & MATERIAL DETAILS
- REFER TO WINDOW SCHEDULE FOR WINDOW SASH & GLAZING CONFIGURATION

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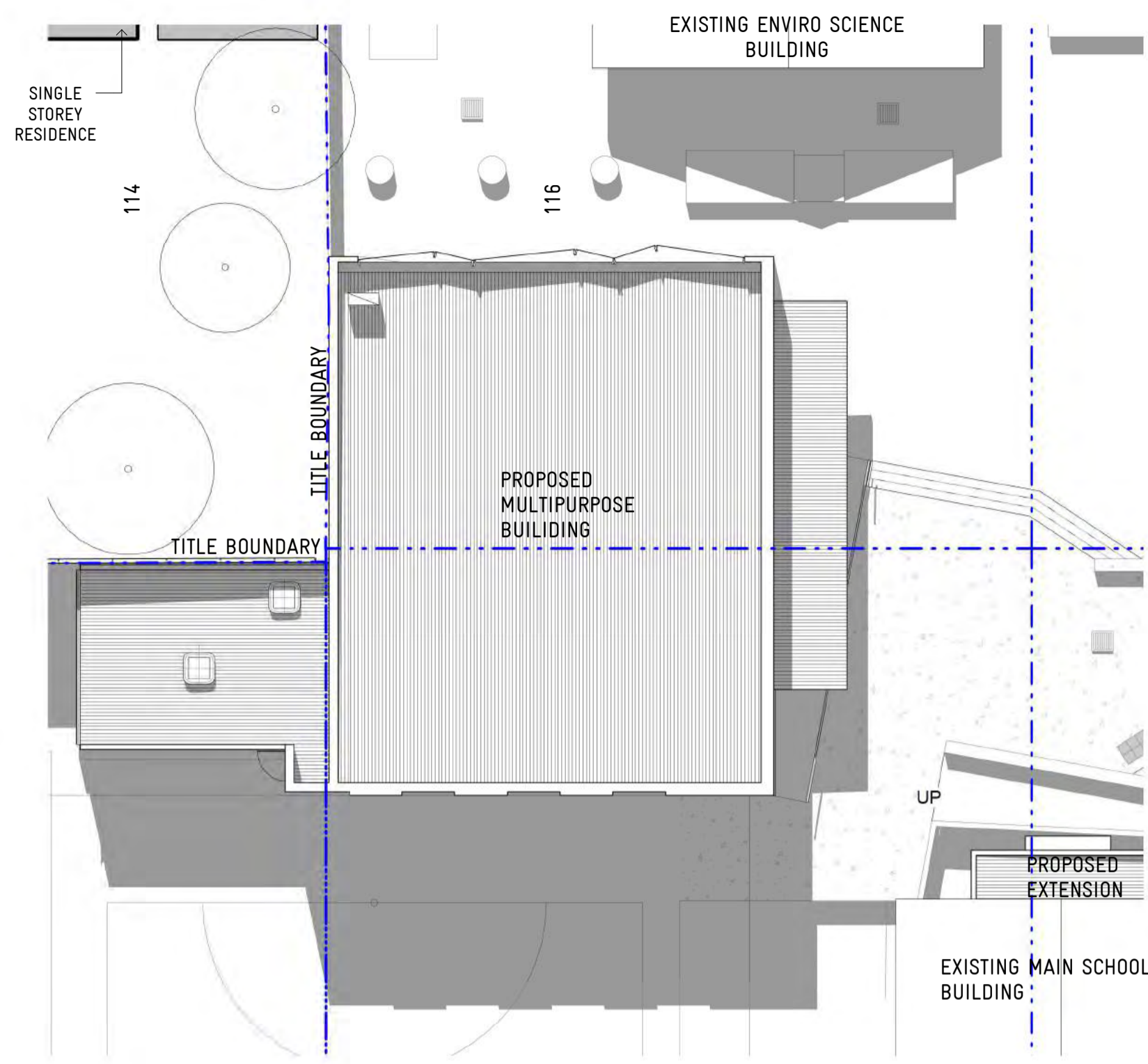
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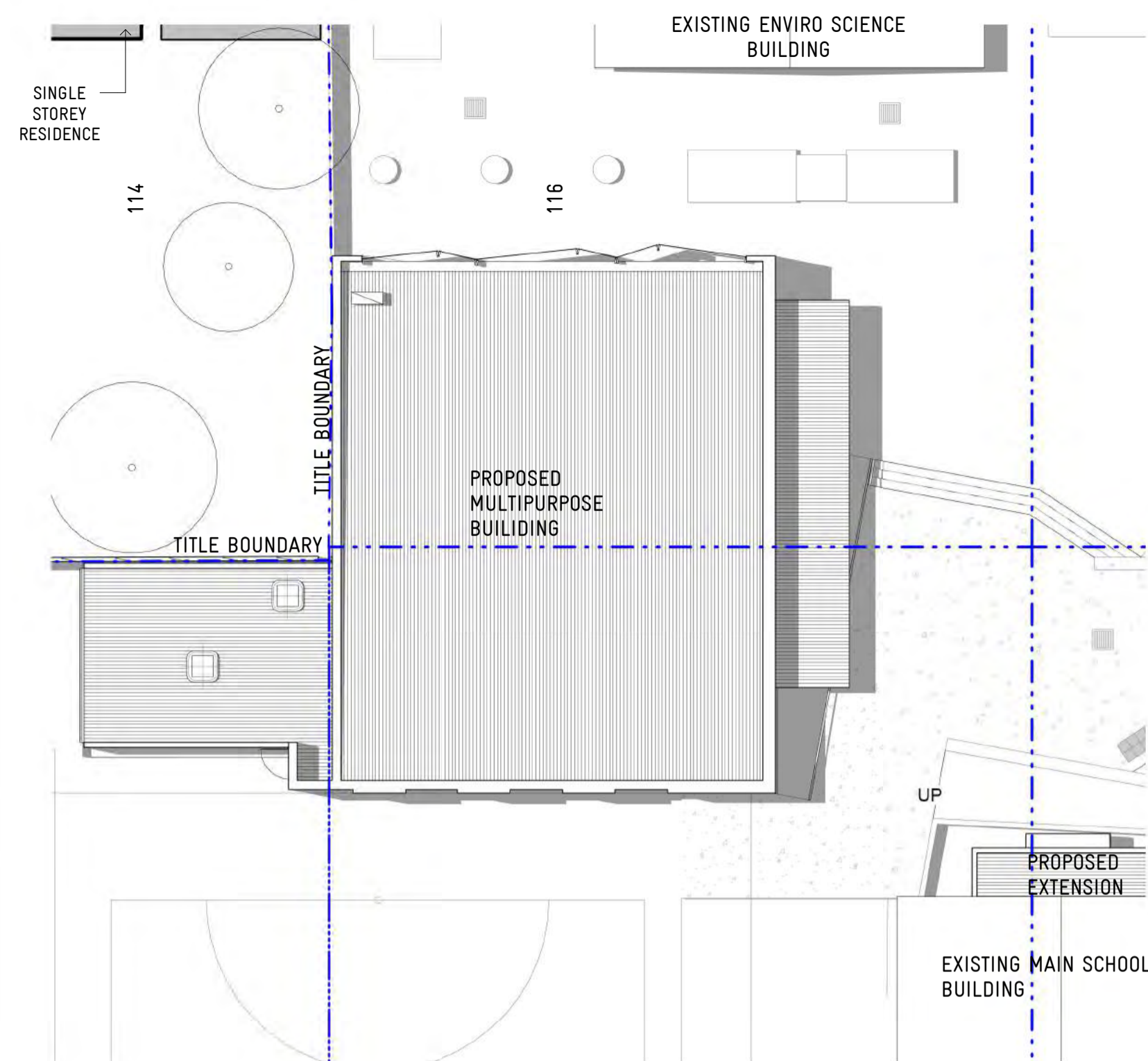
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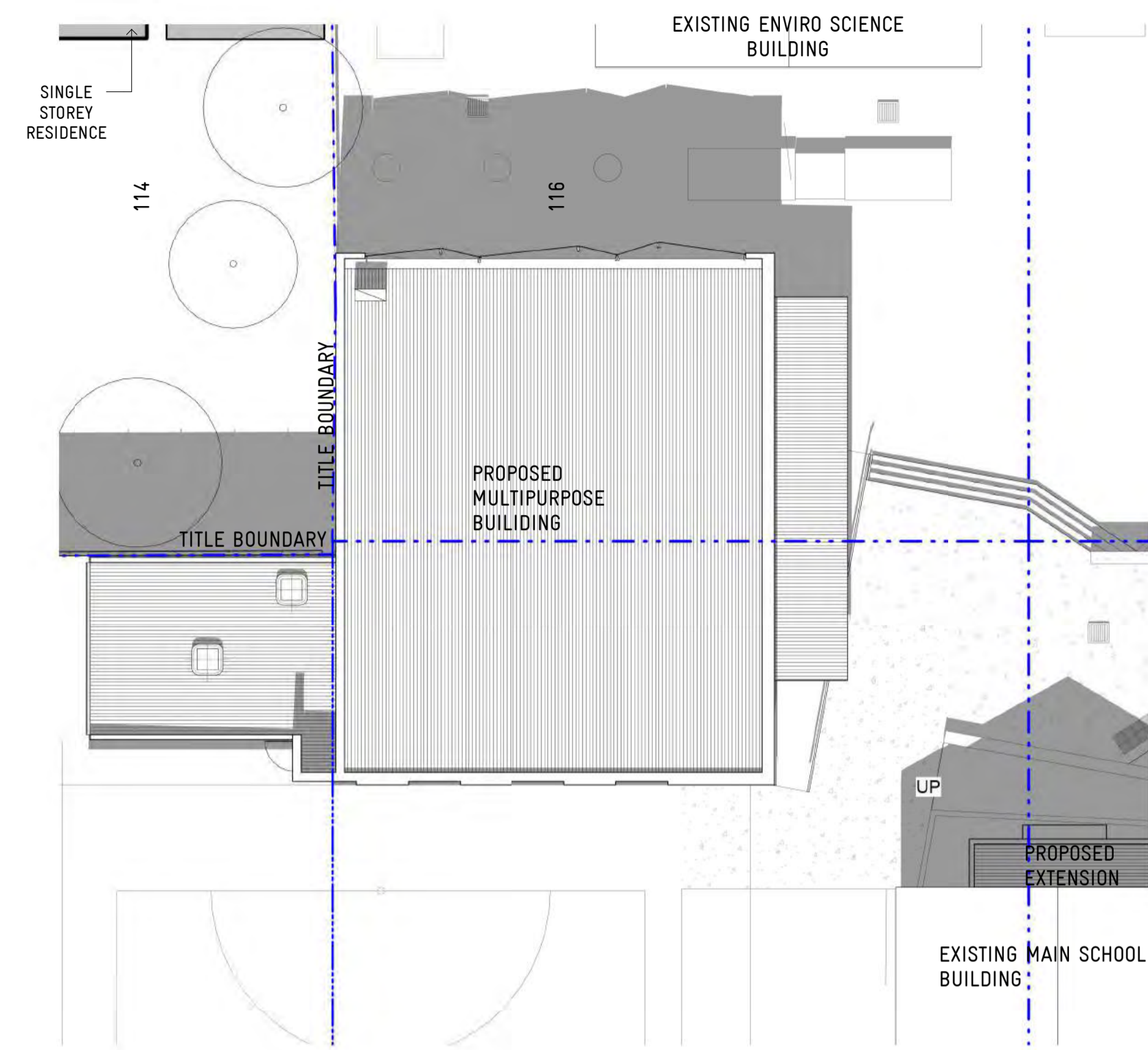
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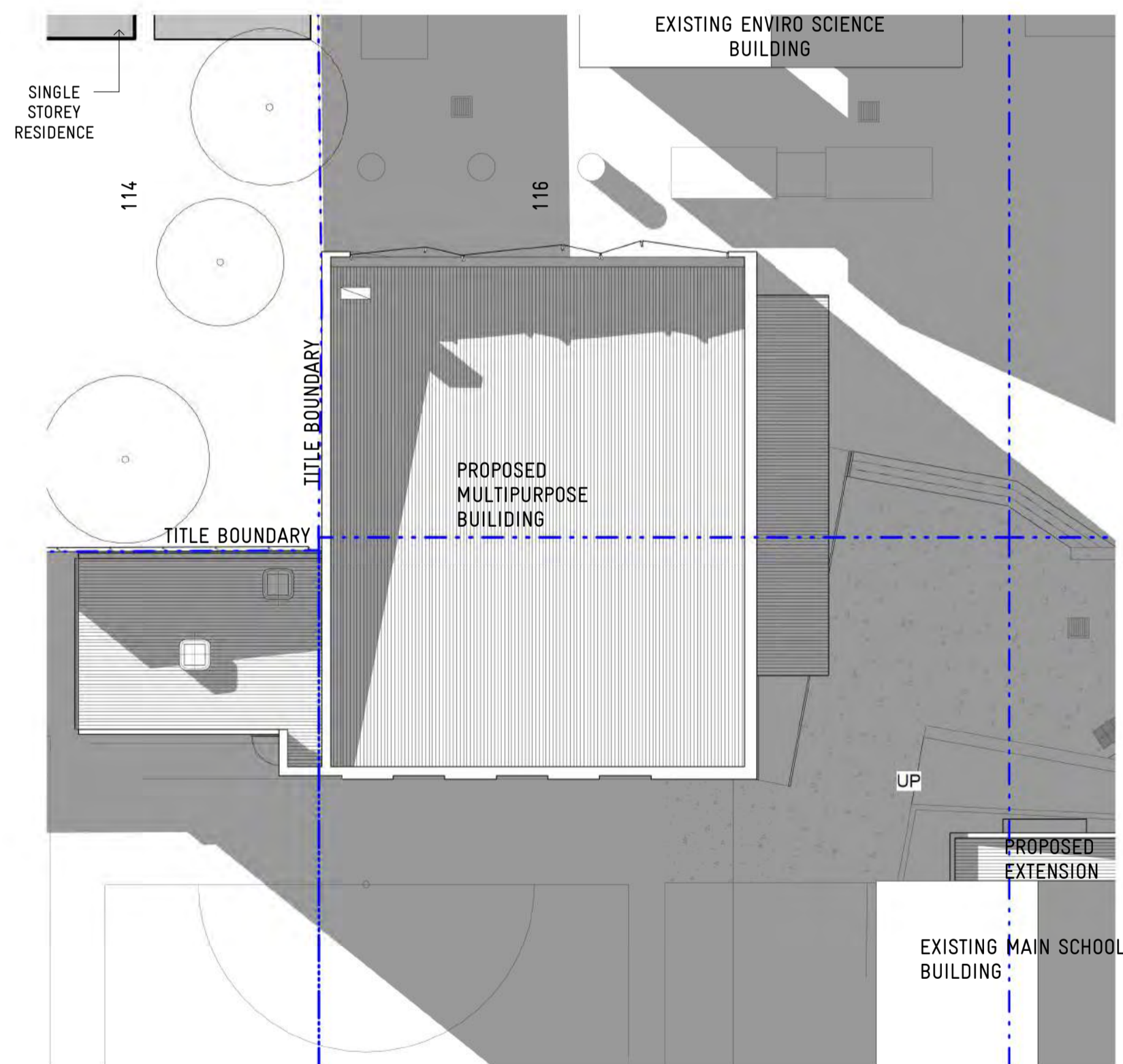
SUN STUDY- 9am SUMMER



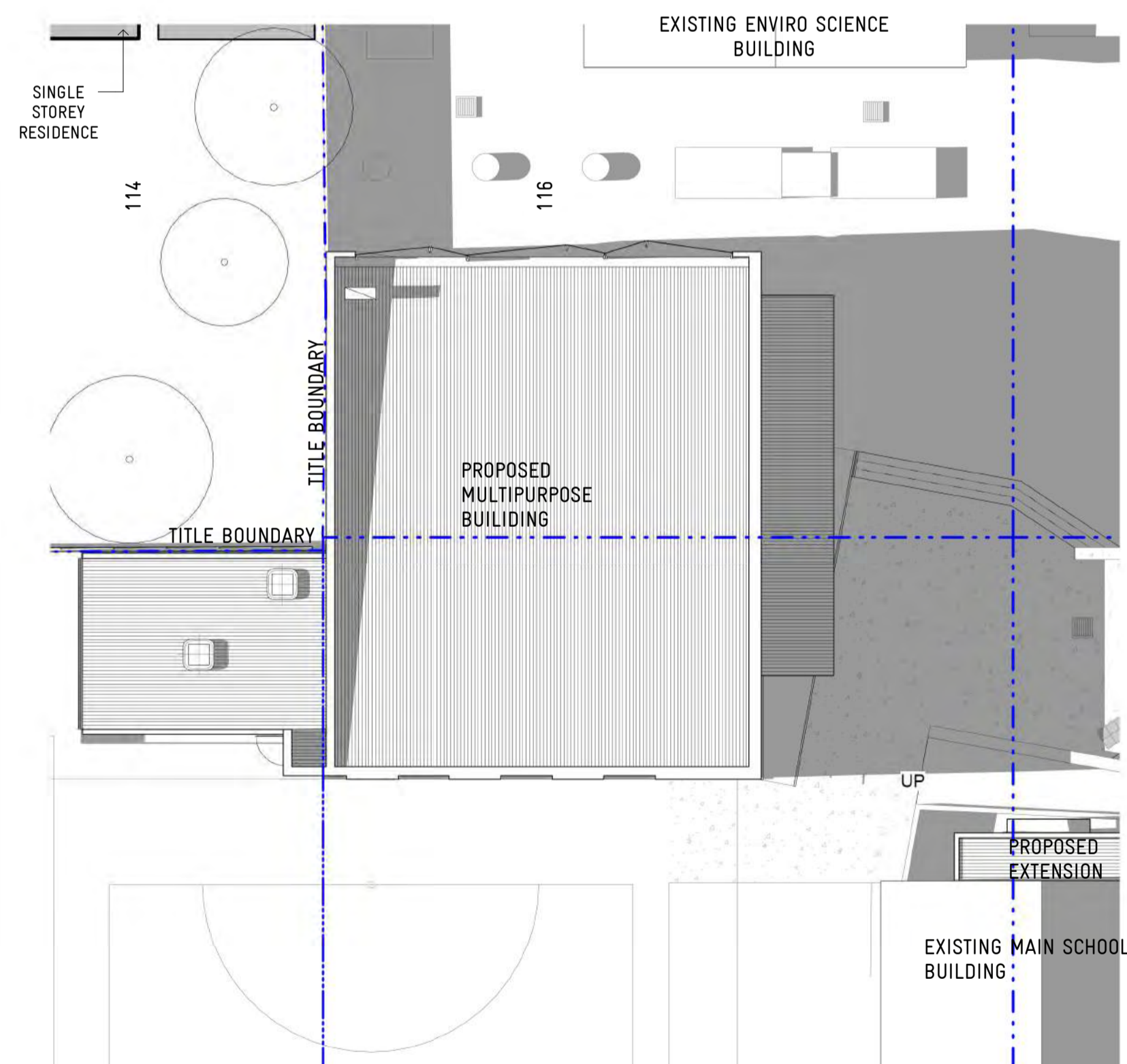
SUN STUDY- 12pm SUMMER



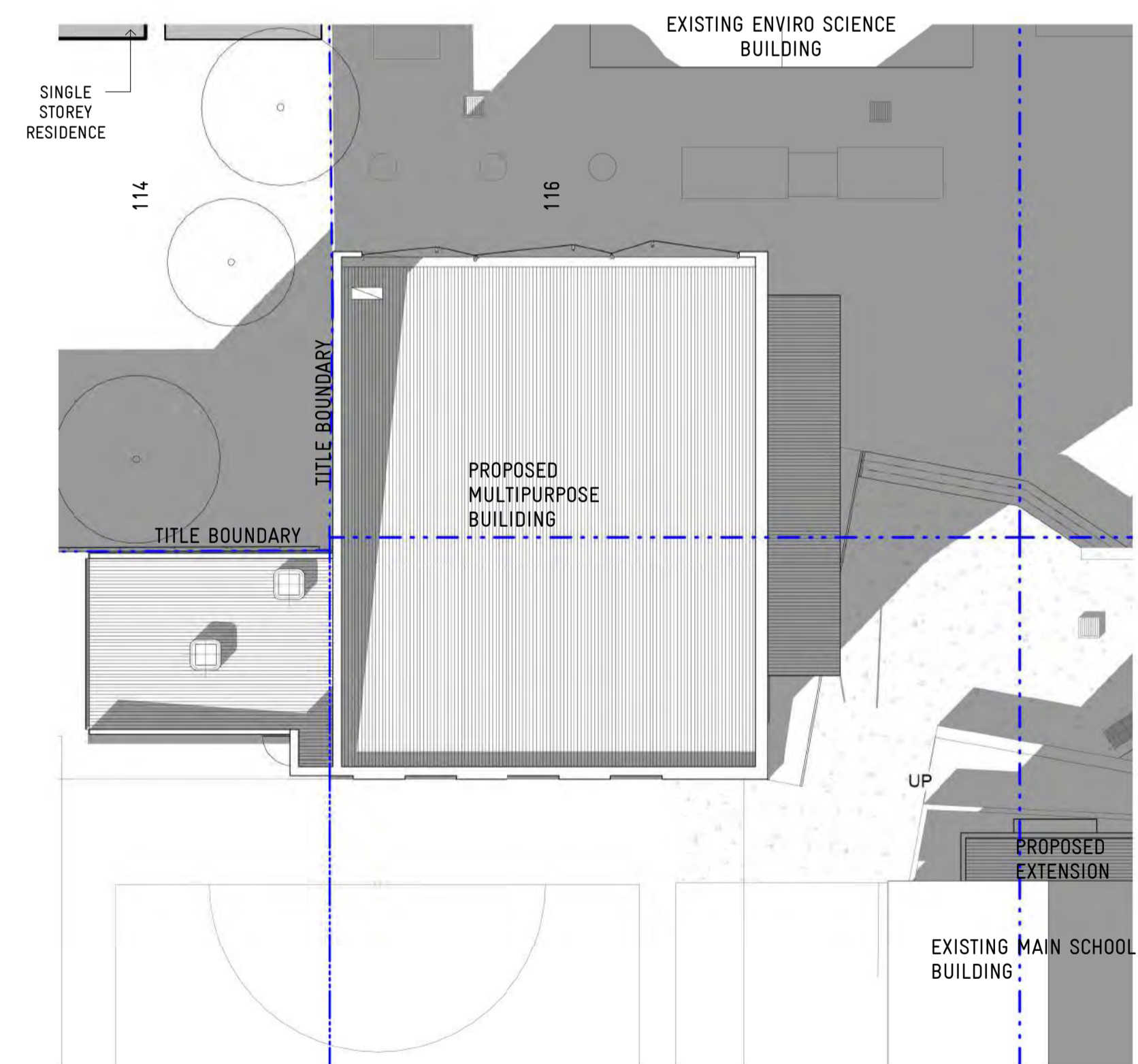
SUN STUDY- 3pm SUMMER



SUN STUDY- 9am WINTER



SUN STUDY- 12pm WINTER



SUN STUDY- 3pm WINTER

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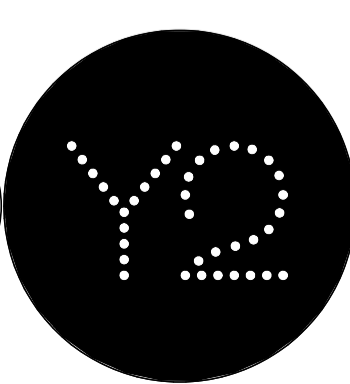
Project: **ST. PATRICK'S PRIMARY SCHOOL 119 DRUMMOND ST STH, BALLARAT CENTRAL**

Title: **SUN STUDY- MULTIPURPOSE BUILDING**

Scale: 1 : 150 @ A1
 Date: MAR. 2021
 Drawn: TK
 Checked: PH

Project: 1730
 File: 346
 Drawing: **TP09 A**

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1- STREET VIEW FROM DRUMMOND ST S



2- STREET VIEW FROM DRUMMOND ST S



3- MAIN ENTRY (DRUMMOND ST S)



4- STREET VIEW FROM DRUMMOND ST S



5- STREET VIEW FROM EYRE ST



6- VIEW FROM PLAYING COURTS TOWARD MULTIPURPOSE SITE



7- VIEW FROM PLAYING COURTS TOWARD MULTIPURPOSE SITE



8- EXISTING CORRUGATED AND CHAIN WIRE BOUNDARY FENCE



9- VIEW OF MULTIPURPOSE BUILDING SITE



10- VIEW OF MULTIPURPOSE BUILDING SITE AND PLAYGROUND BEYOND



11- VIEW FROM MAIN BUILDING TOWARD ENVRIO SCIENCE BUILDING



12- VIEW OF MAIN BUILDING AND PLAYGROUND



13- VIEW OF MAIN BUILDING PLAYGROUND ENTRY



14- VIEW OF MAIN BUILDING PLAYGROUND ENTRY AND STAIRS/RAMP



15- VIEW OF MULTIPURPOSE BUILDING SITE FROM PLAYGROUND



16- VIEW FROM PLAYGROUND TO ENVRIO SCIENCE BUILDING

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17- VIEW FROM ENVRIO SCIENCE BUILDING TO MAIN SCHOOL BUILDING



18- EXISTING SHED AND RAIN WATER TANKS



19- SEWER MAIN ACCESS ENCLOSURE, GARDEN BEDS AND CHICKEN COOP



20- VIEW OF ENVRIO SCIENCE BUILDING ENTRY

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Title: **EXISTING EXTERIOR PHOTOS**

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File: 346
Drawing: **TP10 A**

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