

# 2 Merrick Street, Stratford

Planning Permit Application No.  
PA2403231



Officer Assessment Report  
Development Approvals & Urban Design

© The State of Victoria Department of Transport and Planning 2025

**Disclaimer**

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

**Accessibility**

If you would like to receive this publication in an alternative format, please telephone the DELWP Customer Service Centre on 136186, email [customer.service@delwp.vic.gov.au](mailto:customer.service@delwp.vic.gov.au), or via the National Relay Service on 133 677 [www.relayservice.com.au](http://www.relayservice.com.au).

**Contents**

**Summary** \_\_\_\_\_ **4**

**Background** \_\_\_\_\_ **5**

**Subject Site and Surrounds** \_\_\_\_\_ **6**

**Proposal** \_\_\_\_\_ **8**

**Planning Policies and Controls** \_\_\_\_\_ **11**

**Referrals and Notice** \_\_\_\_\_ **15**

**Assessment** \_\_\_\_\_ **17**

**Conclusion** \_\_\_\_\_ **21**

# Summary

| Key information                     | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>             | PA2403231                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Received:</b>                    | 24 September 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Applicant:</b>                   | <b>Crosier Scott &amp; Associates Pty Ltd</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Planning Scheme:</b>             | Wellington                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Land Address:</b>                | 2 Merrick Street, Stratford VIC 3862                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposal:</b>                    | Buildings and works associated with the construction of a new administration/learning facility   Building and the display of business identification and internally illuminated sign(s) to the Existing St Patrick's Primary School.                                                                                                                                                                                                                                        |
| <b>Total site area:</b>             | 1.034ha (approx)                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Development Value:</b>           | \$5.98 million                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Land Uses:</b>                   | Existing primary school campus for St Patrick's Primary School                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Staff/Students</b>               | <ul style="list-style-type: none"> <li>There is no proposed increase to staff and student numbers as part of the application</li> </ul>                                                                                                                                                                                                                                                                                                                                     |
| <b>Cultural Heritage</b>            | The site is within an area of cultural heritage sensitivity. Pursuant to Section 46 Subsection 2 of the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan (CHMP) is not required where the works are associated with a purpose for which the land was being used before 28 May 2007 as the proposal includes buildings and works that are associated with a land use (education centre) that has been operating since 1929, a CHMP is not required. |
| <b>Zone:</b>                        | General Residential Zone – Schedule 1 (GRZ1)                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Overlays:</b>                    | Heritage Overlay 333 (HO333)                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Particular Provisions:</b>       | Clause 52.05 – Advertising signage<br>Clause 53.18 – Stormwater Management<br>Clause 53.19 – Non-Government Schools                                                                                                                                                                                                                                                                                                                                                         |
| <b>Why is a permit required?</b>    | <ul style="list-style-type: none"> <li>A permit is required to construct a building or construct or carry out works associated with a section 2 use (education centre) within the GRZ1.</li> <li>A permit is required for the installation of business identification and internally illuminated sign(s) within a category 3 signage area.</li> </ul>                                                                                                                       |
| <b>Referral authorities/ Notice</b> | Wellington Shire Council - (Section 52(1)(b) – Notice)<br>The Country Fire Authority (CFA) – (Section 52(1)(d) – Notice)                                                                                                                                                                                                                                                                                                                                                    |
| <b>Public Notice</b>                | Yes. The application has the potential to cause material detriment and notice was given to owners and occupiers of adjoining lots in accordance with the notice requirements of section 52(1)(a) of the <i>Planning and Environment Act 1987</i> .<br><br>Notice of the application was given via mail/email to adjoining land owners and occupiers.<br><br>Three submissions were received, including one from Wellington Shire Council.                                   |
| <b>Delegates List</b>               | Confirmation to determine the application under delegation received on 31 March 2025.                                                                                                                                                                                                                                                                                                                                                                                       |

# Background

1. Pursuant to Clause 72.01-1 of the Wellington Planning Scheme, the Minister for Planning is the responsible authority for a development at an existing primary or secondary school with a development value greater than \$3 million.
2. Clause 53.19 applies to the use or development of land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as a primary school or secondary school.
3. The key milestones in the process of the application were as follows:

| Milestone                     | Date                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pre-application meeting       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Application lodgement         | 24 September 2024                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Further information requested | 11 October 2024                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Further information received  | 20 January 2025                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Further information satisfied | 20 January 2025                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Section 50A Amendment         | On 13 January 2025 the proponent lodged a section 50A request for planning application <b>PA2403231</b> to include signage as a planning permit trigger.                                                                                                                                                                                                                                                                               |
| Section 57A Amendment         | On 19 March 2025 the proponent lodged a section 57A request for planning application PA2403231 to amend the development plans to change the locations of windows to the East and South façade on the first floor of the proposed administration/learning building.                                                                                                                                                                     |
| Decision Plans                | <ul style="list-style-type: none"><li>• Town Planning drawings prepared by Crosier Scott Architects and dated 14 November 2024 (TP000-TP012).</li></ul>                                                                                                                                                                                                                                                                                |
| Other Assessment Documents    | <ul style="list-style-type: none"><li>• Planning Submission Report prepared by Crosier Scott Architects, received 22 November 2024.</li><li>• Site Context &amp; Survey Plan prepared by Beveridge Williams, received 25 September 2024.</li><li>• Building Masterplan prepared by Crosier Scott Architects, dated 13 October 2023.</li><li>• Stormwater Compliance Letter prepared by 4Site Design Group, dated 20 January.</li></ul> |

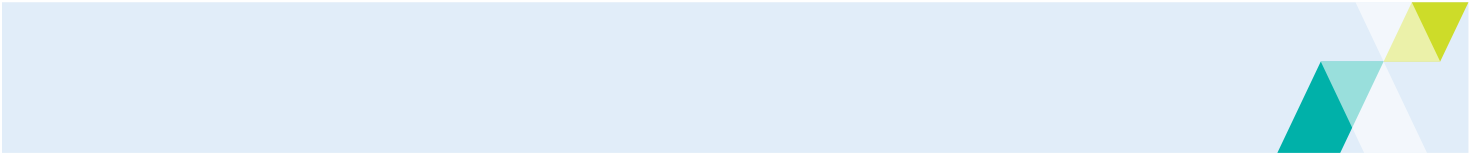


## Site Description

4. The subject site is located on the east side of Merrick Street and the south side of Dixon Street in Stratford, and comprises a range of school buildings, St Patrick's Catholic Church and formalised play and sports areas.
5. Surrounding the site is predominantly residential dwellings, with Blackall Creek Reserve to the west and some light commercial use to the east boundary of the school, along Tyers Street.
6. The school campus has a frontage of approximately 101 metres to Dixon Street, 103 metres along Merrick Street and 101 metres along Blackburn Street. The total site area includes approximately 1.034 ha of land.
7. The site comprises of land formally identified as:
  - Crown Allotment 1, 2 & 3 Section 2 Township of Stratford
  - Crown Allotment 10 Section 2 Township of Stratford Parish of Stratford
8. There are no restrictions on the relevant titles.
9. The site is generally flat and with one grassed oval to the east of the site and an outdoor hardcourt to the north.
10. Other characteristics of the site include:
  - Pedestrian access currently provided from the Dixon Street entrance.
  - A mix of school buildings including classrooms and admin, portable buildings and gazebo structure generally located within the centre of the site.
  - Primary entrance gates and fencing to Dixon Street. The subject site's northern and western boundaries are generally characterised by chain link fencing
  - The plans also show an existing church on the southern side of the site.
11. The site also comprises of large areas of open space and open play/sports grounds, including a formalised basketball court and oval.



Figure 1: Subject site (Source: Application) ★ Indicative area of proposed works



## Site Surrounds

12. The area surrounding the subject site consists mainly of conventional density residential development within the General Residential Zone, as well as public reserves and light commercial use to the east.
13. Development surrounding the site can be described as follows:
  - To the **north** of the site is a row of lots occupied by single detached dwellings with pitched roofs. These dwellings front Dixon Street with private open space located to the rear of all dwellings. Additionally, No. 3 Dixon Street provides pedestrian access to the school.
  - To the **east** of the site are lots occupied by single detached dwellings including 8 Dixon Street and 7 Blackburn Street which adjoins the school grounds. Towards the end of Dixon Street comprises of a range of small-scale food and drink premises.
  - To the **south** of the site is a row of lots occupied by single detached dwellings, which front Blackburn Street and the rear of the site. Private open space is located to the rear of the dwellings.
  - To the **west** of the site Merrick Street and Blackall Creek Reserve comprising the Avon River.





Figure 2: Proposed site plan (Source: Application)

14. The proposal predominately comprises of the demolition of an existing GPLA (portable) building to replace with the construction of an administration/Learning Facility.
15. Proposed **demolition** and **buildings and works** include:
16. In summary, the application proposes to:
  - Demolition of existing portable building, including demolition of existing gazebo structure.
  - Part demolition of existing administration building and minor refurbishment,
  - Relocation of existing bike shed and storage shed.
  - New front fencing to Dixon street to comprise of 1.8m high brick piers and 1.6m high aluminium blade fencing.



- New entry gate to Merrick Street.

17. The proposal includes the construction of a 2 storey Administration/Learning Facility along the northwestern boundary of the site. Key features of the building are:

- Maximum building height of 7.605m.
- Materials consist of a light grey Colorbond roof and a mix of brick and Colorbond cladding to external walls with mesh and metal screening to the first floor.
- Setback more than 2m from Dixon Street the northern boundary 3.7m from Merrick Street, the western boundary and is located adjacent the existing basketball court.
- Floor area of approximately 922sqm2, the ground floor will comprise of reception, admin, multipurpose hall, first aid, staff and office amenities. The first floor will include four new classrooms, collaboration space, 3 break out spaces and an outdoor terrace. breakout area, planning room and amenities, as well as two outdoor learning areas.

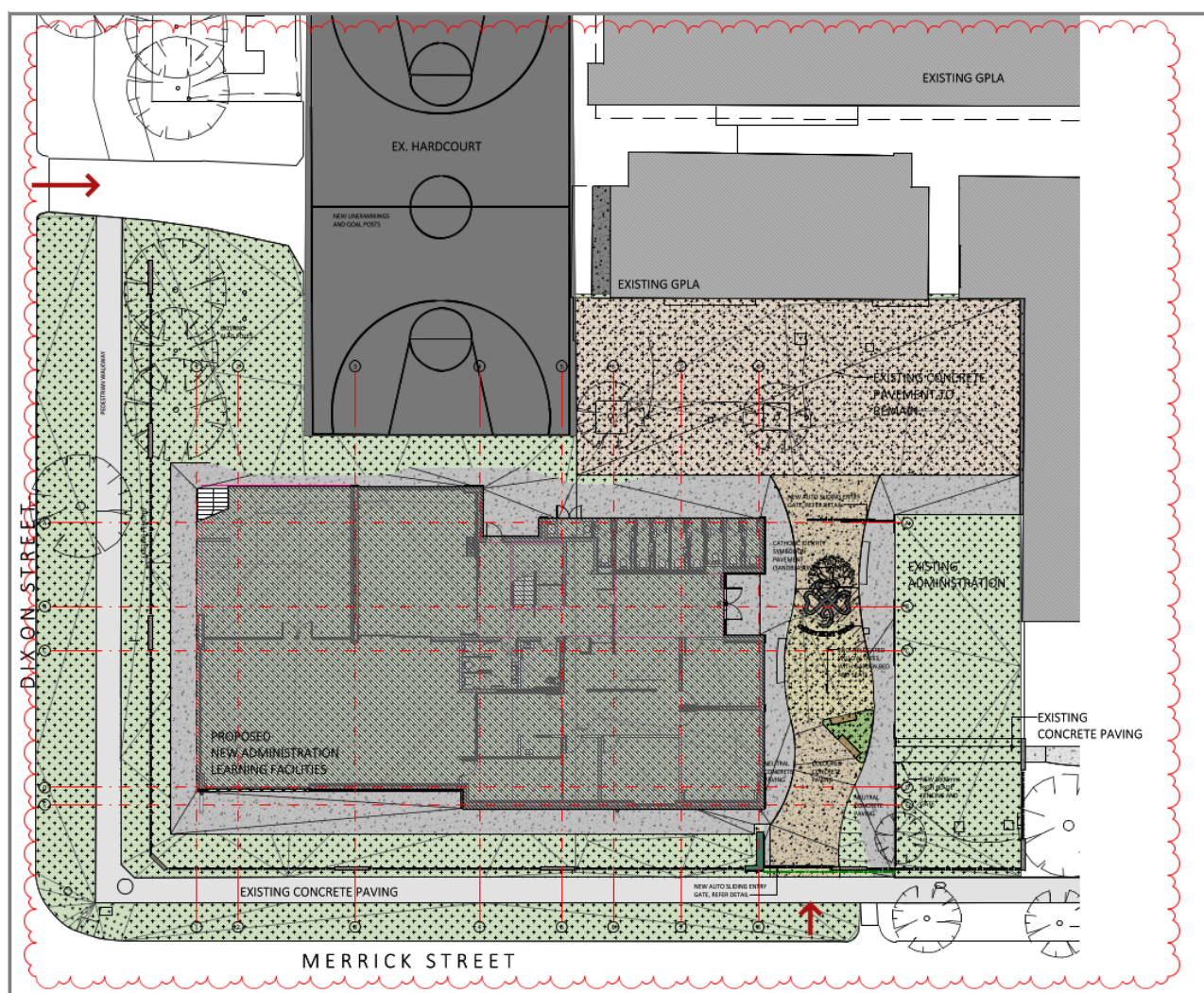
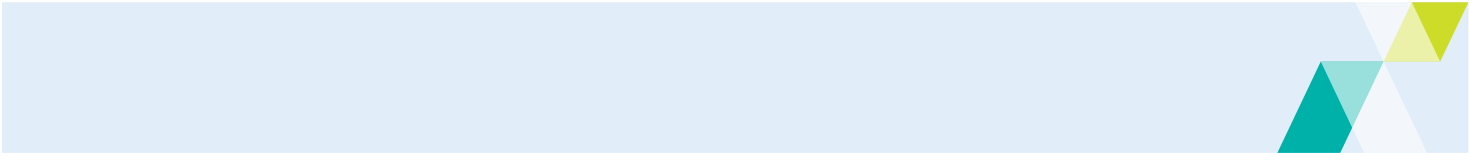


Figure 3: Proposed site/landscaping plan (Source: Application)

18. Proposed **signage** to include (*please refer to proposed signage plan within the development plans for further detail*):

- North Elevation

- 
- Business identification sign - 2600H x 1900W x 1000D (Area = 6.35m<sup>2</sup>)
  - South Elevation
    - Business Identification sign – 2200H x 1700W x 1000D (Area = 3.73m<sup>2</sup>).
    - Business Identification sign – 3300H x 2200 x 3100 (Area = 5.7m<sup>2</sup>)
    - Internally Illuminated business identification sign (LED strip at front corner) – 2900W x 900H (3.175m<sup>2</sup>).
  - West Elevation
    - Internally Illuminated business identification sign (LED strip at front corner) – 2900W x 900H (3.175m<sup>2</sup>).

- 19.** No vegetation of any native or significant vegetation is required to facilitate the proposed new building and associated buildings and works.
- 20.** In addition, no increase to staff and student numbers as part of the proposed works.
- 21.** Furthermore, no changes to car parking and bicycle parking facilities are proposed.

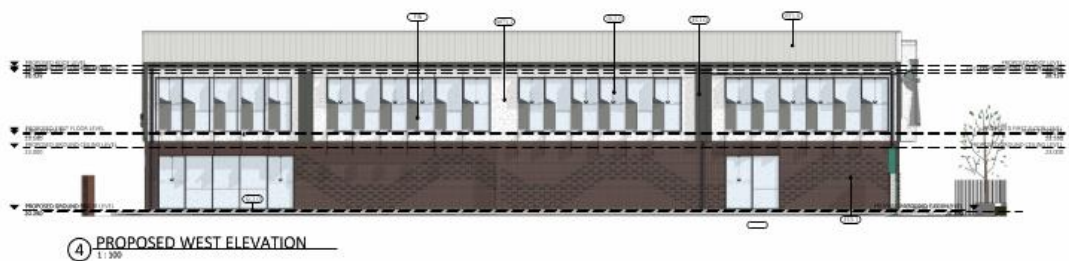
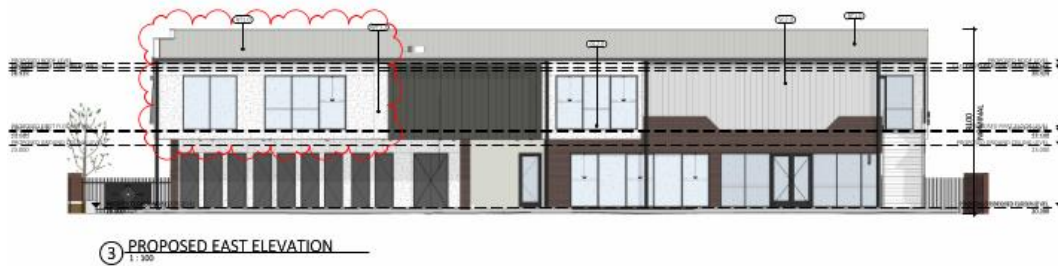
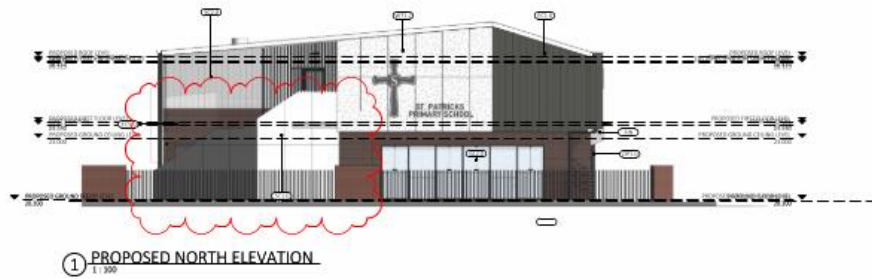


Figure 4: Proposed elevations of the Administration/Learning Facility (Source: Application)



## Municipal Planning Strategy

22. Clause 2.0 of the Wellington Planning Scheme comprises the Municipal Planning Strategy and includes strategic directions to achieve the vision for the municipality, and strategic framework plans to support the strategic directions.
23. Clause 02.02 Vision states that the Wellington Community Vision for 2031 is: *“Happy People, healthy environment and thriving community”*. Furthermore, the vision highlights one of the five key priorities being to improve access to education, public transport, health and internet services which is critical to attract new residents, retain youth and enhance the wellbeing of ageing and vulnerable people.
24. Clause 2.03-8 Settlement includes strategic directions for Stratford which is to develop a specialisation as an arts and culture stopover and provides essential services for the local community and visitors. It is characterised by its association with the Avon River, native street trees and single-storey scale, although taller buildings do exist, including the State bank building.

## Planning Policy Framework

25. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
  - Clause 11 – Settlement
    - Clause 11.01-1L – Stratford
    - Clause 11.02-3S – Sequencing of development – Wellington
  - Clause 15 – Built environment and heritage
    - Clause 15.01 – Built environment
      - Clause 15.01-2S – Building design
      - Clause 15.01-4S – Healthy neighbourhoods
      - Clause 15.01-5S – Neighbourhood character
    - Clause 15.03 – Heritage
      - Clause 15.03-1S - Heritage conservation
      - Clause 15.03-2S – Aboriginal cultural heritage
  - Clause 17 – Economic Development
    - Clause 17.01 – Employment
      - Clause 17.01-1S – Diversified economy
  - Clause 19 – Infrastructure
    - Clause 19.02 – Community infrastructure
      - Clause 19.02-2S – Education facilities

## Statutory Planning Controls

### General Residential Zone (GRZ1)

26. The subject site is within the General Residential Zone (clause 32.08). The land use term ‘Primary School’, and the parent term ‘Education centre’, are not listed the table of uses in clause 32.08-2; therefore, the land use is considered a section 2 use.
27. Pursuant to clause 32.08-10 a planning permit is required to construct a building or construct or carry out works for a use in section 2 of clause 32.08-2. It is noted that Schedule 1 to the General Residential Zone does not specify any design requirements that impact the proposal.
28. The purpose of the General Residential Zone is:



- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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.

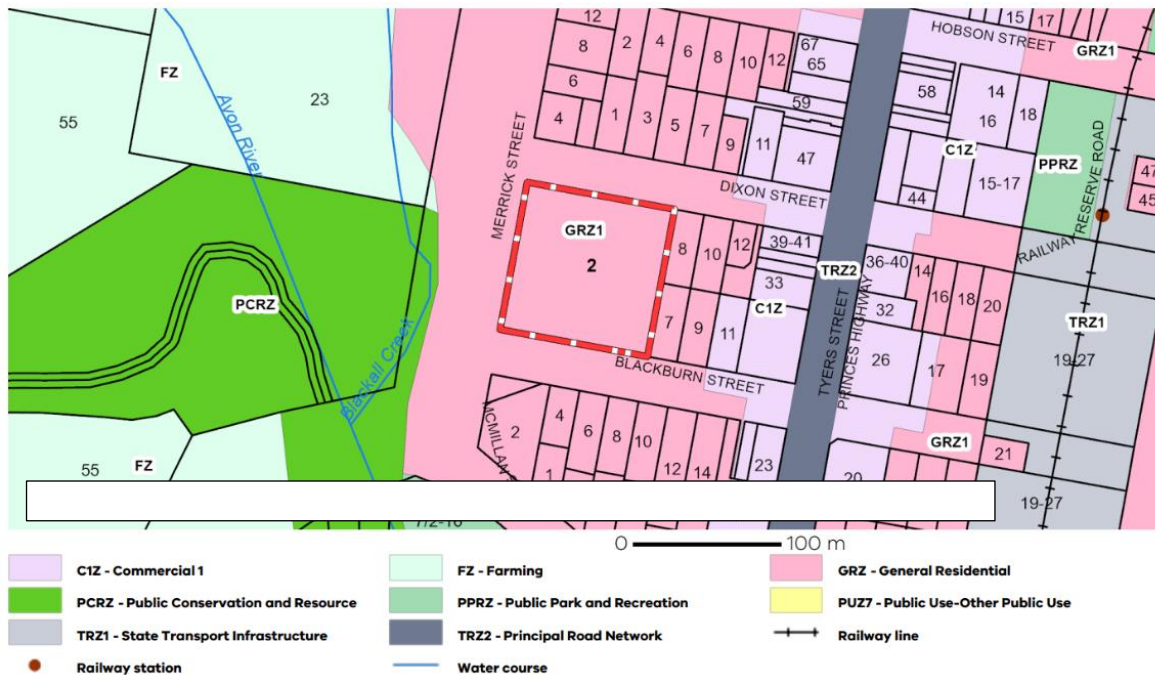


Figure 5: Subject site Zoning map – General Residential Zone – Schedule 1 (VicMap, 2025)

### Heritage Overlay (HO333)

29. Pursuant to Clause 43.01-1, a permit is required to construct a building or construct or carry out works, and to demolish or remove a building.
30. HO333 covers an area within the subject site known as 'St Patricks Catholic Church'. External and internal paint controls and solar energy systems controls apply. It is noted that the proposed permanent demolition and new works are all along the northern portion of the site. Furthermore, the proposed new administration/learning facility will be well separated visually from the church. Although the temporary portable relocatable building will be temporarily relocated to a position just north of the HO polygon, this will be adjacent to a large area or open land to the rear of the Church, therefore not impacting views.
31. As the proposed use of the site is to remain unchanged, and there are no proposed works to St Patricks Catholic Church, a permit is not required pursuant to HO333.

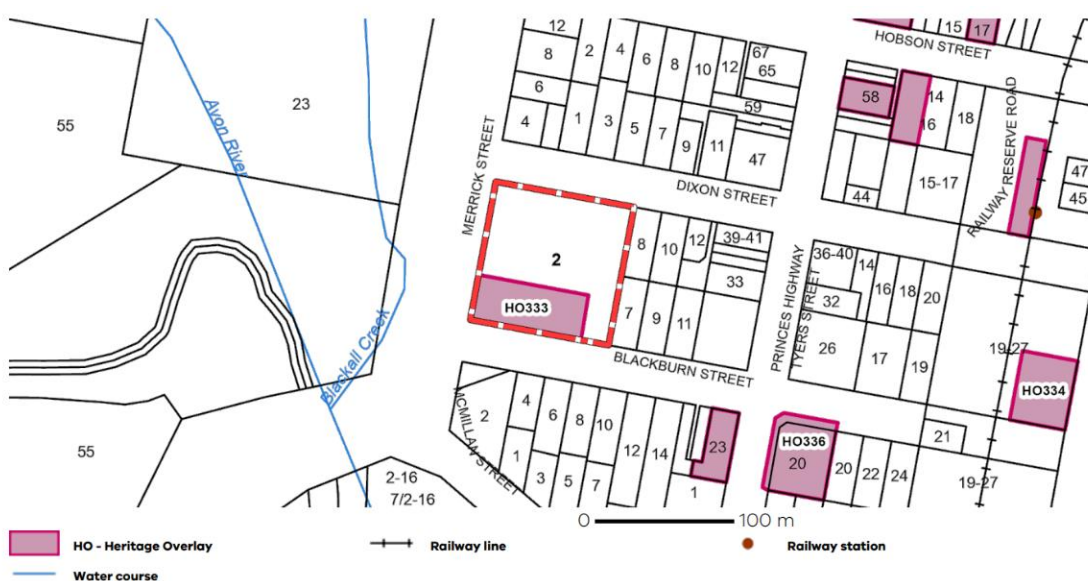


Figure 6: Subject site Overlay map – Heritage Overlay – HO333 (VicMap, 2025)

#### Clause 52.05 – Signs

32. Clause 52.05-13, a permit is required to erect or display both a ‘Business identification sign’ and an “Internally illuminated sign in a Category sign area (High amenity).

#### Clause 52.17 – Native Vegetation

33. The works do not propose removing, destroying or lopping of naturally occurring indigenous trees on the site and therefore native vegetation controls associated with clause 52.17 do not apply.

#### Clause 53.18 – Stormwater Management in Urban Development

34. 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 (Stormwater management objectives for buildings and works) and 53.18-6 (Site management objectives) and should meet all of the standards of Clauses 53.18-5 and 53.18-6. An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention, and discharges of stormwater to the drainage system.

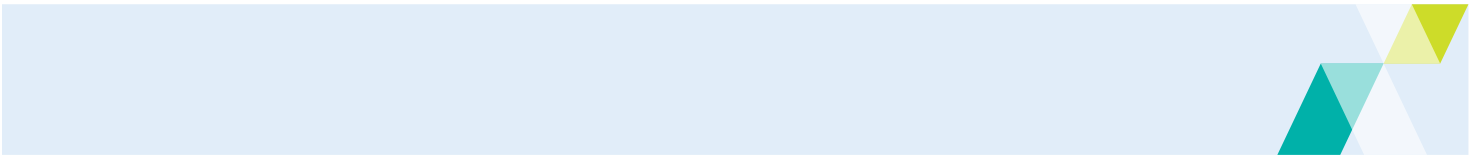
#### Clause 53.19 – Non-government Schools

35. Clause 53.19 applies to use or development for a primary school, secondary school or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.
36. 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.

#### Clause 63.05 – Section 2 and 3 Uses

37. Pursuant to Clause 63.05 a use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:
- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.
  - Any condition or restriction to which the use was subject to continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.
  - The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.



- 
- 38.** The school has been in operation since 1929 and benefits from existing use rights. Therefore, a permit is required for buildings and works. The works will not alter the current use of the land and will not result in damage to the amenity of the area.



## Referrals

39. No referrals were required for the application. Notice of the application was given to the following groups:

| Referral / Notice | Provision / Clause                                               | Organisation               | Response Received (date) |
|-------------------|------------------------------------------------------------------|----------------------------|--------------------------|
| Notice            | Section 52(1)(b) of the <i>Planning and Environment Act 1987</i> | Wellington Shire Council   | 18 March 2025            |
| Notice            | Section 52(1)(d) of the <i>Planning and Environment Act 1987</i> | The Country Fire Authority | 28 February 2025         |

## Wellington Shire Council Comments

40. The Council does not object to the granting of the permit for the proposal.

41. On 29 October 2024, Council provided preliminary comments on the application prior to notice including the following:

### Heritage

- “...The HO only covers part of 2 Merrick Street encompassing the church but none of the school”
- “...The relocatable building, currently in this spot, will be temporarily relocated to a position just north of the HO polygon. This will be, however, adjacent to the large area of open land to the rear of the Church, so this temporary visual impact will be entirely acceptable.

### Open Space:

- Council raised concerns around “...site access, vehicle parking, stockpiling of materials and skip bins” and that these activities may impact the street trees surrounding the site.
- Council also recommended the preparation of a Tree Impact Assessment Report.

### Infrastructure Development:

- Council noted that “...the approved design must meet the water quality standards required by the “Best Practice Environmental Management Guidelines” and Council’s Infrastructure Design Manual.” Council also recommended the following conditions:
- a) Prior to any works commencing a drainage discharge plan must be submitted to and approved by the Wellington Shire Council. The plan is to include on site detention structures to ensure that the post development discharge rate from the site does not exceed the predevelopment discharge rate. When approved, this plan will form part of the permit.
- b) Reticulated stormwater drainage to drain the development must be in accordance with Councils Infrastructure Design Manual. The approved discharge point for this application is the existing discharge point servicing the site

42. On 6 February 2025, the proponent provided the following commentary to DTP and the Wellington Shire Council regarding the raised Open Space and Infrastructure Development concerns.

- Confirmation that the existing hardcourt on site has been identified to be a potential builder’s compound, for vehicle parking, stockpiling of materials and skip bins. In addition, all existing grass areas along Dixon Street will be marked as a tree protected zone, to avoid impacting streets trees surrounding the site.

- The submission of a Stormwater Compliance Letter prepared by 4Site Design Group and dated 20 January 2025 as part of the response to DTP's further information request (6 December 2024), highlighting the proposed design approach aligning with the Urban Stormwater – Best Practice Environmental Management Guidelines and will be finalised to satisfy requirements of Clause 53.18 (Stormwater Management in Urban Development).

## Notice

43. An application to construct a building or construct or carry out works associated with a primary school is not exempt from the notice requirements of section 52(1)(a), (b), (c) and (d), of the Act.
44. Notice of the application was given via mail/email to adjoining landowners and occupiers under section 52(1)(a).
45. Notice of the application was also given to the Country Fire Authority (CFA) under section 52(1)(d) as the western portion of the site is within a Designated Bushfire Prone Area.

## Objections and Submissions

1. The application received three submissions. The submissions are summarised below.

| Objection/<br>Submission | Name/ Authority                                                                                | Issues Raised                                                                                                                                                                                                                                                                 |
|--------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submission               | CFA                                                                                            | No objection. No conditions recommended.                                                                                                                                                                                                                                      |
| Submission               | Department of Energy, Environment and Climate Action (DEECA) (adjoining landowner to the site) | No objection. No conditions recommended.                                                                                                                                                                                                                                      |
| Submission               | Wellington Shire Council                                                                       | <p>No objection. No conditions recommended. The following commentary was provided:</p> <ul style="list-style-type: none"> <li>• Infrastructure Development – No concerns.</li> <li>• Heritage – No further comments (as no original heritage impacts were raised).</li> </ul> |



## Key Policy Issues

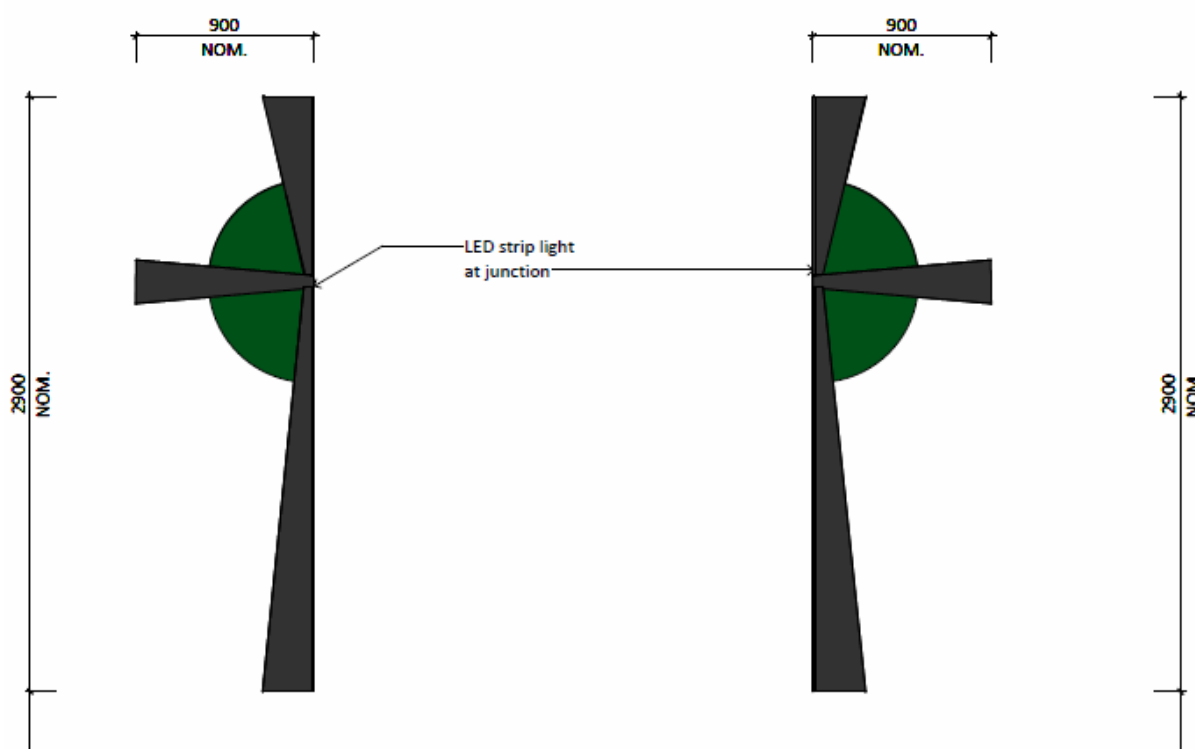
46. The proposal will deliver enhanced facilities for the existing school, which has been operating for almost 100 years and is in an established urban area of Stratford. No change in the use of the school is proposed by this application. The new building will replace an existing GPLA (portable) building and is consistent with the site's existing use and character.
47. The state planning policies encourage appropriate land use and development that considers demographic trends, existing and future demand requirements and the integration of facilities into local and regional communities in planning for the location of education and early childhood facilities (Clause 19.02-2S).
48. The proposal is consistent with the planning policies for an existing education facility by ensuring that new development has been sited and designed to respect adjacent buildings and is compatible with the surrounding residential area (Clause 15.01-2S).
49. The proposed landscaping will provide some screening to the proposed building, softening the built form to the residential interface and enhancing the spaces around the building. (Clause 15.01-2S)
50. Stormwater will be managed in accordance with best practice standards in accordance with the Stormwater Management Strategy, to reduce and treat run-off (Clause 19.03-3S).

## Land Use and Built Form Issues

51. The proposed buildings and works are in keeping with the use of the land as a primary school and are not contrary to any purpose of the zone.
52. In addition, the proposal comprises a new building at an existing school, which meets the purpose (as relevant) of the GRZ, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve community needs in appropriate locations.
53. As discussed earlier, the proposed General Purpose Learning Area (GPLA) building is a modest 7.6m (approx.) height with a 2-metre setback to the Dixon Road (north) boundary with landscaping proposed.
54. The proposal appropriately responds to the decision guidelines for non-residential use and development outlined in the GRZ through maintaining car and bicycle parking provision as well as the high-quality appearance of the proposed building and landscaping.
55. The proposed two-storey building and associated demolition, relocation of existing bike and storage shed and landscaping upgrades do not represent a significant change or offer potential to damage amenity of the area, given the school use and access arrangement would generally continue to operate under the same conditions as existing circumstances.
56. Diagrams for overshadowing have been provided to illustrate no negative amenity impacts to adjoining surrounds including dwellings located a long Dixon Street. It is furthermore noted that the proposed development does not adjoin any surrounding dwellings.
57. The materials and colours used for the roof and wall cladding are complementary to existing school buildings and the residential area. It is considered the proposed building is a modest addition to the school and would not create any unreasonable amenity impacts.
58. To respond to initial comments raised by the Wellington Shire Council in relation to impacts on street trees, DTP officers recommend that a permit condition be included to show locations of site access, vehicle parking and stockpiling of materials and skip bins through amended development plans.

## Signage

59. The proposed signage to the new building includes business identification signage on the northern, southern and western façades and internally illuminated business identification signage on the southern and western façade.
60. The signage comprises of the words “St Patrick’s Primary School” and various symbols of Catholicism. In addition, the design and siting of the signage is modest in scale, in keeping with the style with the surrounding streetscape including the end of Dixon Street which comprises of a range of small-scale food and drink premises.
61. Furthermore, the signage will not result in unreasonable visual clutter or unreasonable amenity impacts to surrounding properties or the streetscape as it is noted that only a small portion of the proposed catholic cross is to be internally illuminated (LED strip light) as shown in figure 7 below.



**Figure 7: Proposed Business Identification signage on western and southern elevation incorporating internally illuminated (LED strip light) (Source: Application)**

## Heritage

62. As discussed earlier, as the proposed use of the site is to remain unchanged, and there are no proposed works to St Patricks Catholic Church, a permit is not required pursuant to HO333.
63. Initial comments were provided from the Wellington Shire Council on the application including the following
- “...The HO only covers part of 2 Merrick Street, encompassing the church but none of the school.”
  - “The proposed permanent demolition and new works are all along the northern half of the site. While the proposed new learning centre will be close to the Merrick Street boundary, with a far smaller setback than the church, this will still be well separated visually from the Church.”



- *"I note that the relocatable building, currently in this spot, will be temporarily relocated to a position just north of the HO polygon. This will be, however, adjacent to the large area of open land to the rear of the Church, so this temporary visual impact will be entirely acceptable."*

64. Although a permit is not required for the proposed works, it is considered that the proposed built form will not adversely affect the heritage significance of the subject site and is considered consistent with the provisions of Heritage Overlay (Schedule 333) and Council's local Heritage Policy at Clause 15.03.

### **Car Parking and Bicycle Storage**

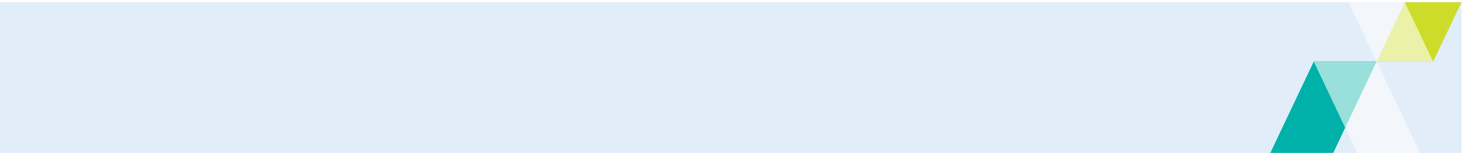
65. The proposal will not increase the number of staff or students on the land. Therefore, no additional car parking and bicycle facilities are required to be provided pursuant to Clause 52.06-5 and Clause 52.34 of the Scheme. There are no proposed changes to the existing traffic conditions at the school because of this application.

### **Landscaping**

66. The landscape plan prepared by Crosier Scott Architects Acres Landscape Architecture and dated 14 November 2024 details the proposed planting, plant species and surface treatment. The proposed landscape plan includes the planting of new shrubs and groundcovers.
67. It is noted that five non-indigenous trees are proposed to be removed as part of the application. Based on a pre-application meeting between the proponent and Council on 28th August 2024, Council has confirmed the vegetation to be removed in our proposal are not native species, and therefore no planning permit is required for removal of native vegetation under Clause 52.17.
68. The proposed tree removal is considered appropriate, as the works fall within the footprint of the proposed buildings and works. The removal cannot be avoided given the limited space available onsite to locate the new administration/learning facility.
69. It is considered that the nominated landscaping on the landscape concept plan is appropriate for the school use and acceptable having consideration to the site's context. The landscaping will not unreasonably impact useable open space for the students, it will soften the built form as viewed from dwellings opposite the site located, a long Dixon Street and incorporate indigenous and non-indigenous shrubs and grasses to create an environmentally sustainable landscape.
70. Furthermore, it is recommended that permit conditions are included to appropriately display tree protection zones (TPZs) and indicative encroachment zones within them through amended development plans and landscape plan.

### **Bushfire Risk**

71. The western portion of the site is located within a Bushfire Prone Area (BPA). The application is informed by a Bushfire Attack Level Assessment to guide the proposed development and ensure compliance with AS3959:2018, Construction of buildings in bushfire-prone areas, in conjunction with the requirements of Specification 43: Bushfire Protection for Certain Class 9 Buildings, as part of the National Construction Code (NCC) (Australian Building Codes Board, 2022).
72. Notice of the application was given to CFA under section 52 of the P&E Act. CFA advised that it does not object to a permit being granted for the proposal and highlighted the requirements under Building Legislation that may impact the proposal, in particular the *National Construction Code 2022, Part G5*.
73. Overall, the potential risk of fire impacting on the proposed administration/learning facility is relatively low. Further, the proposal is not expected to result in a significant increase in fire risk in the locality.



## Civil Works and Drainage

74. The Stormwater Compliance letter prepared by 4Site Design Group, dated 20 January 2025, evaluates the quantity and quality of stormwater associated with the development and incorporates appropriate stormwater management strategies. In addition, the compliance letter confirms that the stormwater runoff must be conveyed to the existing property stormwater connection servicing the site.
75. Furthermore, the letter states that the design approach aligns with the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) and will be finalized to satisfy the requirements of Clause 53.18 (Stormwater Management in Urban Development), subject to site-specific conditions and project requirements.
76. The Wellington Shire Council reviewed the initial application documents and recommended the following conditions, relating to:
- Preparation of a Drainage Discharge Plan.
  - Stormwater drainage to be in accordance with Councils Infrastructure Design Manual.
77. It is considered that the above recommended conditions provided by Council appropriately address any stormwater management concerns are to be included on any permit issued.

## Conclusion



78. The development is generally consistent with the relevant planning provisions of the Wellington Planning Scheme.
79. **It is recommended** that the delegate of the Minister for Planning issue Planning Permit No. PA2403231 be issued for buildings and works in accordance with the decision plans at 2 Merrick Street, Stratford, subject to conditions.
80. It is recommended that the applicant and council be notified of the decision in writing.

Prepared by: [REDACTED]

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

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

- ☐ Completed the **State Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the State Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the State Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Reviewed by: [REDACTED]

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

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

- ☐ Completed the **State Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the State Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the State Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.