

**BALLARAT & QUEEN'S ANGLICAN GRAMMAR SCHOOL FOUNDATION LTD**  
**LOT 2 PS622085 GILLIES ROAD, MOUNT ROWAN**

**9 APRIL 2013**

**This document is an incorporated document in the Ballarat Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987***

## **INTRODUCTION**

This document is an Incorporated Document in the schedules to Clause 52.03 and Clause 81.01 of the Ballarat Planning Scheme.

The *Ballarat & Queen's Anglican Grammar School Foundation Ltd Incorporated Plan* dated 23 March 2013 forms part of this Incorporated Document.

The land identified in this document may be used and developed generally in accordance with this document and the *Ballarat & Queen's Anglican Grammar School Foundation Ltd Incorporated Plan* dated 23 March 2013.

Despite any provision to the contrary or any inconsistent provision in the Ballarat Planning Scheme, a permit may be granted to use and develop the land identified in this document for an education centre.

## **PURPOSE**

The purpose of the controls in this document is:

- To facilitate a primary and secondary school educational facility predominantly for agricultural and environmental education purposes.
- To locate buildings within the building envelope shown on the *Ballarat & Queen's Anglican Grammar School Foundation Ltd Incorporated Plan* dated 23 March 2013.
- To encourage retention of large remnant trees as shown on the Incorporated Plan.
- To promote landscaping of the site in the vicinity of the educational buildings to promote visual screening.
- To promote access to the site to the satisfaction of Council and VicRoads as relevant.
- Provide stormwater retention facility at the site to the satisfaction of Council.
- Enhance natural drainage lines to the satisfaction of Council.
- Enhance the agricultural productivity of the site via the establishment of the education facility.

## **LAND**

The controls in this document apply to land at Lot 2 PS622085 as shown on the attached incorporated plan.

## **EXEMPTION FROM NOTICE AND REVIEW**

An application which is generally in accordance with this Incorporated Document is exempt from the notice requirements of Section 52(1)(a); (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## **PLANNING PERMIT CONDITIONS**

Any permit granted in accordance with this incorporated document must include the following conditions as appropriate:

1. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the responsible authority. All buildings shall be located clear of any easements or water and sewer mains.
2. A landscape plan must be prepared and implemented to the satisfaction of the responsible authority. The landscape plan must include retention of existing significant trees, including tree protection zones and controls prior, during and after construction to ensure the integrity of the vegetation is protected. The landscape plan must also provide for additional landscaping within the site. The landscape plan must include:
  - a) A detailed site plan showing site boundaries, surrounding roads, and existing and proposed site features, buildings, structures, and carparking.
  - b) Existing vegetation, built structures and landscape features to be retained, protected and/or removed
  - c) Proposed landscape works including; plantings, garden beds, lawn areas, paths, fencing, retaining walls, water features and paving.
  - d) Proposed drainage infrastructure and underground services including; earthworks retention basins, underground pipes, stormwater outlets and water sensitive urban design treatments
  - e) Street tree plantings and landscaping in road reserves including naturestrips,
  - f) Planting schedules of all proposed plantings including street trees with details of botanical names, common names, supply sizes, and plant numbers
  - g) Landscape works required to be undertaken by the applicant as part of other permit conditions, endorsed plans or additional information requested by the responsible authority (eg Native Revegetation Plans, Vegetation protection Plans, Arboricultural reports etc)
3. All works required by the Landscaping Plan must be implemented prior to the buildings being occupied and/or the use commencing to the satisfaction of the Responsible Authority and all landscaping works must be maintained to the satisfaction of the Responsible Authority.
4. A Transport Plan, must be prepared and submitted as part of the planning application. The Transport Plan must address all issues associated with traffic movements, access to and from the site, car parking, walking and cycling networks, including provision for public transport and traffic impact statement. Any transport requirements contained within the Transport Plan, or deemed necessary by the responsible authority or any relevant referral authority, must be undertaken by the applicant to the satisfaction of the responsible authority. Works required may include, but not limited to upgrading of external road networks as well as existing and proposed internal vehicular access arrangements, car parking, coach parking, walking and cycling networks and must be undertaken in accordance with the responsible authorities' relevant Infrastructure Design Manual. Prior to any works commencing, civil design plans or similar must be prepared to the satisfaction of the responsible authority and must be submitted to the responsible authority for endorsement prior to the development commencing.
5. Prior to the use / development of the land commencing, a farm management plan must be submitted to the responsible authority for assessment and endorsement. The farm management plan must be prepared by a suitably qualified person and must include the following information:
  - a) Land management strategies, including examination of soil type and fertility, pasture enhancement requirements and weed control.

- b) Details of the agricultural activities being undertaken on site, and how each separate use will be carried out, including stocking rates, water and feed layout and rotation regime.
  - c) Method of delineation between agricultural and educational land uses.
  - d) An integrated pest management plan including;
    - i. An initial assessment and consideration of pest related factors specific to the environmental and activities of the proposed development.
    - ii. Prevention methods and procedures.
    - iii. Monitoring and identification procedures which allow the application of appropriate controls in conjunction with action thresholds;
    - iv. Setting action thresholds at which pest populations or environmental conditions indicate that pest control action must be taken;
    - v. Control procedures.
6. Before the use and development starts, an environmental management plan for the management and operation of the use which is to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan. The environmental management plan must include:
- (a) overall environmental objectives for the operation of the use and techniques for their achievement
  - (b) procedures to ensure that no significant adverse environmental impacts occur as a result of the use
  - (c) proposed monitoring systems
  - (d) identification of possible risks of operational failure and response measures to be implemented
  - (e) day to day management requirements for the use
  - (f) management strategies for actual and potential offsite amenity impacts including but not limited to odour, dust and noise management.
7. All underground or surface drainage works that are considered necessary by the responsible authority shall be constructed in accordance with plans, computations and specifications submitted to and approved by the responsible authority prior to the commencement of construction of drainage works.

Such drainage works shall include the provision of an on-site stormwater detention system designed in accordance with the City of Ballarat's 'Site Stormwater Management Systems Policy' and installed to transport stormwater run-off from the subject land and surrounding land or adjoining road(s) to an approved point of discharge.

No stormwater shall drain or discharge from the land adjoining properties without the prior approval of the responsible authority.

On completion of the construction of the stormwater detention system, as constructed drawings shall be submitted to the responsible authority. The plans shall be certified by a suitably qualified and experienced engineer eligible for Corporate Membership of the Institution of Engineers, that the completed works are in accordance with the approved plans, design levels and specification.

All works shall be completed to a standard satisfactory to the responsible authority prior to the use hereby approved commencing.

8. Prior to the works commencing, an investigation of the sites capacity to treat and retain effluent onsite is required, the report must also investigate the sites capacity with respect to treatment, retention and disposal of effluent from agricultural activities, including appropriate management practices. The report must be submitted and endorsed by the responsible authority prior to any works commencing on site. Once approved, the permit holder must make application for a permit to install a septic tank to the responsible authority prior to any building permits being issued for the site.
9. No agricultural effluent is to be disposed of into or via a septic tank system designed and approved for the collection, treatment and disposal of human effluent.
10. All buildings must be no higher than 9 metres in height from the natural ground level to the satisfaction of the responsible authority (with the exception of a windmill or similar structure).
11. All buildings and car parking areas must be located within the designated building envelope as detailed on the Incorporated Plan.
12. All vehicle access to the subject site must be via Sims Road, with tenure arrangements from the intersection of Gillies Road and Sims Road, to the Sims Road intersection with the internal access way, to be resolved with the Department of Environment and Primary Industries and Council before access can be established.
13. Sims Road from the intersection of Creswick Road and the Sims Road intersection with the internal access way is to remain closed and not to operate as a constructed road.
14. Once tenure arrangements are established for Sims Road and the management of the road has reverted to Council under the provisions of the Road Management Act 2004, the road must be constructed to the satisfaction of the Responsible Authority, before access to the site will be granted. An unlocked gate is to be erected at the end of the constructed section of Sims Road, to provide access to the remainder of the Sims Road reserve to the satisfaction of the Responsible Authority.
15. Three sets of civil plans, designs, computations and specifications for the upgrade of Sims Road and the construction of the internal access ways, car parks, coach bays, pedestrian paths and the like, shall be submitted to the Responsible Authority for approval prior to works commencing on the site. All works shall be completed in accordance with the approved plans, design, computations and specification to the satisfaction of the Responsible Authority.

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

The works to be completed include:

- placement and compaction of road pavement
- formation of table drains
- placement of prime and seal wearing course
- underground drainage.

16. Prior to the development hereby approved commencing, Sims Road from the intersection of Gillies Road and Sims Road, through to the internal access way, within the existing road reserve in accordance with plans and specifications

submitted to and approved by the Responsible Authority, shall be reinforced with a compacted layer of approved granular material to provide a road pavement depth equal to a design depth submitted to and approved by the Responsible Authority or 300mm whichever is greater.

An appropriate intersection upgrade will be required at the intersection of Gillies Road and Sims Road sealed. All works shall be completed to the satisfaction of the Responsible Authority prior to the commencement of the use hereby approved.

17. A maintenance period will be required for Sims Road, where the road must be maintained to the satisfaction of the responsible authority, until such time as the management of the road is reverted to Council, being 12 months from the date of the Ballarat Grammar facility becoming fully operational.
18. Additional conditions may be included as required by the responsible authority or any relevant referral authority depending on the application being made to Council.

### **VicRoads**

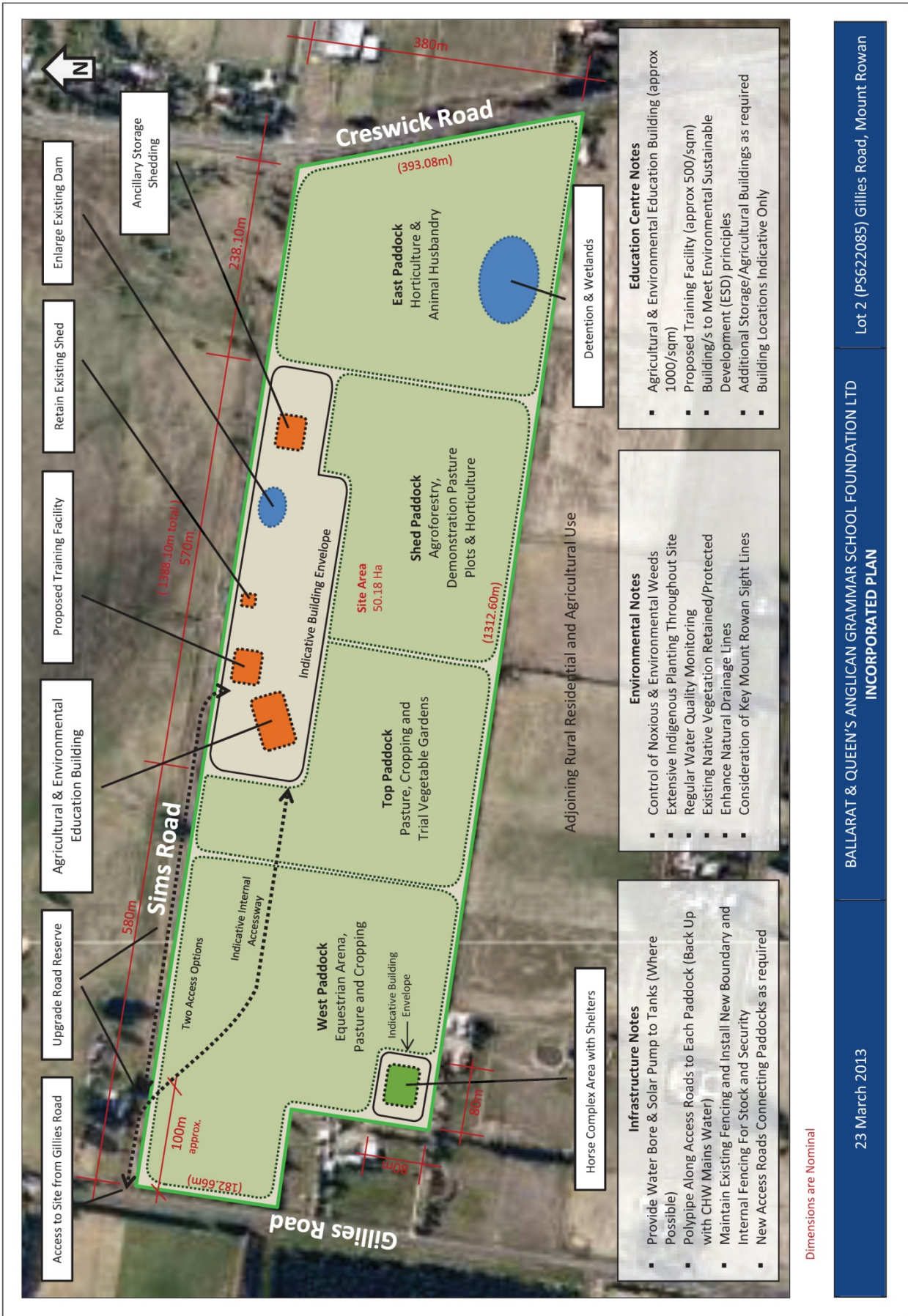
19. Access from Sims Road to Creswick Road (Midland Highway) is to remain closed. If access requirement is to change then VicRoads may request that the developer provide a Traffic Impact Report and depending on that report, construct a right turn and left turn intersection treatments on the Midland Highway to Sims Road in accordance with AUSTRROADS publication Guide to Road Design, Part 4A: Unsignalised and Signalised Intersection.

The discharge of any concentrated drainage or sullage into the Midland Highway drainage system shall not be permitted unless approved in writing by VicRoads.

20. The permit will expire if:
  - a) the development does not commence within two years of the date of this permit; and
  - b) The development is not completed within four years of the date of this permit; and
  - c) If the use of the land does not commence within four years from that date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

### **INCORPORATED PLAN**



23 March 2013

BALLARAT & QUEEN'S ANGLICAN GRAMMAR SCHOOL FOUNDATION LTD  
INCORPORATED PLAN

Lot 2 (PS622085) Gillies Road, Mount Rowan