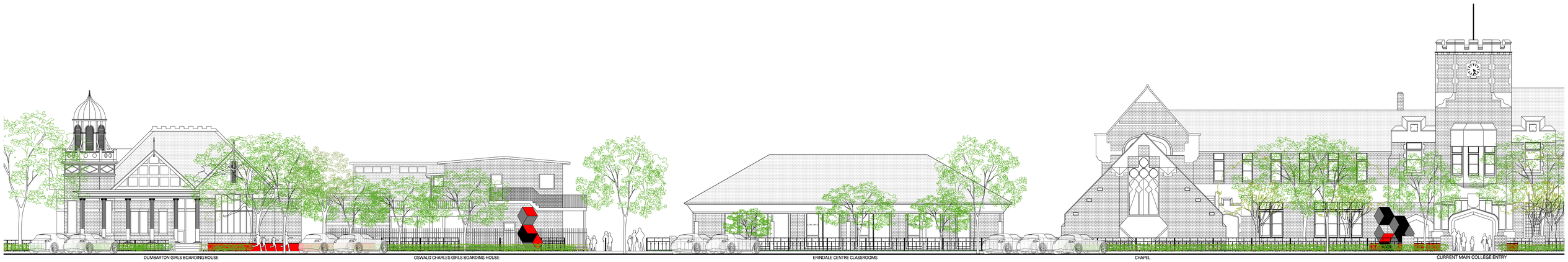
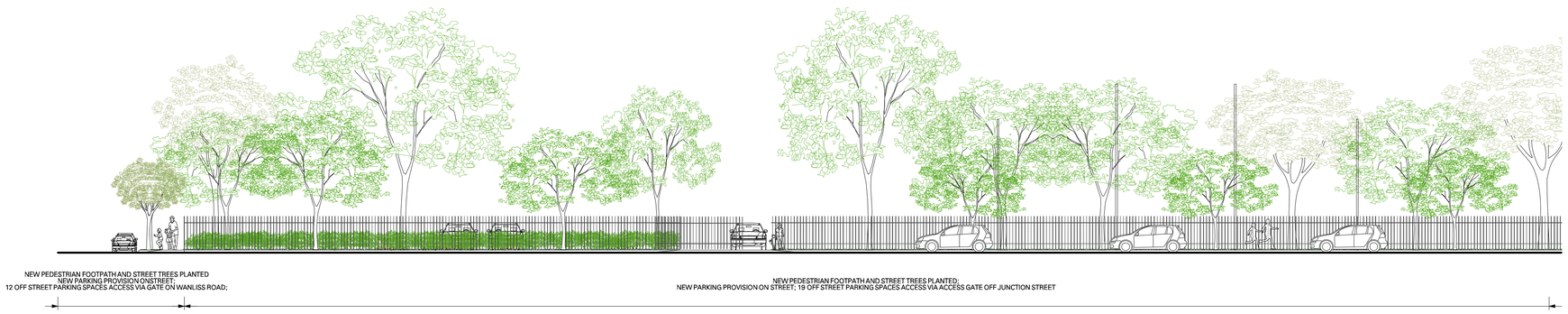


01 STURT STREET SOUTH ELEVATION
1:100 at A1/ 1:200 at A3



02 JUNCTION STREET NORTH ELEVATION
1:100 at A1/ 1:200 at A3

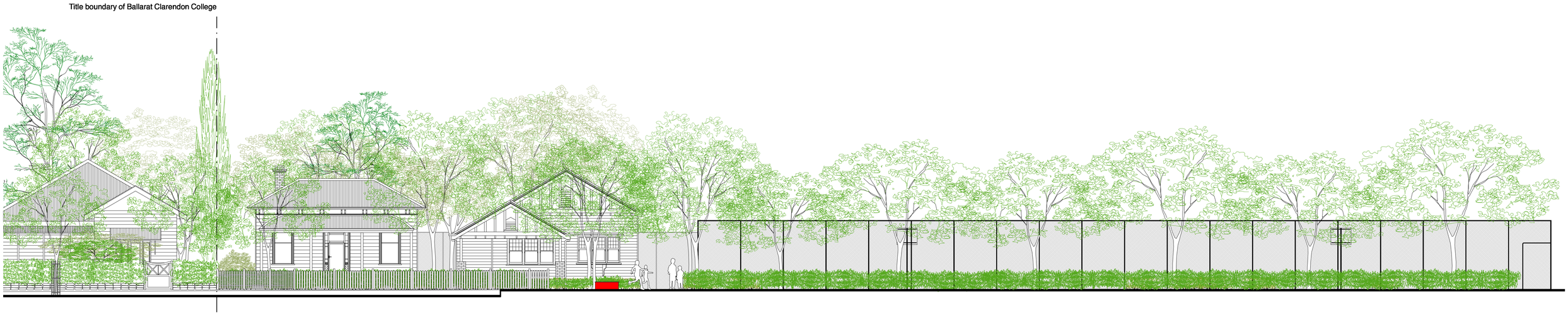
Project BCC AJAX ST MASTERPLAN	Project No. 15-011	Title STURT STREET ELEVATION JUNCTION STREET ELEVATION	Status Master Plan	Drawn WBa	Date 6-11-2017	Scale 1:100 @ A1	Revision 2

WBa
Williams Boag Architects
51 Leicester Street **Carlton** 3053
Telephone 61.3 9388 6000 Facsimile 61.3 9388 6060
Email intray@williamsboag.com.au

Drawing No. SK01

9.1. Combined Planning Scheme Amendment C207 and Planning Permit Application PLP/2017/444 Ballarat and Clarendon College Masterplan Sturt Street, Newington

9.1.9 Attachment 4b Ajax Street Elevations



01 AJAX STREET SOUTH ELEVATION
1:100 at A1/ 1:200 at A3

01 LANEWAY NORTH ELEVATION
1:100 at A1/ 1:200 at A3

Project BCC AJAX ST MASTERPLAN | Project No. 15-011 | Title AJAX STREET ELEVATION LANEWAY ELEVATION | Status Master Plan | Drawn WBa | Date 6-11-2017 | Scale 1:100 @ A1 | Revision 2

WBa
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51 Leicester Street **Carlton** 3053
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Email intray@williamsboag.com.au

Drawing No. SK02

9.1. Combined Planning Scheme Amendment C207 and Planning Permit Application PLP/2017/444 Ballarat and Clarendon College Masterplan Sturt Street, Newington

9.1.10 Attachment 5 Draft Planning Permit PLP 2017 444

PLANNING PERMIT

Permit No	PLP/2017/444
Planning Scheme	Ballarat (Gazetted 26/11/98)
Responsible Authority	Ballarat City Council

ADDRESS OF THE LAND:

1415 - 1425 Sturt Street, 1 Murray Street, 14 Ajax Street, 15 Ajax Street, 16 Ajax Street, 17 Ajax Street, 18 Ajax Street, 19 Ajax Street, 30 Ajax Street, 21 Ajax Street, 22 Ajax Street, 23 Ajax Street, 24 Ajax Street, NEWINGTON VIC 3350,

THE PERMIT ALLOWS:

Demolition of three dwellings, tennis courts, and partial demolition to existing school building, relocation of a dwelling and modifications of two dwellings into school buildings, development of a sports playing field, associated buildings and works including development of fences, road works, car parks and removal of pedestrian easement.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Amended Plans Required

Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit and must not be modified except with the further consent of the Responsible Authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with plans by Williams Boag Architects dated 3/7/2017 but modified to show:

(a) Relocation of court-bowl in Ajax Street to the northern side of the road reserve.
(b) Revised swept path turning templates for court-bowl.
(c) Revised site plan confirming clear details (including front and side setbacks) of relocated dwelling.
(d) Floor and elevation plans of relocated and retained dwellings, including details on any proposed refurbishment and/or linkage between the buildings.
(e) Clear details including elevation plans of proposed acoustic fence abutting the multi-purpose sports ground, as per the recommendations of the Environmental Noise Assessment (21 December 2017).
(f) Revised landscape plan in accordance with Condition 2.
(g) Relocation of garden bed at new entry so it does not intrude onto footpath.
(h) Retention of existing footpath material across the entire frontage for continuity within the public domain.
(i) Modification of the Ajax Street interface to facilitate pedestrian access for staff and students to the school, to the satisfaction of the Responsible Authority.

Unless otherwise approved in writing by the Responsible Authority, all buildings and works

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are to be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the commencement of the use.

2. Landscape Plan

Prior to the commencement of any works, a revised landscape plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit.

The landscape plan must include:

(a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
(b) details of surface finishes of pathways and driveways;
(c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, and quantities of each plant.
(d) Additional landscape planting and/or landscape features around the two proposed car parks to help screen the car parking areas from view of the road and enhance the appearance of the site when viewed from Wanliss Road and Junction Street.
(e) Clear details of all proposed landscaping to the Sturt Street frontage.

All landscaping works must be carried out in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

3. Street Tree Provision

Prior to any works commencing on site, the permit holder shall prepare a plan for the provision of street trees within the road reserve adjacent to the site at locations approved by the Responsible Authority. The street tree locations must accord with the requirements of Section 5 of Council's Landscape Design Manual (August 2012).

Prior to the occupation of the development, the street trees shall be planted within the road reserve in accordance with the approved plan. The trees shall be of semi-mature age and approved species and supplied, planted and maintained in accordance with the Responsible Authority's Tree Planting Guidelines. The permit holder is to provide a bond in the amount of $500 per street tree. The tree(s) shall be maintained for a period of eighteen (18) months from planting to the satisfaction of the Responsible Authority. The bond will be returned eighteen (18) months after completion of planting and maintenance works to the satisfaction of the Responsible Authority.

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Prior to any works commencing on site, the permit holder must pay Council $750 per street tree for their provision and eighteen (18) month maintenance period.

Note: For information regarding suitable street tree species see Council's adopted Urban Design Manual Part B: Landscape Character Area Guidelines (Version 1.0, 2012), available on Council's website.

4. Tree Protection During Construction

All tree protection works must be undertaken to the satisfaction of the Responsible Authority and must remain in place during all site works and construction on the land, as follows.

(a) Delineating vegetation stands for removal and retention

All existing vegetation shown on the approved plans to be retained must be suitably marked before any demolition of existing buildings commences or any development starts on the site and that vegetation must not be removed, destroyed or lopped without the further written consent of the Responsible Authority.

(b) Avoiding damage during vegetation removal

Any vegetation approved for removal as shown on the approved plan is to be removed and disposed of in a manner that does not cause damage to vegetation stands to be retained.

No works shall be undertaken during any site construction that will result in:

(1) stockpiling around the base of any vegetation nominated for retention;
(2) excavation works within the drip line of any tree canopy of a tree nominated for retention;
(3) damaging roots greater than 50mm in diameter of a tree nominated for retention; and
(4) pruning of any vegetation nominated for retention without the written consent of the Responsible Authority;

(c) Prior to the commencement of any works on site (including demolition):

i. A tree protection fence to the satisfaction of the Responsible Authority must be erected around the base of trees to be retained to define the 'Tree Protection Zone'; and
ii. The ground surface of the Tree Protection Zone within the fence must be covered by a 100mm deep layer of mulch, or any other treatment to the satisfaction of the Responsible Authority.

The Tree Protection Zone is to be established and maintained in accordance with Australian Standard AS4970 Protection of Trees on development sites.

5. Construction Management Plan

Prior to the commencement of works, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must detail:

(a) Hours of demolition and construction to accord with Local Laws
(b) Management of Wanliss Road, Junction Street and Ajax Street to ensure that they are kept free of parked or standing vehicles or any other obstruction, including building materials, equipment, etc. to maintain free vehicle passage to abutting benefitting properties at all times, unless with the written consent of the Responsible Authority
(c) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site storage waste construction bins and vehicle washing
(d) Management of parking of construction machinery and workers vehicles to prevent adverse impact on nearby properties
(e) Management of staging of heavy vehicles, site deliveries and unloading and lifting points with expected frequency, and traffic management in the vicinity, ensure routes to and from the site minimise disruption to residential properties
(f) Minimising disruption to pedestrian access along footpaths
(g) measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks, and demolition/construction activities, especially outside of daytime hours
(h) the provision of adequate environmental awareness training for all on-site contractors and sub-contractors
(i) a liaison officer for contact by the public and the Responsible Authority in the event of relevant queries or problems experienced.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

6. Parking and Traffic Management Plan

The Traffic and Parking Management Plan (prepared by One Mile Grid - 5 July 2017) shall be endorsed to form part of the Planning Permit and must not be modified except with the written consent of the Responsible Authority. Traffic management and parking operations on and adjacent to the site must conform to this approved plan. The Traffic and Parking Management Plan must be reviewed and updated periodically at the request of the Responsible Authority.

7. Conservation Management Plan

Prior to the commencement of works (including demolition), a detailed Conservation Management Plan for the whole campus must be submitted to and approved by the Responsible Authority. When approved, the conservation management plan will form part of the permit. The Conservation Management Plan must be prepared by a suitably qualified heritage practitioner and must detail the following matters:

a) Conservation requirements - including maintenance, repair, restoration or reconstruction,
b) New development - including additions, alterations and refurbishment of the heritage place or new buildings/structures around the place
c) Proposed demolition or removal of part of the place
d) Changes to the use of the place, including the introduction of new uses or activities
e) Excavation in an area where archaeological material may be located
f) Access requirements - including disabled access and emergency egress
g) Risks from natural events – fire, flooding, storms, drought
h) Site security - theft, arson or vandalism
i) A maintenance plan or schedule that clearly sets out when routine maintenance works such as gutter clearance or painting of external joinery should take place.
j) A conservation works plan or schedule that identifies the works required to remedy issues identified in the condition survey and any other recommended repairs, restoration or reconstruction.

Works to the heritage building must be undertaken in accordance with the conservation management plan to the satisfaction of the Responsible Authority. All demolition, buildings, works and any other requirements of the endorsed conservation management plan must be constructed and completed in accordance with the endorsed conservation management plan to the satisfaction of the Responsible Authority.

8. Heritage (Demolition)

Demolition is only permitted to sections of the building(s) as identified in the approved demolition plan. The remainder of the building(s) must be retained in its (their) entirety. Only deteriorated and or unsound building elements (fabric) should be removed with as much of the original material retained as possible. No fabric of retained portion(s) of building(s) is to be removed until assessed by the Responsible Authority and written approval is given.

9. Heritage Recording

Before the commencement of demolition works, the heritage place must be recorded in accordance with the '*City of Ballarat: Recommended Guidelines for Recording of Heritage Places'*. The recording must include an annotated photographic study of archival quality of the building(s) to be demolished and the recording must be submitted to the Responsible Authority.

10. Amenity

The development must be managed so that the amenity of the area is not detrimentally affected, through the:

(a) transport of materials, goods or commodities to or from the land;
(b) appearance of any building, works or materials;
(c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
(d) presence of vermin or otherwise;

In the event of any nuisance being caused to the neighbourhood by activities related to the use and development the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance be undertaken.

11. Hours of Operation

The multi-purpose sports ground and cricket nets shall only be used between the following hours:

- Monday to Friday – 7.00am to 6.00pm
- Saturday, Sunday and public holidays : 8am to 6.00pm

Changes to these approved hours will require the further written consent of the Responsible Authority.

12. Limit on Number of Students

Without the prior written consent of the Responsible Authority, not more than 1195 students may attend the school at any one time.

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13. Vehicle Access – Use/Development

Existing redundant crossovers over the bluestone channel in Sturt Street must be identified, rationalised and removed as part of the approved works, to the satisfaction of the Responsible Authority.

All new vehicle access to the site must be constructed in accordance with plans and specifications set under an approved Vehicle Crossing Permit to the satisfaction of the Responsible Authority.

Note: The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.

14. Number of Car Spaces Required

Unless otherwise approved in writing by the Responsible Authority, no fewer than 48 car parking spaces (17 existing and 31 new) must be provided on the land for the use and development, including spaces clearly marked for use by disabled persons and designed in accordance with Australian Standard AS 2890.6 – 2009.

15. Internal Access Ways and Car Parking

Prior to commencement of the use or occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the approved plans must to the satisfaction of the Responsible Authority be:

(a) Constructed with a concrete pavement or flexible granular pavement with bituminous surfacing;
(b) Properly formed to such levels that they can be used in accordance with the plans;
(c) Drained;
(d) Line-marked to indicate each car space and all access lanes;
(e) Clearly marked to show the direction of traffic along access lanes and driveways.

Car spaces and access lanes must be maintained and kept available for these purposes at

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all times.

Prior to the commencement of the use or occupation of the development, all works shall be completed in accordance with plans submitted to and approved by the Responsible Authority.

16. Engineering Plans and Construction

Prior to the commencement of works, engineering plans and specifications must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the Infrastructure Design Manual and Council's Standard Cross-sections. All engineering works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the use hereby approved commencing.

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

The engineering plans must detail:

- Construction of a cul-de-sac/court bowl in Ajax Street. (Works shall include road pavement construction, provision of kerb & channel, provision/realignment of bluestone channel, footpath, naturestrip, underground & surface drainage and any other ancillary works deemed necessary by the Responsible Authority).

17. Drainage Plans and Construction

Prior to works commencing on site, drainage, stormwater detention and stormwater treatment plans & computations must be submitted to and approved by the Responsible Authority. The drainage plans & computations must accord with the Infrastructure Design Manual, Council's Site Stormwater Management Systems Policy and WSUD guidelines.

All drainage works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the use hereby approved commencing.

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

18. Drainage Easements

All easements deemed necessary to protect existing or future drainage lines within the proposed development site and properties between the development site and the

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nominated point of discharge shall be created to the satisfaction of the Responsible Authority.

19. Street Lighting

Prior to works commencing on site, a street lighting plan (for Ajax St) prepared by a suitably qualified professional must be submitted to the Responsible Authority for approval. Street light design must accord with the Infrastructure Design Manual, using energy efficient 18w LED globes in local streets, T5 fluorescent globes in street lighting managed by VicRoads and ensure compliance with AS1158 (or the AS at the time of installation). Fittings must comply with Council's street light service provider's standard fittings. Non-standard fittings will not be permitted.

Once approved, all works detailed on the street lighting plan shall be installed to the satisfaction of the Responsible Authority prior to the use hereby approved commencing.

20. Removal of Easement

Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of the development the pedestrian easement in favour of the City of Ballarat (E-4 and E-5 TP000090K) shall be removed to the satisfaction of the Responsible Authority.

21. Permit Expiry

The permit for will expire if one of the following circumstances applies:

(a) The development is not started within two years of the date of this permit;
(b) The development is not completed within four years of the date of this permit.
(c) The plan of subdivision (for the purposes of removal of the easement) is not certified within four years of the date of this permit. Once the plan is certified, the permit will expire five years from the date of certification of the plan of subdivision.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

NOTES

Building Act

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Building Approvals

This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained. The works hereby approved must accord with the requirements of the *Building Act 1993*, *Building Regulations 2006* and *Building Code of Australia 2014*.

ResCode Not Assessed

ResCode has not been assessed as part of this planning application. ResCode will need to be assessed in relation to any building permit application which may require alterations to the building design and/or application for report and consent for dispensation. Any subsequent changes to building design required by the building permit process will require an amendment to the endorsed plans forming part of this planning permit.

Works within Road Reserve

The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.

Containment of Refuse and Builders Rubbish

Under the provisions of the Ballarat City Council Community Local Law No 5 (as amended to include Local Law No. 9 clauses 3.15 – 3.17) an on-site facility for containment of all builders' refuse is required to be provided on any land where any building work within the meaning of the Building Act 1993 is being carried out. The local law contains specific provisions about the type and location of refuse containment facilities and the emptying and removal of such facilities.

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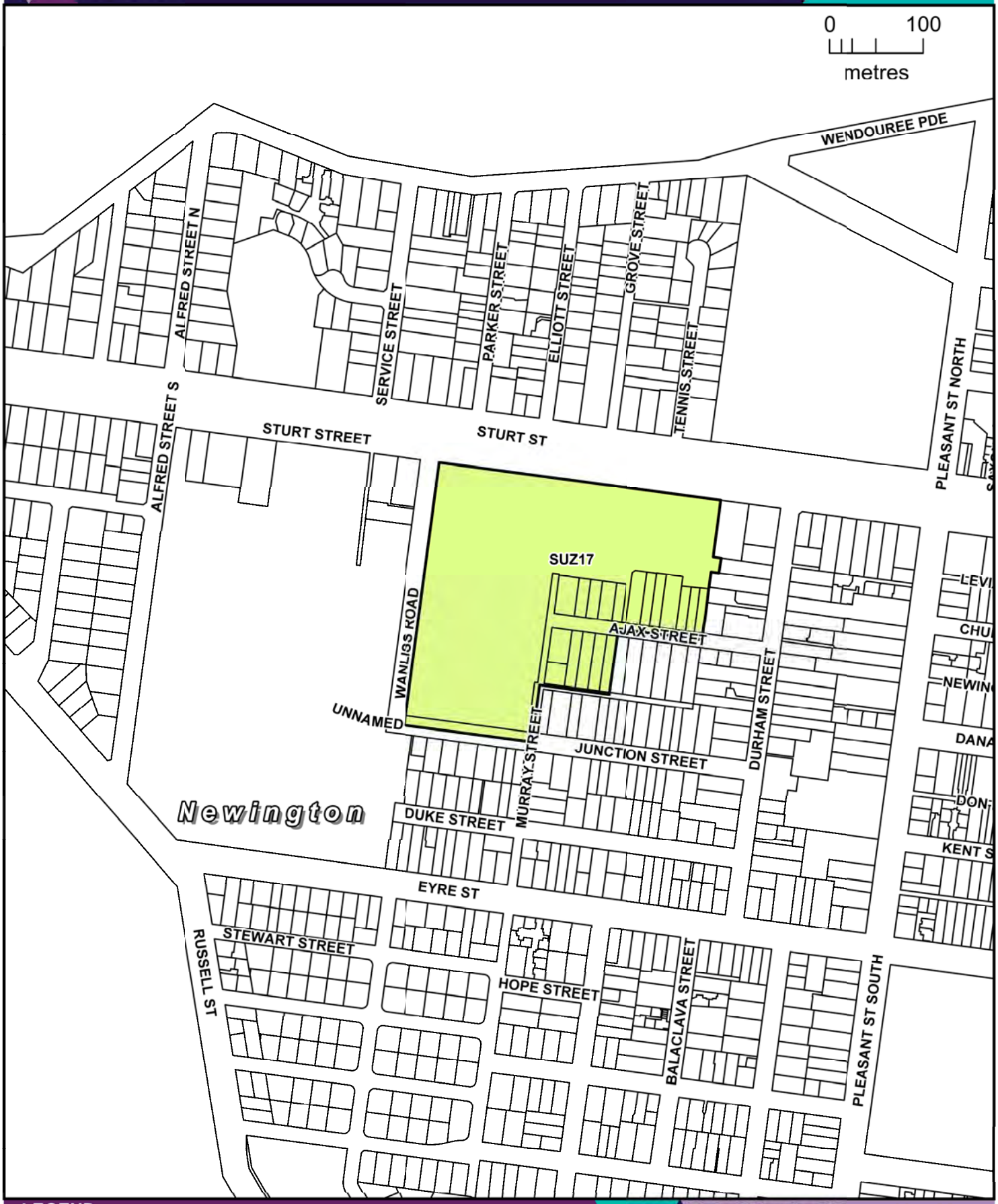
This permit is preliminary and subject to change at the discretion of the planning authority and the Minister for Planning.

9.1. Combined Planning Scheme Amendment C207 and Planning Permit Application PLP/2017/444 Ballarat and Clarendon College Masterplan Sturt Street, Newington

9.1.11 Attachment 6a Zoning Map

BALLARAT PLANNING SCHEME



LEGEND

SUZ17 SPECIAL USE ZONE - SCHEDULE 17

Part of Planning Scheme Map 22

AMENDMENT C207

| Planning Mapping Services |
| Planning Information Services |
| Planning |

VICTORIA State Government | Environment, Land, Water and Planning

001

9.1. Combined Planning Scheme Amendment C207 and Planning Permit Application PLP/2017/444 Ballarat and Clarendon College Masterplan Sturt Street, Newington

9.1.12 Attachment 6b Special Use Zone Schedule 17

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SCHEDULE 17 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ17**

BALLARAT CLARENDON COLLEGE STURT STREET CAMPUS

Purpose

To provide for the use and development of land for the purpose of a private education establishment.

To ensure Ballarat Clarendon College Sturt Street Campus is developed in an orderly and proper manner and in accordance with an approved Master Plan for the site.

1.0 Table of uses

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Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Dwelling **Education Centre**	The land must be used in accordance with the Ballarat Clarendon College Sturt Street Campus Master Plan 2017 – 2030 as approved by the Responsible Authority
Residential Building	Must only be used for accommodation of staff and students in accordance with the Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030 as approved by the Responsible Authority

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture (other than Apiculture)
Brothel
Cinema based entertainment facility
Host farm
Industry
Intensive animal husbandry
Motor racing track
Nightclub
Paintball Games Facility
Residential Hotel
Residential village
Retail premises
Saleyard
Stone extraction
Transport terminal
Warehouse

2.0 Use of land

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Use of the land must be in accordance with the approved Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030.

Application Requirements

Any application must:

- Demonstrate compliance with the approved Master Plan.
- Include a site plan showing how the proposed use will complement the education facility.
- Explain how the proposed use will support the growth and integration of current and future education facilities.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider:

- How the proposed use will complement the education facility.
- The scale and intensity of the use.
- The effect of traffic to be generated on roads by the proposed use.

3.0 Subdivision

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A permit is required to subdivide land.

Application Requirements

Before deciding on an application to subdivide land, the responsible authority must consider:

- The intended outcome of the proposed subdivision and its strategic impact on the developm,ent of the site in accordance with the approved Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030.
- The interface with adjoining land, especially the relationship with residential areas.

Exemption from notice and review

An application to subdivide land 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.

Decision Guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- The effect the proposed subdivision may have on the overall operation of the education facility.
- How the proposal complies with the any approved Master Plan for the site.

4.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

Application Requirements

An application to construct a building or construct or carry out works must be accompanied by a plan, drawn to scale, which shows:

- The boundaries and dimensions of the site.
- Adjoining roads.

- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works including driveways and car parking and loading areas.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways, car parking and loading areas.
- Details of existing and proposed landscaping.

Exemption from notice and review

An application construct a building or construct or carry out works 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.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Whether the proposed building and works comply with the approved Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030.
- The interface with adjoining land, especially the relationship with residential areas.
- The location and type of access to the site.
- The provision of car parking.
- The design of the buildings and works, including the height, bulk, materials and access arrangments.
- The provision of land for landscaping and beautification.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

5.0 Advertising signs

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None specified.