



Application for a Planning Permit

Section 1: LAND DETAILS

| | | |
|---------------------|--------------------------|----------------------------------|
| Unit Number: | Street Number: 76 | Street Name: Balfour Road |
| Town: Drouin | | Postcode: 3818 |

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

| | |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Lot No: | 1 |
| Type of Plan: Please tick ✓ | Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/> |
| Plan Number: | 085175W |

Option B:

| | |
|-------------------------|--|
| Crown Allotment Number: | |
| Section Number: | |
| Parish/Township Name: | |

Section 2: PERMIT APPLICANT

| | |
|-------------------|---------------------------------------------------------|
| Name: | Chairo Christian School C/ ASK Planning Services |
| Business: | |
| Postal Address: | |
| Telephone No. (H) | |
| Email Address: | |

Section 3: OWNER DETAILS (If different to the Applicant)

| | |
|-------------------|--|
| Name(s): | |
| Postal Address: | |
| Telephone No. (H) | |
| Email Address: | |

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Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

| | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$2,067,000 | By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. |
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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

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For what use, development or other matter do you require a permit?

Development:

| | |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Advertising Signage | <input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/> |
| <input type="checkbox"/> Agricultural Outbuildings | <input type="checkbox"/> Mixed Use Development and Reduction of Carparking |
| <input type="checkbox"/> Buildings and Works and Reduction in Carparking | <input type="checkbox"/> Residential Outbuildings |
| <input type="checkbox"/> Commercial or Industrial Buildings and Works | <input type="checkbox"/> Single Dwelling |
| <input type="checkbox"/> Extension / Alteration to Dwelling | <input type="checkbox"/> Telecommunications |

Use:

| | |
|----------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Buildings and Works and Change of Use | <input type="checkbox"/> Home Based Business |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Sale and Consumption of Liquor |
| <input type="checkbox"/> Change of Use and Single Dwelling | |

Subdivision:

| | |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/> |
| <input type="checkbox"/> Variation/ Removal of Restriction | <input type="checkbox"/> Create an easement |
| <input type="checkbox"/> 2 Lot Subdivision | <input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/> |

Subdivision / Vegetation Removal:

| | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Native Vegetation Removal or Lopping | <input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4) |
| <input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/> | <input type="checkbox"/> Alteration of access RDZ1 |

Other:

| |
|--|
| |
| |

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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FURTHER DETAILS OF PROPOSAL (optional)

| |
|--|
| |
| |
| |
| |

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

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Provide a plan of the existing conditions. Photos are also helpful.

| |
|--------|
| School |
| |
| |
| |

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

| | |
|----------------------------------------|--------------------|
| No <input checked="" type="checkbox"/> | |
| Yes <input type="checkbox"/> | If yes, with whom? |
| Date of this meeting | |

Section 8: DECLARATION This form must be signed. ** PLEASE COMPLETE EITHER box A or B

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------|
| A. I declare that I am the Applicant and owner of this land and that all information given is true and correct. | Owner/ Applicant signature: | Date: |
| B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct. | Applicant Signature: | Date: 22/1/2025 |

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.

- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

- Provided plans showing the layout and details of the proposal

- Provided any information required by the planning scheme, requested by Council

- Provided a description of the likely effect of the proposal (if required)

- Completed the declaration in Section 8

- Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

Advertised

| | | | |
|-------------------|-------------------------------------------------|--------------|-------------------------------------------------------------------------------|
| E-mail: | planning@bawbawshire.vic.gov.au | Mail: | Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820 |
| Phone: | 5624 2411 | | |
| In Person: | Customer Service Centre: 33 Young Street Drouin | | |

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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

Page 1 of 1

VOLUME 09447 FOLIO 235

Security no : 124121283098Y
Produced 17/01/2025 09:50 AM

LAND DESCRIPTION

Lot 1 on Title Plan 085175W (formerly known as part of Crown Allotment 36 Parish of Drouin West).
PARENT TITLE Volume 08430 Folio 313
Created by instrument J584484 11/08/1981

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP085175W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 76 BALFOUR ROAD DROUIN VIC 3818

DOCUMENT END

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| | |
|-------------------------------------------------|-------------------------|
| Document Type | Plan |
| Document Identification | TP085175W |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 17/01/2025 09:50 |

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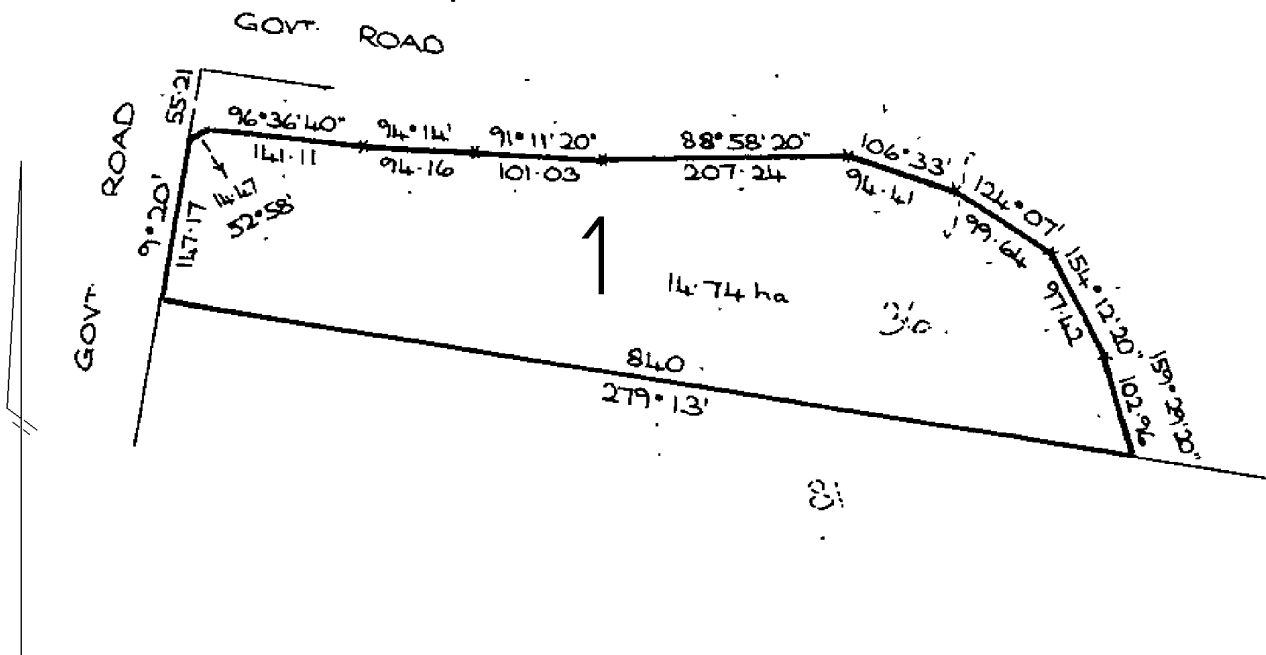
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Advertised

| | | |
|------------|-----------|-----------|
| TITLE PLAN | EDITION 1 | TP 85175W |
|------------|-----------|-----------|

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p>Location of Land</p> <p>Parish: DROUIN WEST</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 36(PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9447 FOL 235</p> <p>Depth Limitation: NIL</p> | <p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

| | |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Description of Land / Easement Information</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 28/07/1999</p> <p>VERIFIED: C.Lam</p> |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



| TABLE OF PARCEL IDENTIFIERS | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| WARNING: Where multiple parcels are referred to or shown on this Title Plan, this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | |
| PARCEL 1 = CA 36 (PT) | |

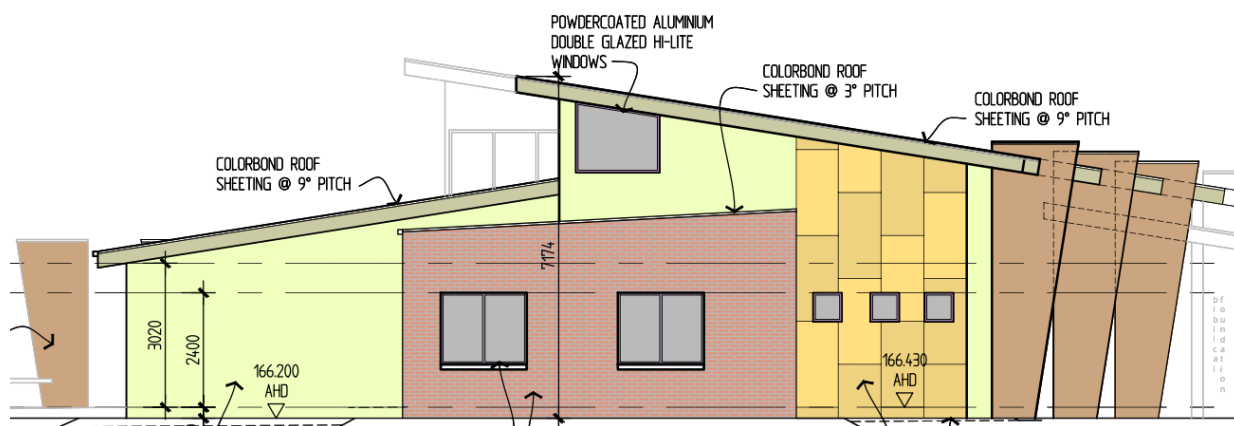
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Town Planning Report

Development of a VCE Centre within an existing school – Stage 2.

76 Balfour Road, Drouin



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Version Control

| Version | Date | Details |
|---------|--------------|---------------|
| 1 | January 2025 | For lodgement |
| | | |
| | | |

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1. Introduction

The following report has been prepared for the *Chairo Christian School* and sets out the details and relevant planning considerations relating to an application for the construction of a VCE Centre. The proposed building Stage 2 in the works approved by Planning Permit PLA0029/24.

This report provides an assessment of the proposal against the relevant provisions of the Baw Baw Planning Scheme to demonstrate the suitability of the development for the site within the physical context, land use history and the strategic context of the Planning Policy Framework and other relevant provisions.

The report should be read in conjunction with the following documents:

- Site plans and floor plan prepared by Van Damme Design.

Application summary

| | |
|---------------------------|--------------------------------------------------------------------------------|
| Current Zoning | Farming Zone |
| Overlays | Environmental Significance Overlay, Schedule 4 |
| Proposal | Development of Stage 2 of the VCE Centre; |
| Key considerations | Amenity impacts to adjoining and nearby properties. Compliance with Policy. |

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2. The Subject Site & Surrounds

The subject site comprises a substantial land holding of approximately 14.712ha bounded by Princes Fwy to the north and east.

According to the Certificate of Title lodged with the application, there are no covenants affecting the land.

The site is currently developed with education facilities for the Chairo Christian School.



Land to the north, over Princes Fwy is residential. Land to the west is 125 Lardner Rd and is used as a farm. Similarly, land to the east, over Princes Fwy is also used as a farm.

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3. Background and the Proposal

Background

Planning Permit PLA0029/24 was issued by Council on 4 October 2024 and authorised *buildings and works in association with a Section 2 use*.

Condition 1 required amended plans. Specifically, Condition 1 (c) required the following:

- c) *A plan note depicts that approval will be sought in a separate application for Stage 2 on the floor plan and elevation plans.*

This application is now for Stage 2.

The Proposal

The Stage 2 VCE Centre building is proposed to be located adjacent to the Stage 1 VCE Centre building to its east.

It is proposed to consist of classrooms, amenity areas and a staff room. It will have a building footprint of 348sqm.

It will have a maximum overall height of 7.3m and will be setback 9m from the southern boundary.

The design will be similar/match that of the Stage 1 VCE Centre building.

Access to the building is via the existing access tracks within the school campus.

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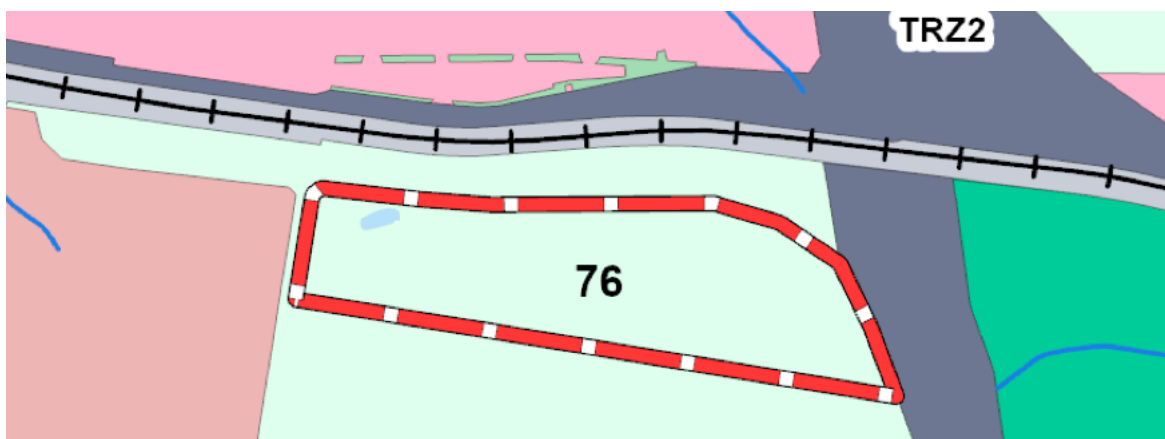
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4. Decision Rules and Policy

4.1 Zone, Overlays and Particular Provisions

The subject site is located within a **Farming Zone (FZ)** under the Baw Baw Planning Scheme. The purpose of the FZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.



Pursuant to Clause 35.07-4, a planning permit is required to construct a building and carry out works for a use in Section 2 of the Table at Clause 35.07-1. A school is a section 2 use.

The subject site is affected by the **Environmental Significance Overlay, Schedule 4**. The purpose of the Overlay is:

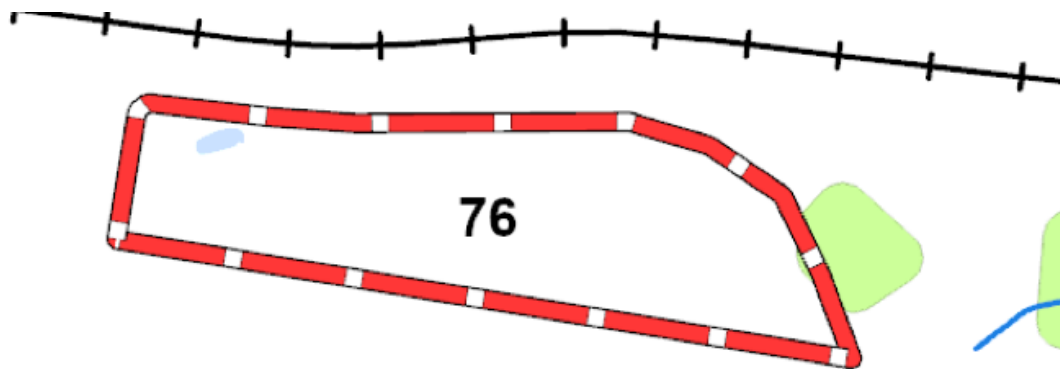
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

The **Schedule 4** refers to the Protection of Giant Gippsland Earthworm and Habitat Areas.

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As can be seen in the zoning map above, only a very small portion of the site is located within the Overlay. The proposed Stage 2 VCE Centre is not located within the Overlay area. As the proposed works are to occur outside the Overlay area, no permit is required and therefore no further discussion in relation to the Overlay is required within this report.

The **Development Contributions Plan Overlay – Schedule 1 (DCPO1)** affects the land although is not a permit trigger.

4.2 Planning Policy Framework

Numerous clauses in the Planning Policy Framework are applicable to the proposal, the most relevant being:

- Clause 02.02 – Vision
- Clause 02.03-4 – Built form and Heritage
- Clause 11.01-1S – Settlement Gippsland
- Clause 11.01-1L-02 – High Growth Towns
- Clause 15 – Built Environment and Heritage
- Clause 19.02-2S - Education facilities

Clause 02.02 – Vision

The 2017-2021 Baw Baw Council Plan provides a 'Vision' for the municipality of:

Happy, healthy people sharing prosperity and knowledge from living sustainably and in harmony with our rural identity, thriving villages, productive and inspiring landscapes.

It goes on to say (inter alia as relevant):

The objectives in the Council Plan that are relevant to land use planning include creating:

- *Vibrant communities that Council will contribute to achieving by:

 - *Providing quality community focused service, facilities and infrastructure to support a growing community*
 - *Managing Baw Baw's growth and development through sustainable management of the Shire's rural character and cultural landscape**

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- o Providing the majority of future growth in Warragul and Drouin, with more moderate growth set to occur in other shire towns along the Princes Freeway from Longwarry in the west to Trafalgar in the east.

In response:

This application was anticipated by Planning Permit PLA0029/24 and Condition 1 c). The Stage 2 VCE building is required to increase capacity to the existing school and will provide additional space for students in a high quality manner.

Clause 02.03-4 – Built form and Heritage

The Baw Baw Shire Heritage Study Stage 2 (2011) highlighted the rich and diverse cultural heritage of the Shire. It identifies the historic use, development and occupation of the land since first contact between Indigenous people and the first European explorers and settlers. All townships in Baw Baw have a sense of place and 'character' influenced by a variety of factors including heritage assets, topography, 'farmland' setting, vegetation and garden suburban settings.

In relation to Drouin, this Clause states:

- **Drouin** *Its urban character can be attributed to views to surrounding farmland and mountain ranges, garden suburb development in the older parts of the town, a collection of buildings, trees and structures of heritage significance and flowering gum lined boulevards.*

In response:

The Stage 2 VCE Centre is consistent with the Stage 1 VCE centre in terms of built form. It is also consistent with the remainder of the existing built form on the site.

The new building is located to the rear in addition to being co-located to minimise impact of the green landscape surrounding the school.

Clause 11.01-1S – Settlement Gippsland

Strategies include:

- Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.
- Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.
- Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
- Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

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- Provide regional social infrastructure in the regional city and regional centres.
- Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

In response:

The size of the land is appropriate to accommodate the Stage 2 VCE centre and as mentioned, it was anticipated by the Planning Permit for Stage 1. The development is consistent with the existing use and development of the site and is required to accommodate for the schools needs and for the growing community.

Clause 11.01-1L-02 – High Growth Towns

Strategies in relation to Drouin include:

- Prioritise higher population and growth within the defined township boundary of Drouin.
- Promote the role of Drouin as the second largest town centre of the Shire.
- Support Drouin as one of the primary centres (along with Warragul) for commercial development and service industry in Baw Baw.
- Support large scale retailing in appropriate locations within Drouin, including bulky goods retailers and major core retailers such as discount department stores.
- Consolidate where appropriate retail, entertainment, community, mixed use and medium density residential uses within the Commercial 1 Zone and the General Residential Zone in Drouin.

In response:

The area in which the site sits is a “high growth” area of Baw Baw. As such, the Stage 2 VCE centre will strengthen the educational offering of the school to the surrounding community.

Clause 15.01-2S - Building design

Objective:

- To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies include:

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.

Public realm and support made available for the planning process as set out in the Planning and Environment Act 1987.

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- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - *Passive design responses that minimise the need for heating, cooling and lighting.*
 - *On-site renewable energy generation and storage technology.*
 - *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

In response:

The proposed building displays a high level of urban design and architectural integrity. It will reach a maximum overall height of 7.3m, similar to the height of the Stage 1 VCE Centre and other buildings on the school site.

The new building is removed from any residential interfaces by significant distances in all directions, which limits amenity impacts.

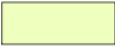





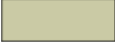


The incorporation of landscaping site will soften the built form and appropriately integrate it within the broader school environment.

The materials, colors and finishes proposed are the same as the Stage 1 VCE Centre in order to ensure that the buildings are read as one. Excerpt below:

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EXTERNAL COLORS & FINISHES SCHEDULE

WALL CLADDING :

| | | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | EXOTEC WALL CLADDING - COMMON COLOUR - DULUX "SAND CREME - 1 AND HALF STRENGTH" | |
| | MATRIX PANEL WALL CLADDING - |  |
| | FEATURE COLOUR "A" - DULUX - COGNAC BRANDY | |
| | FEATURE COLOUR "B" - DULUX - COGNAC BRANDY QUARTER STRENGTH |  |
|  | MONDO CLAD ALUMINIUM CLADDING TO FEATURE COLUMNS - WOODGRAIN "BLACKBUTT" | |
|  | FACE BRICKWORK - SELKIRK - "OLD ENGLISH RED" OR SIMILAR TO MATCH EXISTING | |
|  | ROOF SHEETING AND GUTTERING- COLORBOND KLIP-LOK - "PAPERBARK" | |
|  | FASCIA & DOWNPIPES - COLORBOND "PALE EUCALYPT" | |
|  | SUFFIT LININGS - DULUX "ANTIQUE WHITE USE" | |
|  | WINDOWS AND EXTERNAL DOORS - POWDERCOATED ALUMINIUM - "DEEP OCEAN" (COLORBOND COLOUR) | |

Clause 19.02-2S - Education facilities

Objective includes:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

Strategies include (inter alia as relevant):

- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*

In response:

As discussed above, the school is growing and the new VCE centre is an important part of its growth in order to accommodate and provide for new education facilities to meet the needs of the school and the community.

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5. Further Assessment

In this application the planning permit triggers are as follows:

- Buildings and works in the Farming Zone

On this basis, the key considerations in this application are as follows:

1. Is the proposal strategically justified when considering Planning Policy.
2. Are the built form outcomes acceptable in the context of the Zone and the site.
3. Will the proposal result in any unreasonable amenity impacts.

5.1 Further Strategic Considerations

The application is consistent with the overarching objectives of the Planning Policy Framework as it provides for additional space for students in an existing school for their educational requirements, in a high quality manner and in a high growth area of Baw Baw.

The Stage 2 VCE Centre (along with the already approved Stage 1 VCE Centre) will ensure that students and staff are accommodated for in a high quality manner for their educational needs. It does this while maintaining the amenity of existing residential neighborhood given its location at the rear of the site, away from any residential dwelling/area.

The Stage 2 VCE Centre is to be located adjacent to the Stage 1 VCE Centre which is the most logical location in which to place it. It also minimises the amount of vegetation to be removed to make way for the Stage 2 building.

In summary, the proposal will provide an essential educational facility which will service and benefit the existing school.

5.2 Is the proposal acceptable in the context of the Farming Zone

As detailed above, buildings works require a planning permit for a Section 2 use in the Farming Zone.

Clause 35.07-6 requires assessment against the Decision Guidelines of the zone. An assessment is provided below as relevant:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan or map.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

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In response:

The Stage 2 VCE Centre is consistent with the existing school use and the already approved Stage 1 VCE Centre. Again, the size of the land is appropriate to accommodate the Stage 2 Centre, adjacent to the approved location of the Stage 1 building.

The proposed Stage 2 centre will not create any detrimental pressure to services.

Agricultural issues and the impacts from non-agricultural uses (inter alia as relevant)

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*

In response:

The site has been permanently removed from productive agriculture when the overall use of the land for a school was originally granted planning permission. The new Stage 2 building will not cause detrimental impacts to the adjoining farming area given its nature and the significant distance of residential zoned land and dwellings from the proposed new building.

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

In response:

As discussed above, the Stage 2 centre is well outside the Earthworm area and there are no waterways within close proximity to the area where the hardcourt is proposed to be located.

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Design and siting issues (inter alia as relevant)

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*

In response:

The Stage 2 centre is proposed to be located to the rear of the site. Along with the discussion above, it is reiterated that the new building will be of high quality and will match the already approved Stage 1 centre. Its height is appropriate in the context of the site, the Stage 1 building and other school buildings on the site.

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6. Conclusion

A detailed analysis against the Baw Baw Planning Scheme has been completed as relevant, demonstrating that the proposal presents an appropriate outcome for the site.

The proposed Stage 2 VCE centre building will ensure that the ongoing educational requirements of the school are provided for in a high quality environment for both students and staff while limiting amenity impacts upon surrounding areas, is provided.

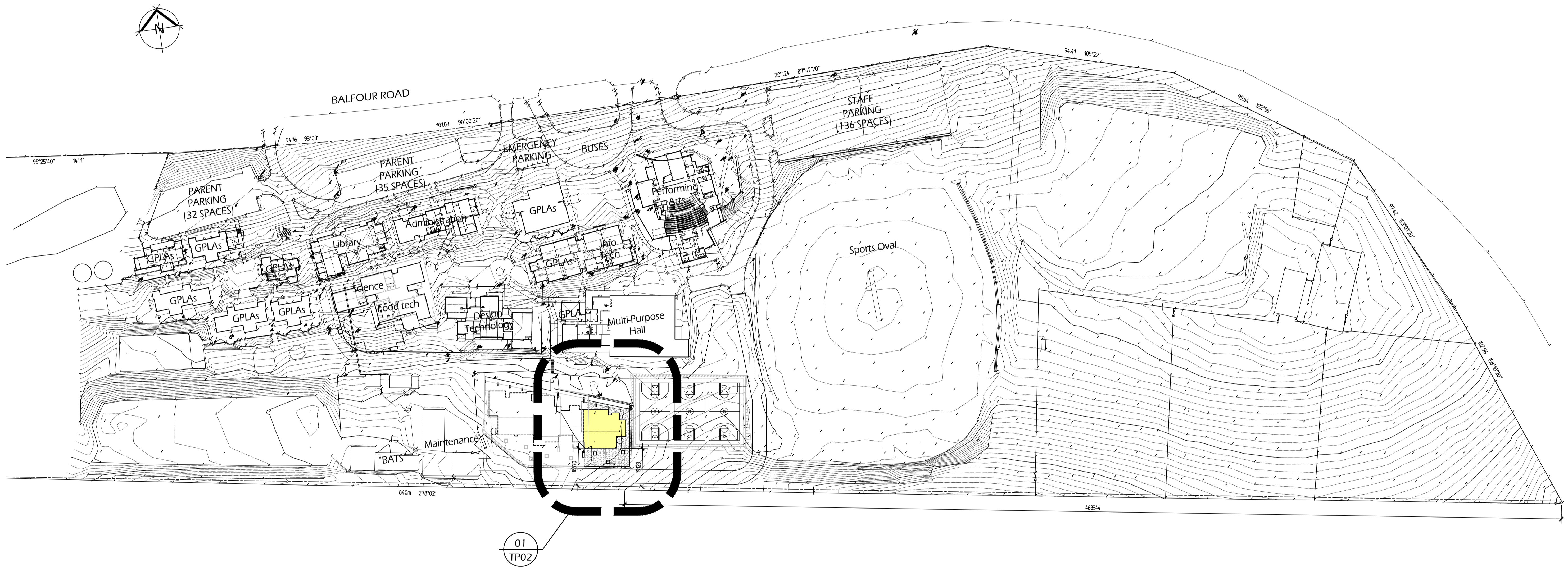
On balance, the proposal is considered a modest and acceptable outcome and an improvement for the school in terms of provision educational facilities.

Accordingly, for the above reasons, it is considered appropriate for Council to support the application as submitted.

ASKplanningservicesptyltd
Town Planning

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01
TPO2



9 Branca Court
Narre Warren North 3804
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e-mail : warren@vandammedesign.com.au

DRAWING TITLE : SITE PLAN
VCE CENTRE - Stage 2

NOTE : DO NOT SCALE DRAWINGS
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COMMENCEMENT OF WORKS

CLIENT :
Chairo Christian School

SITE ADDRESS : Balfour Road
DROUIN

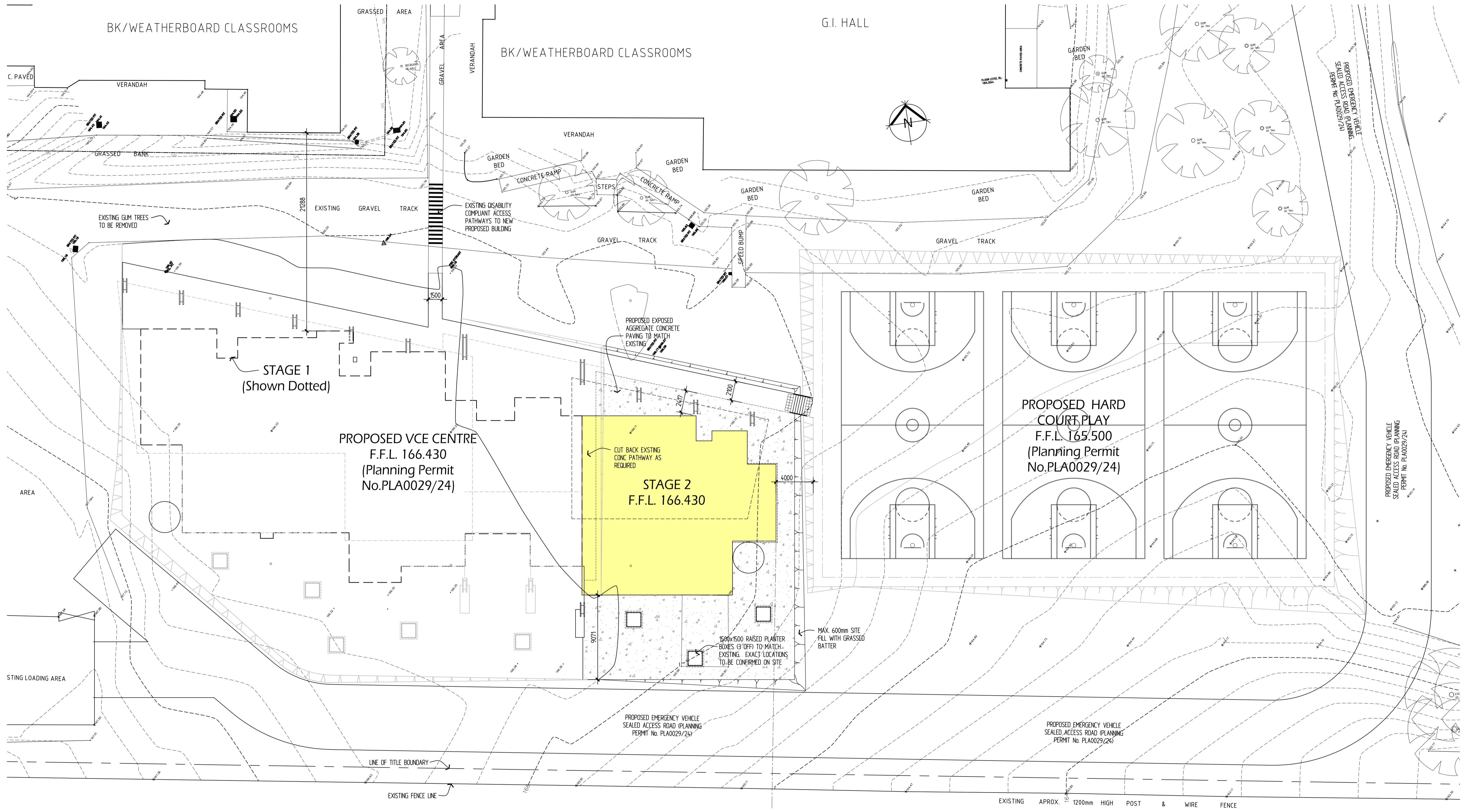
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| DATE : JAN 25 | SCALE : 1:1000 | |
| JOB No : 24039 | SHEET : 01 of 06 | |
| FILE : 24039-tp-b DATE : 20-1-25 BY : WVD | | |

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Van Damme DESIGN

9 Branca Court
Narre Warren North 3804

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DRAWING TITLE : PART SITE PLAN
VCE CENTRE - Stage 2

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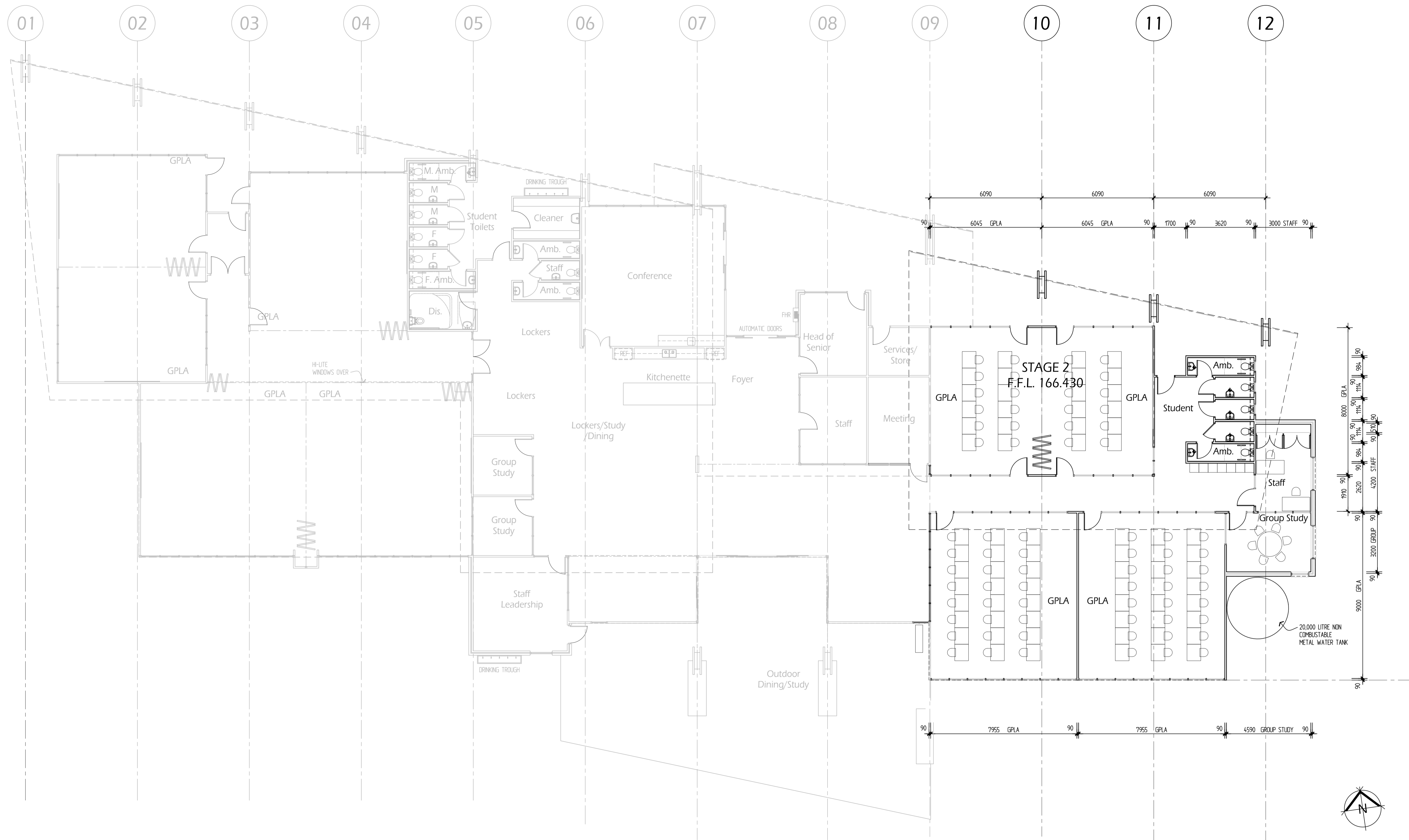
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AREA

STAGE 1 BUILDING FOOTPRINT : 912m²

STAGE 2 BUILDING FOOTPRINT : 348m²

TOTAL BUILDING FOOTPRINT : 1260m²

Van Damme DESIGN
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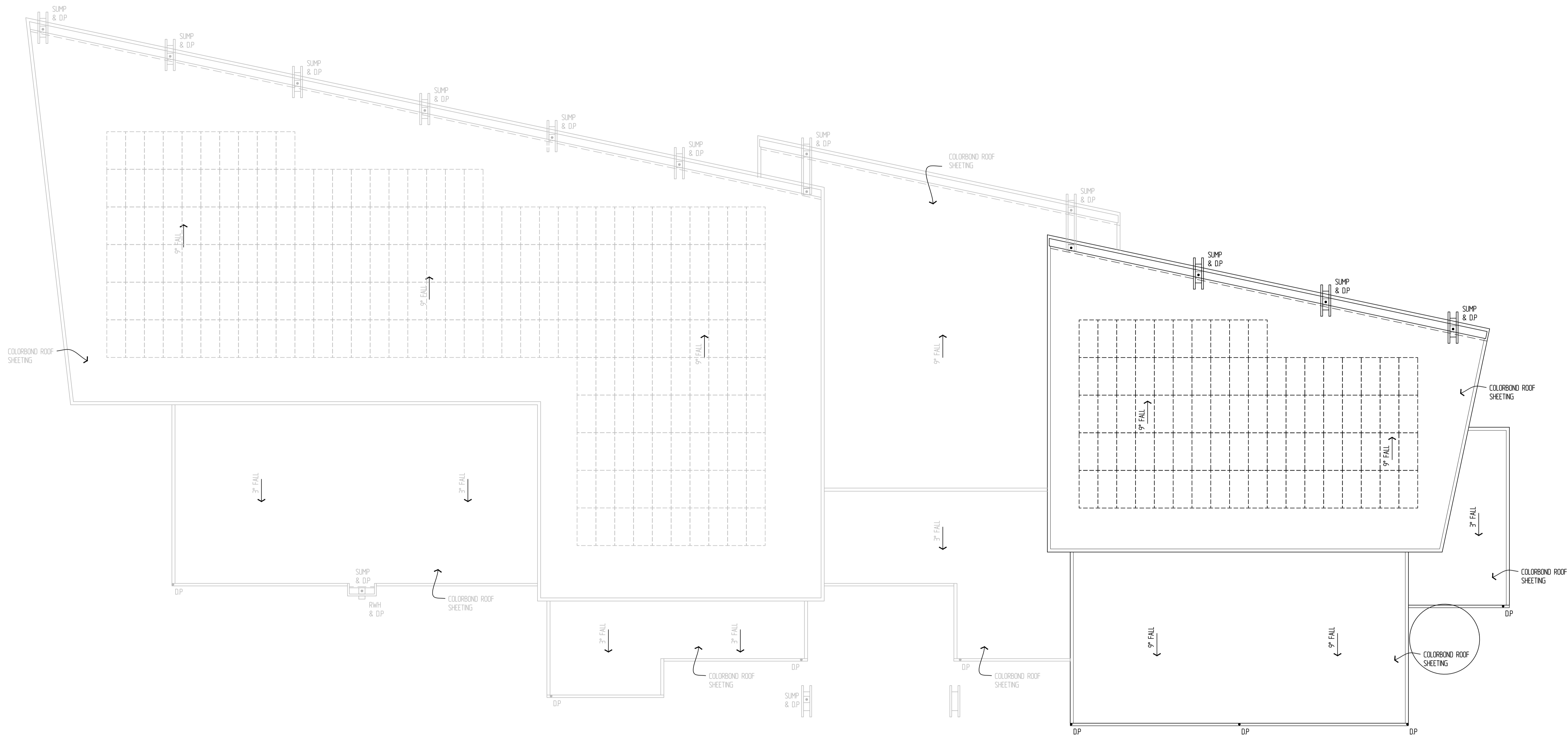
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VCE CENTRE - Stage 2

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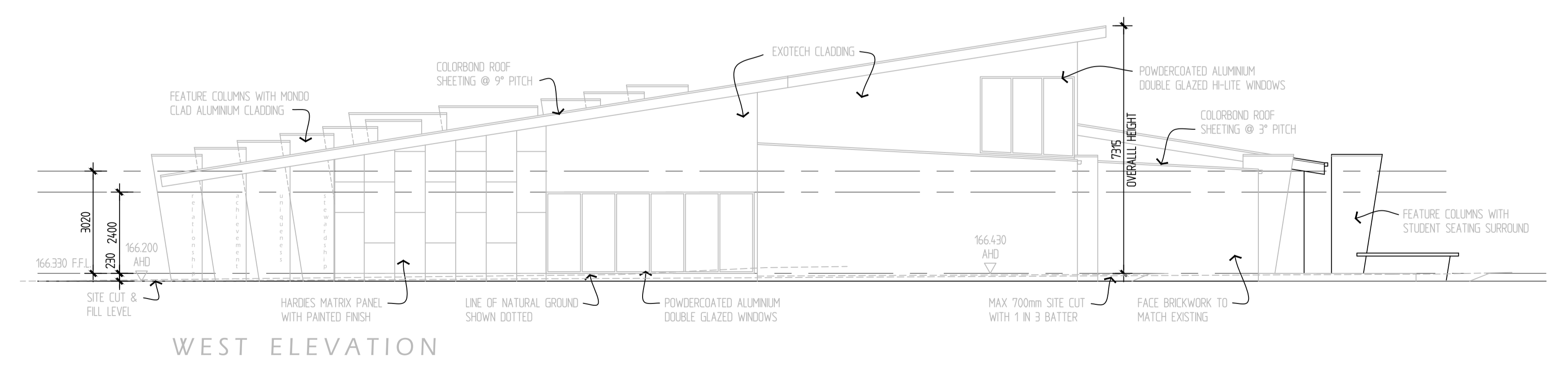
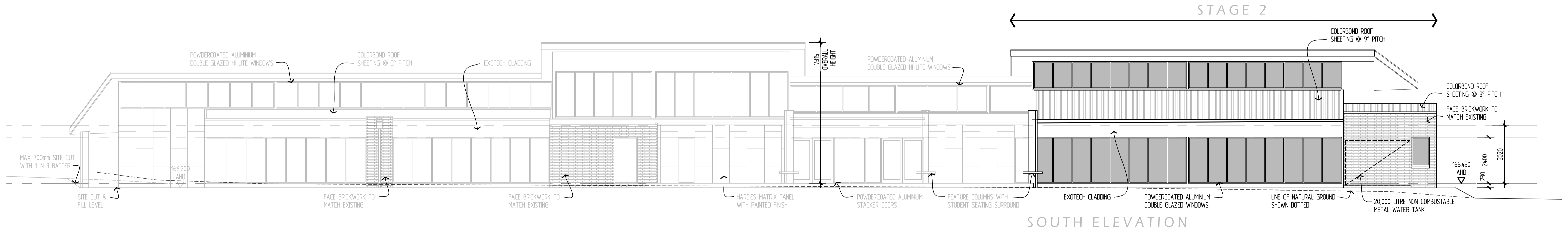
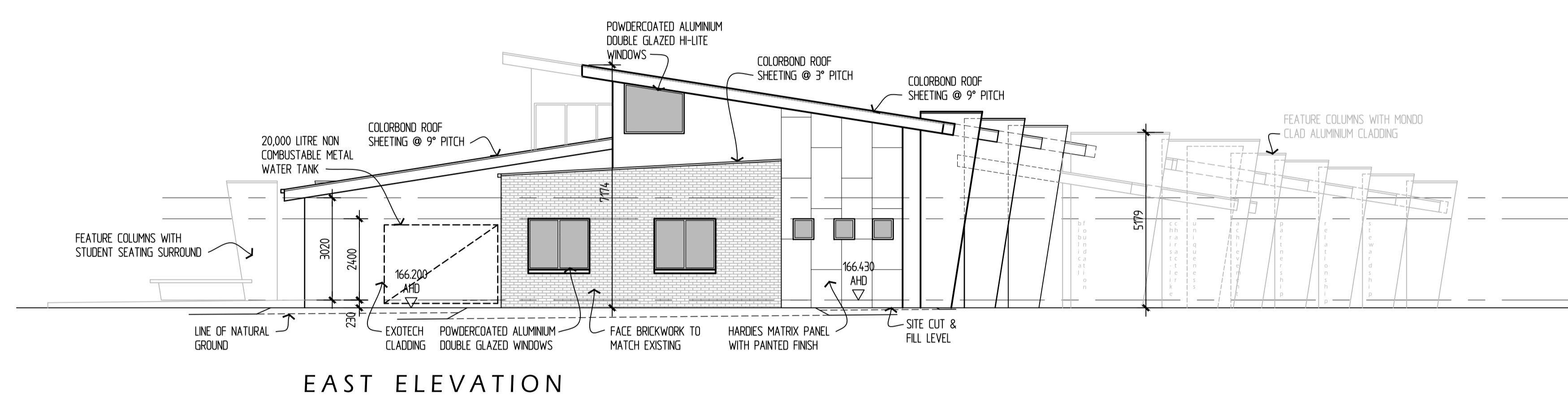
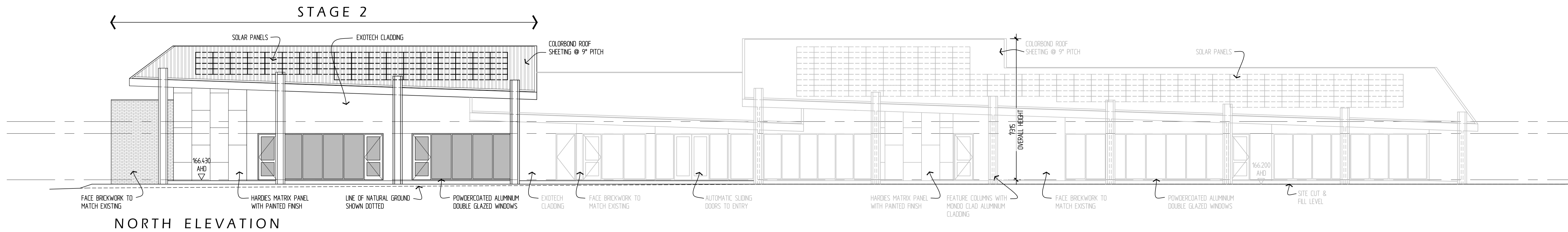
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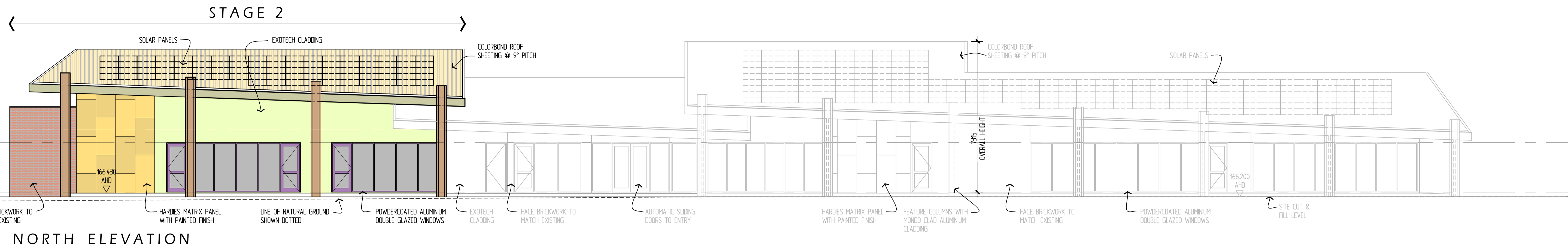
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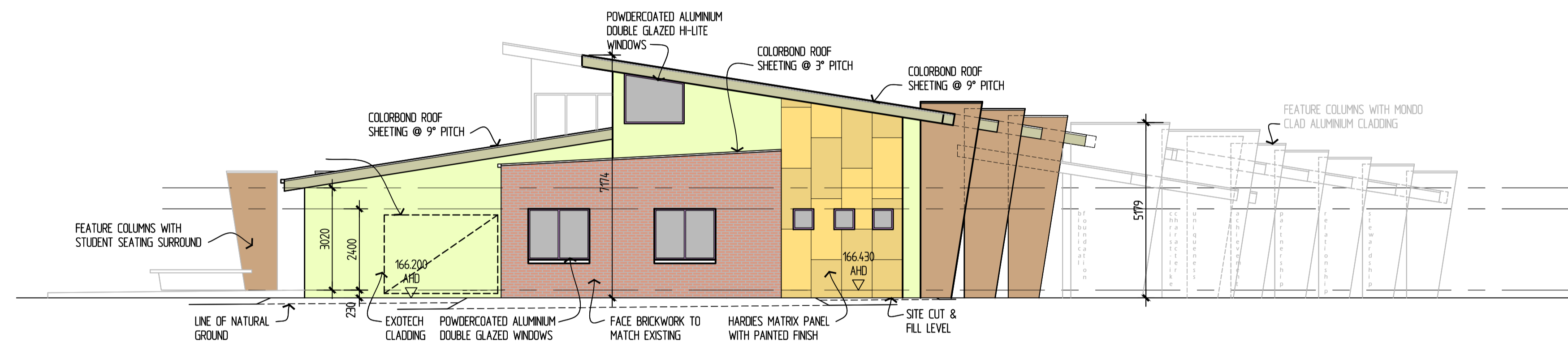
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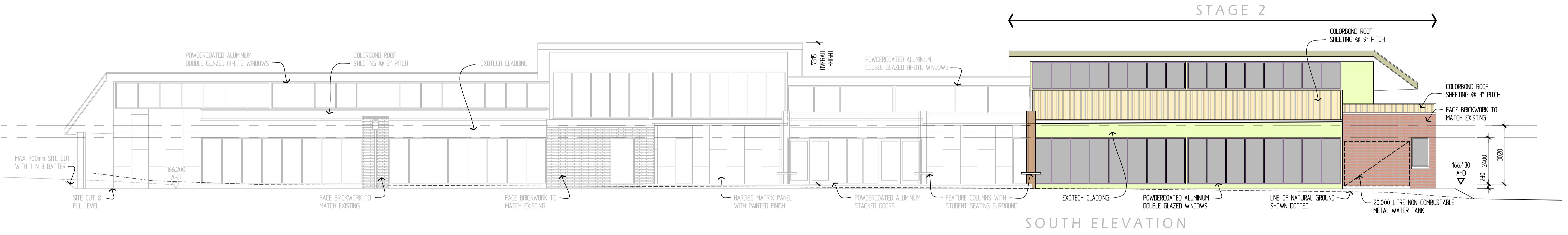
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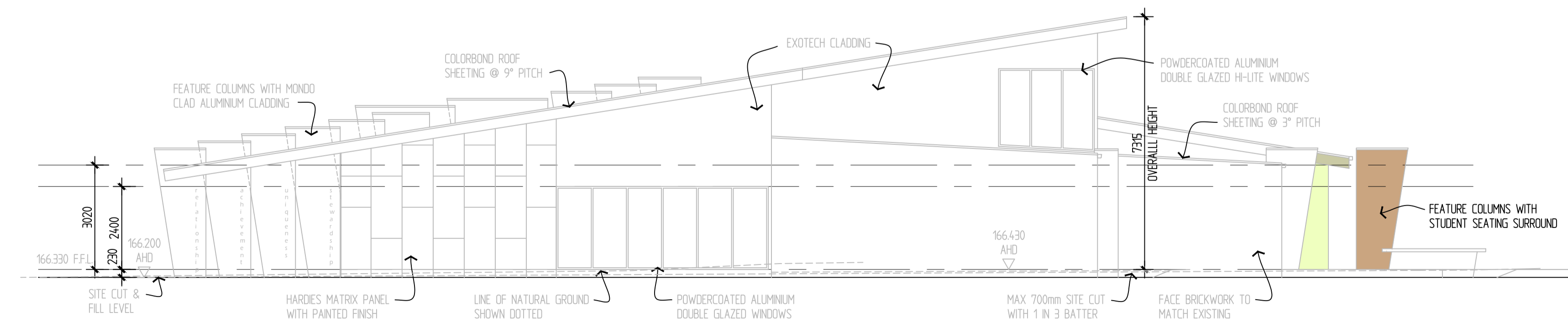
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

| EXTERNAL COLORS & FINISHES SCHEDULE | |
|-------------------------------------|--------------------------------------------------------------------------------------|
| WALL CLADDING: | |
| | EXOTEC WALL CLADDING - COMMON COLOUR - DULUX "SAND CREME - 1 AND HALF STRENGTH" |
| | MATRIX PANEL WALL CLADDING - FEATURE COLOUR "A" - DULUX - COGNAC BRANDY |
| | FEATURE COLOUR "B" - DULUX - COGNAC BRANDY QUARTER STRENGTH |
| | MONDO CLAD ALUMINUM CLADDING TO FEATURE COLUMNS - WOODGRAIN "BLACKBUTT" |
| | FACE BRICKWORK - SELKIRK - "OLD ENGLISH RED" OR SIMILAR TO MATCH EXISTING |
| | ROOF SHEETING AND GUTTERING - COLORBOND KLP-LOK - "PAPERBARK" |
| | FASCIA & DOWNPIPES - COLORBOND "PALE EUCALYPT" |
| | SUffit LININGS - DULUX "ANTIQUÉ WHITE USE" |
| | WINDOWS AND EXTERNAL DOORS - POWDERCOATED ALUMINUM - "DEEP OCEAN" (COLORBOND COLOUR) |

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