

Sturt Street
campus

A co-educational
Uniting Church School

Ballarat 
Clarendon
College

DS Shepherd Principal

Sturt Street Campus Master Plan 2017-2030 Planning Report

Ballarat Clarendon College

November 2017

SED

REGIONAL ADVISORY



Report statement

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1. Introduction

SED Advisory has been engaged by Ballarat Clarendon College (the College) to prepare and submit a combined planning scheme amendment and planning permit application (the Application) in accordance with Section 96A of the *Planning and Environment Act 1987*. The land that is the subject of the Application is the Ballarat Clarendon College Sturt Street Campus (the Campus) consisting of the property at 1425 Sturt Street, Newington and a number of contiguous properties within the school's ownership to the east and south.



Figure 1: Ballarat Clarendon College Sturt Street Campus

The Application intends to secure the long-term operation of the College at the Campus and provide certainty to the Council, surrounding community and other stakeholders by articulating the school's vision for this land into the future. The Application has the following key elements:

- An amendment to the Ballarat Planning Scheme that seeks to apply the Special Use Zone Schedule 17 – Ballarat Clarendon College Sturt Street Campus (SUZ17) to all land owned and used by the College for the Campus. The zoning changes will establish the long-term Campus boundary, provide certainty regarding required educational needs and associated facilities, and improve the integration of the Campus into the local neighbourhood.
- Approval of the Ballarat Clarendon Sturt Street Campus Master Plan 2017-2030 (the Master Plan) under the provisions of the new schedule to the Special Use Zone. The Master Plan outlines proposed short-term site improvements and the staged use and development of the Campus as an education facility in the longer term.
- Approval of a planning permit to carry out development works on the land in the short term to implement the first stage of the Master Plan.

The Master Plan has been prepared to provide a framework for the future use and development of the Campus, implementing the College's vision for the next 13 years. The Master Plan and Application address all land within the College's ownership at the Campus, dealing with future development, car parking, pedestrian and vehicular access, long-term use of existing heritage assets, and requirements for the expansion of the Campus for educational use in a way that integrates the operation of the school into the surrounding area through appropriate interface treatments.

The Campus forms an integral part of the social and urban fabric of Ballarat. It has substantial heritage value; both in built form (the original College buildings are listed on the National Trust Register and it also incorporates other locally significant heritage assets), and social significance as a cultural institution with more than 152 years of history (Ballarat Clarendon College is Victoria's fifth oldest private school).

This Application directly implements the Municipal Strategic Statement of the Ballarat Planning Scheme and the City of Ballarat's *Ballarat Strategy - Our Vision to 2040* (Ballarat Strategy) by supporting both the '10 Minute City' and the 'City in the Landscape' platforms for growth and change, and directly implementing the 'Plan for change towards 2040'. The Application also accords with the Victoria Planning Provisions and responds to local policy provisions of the Ballarat Planning Scheme.

Consultation and engagement with the local community has helped inform the development of the Master Plan. The planning scheme amendment process will allow for further consideration by all stakeholders, including the community, before the adoption of the Master Plan as guiding document for the future use and development of the Campus.

The Master Plan identifies the closure of a section of Ajax Street and a section of Murray Street. Concurrent to the Application, request is made to the City of Ballarat to close these sections of public road under the relevant provisions of the *Local Government Act 1989*.

There is also a need to consolidate titles and re-align title boundaries for land currently used for educational purposes by the School. This does not require planning approval and will occur separately to this application process.

2. Site Description and Surrounds

The Ballarat Clarendon College Sturt Street Campus is located in Newington, with the main entrance at 1425 Sturt Street. The Campus is set on approximately 6.4 hectares and is bounded by: Sturt Street to the north; Wanliss Road and St Patrick's College to the west; Ajax Street, Junction Street and residential development to the south; and Murray Street and residential development to the east.

The Campus has frontage to Sturt Street, Wanliss Road, Ajax Street, Murray Street and Junction Street. The Sturt Street frontage is approximately 300 metres in length and entirely served by a service lane, which provides good vehicular and pedestrian links to the site from the Sturt Street dual carriageway. The service lane provides free parking and drop-off/pick-up points along the campus's main frontage. A Sturt Street pedestrian crossing point is located at the north-west corner of the Campus.

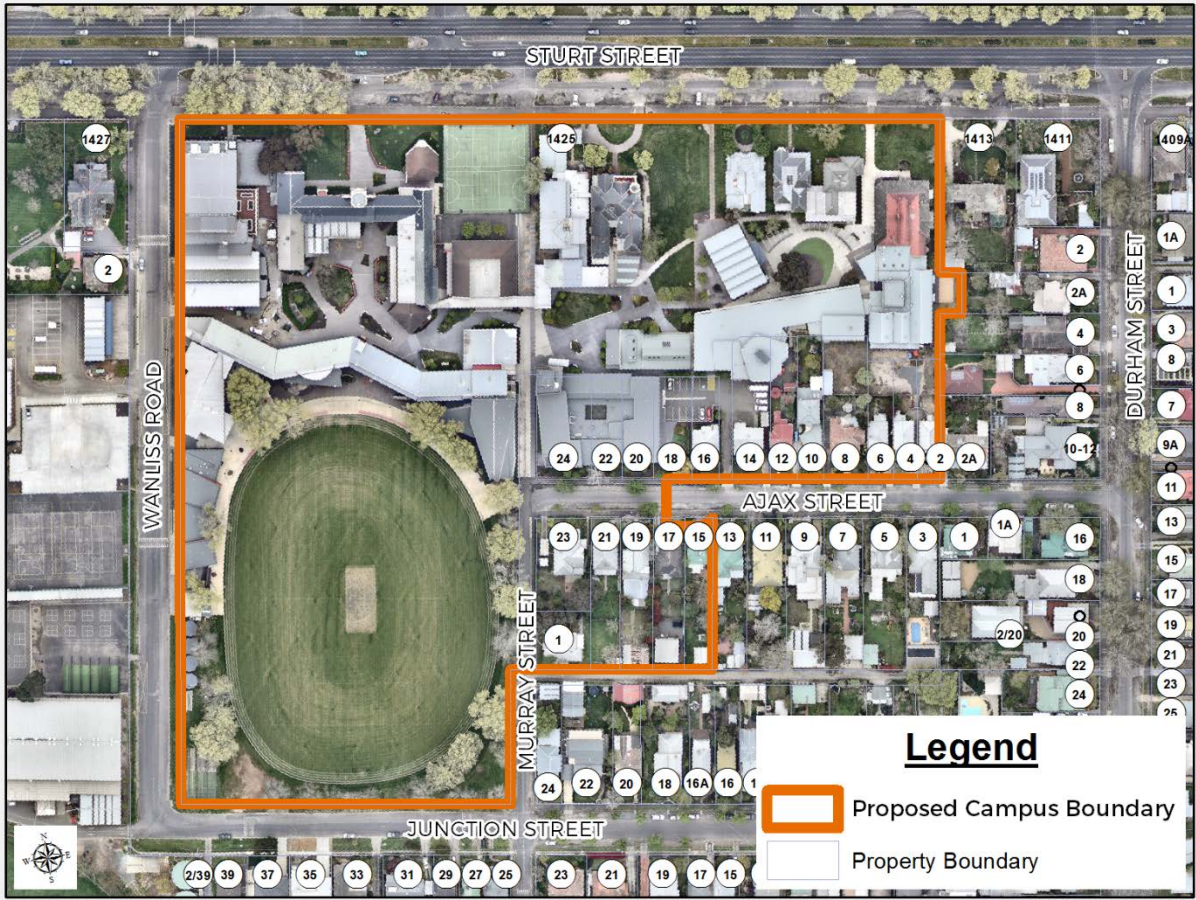


Figure 2: Ballarat Clarendon College Sturt Street Campus and surrounds

The school's western frontage spans the entire length of Wanliss Road. (approximately 270 metres), from the Sturt Street intersection to the north to the corner with Junction Street to the south. Wanliss Road is a two-way thoroughfare with informal parking on either side. In the northern part of Wanliss Road are bus parking areas for the College and St Patrick's College, located opposite.

Ajax Street is approximately 15 metres wide, provides for two-way traffic movement and features parking and footpaths either side. The main carriageway is sealed but the parking areas are unmade and contain mature trees planted sporadically. The Campus has a frontage to the north side of Ajax Street by virtue of the College's ownership of a number of residential properties. This frontage extends from the west of the school's recently constructed science centre at the western end of Ajax Street to approximately 65 metres from the eastern end of Ajax Street. The College also owns five properties on the southern side of Ajax Street at its western end.

Murray Street is bound by the school's sports oval on its western side, school land at its northernmost point and Junction Street at the southernmost part of the Campus. On its eastern side, Murray Street is bound by 23 Ajax Street (a corner property) and 1 Murray Street, which are both in the school's ownership. South of 1 Murray Street is an unmade laneway, which serves the rear of some Ajax Street and Junction Street properties as well as the rear of 1 Murray Street. Murray Street narrows by approximately 3.5 metres at its intersection with this laneway. Further south on Murray Street's eastern side is 24 Junction Street, which is positioned opposite the south-eastern corner of the school's sports oval. Approximately 130 metres of Junction Street is also bound by the southernmost part of the school's sports oval.

Pedestrian access to the campus is provided from Sturt Street to the north at the school's main entrance. This is the historical entrance point for pupils and visitors and close to where the reception area is located today. There are numerous other entrances to the campus off Sturt Street, which provide more convenient access to other buildings and other parts of the campus. In addition, the campus can be accessed from various locations along the interface with Wanliss Road to the west where buses drop-off and pick-up pupils. Further pedestrian access to the campus is located at the intersection of Ajax Street and Murray Street and also between 14 and 16 Ajax Street where there is vehicular access to an existing car park.

Land use in the immediate vicinity of the site is varied in nature and includes St Patrick's College to the immediate west, City Oval to the north-east and residential uses to the north, east and south.

The campus boundary, as defined in Figure 2, consists of the following properties:

- 1415-1425 Sturt Street, Newington (Lot 1 and 2 TP826369; Lot 1 TP90, Lot 1 TP826371, Lot 1 TP826376, Lot 1 TP805574, Lot 1 TP826360, Lot 1 TP805564, Lot 1 PS510665, Lot 1 and 2 TP805581, Lot 1 TP921586)
- 24 Ajax Street, Newington (Lot 1 TP846412)
- 23 Ajax Street, Newington (Lot 1 TP846412)
- 22 Ajax Street, Newington (Lot 1 TP84035)
- 21 Ajax Street, Newington (Lot 1 TP847502)
- 20 Ajax Street, Newington (Lot 1 TP848040)
- 19 Ajax Street, Newington (Lot 1 TP847444)
- 18 Ajax Street, Newington (Lot 1 TP846416)
- 17 Ajax Street, Newington (Lot 1 TP887834)
- 16 Ajax Street, Newington (Lot 1 TP846399)
- 15 Ajax Street, Newington (Lot 1 TP841867)
- 14 Ajax Street, Newington (Lot 1 TP910665)
- 12 Ajax Street, Newington (Lot 1 TP897039)
- 10 Ajax Street, Newington (Lot 1 TP846462)
- 8 Ajax Street, Newington (Lot 2 PS510665)
- 6 Ajax Street, Newington (Lot 1 TP842921)
- 4 Ajax Street, Newington (Lot 1 and 2 TP822428)
- 2 Ajax Street, Newington (Lot 1 and 2 TP800368)
- 1 Murray Street, Newington (Lot 1 TP893729).

3. Application Details

3.1. Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030

The Master Plan sets out the College's vision for the Campus and identifies the proposed site improvements and long-term functioning of the Campus as an education facility into the future. The key focus of the Master Plan is the continuous improvement of school facilities, safety, presentation to adjoining streets, and the future functionality of the Campus within the immediate neighbourhood.

Once approved the Master Plan, as a reference document in the Ballarat Planning Scheme, will guide future planning decisions at the Campus to ensure they are not taken in isolation but considered as part of a holistic strategy for the Campus and wider precinct. This will directly implement the City of Ballarat's 'plan for change towards 2040' as outlined in Clause 21.07-2 Regionally significant precincts of the Ballarat Planning Scheme and the Ballarat Strategy,

A detailed overview of the Master Plan is provided in section 6 of this report.

It is important to note that some elements of the Master Plan are conceptual and have not been designed in detail. As such, they are not part of the Application and will require further formal planning approval if the College chooses to proceed with them in the future, guided by the Master Plan as reference document. This approach reflects the College's intentions to increase transparency with both the Council and the community.

3.2. Planning Scheme Amendment C207

The details of the proposed amendment to the Ballarat Planning Scheme are outlined as follows:

- Apply the Special Use Zone – Schedule 17 Ballarat Clarendon College Sturt Street Campus (SUZ17), a new schedule specifically for this Campus, to all of the land within the control of Ballarat Clarendon College at its Sturt Street Campus.

The extent of the proposed zoning change is shown in Figure 3 below. Further details regarding SUZ17 are provided in section 7.1 of this report.

It is considered that the proposed planning scheme amendment will deliver a net community benefit, though facilitating the upgrade of the Campus to secure its long-term social and economic contribution to the City and the region, continued protection and activation of heritage assets, the improved and more secure functioning of the campus, provision of new sports facilities and access arrangements, and improved interfaces to the public domain and surrounding residential areas. The amendment will directly support the better integration of the education facility into the urban fabric of the city, improve transport and access, improve residential amenity to some school interfaces, enable the ongoing development of the campus and secure the future of this key community asset. The amendment addresses the individual needs and aspirations of the College and supports the implementation of the Ballarat Strategy's vision for the Sturt Street Education Cluster.

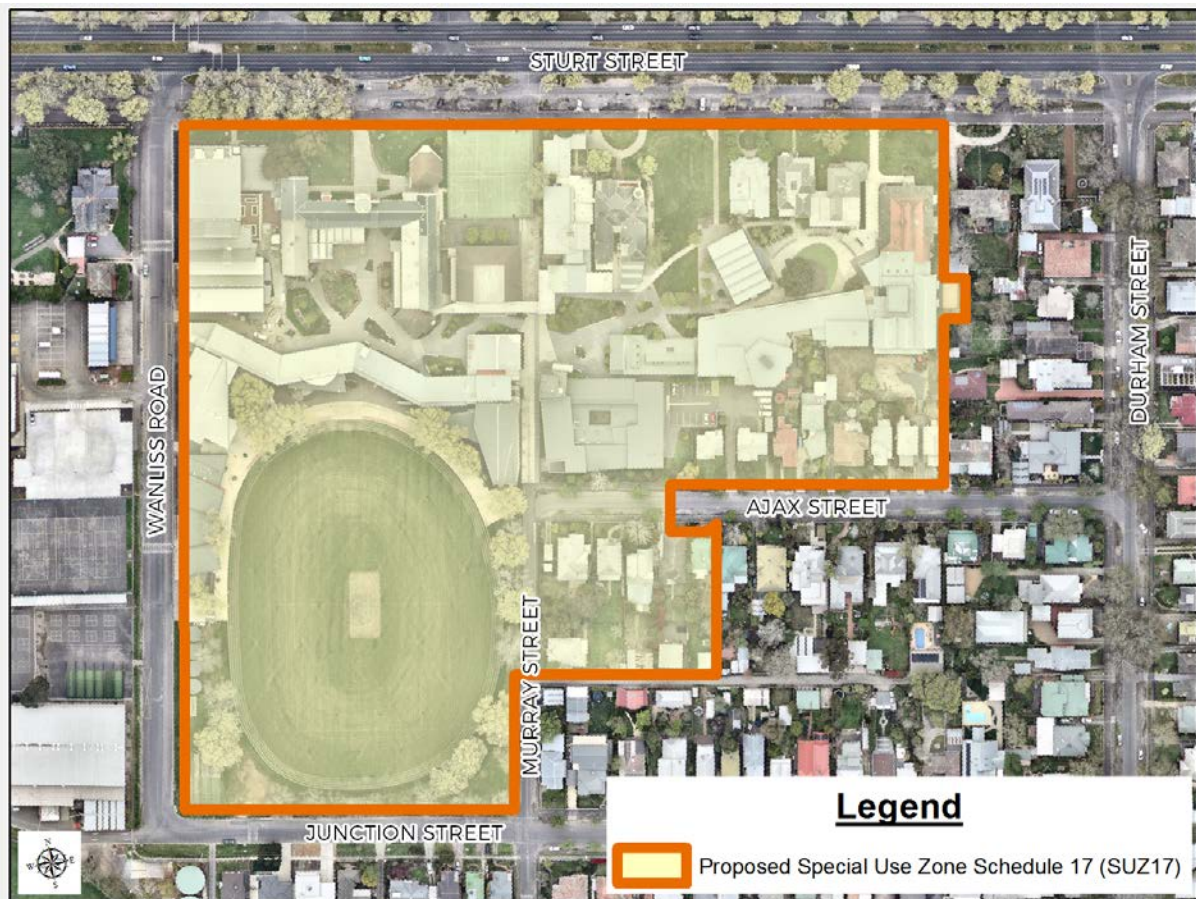


Figure 3: Amendment C207 - Proposed Special Use Zone boundary

3.3. Planning Permit PLP/2017/444 - Statutory Permit Triggers for Development

The Ballarat Planning Scheme requires a planning permit for the following proposed development works to be carried out as part of stage 1 of the Master Plan:

- The demolition or relocation (off site) of three dwellings subject to the Heritage Overlay, namely 21 & 23 Ajax Street and 1 Murray Street.
(As required by the Heritage Overlay through clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
NOTE: a fifth dwelling (17 Ajax Street) is proposed to be demolished; however, it is classified as non-contributory to the significance of the precinct and a planning permit is not required for its demolition.
- The relocation of the dwelling at 19 Ajax Street onto 17 Ajax Street and associated works to retain and reuse the building as school building associated with the open space sports fields.
(As required by the Heritage Overlay through clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- Works to retain and reuse 15 Ajax Street as a school building associated with the open space sports fields.
(As required by the Heritage Overlay through clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- The development of a multi-purpose hard-surface (synthetic grass) sports playing field including cricket nets with associated fencing, as well as some buffer planting along its eastern and southern boundaries and a 1 megalitre underground stormwater detention tank.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).

- Roadworks involving the termination of vehicular access on Ajax Street with a court bowl that impinges on the setback of 15 and 17 Ajax Street.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- Roadworks involving the termination of vehicular access on Murray Street with a T-head.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- Remove a pedestrian easement which runs north-south through the centre of the Campus between Sturt Street and Murray Street.
(As required by Clause 52.02 of the Ballarat Planning Scheme)
- The demolition of the front section of the girls boarding house (consisting of a flat and carport) and the removal of existing tennis courts either side of the easement fronting Sturt Street.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- A combination of hard and soft landscaping treatments, including fencing within the front setback to Sturt Street, replacing the tennis courts and flat/carport.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme; As required by Schedule 11 to the Design and Development Overlay through Clause 43.02-2 Buildings and Works Permit requirement of the Ballarat Planning Scheme).
- The development of a staff car park in the south-western corner of the Campus at the corner of Wanliss Street and Junction Street in place of the existing cricket nets.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).
- Road works within the Ajax Street, Murray Street, Junction Street and Wanliss Road reserves including road termination works and new pedestrian footpaths.
(As required by the Heritage Overlay through Clause 43.01-1 Permit requirement of the Ballarat Planning Scheme).

Figure 4 below illustrates the different elements in the permit application.

The Application addresses all relevant Planning Scheme components, informed by specialist reports, plans and associated planning responses.

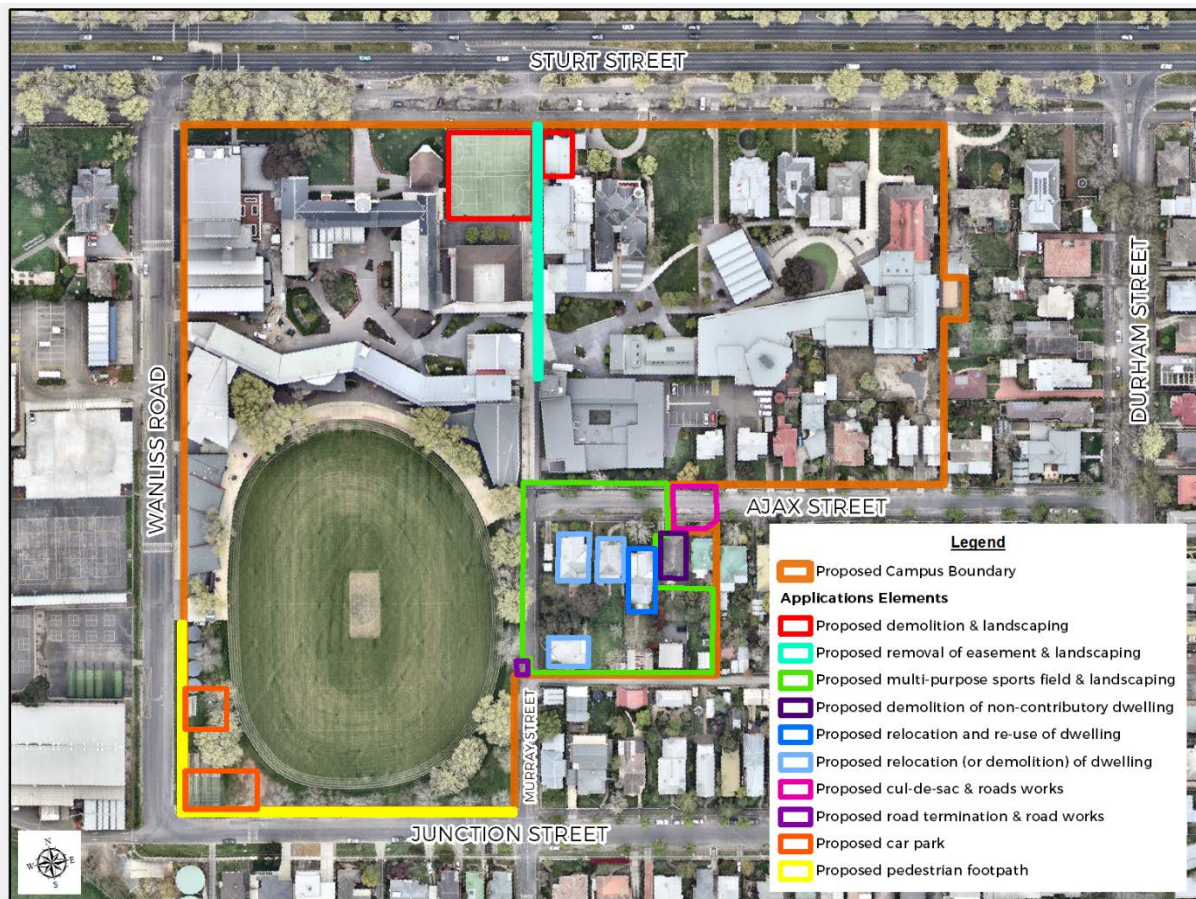


Figure 4: Permit application elements

3.4. Information provided

The following information is provided in support of the Application to demonstrate the rationale behind the Master Plan, to explain the statutory requirements needed for its implementation and to justify how the Master Plan will result in positive integrated planning outcomes:

- Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030, including plans indicating current, stage 1 and final campus elements.
- Landscaping plans for the Sturt Street frontage, Ajax Street frontage, multi-purpose sports fields and Wanliss Road/Junction Street car parking.
- Plan of Ajax Street and Murray Street road treatments.
- Plan of proposed staff car parking.
- Elevations of the Sturt Street, Junction Street, Ajax Street and Murray Street/laneway interfaces.
- Tree assessment plan.
- Feature surveys of Wanliss Street/Junction Street corner and Ajax Street/Murray Street area.
- Planning Report.
- Heritage Assessment.
- Economic Impact Assessment.
- Traffic Impact Assessment.
- Draft Traffic Management Plan.
- Summary of neighbourhood consultation undertaken.
- Draft Schedule 17 to the Special Use Zone – Ballarat Clarendon College Sturt Street Campus (SUZ17).

- Draft Explanatory Report and associated documentation for Amendment C207.
- Draft *Ballarat Heritage Precincts - Statement of Significance 2006 (revised November 2017)* to replace the incorporated document listed under the Schedule to Clause 81.01 Table of Documents Incorporated in this Scheme.

4. Site History

Ballarat Clarendon College is Victoria's fifth oldest private school and celebrated its 150th year in 2014. It is the product of a merger in 1974 between two old Ballarat schools: Ballarat College, which was established in 1864; and Clarendon Presbyterian Ladies College, which was established in 1876.

Ballarat College opened in the original Sturt Street Presbyterian Church building adjacent to St Andrews Kirk, Sturt Street. In 1875, the school moved into new purpose-built premises, adjacent to the old church, designed by leading architect Henry Caselli. In 1909, Ballarat College purchased from the Wanliss family a 9.25-acre property fronting Sturt Street West where the current campus was born.

In 1911, designs by local architect Percy S Richards were accepted and the first stage of development (a double story east wing) opened in 1912. The original College buildings - those designed by Richards or completed to his original plan - are listed as State significant on the National Trust Heritage Register.

A chronology of key events in the College history to the year 2000 is set out below:

- 1925 - The original Memorial Hall was opened by Brigadier General T Forsyth.
- 1936 - MacFarland Dining Hall and Weatherly Library were opened by Victorian Governor Lord Huntingfield.
- 1953 - Victorian Governor Sir Dallas Brooks opened the final section of Richards' original design, joining the eastern wing and Memorial Hall with the tower, Memorial Hall extensions and four new upper storey dormitories.
- 1959 - Wanliss House junior school was built across Murray Street
- 1962 - The next major Sturt Street Campus development was the ED McKinnon Wing, consisting of specialist classrooms and student facilities. Completed in three stages, Stage 1 was opened by Prime Minister Menzies.
- 1963 - Governor Sir Dallas Brooks opened the Oswald Charles junior boarding house.
- 1967 - Stage 2 of the ED McKinnon Wing was opened by Senator John Gorton and included physics and chemistry laboratories on the first floor and administrative offices at ground level.
- 1971 - A new Weatherly Library situated in the centre of the Campus was opened.
- 1974 - The final stage of the ED MacKinnon wing, comprising a biology laboratory and new classrooms, was opened by then Principal of Wesley, Dr Thomas Coates. Senator Margaret Guilfoyle opened a new primary classroom wing at Sturt Street behind the Oswald Charles building.
- 1978 - The Charles Richardson Physical Education Centre, including pool and gym, was opened by former student and then President of Nauru, Bernard Dowiyogo.
- 1986 - The College Chapel was constructed.
- 1989 - The School purchased a section of Murray Street.
- 1992 - The original Wanliss House was earmarked for demolition and a landscaped amphitheatre was opened by former student and then MHR, Michael Ronaldson.
- 1993 - The new Erindale Library was opened. A Year 12 common room and undercroft was added to the south end of the original 1912 east wing. A new first floor boarding master residence was constructed south of the west wing.
- 1999 - The B. C. Coltman Lecture Theatre above the undercroft was opened.

Over the years, the College purchased surrounding properties:

- 1965 - 1419 Sturt Street was developed as the HG Morrow Art and Craft Centre.
- 1954 - Dumbarton at 1423 Sturt Street became the Principal's residence 1954-1974 before becoming part of the boarding facilities.

- 1982 - The school leased 1415 Sturt Street in 1981 and then purchased in 1982. Previously owned by Education Department, the refurbished premises were opened in 1985 as the Elsie Morison Creative Arts Centre.
- 1989 - Kawarau provided separate health services before becoming part of the boarding facilities.
- 1989 - Enderly was sold for removal to provide open green space.

In the early 1990's the middle and senior school campuses merged with the relocation of the senior school to Sturt Street, with the junior school moving to the Mair Street campus. By the mid-1990s, the College Foundation had acquired properties at 4, 6, 12, 15, 17, 19, 21 Ajax Street as well as 1 Murray Street. The school owned 14, 16, 20, 22, 23 Ajax Street and purchased 10 Ajax Street in 2015.

Since 2000 the Sturt Street campus have been improved systematically, with the following buildings either opened, improved or redeveloped:

- 2002 - Elsie Morison Music Centre.
- 2004 - Café College, Visual Arts Centre, McKinnon Wing ground floor, MacFarland Hall.
- 2006 - Middle School Centre.
- 2009 - Senior School Centre.
- 2011 - Darrell J Fraser Library.
- 2013 - David J Sewell Pavilion.
- 2014 - Rowena E Coutts Science Centre.
- 2016 - McKinnon Wing first floor, Wanliss Square.
- 2017 - Charles Richardson Physical Education Centre.

The College has evolved over time and continues to be one of the leading education providers in Victoria, recognised as the top performing regional school in Australia for the last three years by the Weekend Australia.

5. Existing Zoning and Overlays

5.1. Existing Zoning

The Campus site is currently zoned a combination of the Special Use Zone Schedule 5 – Private Education Establishment (SUZ5) and the General Residential Zone (GRZ1), as outlined in Figure 5 and **Error! Reference source not found.** below.

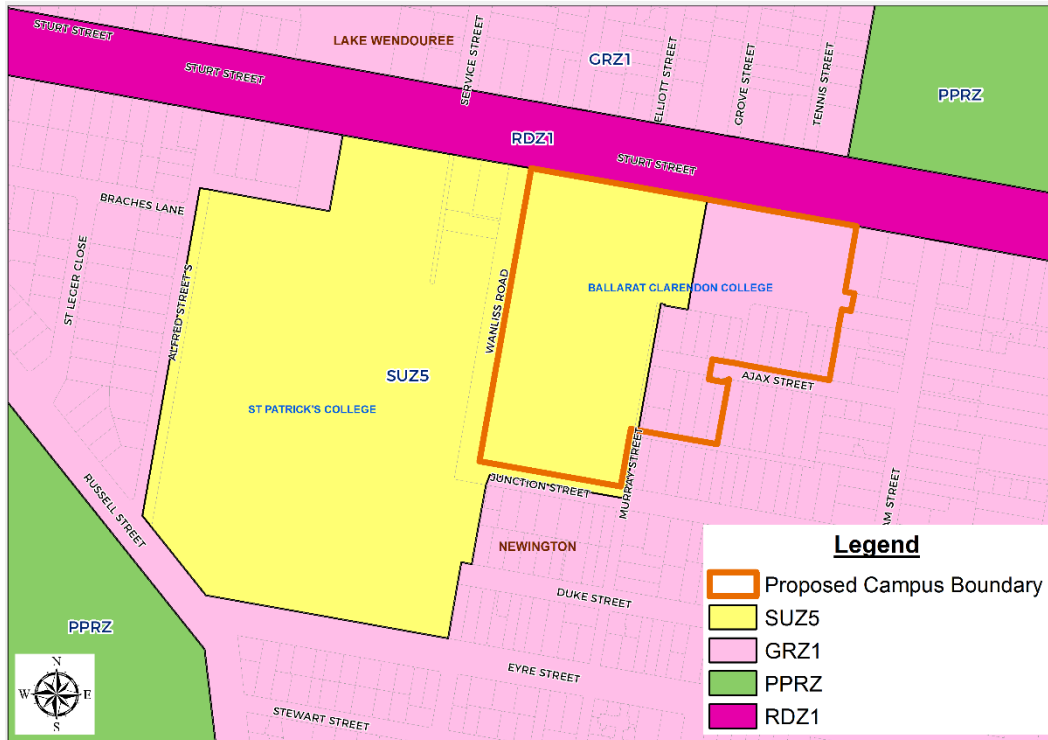


Figure 5: Current campus zoning in context of the Ballarat Education Precinct

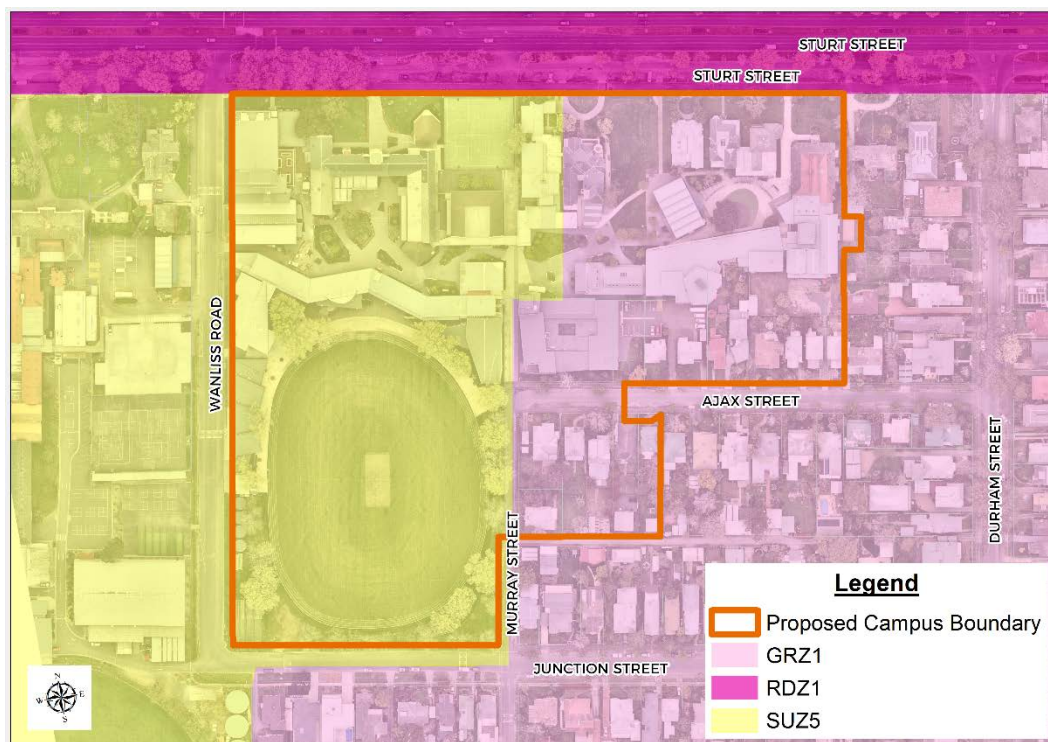


Figure 6: Current zoning - Ballarat Clarendon College Sturt Street Campus

5.1.1. Existing Special Use Zone Schedule 5 – Private Education Establishment (SUZ5)

The historic campus (western section of the Campus) is zoned Special Use Zone Schedule 5 – Private Education Establishment (SUZ5), which is specifically tailored for private education establishments in the Ballarat municipality. The purposes of the zone and its schedule are as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule in this zone.
- To provide for the use of land for the purpose of a private education establishment. This includes the use of land for a religious institution.

Comment

The Special Use Zone is the most appropriate zone for the Ballarat Clarendon College Sturt Street Campus as private education facility. It can be tailored using a schedule to allow the land to be used for education and ancillary purposes without the requirement of a planning permit if the use is in accordance with an approved Master Plan. The application of the zone throughout the Campus would ensure that any other use would complement the private education facility and that the strategic impact of any proposed subdivision on the overall operation of the private education facility could be fully considered. Proposed buildings and works at the site would still be considered through a planning permit application. The current SUZ5 – Private Education Establishment does not provide decision guidelines and does not permit a Dwelling as a lawful use, requiring the introduction of Schedule 17 - Ballarat Clarendon College Sturt Street Campus (SUZ17).

5.1.2. Existing General Residential Zone (GRZ1)

The remainder of the land in question, including the senior arts centre and science centre, is zoned General Residential Zone – Schedule 1 (GRZ1) and comprises the following titles:

- | | | |
|-------------------------|-------------------|-------------------------|
| • Lot 1 TP826376. | • Lot 1 TP84035. | • Lot 1 TP897039. |
| • Lot 1 TP805574. | • Lot 1 TP847502. | • Lot 1 TP846462. |
| • Lot 1 TP826360. | • Lot 1 TP848040. | • Lot 2 PS510665. |
| • Lot 1 TP805564. | • Lot 1 TP847444. | • Lot 1 TP842921. |
| • Lot 1 PS510665. | • Lot 1 TP846416. | • Lot 1 and 2 TP822428. |
| • Lot 1 and 2 TP805581. | • Lot 1 TP887834. | • Lot 1 and 2 TP800368. |
| • Lot 1 TP921586 | • Lot 1 TP846399. | • Lot 1 TP893729. |
| • Lot 1 TP846412. | • Lot 1 TP841867. | |
| • Lot 1 TP846412. | • Lot 1 TP910665. | |

The purposes of the zone are as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth 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.

Comment

The GRZ1 land in the ownership of the College is not intended for residential purposes in the long-term vision of the school and the majority of this land has been developed for educational purposes. Whilst the GRZ1 does allow for education uses to take place subject to a planning permit, such zoning does not provide consistent planning controls across the Campus or allow for the fair, orderly, economic or sustainable use of the land as a school in accordance with an approved master plan. The GRZ1 does not provide certainty to the school, the council or the community about the future functioning of the land and it is not the most appropriate zone available. In terms of the strategic, long-term focus of the campus, it is more appropriate that all land in the College's ownership is zoned Special Use Zone with an associated Master Plan.

5.2. Existing Overlays

The following planning overlays apply to the subject site:

5.2.1. Heritage Overlay Schedule (HO124 and HO164)

The West Ballarat Heritage Precinct Overlay (HO164) applies to the Campus site. This is a very extensive precinct taking in a very large number of buildings and streetscapes, encompassing the nearby stretch of Sturt Street to the north and extending to Eyre Street in the south. The precinct has a mixed architectural character, containing contributory elements Victorian, Edwardian and inter-war buildings.

Residential buildings comprise the majority of building types in the precinct, however the campuses associated with educational and religious institutions are specifically identified as key components of the significance of the precinct in the *Ballarat Heritage Precincts - Statements of Significance 2006*, an incorporated document in the Ballarat Planning Scheme.

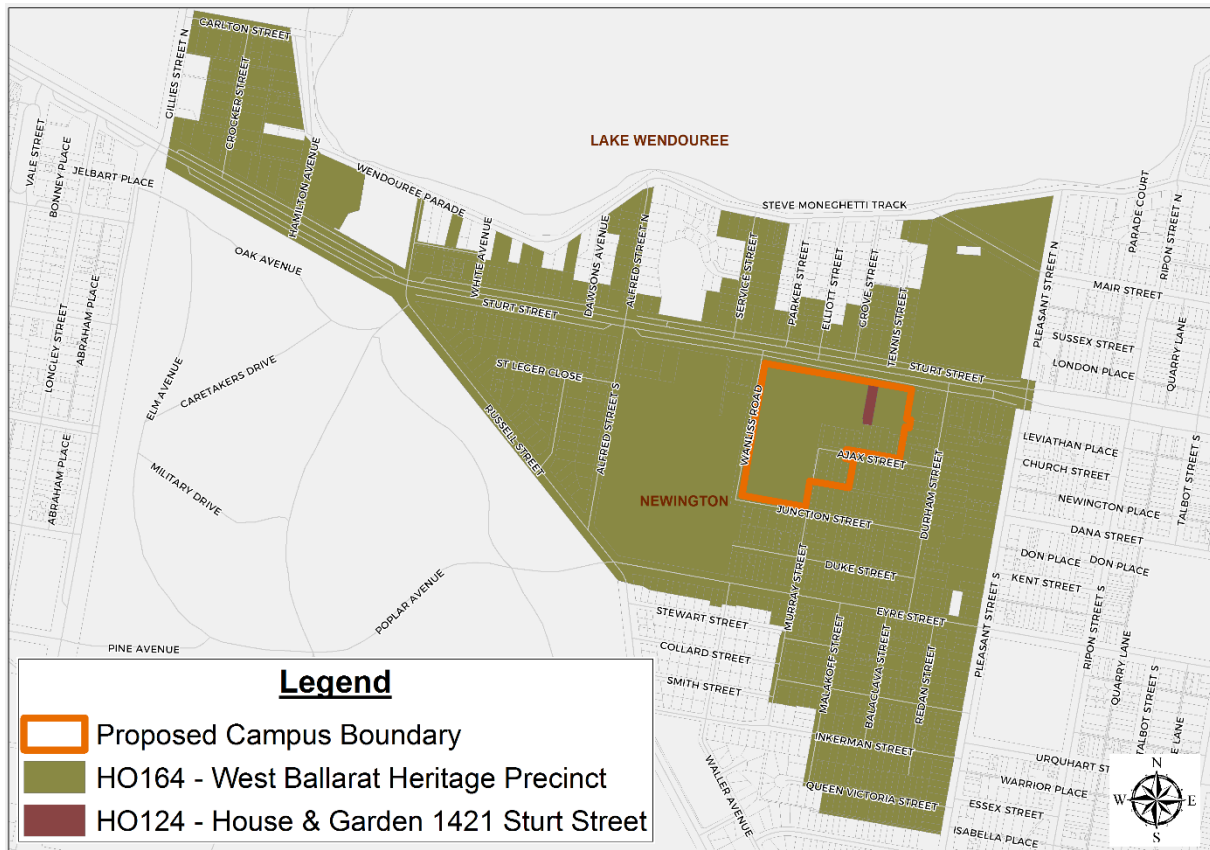


Figure 7: Heritage overlays affecting the Campus

There are no external paint controls, nor internal alteration controls over this precinct. Although tree controls apply, the *Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised October 2015)* stipulates that a permit is only required to remove, lop or prune street trees of particular species.

HO164 - West Ballarat Heritage Precinct will be impacted through the proposed relocation or demolition of dwellings at 19, 21 and 23 Ajax Street and 1 Murray Street, which are identified as contributory to the significance of the precinct in *Ballarat Heritage Precincts - Statement of Significance 2006*. Number 17 Ajax Street is also proposed to be demolished but is identified as being non-contributory to the precinct's significance and a planning permit is not required for its removal.

HO124 - House and Garden 1421 Sturt Street, Newington applies only to the administration building at 1421 Sturt Street. The application does not impact HO124.

It is noted that the historic presence of a collection of denominational schools on substantial campuses is a key component of the significance of the West Ballarat Heritage Precinct, in addition to the residential building stock. Ballarat Clarendon College is specifically identified as one of these institutions and campuses, as listed on page 12 of the *Ballarat Heritage Precincts – Statements of Significance 2006*.

Further details on the heritage controls are provided in the submitted heritage report.

5.2.2. Design and Development Overlay – Schedule 11 (DDO11) and Schedule 20 (DDO20)

DDO11 - Urban Character Area 17 (West of Pleasant Street) applies to the northern and western section (1415-1425 Sturt Street) of the Campus site.

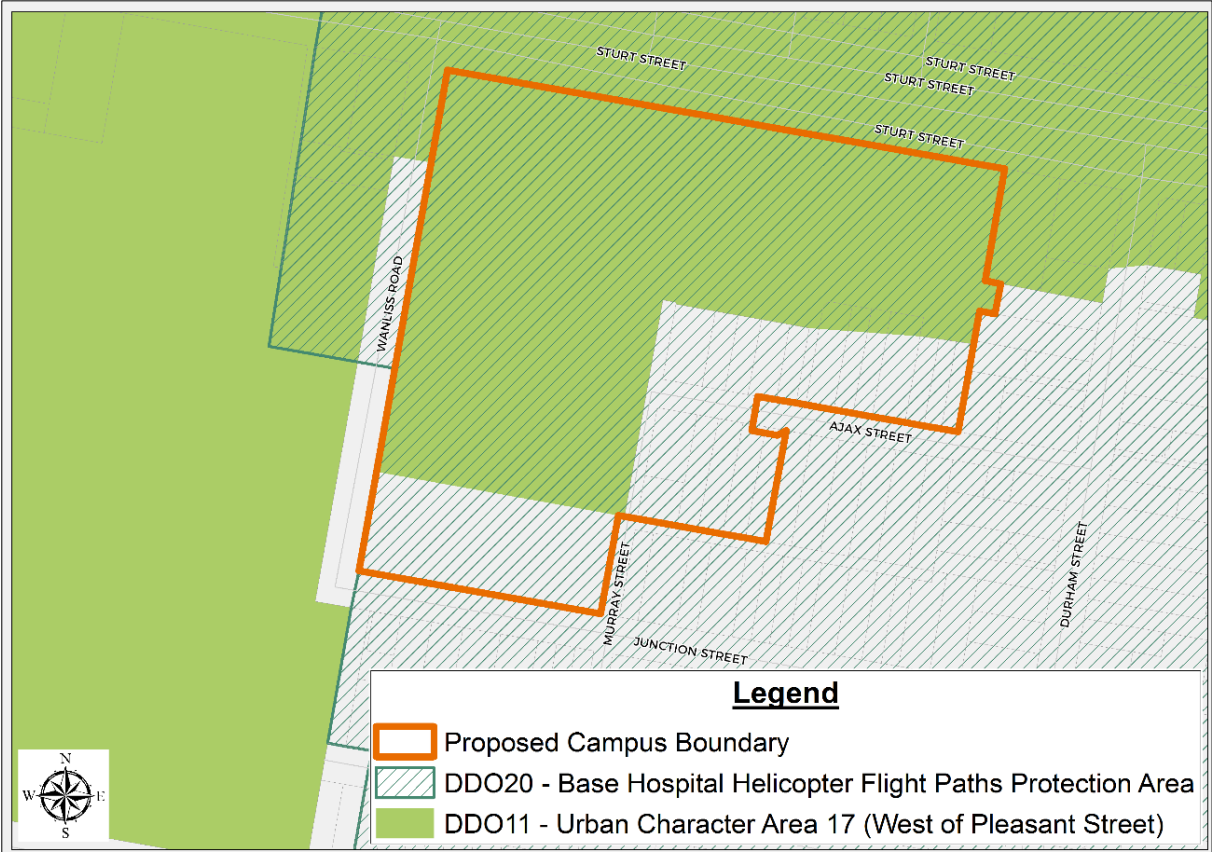


Figure 8: Design and Development Overlays affecting the Campus

The purposes of the overlay are:

- To retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard, which is an urban character of special significance to the City of Ballarat.

- To encourage new development that complements existing historic development in form, scale, height, siting, materials and colour.
- To encourage the development of harmonious building forms that will contribute to the integration of traditional urban character along the street.
- To retain views from the street space to the landmark features of Arch of Victory, Victoria Park and Lake Wendouree.
- To retain a visual connection between the street space and private land.
- To retain the existing garden character featuring exotic canopy trees.

Comment

The proposal is consistent with and responds to the Design and Development Overlay provisions of the Ballarat Planning Scheme. At present, the form and materials of the enclosed tennis and netball courts along the Campus's Sturt Street frontage conflict with the purposes of DDO11 which seeks a visual connection between street space and private land and to retain the existing garden character featuring exotic canopy trees. The proposed replacement of the existing tennis/netball courts fronting Sturt Street with a garden forecourt will achieve the outcomes sought through DDO11 by enhancing Sturt Street's interface and connection with private land. The proposed fencing within the school's frontage requires a planning permit through this overlay schedule.

DDO20 - Ballarat Base Hospital Helicopter Flight Paths Protection Area (Outer Area) applies to the entire Campus site. The purposes of the overlay are:

- To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the helipad at the Ballarat Base Hospital and to facilitate safe helicopter operations.
- To ensure that flight paths associated with the helipad at Ballarat Base Hospital are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the helipad.

Comment

There are no buildings proposed of a height that will affect the operation of the helipad at the Ballarat Base Hospital or of helicopter operations in the vicinity as per DDO20.

5.2.3. Vegetation Protection Overlay – Schedule 2 (VPO2)

VPO2 - Urban Character Vegetation applies to the northern and western section (1415-1425 Sturt Street) of the Campus.

The purposes of the overlay are:

- To retain the amenity, aesthetic character and cultural value that garden trees and street trees contribute to areas of high quality and distinctive urban character, particularly in residential areas.
- To retain the presence of tree canopies as a significant feature contributing to the character of these areas, and of the public street space in particular.
- To prevent the loss of garden trees incurred by new development.

Comment

The proposal does not propose to change the Vegetation Protection Overlay 2 (VPO2) provisions of the Ballarat Planning Scheme. However, removal of the tennis/netball courts will provide an opportunity to further enhance the contribution landscaping makes to this area. It is worth noting that neither the removal of the courts nor the soft landscaping works require a planning permit.

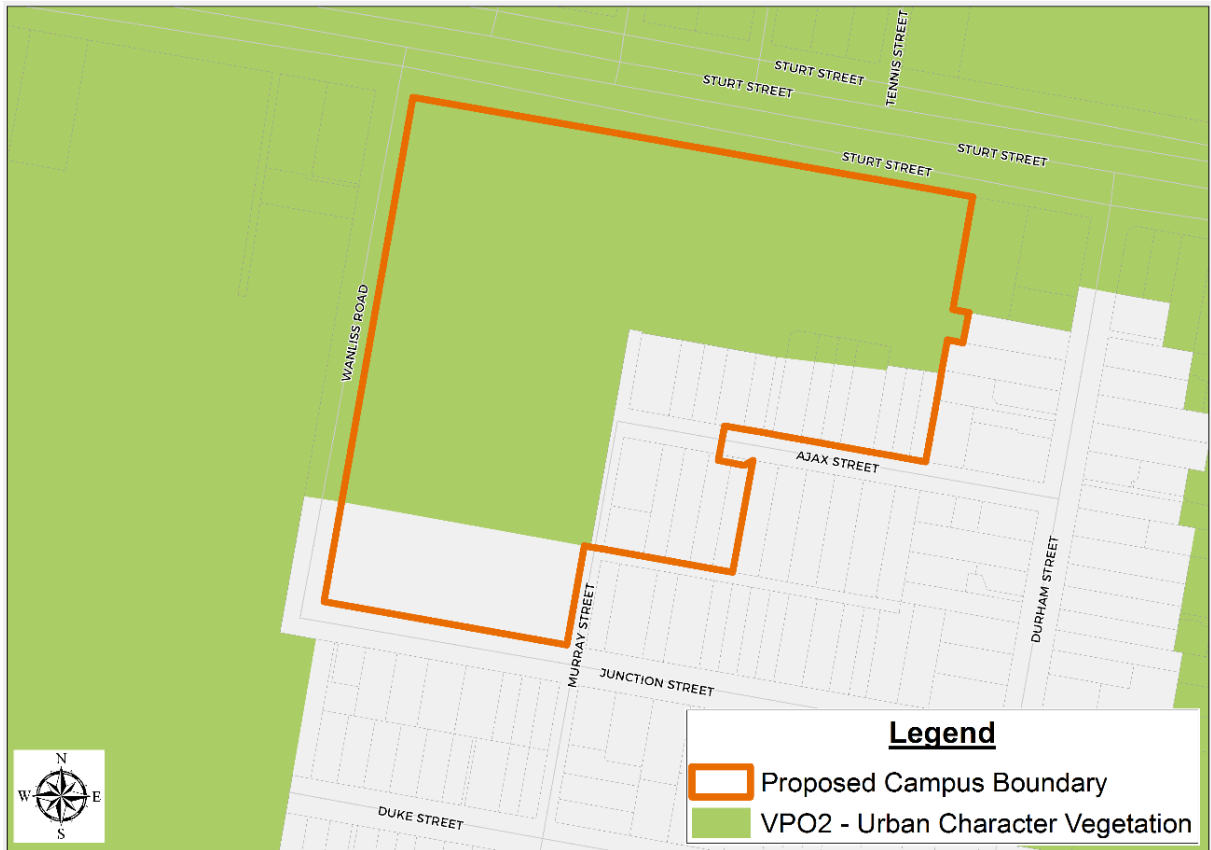


Figure 9: Vegetation Protection Overlay affecting the Campus

6. Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030

6.1. Master Plan Purpose

This Master Plan provides a framework for the future evolution of the Ballarat Clarendon College Sturt Street campus over the next 13 years. The Master Plan outlines:

- The vision and key principles for the Campus.
- Opportunities for continuous improvement of school facilities and associated education outcomes.
- The issues and constraints currently experienced at the Campus.
- Strategies to combat these issues and constraints in the future.
- A sequencing approach for these changes to be implemented.

The purpose of the Ballarat and Clarendon College Sturt Street Campus Master Plan 2017-2030 is to achieve the following:

- Continually improve the quality of facilities and education offered to students.
- Clearly identify the landholdings of the College and guide the retention of existing built form and location of future facilities.
- Identify the required built form and open space improvements to the Campus, with an emphasis on the increasing importance of physical activity.
- Improve the Campus's formal entrance and overall presentation to Sturt Street.
- Improve the school entry and sense of address.
- Improve Campus safety and access.
- Increase transparency between Ballarat Clarendon College, the Council and the community regarding the school's vision for the evolution of its Sturt Street Campus.
- Ensure the education demands of an increasing population in Ballarat and the region can be met as expressed in local planning policy.
- Confirm the future use, conservation of and improvements to the significant heritage assets and facilities of the school within the existing urban fabric and ensure the schools continued contribution to the social heritage of Ballarat.
- Improve amenity and functioning of the school's internal gathering spaces.
- Improve the way traffic associated with the school is managed, including improved residential amenity in surrounding residential streets and access to school facilities.
- Facilitate transparent decision making.

6.2. Current Campus Issues

The issues affecting the ability of Ballarat Clarendon College to respond to future demand and the evolving needs of education can be summarised as follows:

- Inefficient integration and use of buildings and land within the campus.
- Uncertainty regarding the campus boundary and the future use of certain assets in the College's control.
- A formal entrance point which is not central to the campus and does not lead to a focal point or sense of address.
- Inadequate outdoor sports facilities to meet physical education expectations, both in terms of size and quality.
- Lack of appropriate surfaces for delivery of outdoor physical education in all seasons.

- Safety issues and campus protection, particularly given the pedestrian easement through the centre of the campus.
- Poor presentation to Sturt Street, particularly the tennis courts and flat/carport structure.
- No designated outdoor meeting or focal point within the campus.
- Inadequate drop-off and pick-up facilities on key access streets.
- A lack of on-site car parking for staff.
- Planning controls which do not clearly facilitate the natural growth of the College in a form that is effective or appropriate for the purpose of a school.

The Master Plan (specifically pages 7 to 10) outlines these issues and the associated responses in more detail.

Figure 10 shows the existing campus conditions; this plan is also available at A3 with the submission documents.



Figure 10: Current campus layout and built form – Ballarat Clarendon College Sturt Street Campus

6.3. Master Plan Vision

The College’s vision for the future of the site was predominantly based on addressing the challenges facing the current campus as follows:

- Ensuring outdoor playing fields were large enough to meet both standard dimensions and the school’s requirements.
- Providing a multi-purpose (all-weather) facility that caters for soccer, netball, basketball and tennis.
- Limiting any detrimental impacts on the heritage value of the West Ballarat Heritage Precinct.
- Confirming the future use, conservation of and improvements to the significant heritage assets and facilities of the school within the existing urban fabric.

- Ensuring the school can maintain its competitiveness with other schools in the country in terms of facilities and quality of education provided at this campus in the future.
- Accommodating projected demand resulting from growth in population on the campus in a way that has minimal impact on the amenity of neighbouring residential properties, whilst enhancing Ballarat's education cluster.
- Increasing the safety and functioning of the campus whilst minimising impacts on the wider traffic network.
- Providing minimal disruption to existing services within the street.
- Retention of existing vegetation on the site.
- Providing a suitable buffer at residential interfaces.
- Ensuring adequate manoeuvrability for traffic in and around the Campus.
- Providing an improved pedestrian network around the Campus.

6.4. Master Plan Neighbourhood Consultation and Engagement

A draft master plan drawing was produced in late 2016 to convey the School's vision for the campus to key stakeholders. Importantly some of the principles of the draft master plan had already been tested through the input of specialist consultants during its development. The draft master plan was then used to ask the neighbouring community for their input and ideas.

Stakeholder identification and mapping involved identifying stakeholders that may be directly or indirectly affected by the master plan or have an interest in a specific component. There were 95 neighbouring properties identified as being potentially impacted by the proposed master plan. The level of impact would vary depending on location, those close to the proposed sports playing fields and potential road closures were identified as being the most affected.

Different components of the master plan would affect properties in different ways depending on their proximity and the type of interface with the Campus boundary. However rather than split consultation up into groups depending on perceived impact, it was decided that discussing and considering all of the issues together would lead to more valuable outcomes for both the school and the community.

Invitations to two community information sessions were letter dropped to the 95 properties identified by the stakeholder identification and mapping. The invitation provided a brief outline of the draft master plan two weeks prior to the information sessions and asked invitees to RSVP.

38 people from 23 properties attended two information sessions held at the school. Attendees were given a short presentation and the opportunity for dialogue was opened up with specialist consultants available for specific questions and discussion. Raised issues or concerns were recorded by the project team and attendees were informed of the next steps in the process. All attendees left with feedback forms to be completed and returned, through which focussed feedback could be provided.

A total of 12 feedback forms were received from 12 properties in the area. Issues raised included vehicular traffic in the surrounding streets, the reduction of on-street car parking, a lack of on-site car parking, the loss of the pedestrian easement and the loss of heritage stock. All of the issues raised are discussed in a consultation summary report.

In May 2017, all of the 95 neighbouring properties previously identified were informed of the proposed responses to issues raised during consultation. One-on-one meetings were held with all stakeholders who expressed interest to do so, where more detail was provided on the revised master plan and the rationale behind proposed responses to matters identified during consultation.

The formal amendment process will provide further opportunities for stakeholder engagement.

6.5. Master Plan Design

The College's long-term vision for the Campus is espoused in the Master Plan. The Master Plan also provides a design response to the issues affecting the ability of the College to respond to future demand and the evolving needs of education.

Figure 11 shows the final Master Plan; this plan is also available at A3 with the submission documents.

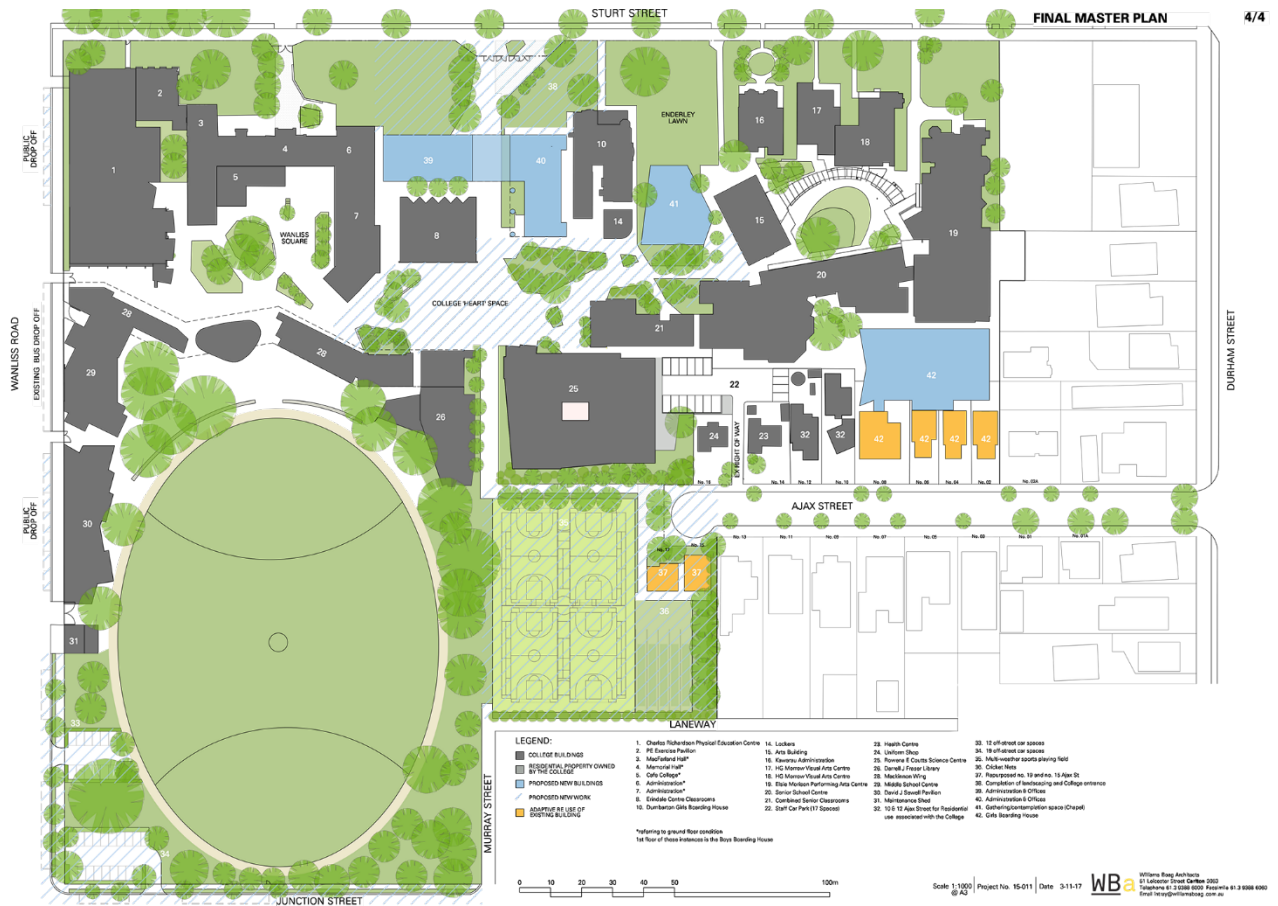


Figure 11: Ballarat Clarendon College Sturt Street Campus Master Plan

The Master Plan has evolved from the 'Creative Investigation Plan' prepared for the campus in 2003, which set the direction for the ongoing physical development of the Campus. Since then, the school has completed many of the site improvements envisaged in the early plan such as the science centre. The focus on the future needs of the Campus are now articulated through this Master Plan. The Master Plan addresses all properties owned by the College in a holistic manner facilitates better connectivity and integration of the education centre into the surrounding precinct.

The Master Plan and associated planning permit application directly implements the recommendations of the decision for the Science Centre provided by the Victorian Civil and Administrative Tribunal in 2012 (VCAT Ref Nos P3072-74/2011):

"The school has thought about future projects as evidenced in the plans provided as part of its submission. We would encourage the school to consider an approach that addresses the total school site in a manner that not only identifies future development but also addresses the issues of car parking, vehicle and pedestrian access in a process that engages with council and the nearby community."

The Master Plan addresses all land within the College's ownership; it deals with future development, car parking as well as pedestrian and vehicular access. It deals with the expansion of the campus boundary

and educational uses in a way that integrates the operations of the school into the area with appropriate interface treatments. The Master Plan also secures the long-term use of existing heritage assets within the schools control.

As discussed above consultation with the local community helped inform the development of the Master Plan. The planning scheme amendment process will allow for further consideration by all stakeholders, including the community, before the adoption of the Master Plan into the Ballarat Planning Scheme, to guide the future use and development of the Campus.

Significant growth or expansion of the school's students and staff is not an objective of the Master Plan, nor is it a specific strategy of the school. That said, it is prudent to ensure through the Master Planning process that the school can service demand and, therefore, accommodate incremental growth in the future. This is especially relevant given the predicted population increase for Ballarat in the lifetime of the Master Plan and the fact that demand has outstripped supply at the school in recent years. The Master Plan can accommodate up to 1,200 students by 2030, which represents growth less or equal to 1.5 per cent per annum.

The Master Plan has five key focus elements:

1. *Establishing a more central Campus entrance and sense of address*

The completion of the Rowena E Couatts Science Centre and its landscaped setting created a more central and major open space on the Campus to the east of what has been the traditional campus open space of Wanliss Square. The traditional entry to the main heritage building adjacent to the undercroft was closed off prior to 2000 and incorporated into the Memorial Hall/cafe upgrade.

Shifting the main entry eastwards to a more central location on the Campus will reflect the evolving use of the Campus and, when fully incorporated, provide immediate orientation to visitors to the school. The entry's detailed design will re-establish a prominent entry from Sturt Street that is also more central and provides a sense of address to the Campus facilities. Better controlled security for the Campus will also be achieved via the new entrance.

The new entrance will consist of high quality landscaping including new boulevard street trees to complement and enhance the Sturt Street interface and contribute to the improvement of the broader education precinct.

2. *Future use of College-owned properties in Ajax and Murray Streets*

The College owns and utilises 13 properties in Ajax Street, as well as No. 1 Murray Street. Six of these properties are located opposite the science centre on the southern side of Ajax, with the remaining properties on the northern side.

Recognising this property holding and incorporating it into the long-term vision for the school benefits the College and the surrounding area to provide certainty, ensure efficiency and improve amenity, both internally and externally, to the Campus. The retention, relocation and adaptive re-use of the maximum number of contributory heritage dwellings, balanced with the educational needs of the College, will ensure net community benefit is achieved through the Master Plan.

Linking the school-owned properties at the west end of Ajax Street with the western section of the Ajax Street road reserve has the potential to create a substantial open space area with an all-weather sports playing field, co-located with the existing oval and open space. Closure of the western section of Ajax Street can be achieved, which will increase the residential amenity to other landowners in the street without effective functioning of the street.

The existing dwellings on 15 and 16 Ajax Street will be retained as part of the continuous streetscape to the east. The new open space area will be extensively landscaped and the Campus interface and amenity of the immediate area will be improved.

The existing dwellings on the northern side of Ajax Street will be retained as part of the continuous streetscape, whereas the land behind them will be developed for school use and the dwellings integrated into these uses as the Master Plan is implemented. By careful design, any new infill buildings behind the dwellings will be kept within a compatible scale and complementary appearance. The strategy ensures the landlocked land part of the school becomes more functional whilst protecting and enhancing the residential amenity of this end of Ajax Street.

3. *New active open space*

The addition of a new all-weather synthetic playing field, on the south side of Ajax Street, will take pressure off the existing oval (which will be retained), especially during the wetter winter months. The all-weather sports playing field has been designed to obtain maximum benefit from the land available and ensure the interface between the Campus and residential properties is improved. The playing area of the open space area is planned at 69 metres long by 46 metres wide, just short of the minimum for a full-sized soccer pitch. The area could contain, and is planned to be marked out for, one mini-soccer pitch, four basketball or netball courts and six tennis courts. The surface would be synthetic grass and surrounding the playing area would be a 3.6-metre-high mesh fence to ensure sports balls would not escape.

Extensive landscaping and an acoustic fencing along the southern and eastern boundaries of the area will ensure that any potential off-site amenity impacts are managed appropriately and the Campus interface with the laneway is significantly improved. Soft landscaping would also be provided along the western boundary of the pitches, providing linkages to the main sports oval. This area could also provide emergency vehicular access to the site from Murray Street should it be required. Further soft landscaping would be provided north of the sports pitch along the pedestrian path south of the science building.

4. *New central open space*

The new central open space, created concurrently with the construction of the Rowena E Coultts Science Centre and, now positioned on a direct axial relationship to the new entry, takes on greater symbolic importance on the Campus. The significance of this “heart of campus” space is enhanced by its extension and connection through the Campus to the south of Ajax Street.

The “heart of Campus” space provides the focus and siting for all other new built form on the Campus. As the Rowena E Coultts Science Centre and the Erindale Building orientate to the “heart of Campus” space, so will all new major buildings. The replacement Chapel (to be discussed further) will front this important central campus space, as will new administration, public reception and staff facilities.

5. *New infill development/facilities*

The high-quality streetscape at the eastern end of the Sturt Street frontage is a direct consequence of the architectural design and landscape setting of the three heritage-listed residences. The easy flow from these buildings into the attractive central open space, which affords engaging glimpses into the Campus, comes to an abrupt halt on the western side of the fine old weeping cherry tree in front of Dumbarton House. Removal of the concrete block veneer frontage of the girl’s boarding house and the carport in front of this will allow Dumbarton to be viewed from three sides along Sturt Street. This will provide a significant enhancement to the quality of the streetscape and set off the entry to the school on the Murray Street alignment.

To continue the Sturt Street frontage quality upgrade, the existing small and inadequate chapel building will be removed and a new replacement facility will be located elsewhere on the site. Not only does the move work toward replacement of the chapel with a suitable and functional facility on the Campus, it also removes an existing poor-quality building from its current awkward position in front of the main historic and most prominent building on the site. High quality landscaping will be established between the front of the main building and Sturt Street frontage, connecting with the established landscape in front of McFarland Hall. The Sturt Street frontage has been upgraded to the Wanliss Road corner, with re-development of the Charles E Richardson Physical Education Centre. Additional on-site car parking will ensure improved access and parking arrangements that support the future use and development of the Campus. The new facilities will be appropriately landscaped to ensure an improved street frontage.

The upgraded streetscapes on the east and west sides of the Sturt Street boundary will not only enhance the interface with the very wide College frontage but also flank the new entry to provide an appropriate setting for the address of this major Ballarat institution, on the city's finest boulevard.

6. *Improved public infrastructure*

Improvements to the road and pedestrian network servicing the Campus will be made to support the improved functioning of the College and local neighbourhood.

Key upgrades will include improved pick-up and drop-off facilities in Wanliss Road, works to Ajax Street and Murray Street, street tree planting and removal of redundant cross overs in Sturt Street, demarcation of on-street parking where appropriate, and the augmentation of the off-street pedestrian network along Junction Street and Wanliss Road to provide a safe pedestrian-friendly link to Sturt Street.

6.6. Master Plan Implementation

The application seeks the adoption of the Master Plan as part of a Special Use Zone applied to the entire Campus. The adoption of the Master Plan will provide a degree of certainty to all stakeholders and provides a conceptual development framework for the development of the Campus. Given the changing nature of education provision and school circumstances, the Master Plan is essentially a guide for the future based on current thinking and if necessary may be updated or amended in the future. This approach reflects the College's intentions to increase transparency with both the Council and the community. This is consistent with commentary and advice in the VCAT decision on the Science Centre in 2012:

"This could be via a formal planning scheme amendment process that includes the land under an overlay control or a Special Use Zone or via preparation of a more informal Master Plan. We think either approach will provide a level of certainty to the school and nearby residents and avoid an ad hoc approach to development of the school. At the same time the importance of a Master Plan or overlay control should not be overstated. It will not eliminate the potential for change and the existence of a plan for the future should not create unrealistic expectations of certainty in an environment where education needs and College circumstances can change rapidly."

Any planning permit application submitted in the future, should the Master Plan be adopted, will not require assessment for its strategic merits providing it is in accordance with the Master Plan. However, given the Heritage Overlay affects all of the Sturt Street Campus land, all significant development in the future will still require approval.

Two sequencing diagrams form part of the Master Plan. They provide an indication of how the Campus is proposed to be developed over the next 13 years and in what order.

Adoption of the Master Plan will provide greater certainty to the school that it can plan for the implementation of its vision with reduced risk. Provided detailed design is appropriate, particularly in heritage terms, the school should be able to implement elements of the proposed Master Plan assuming other (non-planning) circumstances allow it.

Similarly, nearby residents and other stakeholders will have greater certainty through the Master Plan as they will gain a clear understanding of the vision for the Campus.

7. Proposed Zoning and Development

7.1. Proposed Special Use Zone Schedule 17 - Ballarat Clarendon College Sturt Street Campus (SUZ17)

The proposal is to apply the Special Use Zone to the whole Campus with tailored planning controls to suit the site under SUZ17, and enable the approval of the Master Plan as reference document by Council to guide the use and development of the Campus.

The site is currently split between Special Use Zone Schedule 5 – Private Education Establishment (SUZ5) and the General Residential Zone (GRZ1) – a product of more than a century’s development and expansion. Key existing facilities, including the arts centre, seniors centre and science centre, are currently within the GRZ1. A number of proposed facilities, such as the multi-purpose sports fields, are proposed on land currently zoned GRZ1. Whilst education uses are acceptable in the GRZ1 (subject to the granting of a planning permit), it is proposed that this zoning discrepancy be addressed given the intensity of non-residential uses now on this land and because it is highly unlikely conventional residential uses will be considered by the landowner in the future. The application of a tailored Special Use Zone to the entire Campus will allow the school to continue to evolve and advance within its consolidated landholding in this area.

The current SUZ5 – Private Education Establishment does not provide decision guidelines and does not permit a Dwelling as a lawful use, requiring the introduction of Schedule 17 - Ballarat Clarendon College Sturt Street Campus (SUZ17). The preferred option would be to amend the existing planning controls under SUZ5 to reflect present day requirements, however this may have unintended impacts on other schools under this zone. For this reason a new schedule to the Special Use Zone, SUZ17, is introduced to modernise the existing SUZ5 and provide specific guidance to the Ballarat Clarendon College Sturt Street Campus. This maintains some level of consistency with other schools in the Ballarat Education Cluster within the Special Use Zone until such time as the revision of SUZ5 by Council.

The SUZ17 is specifically tailored to enable approval of the Ballarat Clarendon College Sturt Street Campus Master Plan 2017-2030 to promote and manage the use and development of the land for Ballarat Clarendon College as an education establishment. The VCAT decision referred to formalising the boundary and planning controls for all land to be used for private education purposes; applying SUZ17 across the whole school site will confirm the Campus boundary and standardise the planning controls for the site. This will in turn provide certainty to the College, the council and the community on the future use of the entire Campus.

Should the SUZ17 be applied to the Campus, a planning permit would not be required to use the buildings or any of the land within the Campus for an *education centre* (if the land is used in accordance with the Master Plan approved by City of Ballarat as Responsible Authority). However, as the entire campus is subject to a heritage overlay, a permit would still be required for buildings and works (including demolition) anywhere on the school’s land to ensure the control and protection of the significance of the heritage precinct.

An *education centre* is defined in the Victorian Planning Provisions as “land used for education” and incorporates the secondary school and any use required by the school on the site.

The proposed tailored SUZ17 is the most appropriate zone for the entire Campus as it allows a publicly accessible master plan, approved by the Responsible Authority, to guide and inform future development. It also allows the land to be used for education and ancillary use purposes without the requirements of a planning permit. Application of the SUZ17 throughout the Campus would ensure that any future use would complement the private education facility in a holistically planned and considered manner.

The College owns a number of residential properties along Ajax and Murray Streets which are currently zoned GRZ1 but, as part of the Master Plan process, are proposed to be included in the SUZ17 and ultimately (as part of the projected 10 - 15 year plan for the school) transition from their current residential use to a school related use. Whilst this transition occurs, the school would like to use these properties for residential purposes if required. With this in mind, the SUZ17 has been drafted to include accommodation as a Section 1- permit not required use, provided that it is in accordance with the Master Plan.

The provisions of the Heritage Overlay, Design and Development Overlays and Vegetation Protection Overlay will still apply to the site, ensuring inter alia that heritage buildings and significant vegetation will still be protected and a planning permit required. This application is not proposing anything that would remove these planning controls.

Given the unique land use situation associated with the school and the long-term nature of the Master Plan implementation, it is respectfully submitted that a site-specific zone schedule (as proposed here) is appropriate and necessary. This provides an appropriate mechanism to support the Campus' ongoing development and limited expansion within an established area as part of the Sturt Street Education Cluster.

A copy of the proposed SUZ17 is provided with the Application.

7.2. Proposed multi-purpose sports playing field

The new all-weather multi-purpose sports fields effectively doubles the school's current capacity for use during health and physical education classes and the co-curricular sports program. Ballarat Clarendon College intends to link the construction of the all-weather multi-purpose sports fields with an innovative educational program to address the issues of childhood obesity and low physical activity levels. Whilst these issues can also be represented as a community or family concern, there is no doubt that schools and educators have a leading role to play in this work. Addressing childhood obesity and low physical activity levels will be the constant theme and driver for the implementation of a restructured co-curricular health and physical education program which will be supported by the development of these facilities and the resources available.

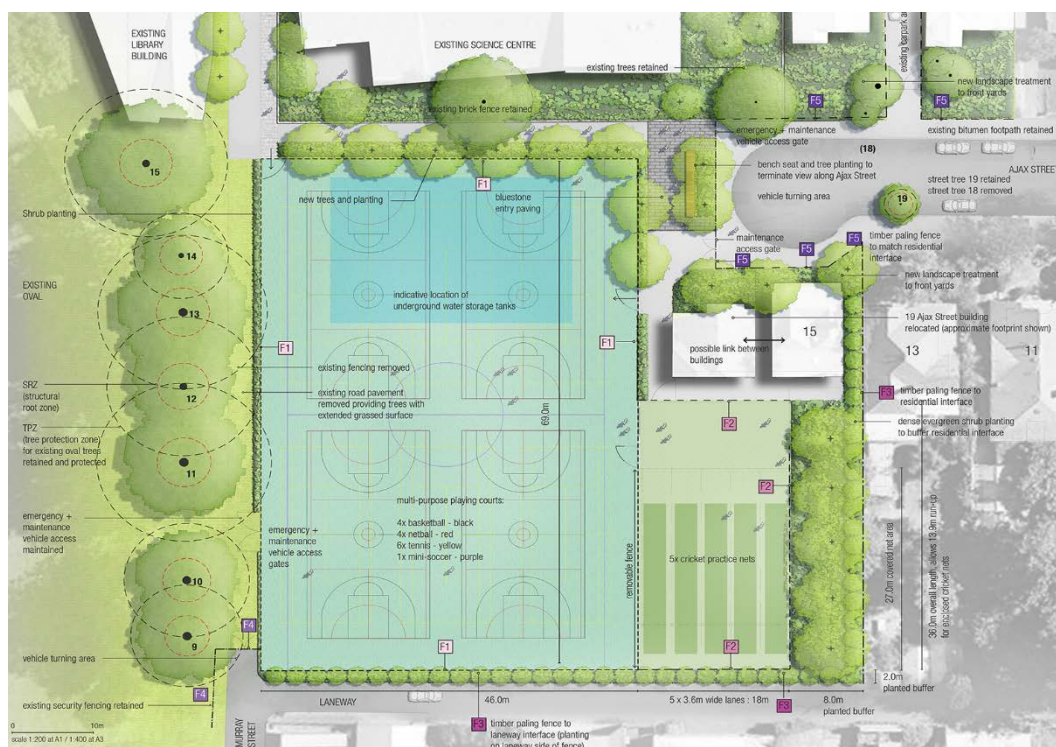


Figure 12: Proposed multi-purpose sports playing field and practice nets

The Australian Physical Activities Guidelines (APAG) have been designed and based on a rigorous evidence review process into the relationship between physical activity and health outcomes such as obesity and cardiovascular disease. In order to achieve optimal health benefits, the APAG recommend that 5 to 17 years olds accumulate at least 60 minutes of moderate to vigorous physical activity every day and break up periods of sitting as often as possible. If you fail to meet these guidelines you are considered physically inactive. Unfortunately, Ballarat is the worst region in Australia for physical inactivity, with local media reporting that 85% of the population not meeting the APAG. This is a significant issue for the Ballarat population as there is now a large amount of evidence that clearly links inactivity to obesity, Type 2 diabetes and cardiovascular disease. In Ballarat 60% of adults and 30% of young people are overweight or obese and 32% percent of people have cardiovascular disease, which is the highest in Victoria and second highest within Australia.

In light of this information the College aims to work closely with students and their parents to help assist each student in meeting the APAG through a combination of physical education classes, the co-curricular sports program and encouraging physical activity at recess and lunchtime.

The new multi-purpose sports field will assist the College in achieving this aim by significantly increasing the size and number of courts available. For example, the school currently has a hard surface sports field that can accommodate either two (2) netball / basketball courts or two (2) tennis courts. The new sports field design will provide either four (4) netball / basketball courts, six (6) tennis courts or one mini-soccer field. The facility will be big enough to run hockey and soccer training sessions on, instead of the current situation of needing to use Council facilities, which requires travelling off-site and/or arrangement of alternative venues when the facilities are used for soccer or football by other users.

Table 1: Analysis of increased capacity provided by the proposed all-weather multi-purpose sports field

Activity	Current Capacity	New Capacity
Tennis	2 courts (8 students playing doubles)	6 courts (24 student playing doubles)
Netball	2 courts (4 teams of 7 = 28 students)	4 courts (56 students)
Basketball	2 courts (4 teams of 5 = 20 students)	4 courts (40 students)
Futsal (5 a side soccer)	2 courts (4 teams of 5 = 20 students)	4 courts (40 students)
Cricket	4 nets (5 students per net = 20 students)	5 nets (5 students per net = 25 students). Relocation of cricket nets also means that spill over training for fielding and fitness drills can be conducted at the same time on the hard surface facility.
Soccer	Too small for training or games.	Large enough area to use for training hence would be used by 20-30 students per session.
Hockey	Too small for training or games.	Large enough area to use for training hence would be used by 20 to 30 students per session.
Football	The oval is generally used for games hence school teams need to go off site to train, as the current courts are too small.	Large enough area to use for training, hence would be used by 20 to 30 students per session. This would be juniors undertaking skill drills, whilst the oval is used for game simulation.
General PE classes	The current space works is adequate for one class of 30 students at a time to do general skill development activities and games on.	Large enough to have two classes comfortably (60 students) and more if required, which is important when often 5 Middle School PE classes and two Senior PE classes all timetabled at the same time.
Before school, Recess and Lunchtime	The current courts are heavily used for Futsal and Basketball. With only 2 courts, there is competition for space and thus the students spend the majority of their time in a small area working at a low intensity.	The 4 courts would allow students to have more space and thus work at a higher intensity, which is better for their health. More students can utilise the area concurrently.

Provision is also made for improved cricket practice nets that are co-located with the multi-purpose sports field, making provision for five (5) nets. The proposed cricket practice nets would be contained within a fully enclosed cage located in the area behind the existing dwellings at 15 and 17 Ajax Street (both in the school's ownership). The current practice nets in the south-west corner of the Campus have four (4) nets, are encumbered by a mature tree and does not allow integrated multi-use use for physical education at the College.

The multi-purpose sports field also has a direct student benefit through higher intensity levels during physical activity sessions. By having more courts available, classes can spread out and use the greater area, and thereby increase the level of involvement each student has in the activity in and increase their intensity. For example, with only two futsal courts a class of 24 students would need to play six a side, whereas with three courts they would play four a side which would allow each player to have significantly more involvement in the game and therefore more opportunities to learn as well as having to work at a much higher heart rate which is beneficial to their health.

A high-level comparative analysis of other secondary schools in Ballarat and Victoria is captured in Table 2 below. The table shows that the Campus provides a very limited amount of land area as open space in terms of total site area compared to other schools. The school currently bus students off the site for some sporting activities; this is not an efficient use of time or resources and has associated operational and security implications.

Table 2: Comparative analysis of open space and sports facilities of secondary schools

School	Site Area (approx. ha)	Active open space area (approx. ha)	Open space/Area %	Sporting/Open Space Facilities
Ballarat Clarendon College Sturt Street Campus	5.6	2.1	37.5	1 oval, 2 multi-use netball/tennis courts
St Patrick's College	12	6	50	2 ovals, 1 multi-use playing field, 9 tennis courts, 2 multi-use netball/tennis courts, 6 cricket nets
Ballarat Grammar	14	5.4	38.5	4 ovals, 2 netball courts, 5 cricket nets, 8 x 100m synthetic sprinting lanes, 4 tennis courts, 1 basketball court, multi-use synthetic hockey/soccer pitch and 8 tennis courts
Ballarat High School	16	8	50	2 ovals, 2 basketball courts, 1 netball court, 2 cricket nets, 4 multi-use tennis/netball courts, 3 tennis courts
Ballarat Secondary College	7	5	71	2 ovals, 4 tennis courts, 2 multi-use tennis/netball courts, 1 playing field
Xavier College	15.5	8.4	54	4 ovals, 29 tennis courts, 5 cricket nets, 1 basketball court, 1 athletics track,
Melbourne High School	4.5	2.2	48	1 oval, 1 soccer pitch, 2 tennis courts, 2 multi-use courts
Scotch College	26	9.3	35	33 cricket nets, 3 ovals, 1 soccer pitch, 2 playing fields, 24 tennis courts

A demonstrated need exists for further open space sporting facilities at the Sturt Street Campus. Particularly facilities which are adaptable to the wide range of sports played at today's schools and also adaptable to weather conditions so that students can spend as much time as required outside in the open with fresh air.

The current shared netball/tennis courts located along Sturt Street are not efficient to service the needs of the school. It cannot be expanded given the buildings around it and the fencing and synthetic surface treatments required for these facilities do not respond well to the Sturt Street streetscape or the objectives of the heritage and design and development overlays which apply to the land.



Figure 13: Sturt Street view of existing netball/tennis courts on the Campus

By relocating the existing courts to the proposed new facility and re-establishing a garden forecourt in this location (further discussion to follow), the interface with Sturt Street will improve significantly. This will significantly contribute to the enhancement of Sturt Street and its connection with private land, as per the design objectives of Design and Development Overlay Schedule 11.

Various options were explored to determine the location of the new multi-purpose sports field and cricket practice nets, taking into consideration existing built form, College needs, sports field requirements and the long term use and development of the Campus. The minimum dimensions of a soccer pitch are 90 metres in length and 45 metres in width. It would take almost the same amount of space to provide six tennis courts – enough to keep all students in a single class/lesson active at all times. Given the size of the existing campus, as discussed in the table above, and the location of existing heritage protected buildings which are in place to provide education on this site; it is not possible to find appropriate space for a multi-purpose sports facility within the current campus footprint. It is acknowledged that there are pockets of functional open space on the campus, but none large enough to accommodate the size of facility that is required.

The most logical location for a new facility is on land within the school's ownership near the corner of Ajax and Murray Streets. This land, like the entire existing campus, is subject to the precinct based heritage overlay and contains a number of dwellings which will require relocation, this is discussed in more detail in sections 7.3 and 9 of the report. A large native tree will also require removal; the tree is within 10 metres of the dwelling at 23 Ajax Street and therefore its removal is exempt from any provision of the Ballarat Planning Scheme through clause 52.48-1.

The proposed location will:

- Cater for the current and future needs of the College.
- Complement existing adjacent functional open space in the form of the oval.

- Be 69 metres long and 46 metres wide and could adapt to make provision for four netball courts, four basketball courts, six tennis courts and a small soccer pitch.
- Enable all-weather use through a synthetic surface that would also take pressure off the existing oval, especially during the wetter winter months.
- Enable integrated use for physical education and the co-curricular sports program by accommodating multiple sports codes and activities.
- Be planned and developed with appropriate screening and interface treatments with neighbouring properties.

The location of the proposed all-weather sports playing field is directly adjacent to the existing football oval of the school. This provides the benefit of integrating all open space facilities at the southern part of the Campus. Furthermore this chosen location adjacent to the existing oval provides for consolidation of outdoor sports facilities for practicality purposes.

The playing field is the minimum size needed to provide adequate education provision in certain sports on the Campus. In fact the soccer pitch would not be the required length to minimum standards. However there are no other suitable locations within the Campus to provide sufficient space in one area for such a facility. The proposed sports field have been located as far west as possible without entering the tree protection zones of a number of large established trees on the existing oval, to ensure mature trees are retained without impacting on the use of the sports field. The design has been informed by the Tree Assessment Plan which accompanies the Application and outlines the Tree Protection and Structural Root Zone of each of the trees in the area.

An eight (8) metre wide planted buffer would be located between the practice nets and the existing private residence at 13 Ajax Street. A 2.1-metre-high acoustic fence (or fencing treatment as informed by an acoustic assessment) would be located along the school's boundary with 13 Ajax Street. A laneway separates the southern interface from four dwellings addressed to Junction Street and this would be complimented with a 2-metre-wide planted buffer as well as a 2.1-metre-high acoustic timber paling fence (or fencing treatment as informed by an acoustic assessment) on the school's side of the planting.



Figure 14: Current southern interface of 1 Murray Street, 17 and 19 Ajax Street with the Right of Way



Figure 15: Elevation of the proposed landscaping and multi-purpose sports field southern interface with the Right of Way

The existing dwelling at 15 Ajax Street would be retained and reused. 17 Ajax Street would be demolished and 19 Ajax Street relocated onto its site. Together these two former dwellings would be used as changing facilities and storage associated with the sports facilities, conveniently located for effective use by students. Although used for different purposes the buildings would have domestic heritage appearances from the public realm. Meaning the retained part of Ajax Street would read as an entirely residential street on both sides until the end of the proposed court bowl.

At the end of the proposed court bowl would be a landscaped area both terminating the view at the end of Ajax Street and providing internal wayfinding for school users around the sporting pitch. This area could reuse some bluestone from the former road. The boundary between school land and public land would be marked by a 1.2-metre-high timber picket fence at these locations to further provide the residential feel to the street.

The addition of this flexible open space area to the Campus not only has the capacity to effectively cater for the current needs of the College, it will also contribute to the viability and longevity of the school in this location over the longer term.

7.3. Dwellings to be Retained or Relocated

The six contiguous properties at 15, 17, 19, 21, 23 Ajax Street and 1 Murray Street together comprise almost 4,200 square metres of land. The buildings face onto either the existing oval to the west or the science centre on the northern side of Ajax Street. None of the dwellings are listed as having individual heritage significance in the Ballarat Planning Scheme; however, all except 17 Ajax Street are considered prima facie contributory to the significance of the West Ballarat Heritage Precinct. Number 17 Ajax is considered to be “not of heritage significance” to the precinct leaving five contributory dwellings.

The need for additional sports facilities at the Campus, and the land size required, has been explained above. However there are competing factors such as a responsibility to protect heritage assets where possible and to retain the heritage character of the precinct. This proposal seeks to reach a compromise by reducing the size of the sports facility to the smallest it could be to meet the schools needs and to thereby allow for the retention and relocation of two of the contributory dwellings.

The College supports the relocation of the dwellings at 21 Ajax Street, 23 Ajax Street and 1 Murray Street off-site and will work with interested parties to achieve this outcome, which could include offering the dwellings at no cost to the market. Should the relocation of these dwellings not be achievable, demolition will however be required.

More details can be found in the Bryce Raworth Pty Ltd heritage assessment provided in the Application. It is considered 15 Ajax Street has the most significance to the heritage precinct, followed by 19 Ajax Street. As mentioned 17 Ajax Street is non-contributory, therefore a planning permit is not required for its removal or demolition. The relocation of 19 Ajax Street next door onto the site of 17 Ajax Street ensures the efficient use of space and that the overall heritage streetscape of the retained part of Ajax Street maintains its integrity.

This applications Master Plan for the Ballarat Clarendon College Sturt Street Campus provides clear guidance and detail on how the properties of 1 Murray Street, 17 Ajax Street, 19 Ajax Street, 21 Ajax Street and 23 Ajax Street will be used which fits into the broader educational functions of the campus. The Master Plan also identifies how the existing contributory dwellings within the schools’ ownership at 2, 4, 6, 8 14 and 15 Ajax Street will be retained within the Campus, along with 10 Ajax Street, which is identified as not significant to the precinct.

7.4. Proposed Road Closure and Road Upgrades

Ajax Street is a local road aligned east-west between Murray Street and Durham Street. Murray Street is a local road running north-south between Inkerman Street to the south and terminating at Ajax Street to the north. A Right of Way (ROW) runs east to west from Murray Street, providing vehicular access by gravel to the rear of properties that front both Junction Street and Ajax Street, through to its termination approximately 150 metres east of Murray Street.

To facilitate development of the multi-purpose sports playing field within the Campus, both Ajax Street and Murray Street are proposed to be closed to vehicular and pedestrian traffic at the boundary of the rezoning.



Figure 16: Proposed road closures – sections of Ajax Street and Murray Street, Newington

Ajax Street will be terminated with a court bowl at the frontage of 15 and 17 Ajax Street. The court bowl will turn south and encroach on the existing front setback of these properties. The design ensures the maximum length possible for Ajax Street and provides street frontages for both 15 and 17 Ajax Street.

School user traffic would be discouraged from using Ajax Street through a traffic management plan shared with the school community (draft included in the Application). Only staff with designated car parks, accessed through a security boom gate at the laneway between 14 and 16 Ajax Street, would use Ajax Street. Appropriate landscaping treatments will ensure a residential character as outlined in the landscape plan prepared for the area (refer Figure 12 above).

The Ajax Street treatment has been designed to accommodate a waste collection vehicle up to 9.8 metres in length. On-street parking would not be available within the court bowl; however, all on street car parking to that point, including the last of the privately-owned properties at 13 Ajax Street, will be retained. Similarly, no crossovers or private access ways will be affected. It is acknowledged that Council will prefer a court bowl dimension that allow a waste collection vehicle to turn around in one movement, however the current road reserve width restricts the dimensions of the proposed court bowl and the design considers

traffic requirements, setbacks, use and development needs, heritage and retention of existing trees where possible. The proposal will allow for the safe manoeuvring of a waste vehicle, taking into consideration that parking or stopping in the court bowl will not be allowed and mainly local traffic will be generated in Ajax Street.

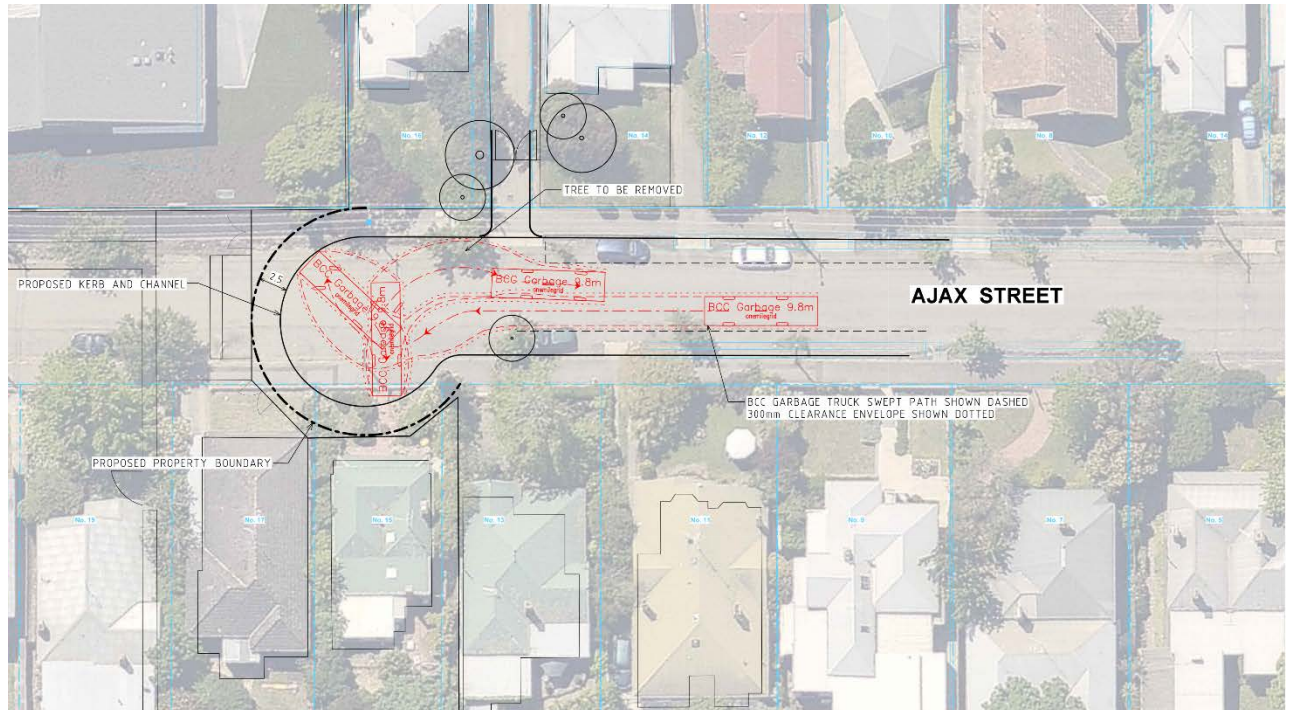


Figure 17: Proposed court bowl in Ajax Street

A feature survey and tree assessment were carried out on the parts of Ajax Street and Murray Street to be demolished. Whilst none of the street trees are protected by the Ballarat Planning Scheme, it was considered important to retain as many as possible for the character of the area. Six street trees are to be removed as part of the proposal, these are numbered 16, 17, 18 and 20-22 on the submitted tree assessment plan. These are all Manchurian Pears and in good health. Replacement planting to suit the new use and development of this area is proposed.

The location and size of the proposed court bowl will allow for the retention of a tree on the site of the new science centre (formerly 18 Ajax Street) and close to its boundary with 16 Ajax Street. The VCAT decision on the science centre stipulated that the science centre building be further set back than originally proposed so this tree could be retained. The science centre is now constructed and the tree remains, therefore it is considered important to ensure its further protection. The proposed court bowl is not located within the tree's Tree Protection Zone and will survive.

Murray Street is proposed to be terminated to the immediate north of the junction with the laneway which runs south of, and parallel to, Ajax Street. A three-point turn area will be provided, facilitating both inbound and outbound movements from the street and retaining access to the laneway for dwellings that require rear access. As part of the consultation process some neighbours expressed concerns about accessing the laneway with their trailers. Turning templates to show these movements can be executed are provided with the submission.

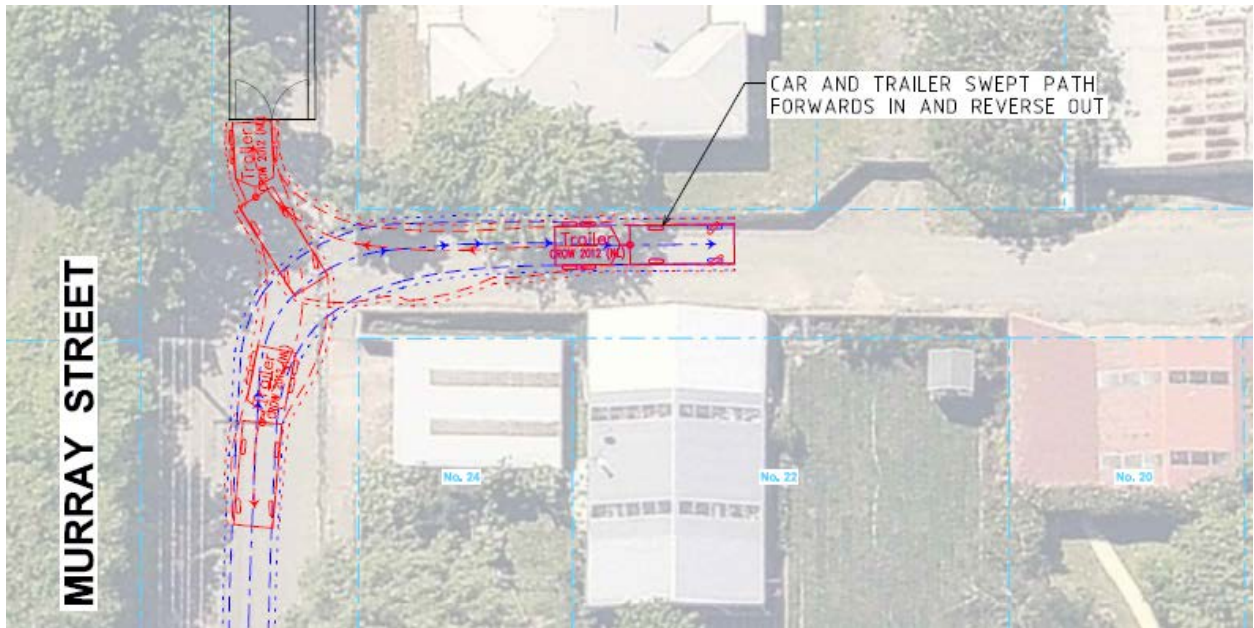


Figure 18: Proposed treatment of Murray Street

It is proposed that this part of Murray Street and the rear access lane are only used by residents. A “no through route” sign at the Murray Street/Junction Street intersection would be used, however as this part of Murray Street will remain a public road, it is not possible to ban the public from using it.



Figure 19: Northern section of Murray Street between Ajax Street and Right of Way

The proposed treatments of Ajax Street and Murray Street respectively enable both effective local traffic movement and development of a functional multi-purpose sports playing field, supporting the effective functioning of the Campus.

The College will construct new pedestrian pathways along the southern and western boundaries of the Campus to augment and improve the current pedestrian network in the immediate vicinity of the school.

7.5. Car Parking Improvements

Two new car parking areas will be constructed on-site accessed from Wanliss Road and Junction Street. The two new car parking areas will provide for an additional 31 car spaces for the use of staff in addition to the existing Ajax Street car park. The provision of additional on-site car parking will support the future development of the College and respond to a key issue identified in the stakeholder engagement process.

The new car parks will be landscaped and fenced to form an integrated part of the Campus. A total of 13 car spaces are required to comply with projected staff and student numbers. The proposed 31 spaces exceeds the statutory requirement and provides for any potential loss of parking within the section of roads to be closed.



Figure 20: Proposed car parking spaces on-site and on-street along Wanliss Road and Junction Street

As part of the Application, it is proposed to provide for increased drop off and pick up opportunities on the school frontage with spaces along Wanliss Road to be converted to P5min spaces on school days from 8:00am – 9:00am and 3:00pm – 4:00pm. A concept plan showing the location of proposed pick-up/drop-off areas in context with existing parking restrictions is included in the traffic impact assessment prepared by Onemilegrid.

7.6. Removal of Pedestrian Easement – Murray Street

A pedestrian easement traverses the Campus between Sturt Street and Ajax Street along what was formerly a section of Murray Street. The easement is two (2) metres wide and is directly adjacent to the girls boarding house, library, classrooms and the current tennis/netball courts.

The easement provides 24-hour public access through the core of the school campus and bisects the Campus north-south.

The proposed removal of the easement seeks to:

- Increase safety for students and Campus infrastructure with no public access permitted through the school. Alternative pedestrian links exist that provide permeability through the wider precinct without compromising the safe functioning of the school.
- Facilitate the improved internal functioning of the Campus, predominantly by allowing for the gradual development of an outdoor 'heart' space within the Campus and better integration of campus facilities.
- Facilitate the development of facilities and a new main entrance on the Campus.
- Support the improvement of street and residential interfaces.

The Master Plan for the Campus indicates how the closure of the easement will facilitate more effective functioning of the Campus as a single entity and better integrate Campus facilities.

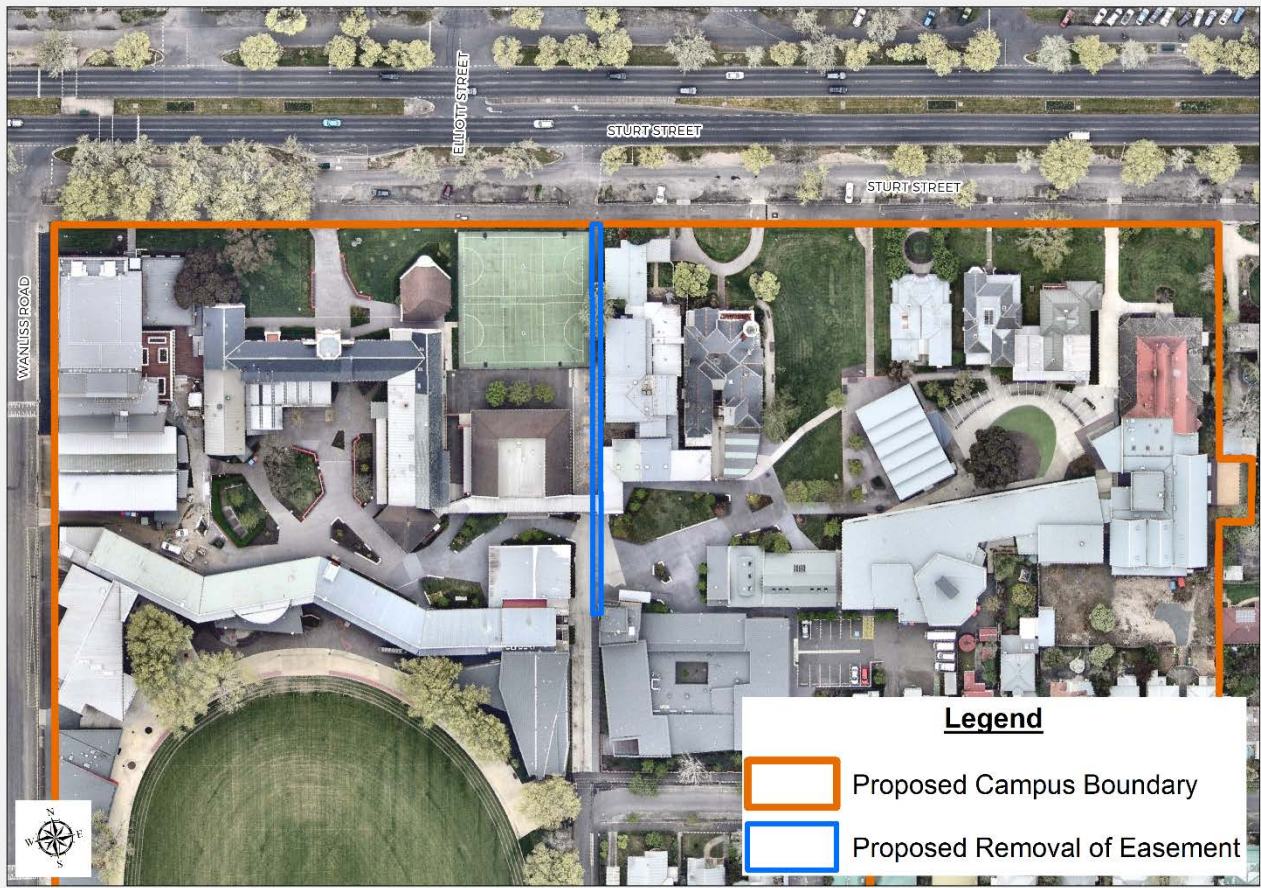


Figure 21: Proposed Removal of Easement

The transport impact assessment prepared by Onemilegrid demonstrates (on page 32) the additional walking time that will affect pedestrians because of the easement's removal. It is calculated to be 280 metres and three minutes if travelling along Wanliss Road, or 470 metres and six minutes if one chooses to travel via Durham Street. Given the location of existing controlled pedestrian crossing points on Sturt Street, Murray Street does not represent the shortest route for many destinations. Further details on the pedestrian network servicing the Campus and the neighbourhood are provided in section 8.2 below.

The pedestrian easement was created after this part of Murray Street was discontinued as a road in 1990 partly due to safety concerns for students. It is believed the easement was primarily created to continue to allow convenient walking access from streets south of Clarendon College to the old St Cuthbert's Church.

The church was located at 1420 Sturt Street, directly opposite the northern end of the easement, on the other side of Sturt Street from the school and on the corner with Elliott Street. However, the church has been closed for some years now and was converted into a residential property in 2014. Therefore, the pedestrian easement no longer serves this purpose.

The decision to close this part of Murray Street in 1990 was partly informed by a need to improve student security; this applicant has the same focus based on contemporary safety considerations. The removal of the easement will confirm the Campus boundary and support the effective management of the private and public domains of the Campus, which will also assist in improved local traffic management.

Since the road closure and creation of the pedestrian easement, the issue of child safety at schools and in institutions has become a major issue. The Victorian Government has introduced the *Child Wellbeing and Safety Amendment (Child Safe Standards) Act 2015*. This places increased responsibility on organisations to protect children. It arguably places a responsibility on the College and the Council, as the beneficiary of the easement, to manage the risks associated with the easement. In this case given the relatively low level of usage and the lack of strategic justification for the easement, it is considered that on balance the risks favour its removal.

As part of this application, the upgrade of off-street pedestrian paths along Junction Street and Wanliss Road are proposed (at the cost of the College) to ensure the completion of the local network in the vicinity of the school. This will provide greatly improved pedestrian access along these two streets, with associated improved connectivity and safe access to Sturt Street.

7.7. Technical Assessments Informing the Application

The following technical assessments were conducted on behalf of Ballarat Clarendon College in response to the proposed rezoning and development of the land:

- Williams Boag Architects prepared:
 - Master Plan drawings outlining the staged development of the Campus.
 - Elevations for upgrades proposed to the Sturt Street, Ajax Street, Right of Way and Junction Street interfaces of the Campus.
- Traffic engineering firm Onemilegrid provided:
 - A transport impact assessment for the proposed rezoning of the site, the road closure, the removal of the pedestrian easement and the impact of organic growth on car parking on the surrounding area.
 - A draft Traffic Management Plan to help control school related traffic and change behaviour in line with the proposed Master Plan.
- MDG Landscape Architects prepared schematic landscape plans of:
 - The proposed all-weather multi-purpose sports playing field and surrounding buffer/interface planting and fencing treatments, including the proposed treatment of the Ajax Street cul-de-sac.
 - The two proposed car parks in the south-west corner of the site.
 - The proposed front entry hard and soft landscaping treatments to replace the demolished tennis courts and flat/carport structure.
- Bryce Raworth Pty Ltd prepared a heritage impact assessment for:
 - The proposed changes to heritage stock along Ajax Street.
 - The relocation of contributory dwellings.
 - Their replacement with open space.
 - The increased potential to upgrade the Campus's Sturt Street interface.

- SED Advisory prepared an Economic Impact Assessment to calculate the economic contribution Ballarat Clarendon College currently makes to the Ballarat economy. The report analyses the impact the implementation of the Master Plan would have, based on two scenarios: curtailed growth and organic growth (neither of which represent a growth or expansion strategy but are based on serving a growing Ballarat population). Both scenarios result in a positive contribution to the Ballarat economy in terms of Net Present Value and jobs created.
- SED Advisory prepared an assessment of the social contribution Ballarat Clarendon College makes to the Ballarat region and its people.

An acoustic assessment is being prepared to confirm or augment the fencing and landscaping treatments already proposed for the multi-purpose sports field (as appropriate).

8. Traffic and Pedestrian Considerations

As stated, Onemilegrid prepared a transport impact assessment for the proposed development of the Campus. A summary of the technical assessment and transport considerations is provided below.

8.1. Road Network

To facilitate development of the multi-purpose sports playing field within the Campus, it is proposed to close both Ajax Street and Murray Street to vehicle traffic at the boundary of the rezoning.

Based on current traffic volumes, a combination of residential and school traffic use Ajax Street and Murray Street in the vicinity of the Campus. Based on observations and these traffic volumes, traffic travelling via Murray Street and Ajax Street as a short cut to get to Durham Street from Junction Street and vice-versa is limited to school traffic only.

The redistributed traffic will therefore be related to school traffic predominantly. Given the location of the proposed closures, it is not expected that the closures will materially impact on the travel patterns of residents; however, pick-up and drop-off activity associated with the school will be redistributed to designated areas in Sturt Street and Wanliss Road. In this regard, pick-up/drop-off traffic currently utilising Murray Street and Ajax Street to access the school will cease.

A three-point turn is available where Murray Street will terminate. Whilst there would be gates at the boundary of the school for service and emergency access, these will only be used for these purposes and not be used for student access.

Similarly any gates to the Campus from Ajax Street will not be used for student access, with a security gate in place on the laneway between 14 and 16 Ajax Street so that only staff can access this car park. Gates at these locations will complement the school's new traffic management plan in discouraging pick-up and drop-off at these points. Two new staff car parks accessed from Wanliss Road and Junction Street will further ensure school related traffic is diverted from Ajax and Murray Street.

Additionally the traffic management plan will ensure that traffic previously approaching from the south (via Murray Street) and west (via Junction Street) will perform most pick-up and drop-offs at the designated point on Wanliss Road. The remainder of traffic is expected to utilise the Sturt Street southern service lane (which is being upgraded) and the Sturt Street northern service lane.

Traffic volume surveys were conducted to confirm daily traffic movements within the surrounding streets during the school term and during school holidays. The surveys, undertaken at the intersections of Durham Street / Ajax Street and Junction Street / Murray Street, indicate general volumes near the site are well within typical capacities for the function of the respective streets. The overall peak hours for both intersections were found to be between 8:00AM-9:00AM during the morning peak and from 3:15PM-4:15PM during the afternoon peak, coinciding with expected school drop off and pick up periods respectively. Traffic volumes at these intersections are expected to be largely similar once Ajax Street and Murray Street are closed, however vehicles will continue to travel along Durham and Junctions Streets but will not turn into Ajax Street or Murray Street where pick-up and drop-off will no longer be available.

This level of traffic associated with the incremental growth of school numbers is low in traffic engineering terms and is not expected to impact on the operation of the intersections or the traffic conditions in the vicinity of the site. It is noted that the road closure and design of school interfaces to Ajax Street and Murray Street, as well as the implemented traffic management plan will result in parents using Sturt Street and Wanliss Road in preference to Ajax Street, which will result in a reduced traffic volumes on Ajax Street and Murray Street adjacent the school.

The proposed court bowl has been designed to accommodate a waste collection vehicle up to 9.8 metres in length. The current design is considered the 'best fit' for the specific circumstances, given the constraints of the existing road reservation and heritage sensitivity of the adjoining properties.

8.2. Pedestrian Network and Access

The proposed removal of the pedestrian access traversing the Campus will redistribute existing traffic to one of two alternate routes to travel north-south. These routes would enter or exit Sturt Street at Wanliss Road and Durham Street.

A review of the likely walking destinations indicates that pedestrians are likely to be directed to the controlled crossing points across Sturt Street to link to the north to City Oval and Lake Wendouree. These are located at the Sturt Street/Wanliss Road intersection at the north-western corner of the Campus and at the Sturt Street/Pleasant Street intersection which is 220 metres east of the Campus's north-western corner.



Figure 22: Pedestrian routes proximate to the Campus

As shown above, as a result of the removal of the pedestrian path through the school, the distance for pedestrians to walk will remain largely unchanged assuming they are using the existing signals to cross Sturt Street to travel north-south.

With largely recreational trips expected, the change to an alternative route will be largely imperceptible to pedestrians in terms of time. An alternative journey may not represent as pleasant an experience for some, however this is an issue to be considered against the security of the Campus.

There are existing pedestrian footpaths along the proposed pedestrian route along Durham Street. For the proposed Junction Street/Wanliss Road pedestrian route, a section of footpath exists along some of Junction Street. However there is no pedestrian footpath along the school's southern oval frontage with Junction Street or at the southern end of its interface with Wanliss Road. It is proposed to upgrade this public land with a pedestrian footpath at the expense of the College to create a safe and high-quality pedestrian link to Sturt Street and the pedestrian crossing link which exists adjacent the northern end of Wanliss Road.

The resulting surrounding pedestrian network will directly improve the quality of public pedestrian paths and provide connectivity to the broader neighbourhood and key destinations such as Lake Wendouree. Figure 23 identifies how the proposed improvements to the pedestrian network will create safe and functional connectivity around the Campus in support of the broader network that already exist.

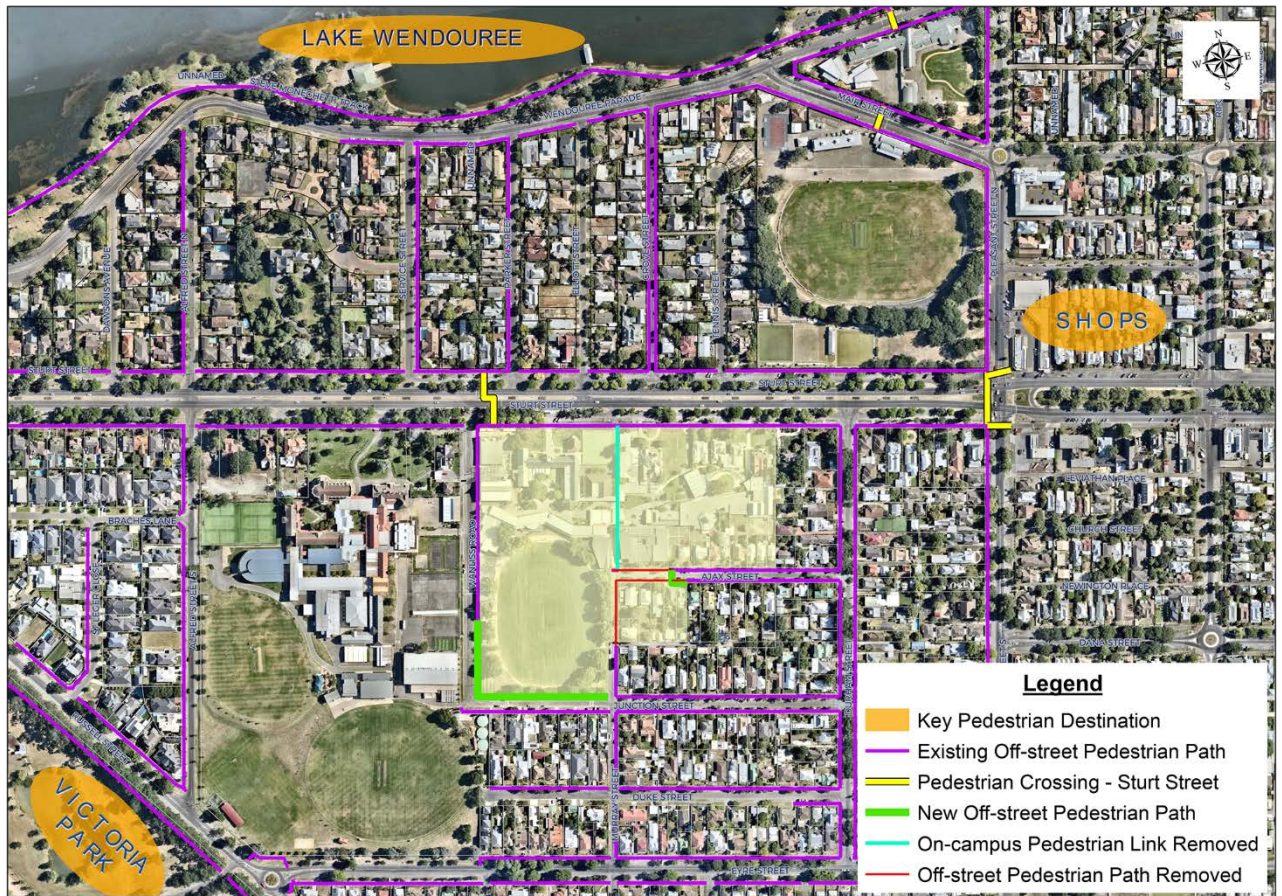


Figure 23: Local pedestrian network resulting from the Master Plan

9. Heritage Considerations

Bryce Raworth Pty Ltd prepared a heritage impact assessment for the proposed development which has been submitted with this Application.

The proposed works that affect HO164 are part of a broader Master Plan exercise for the College and comprise several components. These are: the removal of three contributory houses on the south side of the western end of the street; the relocation of one contributory dwelling to the address next door to enable the construction of a new sports playing field; and the creation of a vehicle turning point on the north side towards the western end of Ajax Street.

It is important to clarify at this point that a holistic and integrated decision-making approach is required when considering these variety of Master Plan components. The Victorian Supreme Court have been very clear on this matter with regards to demolition and heritage in *Boorondara City Council v 1045 Burke Road Pty Ltd [2014] VSC 127* where the court noted at [39]-[40]:

"To require the demolition phase of the development to be considered first and only by reference to heritage considerations is to invest the heritage policies with a status or importance above the other planning policies that are relevant to the proposed development, in that the latter will not come into play at all if the demolition cannot be justified purely on heritage grounds. It creates, in effect, a hierarchy of planning policies..."

[This] ... could preclude developments of great community benefit, such as hospitals and schools, on sites occupied by heritage buildings. The existence of the control restricting the demolition of heritage buildings would "block" considerations of the merits of the proposal and, potentially, prevent the "fair, orderly, economic and sustainable use and development of the land".

Each component of the proposal, which requires heritage consideration, has been assessed below. However as above this should not be considered in isolation but in conjunction with economic, social and other considerations as necessary through the Ballarat Planning Scheme.

9.1. Demolition

It is proposed to remove the existing houses at 17, 21 and 23 Ajax Street and 1 Murray Street (to the south of Ajax Street). These comprise all the houses at the western end of the south side of Ajax Street opposite the recently constructed science centre. It is proposed that Murray Street west of the subject demolition area and Ajax Street to the north will be incorporated into the school grounds.

Numbers 15 and 16 Ajax Street and those dwellings located eastwards of these dwellings will be retained. This will result in an intact residential streetscape from 15 and 16 Ajax Street (and the proposed court bowl) eastwards, with the contemporary school buildings removed from the streetscape onto the Campus grounds.

The demolition of 17 Ajax Street is not problematic given its status as a non-contributory building. The building at 1 Murray Street is not part of the Ajax Street streetscape and is located in its own block of Murray Street, therefore its demolition will result in little appreciable impact upon its streetscape or the broader precinct because of its relative isolation.

The demolition of 21 and 23 Ajax Street and relocation of 19 Ajax Street will have an incremental impact on the current streetscape. These buildings are representative of the precinct, though they are not seen as exceptional or unusual examples that sit on the higher end of the spectrum of contributory dwellings. The broader impact associated with the demolition of these buildings is not substantial. While any increment of building loss such as this clearly results in a numerical or percentage type impact upon the integrity, character and appearance of the precinct, a large precinct such as this can sustain such a loss without any

fundamental or overt impact upon its significance. The significance identified in the statement of significance will remain relevant, and will not be undermined to such an extent as to call the statement of significance into question.

Put simply there are approximately 400 contributory dwellings in the West Ballarat Heritage Precinct, therefore the loss of contributory dwellings represents a less than 1% loss of heritage dwelling. That does not include non-residential buildings forming part of religious and educational institutions within the precinct, which are specifically recognised by the precinct's statement of significance and in most instances, have greater individual heritage significance; some of which are recorded as having significance on a state level.

While the proposal effectively removes a proportion of the heritage streetscape to the south side of the west end of Ajax Street, the remaining portion of the street further east will continue to serve as a valuable component of the heritage overlay precinct. The existing interfaces that are found at the west end of the street, where only the south side of the street contains heritage building stock, will be removed. The north of this end of Ajax Street currently contains the newly constructed science centre and the western end contains 1.8-metre-high steel security fencing to protect the use of the oval. By contrast the northern interface of the end of Ajax Street would now consist of contributory heritage dwellings. Whilst a 1 metre high timber picket fencing and 10 metres of separation before the school's sports facilities, would represent the roads western interface.

As outlined in the Ballarat Strategy the ongoing development and better connection of education centres into the urban fabric of the city must be ensured, informed by each individual school's needs. The application provides a balance approach to the realisation of net community benefit by ensuring the long-term functioning of the school on the Campus as key social and community asset and the long-term protection of key heritage assets (including heritage dwellings in Ajax Street and Sturt Street, and buildings listed on the National Trust Register).

The application does not set a precedent for future removal of further heritage stock in the precinct; on the contrary the Campus is unique in the precinct and the Master Plan confirms the long-term Campus boundary and protection of heritage assets into the future. There are no other community facilities in the precinct that may require expansion into the residential area in a similar fashion to the school, and the Master Plan clearly establishes the Campus boundary and school footprint into the future.

9.2. Construction of a Multi-purpose Sport Playing Field

The construction of the proposed new sports playing field is part of a broader Master Plan for the Campus that will involve removal the existing sports courts from the northern Sturt Street frontage and converting that space into a new formal entry point.

The Sturt Street frontage is the most prominent of the school's street presences within the precinct and includes significant heritage buildings with both State and local significance. The proposed relocation of 19 Ajax Street and the removal of 17 (non-contributory), 21 and 23 Ajax Street and 1 Murray Street as well as the construction of new sports playing fields will facilitate this planned future improvement along Sturt Street, resulting in a positive impact on the heritage values of the site's northern Sturt Street public presentation.

The proposal will result in a low impact outcome in relation to the heritage values of Ajax Street. It will be in a location where the north side of Ajax Street already comprises non-heritage built form. Municipal councils and VCAT have determined in many instances that the impact associated with demolition to make way for gardens or open grounds is relatively benign and positive, certainly in comparison with the impact associated with new built form, such as infill in heritage precincts. The proposed scheme, therefore, represents an acceptable outcome with respect to the heritage values of Ajax Street and the wider precinct.

The proposal to improve the Campus at its current location supports the implementation of the Ballarat Strategy. The 'City in the Landscape' principal by acknowledging the value of the school as key social and physical heritage asset of the city within the immediate neighbourhood. The school has been at this location since 1912, and has gradually expanded to facilitate the school's development over 100 years or more. The Campus forms an integral part of the neighbourhood character of the local area, and this application seeks to confirm the boundary and future use of the Campus over the long-term as a key contributor to what makes Ballarat distinctive and valued.

9.3. New Vehicle Turning Point – Ajax Street

As part of the redevelopment scheme, Ajax Street would terminate between 15 and 16 Ajax Street with a court bowl created at this point. This will address a practical need for traffic amenity whereby vehicles, including waste collection trucks, can perform a turning manoeuvre. The centre radius of this new space will be located between 15 and 16 Ajax Street, and the aligned to the southern side of the existing road. Its offset configuration will result in it impinging on the existing properties on the south side of the street. It will require the appropriation of small portions of land from the corners of 15 and 17 Ajax Street but the impact of this on the setting of the retained buildings will be less than it would otherwise given the change of use of existing dwellings to be used as education facilities within a defined Campus. Both 15 and 17 Ajax Street will retain road frontage that contribute to the streetscape of Ajax Street.

The proposed vehicle turning point will represent a relatively low-key change to the new western termination point of Ajax Street. It will not involve the erection of any new structures and the sports field will be set back from the end of the road by 9 metres, with hard and soft landscaping in between to provide a buffer. Taking these matters into account, the proposed road works are acceptable with respect to heritage considerations.

9.4. Improved Sturt Street Presentation

The existing tennis court is surrounded by cyclone fencing which is approximately three metres high. The northern side of which is set back less than one metre from the Sturt Street footpath. This represents a poor interface with Sturt Street and negatively impacts on the significance of the West Ballarat Heritage Precinct (HO 164) of the Ballarat Planning Scheme. Furthermore, the existing tennis courts contradict the following purposes of Design and Development Overlay Schedule 11 which covers the land:

- To retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard, which is an urban character of special significance to the City of Ballarat.
- To encourage new development that complements existing historic development in form, scale, height, siting, materials and colour.
- To encourage the development of harmonious building forms that will contribute to the integration of traditional urban character along the street.
- To retain views from the street space to the landmark features of Arch of Victory, Victoria Park and Lake Wendouree.
- To retain a visual connection between the street space and private land.
- To retain the existing garden character featuring exotic canopy trees.

The immediate proposal also involves the demolition of an existing flat and carport at the front of the girls boarding house. These were later additions to the Campus, poorly designed and poorly sited within the setback to Sturt Street. Their demolition will allow a more pleasant and open interface with Sturt Street, creating greater pedestrian connections for students, teachers and visitors with the heart of the Campus.

The gradual implementation of the Master Plan will ensure significant upgrades and improvements to the Sturt Street streetscape in the initial stages of development, with continued improvements occurring until the full implementation of the Master Plan.

The land in question is within the West Ballarat Heritage Precinct. The precinct is considered historically, aesthetically/architecturally, scientifically and socially significant at a local area. The statement of significance for the precinct specifically acknowledges the school as contributing to the precincts aesthetic/architectural significance. Whilst the education institutions within the precinct have been recognised in the statement of significance for their contribution to the precincts historical (including cultural) significance, particularly given the influence of prominent Ballarat architects such as Percy S Richards who designed the first 40 odd years of the schools evolving campus. The precinct is also socially significant given it is highly valued for (among others) educational and religious reasons.

The construction of a sports playing field, enclosed by fences and featuring screening and planting at its residential interfaces represents a relatively benign outcome. It will not have a negative impact on the heritage values of the precinct. The proposal will support the functioning of the College, which is recognised as significant individual urban landmark in the precinct, and support substantial improvement of the key Sturt Street heritage interface, including facilitating the relocation of existing courts and landscaping works to form a new main entrance.

The proposed vehicle turning point at the western end of Ajax Street is required for reasons of traffic manoeuvrability and will have minimal impact on the significance of 15 Ajax Street, the last retained building on the southern side of Ajax Street. Overall, the proposed road treatment will embed the residential character component of Ajax Street and acknowledge/improve the interface with the Campus as the key landmark of the precinct. Where there is an adverse impact associated with the demolition and new works to Ajax Street, a minor street within the precinct, it may be seen to be offset, at least in part, by the benefit gained in terms of improvements to the Sturt Street streetscape in the form of the removal of the tennis courts and flat/carport structure.

9.5. Improved Ajax Street Frontage

The school currently has an interface with Ajax Street consisting of the science centre building and 1.8-metre-high steel paling fencing to provide security and protection to the oval. This fence extends along the Ajax Street/Murray Street intersection south to Junction Street. The science centre is clearly an educational building when viewed from the streetscape. This is an acceptable outcome as the Ballarat Planning Scheme allows for non-residential uses in residential areas, particularly on corner site. However it is considered that the proposed termination of Ajax Street and treatment of the public/private land interface with 1.2 metre high timber picket fencing and recycled bluestone paving provides a softer interface. Furthermore the increased setback of the non-residential science centre building will result in a more positive urban design outcome, particularly in this predominantly residential street within a heritage precinct.

The proposed Master Plan also ensures the protection of the residential character of the northern part of Ajax Street. The school owns the buildings on the northern part of Ajax Street from the science centre eastwards to 2 Ajax, the last of the contributory dwellings on this side of the street (2a Ajax Street is non-contributory). By applying a Special Use Zone to this land and these buildings, they can be used for educational or residential purposes and ensures they can be utilised by the school for their operations. The Master Plan drawings clearly show that any further development would take place behind these existing dwellings which would be retained and would continue to provide a residential and heritage response to the Ajax streetscape.

10. Economic and Social Contributions

The Ballarat economy is growing at above state average levels, driven by population growth and an increasingly important service centre function. Education is one of the fastest growing sectors within Ballarat's economy; the sector currently employs more than 4,100 people, which represents 12 per cent of the city's workforce. Strong population growth within Ballarat over the next 15 years (estimated to increase to 142,000 people from the current 100,000 by 2031) will underpin the continued growth of the sector.

Ballarat Clarendon College has a reputation for high academic achievement and was ranked the number one regional school in Australia by *The Australian* newspaper in 2016. The school has extensive cultural, sporting and community programs that underpin a desire to institute lifelong learning and achievement in its students.

As a result, the College makes a significant economic contribution to Ballarat, derived from: school expenditure; construction; relocation of staff members and their families; the contribution from boarders and their parents; tourism events, such as Head of the Lake; and alumni events. These aspects of economic contribution are categorised as construction, education, tourism and relocation in Table 2 below:

Table 3: Total current economic contribution of Ballarat Clarendon College

Activity	Salary and Wages (\$m)	Gross Operating Surplus (\$m)	Total (\$m)	Full Time Employees
Construction	1.868	2.472	4.341	32
Education	16.055	6.747	22.801	335
Tourism	213	188	0.402	6
Relocation	1.922	1.554	3.476	54
Totals	\$20.059	\$10.961	\$31.020	427

The submitted Economic Impact Analysis prepared by SED Advisory calculates the school's annual economic contribution at around \$31m value added to the Ballarat economy, which represents nine per cent of Education & Training's contribution to Ballarat's Gross Regional Product (GRP). This equates to supporting 427 FTEs. According to the City of Ballarat, total employment in the city is around 33,800, so the school provides for around 1.3 per cent of Ballarat's employment.

The implementation of the proposed Master Plan will have further positive economic repercussions for Ballarat. The provision of additional facilities will have obvious economic benefits in terms of construction; however, more importantly, the continuous improvement of the quality of education provided at the Campus, as well as the ability for the Campus to service expected demand, will provide upshots for tourism, education and the relocation of skilled workers in Ballarat.

To try to understand and quantify the potential economic impacts of the Master Plan's implementation, two scenarios were developed to project future student numbers to 2026. A curtailed scenario (Scenario A) used the average annual growth rate of the last four years (1.1% per annum), and an organic scenario (Scenario B) used Ballarat's expected rate of population growth of 2.1% to represent the rate of growth in student numbers. By 2026, the curtailed growth rate estimates student numbers approaching 1,085, whereas the organic rate estimates student numbers of approximately 1,195, up from the 2016 student population of 960.

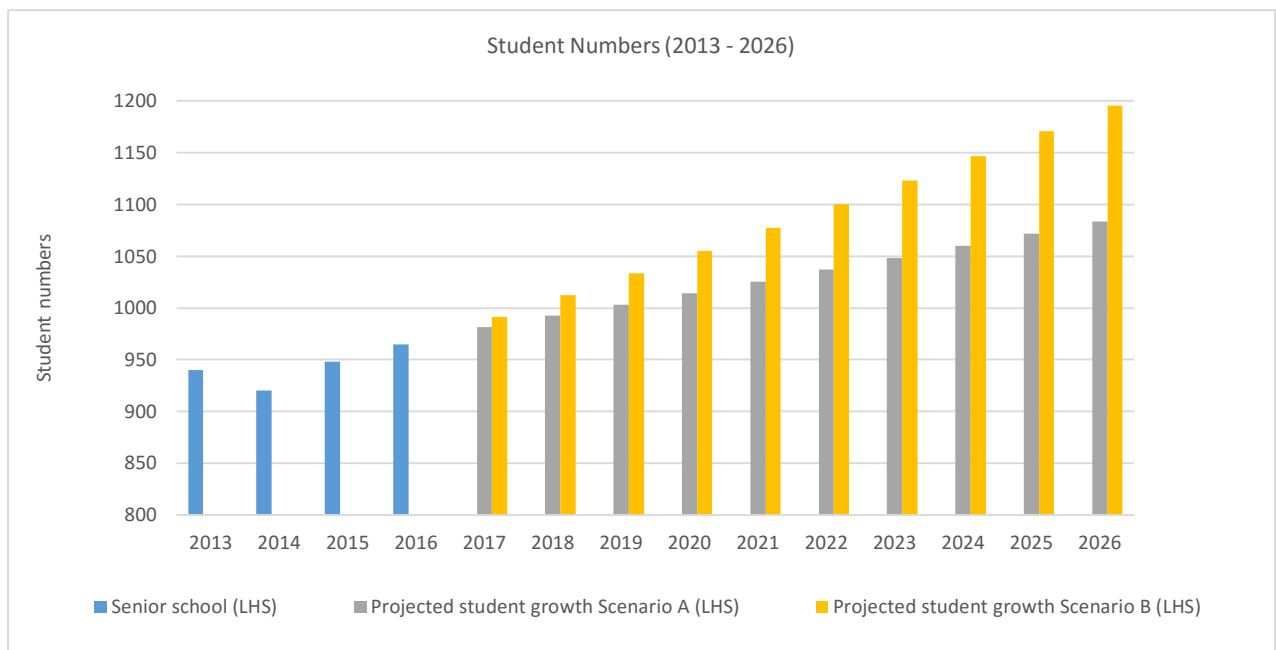


Figure 24: Potential student numbers (2013- 2016)

The costs associated with implementing the first ten years of the Master Plan have been calculated by considering the development of the all-weather sports field in year one and the relocation of the girls boarding house and construction of the new entry building (admin, teaching and staff rooms) by year six. This represents a conservative approach. Furthermore, given the changing nature of education provision, as referenced previously in this report and by VCAT, the economic impact analysis has not projected student numbers or physical Master Plan implementation past the year 2026.

The costs associated with developing the Master Plan are estimated to be \$13.4m (2016\$).

Using a 7.5% discount rate, the Master Plan is expected to deliver the following economic benefits to Ballarat under the two scenarios:

Table 4: Comparison of economic impact of scenarios

Element	Curtailed Student numbers	Organic Student numbers
NPV - 10 years (\$m)	5.0	12.6
Cost Benefit ratio	1.3	2.0
FTEs supported (Yr 10)	34	66
Construction FTEs	76	76

Both scenarios deliver positive economic benefits to the City. This demonstrates that the Master Plan is consistent with the established economic and strategic frameworks established to guide the City's future growth: The *Ballarat Economic Strategy 2015-2019*; and *Ballarat Strategy*. Further discussion on this to follow.

It is worth noting the opportunity costs associated with not proceeding with the Master Plan for the Sturt Street Campus. These include lost economic and employment opportunities in addition to negative brand impacts to Ballarat. This would result in reduced population growth, subsequent reduced economic growth and lost educational opportunities for students.

10.1. Social Contributions

The submitted Contribution to Regions and People Report presents an analysis of the broad contribution the College makes to the regions and communities in which it operates. A framework called the Pascal Analysis was used to identify how the organisation contributes to a range of social and economic measures, including social capital, community development, cultural development and economic and regional infrastructure.

Although the primary function of Clarendon is to meet the educational requirements of its students, the school's objectives and activities go much further and directly provide benefits for communities and regions and foster longer-term philanthropic and community participation values in its students and staff. These benefits can often be overlooked, but have tangible impacts upon the communities of which the College is a part.

The breadth of contribution that the College makes includes:

- Promotion of Ballarat as a place to learn and visit through its international student and cultural exchange programs.
- Support and participation in literacy and homework study programs for disadvantaged students in Ballarat.
- Connecting Old Collegians with community causes and programs long after they have finished their studies at Clarendon.
- On-site delivery of health and wellbeing programs for communities in a remote region of Papua New Guinea and sponsoring the development of a local health facility for expectant mothers.
- Participation in a number of environmental improvement projects on King Island.
- Cultural and learning exchanges for students to educational and commercial institutions in a number of countries.
- Access to science and keynote speakers through its Rowena E Cou tts Science Centre in Ballarat.
- Fundraising and active participation in community charities and fundraising activities for local causes.

11. State and Local Planning Policy Frameworks

11.1. State Planning Policy Frameworks (SPPF)

The amendment is consistent with relevant policies of the State Planning Policy Framework as follows:

- Clause 11.07-1 Regional planning states that settlements should be strengthened by ensuring that community facilities and services are concentrated in central locations.
- Clause 15.01-1 Urban design states that new development or redevelopment should contribute to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability. The proposal will improve safety on and around the Campus and improved education and working environments for staff and students.
- Clause 18.01-1 Land use and transport planning states that coordinating improvements to public transport, walking and cycling networks are required with the ongoing development and redevelopment of the urban area. The proposed improvements to Campus access and surrounding public assets will ensure transport planning is integrated with the use and development of the Campus.
- Clause 19.02-2 Education facilities states that education facilities need to be integrated into local and regional communities. In planning for education facilities, consideration should include existing and future demand requirements, and the integration of facilities into communities.

The proposed consolidation of the zoning and open space development for the Ballarat Clarendon College Sturt Street Campus site directly supports both the future operational requirements and integration of the facility into the community. Areas near to education facilities, adjoining streets and accessways should also be designed to encourage safe bicycle and pedestrian access. The proposed improvements to Campus access and surrounding public assets will support pedestrian safety and access at the Campus.

The proposed Master Plan and application of SUZ17 provides a transparent and evidence-based framework for decision-making to support the implementation of the State Planning Policy Framework.

11.2. Local Planning Policy Framework (LPPF)

11.2.1. Municipal Strategic Statement (MSS)

This Application (combined rezoning and planning permit) and the associated Master Plan identifies the long-term aspirations and requirements of the Ballarat Clarendon College Sturt Street Campus to deliver a net community benefit. The amendment and permit application implements the Municipal Strategic Statement as it will strike an appropriate balance between meeting the strategic intentions for education, the site, the precinct and the city, whilst also aiming to preserve the valued character and amenity of the area.

The Application is consistent with relevant policies of the Local Planning Policy Framework as follows:

- Clause 21.01-1 identifies education as a key attractor to Ballarat, strengthening its role as a regional centre. The amendment ensures the future use and development of one of Ballarat's best education establishments.
- Clause 21.01-02 includes the availability of excellent facilities and services as part of the community vision for Ballarat by 2040. The amendment directly supports the continued improvement of the Ballarat Clarendon College Sturt Street Campus and availability of education services to a growing Ballarat population.

- Clause 21.04-4 identifies the following as key issues: maintaining a compact settlement form as part of Ballarat's '10 Minute City'; Improving the presentation of built areas and entrances; and managing change as part of a historic urban landscape. The amendment address all these issues by improving an existing education facility within the urban fabric of Ballarat, in the context of the heritage and cultural values of the site and immediate surrounds.
- Clause 21.06-2 requires the identification and protection of heritage places, including maintaining the visual prominence of heritage buildings and landmarks. The amendment supports the long term protection, activation and improvement of heritage assets to be retained on the Campus and the improvement of the historic Sturt Street frontage.
- Clause 21.06-2 seeks to discourage the demolition of buildings and other elements of identified local, state and national heritage significance. It also seeks to ensure alterations to heritage places are carried out in a sympathetic manner with consideration to the 'Burra Charter'. The amendment seeks to have the minimal impact on local significant heritage places within the Campus through relocation or reuse of existing dwellings, whilst ensuring the protection and activation of key heritage assets and the broader Campus in the long term.
- Clause 21.06-4 states that the strategies will be implemented by ensuring permits for demolition of significant elements of a building are only granted where a permit has already been granted for the development of the land or where Council is satisfied it is required to achieve wider strategic objectives. The proposal provides an integrated response to strategic objectives and a clear land use framework for new facilities and structures on the Campus.
- Clause 21.07-1 encourages the co-location of education in close proximity to the CBD to strengthen Ballarat's competitive and innovative capacity and its role in Western Victoria as a centre of knowledge, innovation and research. The amendment confirms the role of the Campus within the broader education network and immediate education precinct along with co-located schools.
- Clause 21.07-2 identifies the Sturt Street Education Cluster as regionally significant with a strategic direction to facilitate ongoing expansion of high quality education services for Ballarat and Western Victoria through being responsive to the individual needs and aspirations of schools and tertiary institutions. The clustering of uses within regionally significant precincts is also encouraged, to best utilise infrastructure and maximise the potential for agglomeration. The amendment directly implements this directive of the Ballarat Planning Scheme.
- Clause 21.07-8 states that strategies related to economic development will be implemented by (among others) working with education facility providers to plan for the provision of new facilities and the expansion of existing education facilities. The amendment directly implements this directive of the Ballarat Planning Scheme by supporting the evolution of the Campus as existing education facility.
- Clause 21.08-1 Ensure the development along the established boulevards of Victoria Street and Sturt Street maintains the prominence of their landscape character. The proposal supports the improvement of the Sturt Street boulevard interface of the Campus in accordance with the expected landscape character of the area.

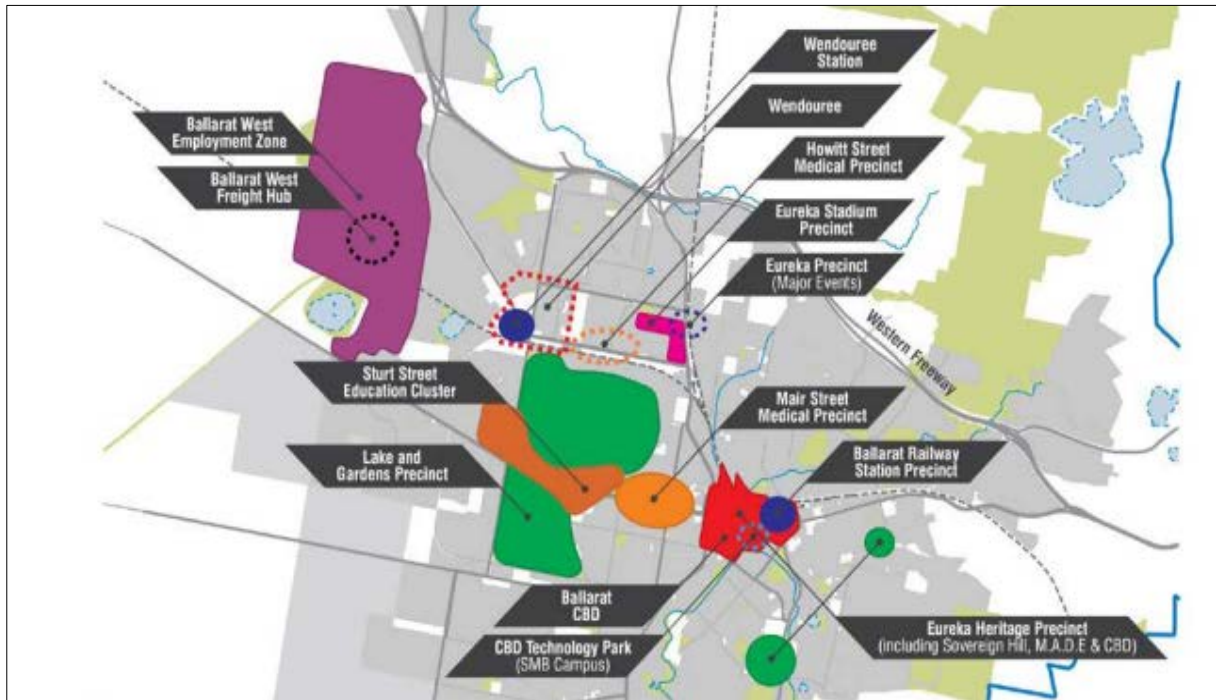


Figure 25: Ballarat Planning Scheme - Regionally Significant Precincts (Clause 21.07)

11.2.2. Local Planning Policies

Clause 22.05 Heritage Conservation states that:

- Where a permit is required for demolition, it is policy to not grant a permit for demolition unless a permit has already been granted for the development of the land, or is to be simultaneously granted for the development of the land.
- Where a permit is granted for demolition, it is policy that the heritage place be recorded, based on the “City of Ballarat: Recommended Guidelines for Recording of Heritage Places”.
- Where a permit is required, it is policy that new development interprets the cultural significance of the place. A heritage impact statement may be required.

Clause 22.05 stipulates policy provisions for a permit involving the demolition of a heritage place. The proposed relocation (or demolition) of four contributory heritage dwellings requires a permit. A proposed development would be granted simultaneously in the form of all stage 1 works identified in the Master Plan. The heritage places would be recorded if relocation (or demolition) is granted. Furthermore, the proposed works will help ensure the long-term viability of the Campus to provide for the education requirements of the College, which is specifically mentioned in the Ballarat Statements of Significance, therefore the cultural significance of the place would continue to be realised. A heritage impact statement has been produced with the application to quantify the impact of the proposal on the significance of the heritage place.

12. Key Strategic Documents

12.1. Central Highlands Regional Growth Plan

Within the Central Highlands region, Ballarat will remain the primary urban centre, providing higher order health, education, retail and government services for the region. The growth and prosperity of Ballarat will

have implications for the rest of the region, given the city's influence on its hinterland and its role in providing jobs and services for residents in surrounding municipalities.

The expansion of a knowledge-based economy should be encouraged through innovation in the manufacturing sector and expansion of the health, education and technology sectors.

The following future direction of the plan are relevant:

- Provide social infrastructure that is well located and accessible in relation to residential development, transport services, employment and educational opportunities;
- Provide multi-purpose, flexible and adaptable health and education infrastructure that can respond to changing and emerging community needs over time; and
- Protect the operation of existing and planned health and education and training facilities from conflicting land uses.

12.1.1. Today Tomorrow Together: The Ballarat Strategy – Our Vision for 2040

The Ballarat Strategy – Our Vision for 2040 (the Strategy) outlines the community's vision and long-term plan to manage change in Ballarat. This long term spatial strategy will guide future growth to the most efficient locations with the highest net community benefit as well as providing certainty for the community on development.

The Strategy identifies two key platforms for change:

- The '10 Minute City' supporting complete, liveable neighbourhoods within a compact city; and
- The 'City in the Landscape' supporting Ballarat to be a greener and more vibrant regional city.

This Application directly supports the above platforms for change by responding to key strategic outcomes listed in the Ballarat Strategy as follows:

- *Compact city form:* The Application makes the best use of an existing established facility in a designated education cluster located centrally in the city, and provides a long-term master plan to guide the future use and development of the site in a transparent manner. The Application directs how the school can better integrate with the surrounding urban fabric and ensure the long-term viability of the Campus by balancing a number of competing factors to deliver net community benefit. The application will also ensure less travel from the Campus for daily education needs related to physical education by providing these facilities on-site.
- *Complete local neighbourhoods:* High quality education services can be accessed from this site in the defined education cluster in the heart of the city, easily accessible by multiple modes of transport. The Application will provide improved and safer local connections, and a safer campus for students with all the required educational facilities on-site.
- *Land uses and precincts supporting jobs, productivity and efficiency:* The Application supports the growth and development of a key education asset which directly supports education and employment in the city and region. The College will continue to provide direct and indirect employment growth in the city and the region through the Application which ensures the long-term operations and growth of the Campus.
- *High quality local connections:* The Application will improve local pedestrian connections along Junction Street and Wanliss Road, whilst improving the safety and functioning of the school by the proposed closure of a pedestrian easement. The improved off-street pedestrian paths directly link to pedestrian crossings in Sturt Street, which provides access to key locations such as Lake Wendouree and Sturt Street shops. The proposed improvements to the off-street pedestrian network will augment the existing network to ensure safe and appropriate local connectivity.

- *Manages change in its Historic Urban Landscape:* the Ballarat Clarendon College is a key asset to the Ballarat Community as Victoria's fifth oldest private school with a history of over 150 years. The school makes a significant contribution to the social and built form heritage of Ballarat and, as key education facility contributes to what makes Ballarat distinctive and valued. The Application considers the continued contribution of the College in the local community, along with the activation and preservation of heritage assets on the Campus over the long term.
- *Undertakes integrated local planning as vital for local communities:* The Application and associated Master Plan have been prepared by applying an integrated planning approach to the school and the surrounding urban form. Land use, heritage, transport and access, economic development, planning strategy, community needs and educational requirements inform the Master Plan. The Application addresses the needs of the College and the local community, and aims at improving both the local neighbourhood amenity and the long-term functioning of the school. The Master Plan will provide certainty and transparency of how this key education facility will better integrate in the surrounding urban form and broader education cluster, and continue to function as a crucial part of the urban and community fabric.
- *Recognises and responds to a changing climate, and is resilient to environmental impacts and risks:* The Application will provide improved on-site open space areas which allow for a significantly reduced need to travel off-site to access facilities and at the same time increase the physical health of students. This will ensure a compact education facility that can provide for the physical education needs of students over the long term. The Application also includes improved stormwater capture and re-use on site. Finally, the retention of the maximum number possible of existing dwellings and built form ensures the adaptive reuse of heritage stock and other key heritage assets.

The Strategy identifies the education sector in Ballarat as a key future building block for the city as 'regional capital'. The Ballarat Clarendon College Sturt Street Campus forms part of the 'Sturt Street Education Cluster'.



Figure 26: Sturt Street Education Cluster (source: Ballarat Strategy – Our Vision for 2040)

The Strategy identifies opportunities to better connect and integrate education centres in the fabric of the city, improve transport and access, activation and enable their ongoing development and growth. The strategic direction of the Strategy in this regard is to:

“Facilitate ongoing expansion of high quality education services for Ballarat and Western Victoria through being responsive to the individual needs and aspirations of schools and tertiary institutions.

Education is the foundation for innovation. Schools and institutions are crucial parts of the urban fabric, and can service dual roles of education and acting as hubs of community life and activity. Many are limited by space, and opportunities need to be explored for expansion within established areas.”

A key economic growth action of *Section 1 Productive Ballarat* is Initiative 1.3 which states:

“Work with education institutions to better understand their long-term aspirations and provide support to better integrate those institutions into the built form and cultural fabric of the city.”

The same wording is repeated in *Section 4 Connected Ballarat* at Initiative 1.4. This Application and the associated Master Plan identify the long-term aspirations and requirements of the Ballarat Clarendon College Sturt Street Campus; cognisant of the needs of the community and the school, the long term operational needs of the school, and activation and preservation of heritage assets. The Plan directs how the College can better integrate with the surrounding urban fabric and ensure the long-term viability of the Campus by balancing a number of competing factors to deliver net community benefit.

12.1.2. City of Ballarat Economic Strategy 2015-2019

The *Ballarat Economic Strategy 2015-2019* identifies education as a key employment and export sector for Ballarat. The sector considerably adds to Ballarat’s competitive advantage and is a major attractor of people to the city.

The proposed zoning consolidation and open space facility of the College will support the future viability of the Campus and enhance the function of the school as a key regional education facility. This will ensure the College continues to contribute to Ballarat’s future prosperity.

The proposal directly implements the following strategic action of the Economic Program:

“Work with education providers to ensure existing and future growth constraints are addressed.”

As stated, an Economic Impact Assessment has been prepared which addresses the economic contribution the College makes to the city, the region and the state, as well as how important this contribution will be in the future.

13. Conclusion

- The Campus currently has a number of opportunities and issues which need to be addressed to ensure the continuous improvement of the education and facilities provided by the school at this location in the future.
- The Sturt Street Campus is the school's main campus where children from the ages of 10 – 18 are educated. The Campus began its development at this location in 1912. The College is one of Ballarat's major employers and account for a large proportion of the region's economic and social capital.
- The Campus does not have a current formal adopted Master Plan. This means the vision for the future use and evolution of the Campus is not articulated for the City of Ballarat, the neighbouring community or the school itself. Similarly, there are no appropriate planning controls in place to support the future operation of the Campus as an education facility.
- A Master Plan has now been prepared for the entire Ballarat Clarendon College Sturt Street Campus and sets out the school's vision for the Campus until the year 2030. The Master Plan outlines the proposed site improvements to ensure the long-term viability of the Campus and, informed by specialist assessments and consultation with the local community, balances a number of competing factors to deliver net community benefit.
- This Application and associated Master Plan provides the opportunity for the College, the City of Ballarat and the community to consider the issues which currently face the school, as well as the opportunities and benefits that can be realised by the implementation of an appropriate Master Plan. This also implements the VCAT recommendations to provide certainty to the College and nearby residents on the future development and functioning of the Campus.
- The application will apply the appropriate planning controls to the Campus to facilitate its long-term evolution by providing a clear and transparent decision-making framework for the site. The Campus would be controlled by holistic site zoning in the form of the proposed Special Use Zone Schedule 17 – Ballarat Clarendon College Sturt Street Campus (SUZ17) and guided by the adopted Master Plan.
- The application directly implements the directives of the Ballarat Strategy related to a '10 Minute City' and economic growth.
- The application also seeks a planning permit to implement the first elements of the Master Plan as follows:
 - Development of an all-weather multi-purpose sports field in the place of three dwellings contributory to the heritage precinct.
 - Part-closure of Ajax Street and Murray Street to allow for the development of the sports field and to improve the internal functioning of the Campus.
 - Removal of a pedestrian easement to improve security and access within the Campus, including 24 hour security for boarders.
 - Removal of existing tennis courts and inappropriate structures within the Campus's frontage to Sturt Street.
 - The construction of two new car parking areas in the south-west corner of the Campus.
 - Landscaping works to improve Clarendon's presentation to Sturt Street.
 - Landscaping works to create high-amenity interfaces with residential properties, Ajax Street and Murray Street.
 - New pedestrian footpaths along sections of Wanliss Road and Junction Street.
 - Formalise the pick-up and drop-off locations for the Campus in Wanliss Road and actively discourage the use of Ajax Street and Murray Street for any school-related pick-up/drop-off activity.

- A traffic management plan to ensure improved traffic and access management outcomes for the Campus.
- The Master Plan also details potential future facility and functioning upgrades, including the following:
 - A new girls boarding house;
 - New administration, staff and teaching building;
 - Removal of existing staff room and middle school to allow for a campus “heart space”;
 - Relocation of the existing chapel building; and
 - A new centralised formal entry point.
- The Master Plan is not part of an expansionary policy from the College and this application is not made to specifically facilitate growth beyond existing demand. The Application seeks to allow for facility upgrades and the overall continuous improvement of the Campus’s functioning until 2030, catering for a potential 1,200 students. The Master Plan has considered incremental growth to ensure Clarendon can keep pace with expected future demand, in terms of student numbers. The Campus currently has 985 students. If the school was to grow in line with existing growth rates, then estimated student numbers would reach between 1,130 and 1,200 by 2030.
- An Economic Impact Assessment outlines the financial benefits to the Ballarat economy of the Campus and the benefits associated with the implementation of the Master Plan and the two growth scenarios.
- A Traffic Impact Assessment concludes that the traffic implications of the proposed immediate works requiring a planning permit are acceptable. The assessment also concludes that the Campus and surrounding road network could absorb the additional traffic and car parking associated with a potential growth in student numbers.
- Designated drop-off and pick-up points will be encouraged for use through a traffic management plan shared with the school community. The traffic management plan and the design of proposed works aim to reduce traffic on Ajax and Murray Streets and divert it to Sturt Street and Wanliss Road.
- Schools have an increasing responsibility to ensure the safety of their students in modern times. The removal of the pedestrian easement through the heart of the Campus will help Ballarat Clarendon College provide a safer environment for its students. Alternative routes are available for pedestrians to reach their desired destination, including via new footpaths along Wanliss Road and Junction Street to be provided at the school’s expense.
- Whilst implementation of the Master Plan involves the demolition of four heritage dwellings, it is considered that the associated negative impacts are outweighed by the benefits of the all-weather multi-purpose sports field and the Master Plan’s positive social and economic implications for the Ballarat region. Furthermore, impacts of the demolition of these dwellings are somewhat offset by the Master Plan’s proposed improvements to the Sturt Street streetscape made possible by the relocation of the tennis courts to the new all-weather field.
- The Application and proposed planning controls, including the Master Plan as reference document in the Ballarat Planning Scheme, will ensure there are adequate controls for other heritage buildings within the Campus. The Master Plan confirms the school’s intention to retain and utilise the existing heritage fabric within Ballarat’s education cluster as part of its long term vision.
- The application has a high level of support from strategic planning documents, particularly the Ballarat Strategy. The plan for the Campus, located in an established area with limited space for expansion, pro-actively addresses key issues to integrate the Campus into the built form and cultural fabric of the city and ensure its long-term future. The College’s objective to ensure the long-term viability of the Campus directly complements the City of Ballarat’s strategic direction for education and community development which seeks to:

“Facilitate ongoing expansion of high quality education services for Ballarat and Western Victoria through being responsive to the individual needs and aspirations of schools and tertiary institutions.”

- The assessment provided in this report and accompanying reports has determined that the Application accords with key policy drivers and will provide a net community benefit for the local and wider community. The proposal has been carefully designed following community consultation and an analysis of the opportunities and constraints of the site. It is considered that the proposed development is appropriate for the following reasons:
 - The proposal demonstrates a high level of consistency with the provisions of the Ballarat Planning Scheme and the State Planning Policy Framework.
 - The proposal makes effective use of the limited space available for the Campus.
 - The Campus forms part of the Sturt Street Education Cluster and the proposal directly supports implementation of Council’s strategic vision for the precinct.
 - The design and layout of the development supports the long-term future of the Campus and broader education precinct; and
 - The layout and design of the proposal responds to the constraints and opportunities of the site. The proposed development will have an unavoidable impact on the surrounding area which is offset by economic benefit, social benefit and overall net community benefit.
- Implementation of the Master Plan will provide certainty about the future use of the land for education provision and will ensure the Campus continues to make a valuable social and economic contribution to Ballarat and the region.



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