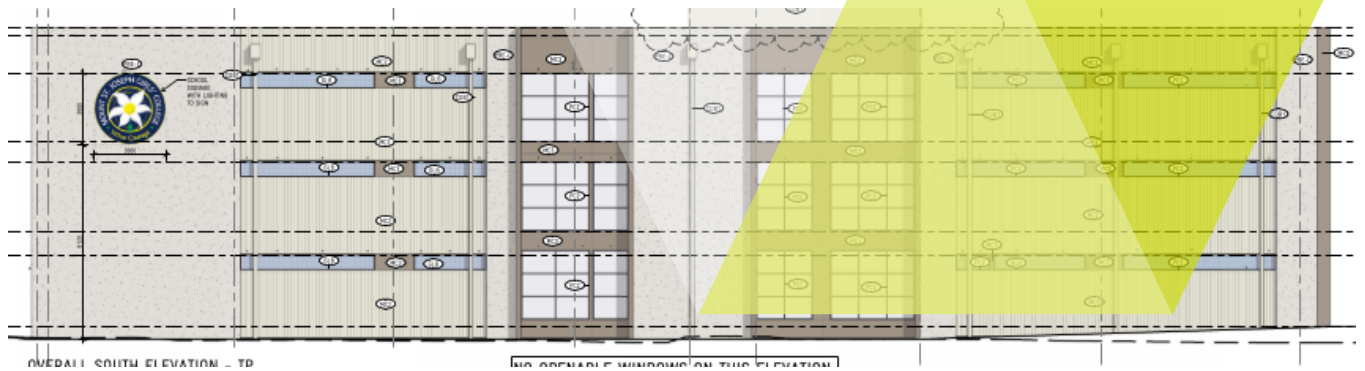


PA2503984 – 101-133
Maidstone Street, Altona –
Mt St. Joseph Girls School



Officer Assessment Report
Development Approvals & Design



Department
of Transport
and Planning

OFFICIAL



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Executive Summary



Key Information	Details		
Application No:	PA2503984		
Received:	9 October 2025		
Statutory Days:	180		
Applicant:	Mount St Joseph Girls College c/- Colliers Urban Planning		
Planning Scheme:	Hobsons Bay		
Land Address:	101-133 Maidstone Street, Altona		
Proposal:	Construction of a 3 storey STEAM learning building and upgrades to existing sports fields and associated landscaping.		
Development Value:	\$ 17 m		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Hobsons Bay Planning Scheme, the Minister for Planning is the Responsible Authority for this application because it is for the development of school building that is ancillary to, carried out in conjunction with and on the same land or contiguous land in the same ownership as a primary school and the estimated cost is greater than \$3 million.		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 32.07-9	Residential Growth Zone Schedule 1 (RGZ1)	<i>Buildings and works associated with a Section 2 Use</i>
Overlays:	Clause 44.04	Land Subject to Inundation Overlay (LSIO)	<i>Buildings and works within LSIO</i>
Particular Provisions:	Clause 52.06	Car Parking	N/A
	Clause 52.05	Signs	<i>To display business identification signage</i>
	Clause 52.34	Bicycle Facilities	N/A
Cultural Heritage:	A CHMP is not required.		
Title:	Lot 1 on Plan of subdivision 087712 Volume 08834 Folio 169 Volume 10341 Folio 798		
Covenants, caveats, encumbrances:	Covenant V053773X <i>'The Transferee for itself, its heirs, executors, administrators, assigns, successors and transferees the registered proprietor or proprietors for the time being of the Land and each and every part of the Land covenants with MELBOURNE WATER CORPORATION its successors, assigns and transferees the registered proprietor or proprietors for the time being of the land described in Certificate of Title Volume 10337 Folio 076 ("Benefited Land") not to dig, cut, excavate or otherwise change the surface level of the Land which exists on the date of this instrument without the prior written consent of the registered proprietor or proprietors of the Benefited Land and it is agreed that the benefit of this Covenant shall be annexed to and run at law and in equity with the land described in Certificate of Title Volume 10337 Folio 076 and tat the burden of this Covenant shall be noted and appear as an encumbrance on every future Certificate of Title for the Land and each and every part or parts of the Land.'</i>		
Total Site Area:	29,669	m ²	
Referral Authorities:	Hobsons Bay City Council		



Melbourne Water

Public Notice:

Notice of the application was sent to council and to Victrack.



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre application	N/A
Application lodgement	9 October 2025
Further information requested	3 November 2025
Further information received	3 November 2025
Decision Plans	Plans prepared by Y2 Architects , titled ' Mount St. Joseph Girls college – Stage 2B – New Steam Centre ' and dated 29/09/2025
Other Assessment Documents	<ul style="list-style-type: none">• Landscape plan prepared by PTA Landscape, Rev 02, dated 28/11/2025.• Green Travel Plan, prepared by BRT Consulting Engineers, dated 01 October 2025.• Drainage Survey, prepared by Millar Merrigan, dated 12/07/2024.• Arboricultural Impact Assessment, prepared by Melbourne Arborist Reports, dated 6 October 2025.• Sustainability Management Plan, prepared by BRT Consulting Engineers, dated 01 October 2025.

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. Planning permit application PA2503984 proposes a new 3 storey STEAM learning building and upgrades to the existing sports fields.
4. Specific details of the application include:
 - 3 level STEAM learning building.
 - Ground floor consisting of art rooms, kiln, senior art room, gallery, various storerooms, staff room, STEM classrooms.
 - First floor consisting of two Vis Com rooms, media classrooms, recording studio, visual art rooms, studio, break out spaces, bathrooms and staff rooms.
 - Upper level consisting of two digi tech classrooms, senior food tech classroom, staff rooms, bathrooms, two PDT labs, breakout spaces and terrace area.
 - Paved sporting courts.
 - Artificial sports field
 - Business Identification Signage - 1 sign.
 - Landscaping works.

- Maximum building height of 14.3m.

5. The applicant has provided the following concept images of the proposal:

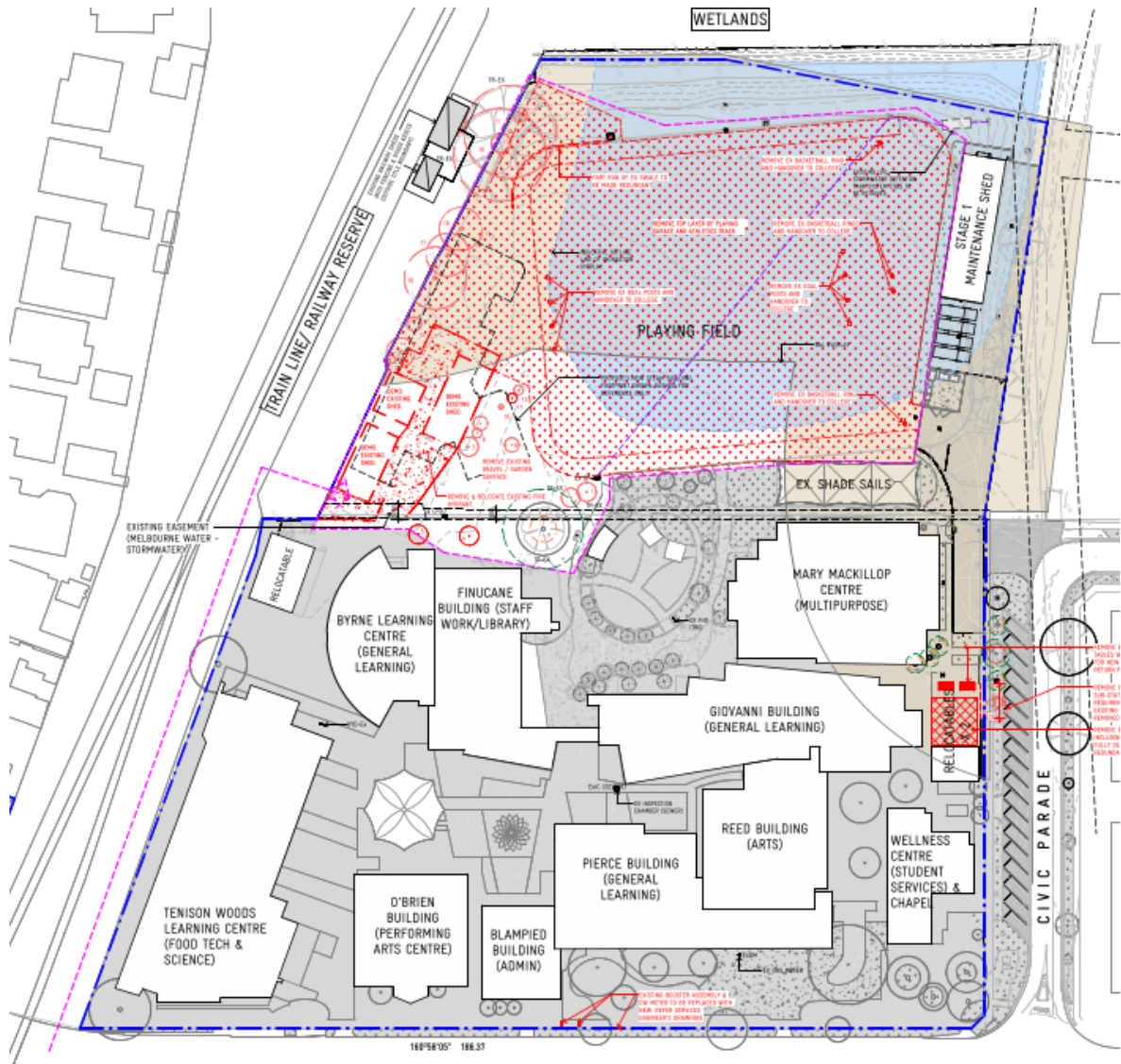


Figure 1: Current site conditions

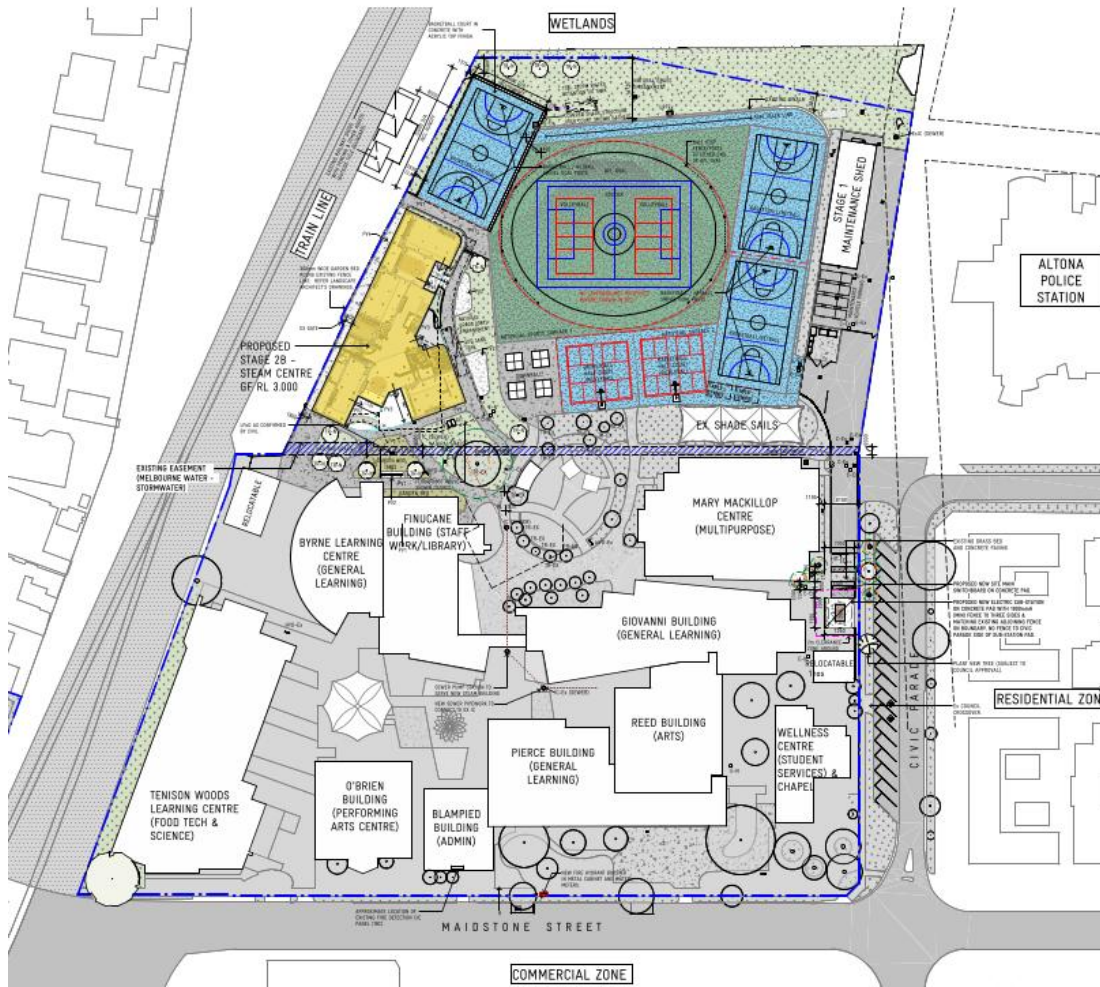


Figure 2: Proposed extent of works



Figure 3: Ground floor STEAM Building



Figure 4: Level 1 floor plan



Figure 5: Upper-Level floor plan



Figure 6: Roof plan



Figure 7: North elevation



Site Description

- The site is located at 101 – 133 Maidstone Street, Altona. The overall site is irregular in shape and located on the western side of Maidstone Street. This application comprises of the western portion of the site, with the remainder of the site consisting of the broader school grounds and buildings.



Figure 11: Subject Site (Source Applicant)

Site Surrounds

- Development surrounding the site can be described as follows:

- To the **north** of the site:

Directly to the north of the site is land used for residential properties and the Altona Police Station. The broader context is vacant land, zoned Special Use Zone – Schedule 4.

- To the **south** of the site:

The south of the site is boarded by railway line and VicTrack reserve connecting Westona and Laverton Railway Stations. To the southeast of the site is Westona Station and to the south of the railway line is residential properties.

- To the **east** of the site:

To the east of the site is Maidstone Street and the Harrington Square shopping centre and various residential properties.

- To the **west** of the site:

To the west of the site is the Laverton Wetlands, these wetlands extend along the railway corridor for approximately 1.6km.



Municipal Planning Strategy

8. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.03-1	<p>Settlement</p> <p><i>Port of Melbourne's Western Region, the City of Hobsons Bay is experiencing significant residential development pressure as metropolitan Melbourne grows towards a city of 7.9 million people by 2050.</i></p>
02.03-5	<p>Built environment and heritage</p> <p><i>The quality and character of the urban fabric impacts on the image, amenity and liveability of a place. Good planning and design outcomes can build connection to place, enhance community cohesion and create a sense of safety. Hobsons Bay is home to diverse neighbourhoods with their own unique character, ranging from the historic seaport of Williamstown, with its range of heritage buildings, to newer residential areas such as Altona Meadows and Seabrook.</i></p>
02.03-9	<p>Community Infrastructure</p> <p><i>With significant population growth and changing community needs, aging infrastructure need to be replaced to meet te needs of existing and future residents, businesses and industries, particularly in and around Strategic Redevelopment Areas.</i></p> <p>Council seeks to:</p> <ul style="list-style-type: none"> - <i>Support the provision of a range of community facilities and services that meet the needs of both the existing and future community.</i>
02.04	Strategic framework plans

Planning Policy Framework

9. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
11.01-1S	<p>Settlement</p> <p><i>To facilitate sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i></p> <p><i>Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.</i></p>
Clause 13	Environmental Risks and Amenity
13	<i>Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.</i>
13.02-1S	<p>Bushfire planning</p> <p><i>To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</i></p> <p><i>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.</i></p>
13.03-1S	<p>Floodplain management</p> <p><i>To assist the protection of:</i></p> <ul style="list-style-type: none"> - <i>The flood storage function of floodplains and waterways.</i> <p><i>Avoid intensifying the impact of flooding through inappropriately located use and development.</i></p> <p><i>Plan for the cumulative impacts of use and development on flood behaviour.</i></p>



Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood level.

Clause 15 Built Environment and Heritage	
15.01-1S	<p>Urban Design <i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i></p> <p><i>Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.</i></p> <p><i>Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.</i></p> <p><i>Promote good urban design along and abutting transport corridors.</i></p>
15.01-1L-02	<p>Signs <i>Design and scale signs not to visually dominate the building to which they are fixed nor the property in which they are located.</i></p>
15.01-2S	<p>Building Design <i>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</i></p> <p><i>Encourage water efficiency and the use of rainwater, stormwater and recycled water.</i></p> <p><i>Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.</i></p> <p><i>Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.</i></p> <p><i>Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.</i></p>
15.01-2L-03	<p>Environmentally sustainable development <i>To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.</i></p> <p><i>Encourage environmentally sustainable development that adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.</i></p> <p><i>Reduce both energy use and energy peak demand through design measures.</i></p> <p><i>Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.</i></p> <p><i>Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).</i></p> <p><i>Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.</i></p>
15.01-4S	<p>Healthy neighbourhoods <i>To achieve neighbourhoods that foster healthy and active living and community wellbeing.</i></p>
Clause 19 Infrastructure	
19.02-2S	<p>Education facilities <i>Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.</i></p> <p><i>Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.</i></p> <p><i>Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).</i></p>
19.03-3S	<p>Integrated Water Management <i>To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.</i></p>



10. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Applicable Zone

Residential Growth Zone – Schedule 1

11. A planning permit is required for the use of land and to construct a building or construct or carry out works in accordance with a Section 2 use of **Clause 32.07-9**.
12. The purpose of the **Residential Growth Zone** is:
 - To implement the *Municipal Planning Strategy* and the *Planning Policy Framework*.
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
13. The zone provides guidance for non-residential use and development within the residential zone and the following are relevant:
 - *Whether the use or development is compatible with residential uses.*
 - *Whether the use generally serves local community needs.*
 - *The scale and intensity of the use and development.*
 - *The design, height, setback and appearance of the proposed buildings and works.*
 - *The proposed landscaping.*
14. The following sections include a discussion of how the proposal responds to these requirements.

Applicable Overlay

Land Subject to Inundation Overlay (LSIO)

15. A planning permit is required to construct a building or construct or carry out works
16. The decision guidelines relevant to this proposal are:
 - Any comments from the relevant floodplain management authority.
 - The existing use and development of the land.
 - Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
 - The susceptibility of the development to flooding and flood damage.
 - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
17. The works for the construction of the STEAM Building are located outside of the area affected by flooding, the sports fields can be constructed at grade which will not affect the flow of water on the site or increase the chance of flooding to nearby residential properties.



Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.05 (Signs)

18. Clause 52.05 seeks to regulate the development of signs to ensure that they are compatible with the amenity and visual appearance of an area including existing or desired future character.
19. The requirements of Clause 52.05 apply to the subject site, the site is in a Category 3 – High amenity areas.
20. A permit is required pursuant to Clause 52.05-13 and is required to display Business Identification and internally illuminated signs.

Clause 52.06 (Car Parking)

21. Amendment VC277 was gazetted on 18 December 2025 which amended Clause 52.06 (Car Parking) to amend car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.
22. The subject site is located in a Category 2 where minimum car parking requirements apply.
23. Pursuant to Clause 52.06-12 'Transitional Provision A', a reference to 'clause 52.06-5' in the current clause is taken to be a reference to 'clause 52.06-5' in the former clause in respect of a transition proposal (except in relation to a maximum carparking requirement) if both of the following apply:
 - The transition proposal is for a use specified in Table 1 to the current clause.
 - The number of car parking spaces that would be required for the transition proposal under the former clause remains the same as the minimum number of car parking spaces required under the current clause.
24. The application has confirmed that there is no proposed increase to teaching staff or student numbers as part of the development.

Clause 52.34 (Bicycle Facilities)

25. The application is not a new use and there is no increase in the number of students or teaching staff which would require a change to the current bicycle parking arrangements.

Clause 53.19 (non-government schools)

26. Clause 53.19 applies to the use and development of land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.
27. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

Clause 53.18 Stormwater in Urban development

28. Clause 53.18 (Stormwater in urban developments) applies to this application for buildings and works. The clause includes standards and objectives relating to stormwater management and aims to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.



Referrals

29. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 52 notice	City of Hobsons Bay	21/10/2025
Section 52 notice	VicTrack	09/04/2026
Section 55 - determining	Melbourne Water – no objection	03/03/2026

Municipal Council Comments

30. The City of Hobsons Bay (the council) have considered the application and have no objection to the proposed works and has provided the following comments.

- *Substation to be acoustically treated or in a soundproof housing to reduce noise impacts to adjacent residential uses.*
- *Construction Environmental Management Plan, including Traffic Management Plan required to ensure proposed construction works do not unreasonably impact on residential amenity and nearby road network.*
- *Please note, further approvals from Council will be required for the removal of any Council managed street trees, as well as drainage plan checking. Please contact Council's Trees, and Drainage and Design Services units on 1300 179 944.*

VicTrack Comments

31. VicTrack have considered the application and have no objection to the proposed works and has provided the following conditions to be included in any permit issued:

1. No entry to railway land is permitted without the written consent of VicTrack.
2. Before the commencement of the development, including bulk excavation, a Construction Management Plan must be submitted to the Responsible Authority and approved in consultation with VicTrack. The Construction Management Plan must include details of (but not limited to) management proposals to minimise impacts to VicTrack assets and the operation of the railway during construction and must set out relevant objectives and performance and monitoring requirements for:
 - a) A comprehensive scope of work including demolition.
 - b) Access to the rail environment, including designation of any areas to be used under licence during the construction process.
 - c) Approvals and permits required from VicTrack and the accredited Rail Operator prior to works commencing and prior to accessing the rail land.
 - d) Rail safety requirements applicable for construction.
 - e) Protection of all rail infrastructure to ensure rail infrastructure is not damaged during demolition or construction.
 - f) Minimising disruption to train services and railway commuter access.
 - g) Management of drainage, effluent, material stockpiles, fencing, hoardings to ensure VicTrack land is not used for, or impacted on by these activities outside of the licence area.
 - h) Public safety, amenity and site security.

- i) Operating hours, noise and vibration controls.
- j) Air and dust management.

All demolition and construction works must be carried out in accordance with the approved Construction Management Plan. The Construction Management Plan must be implemented at no cost to VicTrack.

3. Before the commencement of the development, including demolition or bulk excavation, the Rail Operator must be contacted through the email address: metrositeaccess@metrotrains.com.au to obtain the Rail Operator's conditions and safety requirements for works on, over or adjacent to the railway land. During and post construction, all conditions and safety requirements of the Rail Operator must be complied with.
4. At all times the common boundary with the railway land must be fenced with a 1.8m paling or black chain mesh fence and must be repaired and maintained, all at no cost to VicTrack to prohibit unauthorized access to the rail corridor.
5. Any replacement, repair or reconstruction of any fence on the boundary to railway land must be in accordance with VicTrack's requirements.
6. No drainage, effluent, waste, soil or other materials must enter, be stored or be directed to the railway land.
7. The development's landscaping and planting must be setback to ensure tree canopy does not extend over railway land.

Melbourne Water

32. Melbourne Water have assessed the application and have provided a response of no objection subject to conditions and have provided the following comments in addition to the conditions.

Flood Information

The site is identified as being subject to flooding from two sources, Laverton Creek (LSIO) and from coastal inundation (Sea Level Rise) in the year 2100.

The subject site is also affected by flooding from tidal inundation due to Sea Level Rise for the year 2100. The applicable flood level for this property due to sea level rise is 2.4 metres to Australian Height Datum (AHD).

Accordingly, the applicable Nominal Flood Protection level (NFPL) for the site would be 3.0 metres AHD.

Melbourne Water, in its role as the relevant floodplain management authority, is required to consider both flood risk arising from the local drainage system as well as sea level rise of not less than 0.8 metres by 2100, as required by Clause 13.01-2S.

Asset Information

Melbourne Water's Laverton Main Drain is located within the subject site, running through the centre of the site. The drain consists of a 675mm reinforced concrete drain constructed in 1967.

A Build Over application must be submitted for Melbourne Water's review and approval prior to finalising plans and prior to construction or demolition of existing structures, or tree removal within 5.0 metres of a Melbourne Water asset.

The building/structure including footings, eaves etc. must be set outside an easement or a minimum 1.8 metre laterally clear of the outside edge of the Melbourne Water Asset, whichever is greater.

Any new landscaping within 5 metres of the asset will need to comply with Melbourne Water's Planting Guidelines. A Plant near sewers, drains, waterways and water mains application detailing of any landscaping will need to be submitted.



Cut and fill earthworks to alter existing levels (or repaving) must include the following:

- A minimum 850mm vertical cover must be maintained over the pipeline.
- The maintenance hole/junction pit located on Melbourne Water's drain must not be covered over by the works.
- Access maintenance holes 4080/MH004-006 are required to be lowered/raised in accordance with Melbourne Water standard drawing 7251/08/417 to the finished surface level.
- *Note: This standard is only applicable for reinforced concrete pipes, with lowering depths up to 500mm and raise heights up to 300mm only. Manhole material and depths outside of this range is to be designed from first principles by a qualified structural engineer and submitted to Melbourne Water for review.*

New or modified stormwater connection must be made to Council's drainage system. If connection cannot be made to Council's system a separate application must be submitted for approval for stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits). Evidence must be provided by Council regarding the legal point of discharge.

Notice

33. The application was not advertised other than to the municipal authority under section 52(1)(a), (b) as it was considered not to cause material detriment to any person because:
- The proposed works are separated from sensitive interfaces by a train line and rail reserve.



Strategic Direction and Land Use

35. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in education options to meet existing and future needs, and integrates transport and infrastructure planning.

36. The relevant MPS and PPF policies have been considered in assessing the application.

37. The proposed land use is consistent with the strategic direction of the following policies.

Clause 11.01-1R Settlement – Metropolitan Melbourne seeks to focus investment and growth in:

- *Health and Education precincts*

Facilitate substantial growth and change in employment, health and education precincts to help meet the needs of Melbourne's rapidly growing population.

38. Clause 11.02 (Managing Growth) which has an objective and strategies to:

To ensure sufficient development opportunities are available to meet the needs of current and future Victorians.

Ensure ongoing development opportunities and supporting infrastructure are available to support sustainable urban development.

39. Clause 11.03 (Activity centres and precincts) which has objectives and strategies to:

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

40. Clauses 15, 15.01-1S, 15.01-1R and 15.01-2S collectively have the following objectives relating to design:

To create the urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

And the following strategies which provided the following guidance:

- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Promote good urban design along and abutting transport corridors.*
- *Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.*
- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

Clause 19.02-2S provides the following guidance:

Education Facilities

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

- *Consider the demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*



- *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
- *Locate tertiary education facilities within or adjacent to activity centres.*

41. The proposal will deliver a high-quality design on the subject site by responding to the key aspirations of clause 19.02-2S. This will ensure adequate community facilities and services for the area and will improve the amenity and visual appearance of the area.
42. The proposal will contribute to secondary school facilities within the Altona area. The area is an established residential area undergoing urban renewal through the intensification of residential housing. The provision of upgraded educational facilities complements the strategic direction for well-located community facilities within proximity to other urban functions.

Residential Growth Zone – Schedule 1

43. The purpose of the zone is to:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
44. The Residential Growth Zone Schedule 1 (RGZ1) establishes a framework for coordinated development within the Altona area and directs consideration of non-residential uses and development. The proposed new building within the established school is a Section 2 use and is consistent with other school buildings.
45. Clause 32.07-14 provides guidance for non-residential use and development. The proposal satisfies the objectives to provide educational facilities which generally serves the local community needs and provides a development with a scale and intensity, design, height, setback and appearance which is compatible with residential uses.
46. The siting and design of the school building ensures limited residential interfaces with the building located along the southern boundary adjacent to the railway line. Residential properties to the south are separated by the railway line and associated railway reserve.

Buildings and Works

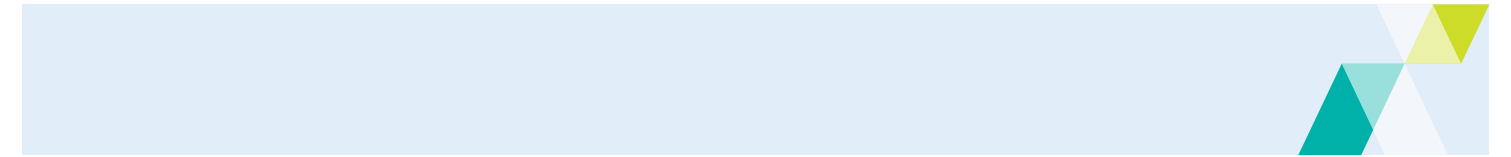
47. Detailed plans have been submitted for the proposed new school building.
48. The works for the STEAM building include the following:

Ground floor.

- Four large classrooms
- Gallery
- Foyer
- Staff room
- Bathrooms

First floor

- Two Viscom rooms
- Media classroom
- Two Visual art rooms

- 
- Shared studio space
 - Recording space
 - Foyer / Exhibition space
 - Staff room
 - bathrooms

Upper floor

- Two PDT rooms
- PDT Lab
- Senior Food tech classroom / prep kitchen and pantry
- Foyer / Exhibition space
- Terrace area
- Staff room
- Bathrooms

Roof Plan

- Roof plant equipment
- Solar panel system

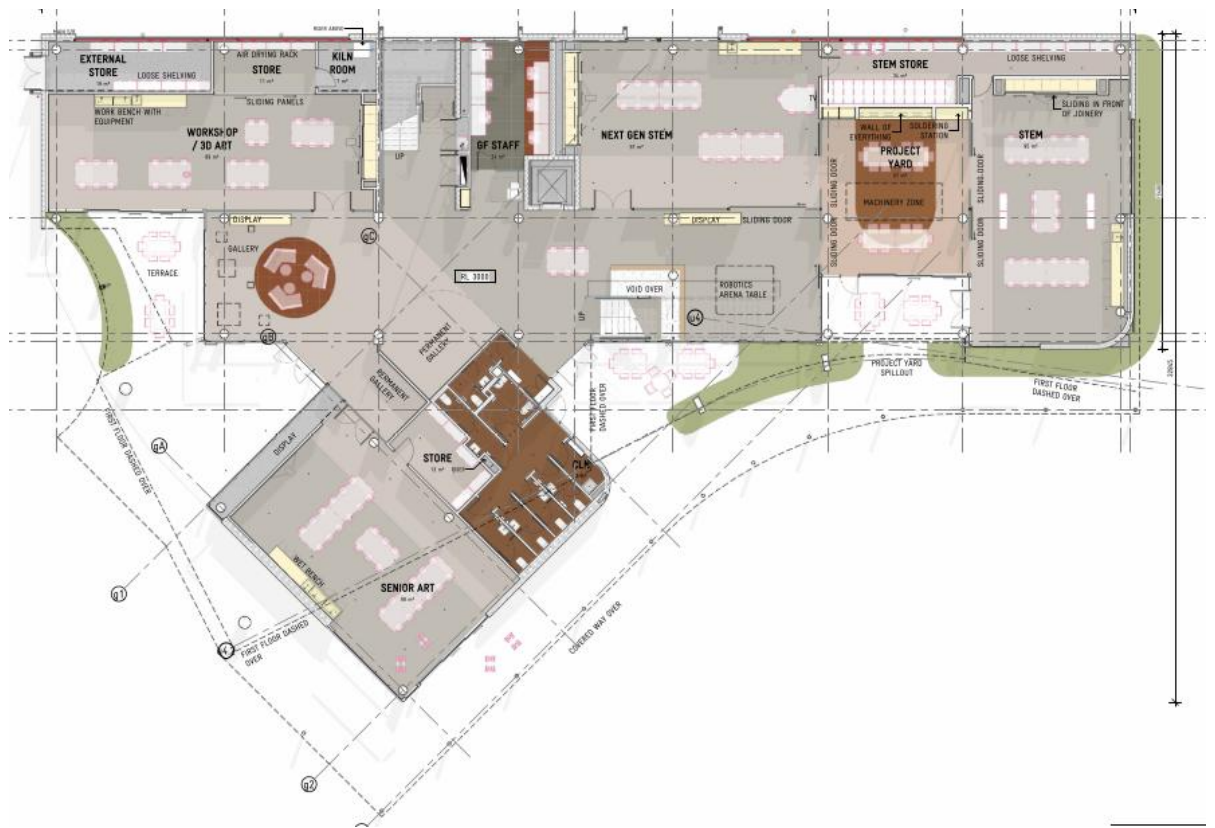


Figure 12: Ground floor layout.



Figure 13: Level 1 layout



Figure 14: Upper-level floorplan

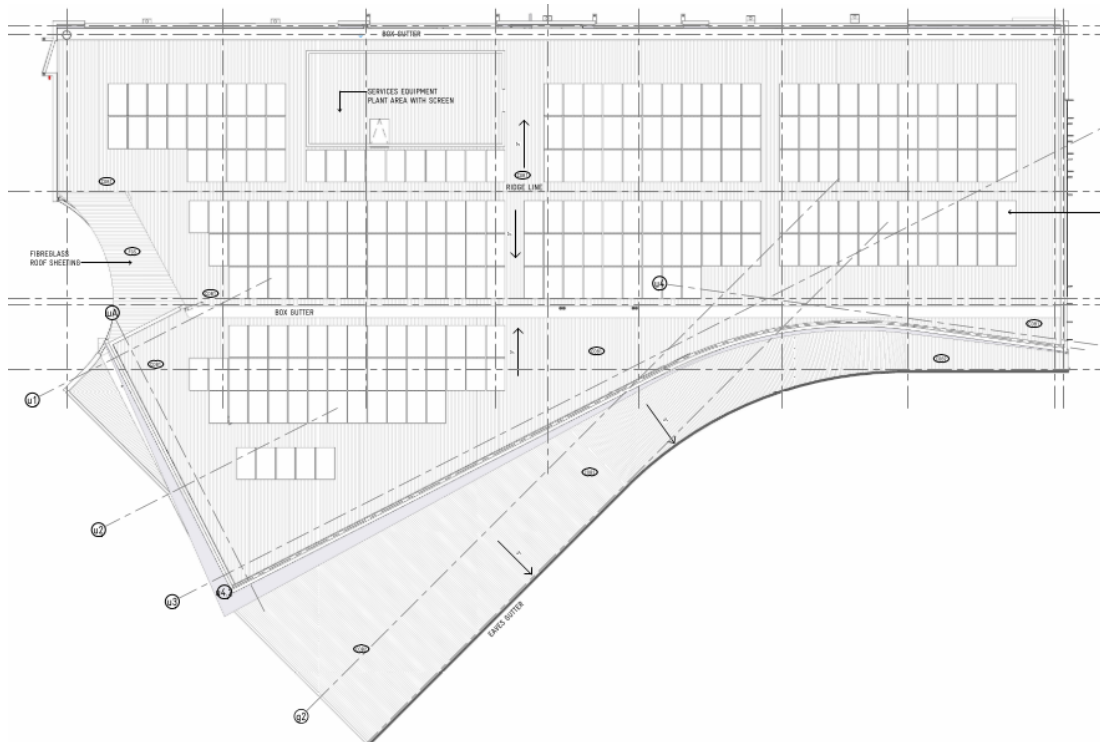


Figure 15: Roof plan.

Height and Setbacks

49. The proposed school building is set back 1.9m from the property boundary adjacent to the railway line. The three storey STEAM building has a maximum building height of 14.3m and is located within the school site along the southern boundary.

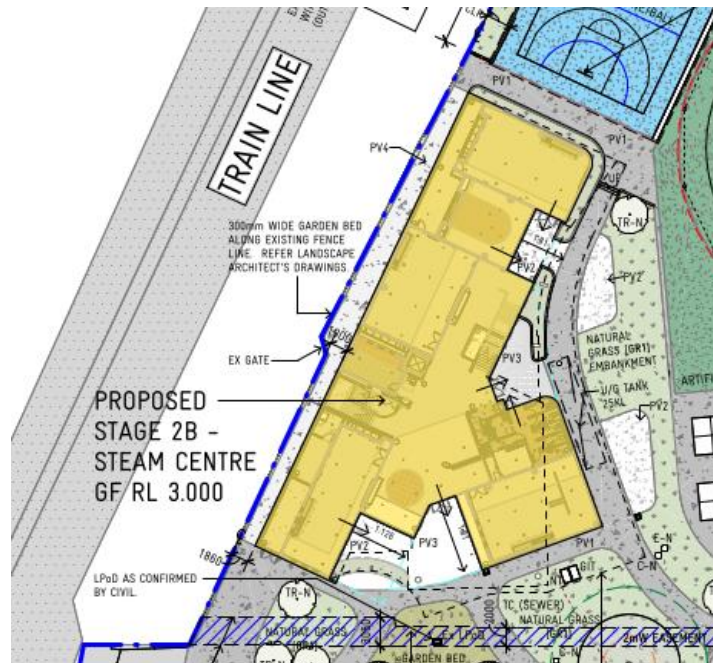


Figure 16: Setback from southern property boundary

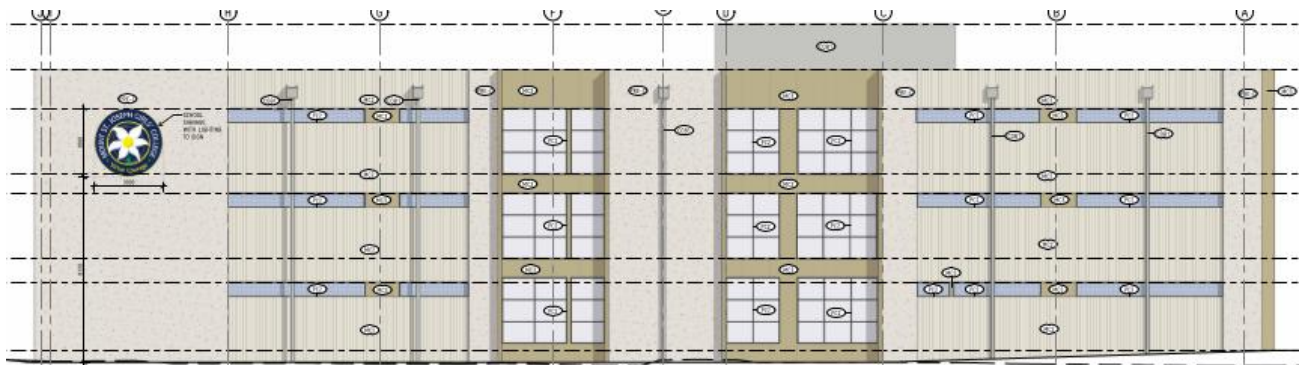


Figure 17: Southern elevation STEAM Building

50. The STEAM Building learning hub three substantial maintenance sheds and extensive hard surfacing in this location.
51. The new building is proposed to be sited within close proximity to existing double storey school buildings including the Byrne Learning Centre and Library. These buildings already set a precedent for a more intense built form along the southern boundary.

Design Detail

52. The applicant has submitted a comprehensive materials schedule as part of the application documents.
53. The proposed materials and finishes include a mix of materials including brickwork, precast concrete, powder coated finishes, metal cladding, colorbond and various glass finishes. The variation of materials and colours provides visual



interest in the building and variations of views from the different view lines and from within the school grounds as shown in the diagrams below.

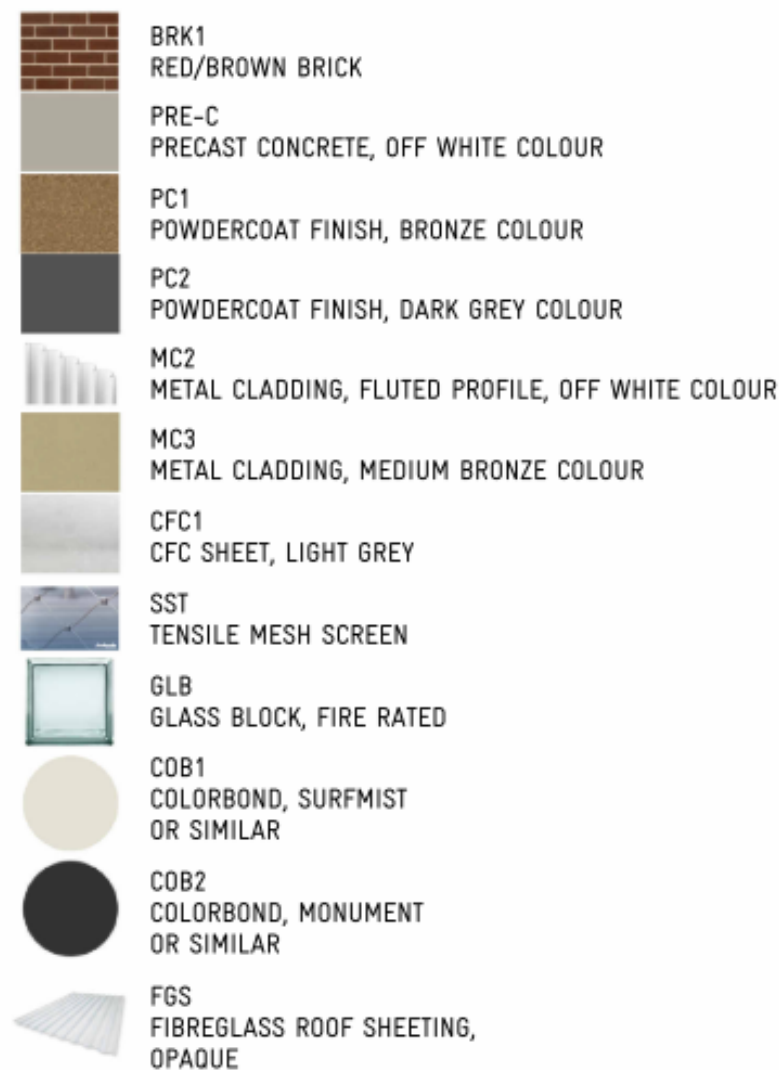


Figure 18: Materials and finishes

Signage

54. The application proposes new business identification signage to be located on the school building on the south elevation. The signage will include the school logo and consists of one sign approximately 9m² and will be fixed directly to the building frontage.
55. The proposed signage is consistent with other signage located within the campus of the school and will provide clear identification of the school building for students and the broader public.
56. The proposed signage size and location is appropriate given the scale of the building and the adjoining railway corridor.

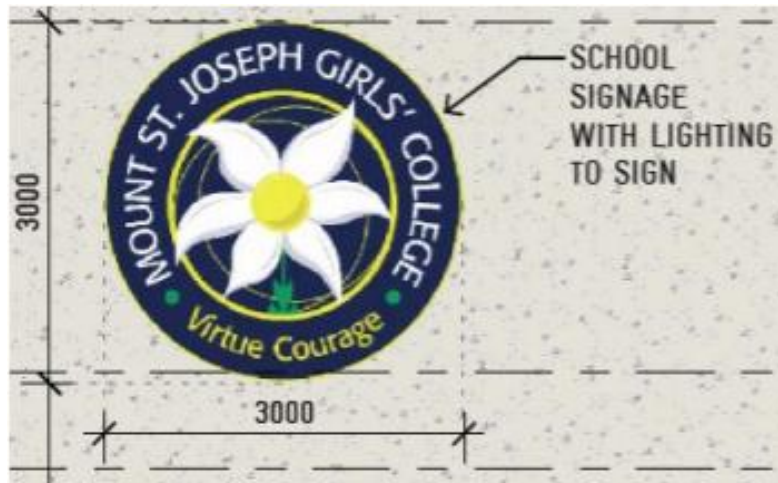


Figure 19: School Logo

Amenity

Amenity Impacts (internal and offsite)

57. The amenity impacts to the adjoining residential properties will be minor, the new building is setback from sensitive residential uses with the new building located on the southern boundary of the school. The nearest residential properties are separated from the new building by a portion of vacant land and railway reserve.
58. Conditions will be included in any permit granted to ensure the amenity of the adjoining residential properties and the use associated with the railway line is protected.

Overshadowing

59. The application has not provided overshadowing diagrams as part of the documents; however, the site has a railway corridor to the south of the property, and any shadows cast will fall within the school grounds or over the railway tracks.

Public Realm

Ground Level Activation / Public interfaces.

60. The new buildings are set within the school grounds and has no interface with the public realm. The application has been submitted with a comprehensive landscaping plan which shows the ground level interaction.

Landscaping

61. The application has been submitted with a high-level landscape plan detailing the landscaping direction around the development.
62. The landscaping plan provides details on the overall proposed materials and finishes, including paved surfaces, seating and landscaping areas. The plan provides details on the species of plants or the numbers of plants to be provided within the new landscaped area around the new building. This includes the provision of 6 new canopy trees with mature heights of 7-8 metres and 5 trees with mature heights of 4 – 10 metres and 167 low level vegetation with mature heights of 0.5 – 2 metres.
63. In addition to the proposed tree planting, extensive variety of ground covers, climbing plants and grasses are to make up the overall landscape outcome.



64. The proposed works requires the removal of 21 trees with various heights between 2m to 15m. This vegetation has been planted within the school grounds and is a mixture of native and exotic vegetation, including weed species. The trees are of low to medium retention value and a mix of mature and juvenile plants.
65. Tree #3 is to be retained and protected within the site adjacent to the proposed works, the tree is of high retention value, is a mature *Quercus robur* – English Oak with a life expectancy of greater than 30 years.



Figure 20: Overall landscaping plan.

66. The overall extent of canopy trees and low-level planting proposed to be planted around the new building and sports fields will provide an improved long term vegetated outcome from the current conditions, which consists of three maintenance sheds and existing mature trees along the boundary.
67. New planting of trees along the western boundary within the LSIO has been limited to ensure minimum impact to Melbourne Water's assets or impact to the flow of water. Melbourne water has included conditions regarding the planting of landscaping to be included in any permit issued.
68. The overall landscaping will provide an acceptable interface with the public realm including the railway line with the provision of climbing plants to be planted along the fenceline which will create a vegetated interface with no impact to railway operations.

Waste

69. A waste management plan has not been provided for the new school building; however, the school has been established since 1964 and has an existing internal waste system operating and the additional building will have limited impact to ongoing waste management.

Sustainability

Environmentally Sustainable Design (ESD)

70. The application has been submitted with a Sustainable Management Plan (SMP) report for the proposal which broadly outline the strategies and sustainability initiatives that will be deployed within the proposed scope of works for the construction of the school buildings.
71. The SMP includes a BESS report which achieves a rating of 54% demonstrating that the development will achieve a rating demonstrating best practice.
72. The proposal exceeds the minimum standard and will ensure that the school buildings will contribute to the objectives of the Hobsons Bay planning scheme.

Stormwater Management

73. The application has been submitted with a stormwater management report as part of the SMP report and provides details on stormwater treatment for the extent of the proposed works.
74. The development does not provide for the provision of rainwater tanks as part of the development and has not included them in the BESS assessment.
75. A permit condition will require clear demonstration of how the development will achieve best practice for the discharge of stormwater from the site and not discharge into the adjacent wetlands when the building is not connected to a rainwater tank.

Response to Council Comments

76. The Council requested two conditions to be included in any permit issued. These conditions are as follows:

- *Substation to be acoustically treated or in soundproof housing to reduce noise impacts to adjacent residences.*

This condition will not be included in the permit conditions. Substations are normally required by the relevant authority to have clear access, located on a concrete pad and be on its own title. The substation will be fenced off from the school grounds, but open to the street. The substation should not make any noise which would affect the residential properties located approximately 26 metres to the north of the proposed substation.

The provision of fencing and soundproofing to the street frontage would be contrary to regulations and Australian Standards.

- *Construction Environmental Management Plan, including Traffic Management Plan required to ensure proposed construction works do not unreasonably impact on residential amenity and nearby road network.*

This condition has been included in the permit.

Planning Permit

Permit No.:	PA2503984
Planning scheme:	Hobsons Bay Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	101-133 Maidstone Street Altona

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.07-9	Construct a building or construct or carry out works associated with a Section 2 Use - Education Centre.
44.04-2	A permit is required for works associated with the upgraded surfacing of the playing fields.
52.05-13	A permit is required to construct and display illuminated business identification signage

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit.

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Layout not altered.

2. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Approved Plans

3. Before the development starts, excluding demolition, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimension, be generally in accordance with the plans prepared by Y2 Architecture. Rev 2, dated 29/09/2025 but amended to show the following details:
 - a) Any changes required by the Stormwater Management Plan.

Landscaping

4. Concurrent with the endorsement of plans, the Landscape Plan prepared by PTA Landscapes, Rev 05, dated 16/10/2025 must be approved by the Responsible Authority. The landscape plans must not be altered without the prior written consent of the Responsible Authority.



Landscaping completion

5. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the Responsible Authority.

General Amenity

6. The amenity of the area must not be detrimentally affected by the use(s), including through:
 - The transport of materials, goods or commodities to and from the land;
 - The unsightly appearance of any buildings, works or materials;
 - The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waster water, waste products, grit or oil; or
 - The presence of vermin;

To the satisfaction of the Responsible Authority.

Run-off

7. Polluted and/or sediment laden run-off must not be discharged directly into or indirectly into City of Casey drains or watercourses.

Drainage

8. The land must be drained to the satisfaction of the City of Hobsons Bay (the Council).

Environmentally Sustainable Design (ESD)

9. Before the development starts, a sustainability management plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with the specific the Sustainability Management Plan (SMP) Statement prepared by BRT Consulting Engineers, dated 01/10/2025 and must include the following:
 - a) Any changes required by the Stormwater Management Plan.
10. Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed report in an addendum to this report, which must be provided to the satisfaction of the Responsible Authority prior to the commencement of construction.

Stormwater Management Plan

11. Before the development starts, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must be prepared to the satisfaction of the responsible authority, and must include:
 - a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
 - b) Set out how the stormwater management system will be managed on an ongoing basis.
 - c) Demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will
 - d) meet the objectives in the planning scheme, including modelling and calculations.

Construction Management Plan

12. Prior to any works commencing on the land a 'Construction Management Plan' (CMP) must be prepared to the satisfaction of the responsible authority, detailing how the owner will manage the environmental and construction issues associated with the development. The CMP may be prepared and approved in stages relating to early works



and main works. The CMP when approved will form part of the permit and must be implemented to the satisfaction of the responsible authority. The CMP must address:

- a) The contact name and phone number(s) of the site manager;
 - b) The extent of bulk excavation in proximity to Council assets:
 - c) Management of the construction site;
 - d) Land disturbance;
 - e) Hours of construction, including program/duration of works;
 - f) Noise;
 - g) Control of dust;
 - h) Public safety;
 - i) Traffic and pedestrian management;
 - j) Construction vehicle road routes and access to the site;
 - k) Largest vehicle expected to the site;
 - l) Soiling and cleaning of roadways;
 - m) Discharge of any polluted water;
 - n) Security fencing, disposal of site waste and any potentially contaminated materials;
 - o) Construction material set-down and storage areas;
 - p) Location of site offices, and onsite staff parking; and
 - q) Site lighting during any night works.
13. When submitted and approved to the satisfaction of the responsible authority, the CMP will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the responsible authority.

Noise Control

14. At all times noise emanating from the land must comply with the requirements of the *Environment Protection Regulations 2021* (as amended from time to time)

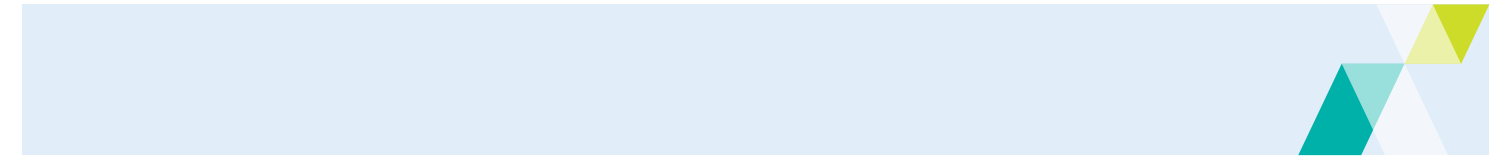
Signage

15. The business identification signage, as shown on the endorsed plans, must always be maintained in good order and condition, to the satisfaction of the responsible authority.
16. The sign(s) must not be animated or contain any flashing or intermittent light.
17. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.
18. This permit, in relation to the signs hereby approved, will expire in 15 years from the date of the permit and signs and all supporting structures must be removed and the surface made good to the satisfaction of the responsible authority, within one month of the expiry date.

Lighting

19. External lighting must be designed, baffled and located so as to prevent any adverse effects on adjoining land to the satisfaction of the responsible authority.

General Amenity Provision


- 
20. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
- Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products.
- To the satisfaction of the responsible authority.

Melbourne Water Conditions

21. The proposed building must be constructed with finished floor levels set no lower than 3 metres to Australian Height Datum (AHD), which is 600mm above the applicable flood level of 2.4 metres to AHD.
22. The layout of buildings and works as shown on the plans must not be altered without prior written consent from Melbourne Water.
23. The building setbacks shown to site boundaries must not be further reduced without the written approval of Melbourne Water, to ensure adequate open space areas to allow for the passage of overland flood flow.
24. A Build Over application must be submitted for Melbourne Water's review and approval prior to finalising plans and prior to construction or demolition of existing structures, or tree removal within 5 metres of a Melbourne Water asset (Laverton Main Drain).
25. Landscaping within 5.0 metres of the asset must comply with Melbourne Water's Planting Guidelines. A Plant near sewers, drains, waterways and water mains application detailing landscaping must be submitted for approval.
26. New or modified stormwater connection should be made to Council's drainage system. If connection cannot be made to Council's system a separate application must be submitted for approval for stormwater connection or alteration to Melbourne Water's drainage system.

VicTrack Conditions

27. No entry to railway land is permitted without the written consent of VicTrack.
28. Before the commencement of the development, including bulk excavation, a Construction Management Plan must be submitted to the Responsible Authority and approved in consultation with VicTrack. The Construction Management Plan must include details of (but not limited to) management proposals to minimise impacts to VicTrack assets and the operation of the railway during construction and must set out relevant objectives and performance and monitoring requirements for:
- A comprehensive scope of work including demolition.
 - Access to the rail environment, including designation of any areas to be used under licence during the construction process.
 - Approvals and permits required from VicTrack and the accredited Rail Operator prior to works commencing and prior to accessing the rail land.
 - Rail safety requirements applicable for construction.
 - Protection of all rail infrastructure to ensure rail infrastructure is not damaged during demolition or construction.
 - Minimising disruption to train services and railway commuter access.
 - Management of drainage, effluent, material stockpiles, fencing, hoardings to ensure VicTrack land is not used for, or impacted on by these activities outside of the licence area.

- 
- h) Public safety, amenity and site security.
 - i) Operating hours, noise and vibration controls.
 - j) Air and dust management.

All demolition and construction works must be carried out in accordance with the approved Construction Management Plan. The Construction Management Plan must be implemented at no cost to VicTrack.

- 29. Before the commencement of the development, including demolition or bulk excavation, the Rail Operator must be contacted through the email address: metrositeaccess@metrotrains.com.au to obtain the Rail Operator's conditions and safety requirements for works on, over or adjacent to the railway land. During and post construction, all conditions and safety requirements of the Rail Operator must be complied with.
- 30. At all times the common boundary with the railway land must be fenced with a 1.8m paling or black chain mesh fence and must be repaired and maintained, all at no cost to VicTrack to prohibit unauthorized access to the rail corridor.
- 31. Any replacement, repair or reconstruction of any fence on the boundary to railway land must be in accordance with VicTrack's requirements.
- 32. No drainage, effluent, waste, soil or other materials must enter, be stored or be directed to the railway land.
- 33. The development's landscaping and planting must be setback to ensure tree canopy does not extend over railway land.

Commencement

- 34. This permit will operate from the issued date of this permit.

Expiry

- 35. This permit will expire if one of the following circumstances apply:

- a) The development is not started within 3 years of the issued date of this permit.
- b) The development is not completed within 5 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- a) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- b) The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

Notes:

(the following information does not form part of this permit)

The permitted use or development may need to comply with, or obtain the following further approvals:

- These notes are provided for information only and do not constitute part of the permit or conditions of this permit.
- Further approvals from Council will be required for the removal of any Council managed street trees and checking of drainage plans. Please contact Council's Trees and Drainage and Design Services units on 1300 179 944.

- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- A building permit under the *Building Act 1993*.
- Paths, access ramps and Tactile Ground Surface Indicators to be installed in accordance with DDA requirements and the relevant Australian Standards.

Melbourne Water Notes:

Flood Information

The site is identified as being subject to flooding from two sources, Laverton Creek (LSIO) and from coastal inundation (Sea Level Rise) in the year 2100.

The subject site is also affected by flooding from tidal inundation due to Sea Level Rise for the year 2100. The applicable flood level for this property due to sea level rise is 2.4 metres to Australian Height Datum (AHD).

Accordingly, the applicable Nominal Flood Protection level (NFPL) for the site would be 3.0 metres AHD.

Melbourne Water, in its role as the relevant floodplain management authority, is required to consider both flood risk arising from the local drainage system as well as sea level rise of not less than 0.8 metres by 2100, as required by Clause 13.01-2S.

Asset Information

Melbourne Water's Laverton Main Drain is located within the subject site, running through the centre of the site. The drain consists of a 675mm reinforced concrete drain constructed in 1967.

A Build Over application must be submitted for Melbourne Water's review and approval prior to finalising plans and prior to construction or demolition of existing structures, or tree removal within 5.0 metres of a Melbourne Water asset.

The building/structure including footings, eaves etc. must be set outside an easement or a minimum 1.8 metre laterally clear of the outside edge of the Melbourne Water Asset, whichever is greater.

The depth of the footings must be adequate to satisfy the angle of repose relative to the drain in accordance with Melbourne Water's specification. Refer to: <http://www.melbournewater.com.au/Planning-and-building/Forms-guidelines-and-standard-drawings/Documents/Angle-of-repose-diagram.pdf>

A build over application can be submitted online via the following link: [Apply to build near an asset or easement](#).

Any new landscaping within 5 metres of the asset will need to comply with Melbourne Water's Planting Guidelines. A Plant near sewers, drains, waterways and water mains application detailing of any landscaping will need to be submitted. For more information or to apply please refer to: [Planting guidelines Melbourne Water](#).

Cut and fill earthworks to alter existing levels (or repaving) must include the following:

- A minimum 850mm vertical cover must be maintained over the pipeline.
- The maintenance hole/junction pit located on Melbourne Water's drain must not be covered over by the works.
- Access maintenance holes 4080/MH004-006 are required to be lowered/raised in accordance with Melbourne Water standard drawing 7251/08/417 to the finished surface level.



- *Note: This standard is only applicable for reinforced concrete pipes, with lowering depths up to 500mm and raise heights up to 300mm only. Manhole material and depths outside of this range is to be designed from first principles by a qualified structural engineer and submitted to Melbourne Water for review.*

New or modified stormwater connection must be made to Council's drainage system. If connection cannot be made to Council's system a separate application must be submitted for approval for stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits). Evidence must be provided by Council regarding the legal point of discharge.

A stormwater connection application can be submitted online via the following link:
<https://www.melbournewater.com.au/building-and-works/work-or-build-near-our-assets-or-easements/stormwater-connection-guidelines>

No services are to be installed across a Melbourne Water Asset, within an easement or owned land that are in favour of Melbourne Water unless approve by Melbourne Water. A separate Utility Installation application must be submitted.

A utility installation application can be submitted online via the following link:
<https://www.melbournewater.com.au/building-and-works/work-or-build-near-our-assets-or-easements/utility-installation-guidelines>



77. The proposal is consistent with the relevant planning policies of the Hobsons Bay Planning Scheme and will make a positive contribution to the provision of education facilities within the Altona area.
78. The development appropriately responds to the objectives of the Residential Growth Zone Schedule 1 and through its scale, built form, site layout and access arrangements. It delivers a socially beneficial use within an accessible and well-serviced urban context and will not result in unreasonable amenity impacts.
79. The proposal is supported by council and is generally supported by the various determining referral agencies.
80. Overall, the proposal represents an appropriate and orderly planning outcome and warrants support.
81. It is recommended that Planning Permit No. PA2503984 for the construction of a new education facility at 101-133 Maidstone Street, Altona be issued subject to conditions.
82. It is recommended that the applicant and the council be notified of the above in writing.

