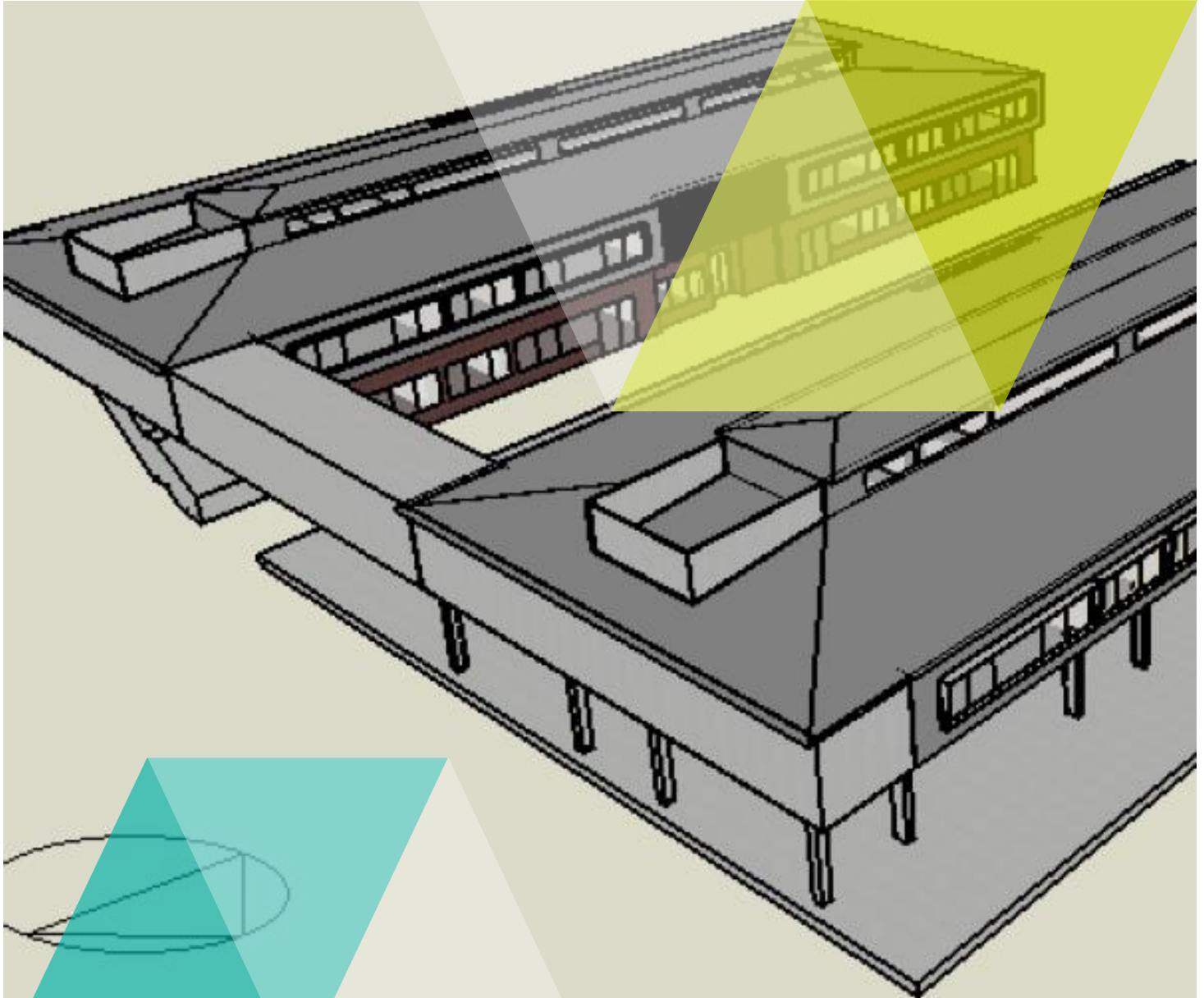


# Assessment Officer Report

PA2504028 - 464  
Greenhalghs Road, Winter  
Valley



Officer Assessment Report  
Development Assessment

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Department  
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and Planning

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# Executive Summary



| Key Information                  |                                                                                                                                                                                                                                       | Details                                                                                        |                                                                                                                                           |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Application No:                  | PA2504028                                                                                                                                                                                                                             |                                                                                                |                                                                                                                                           |
| Received:                        | 27 October 2025                                                                                                                                                                                                                       |                                                                                                |                                                                                                                                           |
| Statutory Days:                  | 120 days as at 12/06/2026                                                                                                                                                                                                             |                                                                                                |                                                                                                                                           |
| Applicant:                       | Diocese of Ballarat Catholic Education Schools (DOBCEL) C-/ UpCo                                                                                                                                                                      |                                                                                                |                                                                                                                                           |
| Planning Scheme:                 | Ballarat                                                                                                                                                                                                                              |                                                                                                |                                                                                                                                           |
| Land Address:                    | 464 Greenhalghs Road Winter Valley (Lot D of Plan of Subdivision PS900619)                                                                                                                                                            |                                                                                                |                                                                                                                                           |
| Proposal:                        | Use and staged development of the land for a primary school (prep to Grade 6).                                                                                                                                                        |                                                                                                |                                                                                                                                           |
| Development Value:               | \$ 7.7 million                                                                                                                                                                                                                        |                                                                                                |                                                                                                                                           |
| Why is the Minister responsible? | In accordance with Clause 72.01 of the Wyndham Planning Scheme, the Minister for Planning is the responsible authority for this application because it is for the use and development of land for a new primary and secondary school. |                                                                                                |                                                                                                                                           |
| Why is a permit required?        | Clause                                                                                                                                                                                                                                | Control                                                                                        | Trigger                                                                                                                                   |
| Zone:                            | Clause 37.07                                                                                                                                                                                                                          | Urban Growth Zone – Schedule 2 (UGZ2)<br>Applied zone is General Residential Zone – Schedule 1 | Clause 2.6 of UGZ7 – Construct a building or carry out works associated with a primary school on land shown as a non-government school.   |
|                                  | Clause 32.08                                                                                                                                                                                                                          | General Residential Zone – Schedule 1 (GRZ1)                                                   | Clause 32.08-2 – Use of land for a primary school<br>Clause 32.08-10 – Buildings and works associated with a section 2 use                |
| Overlays:                        | Clause 45.06                                                                                                                                                                                                                          | Development Contributions Play Overlay – Schedule 1 (DCPO1)                                    | Not exempt                                                                                                                                |
| Particular Provisions:           | Clause 52.06                                                                                                                                                                                                                          | Car Parking                                                                                    | Clause 52.06-1 – new use of land                                                                                                          |
|                                  | Clause 52.17                                                                                                                                                                                                                          | Native Vegetation                                                                              | Not applicable – a permit is not required to remove, destroy or lop native vegetation where a NVPP has been incorporated into the scheme. |
|                                  | Clause 52.34                                                                                                                                                                                                                          | Bicycle Facilities                                                                             | Clause 52.34-1 – new use of land                                                                                                          |
|                                  | Clause 53.18                                                                                                                                                                                                                          | Stormwater in Urban Development                                                                | Clause 53.18-1 – buildings and works                                                                                                      |
|                                  | Clause 53.19                                                                                                                                                                                                                          | Non-government schools                                                                         | As per UGZ2 and GRZ1 permit trigger                                                                                                       |
| Cultural Heritage:               | Yes – the land is partly affected by an area of cultural heritage sensitivity. An approved cultural heritage management plan (CHMP) has been prepared which covers the proposed activity.                                             |                                                                                                |                                                                                                                                           |
| Referral Authorities:            | <ul style="list-style-type: none"><li>Head, Transport for Victoria<ul style="list-style-type: none"><li>Determining Referral Authority – <b>no objection</b></li></ul></li></ul>                                                      |                                                                                                |                                                                                                                                           |
| Public Notice:                   | The application is exempt from notice.<br>Informal notice was given to Wyndham City Council (the council) which recommended conditions be imposed on any permit to issue.                                                             |                                                                                                |                                                                                                                                           |
| Recommendation                   | Grant planning permit PA2504028                                                                                                                                                                                                       |                                                                                                |                                                                                                                                           |



## Application Process

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

| Milestone                     | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application lodgement         | 27 October 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Further information requested | 24 December 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Further information received  | 12 February 2026<br>1 April 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Decision Plans                | <u>Plans</u> <ul style="list-style-type: none"><li>• Architectural Plans, prepared by LAW Architects</li><li>• Landscape Plans, prepared by Landprojects, dated 8 August 2025</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Other Assessment Documents    | <ul style="list-style-type: none"><li>• Traffic Impact Assessment, prepared by Salt, Rev. D01, dated 07/08/2025.</li><li>• Sustainability Management Plan, prepared by Blue Bee Sustainable Services, Rev. 2, dated 10 October 2025.</li><li>• Waste Management Plan, prepared by Salt, Rev. D01, dated 07/08/2025.</li><li>• Aboriginal Cultural Heritage Management Plan, prepared by ecology &amp; heritage, dated 25 July 2017.</li><li>• Biodiversity Offset Requirement Report, prepared by Ecolink Consulting, dated 7 November 2017</li><li>• Civil engineering drawings, prepared by Gestalt Engineers, Rev. 04, dated 02/10/2025</li></ul> |

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

## Proposal Summary

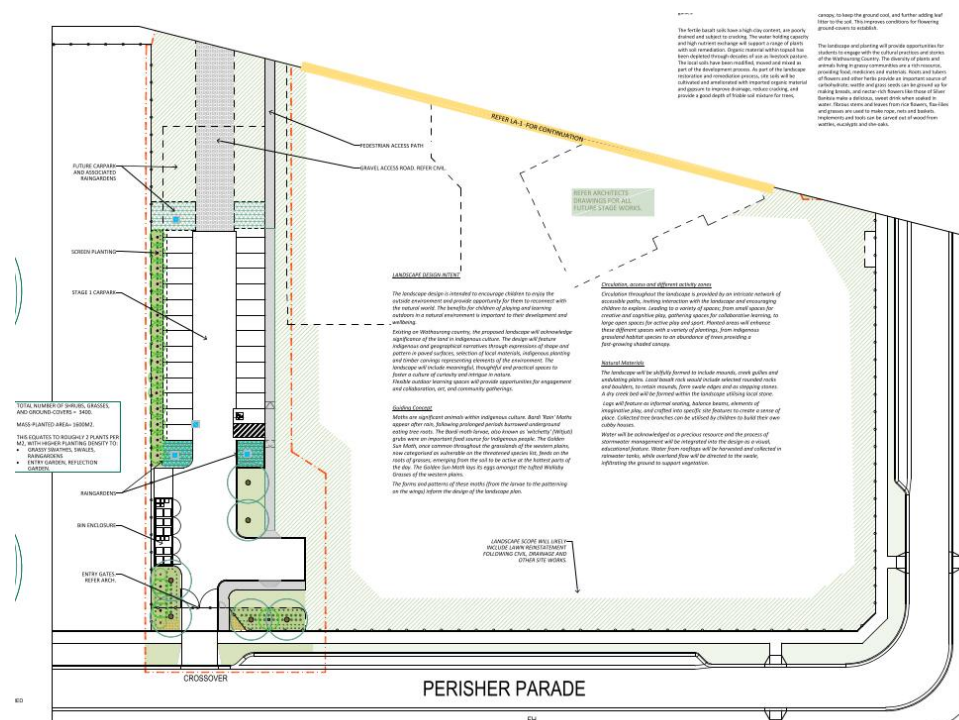
3. Planning permit application PA2504028 proposes to undertake a staged masterplan for the use and development of land for a non-government primary school (accommodating prep to Year 6).
4. The masterplan foreshadows staging the development of the school with staff numbers, student numbers and new buildings expanding over stages.
5. More specifically, the development will include the following:
  - Staged Development
    - Stage 1 – up to 200 students and 25 staff (opening term 1 2028)
    - Stage 2 – up to 325 students and 36 staff (term 1 2030)
    - Stage 3 – up to 450 students and 36 staff (term 1 2032)
    - Stage 4 – up to 450 students and 36 staff (term 1 2033)
  - Single storey school buildings – general learning, resource hub, specialist learning, administration, outdoor learning and trade facilities.
  - Indoor sports gymnasium
  - Sports oval and hardcourts
  - Car parking

- Space for future ELC centre.

6. The school will be commonly known as “Winter Valley CPS”.



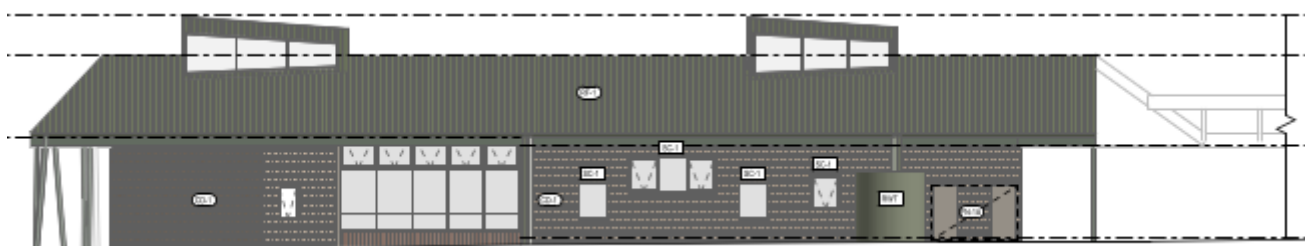
Figure 1: Masterplan for "Winter Valley CPS"



7. Detailed design has been undertaken for Stage 1, which will involve:
- a. Learning building;
  - b. Resource Hub;
  - c. Delivery of playgrounds and hardcourt; and
  - d. Provision of 25 car parks, including 1 DDA compliant space.



*Figure 4: Resource Hub Floor Plan and roof plan*



*Figure 5: East elevation Resource Hub*



Figure 6: North elevation Resource Hub

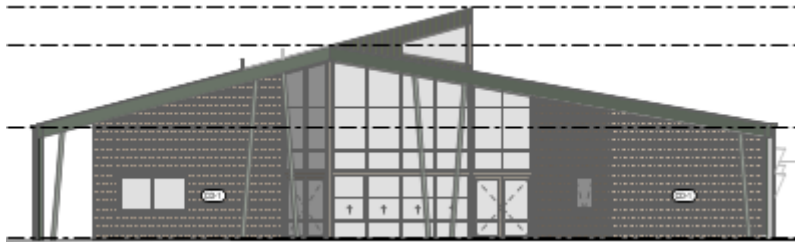


Figure 7: South elevation Resource Hub



Figure 8: West elevation Resource Hub

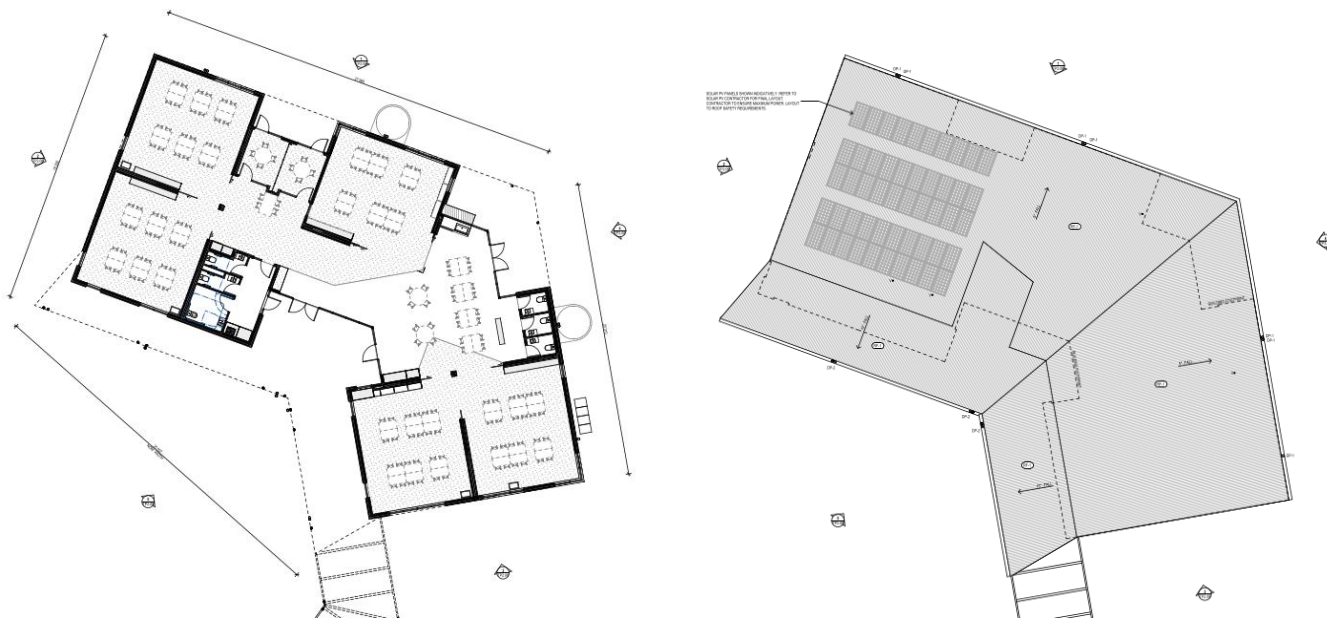


Figure 9: Learning Hub floor plan and roof plan

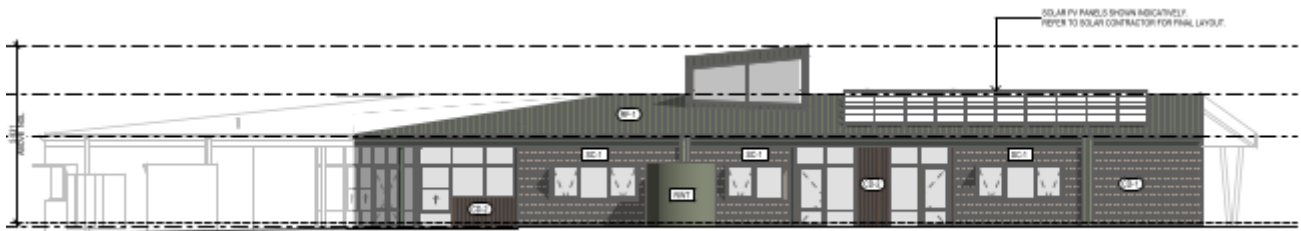


Figure 10: North elevation Learning 1

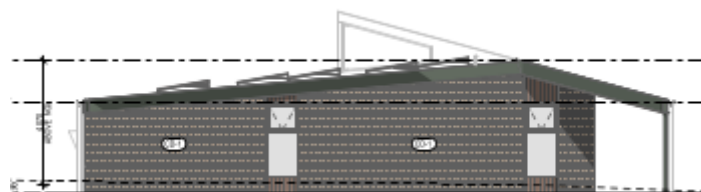
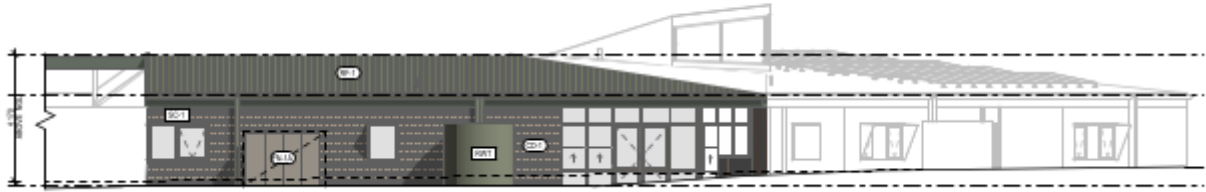


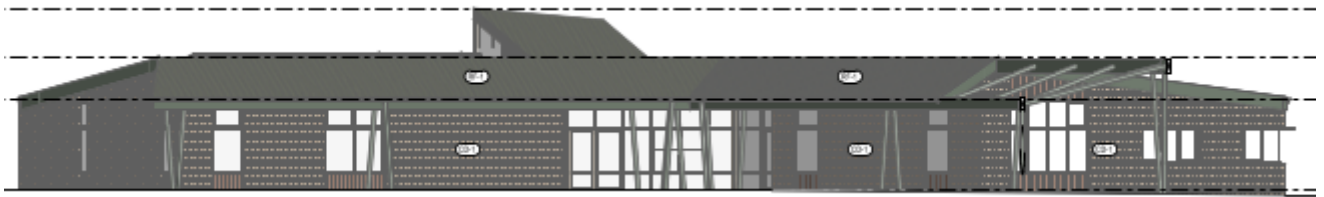
Figure 11: West elevation Learning 1



Figure 12: South elevation Learning 1



*Figure 13: East elevation Learning 1*



*Figure 14: South west elevation Learning 1*



## Site Description

8. The site is located with the emerging “Winterfield Estate” which is a new housing estate north of the Greenhalghs Road. The site is large (approximately 3.5ha) irregular in shape and currently vacant, devoid of vegetation and predominantly flat.
9. The land will have road frontages on all four boundaries of the site, which will be constructed as part of the subdivision of the estate.

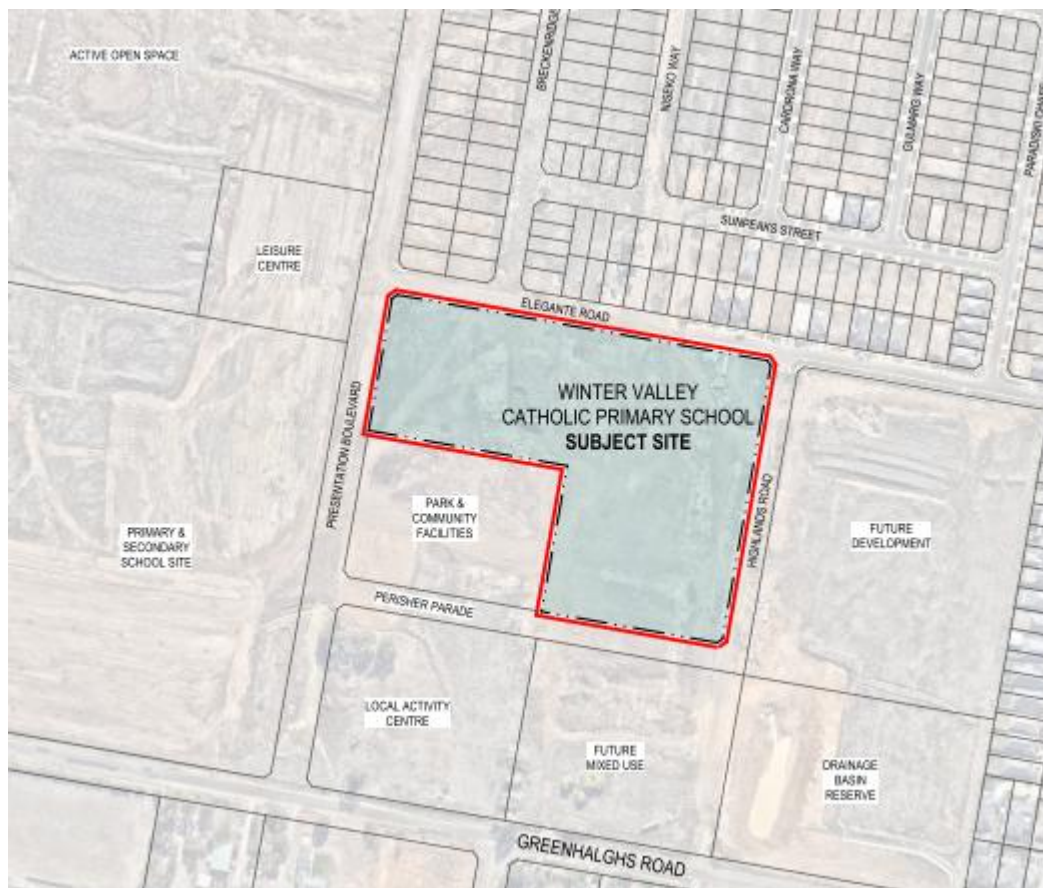


Figure 15: Subject site

10. The site will have roads on all four boundaries including Presentation Boulevard (west), Elegante Road (to the north), Highlands Road (to the east) and Perisher Parade (to the south). The surrounding area is characterised by typical growth area residential subdivision including single and double storey dwellings.
11. The land is not affected by any covenants, however is subject to a 173 Agreement.



## Planning Policy Framework

12. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:

- Clause 2 – Municipal Planning Strategy
  - Clause 2.03 Strategic Directions
  - Clause 2.04 Strategic Framework Plan
- Clause 15 – Built environment and Heritage
  - Clause 15.01 – Built Environment
- Clause 18 – Transport
  - Clause 18.01 – Land Use and Transport
- Clause 19 – Infrastructure
  - Clause 19.02-2S Education Facilities

## Statutory Planning Controls

### Zoning

13. The subject site is located within an Urban Growth Zone – Schedule 2 (UGZ2) with an applied zone of Residential Growth Zone – Schedule 1 (RGZ1).

### Urban Growth Zone

14. Plan 1 to the UGZ2 identifies the subject site as an educational facility – Primary School and Secondary School.
15. Pursuant to Clause 2.5 of the UGZ2, a planning permit is required to construct a building or carry out works associated with a primary school or secondary school on land shown as a non-government school.
16. The applied zone provision is Clause 32.07 – General Residential Zone

### General Residential Zone

17. Pursuant to clause 32.08-2 of the GRZ, a planning permit is required to use land for a primary school (as not listed in Section 1 or 3 of the Table of Uses). However, Clause 37.07-9 of the UGZ header provision states that:
- “Any use specified in the schedule to this zone as a use for which a permit is not required... Must comply with any condition or requirement specified in the schedule to this zone or in the precinct structure plan.”*
18. This is read as overriding the permit trigger for use of land as a primary school in the applied RGZ.
19. A planning permit is required for buildings and works associated with a Section 2 use.

### Development Contributions Plan Overlay – Schedule 11 (DCPO11)

20. The site is affected by DCPO11. Clause 4.0 of the DCPO11 specifies that land required for the use and development of a non-government school is exempt from the provisions of the DCPO.
21. Accordingly, the DCPO11 is not triggered by this application.

## Particular and General Provisions

### Clause 52.06 (Car Parking)

22. Clause 52.06-1 applies to a new use of land.

23. Before the new use commences, the number of car parking spaces under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

24. Clause 52.06-5 requires the following car parking requirements for the proposal:

| Planning Scheme Categorisation | Parking Rate                                                                                | Requirement                           | Supply                                                                                                                                           |
|--------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary School                 | 1 space each employee that part of the maximum number of employees on the site, at any time | Up to 25 staff – 25 <b>car spaces</b> | As part of Stage 1 the proposal will provide 25 car spaces.<br><br>When fully developed the campus will provide 36 spaces for 36 teaching staff. |

25. As the proposal at completion will provide 36 car spaces, which meets the planning scheme requirements, it is considered the proposal provides an acceptable provision of car parking and a planning permit is not required to reduce the number of spaces statutorily required. DTP further notes that the minimum statutory car parking requirement will be met for each of the stages of development.

### Clause 52.34 (Bicycle Facilities)

26. Clause 52.34-1 specifies that a new use of land must not commence until the required bicycle facilities and associated signage has been provided on the land.

27. The requirements for the proposal for Stage 1 are as follows:

| Planning Scheme Categorisation | Parking Rate                                              | Requirement                                                                                                                                                                                            | Supply                                                                                                                                                                      |
|--------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary School                 | 1 to each 20 employees and 1 to each 5 pupils over year 4 | 57 pupils over Year 4 – and therefore requires a total of 12 <b>spaces</b> comprising of: <ul style="list-style-type: none"><li>• 1 spaces for employees; and</li><li>• 50 spaces for pupils</li></ul> | As part of masterplan, the proposal provides additional area set aside for bicycle storage, which will be required to provide a minimum of 25 bike parking spaces in total. |

28. Permit conditions will ensure that the overall number of bicycle parking spaces and associated facilities is correctly identified on the masterplan. Accordingly, the proposal allows for bicycle facilities to meet the statutory requirements.

### Clause 53.19 (Non-government schools)

29. Clause 53.19 applies to the use and development of land for a new primary school.

30. 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.



## Referrals

31. The application was referred to the following groups:

| Provision / Clause                       | Organisation                 | Response and date received     |
|------------------------------------------|------------------------------|--------------------------------|
| <b>Section 55 Referral – Determining</b> | Head, Transport for Victoria | No objection (28 January 2026) |

## Municipal Council Comments

32. The application was informally provided to Ballarat City Council, which provided conditions of any permit to issue on 2 February 2026. The recommended permit conditions are discussed at the end of this report.

## Notice

33. In accordance with Clause 37.07-13 of the UGZ, the application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, given that the proposed school is generally in accordance with the PSP.



## Strategic Direction and Land Use

35. Planning policies collectively encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations, delivers education facilities to assist the integration of education facilities within communities.
36. More specifically, it is an objective of Clause 19.02-2S to facilitate the establishment of primary and secondary schools to meet the existing and future education needs of communities.
37. In this context, it is considered that the introduction of a new primary and secondary school on the subject site is strongly supported, noting that the site is appropriately located within the emerging suburb of Winter Valley, which has experienced significant residential growth facilitated by the Ballarat West PSP.
38. Furthermore, when the masterplan is assessed against the relevant decision guidelines of the GRZ, the following is noted:
- The school is appropriately located within an established residential area and will not detract from the character of the surrounding residential area, consistent with the purpose of the GRZ, which allows for educational uses to serve the local community needs in appropriate locations.
  - The masterplan demonstrates that when the school campus is fully developed, subject to conditions, it will be capable of providing sufficient car parking, bicycle parking and waste provision.
  - Locating a new primary school on the site is consistent with the strategic vision as set out within the PSP as the land is nominated for a future non-government school. It is considered that the provision of a new school will complement the forecasted growth within the precinct.
  - When fully developed, the future built form will be complementary to the scale of surrounding residential area. It is also noted that the proposal includes designated space to provide landscaped setbacks to all street frontages,
  - The proposal incorporates landscaping opportunities throughout the campus, which will ensure that the school is compatible with the emerging character of Winter Valley.
  - When fully developed, the amenity of the area will not unreasonably impacted by traffic generation or noise, subject to conditions.
39. It is noted that conditions will be imposed on any permit to issue to ensure the staging of the masterplan is in an orderly and efficient manner.
40. Accordingly, it is considered that the use of land for a non-government school (primary) is appropriate.

## Staged Masterplan – Buildings and Works

41. As noted above, the proposal seeks a planning permit for a masterplan permit to deliver 'Winter Valley CPS' over four stages of development. The masterplan envisages a maximum of 450 students and 36 full time staff, accommodated over approximately 8 new buildings.
42. The new buildings are predominantly single storey in height, this is consistent with the surrounding residential context where dwellings up to two storeys is envisioned.

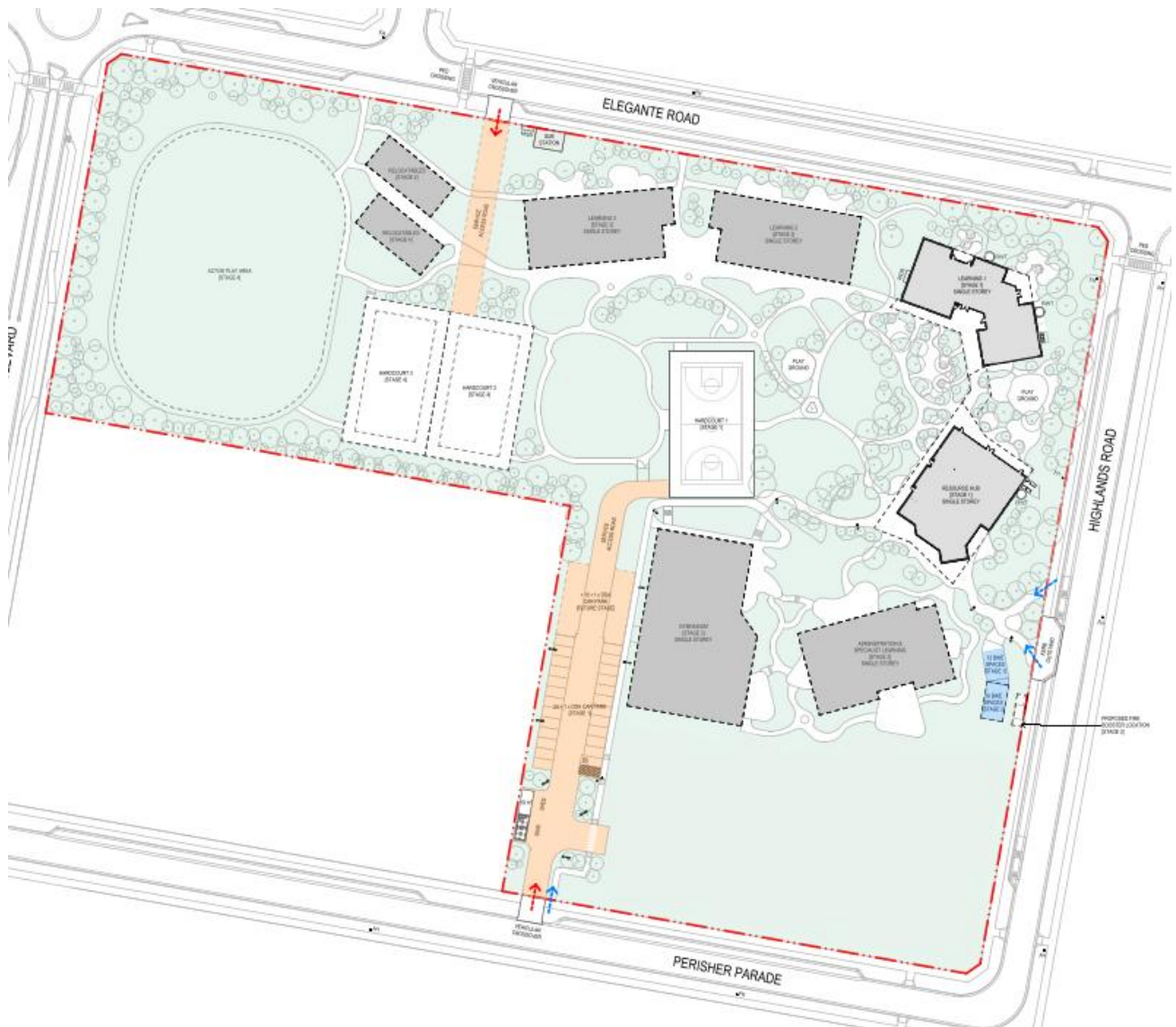


Figure 16: Masterplan showing locations of the new school buildings

43. The masterplan also shows that the main school entrance will be via Highlands Road for students and parents, with the main entrance for teaching staff via the car park accessed via Perisher Parade.
44. The masterplan proposes the new car parking area to be constructed in two stages with 25 car parking spaces associated with Stage 1 and the remainder of 11 spaces to be constructed as part of Stage 2.
45. A variety of new school buildings, open outdoor play areas, sports fields and landscaped areas are proposed to be constructed over the remaining 3 stages of the school.
46. Clause 15.01-1S (Urban Design) requires new development to contribute to the preferred neighbourhood character, community and cultural life by improving safety, diversity and choice, quality of living and working environments. However, this needs to be considered alongside other policies including Clause 19.02-2S which recognises that primary school education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
47. In this context, the buildings and works, and overall layout has been fully assessed and the following is noted:



- The siting of buildings will create a layout that is conducive to a school campus, with well-spaced buildings separated by tree planting and landscaping opportunities.
  - The car parking areas provide dedicated entry and exit points, which will ensure vehicle access and movements are safe and efficient and avoids conflict with future visitors, staff and students.
  - Detailed plans for the remaining stages have not been provided (this will be addressed by permit conditions). However, the masterplan indicates that the buildings will be single storey.
  - The submitted shadow diagrams for 22 September illustrate that the proposal will not result in any unreasonable overshadowing to adjoining properties.
  - The site is vacant and its surrounds has been subject to a formal Aboriginal Cultural Heritage Management Plan, prepared by Ecology & Heritage Partners, CHMP 14809. The subject site has been assessed and no further archaeological investigation is required.
48. The approval of the masterplan is also supported as it provides the council and surrounding property owners and occupiers with a clear understanding of the anticipated future use and development of the school.
49. Further, the masterplan sets up a framework to guide the future development of the school in line with current planning scheme provisions and the PSP.

## **Staged Masterplan – Car Parking, Bicycle Facilities and Waste Management**

### Car Parking and Vehicle Access

50. As outlined above, the proposal generates a maximum statutory parking requirement of 36 spaces at the completion of the staged development.
51. The proposal provides a total of 36 car parking spaces for the development and therefore meets the requirements of Clause 52.06-5. These car parking areas are proposed to be sealed and line marked ensuring appropriately design parking areas.
52. The first car parking area (comprising 25 spaces, including 1 DDA Car park) will be delivered as part of Stage 1. This meets the statutory requirement associated with the first stage.
53. Vehicle access is otherwise considered to be acceptable, it will be required as a permit condition for car parking spaces, crossover and aisle width dimensioned on the plans.

### Bicycle Facilities

54. The proposal generates a statutory requirement of 25 bicycle spaces at the completion of the school.
55. The proposal includes the location of the bicycle parking associated with Stage 1 and Stage 2, permit condition will be included for the plans to be updated to specify the number of bicycle parking spaces located within each area.
56. Accordingly, it will be a condition of permit requiring the masterplan is revised to clearly show the allocation of bicycle storage, with bicycle numbers in the staging plan corrected accordingly.



## Waste Management

57. A waste management plan was submitted as part of the application, which identifies that the school will utilise a private contractor for a weekly bin collection.
58. The WMP identifies that the school requires approximately 20m<sup>2</sup> of storage area to appropriately store approximately 8 bins (ranging between 1100L and 240L in size) to cater to the school likely waste generation, once fully developed.
59. The plans show a dedicated waste storage area located within the entrance area of the car park and accessed via Perisher Parade. The area is separated from the main school and students and has a designated turning area to allow the waste vehicle to enter and exit the site in a forward direction.
60. The waste storage area is located in an area separated from the main school and is setback from the street frontage. Landscaping is proposed within the setback between the street and the waste storage area screening it from the street.

## **Staged Masterplan – WSUD, ESD**

### WSUD

61. The applicant has provided a stormwater management plan which identifies that:
- The development can connect into the legal point of discharge located in the south-east corner of the site.
  - The proposal does not generate a downstream discharge that will unreasonably impact the surrounding infrastructure, and a 30,000L rainwater tank will be provided on site.
  - A gross pollutant trap will be installed and integrated as part of the stormwater drainage within the site to treat stormwater before it is discharged into the council's infrastructure.
  - The site has a relatively high degree of site permeability owing to the school oval, and open landscaped and grass areas will provide opportunities of water penetration.
62. Accordingly, it is considered that the proposal will provide appropriate stormwater management.

### ESD

63. The applicant has submitted an ESD report for the proposal which broadly outlines the strategies and sustainability initiatives that will be deployed throughout the school campus. These include:
- The use of water efficient plumbing fixtures
  - Utilising recycled water for all irrigation purposes
  - Deployed of energy efficient lighting and the deployment of a 5kW solar system located on the Learning Building.
64. The submitted ESD report also provides a BESS assessment, which identifies that the proposal is capable of achieving an average BESS score of 60%:
- The proposal achieves a 43% water score and 100% stormwater score, noting the various initiatives to ensure water efficiency.
  - The proposal achieves a 77% energy score, owing to the use of appropriate insulation, glazing and 5kW solar panel system. Overall, the proposal reduces the use of energy consumption and minimises energy emission through the building.
65. It is considered that these initiatives are appropriate and will be conducive to an acceptable and sustainable outcome.

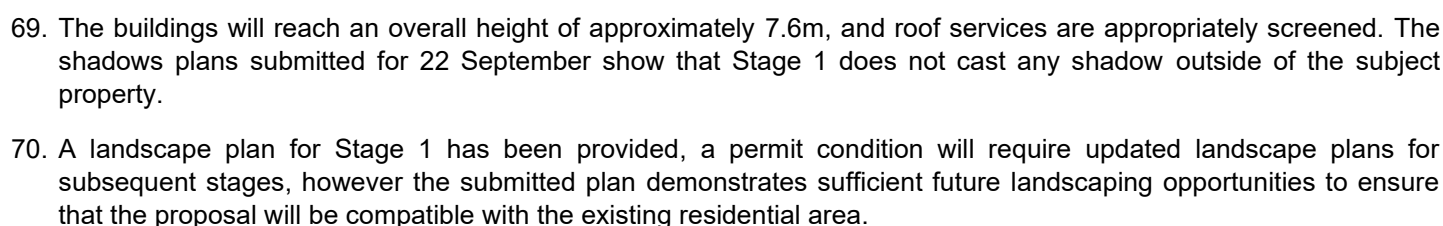
## Stage 1 – Buildings and Works

66. Detailed development plans have been submitted for Stage 1, comprising two single-storey buildings (Learning & Resource Hub), a car parking area, playgrounds and hardcourt.



Figure 17: Stage 1 layout

67. The plans show that both buildings are separated by landscaped areas linked with pathways and playground areas. The resource hub floorplan comprises of 3 open plan classrooms, breakout spaces, kitchen and various bathrooms. The learning building floor plan consists of 5 classrooms, breakout spaces and bathrooms.
68. The buildings utilised a mixture of hip and gable and skillion roof forms creating visual interest when viewed from the streetscape and is visible distinct from a residential and commercial building. The material schedule shows a muted colour palette comprising a mixture of brickwork, groomed feature panel finishes and metal roofing, which will enable a contemporary architectural outcome.



71. A copy of the council's comments was provided to the applicant, and a written response was included in the Response to Further Information.

72. The council's comments and the applicant's response have been considered in full below.

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|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Input the correct &amp; consistent ones and resubmit.</i>                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                  |
| <b>Traffic and Transport Planning</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                  |
| <i>It is recommended that the applicant confirm whether a dedicated area for private buses or excursion pick-up/drop off has been considered. This may be required to ensure safe and efficient on-site circulation and to avoid reliance on the external road network during peak periods.</i>                                                                                      | Applicants to apply to council to create a bus parking/drop off area along the street frontage between 7am – 9am and 2pm -4pm.<br><br>The school has extensive street frontages and this would have a minimal impact to adjoining property uses. |
| <i>The internal road and parking layout would benefit from the inclusion of a court bowl or similar forward-movement turning area.<br/>This would:</i> <ul style="list-style-type: none"><li>• Accommodate safe manoeuvring of service vehicles, and</li><li>• Avoid the need for three-point turns across internal footpaths, particularly for waste collection vehicles.</li></ul> | The car park is for staff use only and will not have any student movements within it. The car parking layout allows for vehicle movements for waste collection without the waste vehicle entering the carparking area.                           |
| <b>Engineering</b>                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                  |
| <i>The shed / bins area (back) will be facing the future entrance and car park for the community hub. It will be quite obvious from a visual point of view. Whilst screened, can they be tucked inside on the other side of the car park / access road with appropriate vegetation and fence screening.</i>                                                                          | The proposed waste storage area is adequately screened and located away from the school buildings.<br>The bin enclosure is screened from the street by extensive landscaping.                                                                    |

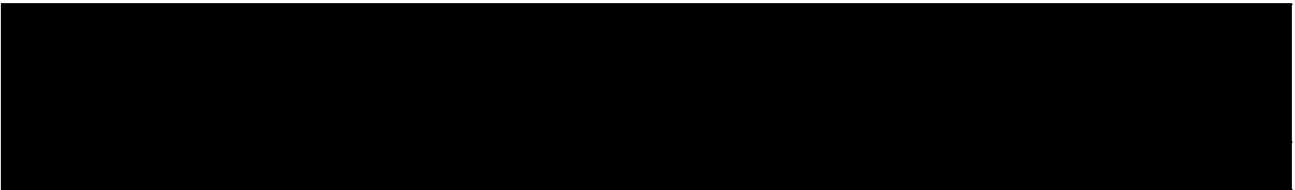


73. The proposal is generally consistent with the relevant planning policies of the Ballarat Planning Scheme and will contribute to the provision of non-government education facilities within the local area.
74. A copy of the application was referred to the Head, Transport for Victoria who did not object to the application.
75. The application was informally referred to Ballarat City Council who provided comments and suggested conditions, which have been considered.
76. It is **recommended** that:
- Planning Permit No. PA2504028 for the staged use and development of the land for a primary school at 464 Greenhalghs Road, Winter Valley, be issued subject to conditions.
  - The applicant, referral authorities and the council be notified of the above in writing.

**Prepared by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.



**Approved by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
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