

Planning Report

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Tract



Planning Permit Application

300 Sayers Road, Truganina

Prepared for Westbourne Grammar School

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Overview

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Background

Applicant / Owner	Westbourne Grammar School
Address	300 Sayers Road, Truganina
Lot Description	Lot 2 on Plan of Subdivision 125555

Relevant Planning Provisions

Planning Policy Framework	Clause 02.02 – Vision Clause 02.03 – Strategic Direction Clause 11 – Settlement Clause 15 – Built Environment and Heritage Clause 19 – Infrastructure
Zone	Clause 32.08 – General Residential Zone
Overlays	Not applicable
Particular Provisions	Clause 52.06 – Car Parking Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.34 – Bicycle Facilities Clause 53.18 – Stormwater Management in Urban Development Clause 53.19 – Non-Government Schools
Strategic Planning Documents	<i>Wyndham Planning Scheme</i>

Permit Application Details

Description of Proposal	Buildings and works associated with the construction of a three-storey building for the purpose of a Middle Years Learning Centre.
Permit Requirement	Clause 37.08 – General Residential Zone - to construct a building. Clause 52.29 – Land Adjacent to the Principal Road Network - to alter access to a road in a Transport Zone 2.

Quality Assurance

Planning Report

Planning Permit Application
300 Sayers Road, Truganina

Project Number

322-0221-01-P-01-RP01

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Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	02/06/2023	Planning Permit Application	Natasha Campbell	Mia Zar	Nick Clements

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1 Introduction

1.1 Purpose

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of Westbourne Grammar School ('WGS'). WGS is the registered proprietor of the Site and the proponent of the proposed development.

The purpose of the report is to accompany a planning permit application for the development of a Middle Years Learning Centre ('Proposal') at 300 Sayers Road, Truganina ('Site').

The Site benefits from existing use rights with the school established on the site in 1978.

The proposed development will provide an innovative, modern and high-quality architecturally designed purpose-built addition and will provide facilities to enable the school to continue the provision of an educational experience of the highest standard.

This proposal marks the initial stage of the WGS Masterplan (the 'Masterplan'). The Masterplan provides a connected framework through which contemporary facilities and future growth can be developed with confidence over the next fifteen years.

The Middle Years Learning Centre is strategically located at the heart of the school campus, symbolising its central role in the educational journey. It aims to strike a balance between being connected to the wider school community while also fostering independence and self-discovery. WGS recognises that every year of learning is significant and poses different challenges, but the middle years are vital for our young people in preparation for a vastly different world.

The proposal will provide a designated middle school experience and tailored approaches to education that recognize the unique characteristics and challenges faced by students in the middle years of their schooling.

Specifically, the proposal triggers a planning permit for the following:

- Clause 37.08 – General Residential Zone - to construct a building.
- Clause 52.29 – Land Adjacent to the Principal Road Network - to alter access to a road in a Transport Zone 2.

Having considered the proposal in the context of local and state planning policy, it is the conclusion of this report that the proposal is on balance consistent with the *Wyndham Planning Scheme*.

In accordance with the provisions of Clause 72.01-1, the Minister for Planning is the responsible authority as the application is for an education centre with an estimated cost of development greater than \$3 million.

1.2 Project Team

The project team assembled for the proposal is as follows:

- **Baldasso Cortese Architects (BCA)** – Project Architect.
- **Tract** – Town Planning & Landscape Architecture.
- **Transport & Traffic Solutions (TTS)** – Transport.
- **Waterman** – ESD.

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1.3 Background

WGS is an independent and non-denominational Christian co-educational school established in 1867. WGS has two campuses, including a larger campus located in Truganina and smaller campus in Williamstown. The Truganina campus was established in 1978 and offers education from early learning (kindergarten) through to Year 12 and provides a comprehensive academic program.

Historically, most schools have developed in an ad hoc manner over the course of decades. Growth, building, and development have often been opportunistic, designed to accommodate new students or expand programs rather than taking an overall view of all the information required to make sound planning, strategic and financial decisions for the future.

WGS has also experienced this over time, however, in more recent years, sections of the school that have been rebuilt or created, to align strongly with the strategic vision. There has been a consistent upward trend in applications for enrolment. The demand is expected to increase exponentially as the population in the catchment areas continue to experience explosive growth.

Indicative Masterplan

WGS has undertaken a masterplanning process to consider a long-term plan for the built form that aligns with the strategic objectives of the school. This work has been undertaken in recognition of the importance of reshaping the built learning environment to support Westbourne’s pedagogy and a future ready teaching and learning philosophy.

The indicative Masterplan presents a strong, well-founded research base for strategic decision making, and development of the Truganina campus over the next fifteen years. The sequencing of the masterplan deliberately focuses on the middle years (Years 5 –8).

Refer Figure 1 – Indicative Future Work Stage. Source: BCA Figure 1 – Indicative Future Work Stage. Source: BCA

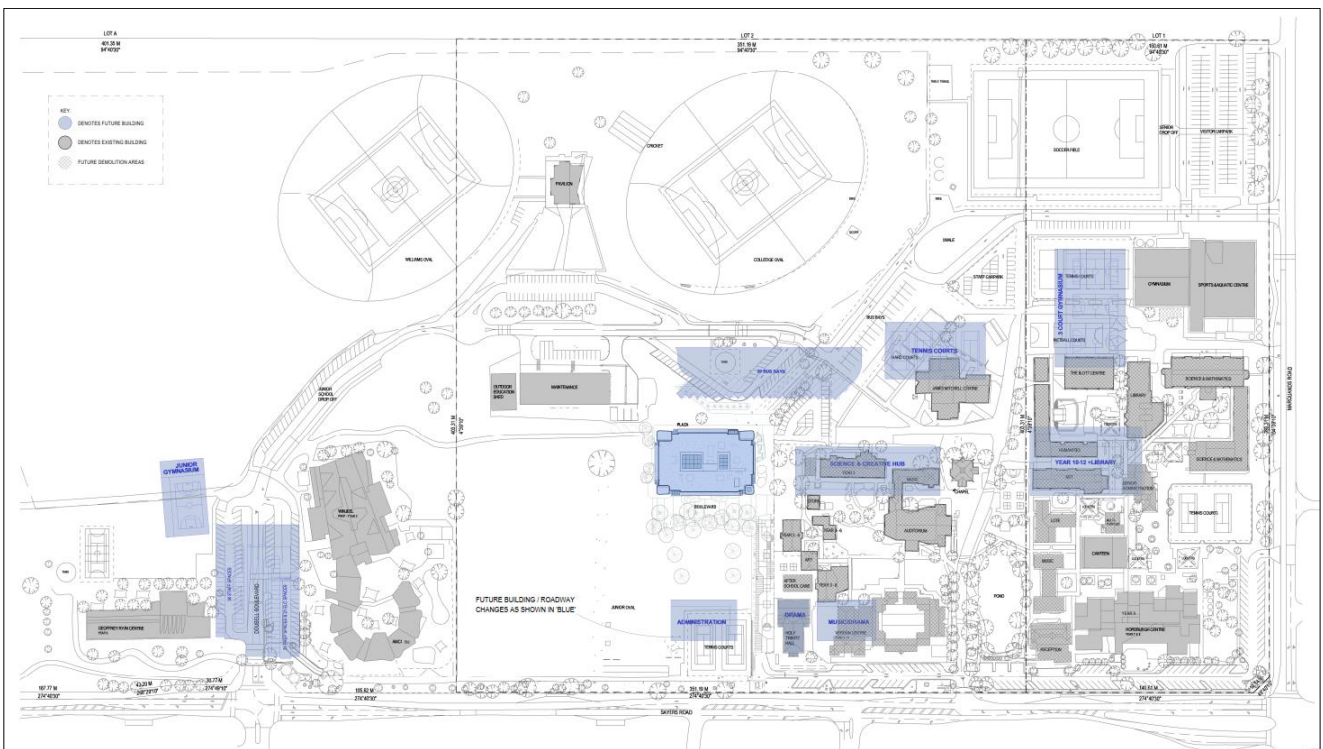


Figure 1 – Indicative Future Work Stage. Source: BCA

1.4 Previous Approvals at the Site

On 13 September 2000, Wyndham City Council issued planning permit WYP0543 ('the Permit') for the Site allowing:

'Use and development of the land for the purpose of a private school, with associated sporting fields, car parking and landscaping in accordance with the endorsed plans'.

A Masterplan which guides the use and development of the Site was endorsed as part of the planning permit.

The planning controls that apply to the Site do not necessitate a Masterplan and we consider that Council have acted outside of their powers in endorsing the Masterplan and referring to it within the permit.

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The Permit comprises the following conditions in relation to the Masterplan (and endorsed plans) and new buildings and works:

1. *'Except with the prior written consent of the Responsible Authority, the use and development permitted by this permit must proceed generally in accordance with the endorsed Masterplan (December 1999). Detailed plans must be submitted to the Responsible Authority for approval prior to the commencement of each stage. The Masterplan may, with the approval of the Responsible Authority, be amended from time to time'.*
2. *The development and/or use(s) permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the Responsible Authority.*
21. *New building(s) or works must not be erected or constructed and any existing building(s) must not be enlarged, rebuilt or extended (for any reason) except with the prior written consent of the Responsible Authority.*

A review of the Permit confirms there are currently no caps on staff numbers or students which could influence future planning permit applications.

It is noted that there is no formal requirement under the *Wyndham Planning Scheme* to prepare and submit for approval a Masterplan for development of the school.

To assist in the consideration of this and future planning permit applications, a proposed indicative Masterplan has been prepared. Details of the proposed Masterplan are discussed in more detail in Section 3 of this report.

1.5 Pre-application Meeting

1.5.1 City of Wyndham Pre-application Meeting

A meeting was held on 20 March 2023 with Danielle Kearney of the City of Wyndham to introduce the proposal and to convey and seek feedback on the design. From the meeting we understood that Council was generally supportive of the intent of the application.

While largely introductory and 'higher-level', from our meeting we summarise our understanding of Council's position and key messages as follows:

- Council did not indicate any concerns with regard to building design and height.
- Council confirmed that student and staff numbers were not relevant to planning given the Site benefits from existing use rights.
- Council confirmed that the application will be referred to traffic for comment on any implication for surrounding road network.
- Council confirmed there is no mechanism for approval of a masterplan with a masterplan to be provided for context/information purposes only.
- Council confirmed the planning permit application will be lodged with DTP and the following documents should be included in response to the application requirements:
 - o Masterplan for background/informational purposes.
 - o Architectural plans.
 - o Landscape plan.
 - o ESD assessment.
 - o Traffic report (generally limited in scope to considering the impacts of the proposed building/internal road closure).

Feedback from this meeting has been considered and incorporated within the current application package.

1.5.2 Department of Transport and Planning Pre-application Meeting

A meeting was held on 18 April 2023 with Ruby Dawes and Adam Stark of the Department of Transport and Planning (DTP) to introduce the proposal and to convey and seek feedback on the design.

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From our meeting we summarise our understanding of DTP's position and key messages as follows:

- DTP generally supported the indicative proposed layout of future works to WGS to remove old building stock and replace with modern buildings in a more logical arrangement, remove operational risks such as roads, improve pedestrian safety and connections and increase landscaping.
- DTP generally supported the proposed Middle Years Learning Centre building as it will be significantly setback back from Sayers Road and site boundaries in excess of approximately 120m.
- DTP supported the design rationale in principle, although noted that the application package will need to further expand on the design response.

Feedback from this meeting has been considered and incorporated within the current application package.

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2 Site & Surrounds

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2.1 Site Particulars

The WGS is located at 300, 302 and 340 Sayers Road, Truganina (the 'Subject land'). Refer Figure 2 – Subject Land Plan.

The Subject Land comprises three contiguous parcels, being:

- Lot 1 on Plan of Subdivision 125382 (302 Sayers Road)
- Lot 2 on Plan of Subdivision 125555 (300 Sayers Road)
- Lot A of Plan of Subdivision 705781 (340 Sayers Road)

The proposed development will occur on 300 Sayers Road, Truganina (the 'Site').

The Site is impacted by encumbering easements and caveats as follows:

- Caveat AQ265419U impacts Lot 2 on Plan of Subdivision 125555 and was executed by the caveator (Powercor Australia Ltd) on 11 September 2017. The caveator claims leasehold interest in the land providing land required for substation, powerline easements and right of carriageway easements. Dealings on the land are prohibited that affects the caveators interests.
- As identified on the Annexure to Caveat AQ265419U, the land is impacted by:
 - L-1 – a lease for kiosk type substation approximately 38 sqm (6m x 6m) in area.
 - E-1 – a carriageway easement which includes an upper limit of 4m above ground level, lower limit at ground level and is approximately 2.31m x 6m.
 - E-1 – an underground powerline easement which includes an upper limit at ground level and lower limit at 1.5m below ground level.

The Site is not impacted by any further encumbering easements, covenants, caveats or restrictions under Section 173 of the *Planning and Environment Act 1987* or *Subdivision Act 1988*.

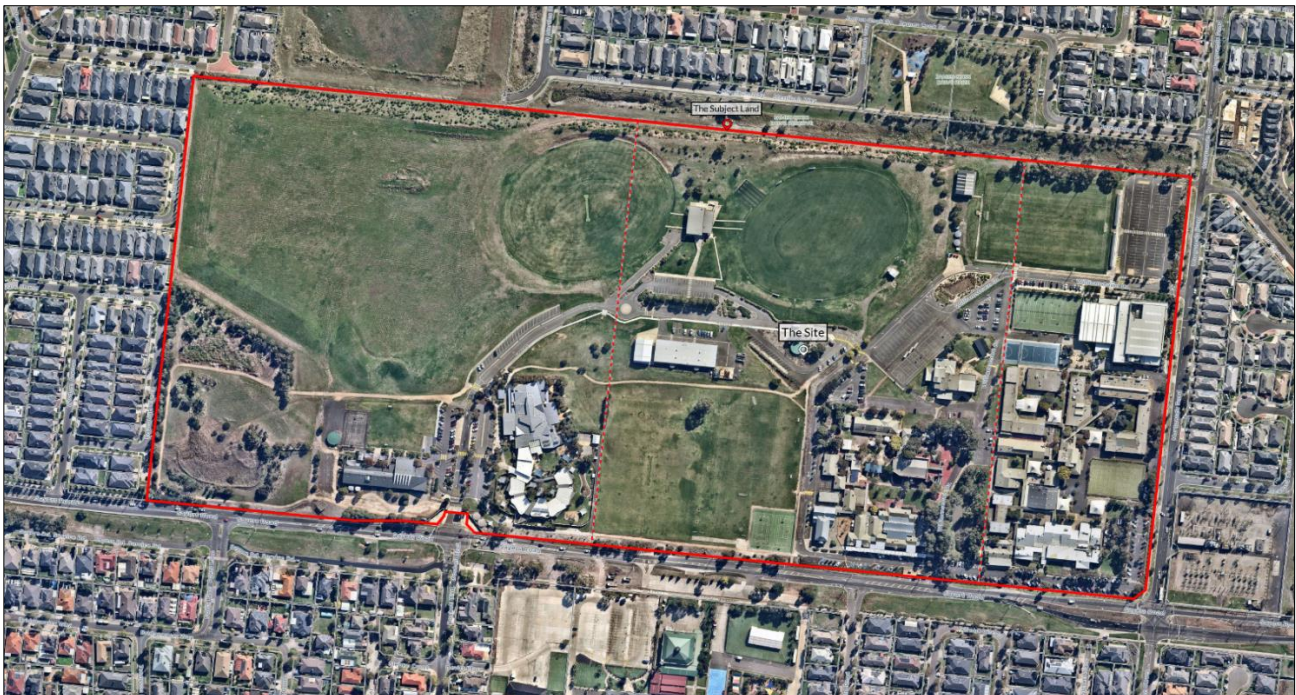


Figure 2 – Subject Land Plan

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2.2 Site Analysis

The Site is rectangular in shape, has a total area of approximately 14.12 hectares, with a frontage to Sayers Road to the south of approximately 350 metres, Marquands Road to the east of approximately 403 metres. Refer **Figure 3 – Site Aerial Plan**.

The site of the proposed building is currently an open, predominantly grassed area located to the west of the internal north-south aligned circulation road which includes several at-grade car parks.

The school includes various school buildings of single to double storeys, in addition to outdoor sports fields and internal roads and car and bus parking. The majority of facilities are located within the southeast corner and unevenly distributed across the site.

The majority of the building stock is original to the campus. These buildings are generally of lightweight domestic construction or are relocatable classrooms with a veneer of brickwork. There are no building structures located within the extent of works.

The school is accessed from the existing road network via several locations along Sayers Road to the south and Marquands Road to the east.

Pedestrian access to the site is provided from Doubell Boulevard and Marquands Road. The Site is also connected to an internal road and pedestrian network that services the various buildings and operations on site.

A total of 621 off-street car parking spaces are provided within the school including:

- 262 visitor car parking spaces.
- 330 staff car parking spaces.
- 29 maintenance and deliveries spaces.

A total of 48 bicycle parking spaces and 17 bus parking spaces are provided within the school.

2.3 Site Context

The Site is located within the City of Wyndham, approximately 22 kilometres south west from Melbourne's CBD. Refer **Figure 4 - Context Plan**.

The campus's primary frontage, Sayers Road, is a major arterial corridor through the Western suburbs, providing connection to the Melbourne CBD and broader city and regions. The surrounding area is primarily residential and has been developed with similarly characterised dwellings. Dwellings are primarily one and two storeys in form. Dwelling styles, eras and materiality vary considerably.

There are also various non-residential uses, particularly educational uses in proximity to the Site including, Al-Taqwa College located to the south of Sayers Road and Truganina P-9 College to the north.

Site Interfaces

The Site's interfaces are described as follows:

- **North** - To the north of the land is James Cooke Drive Reserve and the Forsyth Road Drain Corridor within the Public Use Zone – Schedule 1 (PUZ1).
Further north is land characterised by one and two-storey single dwellings within the General Residential Zone (GRZ).
- **East** - To the east of the land is Marquands Road, a two-lane local road.
Further east is land similarly characterised by one and two-storey single dwellings within the GRZ.
- **South** - To the south of the land is Sayers Road, a two-lane road within the Transport Zone 2 (TRZ2) – Principal Road Network.
Further south is land similarly characterised by single dwellings within the General Residential Zone.
- **West** - To the west of the land is similarly characterised by one and two-storey single dwellings within the GRZ.

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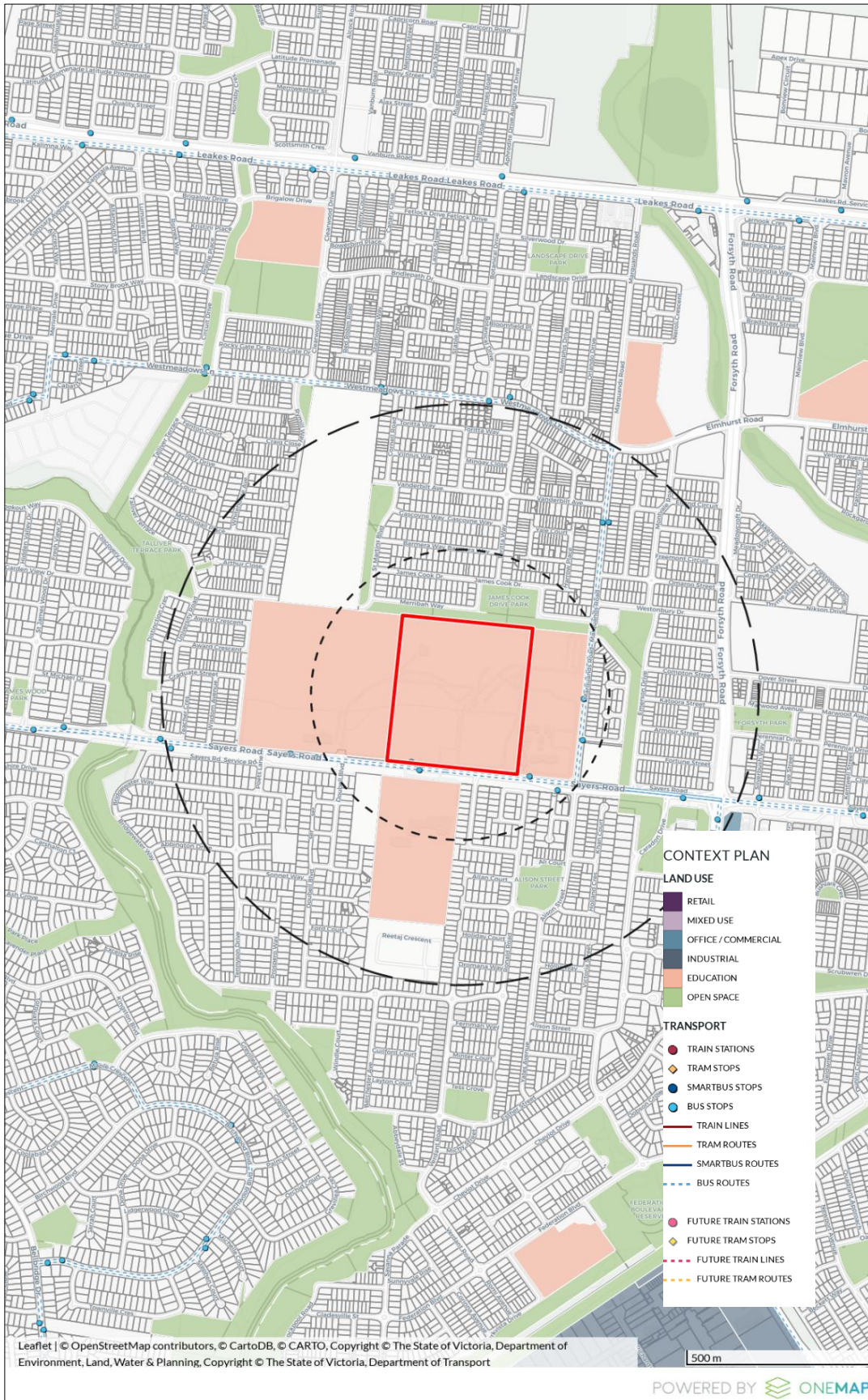


Figure 4 - Context Plan

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3 Proposal

3.1 Overview

This section of the report should be read in conjunction with the Architectural Plans prepared by BCA.

The application seeks planning approval for the buildings and works associated with the construction of a three-storey building for the purpose of a Middle Years Learning Centre. The proposal triggers a planning permit for the following:

- Clause 37.08 – General Residential Zone - to construct a building.
- Clause 52.29 – Land Adjacent to the Principal Road Network - to alter access to a road in a Transport Zone 2.

The key elements of the development include the:

- Development of an innovative, high-quality three-storey building for the purpose of a Middle Years Learning Centre.
- Closure of the internal north-south aligned circulation road including the removal of 18 staff car parking spaces to facilitate a playful pedestrian access path.
- Modification to the east-west aligned circulation road located north of Sayers Road to include a turn area at its western end.
- A comprehensive landscape design to create a strong cohesive campus-wide identity and convey a sense of place.

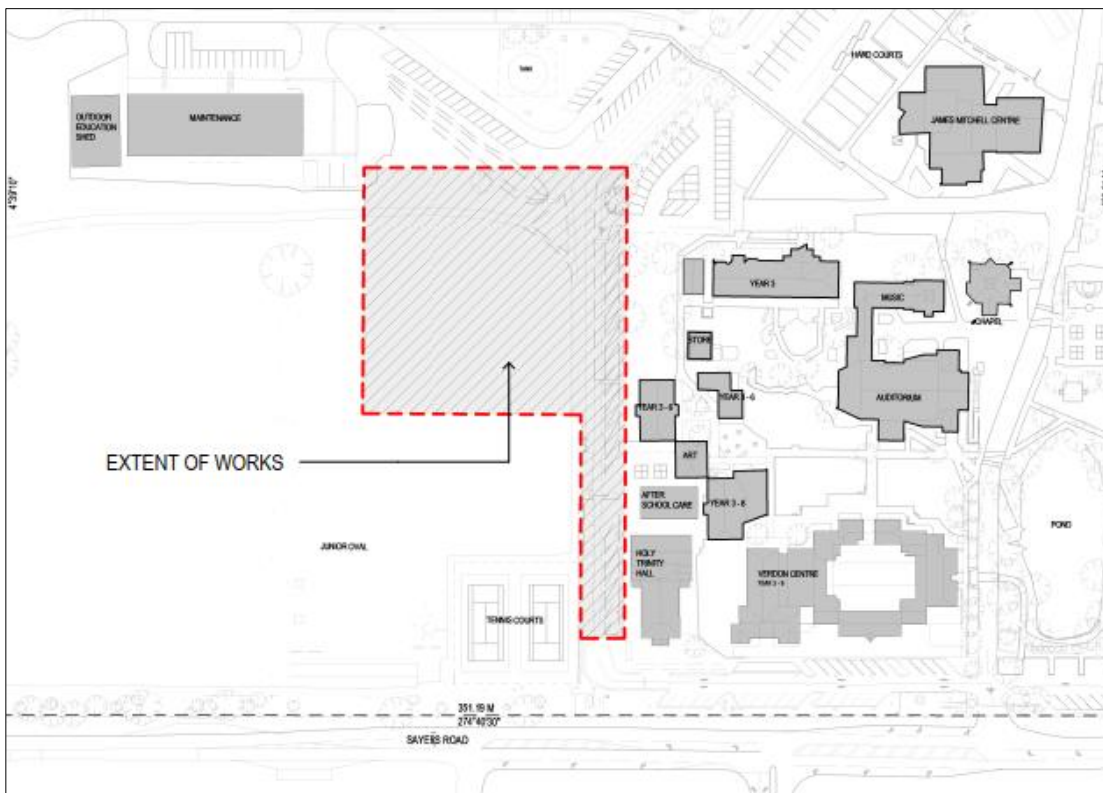


Figure 5 – Extent of Works. Source: BCA.

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3.2 Masterplan

WGS has undertaken a masterplanning process to consider a long-term plan for the built form that aligns with the vision, goals and objectives of the school. This work is undertaken in recognition of the importance of reshaping the built learning environment to support Westbourne’s educational pedagogy and ambitions. It presents a strong, well-founded research base for their strategic direction and development of the campus over the next 15 years.

The Masterplan principles are summarised as follows:

- **Zones** – The masterplan is structured around an urban design, characterised by a boulevard, connected lineal park and nine different zones. Each zone has a clear identity and includes Junior School to the west, Senior School to the east, Middle School, and Specialist in the centre.
- **Lineal Park** - A lineal park and boulevard connect the campus together, supported by a series of plazas that provide direct paths of travel and a clear front entrance. It establishes an urban structure to inform the location and adjacencies of the masterplan initiatives.
- **New Facilities** - New facilities are planned to engage with the boulevard, activating and fostering a community culture for the school. Facilities are also maintained along the Sayers Road boundary to create the internalised park and partially screen the open landscape from the main road.
- **Traffic** - A complementary relocation, reconfiguration and access changes to the bus bays, drop off, visitor and staff carparking also enables a safe and efficient traffic network.

The Middle Years Learning Centre is the first project proposed to be delivered, and is expected to open in July 2025. The Masterplan will facilitate the growth of the campus from 1,700 students currently, to approximately 2,000 in the next 5 years.

	2022	2025	Net Change
ELC	98	98	0
Primary Students	558	558	0
Secondary Students	962	1,144	+182
ELC Staff	31	31	0
Primary Staff	55	61	+6
Secondary Staff	102	132	+30
Support Staff	157	157	0

The 2025 student and staff numbers are estimations provided by the school for indicative purposes only. They are long term forecasts that are subject to annual fluctuations. Therefore, they should not be taken as definitive enrolment and staff numbers.

It is noted that the Site benefits from existing use rights to use of the land as an education centre, and therefore the existing permits that apply to the Site do not include any restrictions in relation to staff or student numbers, or car parking.

3.3 Design Response

BCA has been engaged to develop an exemplar architectural proposal for the Site that is reflective of the WGS’s intent to create a distinctive building that draws inspiration from Melbourne’s western plains and aims to integrate the building with the landscape and natural characteristics of the surrounding environment.

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The proposed building's form and mass seamlessly blends into the surrounding landscape when viewed from a distance, specifically when seen against the horizon across the campus from Sayers Road. The intention is for the facility to appear as a natural and harmonious part of the overall landscape.

The proposed design incorporates sculptural elements with a soft quality through the rounding of corners and edges and a rectilinear form that is broken down by folds and crevices, allowing for extensive glazing along internal circulation paths. The parapets have been designed to dip down in the center, creating the illusion of a bowed soft mass and emphasizing the prominence of corner elements. A tapered tower in the south-eastern corner serves as a visual marker and defines the primary entrance.

The ground level features extensive glazing, creating a sense of lightness and a visual connection to the surroundings. The interface with the landscape includes seating, raised planter beds, and extensive awnings, providing protected gathering spaces and reinforcing the connection to nature.

The design response has been influenced by a comprehensive analysis of the Site, its surrounding context and the relevant provisions of the *Wyndham Planning Scheme* to present a cohesive and contemporary architectural outcome.

As detailed in the Architectural Plans prepared by BCA, the concept incorporates the following design inspiration:

'We drew inspiration for the Middle Years Centre from the landscape it sited on, Melbourne's western plains. Running from the Maribyrnong River to the east, from Port Phillip Bay to the south, and the ranges to the west and north, the western basalt plane is defined by its even flat terrain. One of the striking qualities of the plain is how the elements that break the plane are vivid in silhouettes on the horizon. These include manufactured, post-colonial elements of infrastructure, water towers and the Werribee Park Mansion and, more importantly, the natural characteristics of prominent remnant gums and the rocky granite outcrops such as the You Yangs.

Given the resultant form and mass of the Middle Years Centre, the design intention is that the form and silhouette of the facility should read as a natural part of the landscape when viewed against the horizon across the campus from Sayers Road whilst providing a more detailed and nuanced experience from close.'



Figure 6 – Design Response. Source: BCA.

3.3.1 Building heights and setbacks

The proposed massing strategy comprises rectilinear massing broken down by folds and crevices, and parapets which is well-articulated through the external expression of the building.

With respect to building height and setbacks:

- The built form presents as 3-storeys with a proposed maximum building height of 16.6 metres.
- The proposed building incorporates a 122 metre setback to Sayers Road.

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3.3.2 Internal Layout

The proposed internal layout of the development is summarised as follows:

- Ground level comprises general learning areas, collaboration and breakout areas, staff offices and meeting rooms, a health and wellbeing centre, student café, staff and student amenities and communications room.
- Level 1 comprises general learning areas, an Innovation Hub, collaboration and breakout areas, staff offices and meeting rooms, a health and wellbeing centre, multipurpose rooms, staff and student amenities, and communications room.
- Level 2 comprises general learning areas, an Innovation Hub, collaboration and breakout areas, staff offices and meeting rooms, a staff lounge, and staff and student amenities.

3.3.3 Materiality

The proposal includes a palette of durable and robust materials that reflect the context of the surrounding landscape and creates a strong and long-lasting impression.

The coloured and textured concrete façade and towers is inspired by the granite outcrops found in the You Yangs and other natural formations in the surrounding western plains. The design seeks to evoke the rugged beauty of these geological features and visually connects the building to its natural surroundings, creating a sense of harmony between the built environment and the landscape.

The ground floor walls feature honed blockwork, which reveals a finer and more detailed geological grain and complements the smoother stucco finish applied to the columns and the underside of the awnings. The extensive glazing on the ground floor allows for a seamless connection between the interior and exterior, and provides a glimpse into the activities happening within.

The material palette comprises the following robust building materials:

- Concrete (red with applied texture).
- Blockwork (white).
- Fibre cement sheet (grey).
- Metal roof sheeting (grey).
- Concrete panels and columns (white).
- Glass (clear).

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Figure 7 – Materials Schedule. Source: BCA.

3.3.4 Landscaping

A Landscape Plan has been prepared by Tract. The Landscape Plan should be reviewed for a fuller description of the proposed landscape design.

The landscape design incorporates the following design principles:

- Create a strong cohesive campus-wide identity. Use landscape to unify and connect the built form and convey a sense of place.
- Create a walkable campus with clear and navigable external spaces, encourage habitation of outdoor spaces opportunities for social interaction.
- Provide responsive and flexible spaces for activities.
- Showcase ESD values through climate positive design, and the provision of green infrastructure.

The landscape design considers flexibility and growth taking into account future population growth and staged new infrastructure, while providing for a cohesive landscape vision that allows for clear connectivity to different school zones.

The design also seeks to increase opportunities to access nature and green open space and provides enhanced amenity for students and staff to improve mental and physical health.



Figure 8 – Landscape Plan. Source: Tract.

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3.4 Traffic, Access, and Car and Bicycle Parking

A detailed Traffic Impact Assessment and Green Travel Plan has been prepared by TTS. The report should be reviewed for a detailed account of the proposed traffic arrangements.

Pedestrian access

The proposal seeks to close the internal north-south aligned circulation road to facilitate a new pedestrian entry sequence. The pathway will include temporary planting as well as decorative line-marking and wayfinding.

Access into the building includes separate entries for students, public and administration as well as health and wellbeing.

Vehicle access

The proposal seeks to close the internal north-south aligned circulation road to facilitate a new pedestrian entry sequence.

The closure of this road is facilitated by the modification to the east-west aligned circulation road located north of Sayers Road to include a turn area at its western end.

The balance of the school's access points, and internal road network are not proposed to change.

Car parking

The proposed development seeks to remove 18 car parking spaces within the north-south circulation road.

The school campus will continue to provide 599 car parking spaces, which exceeds the statutory car parking requirement as set out in Clause 52.06.

Bicycle parking

The proposed development seeks to increase bicycle parking by 38 bicycle spaces (total of 86 on campus bicycle parking spaces).

Waste

Waste management will be in accordance with the existing waste operations at the school. Waste collection occurs from two waste collection areas on campus.

3.5 Environmentally Sustainable Design

A Sustainability Management Plan ('SMP') has been prepared by Waterman. This report should be reviewed for a fuller description of the proposed sustainability initiatives.

The proposal has been designed to achieve a BESS Score of 52% and includes of the following initiatives:

- Installation of a rooftop solar PV system to supplement grid power demand and reduce greenhouse gas emissions.
- Use of best practice water efficient fixtures, fittings and appliances with the following minimum Water Efficiency Labelling (WELS) ratings:
 - Kitchen Taps: 6 stars / Vanity Taps: 6 stars / Toilets: 5 stars / Urinals: 6 stars.
- Rainwater harvesting from roof area to be stored in a 43kL rainwater tank and reused for toilet flushing and landscape irrigation.
- Achieves a best practice WSUD outcome modelled in STORM.
- Selection of structural, façade, services and finishes items with recognised environmental credentials.
- Provision of sufficient bicycle parking which encourages the adoption of sustainable transportation mode as daily commute.

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4 Planning Provisions

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4.1 Planning Policy Framework

To ensure planning schemes further the objectives of planning in Victoria, planning authorities must take into account and give effect to the general principles and specific policies contained in the Planning Policy Framework (PPF).

The PPF clauses that are most relevant to this proposal are detailed below.

4.1.1 Municipal Strategic Statement

- **Clause 02.02 (Vision)** outlines Wyndham City's planning vision for a healthy, liveable city that (inter alia):
 - *'Is future-focused and plans for sustainable development.*
 - *Consists of connected, vibrant neighbourhoods that provide for the cultural, social, economic and recreational needs of the community.*
 - *Supports the diverse educational needs of the community.'*
- **Clause 02.03 (Strategic Direction)**
 - **Clause 02.03-1 (Settlement – Urban Growth)** identifies population growth in Wyndham as a significant issue requiring careful planning and management to ensure equitable and timely delivery of services, jobs and infrastructure to support a liveable community. Specifically, Council seeks to *'provide for growth on a scale and form consistent with maintaining the containment, compactness, accessibility and affordability of key growth areas'*.
 - **Clause 02.03-5 (Built Environment and Heritage – Urban Design)** highlights that urban areas in Wyndham often lack visual appeal due to ineffective landscaping. Council's strategic directions for urban design include:
 - *'Improve the presentation of all urban areas and entrances, particularly from major roads, gateways and waterways.*
 - *Support new development that preserves the character and historical attributes of urban areas by improved design, siting and landscaping.'*
 - **Clause 02-03-9 (Infrastructure – Community Facilities)** outlines *'the need for Council to align community infrastructure provision with population and housing growth.'*

4.1.2 Planning Policy Framework

- **Clause 11 (Settlement)** identifies planning is to *'anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure'*.
 - **Clause 11.01-1S (Settlement)** seeks to *'facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements'*.
- **Clause 15 (Built Environment and Heritage)** dictates that *'planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context'*.
 - **Clause 15.01-1S (Urban Design)** seeks to *'create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'*.
 - **Clause 15.01-1S (Urban Design – Metropolitan Melbourne)** aims to *'create a distinctive and liveable city with quality design and amenity'*.

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- **Clause 15.01-1L-01 (Landscaping)** seeks to *'improve the quality of development through landscaping'*.
- **Clause 15.01-2S (Building Design)** seeks to *'achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development'*.
- **Clause 15.01-2L-01 (Environmentally Sustainable Development)** applies to non-residential development and aims to *'achieve best practice in environmentally sustainable development from the design stage through to construction and operation'*.
- **Clause 15.01-2L-03 (Heat Island Effects)** aims to *'minimise the impacts of heat island through urban design responses'*.
- **Clause 15.01-5S (Neighbourhood Character)** seeks to *'recognise, support and protect neighbourhood character, cultural identity, and sense of place'*.
- **Clause 19 (Infrastructure)** indicates that planning is to *'recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities'*.
 - **Clause 19.02-2S (Education Facilities)** aims to *'assist the integration of education and early childhood facilities with local and regional communities'*.
 - **Clause 19.02-2L (Education Facilities)** supports an *'expansion of the range of educational facilities and services in response to growth and the needs of the community'*.

4.2 Zoning

4.2.1 Clause 32.08 – General Residential Zone

The Site is located within the General Residential Zone – Schedule 1 (GRZ1) *'Wyndham Residential Areas'*.

The purpose of the GRZ is (inter alia):

- *'To encourage development that respects the neighbourhood character of the area.'*
- *'To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.'*
- *'To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'*

Land Use

The Site benefits from existing use rights. As such, a permit for land use is not required.

Buildings and Works

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

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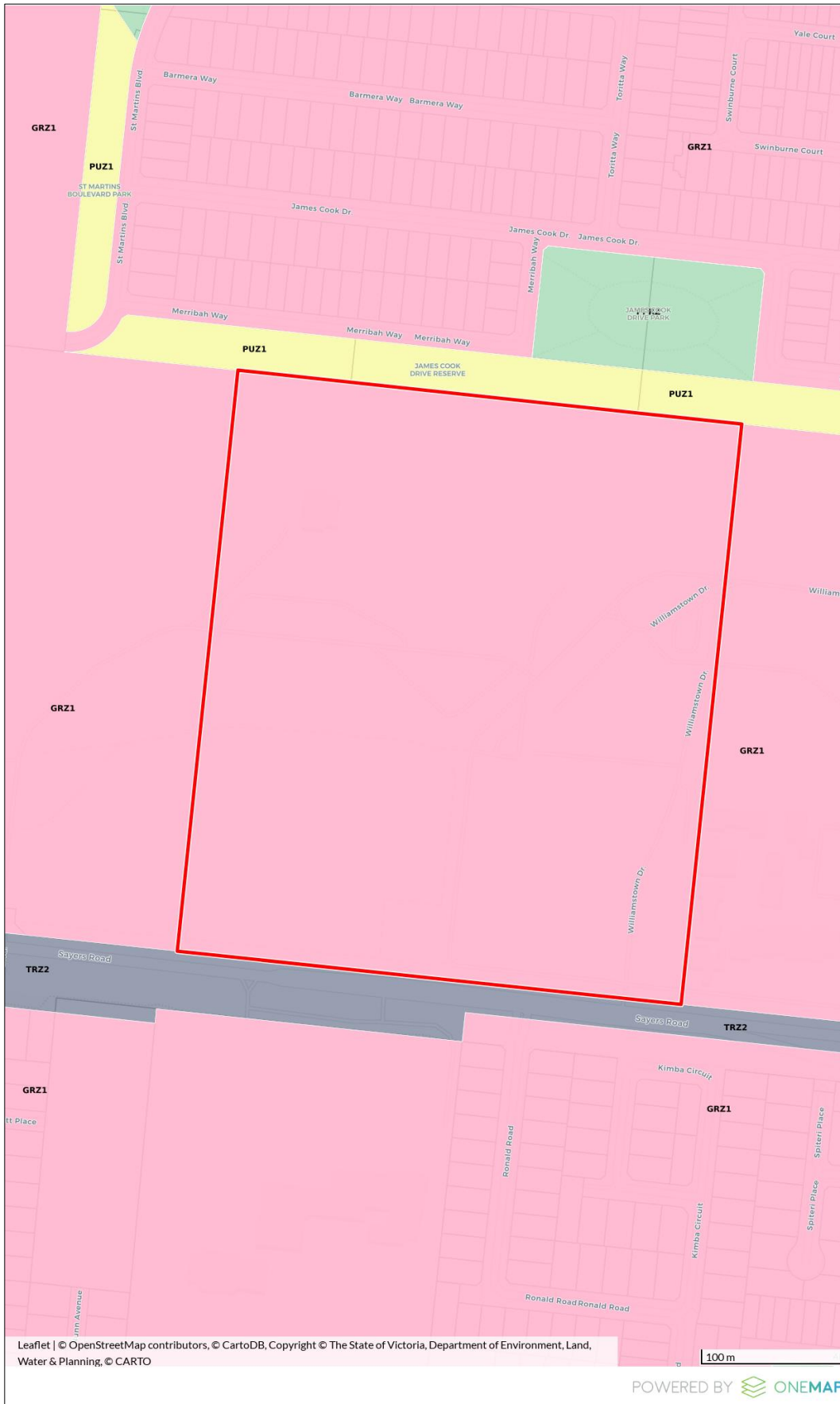


Figure 9 - Zone Plan

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4.3 Overlays

The Site is not affected by any overlays.

4.4 Particular Provisions

4.4.1 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- *'To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.'*

Number of car parking spaces required

The requirements for the provision of car parking pursuant to Clause 52.06-5 are detailed below:

Use	Statutory Rate	Quantity	No. of car parking spaces required
ELC (Child Care Centre)	0.22 spaces to each child.	98 children	21
Primary School	1 space to each employee that is part of the maximum number of employees on the site at any time	61 employees	61
Secondary School	1.2 spaces to each employee that is part of the maximum number of employees on the site at any time	132 employees	158
Support Staff	1 space to each employee that is part of the maximum number of employees on the site at any time	157 employees	157
Total			397 car parks

The proposal results in the following changes, including:

- Primary school staff numbers are expected to increase by 6 (from 55 to around 61).
- Secondary school staff numbers are expected to increase by 30 (from 102 to around 132),
- The number of support staff and ELC staff are expected to remain at around 157 staff and 31 staff, respectively.
- It is proposed to remove 18 staff car spaces from the Site.

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Permit requirement

The school has a statutory car parking requirement equivalent to 397 car parking spaces which is made up of 21 car parking spaces for the ELC use and 376 car parking spaces for the primary and secondary school use.

Therefore, the provision of 599 car parking spaces (313 spaces for staff use, 24 spaces for maintenance and trade vehicle use, and 262 spaces for visitor use) exceeds the statutory car parking requirement by 202 car parking spaces. As such, a permit is not required.

4.4.2 Clause 52.29 – Land Adjacent to the Principal Road Network

This Clause applies to land adjacent to a Transport Zone 2 'Principal Road Network' (Sayers Road).

The purpose of Clause 52.29 is:

- *'To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.'*
- *'To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.'*

The proposal results in an intensification of the activity on-site and therefore a permit is required.

Permit requirement

Pursuant to Clause 52.29-2 a permit is required to alter access to a road in a Transport Zone 2.

4.4.3 Clause 52.34 – Bicycle Facilities

The purpose of Clause 52.34 is:

- *'To encourage cycling as a mode of transport.'*
- *'To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.'*

Required bicycle facilities

Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

In accordance with the Table listed in Clause 52.34-5, the number of bicycle facilities required for the proposal is the sum of:

Use	Statutory Rate	Quantity change from 2022 to 2025	No. of bicycle parking spaces required
Primary School	1 to each 20 employees	+ 6 employees	0
	1 to each 5 pupils over year 4	0 students	0
Secondary School	1 to each 20 employees	+ 30 employees	2
	1 to each 5 pupils	182 students	36
Support Staff	1 to each 20 employees	0 employees	0
Total			38 bicycle spaces

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

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Permit requirement

It is proposed to provide a total of 38 bicycle parking spaces as part of the proposed development. The location of bicycle parking is to be confirmed. The proposal complies with the requirements of the clause and a permit is not required under Clause 52.34. The location of bicycle parking can be provided as a condition of permit.

4.4.4 Clause 53.18 – Stormwater Management in Urban Development

The purpose of Clause 53.18 is:

‘To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.’

A Sustainability Management Plan prepared by Waterman that includes details regarding the proposed stormwater treatment has been included in this application.

4.4.5 Clause 53.19 – Non-Government Schools

This Clause seeks to ‘facilitate new non-government schools’ and ‘upgrades and extensions to existing non-government schools’ and applied to application to use or develop 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.

An application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

4.5 Other Planning Considerations

4.5.1 Clause 62.02 - Buildings and Works

This Clause applies to buildings and works not requiring a permit and provides an exemption from planning permit requirements for (inter alia):

- *‘Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.*
- *Disability access and disability facilities associated with an education centre (not including a lift external to a building)’.*

4.5.2 Clause 72.01 - Responsible Authority for this Planning Scheme

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

- Primary school or 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, if any of the following apply:
- There is no existing primary school or secondary school on the land.
- The estimated cost of development is \$3 million or greater.

The proposed development cost is greater than \$3 million, as such, the Minister of Planning is the responsible authority for this application.

4.5.3 Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 is the Victorian Government’s metropolitan planning strategy that will guide the city’s growth to 2050 (‘the Strategy’).

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The Strategy is structured with nine principles which underpin a long-term vision, seven outcomes, 32 directions and 90 policies.

In achieving the vision 'Melbourne will continue to be a global city of opportunity and choice'. The Strategy has regard for Melbourne's past, present and future to inform policy settings.

The Strategy outlines the profound demographic changes that will require the city to keep up with the needs of the young, with Melbourne's school-age population projected to grow by around 500,000 by 2051.

Plan Melbourne contains a number of relevant key policies for achieving the overarching visions including:

- *Direction 1.2 'Improve access to jobs across Melbourne and closer to where people live.*
- *Direction 3.3: Improve local travel options to support 20-minute neighbourhoods.*
 - *Policy 3.3.4 Locate schools and other regional facilities near existing public transport and provide safe walking and cycling routes and drop-off zones.*
- *Direction 5.3 Deliver social infrastructure to support strong communities.*
 - *Policy 5.3.2 Create health and education precincts to support neighbourhoods.*

In particular, the Strategy supports the development of social infrastructure including schools as a building block for social sustainability. Further, highlighting the importance of neighbourhoods having good access to local primary and secondary schools.

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5 Planning Assessment

5.1 Overview

When assessing the proposal against the *Wyndham Planning Scheme*, it was determined that the following issues were relevant.

- Is the proposal consistent with relevant planning policies and strategies?
- Does the proposal provide for appropriate on-site amenity outcomes?
- Does the proposal result in any unreasonable offsite amenity impacts?
- Does the proposal provide for a suitable parking, waste and access response?
- Does the proposal deliver an appropriate stormwater management and sustainable design response?
- Does the proposal result in net community benefit?

5.2 Is the proposal consistent with relevant planning policies and strategies?

The proposal is consistent with the various policy provisions outlined in the *Wyndham Planning Scheme*, including Plan Melbourne 2017-2050 and the PPF. The proposal is also consistent with the GRZ that affects the Site.

Plan Melbourne 2017-2050

With respect to Plan Melbourne, the proposed development is located within an established urban area of Melbourne and will make a key contribution to the vibrancy, economic development, and educational needs of Truganina.

The proposal furthers Direction 5.1 of Plan Melbourne – the 20 Minute City – by providing a safe and accessible education centre proximate to the residential areas of Truganina.

A number of principles, directions, and policies have been set out in Plan Melbourne which would further support the proposal and be in-keeping with the directions and outcomes of the strategy; these include (inter alia):

- *Direction 1.2 'Improve access to jobs across Melbourne and closer to where people live.*
- *Direction 3.3: Improve local travel options to support 20-minute neighbourhoods.*
 - *Policy 3.3.4 Locate schools and other regional facilities near existing public transport and provide safe walking and cycling routes and drop-off zones.*
- *Direction 5.3 Deliver social infrastructure to support strong communities.*
 - *Policy 5.3.2 Create health and education precincts to support neighbourhoods.*

Planning Policy Framework

The proposal is consistent with the various policy provisions outlined in the *Wyndham Planning Scheme*, including the Planning Policy Framework.

More particularly, it is noted that:

- The proposed development supports the various urban growth, neighbourhood character, economic, and social infrastructure related provisions of the PPF and LPPF. The proposal provides for important social infrastructure and facilitates the expansion of an existing education centre to meet the needs of the existing and future community, provides for jobs and fosters a healthy community. In this respect, the proposal is consistent with **Clauses 02.02, 02.03, 11 and 19.**

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- The proposal makes significant investment into WGS's building stock resulting in an improved visual and design outcome and enhanced amenity. The building is of a high-quality and contextually responsive design which will positively contribute to the local context of the surrounding area, through an emphasis on building and material selection as well as landscaping. The building is well setback from Sayers Road and residential dwellings, and provides an overall net community benefit for the growing suburb of Wyndham. In this respect, the proposal is consistent with **Clauses 02.03 and 15**.
- The proposal has due regard to sustainability, including landscaping which will provide a substantial increase to on-site vegetation and increase biodiversity. The building incorporates a wide range of ESD initiatives including WSUD and efficiency in construction and operation phases. In this respect it is considered that the proposal is consistent with **Clauses 02.02, 02.03, 15 and 53.18**.
- The landscape strategy focusses on creating a cohesive campus-wide identity - using landscape to unify and connect the built form and convey a sense of place. Furthermore, the landscape design appropriately considers the future development of the school in accordance with the schools' vision to create a pedestrian boulevard. The provision of new tree plantings will provide for shade and visual amenity while contributing to increasing biodiversity on the Site. The landscaping surrounding the building will create a place of respite for students and staff and also assist with enhancing the wellbeing through connection to greenspaces. As such, the proposal meets the objectives of **Clauses 02.02, 02.03 and 15**.
- The proposed development supports and is consistent with the continued growth and function of the WGS and builds the profile and reputation of WGS as an exemplary private school. The proposal will provide for on-going education and employment and will promote a physical environment that is conducive to learning. The proposed development supports the permissible use of the Site for a private school and continues to respond to the purpose of the GRZ, which specifically supports 'educational...uses to serve local community needs in appropriate locations.' Further, the proposal responds to the decision guidelines of the GRZ as it serves the local community, is designed appropriately as to not impose on the residential dwellings proximate to the Site, proposes significant and aesthetically pleasing landscaping, and provides requisite car and bicycle parking and associated accessways. In this respect, the proposal is consistent with **Clause 32.08**.

5.3 Does the proposal provide for appropriate on-site amenity outcomes?

The proposal was derived from an extensive master planning and site analysis process, placing a focus on providing a high standard of future student and staff experience, while also ensuring long term efficiencies in regard to the co-location with the existing church and administration facilities, as well as future school buildings.

The following design features of the proposal are testament to this:

- The proposed building has been designed to maximise solar access through glazed atriums which allow for natural light.
- The proposed building exhibits an excellent quality of teaching and learning space, providing generous sized classrooms suitable for specific studies, and general staff/student facilities.
- Generous landscaping and areas for social interaction between staff and students, including extensive seating forms creating protected areas for students to gather.
- Closure of the north-south circulation road to provide an improved pedestrian environment without reducing the school's overall car parking amenity.

5.4 Does the proposal result in any unreasonable offsite amenity impacts?

We note that the Site is located within an established residential area, it is important to appropriately manage offsite amenity impacts in relation to the residential nature of the area. The proposal has therefore been designed to minimise any potential offsite amenity impacts by honouring the residential surrounds.

In this regard, the following is submitted:

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- The proposed building is supported by the relevant purpose of Clause 32.08 (General Residential Zone), 'to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'
- The building is set back some 122m from the Sayers Road frontage and over 130m from the closest residential properties, and therefore will not have any direct impact on neighbouring residents.
- The surrounding road network can comfortably accommodate the traffic volumes anticipated for the growing school. Refer to Section 5.5 below for further detail on these matters.

It is considered an entirely appropriate situation for schools in urban areas to be located within and adjacent to residential use and development that the educational use and development is serving the needs of.

5.5 Does the proposal provide for a suitable parking, waste and access response?

A detailed Traffic Impact Assessment (TIA) and Green Travel Plan has been prepared for the proposed development by TTS and forms part of the application package. In summary we note the following.

Traffic & Access

The proposed development is anticipated to have a minimal impact on the operation of the various access points and surrounding road network provided the recommendations identified in the TIA are adopted.

Car parking

The proposal includes the removal of 18 staff car parking spaces within the north-south circulation road.

The school provides a total provision of 599 on-site car parking spaces including:

- 313 spaces for staff use,
- 24 spaces for maintenance and trade vehicle use, and
- 262 spaces for visitor use.

As outlined in the TIA, the provision is considered satisfactory as it exceeds the statutory car parking requirement as set out in Clause 52.06 of the *Wyndham Planning Scheme* by 202 car parking spaces.

The provision of car parking is therefore considered to be appropriate.

Bicycle parking

The proposed development seeks to increase bicycle parking by 38 bicycle spaces resulting in a total provision of 86 on campus bicycle parking spaces.

On this basis the proposed provision of bicycle parking is appropriate.

Waste

Waste management will be in accordance with the existing waste operations at the school. Waste collection occurs from two waste collection areas on campus.

On this basis the proposed waste management system is appropriate.

5.6 Does the proposal deliver an appropriate stormwater management and sustainable design response?

A detailed SMP has been prepared by Waterman for the proposed development and forms part of this application.

The report identifies that the proposed development is expected to achieve a level of environmental suitability of 52% BESS in accordance with Clause 15.01-2L-01 (Environmentally Sustainable Design). The proposal also achieves a WSUD best practice outcome for stormwater pollution reduction outcome modelled in STORM in accordance with Clause 53.18 (Stormwater Management in Urban Development).

Key sustainability initiatives include (inter alia):

- Installation of a rooftop solar PV system to supplement grid power demand and reduce greenhouse gas emissions.

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- Use of best practice water efficient fixtures, fittings and appliances with the following minimum Water Efficiency Labelling (WELS) ratings:
 - Kitchen Taps: 6 stars / Vanity Taps: 6 stars / Toilets: 5 stars / Urinals: 6 stars.
- Rainwater harvesting from roof area to be stored in a 43kL rainwater tank and reused for toilet flushing and landscape irrigation.
- Achieves a best practice WSUD outcome modelled in STORM.
- Selection of structural, façade, services and finishes items with recognised environmental credentials.
- Provision of sufficient bicycle parking which encourages the adoption of sustainable transportation mode as daily commute. Furthermore, the development will be guided by a Green Travel Plan to encourage travel mode behaviour change and to promote use of sustainable transport options in preference to single occupant car trips where practicable.

5.7 Does the proposal result in net community benefit?

The WGS is an independent and non-denominational Christian co-educational school with over 1,700 students and provides important and necessary social infrastructure in a location that is experiencing the largest increase and fastest growing population in Victoria, and third fastest growing in Australia. The delivery of the Middle Years Learning Centre actively responds to increasing demand and results in net community benefit for present and future generations. In relation to net community benefit, the following is submitted:

- The proposal enhances the recognised social benefits to Truganina and surrounding residents of access for its residents to education facilities of an exceptional standard, and building on the reputation of WGS as an exemplary education centre.
- The proposal allows the school to meet the current and ongoing needs of its local community for education at years 5-8 levels, as well as the needs of communities from wider areas within the western suburbs.
- The proposal provides additional educational facilities without impacting the surrounding neighbourhood, in a manner which will have a minimal effect on residential amenity, and which contributes to the further concentration of educational facilities in and around the WGS campus.
- The proposal provides for educational facilities which will serve the local community (as well as communities from wider areas in an appropriate location).

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6 Conclusion

This report describes the proposed development of a private school building at 300 Sayers Road, Truganina to provide for the Middle Years Learning Centre.

The proposed development will provide facilities which will enable WGS to continue its provision of educational experience of the highest standard to students at the school as they pass through years 5-8 of their schooling, and will accommodate a purpose-built building to meet the needs of students at this crucial stage of their education.

The proposed development has been designed by BCA, to provide for an exceptional building design that reshapes the built learning environment and sets a precedence for the future design of built form in accordance with the masterplanning process. The design considers operational requirements and seamlessly integrates with the existing campus. It will present a façade to Sayers Road which is contemporary and exciting while respecting the landscape and natural characteristics of the area.

Given the above, the proposal is considered to be appropriate, and it is respectfully submitted that a planning permit for the proposal is issued.

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