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162–168 Bulleen Road, Bulleen (Trinity Grammar School)

*S72 Application |
PA2403350*

April 2026

Prepared for: Trinity Grammar School, Kew

Acknowledgment of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

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Project Code	MA12074
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Report Number	01
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Submission documents:

This report is to be read in conjunction with:

- Completed Section 72 amendment application form.
- Certificate of title (including the relevant attachments and encumbrances).
- Architectural Plans, Rev TP5 prepared by McIlldowie Partners, and dated 21 April 2026.
- Landscape Plans, Rev B prepared by Site Image, and dated March 2026
- Ecologist Report, Rev Final prepared by Southeast Botanical Consulting, and dated 16 April 2026
- Melbourne Water correspondence, dated 17 April 2026
- Lighting Report, prepared by Jasstech Pty Ltd.
- Traffic Memo, prepared by onemilegrid and dated 17 April 2026

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Introduction

Urbis acts on behalf of Trinity Grammar School, Kew (the applicant) in relation to the site 162-168 Bulleen Road, Bulleen (subject site). The site is known as the Trinity Grammar School, Kew Marles Playing Fields. This report is prepared to accompany a planning permit (PA2403350) amendment application (granted on 13 January 2025) to amend the current permit to allow to allow additional built form infrastructure, display of signage and removal of vegetation associated with the Main Pavilion.

This Planning Permit was most recently amended on 12 August. Plans and reports were also endorsed on 12 August 2025.

We seek an amendment to allow for additional built form infrastructure, display of signage and removal of vegetation associated with the Main Pavilion. This includes lighting to the Daley Oval, lighting to the tennis courts, car park upgrades and upgrades to the amenities block and roller storage shed at the Hughes Field. The proposal also seeks to allow for multiple signs throughout the both subject site and to the Main Pavilion to allow for the built form changes.

As a result of the proposal, we seek to make amendments to the permit preamble and the endorsed documents associated with the proposed works.

This amendment is sought via Section 72 of the Planning and Environment Act 1987.

Manningham Planning Scheme

The site is affected by the following planning controls and permissions.

Table 1 - Planning Controls and Permissions

Controls/Provisions	Permissions
Clause 37.01-4 (Special Use Zone)	▪ Construct a building or construct or carry out works

Clause 42.01-2 (Environmental Significance Overlay)	▪ Construct a building or construct or carry out works
Clause 44.04-2 (Land Subject to Inundation Overlay)	▪ Construct a building or construct or carry out works
Clause 52.05 - Signs	▪ Construct or put up for display a sign
Clause 52.06 - Car Parking	▪ No permit trigger – Proposal does not trigger car parking requirements
Clause 52.17 - Native Vegetation	▪ No permit trigger – Clause does not apply to planted vegetation

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Background

A permit was granted by the Department of Transport and Planning PA2403350 on 13 January 2025 associated with the Main Pavilion located centrally within the Bulleen Campus. This permit was obtained under the Provisions of Clause 53.19 'Non-government schools'.

The permit was amended via Secondary Consent on 12 August 2025 to allow for minor amendments to the design of the Main Pavilion building and to the scoreboard to Daley Oval.

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1 Site Context

1.1 Subject Site

Key details of the site are as follows:

Table 2 – Site Details

Category	Description
Existing Conditions	The subject site is known as Trinity Grammar School, Kew Marles Playing Fields which currently accommodates various sporting fields, tennis courts and associated buildings. The area subject to the proposed works is well setback from residential properties and is co-located alongside existing sporting facilities on the site.
Location	The subject site is located approximately 11 kilometres from Melbourne's CBD in the suburb of Bulleen
Vehicle Access	Vehicular access to the site is provided off Bulleen Road, extending past the northern perimeter of the larger dam and through the central portion of the site, before turning south towards the southern boundary.

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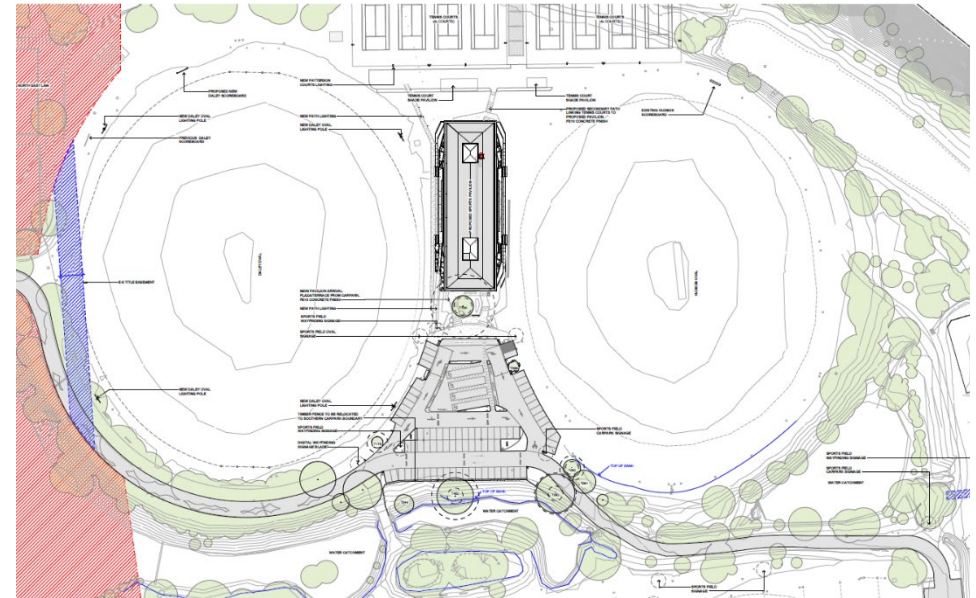


Figure 1 Location of proposed works within the subject site

Source: Architectural Plans



Figure 2 Location of proposed works within the subject site

Source: Architectural Plans

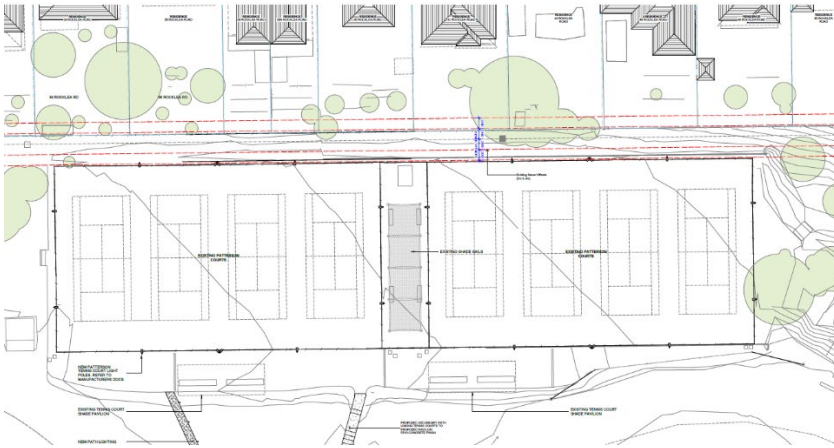


Figure 3 Location of proposed works within the subject site
Source: Architectural Plans

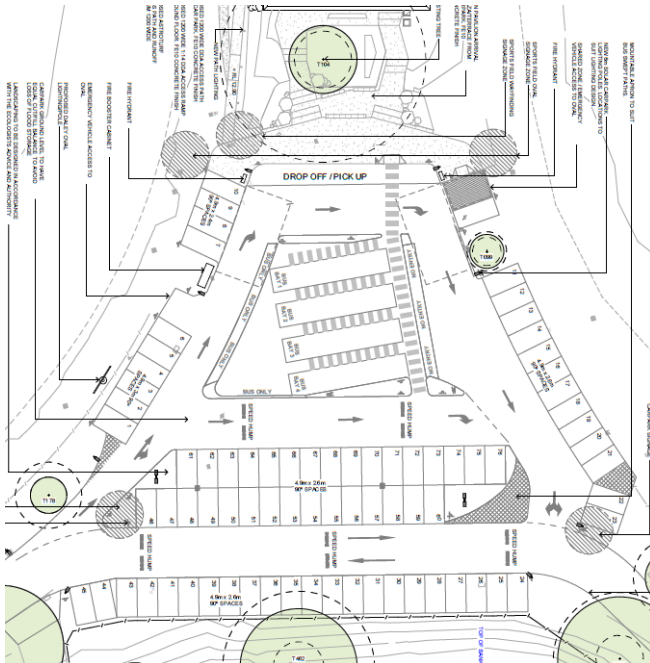


Figure 4 Location of proposed works within the subject site

Source: Architectural Plans

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Figure 5 Map of Trinity Grammar School, Kew Marles Playing Fields



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2 Proposed Amendments

The proposed amendments facilitate additional built infrastructure associated with the Main Pavilion. The works include flood-resilient upgrades to the amenities block at Hughes Field, installation of lighting at the Daley Oval and the Gerald Patterson Tennis Courts, provision of an undercover spectator shelter, and construction of storage sheds for sporting equipment, including a groundskeeping wicket roller shed. Refer to Figure 4 above for details about location of the proposed infrastructure.

The proposal also includes redevelopment of the existing car park to improve parking amenity, safety, accessibility (DDA compliance), bus access and traffic flow. Collectively, these works will enhance site functionality, improve spectator comfort and support the ongoing operation and maintenance of the sporting facilities.

As such, the following changes are proposed:

Table 3 – Proposal Details

Element	Section
Lighting to the Daley Oval	Section 2.1
Lighting to the Gerald Patterson Tennis Courts	Section 2.2
Car park upgrades	Section 2.3
Hughes Field Amenities Block	Section 2.4
Hughes Field Roller Storage Shed	Section 2.5
Hughes Field Sports Equipment store	Section 2.6
Park Shelter	Section 2.7
Signs	Section 2.8
Amendments to the permit preamble	Section 2.9

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The lighting installations will fall within the Club Competition and Commercial level of play and seek to minimise any potential adverse effects of obtrusive and spill lighting.

Figure 7 Lighting to the Gerald Patterson Courts



2.3 Car park upgrades

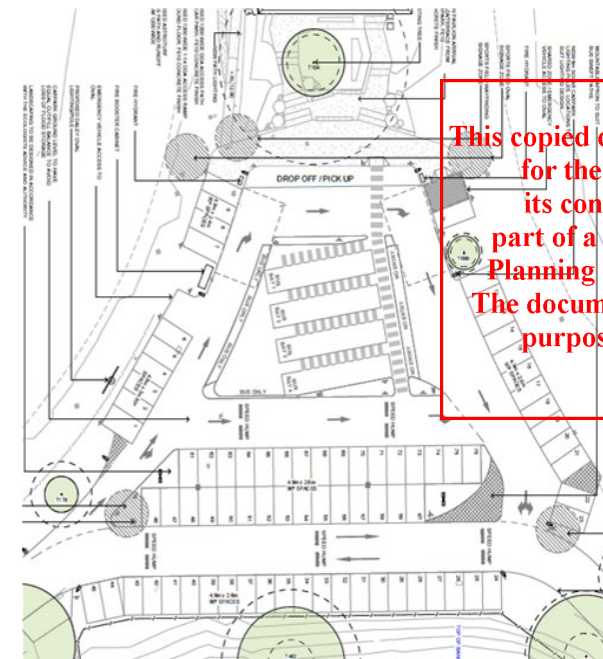
The car park adjacent to the Main Pavilion is proposed to be upgraded to better support the operation of the Pavilion and broader campus improvements. The existing layout provides 40 spaces and has been identified as inefficient during peak use periods, particularly during weekend school sports activities. The proposal does not seek to increase overall capacity on the site and is to support existing users.

The upgraded car park will incorporate four dedicated bus bays and one hybrid bus bay, increase provision to 76 spaces, including 69 car spaces and 6 hybrid car spaces and one DDA-compliant space. Clear and direct pedestrian connections (zebra crossings) to the Main Pavilion will improve accessibility, safety and overall user experience.

The centrally located car park will continue to service the Gerald Patterson Tennis Courts, Hudson Oval and Daley Oval, and support access to Hughes Fields, Robinson Oval, Price Field and Craig Field.

An ecologist has been engaged to assess the two River Red Gums within the site, and any removal of vegetation will be appropriately managed and offset in accordance with a recommended native replanting schedule.

Figure 8 Car Park upgrades



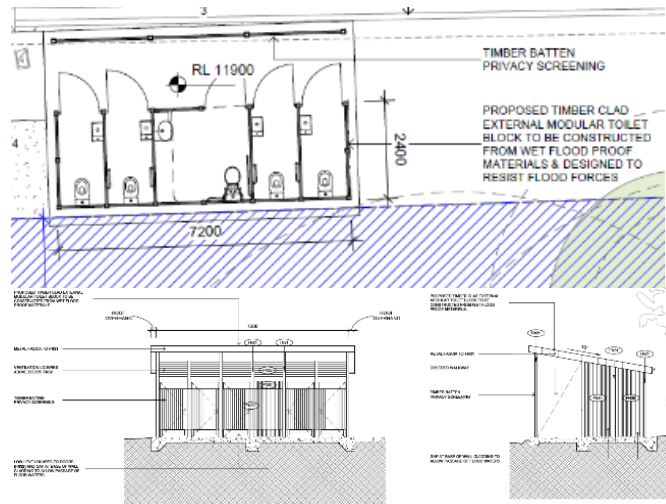
2.4 Hughes Field amenities block

The existing perpendicular car parking along the central and southern boundary roads serves users of Robinson Oval, Price Field and Hughes Field Ovals 2 and 3; however, there are no nearby amenities.

A new centrally located amenities block south of Hughes Field will address this need and provide supplementary facilities to the Main Pavilion. The modular, timber-clad block will be constructed from flood-resilient materials and

include five cubicles, including one DDA-compliant cubicle. Lighting and security systems will be controlled from the Main Pavilion communications room, with an automatic curfew and remote access via the School's Building Management System.

Figure 9 Hughes Field amenities block

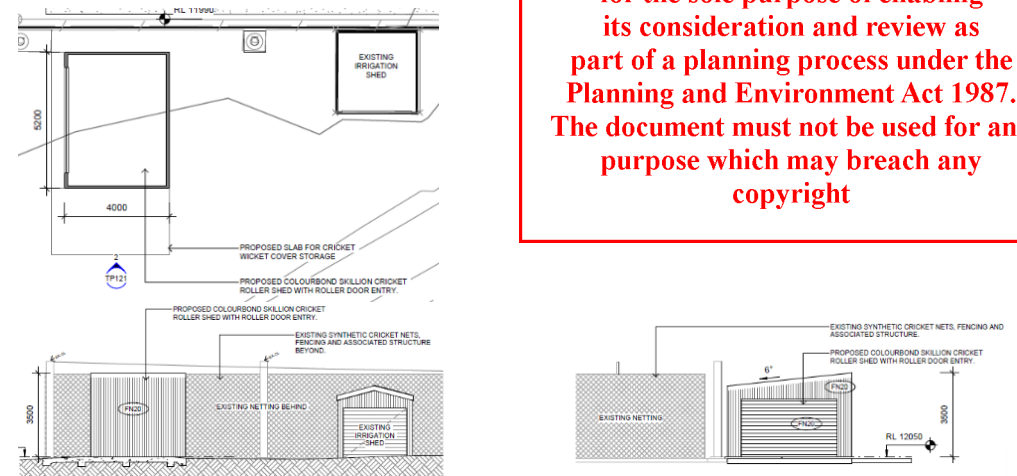


2.5 Hughes Field Wicket Roller Storage Shed

A new wicket roller storage shed is proposed at the Hughes Field to house groundskeeping equipment, including the cricket wicket roller servicing the Robinson Oval and Hughes Field Oval 2.

The 5.2 x 4.0 metre Colourbond skillion-roof shed will be constructed from flood-resilient materials. Intelligent lighting, CCTV and security systems will be linked to the Main Pavilion communications room and be accessible remotely via the School's Building Management System.

Figure 10 Hughes Field Wicket Roller Storage Shed



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2.6 Hughes Field Sports Equipment store

Three new Sports Equipment Stores are proposed to the south of Hughes Field. Constructed of Colourbond with a skillion roof and flood-resilient materials, the stores are designed to be practical while remaining sympathetic to the sports field environment.

The stores will house rugby, soccer and Australian Rules football equipment, including contact training items and general match and training equipment. Smart lighting, CCTV and security systems for each store will be controlled from the Main Pavilion communications room, with remote access via the School's Building Management System.

The sheds will be:

- Shed 01: 18 metres in length and 4 metres in depth.
- Shed 02: 18 metres in length and 4 metres in depth.
- Shed 03: 18 metres in length and 2.06 metres in depth

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Figure 11 Location of the three sheds to Hughes Field

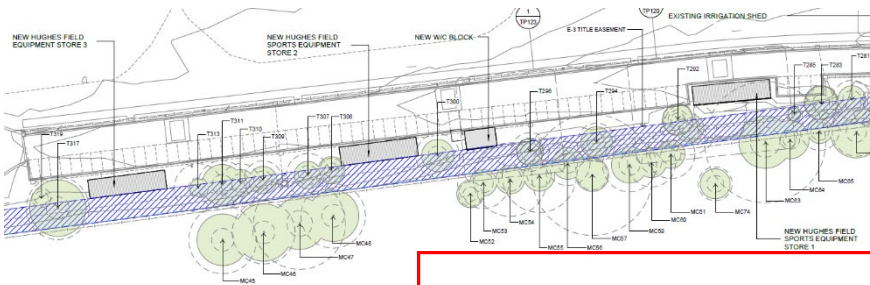
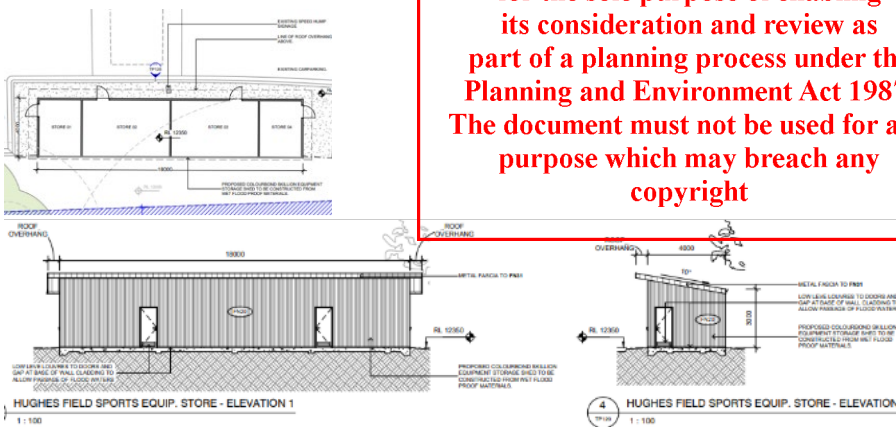


Figure 12 Hughes Field Sports Equipment store

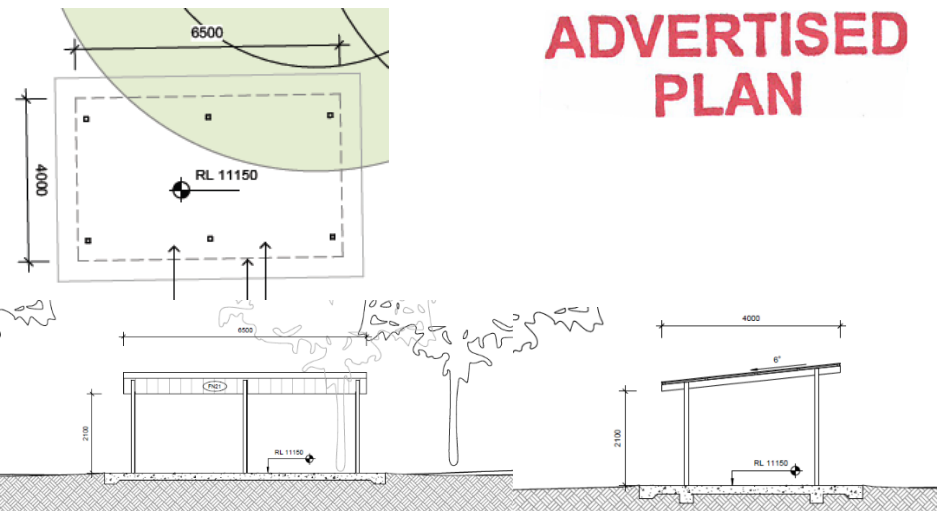


2.7 Park Shelter

A new park shelter is proposed at the Robinson Oval, measuring 6.5 × 4 metres and set back 5 metres from the existing oval. Designed to complement the surrounding landscape and integrate with the tree canopy, the shelter will be constructed of Colourbond with a skillion roof and flood-resilient materials.

The shelter will improve comfort and usability of the sporting field year-round by providing protection from sun and rain for students, match scorers, coaches and spectators. Smart lighting, CCTV and security systems will be controlled from the Main Pavilion communications room, with remote access via the School’s Building Management System.

Figure 13 Park Shelter at Robinson Oval



2.8 Signs

The amendment seeks approval to allow for the construction and display of signage throughout the sports fields.

The proposed signage seeks to provide for wayfinding and identification throughout the site through various signage typologies around the grounds, adjacent to the fields and roads and on the Main Pavilion façade.

The signs are as follows:

Table 4 Proposed signage Details

Sign	Quantity	Sign Type	Dimensions	Material
Sports Field Oval Signage	2	Business identification signage		Timber legs with metal panel
Sports Field Wayfinding Signage	5	Business identification signage	Refer to TP150	Metal

Digital Wayfinding Signage Blade	1	Electronic Business identification signage	Refer to TP150	Metal
Sports Field Carpark Signage	2	Business identification signage		Metal
Sports Field Signage	6	Business identification signage		Timber legs with metal panel
Sports Field Entrance Signage	1	Business identification signage		Metal
Building Signage 'Trinity West Grandstand'	1	Internally illuminated business identification signage	6000mm (length) x 300mm (height)	Backlit metal
Building Signage 'Trinity East Grandstand'	1	Internally illuminated business identification signage	6000mm (length) x 300mm (height)	Backlit metal
Building Signage 'Trinity Grammar Pavilion - North'	1	Business identification signage	8320mm (length) x 600m (height)	Metal
Building Signage 'Trinity Grammar Pavilion - South'	1	Business identification signage	8320mm (length) x 600m (height)	Backlit metal

Building Signage 'Emblem'	5	Business identification signage	Metal
Kiosk Signage	2	Business identification signage	Illuminated

2.9 Amendments to the permit preamble

Permit Preamble

The permit preamble is proposed to be amended as follows:

- *Clause 37.01-4 Construct a building or construct or carry out works*
- *Clause 42.01-2 Construct a building or construct or carry out works*
- *Clause 44.04-2 Construct a building or construct or carry out works*
- *Clause 52.05-13 – Construct or display a sign*

The proposed amendment allows for the display of signage throughout the subject site to allow for identification and wayfinding opportunities.

2.10 Amendments to the endorsed plans

The changes to the approved development are outlined in the table below.

Table 5 Proposed amendments to the endorsed plans

Drawing No.	Proposed Change
TP00	Updates to render and table of contents
TP01	Updates to the existing location plan which shows the entire Marles Playing Fields area
TP02	Updates to the existing location plan to capture demolition of carpark
TP03	No changes proposed
TP04	No changes proposed

TP05A	New sheet Proposed sports field plan
TP05	Updates to proposed location plan
TP06	Updates to proposed site plan to reflect Main Pavilion changes and car park amendments
TP07A	New sheet Updates to Main Pavilion and access
TP08A	New sheet Updates to first floor layout
TP09	Updates to roof plan
TP10	Updates to façade and inclusion of building signage
TP11	Updates to façade and inclusion of building signage
TP12	Updates to roof structure
TP13	Update to section to indicate tennis courts location and car park amendments
TP14	Updates to render
TP100	New sheet Existing and demo site plan for Hughes Field area
TP101	New sheet Existing and demo site plan for car park adjacent to the Main Pavilion
TP110	New sheet Proposed plan for the Hughes Field indicating new equipment storage facilities, w/c block, roller shed and furniture shelter
TP111	New sheet Proposed plan for car park adjacent to the Main Pavilion
TP112	New sheet Proposed Plan for Gerald Patterson Courts indicating location of new light poles
TP120	New sheet Proposed Plan for Hughes Field sports equipment stores
TP121	New sheet Proposed Plan for Hughes Field roller shed
TP122	New sheet

	Proposed plan for Hughes Field Park shelter
TP123	New sheet Proposed plan for WC block for Hughes Field

The proposed changes listed above have been identified within the attached Architectural Plans.

2.11 Amendments to the landscape plans

The changes to the approved development are outlined in the table below.

Table 6 Proposed amendments to the landscape plans

Drawing No	Proposed Change
TP100	Update to reflect new landscape architects
TP101	No changes proposed to sheet
TP102	No changes proposed to sheet
TP103	Update to reflect scope of works: Daley Oval Lighting and Hughes Playing Fields
TP104	Update sheet to show 2026 conditions instead of 2024 conditions
TP105	New sheet indicating location of works
TP106	Updates to show tree schedule, legend and reflect trees to be removed
TP107	Updates to include car park scope and modification to pavilion landscaping
TP108	Updates to include car park scope and modification to pavilion landscaping
TP109	No changes proposed to sheet
TP110	New sheet to indicate proposed materials and fittings
TP111	Updates to reflect new section elevation
TP112	Updates to planting mix

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Proposed planting 02	New sheet indicating new planting mix
Proposed planting locations	Updates to the schedule
Daley Oval Lighting	New sheet indicating location of works
Tree retention & adjacent trees 02	New sheet indicating tree retention
Proposed Daley Oval Lighting Upgrade Site Plan	New sheet indicating location of works
Hughes Playing Fields Facility Upgrades	New sheet indicating location of works
Tree retention & adjacent trees 03	New sheet indicating tree retention
Hughes Playing Fields Facility Upgrade Site Plan	New sheet indicating location of works
Hughes Playing Fields Facility Upgrade Detail Landscape Plan 01- Storage Shed 01	New sheet indicating details of the storage shed
Hughes Playing Fields Facility Upgrade Detail Landscape Plan 02- Storage Shed 02	New sheet indicating details of the storage shed
Hughes Playing Fields Facility Upgrade Detail Landscape Plan 03- Amenities Block	New sheet indicating details of the amenities block

The proposed changes listed above have been identified within the attached Landscape Plans.

2.12 Flood Risk Management

HARC has engaged with Melbourne Water to have pre-application discussions associated with the proposed works. Following these discussions, Melbourne Water issued preliminary advice on 17 April 2026.

The response is largely generic in nature, with reference to several site-specific matters. Melbourne Water reiterates standard requirements relating to flood storage to avoid cumulative impacts and advises that outbuildings, including sheds, must be constructed with a minimum freeboard of 300 mm above the identified flood level. These freeboard comments relate to non-habitable structures, as no habitable rooms are proposed, and represent standard

advice, although they are likely to be a key consideration for the application. Melbourne Water has confirmed that it has considered the proposed development in its current form, including the relocated car park, equipment shed, park shelter and toilet block, and has no hydraulic concerns. All electrical and plumbing installations within the significantly flood-prone property are required to comply with the relevant authority requirements.

The response also includes specific asset protection requirements, including setbacks, the need for a building over easement application, and particular attention to a proposed light pole located approximately 3.9 m from an existing sewer, as well as landscaping considerations in proximity to the sewer.

Overall, the response is standard and generally satisfactory, noting that the proposal will still require formal referral through the application process.

We also note, the site Flood Risk Management Plan will be updated before these services come online, as per the conditions of the permit.

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3 Planning Controls and Policies

3.1 Zone

3.1.1 Special Use Zone – Schedule 1

The site is zoned Special Use Zone – Schedule 1. The purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

The SUZ1 specifically relates to 'Private Education Centres, Golf Courses and Sports Grounds'.

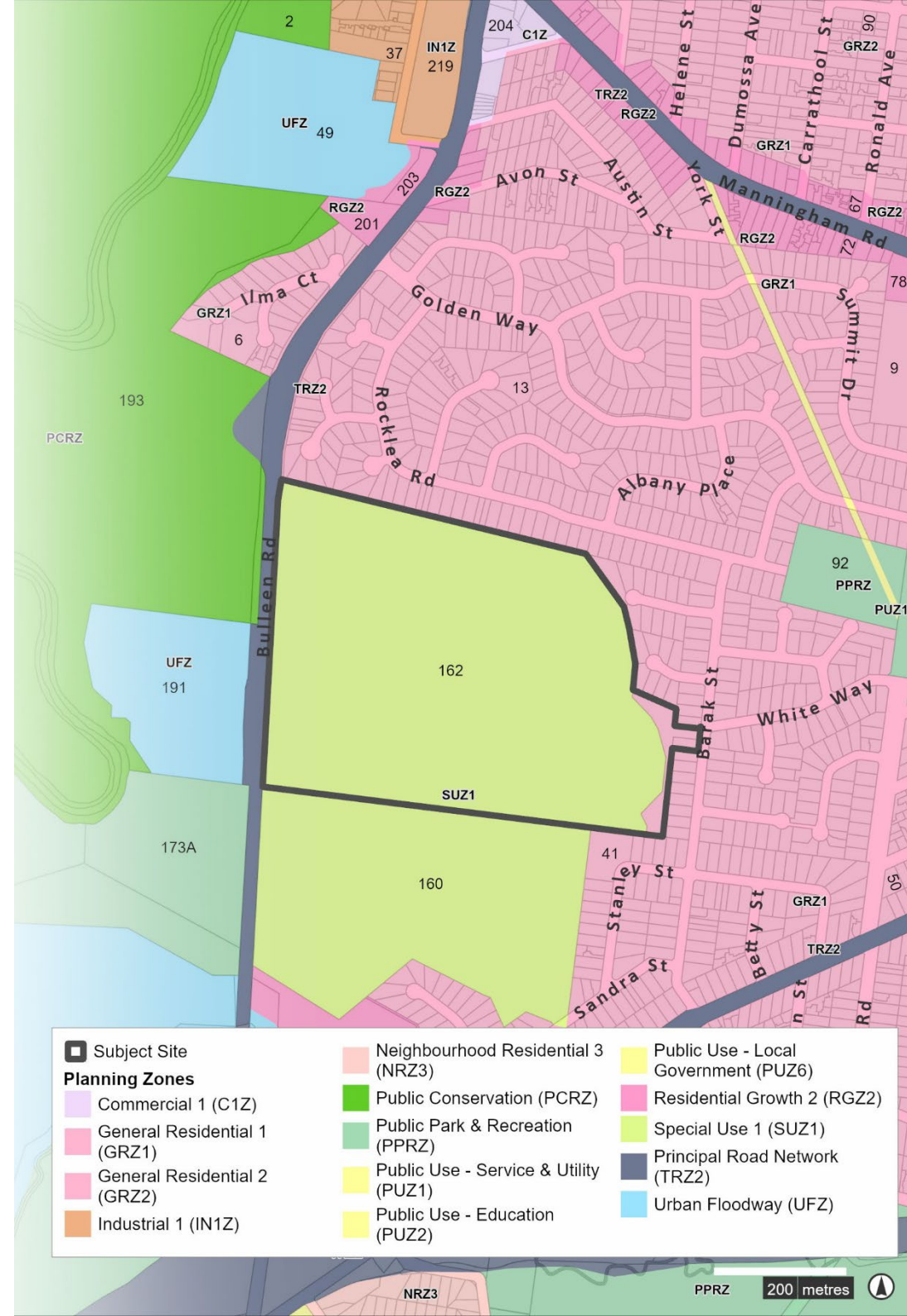
Pursuant to the SUZ, a permit is required to construct a building or construct or carry out works.

3.1.2 General Residential Zone – Schedule 1

The General Residential Zone – Schedule 1 applies to part of the subject site, however does not affect the area subject to the proposed works. Accordingly, this zone is not applicable

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3.2 Overlays

3.2.1 Environmental Significance Overlay – Schedule 2

The Environmental Significance Overlay – Schedule 2 (Sites of Biological Significance) applies to part of the subject site, however, does not affect the area subject to the proposed works. Accordingly, this overlay is not applicable.

3.2.2 Environmental Significance Overlay – Schedule 3

The subject site is affected by the Environmental Significance Overlay – Schedule 3 which refers specifically to 'Buffer Conservation Areas Supporting Sites of Biological Significance'. It sets out several objectives, including:

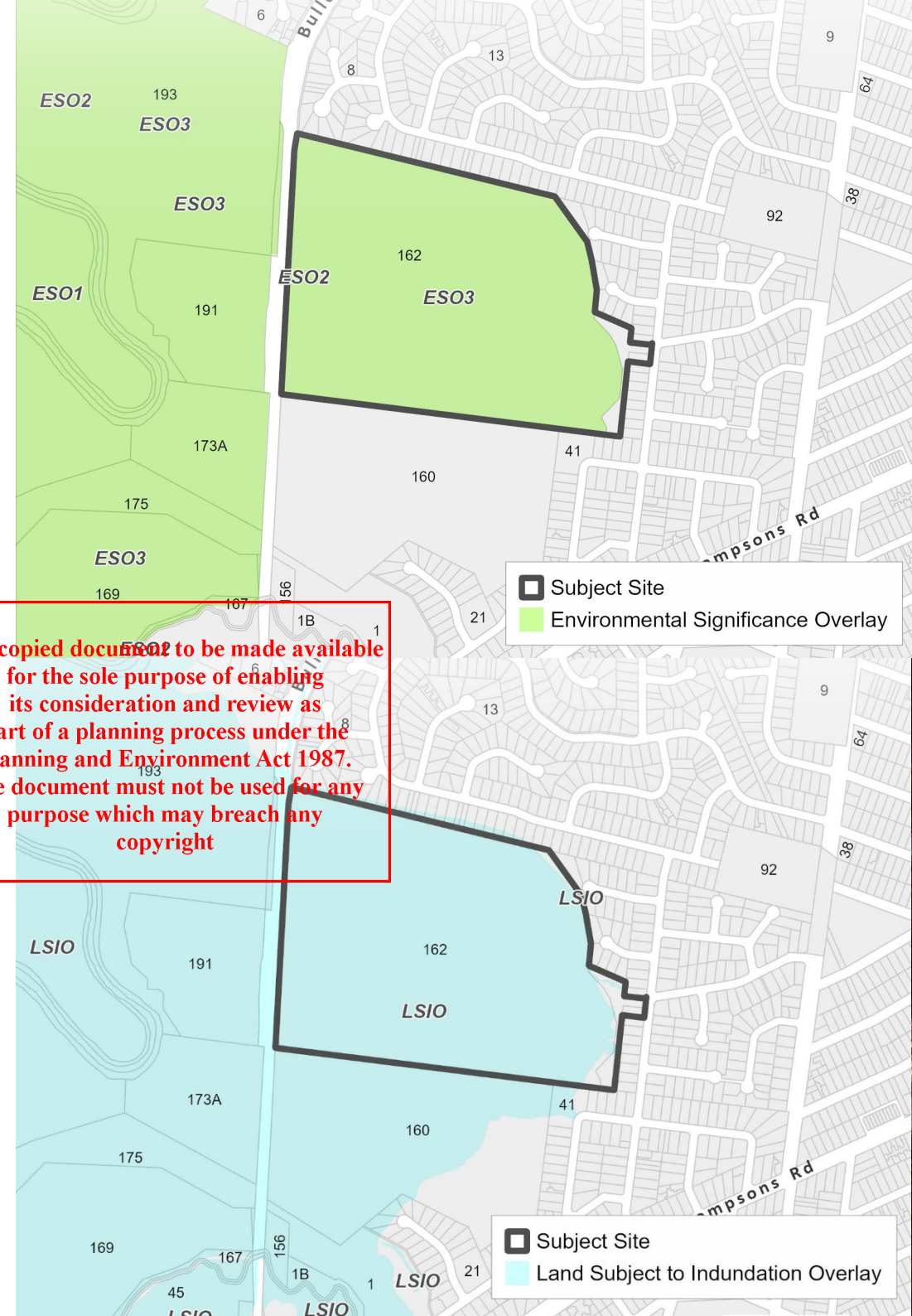
- To protect and enhance the ecological values of Buffer Conservation Areas.
- To protect the ecological values of Critical and Core Conservation Areas.
- To encourage the location of development within those areas that are the most degraded and devoid of native vegetation.
- To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.
- To minimise earthworks.
- To retain Australian native trees for their habitat value and landscape contribution.

Pursuant to Clause 42.01-2 and Schedule 3, a permit is required to construct or carry out works, and to remove vegetation.

3.2.3 Land Subject to Inundation Overlay

The subject site is affected by the Land Subject to Inundation Overlay which aims to:

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- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Pursuant to the LSIO, a permit is required to construct a building or construct or carry out works

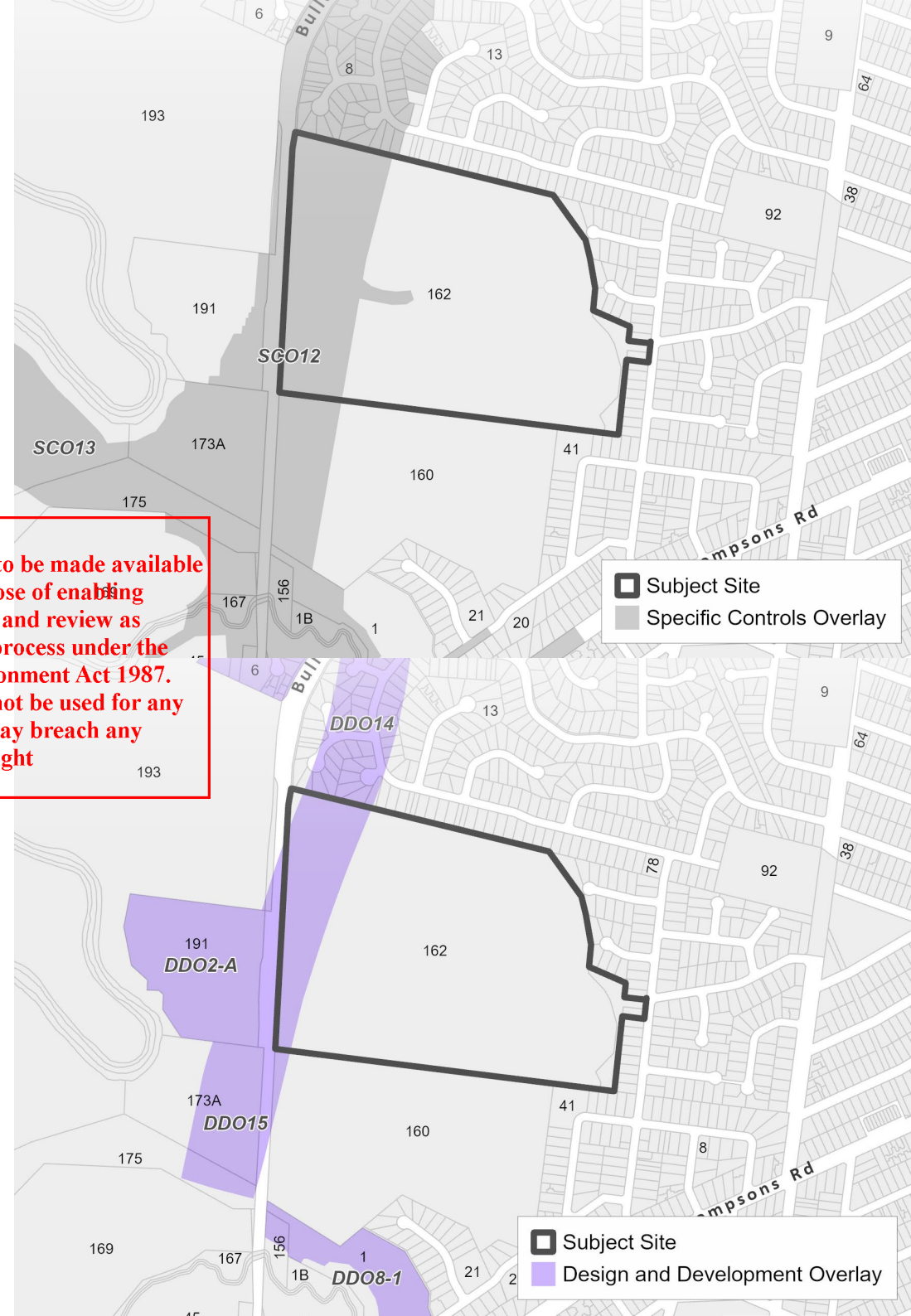
3.2.4 Special Controls Overlay – Schedule 12

The Specific Controls Overlay – Schedule 12 applies to part of the subject site, however, does not affect the area subject to the proposed works. Accordingly, this overlay is not applicable.

3.2.5 Design and Development Overlay – Schedule 15

The Design and Development Overlay – Schedule 15 (North East Link Project – Tunnel Protection Area 2) applies to part of the subject site, however, does not affect the area subject to the proposed works. Accordingly, this overlay is not applicable.

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3.3 Particular and General Provisions

The following particular and general provisions are relevant to this application.

Clause 52.05 – Signage

Clause 52.05 seeks to ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character. It also seeks to ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Clause 52.06 – Car Parking

Clause 52.06 outlines the applicable statutory car parking rates. This ensures that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework. There is no trigger in relation to the number of car parks provided as part of this proposal.

The Clause also seeks to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and encourages safe and efficient use and identifies design standards for car parking.

Clause 52.17 – Native Vegetation

Clause 52.17 seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. Identified within Clause 52.1707, exemptions apply associated with the removal of native vegetation associated with planted vegetation. The exemption identifies that the requirement to obtain a permit does not apply to native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

Additionally, the area of native vegetation proposed to be removed is less than 0.5ha and would not require a species offset

Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 aims 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.

Clause 53.19 Non-Government Schools

Clause 53.19 exempts applications to use or develop land for a primary or secondary school from the review requirements of the Planning and Environment Act 1987.

Clause 65 Decision Guidelines

Clause 65 identifies guidelines that the responsible authority must consider before deciding an application or approval of a plan.

Clause 72.01 Responsible authority for this planning scheme

Clause 72.01 identifies that the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement or approval of a planning 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 or secondary school or education centre.

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3.4 Planning Policy Framework

The following planning policies are relevant to the consideration of this proposal:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03 – Strategic Direction
- Clause 02.03-1 – Settlement
- Clause 02.03-3 – Environmental Risks and Amenity
- Clause 02.03-4 – Built environment and heritage.
- Clause 02.03-8 – Infrastructure
- Clause 11 – Settlement

- Clause 12 – Environmental and Landscape Values
- Clause 13 – Environmental Risks and Amenity
- Clause 13.05-1L – Noise abatement – Manningham
- Clause 13.07-1L – Non-residential uses and development in residential areas – Manningham
- Clause 15 – Built Environment and Heritage
- Clause 15.01-1L-01 – Safer neighbourhoods – Manningham
- Clause 15.01-5L-01L – Landscaping – Manningham
- Clause 15.01-2L-01 – Environmentally sustainable development – Manningham
- Clause 19.02-2S – Education Facilities

The key thrust of these policies can be summarised as follows:

- Anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- Ensure a sufficient supply of land is available for residential, commercial, retail, educational, industrial, recreational, institutional, and other community uses.
- Ensure all land use and development appropriately responds to the surrounding landscape and character.
- Clause 13.07-1L ensures that non-residential uses in residential areas do not adversely impact the amenity of the area, respond to the character of the area and respond to existing environmental and landscape values.
- Clause 15 seeks to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable neighbourhoods. It seeks to ensure all land use and development appropriately responds to its surrounding landscape, character and built form contexts.

- Clause 19.02-2S assists with the integration of education facilities within local communities. This includes the consideration of demographic trends, existing and future demand requirements and the integration of these facilities in the location of education facilities. The Clause recognises that education facilities are different to dwellings in their purpose and function and can have different built form.

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4 Assessment

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Consistency with Planning Policy Framework
2. Compliance with Special Use Zone
3. Amendments to the permit preamble
4. Built Form Response
5. Amenity considerations
6. Ecologist considerations

Each of these matters is dealt with in turn below.

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4.1 Consistency with Planning Policy Framework

The proposal continues to be supported by State Planning Policy, which recognises the importance of well-designed community facilities, including schools and education facilities, that respect local character and contribute to the social, cultural and economic wellbeing of communities.

The proposed amendments are consistent with the existing approval and do not change the approved use or overall intent of the development. The changes are minor in scale and seek to improve existing facilities to better support operational needs, without adversely affecting the character of the site or surrounding area.

The site's established use as an education centre is maintained, and the proposal continues to comply with the purpose and requirements of the Special Use Zone Schedule 1 (SUZ1) and other applicable planning controls.

It is not considered that the proposed lighting and built form will impact on neighbouring properties through its design and location within the site (noting Gerald Patterson Courts seeks to implement curfew controls to ensure it minimises potential impacts to residential properties).

In relation to relevant planning policy, the amended proposal is supported as follows:

- The proposed built form remains largely consistent with the intent of the approved development and the established character of the site and surrounding area, in accordance with Clauses 13.07-1L, 15 and 19.02-2S.
- The proposal is consistent with Clause 19.02-2S, which supports the establishment and expansion of secondary schools to meet the future educational needs of communities.
- The proposed improvements will enhance the functionality and amenity of the existing school and upgrade established infrastructure, outcomes that are expressly encouraged under Clause 19.02-2S.

4.2 Compliance with Special Use Zone

The Schedule to the Special Use Zone seeks to provide for land in private ownership to be used and developed for an education centre, golf course or sports ground, while ensuring that such development occurs in an orderly and proper manner and does not result in unreasonable amenity impacts on the surrounding neighbourhood.

The proposed amendments are consistent with the purpose of the Special Use Zone Schedule 1 (SUZ1) and will positively contribute to Trinity Grammar School, Kew Marles Playing Fields through a contemporary upgrade to the existing facilities within the campus. The amended proposal remains consistent with the scale and form of the existing and approved structures on the site.

While a permit is required to construct or carry out works, the proposal represents an upgrade to an existing facility, the proposed lighting, structures and signs not introduce any changes to the established use or result in an increased patronage of the site. Accordingly, the proposal is considered consistent with and compliant with the objectives of the Special Use Zone.

4.3 Amendments to the permit preamble

The proposed change to the preamble of the planning permit is an appropriate and logical amendment. The proposed amendments to the permit preamble to allow for signage for clear wayfinding and identification of key locations throughout the subject. The proposed signage is aligned with the upgrades that have occurred to the site as a result of the Main Pavilion approval and are aligned with the proposed upgrades identified within this amendment.

The permit will have triggers as follows:

Table 7 Permit Triggers

Controls/Provisions	Permissions
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Clause 37.01-4 (Special Use Zone)	Construct a building or construct or carry out works
Clause 42.01-2 (Environmental Significance Overlay)	Construct a building or construct or carry out works
Clause 44.04-2 (Land Subject to Inundation Overlay)	Construct a building or construct or carry out works
Clause 52.05 - Signage	Construct or display a sign

4.4 Built Form Response

The proposal is largely aligned with the original pavilion in terms of form and intent. A revised scope is outlined below, which includes new built form elements to accommodate services and supporting infrastructure.

The development is physically separated from the residential interface, and the existing landscape treatment is considered appropriate and requires no modification.

4.4.1 Architectural Plans

The proposed architectural response is largely aligned with the intent identified within the endorsed architectural plans. No changes are proposed to the pavilion in terms of overall built form, with the changes occurring to the façade to allow for the introduction of signage or to the surrounding areas such as landscaping and to the car park.

The architectural plans capture the changes proposed throughout the campus. These changes respond to the recent upgrades to the Main Pavilion and aim to enhance facilities across the broader campus to better meet user needs and are considered to be an appropriate built form outcome due to their response to the existing site conditions and applicable controls. Whilst the proposal involves development located throughout the broader subject site, the proposal is all linked back to the Pavilion through elements of the

structures such as lighting times being controlled by the Main Pavilion or are located proximate to maximise the use of the Pavilion (car park).

Additionally, the design of the new entry plaza creates a clear, welcoming transition between the Main Pavilion and the adjacent car park. The proposed space will improve pedestrian access, wayfinding, and the arrival experience while strengthening the connection between key facilities. The plaza is intended to function as both a practical circulation space and a kiosk forecourt, providing a safer and more legible entry point for users of the sporting precinct. Design considerations include accessibility, durable materials, landscaping, lighting, seating and informal gathering opportunities.

The proposed works are consistent with typical upgrades to school sporting facilities and reflect the continued growth of the campus and the intention to increase its use following the Main Pavilion upgrades.

Please refer to the architectural plans prepared by McIldowie for further details.

Figure 14 Architectural Plans



The amended plans reflect the proposed changes outlined within the scope above.

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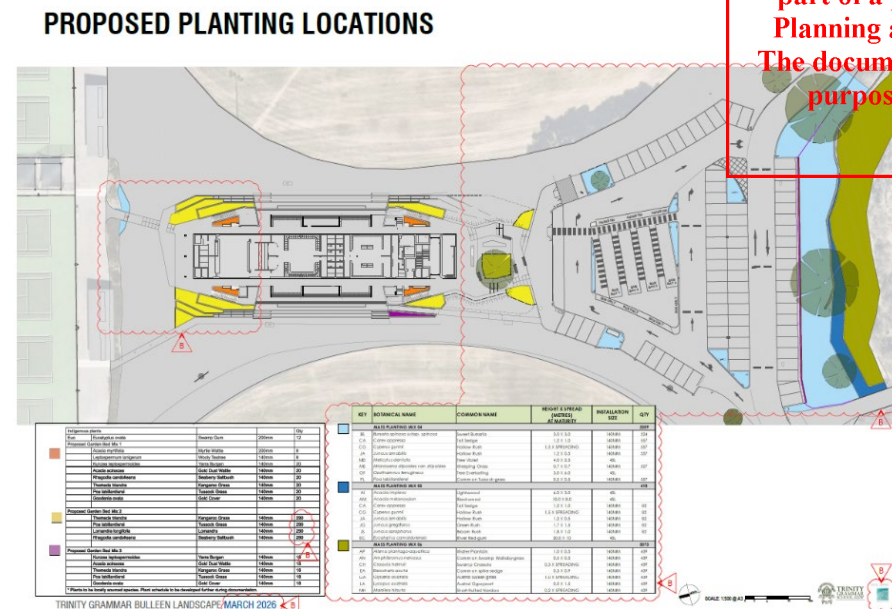
The location of the proposed works has been determined in response to existing site conditions and is intended to improve the functionality and usability of these areas.

Overall, the proposed works are consistent with typical upgrades to school sporting facilities and reflect the continued growth of the campus and the intention to increase its use following the Main Pavilion upgrades.

4.4.2 Landscape Plans

The amended landscape package prepared by Site Image introduces a new landscape architect and updates the endorsed landscape plan to reflect the proposed lighting, car park upgrades and amenities at Hughes Field and Robinson Oval. The package confirms that the overall design intent remains consistent with the approved scheme, with changes limited to tree removal required for the car park upgrade, material adjustments, lighting and updated planting reflected in the revised plans.

Figure 15 Landscape Plans



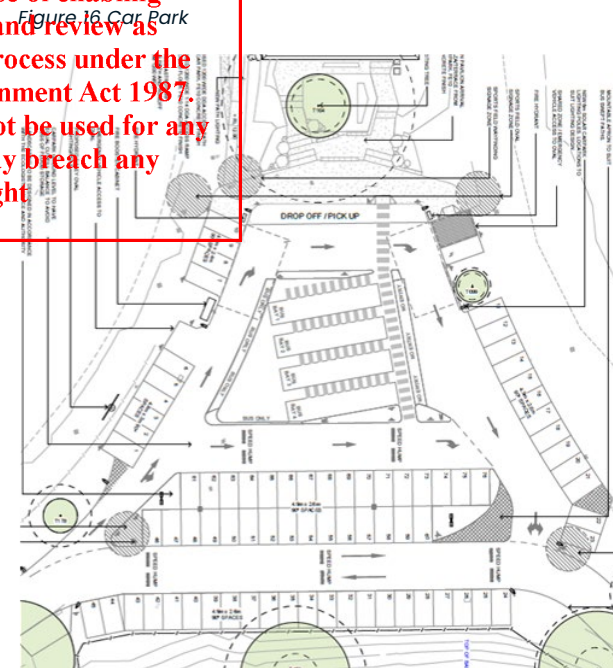
4.4.3 Car Park Upgrades

The architectural plans, prepared by McIlldowie capture the car park upgrades proximate to the Main Pavilion. The car park will be located in the same location as the existing car park however, upgraded to allow for the provision of 75 car parking spaces. This is an increase of 35 from the existing conditions.

The car park upgrade is considered to be of benefit for the entire site due to its location central to the site and also being adjacent to the Main Pavilion where the activities will largely be based.

The car park will continue to respond to key traffic considerations such as traffic flow, provision of parking and enables DDA and pedestrian access. Importantly, the upgrades allow for the provision of 4 bus bays and allows for overflow areas as required.

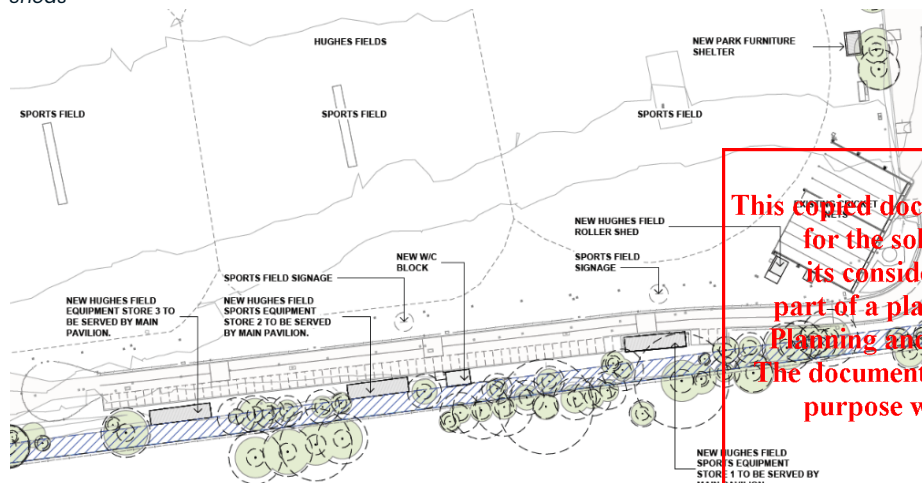
Please refer to Traffic Memo, prepared by onemilegrid and dated 17 April 2026 for further details.



Hughes Field and Robinson Oval Amenities, Roller Storage Sheds and Sports Equipment Sheds

The proposal has taken into consideration the relevant flooding controls applicable to the site and have sought to directly respond. This includes the proposal being constructed from wet flood proof materials and to the relevant flooding levels in accordance with the LSIO and discussions with Melbourne Water.

Figure 17 Hughes Field and Robison Oval Amenities, Roller Storage Sheds and Sports Equipment Sheds



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4.5 Amenity

4.5.1 Noise

The proposed works are set back a substantial distance from the nearest residential property and, as such, is not expected to result in any adverse amenity impacts in relation to noise.

It is not anticipated that noise levels will increase beyond those currently experienced, and no additional noise impacts are expected to arise as a result of the amendment.

4.5.2 Setbacks

The majority of elements proposed within this amendment are significant setback from the nearest residential interface, being located to the Daley Oval, the Main Pavilion and to the Hughes Field. The Gerald Patterson Courts lighting will be located a minimum of 6 metres away from the nearest residential boundaries and has been designed to face away from this interface.

It is not expected that the proposed amendments will cause material detriment to these properties and provides an adequate setback.

4.5.3 Lighting

4.5.3.1 Lighting to Daley Oval

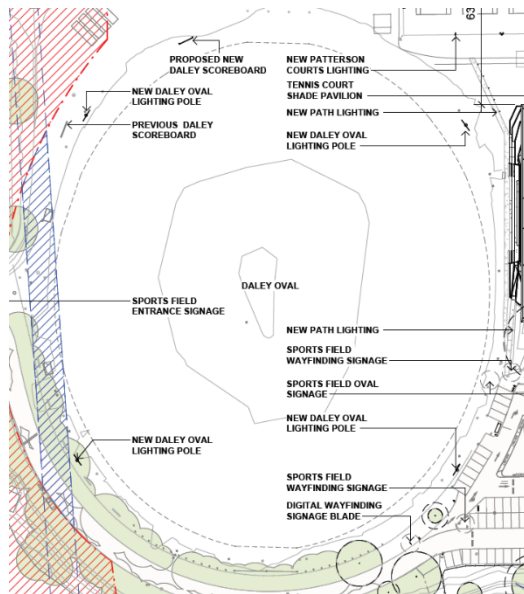
The Daley Oval lighting upgrades propose the replacement of the existing 1983-era metal halide system, which is characterised by low pole heights, uneven illumination levels, glare, and light spill. The upgrade will introduce modern LED luminaires mounted on taller poles. This also allows the facility to meet the AFL Community Facility Guidelines which allows for optimisation of the ground.

The proposed lighting will provide higher and more consistent illumination, improved colour rendering, better control of light spill, and a reduction in dark areas across the oval.

The Daley Oval is well separated from nearby residential properties, the lighting has been designed to limit amenity impacts and is considered to be a better outcome than existing conditions.

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Figure 18 Daley Oval Lighting



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4.5.3.2 Lighting to Gerald Patterson Courts

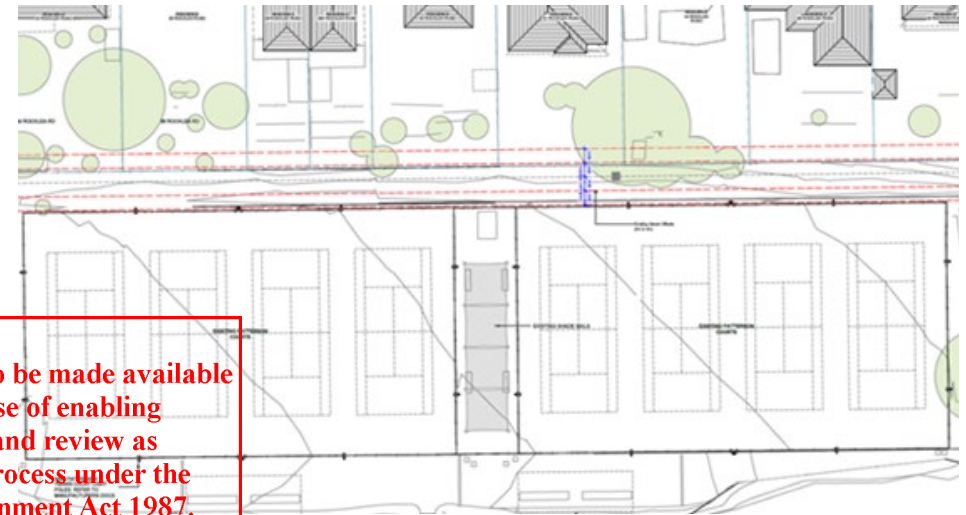
Currently, the Gerald Patterson Courts do not have lighting, which restricts their use to daytime hours only. The proposed lighting aims to enable the safe and effective use of these currently under-utilised courts, supporting their transition into a well-lit facility that can operate throughout the year. The lighting also responds to the Australian Standard for tennis club competition, allowing it to be used for inter school competitions, and to allow year round use, including winter, in the early evenings and on extremely overcast days.

The proposal includes energy-efficient LED court lighting with zoned controls and appropriate curfews to minimise potential impacts on neighbouring properties while allowing for extended programming hours. Notwithstanding the proximity to the residential interface, the lighting design has been carefully developed to limit amenity impacts, particularly in relation to light spill and obtrusive lighting.

Noting, the residential properties adjacent to the subject site are higher than the courts due to the topography of the area which prevents light spill into

windows. Additionally, the properties have sizable rear setbacks and private open space and are located a minimum of 6 metres from the lights. (based off property boundary)

Figure 19 Gerald Patterson Courts Lighting



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4.6 Ecologist considerations

An ecological assessment has been prepared by Southeast Botanical Consulting to determine the ecological values and implications for impacts to native vegetation and other values on the subject site.

An area of indigenous native vegetation is required to be removed (two planted Eucalyptus camaldulensis River Red-gum) and assessed for native vegetation losses in accordance with the planning scheme.

The assessment considered the proposed removal against Clause 52.17 and Clause 42.01. Upon review, the native vegetation proposed to be impacted (two River Red Gum trees) is identified as planted and therefore would be exempt from requiring a planning permit under Clause 52.17 and as such no ecological assessment is recommended.

Refer to the assessment for further comment.

5 Conclusion

Based on the above assessment, we consider this Section 72 Amendment an appropriate and acceptable outcome for the site. We trust the above information is sufficient to allow DTP's favourable consideration of this application.

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