



Caulfield Grammar School Wheelers Hill – 74-82 Jells Road, Wheelers Hill

*Town Planning
Report*

February 2026

Prepared for: Caulfield Grammar School

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Acknowledgment of Country

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



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**.

Urbis staff responsible for this report were:

Director Anna Barclay

Associate Director Taryn Sobel-Beerl

Senior Consultant Laura Dixon

Consultant Lauren Murrant

Project Code P0061522

Report Number 02

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation.

Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.
You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Submission documents:

This report is to be read in conjunction with:

- Arboricultural Impact Assessment prepared by ATC Land Management (October 2025)
- Architectural Drawings prepared by DesignInc (February 2026)
- Landscape Drawings prepared by DesignInc (December 2025)
- MPL Certificate
- Noise Impact Assessment prepared by Octave Acoustics (November 2025)
- Sustainable Management Plan prepared by NJM Design (December 2025)
- Traffic Impact Assessment prepared by TTW (December 2025)
- Waste Management Plan prepared by TTW (December 2025)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ADVERTISED PLAN

Contents

Contents	4	4 Assessment	17	Figures	
Executive Summary	5	4.1 Consistency with Planning Controls and Policy	18	Figure 1 Proposed Area of Works	7
Monash Planning Scheme	5	4.2 Appropriateness of Built Form	19	Figure 2 – Render View from SE.....	11
Assessment Summary	5	4.3 Management of Off-Site Amenity Impacts	21	Figure 3 – Render View from North.....	11
1 Site Context	6	4.4 Trees and Landscaping	25	Figure 4 – Proposed Sports Court Extension.....	12
1.1 Wheelers Hill Campus	6	4.5 Traffic Management	27	Figure 5 View from SE Corner – Render.....	19
1.2 Subject Site	7	4.6 ESD Outcomes	28	Figure 6 – Proposed Southern Elevation.....	19
1.3 Immediate Surrounds	8	4.7 Waste Management	28	Figure 7 Sectional Drawing A1.....	20
1.4 Relevant Planning History	9	4.8 Flood Mitigation	28	Figure 8 Landscape Render (Rear)	27
2 Proposal	10	5 Conclusion	29	Figure 9 Landscape Concept (West).....	27
2.1 New TLI Building	10	Disclaimer	30	Figure 10 Extent of SBO.....	28
2.2 Extended Sports Courts	11	Appendices		Tables	
2.3 Proposed Permit Conditions	12	Monash Planning Scheme		Table 1 – Planning Controls and Permissions	5
2.4 Proposed Staging	13	Permit Conditions Matrix		Table 2 – Site Details.....	6
3 Monash Planning Scheme	14			Table 3 – Proposal Details.....	10
3.1 Zone	14			Table 4 – Existing Permit Conditions Proposed to be Amended.....	12
3.2 Overlays	15			Table 5 Neighbouring View lines.....	22
3.3 General and Particular Provision	16				
3.4 Municipal Planning Strategy (MPS)	16				
3.5 Planning Policy Framework	16				

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Executive Summary

Urbis Ltd has been engaged by Caulfield Grammar School to prepare this town planning report in support of a new senior school building at their existing Wheeler's Hill Campus.

The new building, named TL1, will provide state of the art facilities for the school comprising learning spaces, laboratories, common learning areas, staff and administration spaces and a variety of student amenity areas and terraces.

TL1 will improve the learning experience for students and will allow for older school buildings on the campus to be decanted or repurposed in the future. As such, there is no increase in student or staff numbers as part of the proposal.

In addition, this application seeks to include a permit condition which will require the cancellation of 4 existing planning permits that apply to the Wheelers Hill Campus. This application proposed to replace these permits (albeit with some amendments) into a single new permit.

Monash Planning Scheme

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

Table 1 - Planning Controls and Permissions

Controls/Provisions	Permissions
Clause 32.09 – Neighbourhood Residential Zone Schedule 4 (NRZ4)	<ul style="list-style-type: none">To construct a building or construct or carry out works associated with an Education Centre (a Section 2 land use).
Clause 44.05 – Special Building Overlay (SBO) – Applies to a small area in the south-eastern part of the site	<ul style="list-style-type: none">To construct a building or construct or carry out works.Construct a fence.
Clause 52.37 – Canopy Trees	<ul style="list-style-type: none">Removal of 14 canopy trees.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Assessment Summary

The proposal will provide purpose built modern facilities at Caulfield Grammar School's Wheelers Hill campus in line with their ongoing commitment to providing students and staff with access to state-of-the-art facilities and resources.

TL1 has been designed by DesignInc to integrate with the existing school campus and surrounding residential area by nestling the building within the slope of the southern portion of the campus, adjacent to the sporting grounds.

In this location, the building responds to both its location within an existing school campus and its proximity to residential land and Jells Park.

Overall, this report demonstrates that the proposal is an acceptable and appropriate outcome for the site for the following reasons:

- The proposal is consistent with the statutory and strategic frameworks of the Monash Planning Scheme.
- The proposal provides a high-quality built form outcome which is designed to appropriately respond to and integrate with the school's residential and park interfaces.
- The proposal appropriately manages the potential for off-site amenity impacts and incorporates appropriately designed and sited built form that mitigates visual bulk and noise impacts.
- The proposal maintains appropriate view lines to the Dandenong Ranges.
- The proposal incorporates best practice ESD initiatives and provides a comprehensive landscaping outcome, in line with Monash policy.
- The proposal ensures that waste and car parking area appropriately managed within the site.

ADVERTISED PLAN

1 Site Context

1.1 Wheelers Hill Campus

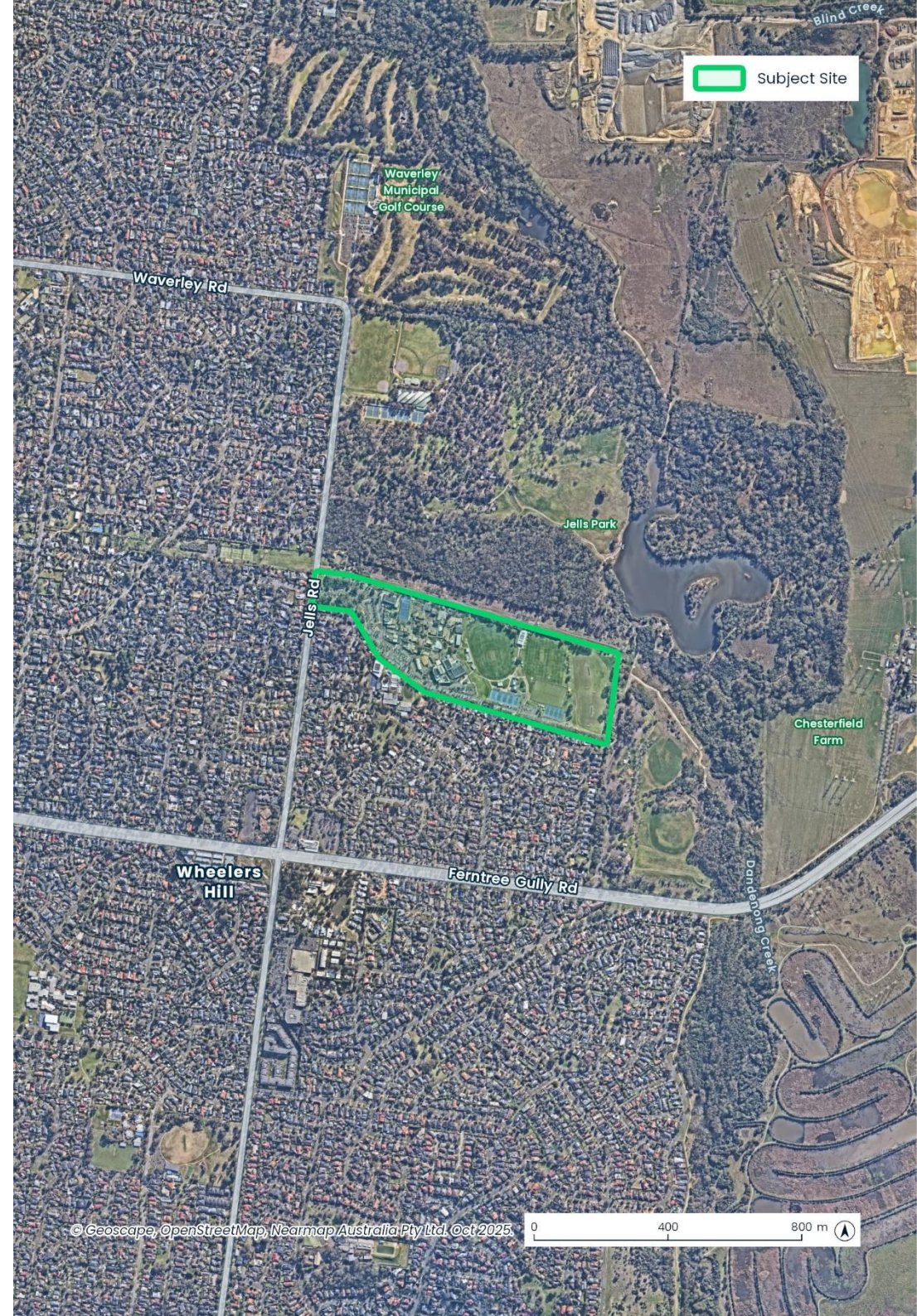
Caulfield Grammar School has been operating at the Wheeler's Hill campus since its opening in 1981 and provides education for ELC to Year 12.

Key details of the Wheelers Hill Campus are as follows:

Table 2 - Site Details

Category	Description
Existing Conditions	The western side of the campus is developed with School buildings, while the eastern side of the campus provides for sporting facilities, associated with the education centre, including tennis courts, a hockey pitch, football and cricket grounds.
Location	74-82 Jells Road, Wheelers Hill on the eastern side of Jells Road.
Area	Approx 202248.17m ²
Frontages	Approx 80 metres to Jells Road.
Title	Lot 1 on Plan 81635
Vehicle Access	Vehicle access is solely provided from Jells Road.
Vegetation	The site comprises vegetation throughout the campus, predominantly at the school's entrance, its periphery and between school buildings.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED PLAN

1.2 Subject Site

The subject site comprises the following:

1. The new senior school building is to be located within southern portion of the school campus, south of the existing sports ovals and proximate to the Georgina Street pedestrian gates. This area currently comprises five (5) multi-purpose sports courts, car parking and vegetation (predominantly grasses and low-level shrubs) (designed in yellow in Figure 1 below).

2. The existing sports courts at the eastern end of the campus form part of the subject site as they are proposed to be extended.
3. The areas of the 4 x existing planning permits proposed to be cancelled. These are highlighted in blue, pink, orange and green in Figure 1 below.

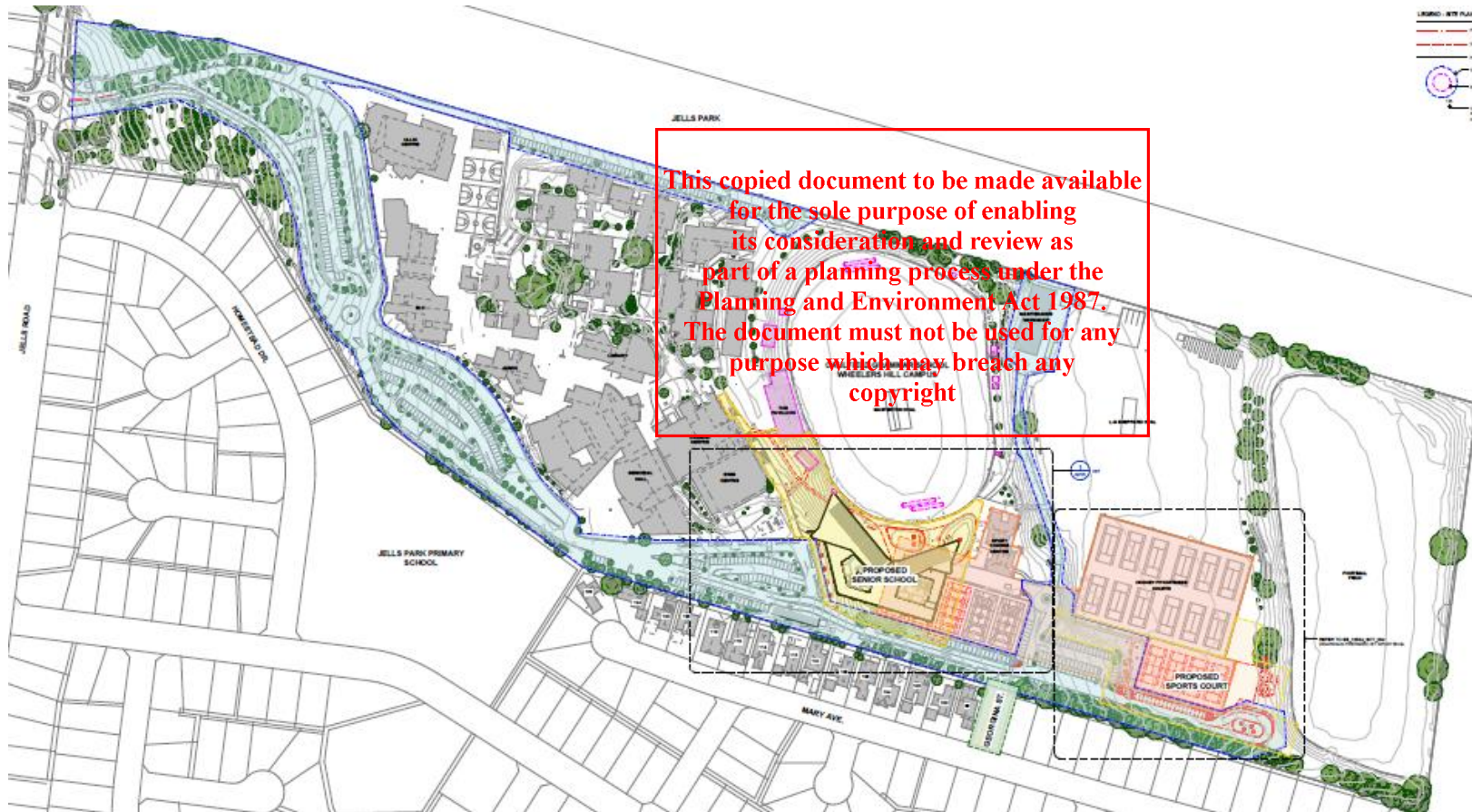


Figure 1 Proposed Area of Works

ADVERTISED PLAN

1.3 Immediate Surrounds

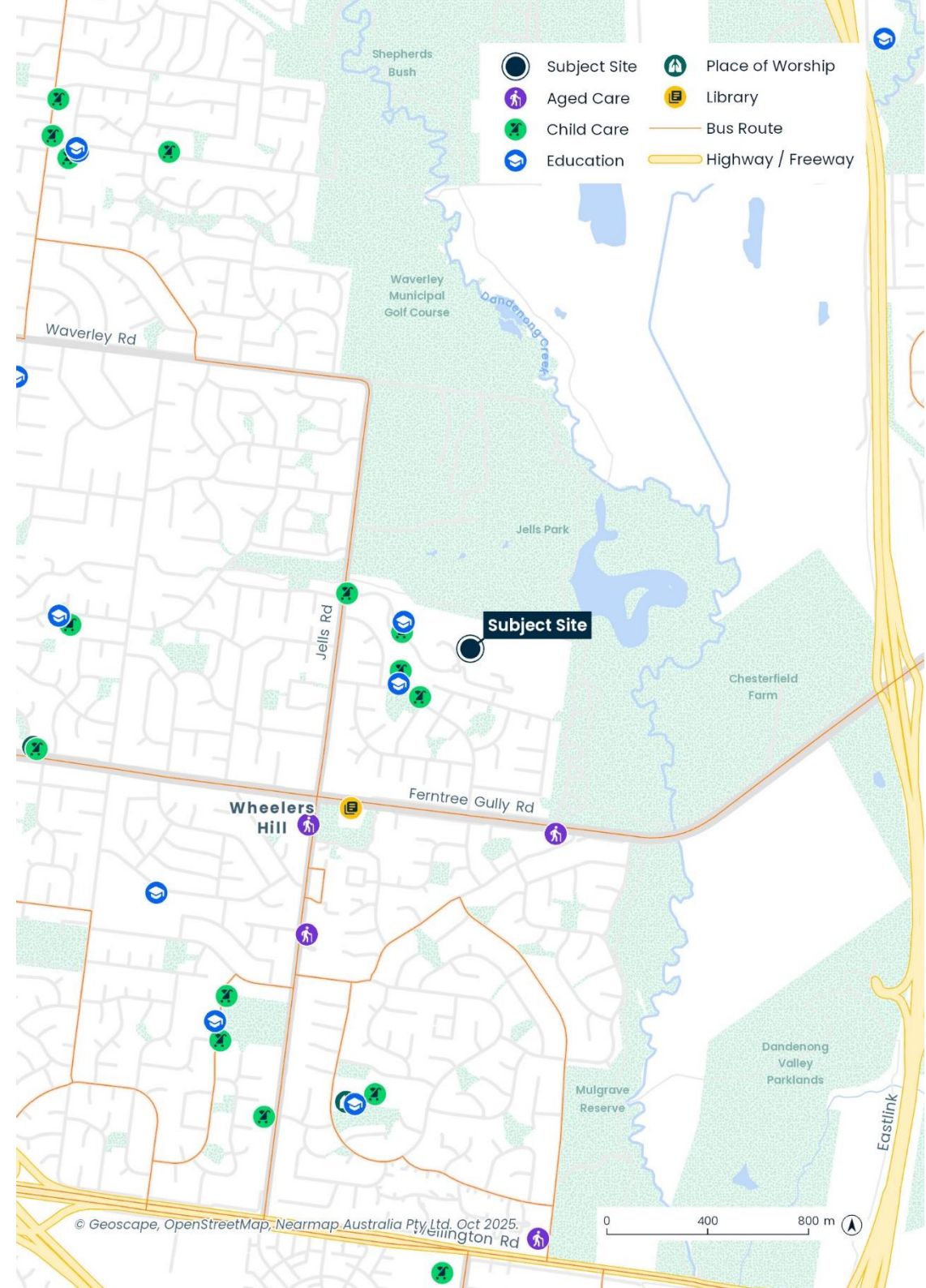
The subject site is within the existing school campus and is surrounded by other school buildings and sporting fields to the north, east and west.

To the immediate south is part of the internal school road network which includes parallel car parking and dense vegetation along the southern boundary of the school campus.

More broadly, the campus has the following interfaces:

- Immediately to the north of the Campus is Jells Park. Jells Park is a 127-hectare open space with a variety of paths (Eastlink Track and Scotchmans Creek), trails, playgrounds and includes a man-made water feature. The park is part of the Dandenong Valley Parklands.
- To the east is the Jells Park Car Park and picnic areas, linking onto the Dandenong Creek Trail and the Eastlink Trail. Further east is Ferntree Gully Road and Eastlink.
- To the south are residential properties which front Mary Avenue and located within the Neighbourhood Residential Zone – Schedule 4. These properties include a mix of single and double storey dwellings some of which have areas of private open space along the common boundary with the subject site.
- Jells Park Primary School is also located to the south of the campus along Homestead Drive and Petronella Avenue and is within the Public Use Zone – Schedule 2.
- To the west of the site is residential land located within the Neighbourhood Residential Zone – Schedule 4. The houses are generally low-rise detached houses with 1-2 storeys and a pitched roof form and landscaped front setbacks.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



1.4 Relevant Planning History

There are several planning permits which have been granted for the site, since the school was established in the 1980s.

The following planning permits are of direct relevance to the proposal and are proposed to be cancelled and replaced by the new permit granted under this application.

Planning Permit TPA/21195/A (depicted in orange on Figure 1 above)

Planning Permit TPA/21195 relates to the hockey and tennis pitches within the subject site and was issued by Monash City Council on 14 April 1994. Permit TPA/21195 allows for:

- *The development of sports facilities with associated vehicle parking basically in accordance with the amended plans submitted 17 February 1994.*

Planning Permit TPA/51772C (depicted in pink on Figure 1 above)

Planning Permit TPA/51772 relates to the sports pavilion and oval within the subject site issued by Monash City Council on 9 September 2020 and formally allows:

- *Buildings and works associated with sporting facilities at an Education Centre*

Planning Permit TPA/42513 (depicted in blue on Figure 1 above)

Planning Permit TPA/42513 relates to the modification of the existing car parking layout and access arrangements within the subject site issued by Monash City Council on 26 May 2015. Permit TPA/42513 allows for:

- *Buildings and works comprising internal roadworks, modified car parking areas, landscaping, construction of maintenance and storage buildings, removal of native vegetation, and alteration of access to a road in a Road Zone, Category 1*

Planning Permit TPA/30846/A (depicted in green on Figure 1 above)

Planning Permit TPA/30846 relates to works to the existing fence, road works and the creation of emergency vehicle access from Georgina Street within the

subject site was issued by Monash City Council on 29 January 2004 and amended on 30 January 2004 associated with an amendment Condition 3 (confirming who can utilise the accessway). Permit TPA/30846 allows for:

- *Works to the existing fence and associated road works to create an emergency vehicle access from Georgina Street.*

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

2 Proposal

ADVERTISED PLAN

2.1 New TL1 Building

It is proposed to construct a new 3 storey state-of-the-art senior school building and improved sports courts on the subject site within the existing campus.

Key details of the proposal are as follows:

Table 3 - Proposal Details

Element	Proposal
New TL1 Building	<ul style="list-style-type: none">3 storey senior school building (TL1), including:<ul style="list-style-type: none">ClassroomsLaboratoriesOfficesStaff and student facilities/amenitiesCleaner facilitiesProvision of landscaped terrace and amphitheatre associated with new senior school and existing sports oval.
Maximum height of TL1	Between 6.7 metres at the southern end and 16.5 metres at the northern end due to the slope of the land.
Design & Materials	Contemporary built form utilising a mix of glazing and masonry finishes. The proposal uses a neutral and light colour palette consistent with the existing buildings on the site and the CGS brand.
Vehicle Access	No change - existing vehicle access is to be retained from Jells Road.
Landscape and	<ul style="list-style-type: none">Removal of 31 trees, of which only 14 are defined as 'canopy trees' as per Clause 52.37 of the Monash

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Vegetation Removal	<p>Planning Scheme and require planning approval for their removal.</p> <ul style="list-style-type: none"> A total of 34 new canopy trees are proposed as part of the landscape works in addition to 9 existing canopy trees which are proposed to be retained.
Student/ Staff Numbers	No changes proposed to staff or student numbers on the Wheelers Hill Campus.
Distance of TLI to nearest residential property	27.9 metres
Substation and Switchboard	Proposed new substation and switchboard set back 15 metres from the southern boundary, opposite existing sports courts



Figure 3 – Render View from North



Figure 2 – Render View from SE

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

2.2 Extended Sports Courts

It is proposed to upgrade and extend the existing sports courts at the eastern end of the campus.

The 4 existing courts as proposed to be demolished and replaced with 5 new sports courts, offsetting the courts lost as part of the new TLI building. As part of these works:

- 19 car parking spaces and 5 pickup/drop off spaces are proposed to be removed adjacent to the extended sports courts. Car parking provision across the campus otherwise remains as follows:
 - 131 Staff-Only spaces
 - 185 General Parking spaces
 - 7 Visitor Parking spaces
 - 115 Pick-up and Drop-off spaces

ADVERTISED PLAN

- 31 existing trees are proposed to be removed (noting only 14 require planning approval for their removal under Clause 52.37 of the Monash Planning Scheme).
- It is proposed to reconfigure the internal road to allow for a revised turning area to accommodate the extended courts.
- Fencing is proposed to the sports courts consistent with existing conditions, and a new sports shed and storage area is proposed north of the sports courts.

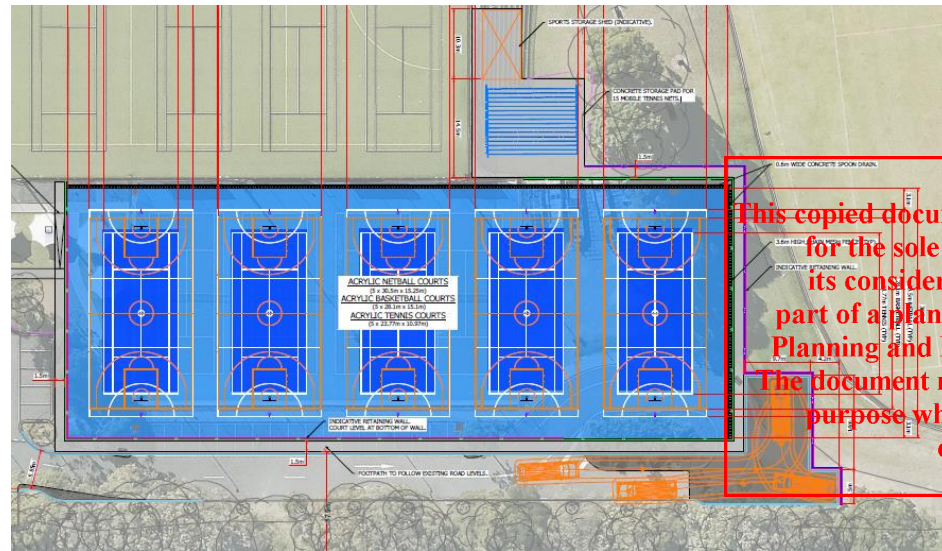


Figure 4 - Proposed Sports Court Extension

2.3 Proposed Permit Conditions

This application seeks to include a permit condition which will require the cancellation of the 4 existing planning permits that apply to the Wheelers Hill Campus as outlined in Section 1.4 above.

The proposal seeks to replace these permits (albeit with some amendments) with a single new permit.

Appendix B contains a permit conditions matrix which outlines all permit conditions associated with the 4 existing planning permits and demonstrates whether the conditions are proposed to be retained, amended or removed.

Most permit conditions are proposed to be retained with all conditions proposed to be removed are either:

- No longer required as the requirements have been fulfilled and the works have been completed and are shown on the proposed set of plans as built conditions.
- Captured by other proposed permit conditions to avoid unnecessary duplication.

There are three existing permit conditions associated with **Planning Permit TPA/51772/C** which are proposed to be amended as follows:

Table 4 - Existing Permit Conditions Proposed to be Amended

Existing Condition	Proposed Condition
<p>The lights allowed by this permit may only operate during the hours of 7am to 9pm Monday to Saturday unless with the prior written consent of the Responsible Authority (Condition 2).</p>	<p>The sports lighting system shall be switched off no later than 10.00 pm, Monday to Saturday (Proposed Condition 22).</p>
<p>Condition 3 - The lights allowed by this permit may only operate after 7pm when the lights allowed under Permit TPA/21195 are operating for a maximum of 12 times per year, to the satisfaction of the Responsible Authority (Condition 3).</p>	<p>As per the condition above.</p>
<p>Condition 5 - No sirens, external loudspeakers or public address systems associated with the sports oval or pavilion are to be audible</p>	<p>No form of public address system shall be installed so as to be audible from outside the building (Proposed Condition 9).</p>

from outside the building after 7pm (Condition 5).

The sports sirens shall not be used after 9:30pm. If the sports sirens are used after 7pm, the volume should be minimised as far as practical, while still being clearly audible for people using the oval (Proposed Condition 10).

2.4 Proposed Staging

It is proposed to stage the development of the site and new planning permit as follows:

1. Stage 1 – Extended Sports Courts
2. Stage 2 – New TL1 Building

The proposed staging is required to ensure that the school retains a sufficient number of outdoor sports courts as required by their curriculum as the TL1 building requires the demolition of some of the existing sports courts.

Accordingly, the proposed planning permit conditions have been worded to allow for the development to be undertaken in these stages.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ADVERTISED PLAN

3 Monash Planning Scheme

A detailed overview of the relevant policies is provided in Appendix A. A summary of the key controls and policies is provided below.

3.1 Zone

The site is located within the NR4 pursuant to **Clause 32.09** of the Planning Scheme. The purpose of the Zone is:

- 'To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- **To allow educational, recreational, religious, community and other non-residential uses to serve local community needs in appropriate locations.'**

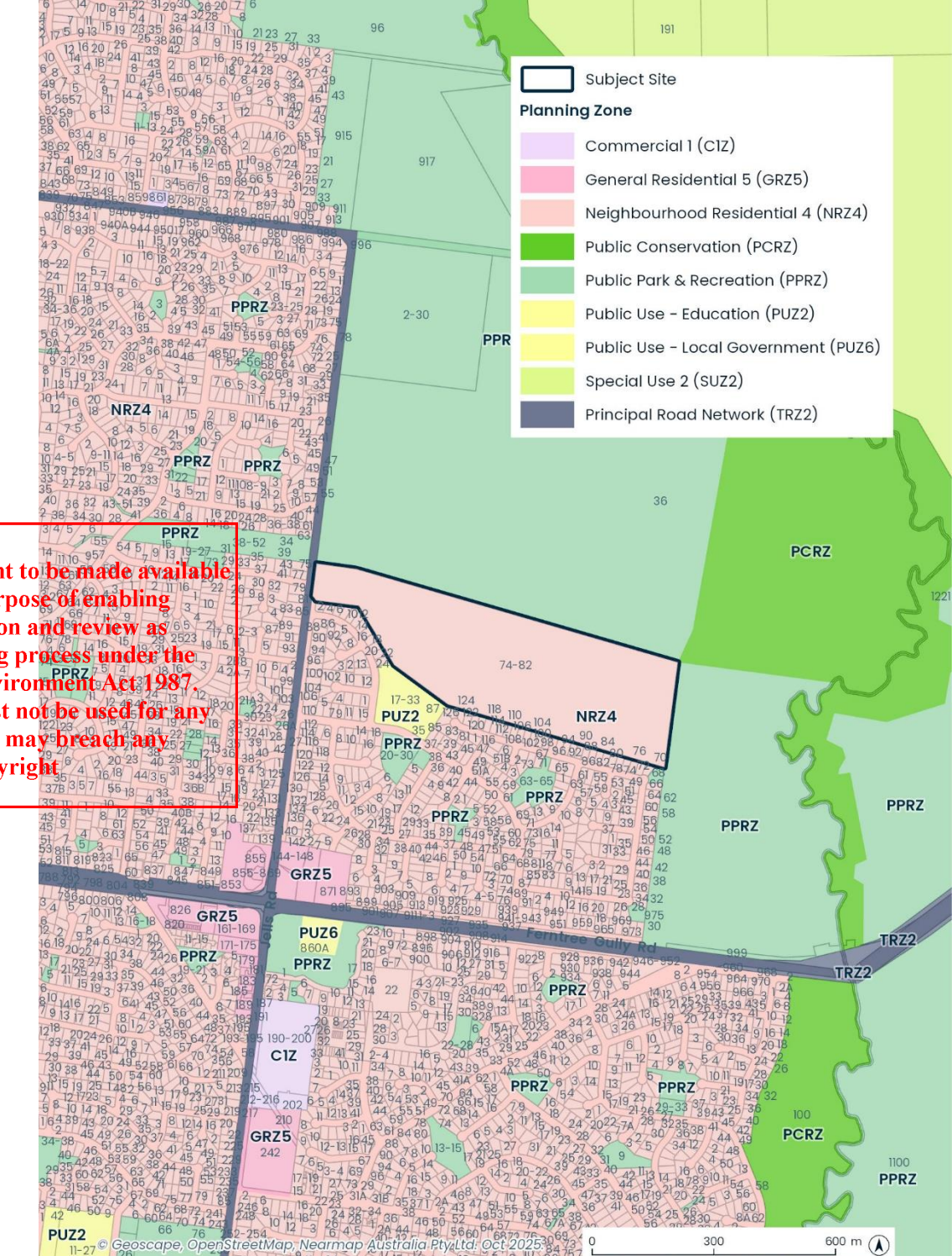
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

In addition to the overarching purpose of the NRZ, Schedule 4 includes the following neighbourhood character objectives:

- To ensure new development maintains the important view lines to the Dandenong Ranges, along the streets and between buildings.
- To ensure development is defined by its spacious and generous garden settings, tall canopy trees and consistent built form and setbacks.
- To encourage open gardens to the street, and the planting and retention of significant trees.

Under the provisions of the NRZ, a permit is required to construct a building or works associated with an Education Centre (Clause 32.09-10).

Decision guidelines are contained at Clause 32.09-14 and in Clause 6.0 of Schedule 4.



ADVERTISED PLAN

3.2 Overlays

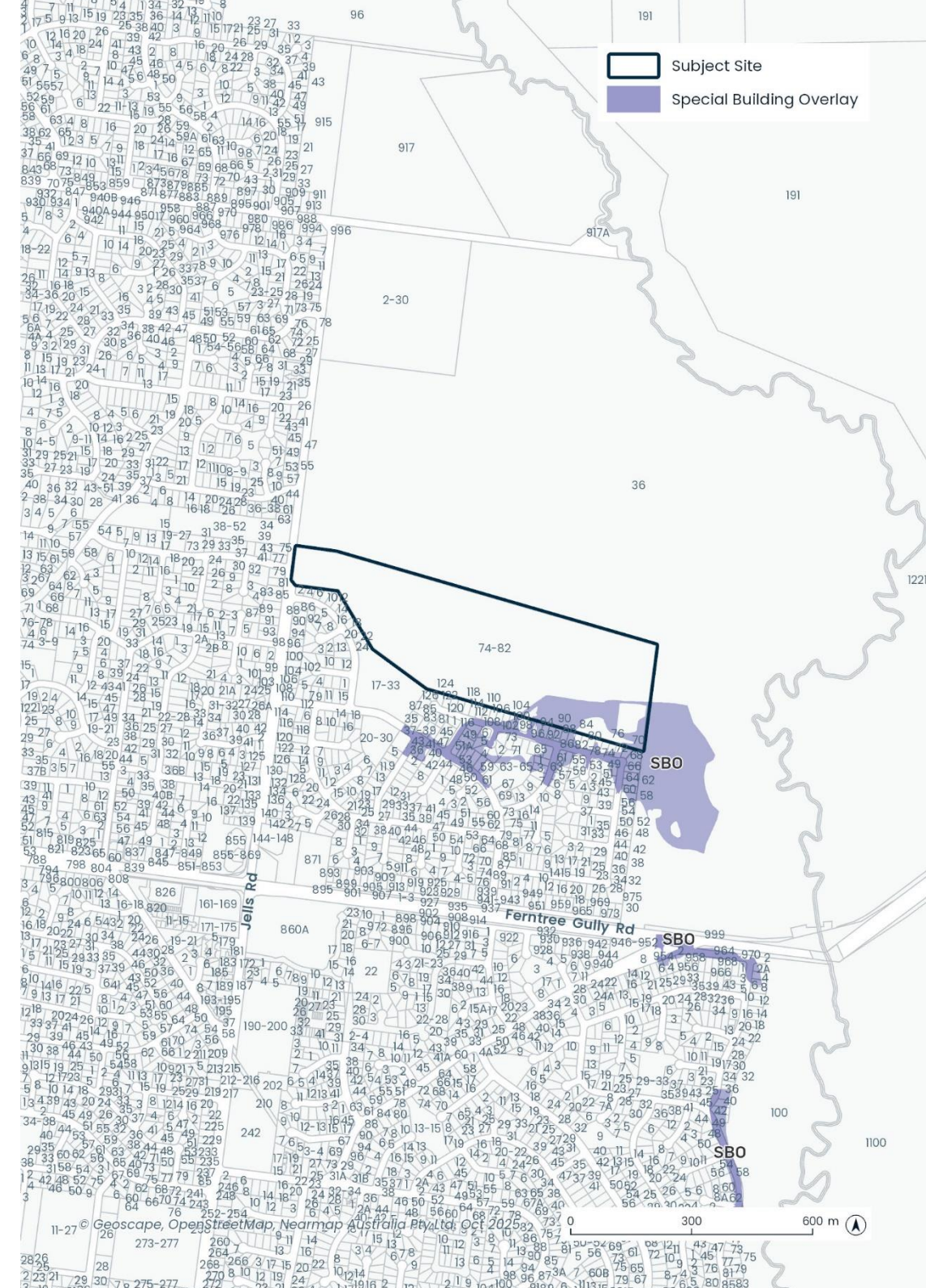
A small portion of the subject site is located within the Special Building Overlay pursuant to **Clause 44.05** of the Planning Scheme. The purpose of this Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- 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.

Pursuant to Clause 44.05-2, a permit is required to construct a building or to construct or carry out works.

With regard to this application, we note that the only area of works within the SBO area is the proposed new multi-purpose court, with the TL1 building located wholly outside of the SBO area.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED PLAN

3.3 General and Particular Provision

The following general and particular provisions are related to the proposal:

- **Clause 53.18** 'Stormwater Management in Urban Development'
- **Clause 53.19** 'Non-Government Schools'
- **Clause 65** 'Decision Guidelines'

3.4 Municipal Planning Strategy (MPS)

The following Clauses of the MPS are relevant to this application:

- **Clause 02.03-3** 'Environmental risks and amenity'
- **Clause 02.03-4** 'Built environment and heritage'
- **Clause 02.03-8** 'Infrastructure'

3.5 Planning Policy Framework

The following Clauses off the PPF are relevant to the proposal:

- **Clause 11** 'Settlement'
- **Clause 11.01-1S** 'Settlement'
- **Clause 12** 'Environmental and Landscape Values'
- **Clause 13** 'Environmental Risks and Amenity'
- **Clause 13.07-1S** 'Land use compatibility'
- **Clause 13.07-1L-01** 'Non-residential use and development in residential areas'
- **Clause 15** 'Built Environment and Heritage'
- **Clause 15.01-1S** 'Urban design'
- **Clause 15.01-1L-02** 'Tree Conservation for a Garden City'
- **Clause 15.01-2S** 'Building design'
- **Clause 15.01-2L-02** 'Environmentally sustainable development'

- **Clause 15.01-5S** 'Neighbourhood character'
- **Clause 15.01-5L-01** 'Monash Preferred Neighbourhood Character'
- **Clause 19.02-2S** 'Education Facilities'
- **Clause 19.02-2R** 'Education precincts – Metropolitan Melbourne'
- **Clause 18.01-1S** 'Land Use and Transport Integration'

Broadly speaking, these Clauses aim to:

- 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.
- Ensure 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.
- 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.
- Assist 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.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

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 Controls and Policy
2. Appropriateness of Built Form
3. Management of Off-Site Amenity Impacts
4. Vegetation Removal and Landscaping
5. Traffic Management
6. ESD Outcomes
7. Waste Management
8. Flood Mitigation

Each of these matters is dealt with in turn below.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED PLAN

4.1 Consistency with Planning Controls and Policy

NRZ4

As outlined, the use of the site for an education centre is already established, with the proposal seeking planning approval for a new state-of-the-art school building and improved and extended sports courts.

As such, the relevant considerations of the proposal against the NRZ4 are limited to the proposal's built form response.

This is addressed in detail in the following sections of this report, suffice to say the proposal provides an appropriate built form response, particularly having regard to the relevant decision guidelines of the NRZ and NRZ4. In summary:

- The appropriateness of the site for use as an education centre has already been established noting that the proposal does not result in an increase in staff or student numbers.
- The proposal has designed to be compatible with the adjoining residential properties through (amongst other things) its substantial setback away from the residential boundary and its form which has built into the slope of land in this location so as to minimise the building's height along the residential interface.
- The proposal limits tree removal as far as practical and includes generous opportunities for landscaping.
- The proposal will not result in any additional overshadowing to adjoining residential including any existing rooftop solar energy systems.
- The proposal allows for the reasonable maintenance of important view lines to the Dandenong Ranges. A detailed assessment of the view lines is provided in the following sections below.

SBO

TL1 is located outside of the SBO area with the only part of the proposal impacted by the SBO being the extended sports courts. Matters relating to the

SBO are detailed in Section 4.8 of this report and confirm that the proposal is not expected to result in any unreasonable impacts or disruption to the effective treatment and management of stormwater.

Municipal Planning Strategy and Planning Policy:

The proposal is heavily supported by State Planning Policy that acknowledges the need for community facilities, including schools and education facilities, which are well designed, respect the local character, and support the social, cultural and economic wellbeing of communities,

Moreover, the proposal is highly consistent with statewide policy objectives that seek to ensure development is responsive to the context and character of the area for the reasons outlined below:

- The proposal **represents a significant enhancement of an existing education facilities** within a locally significant school (Clause 02.03-8). Specifically, the proposal facilitates an improved outcome for the school, unlocking an underutilised part of the school campus for the delivery of **high quality facilities for staff and students** (Clause 11, Clause 13.07-1L-01, Clause 19.02-2S).
- The proposal is **consistent with the existing neighbourhood character** and utilises neutral and light tones to effectively integrate within the existing built form context of the campus and wider residential area (Clause 15.01-5S).
- The design of built form and associated landscaping has been carefully curated to **ensure the mitigation of visual bulk impacts**, with the development presenting positively to the surrounding area both in scale and design, strategically utilising the natural slope of the land to direct greater built form to lower sections of the site, away from residential interfaces (Clause 02.03-4, Clause 15, Clause 15.01-1S, Clause 15.01-2S).
- The proposal will **ensure the retention of views from neighbouring properties to the Dandenong Ranges** and is generally setback from adjoining residential properties (Clause 15.01-2S Clause 15.01-5L, Clause 15.01-5S). A detailed assessment of the view lines is provided in the following sections below.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED PLAN

- The proposal is **responsive to the landscape schemes** that contribute to the 'Dandenong Creek Escarpment' by siting buildings to minimise the need to remove significant trees and to maintain as much landscaping on site as possible (Clause 15.01-1S, Clause 15.01-1L-02, Clause 15.01-5L).
- The proposal has sought to **maximise landscaping opportunities where possible** with the retention of 9 existing trees and the planting of an additional 34 canopy trees. The proposal incorporates a carefully cultivated landscape concept that is consistent with existing planting across the campus (Clause 15.01-1S, Clause 15.01-5L).
- The proposal will utilise **materials that complement and blend with the surrounding natural environment** (Clause 15.01-2S, Clause 15.01-5L).
- The proposal **does not result in any changes to vehicle access** to the existing campus (Clause 18.01-1S).
- Whilst the proposal results in a loss of 19 car parking spaces and 3 drop off bays, **the overall campus provides parking in excess of the car parking requirements and still remains in surplus**. Further there will be **no additional traffic generated** as part of this proposal as there are no changes to the existing student and staff numbers (Clause 18.01-1S).
- The proposal **incorporates best-practice ESD initiatives** (Clause 12, Clause 13, Clause 15.01-2L-02).
- The proposed extension of the sports courts in the eastern portion of the site is required to offset the courts lost as part of the construction of. At this aspect of the proposal **ensures students are provided with appropriate amenity allowing for recreation and physical activity** to continue to be provided at an appropriate level (Clause 19.02-2S).

- the highest scale of built form is positioned to the north, away from residential land
- the building predominantly presents as a 1-2 storey form to the south along the interface, significantly mitigating visual bulk impacts.



Figure 5 - View from SE Corner - Render

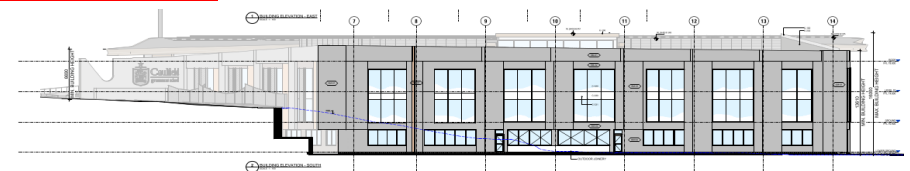


Figure 6 - Proposed Southern Elevation

4.2 Appropriateness of Built Form

4.2.1 Siting

The proposed siting of the building has been informed by the existing pattern of development within the school grounds, as well as the natural characteristics of the site. The built form is strategically sited to take advantage of the site's natural slope such that:

In addition, TL1 is sited to the north of the internal school road facilitating a generous setback of 27.9 metres to the nearest residential property. This ensures appropriate separation and a reduction in perceived scale when viewed from the public realm and neighbouring residential land.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

This is further enhanced by the retention of mature trees immediately south of the proposed building which are able to be retained due to the siting of the building. These trees, along with mature trees located on the residential boundary will filter views towards the proposal from surrounding properties.

View lines from residential properties are further expanded on in Section 4.3.1 of this report.

For completeness, the siting of the building in this location provides convenient access for students and staff from both the internal road but also through the heart of the campus via connections along the existing oval.

4.2.2 Scale

As outlined above, planning policy recognises that the scale of education facilities is expected to differ from that of residential development given the purpose and requirements of such facilities.

The proposed three storey scale is appropriate in this regard and ensures that an appropriate level of high-quality facilities is provided to students and staff.

The proposed building incorporates a maximum building height of 16.5 metres (3 storeys), however given the significant slope of the land, the height of the development varies substantially across its interfaces.

At its entrance to the south, the development presents predominantly as single to double storey form, with a height of 6.7 metres above Natural Ground Level at the point of entrance. This responds to the lower scale built form context of residential land to the south.

Given the taller building mass is directed toward the northern portion of the site, away from nearby residential interfaces, the proposed scale of the building will not result in unreasonable amenity impacts the surrounding properties. This is expanded on in Section 4.3.1 of this report.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

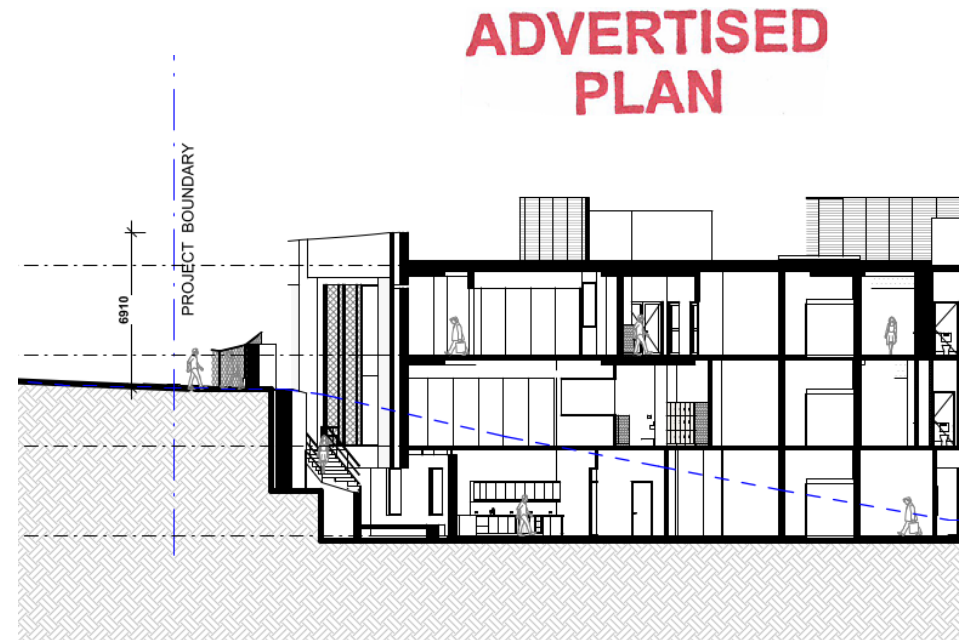


Figure 7 Sectional Drawing A1

4.2.3 Design

The proposal incorporates a high-quality design, integrates seamlessly with existing built form on the campus whilst responding positively to the neighbourhood characteristics of the surrounding area.

The design of TLI has been carefully curated by DesignInc and utilises materiality representative of surrounding school and residential buildings, including light brick masonry and substantial glazing. The lighter tones proposed integrate the built form with the landscape context and mitigate visual dominance of the built form when viewed from neighbouring residential land.

Moreover, the design utilises patterned horizontal and vertical fenestration, incorporating large windows, to effectively break up solid materiality and allow for activation and transparency in the development.

The U-shaped design of the building also provides for articulation, allowing the built form to present as distinct forms and avoid the presentation of a blank wall to the southern residential properties. This further reduces the perceived

ADVERTISED PLAN

depth in the building's form, and effectively articulates the horizontal distribution of massing, reducing the perceived scale of the development.

Together, the design elements adopted soften the building's presentation and provides for articulation in form and diversity in materiality, to improve visual interest.

4.3 Management of Off-Site Amenity Impacts

4.3.1 Visual Bulk and View Lines to Dandenong Ranges

As detailed above, the proposal is strategically sited such that the development benefits from the natural slope of the land and directs larger scale form to the northern portion of the site, where natural ground level is significantly lower compared to the surrounds.

Given the distance of the building from residential interfaces and the presence of intervening vegetation, there is no visual bulk concern however the NRZ4 seeks to maintain important view lines to Dandenong Ranges along the streets and between buildings, as required by the NRZ4.

The submitted architectural plans include a detailed assessment of the view lines from adjoining properties along the southern boundary of the subject site/campus.

Out of all the properties along this interface, there are 5 which will experience some change in view lines to the Dandenong Ranges from their area of Private Open Space (POS) or habitable windows.

The remaining 8 properties along this interface are not impacted by the proposal due to the presence of dense vegetation along the common boundary which effectively screens views of the proposed building.

The properties from which will experience a change in view lines are:

- 124 Mary Avenue
- 120 Mary Avenue
- 118 Mary Avenue

- 116 Mary Avenue
- 112 Mary Avenue

A breakdown and analysis of the impacts to each of these properties is in the table overleaf. Whilst views to the school building will occur, this is not unreasonable as the planning controls and policies do not seek to prevent views to new built form but rather maintain important view lines to the Dandenong Ranges from streets and between buildings. The architectural plans conservatively consider view lines from individual dwellings although this is not strictly required.

As outlined in the architectural plans and table overleaf, views to the Dandenong Ranges are predominantly maintained beyond the proposed school building or are maintained from other areas associated with the dwellings.





It is also crucial to recognise that views from single storey properties or ground floor locations will naturally have greater impacts compared to double storey buildings.

There is 1 dwelling (being 116 Mary Avenue) that will no longer have direct views from within their property of the Dandenong Ranges. However, as demonstrated overleaf, this is considered an acceptable outcome given the scale of these dwellings and given that view lines will be maintained from the street and between buildings as intended by the NRZ4.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Table 5 Neighbouring View lines

Property	Viewpoint Location	Existing View	Proposed View (changes shown in green)	Assessment
124 Mary Avenue	Habitable Window (Ground Floor)			Due to the presence of existing vegetation, a minor portion of the existing views will be impacted by the proposed building, with majority of views remaining unaffected.
120 Mary Avenue	Habitable Window (Ground Floor)			Due to the presence of existing vegetation, a minor portion of the existing views will be impacted by the proposed building, with remaining views unimpacted.

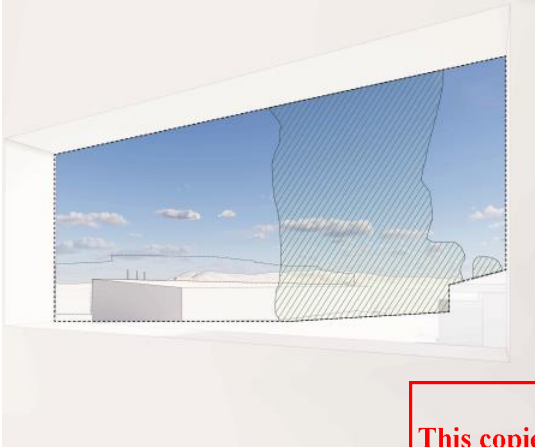
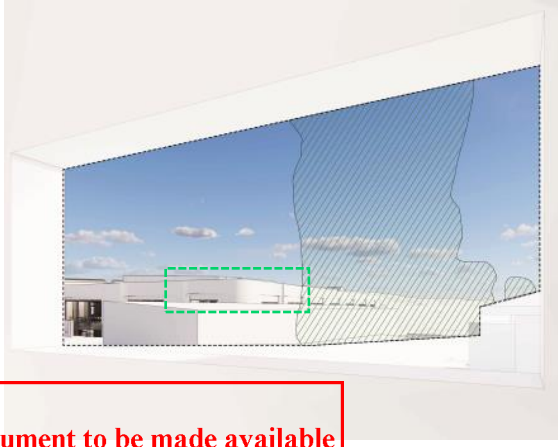
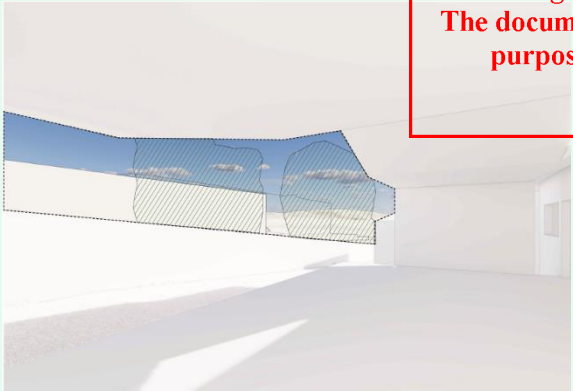
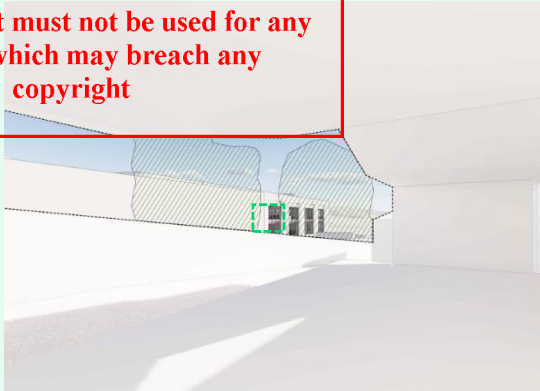
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Property	Viewpoint Location	Existing View	Proposed View (changes shown in green)	Assessment
118 Mary Avenue	Habitable Windows (Ground and First Floor)			<p>At the ground floor, majority of views to the Dandenong Ranges are obscured by existing vegetation. Whilst the proposed building will obscure the minited remaining views, this is inevitable given the ground floor location of the window.</p> <p>Notwithstanding this, the first floor habitable room window will maintain extensive views to the Dandenong Ranges with only a small section of the lower part of the views impacted.</p>

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Property	Viewpoint Location	Existing View	Proposed View (changes shown in green)	Assessment
116 Mary Avenue	Habitable Window (Ground Floor)			<p>Whilst some views to the Dandenong Ranges are obstructed by existing vegetation, the remaining views will be impacted by the proposed building.</p> <p>This is inevitable given the ground floor location of the window and proximity of the dwelling to the proposed building.</p> <p>The NRZ4 does not seek to maintain view lines to the Dandenong Ranges from private dwellings, but rather from streets and between buildings. This will still be provided from within certain locations along Mary Avenue.</p>
112 Mary Avenue	POS (Ground Floor)			<p>Majority of views to the Dandenong Ranges are obscured by existing vegetation. Whilst the proposed building will obscure most of the remaining views, this is inevitable given the ground floor location of the window. Some oblique views will still remain.</p> <p>Further, the NRZ4 does not seek to maintain view lines to the Dandenong Ranges from private dwellings, but rather from streets and between buildings. This will still be provided from within certain locations along Mary Avenue.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

4.3.2 Management of Noise and Acoustic Treatments

The use of the site for an education centre is well established and as the use of the site is not changing, there is no strict requirement to undertake acoustic testing.

Notwithstanding this, an Acoustic Report has been prepared given the proximity of residential properties to the subject site. The Acoustic Report has been undertaken by Octave Acoustics and confirms that:

- The school public address systems will not operate after 7pm and is acceptable from a noise perspective.
- The construction of the TL1 building is expected to provide additional acoustic screening, reducing siren noise impacts on nearby residential dwellings.
- Noise from mechanical plant is appropriately mitigated to ensure no unreasonable noise impacts to nearby residential properties.

In addition, and with respect to the sports sirens, this report confirms that there are no regulatory criteria or guidelines that specifically address sporting event siren noise (particularly as the sirens will not be used after 9:30pm).

As such, the sirens are acceptable however, it has been recommended that if the sirens are used after 7pm, the volume is set such that it is minimised as far as practical, while still being clearly audible for people using the oval.

For these reasons, the proposed amendment to the Permit Condition 5 of **Planning Permit TPA/51772/C** as outlined in Section 2.3 is appropriate.

Furthermore, the proposed extended sports courts will not have any unreasonable additional noise impacts given the presence of four existing courts at this location.

Additionally, there are existing conditions restricting the times at which the courts can be used, and these will remain in place. Therefore, no additional noise impacts are outside of the hours currently allowed.

4.3.3 Management of Lighting

The existing lighting arrangements including location of lighting and hours of operation remains consistent with the existing planning permits for the Campus except for the lighting associated with the sports oval under **Planning Permit TPA/51772/C** as outlined in Section 2.3 of this report.

This application seeks to allow all sports lighting system to operate until no later than 10.00 pm, Monday to Saturday (Proposed Condition 22).

This is consistent with the permitted lighting hours for the sports courts closer to the residential boundary noting the oval lights are located approximately 90 metres away from the residential boundary.

Given sports lights along the residential boundary are already permitted to operate until 10pm, extending this to the oval lighting is an appropriate outcome. Moreover, the new TL1 building will be located between the oval lighting further reducing the potential for adverse amenity impacts to arise.

4.4 Trees and Landscaping

4.4.1 Vegetation Removal

As detailed previously, the proposal incorporates the removal of 31 existing trees on the site. We note that these trees are planted and do not require permission under Clause 52.17 of the Monash Planning Scheme.

However, permission is required under Clause 52.37-1 for the removal of 14 canopy trees as follows:

- Tree 651
- Tree 654
- Tree 692
- Tree 694
- Tree 703
- Tree 704
- Tree 705

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Tree 707
- Tree 708
- Tree 747
- Tree 877
- Tree 878
- Tree 879
- Tree 880

ADVERTISED PLAN

Clause 52.37-3 provides tree canopy requirements where permission is required for the removal of canopy trees under Clause 52.37-1. For a site greater than 1000 sqm, the requirement stipulated under this Clause is:

- *A total canopy cover within the site that is equal to at least 20 per cent of the site area.*

We note that the purpose of this Clause largely relates to the appropriate provision of landscaping associated with residential development, and that the general requirements associated with the development of land for education facilities greatly differ from residential settings.

The design has placed significant emphasis on the retention of trees where possible, noting 9 existing trees will be retained. The trees subject to removal are those directly impacted by the development and cannot be safely retained, with a large proportion of them being directly where the proposed development is sited.

Further detail regarding the trees proposed for removal and retention is provided within the Arborist Report prepared by ATC Land Management.

4.4.2 Landscaping

The proposal contemplates a robust landscaping scheme, including replacement tree planting throughout the new secondary school area and its surrounds. The proposal incorporates a significant provision of softscape areas sought to integrate a variety of planting schemes appropriate to each location.

Landscaping has formed an integral part of the design process, given its importance in providing for a high-quality student/staff experience as well as its function in softening the built form presentation to surrounding public and residential land. Landscaping consisting of diverse range of planting types is effectively integrated into the land directly surrounding the new school building, in providing high amenity spaces for enjoyment and pedestrian circulation.

The materiality of these spaces integrate well with the planting palette, utilising earthy tones that enhance the 'leafy' feel around the secondary school and provide pleasant and inviting spaces for movement and enjoyment.

The proposal utilises tiered landscaping north of the school, stepping down toward the sports oval and providing a 'greened' transition between built form and sporting facilities.

The diverse range of species and plant types appropriately cater for internal and external amenity and tactfully position planting types in appropriate locations, whereby larger canopy trees are used strategically to effectively soften built form where necessary and open spaces incorporating lower-level shrubbery within designated spaces for pedestrian circulation and enjoyment.

The proposal incorporates significant landscaping provision, including the planting of 34 new canopy trees, appropriately softening the built form, and ensuring positive amenity outcomes both internally and externally.

Please refer to the Landscape Plans prepared by DesignInc for further detail regarding the proposed landscaping to be incorporated with the development.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

4.5 Traffic Management

A detailed assessment of the traffic implications associated with the proposal is provided within the Traffic Impact Assessment (TIA) prepared by TTW.

As detailed within the TIA, the proposal incorporates a removal of 19 car spaces and 5 pick-up/drop-off spaces, associated with the extension of the eastern courts.

Notwithstanding, the campus will still include a significant car parking provision appropriate for the demand generation, with a total of 438 spaces to be provided throughout the campus, comprising:

- 131 Staff Parking spaces
- 185 General Parking spaces
- 7 Visitor Parking spaces
- 15 Pick-up/Drop-Off spaces

Noting that the proposal does not incorporate an increased number of students and staff within the campus, but rather a redevelopment to upgrade existing facilities the TIA confirms that the proposed car parking spaces across the campus remain in accordance with the planning scheme requirements, as detailed below:

- The Demand Assessment undertaken by TTW indicates a total all-day parking demand of 316 spaces, well surpassed by the 438 spaces to be located across the campus.
- The proposed total provision provides a rate of 1.62 spaces per staff member, demonstrating suitable on-site parking capacity in accordance with the requirements of the Planning Scheme.
- The five pick-up/drop off spaces proposed for removal are typically not utilised, as detailed within the TIA, and therefore no adverse impacts are expected as a result of their removal.
- No changes to access arrangement are proposed, and all movements are to operate as per existing conditions.
- No additional traffic generation is expected beyond existing conditions.



Figure 8 Landscape Render (Rear)

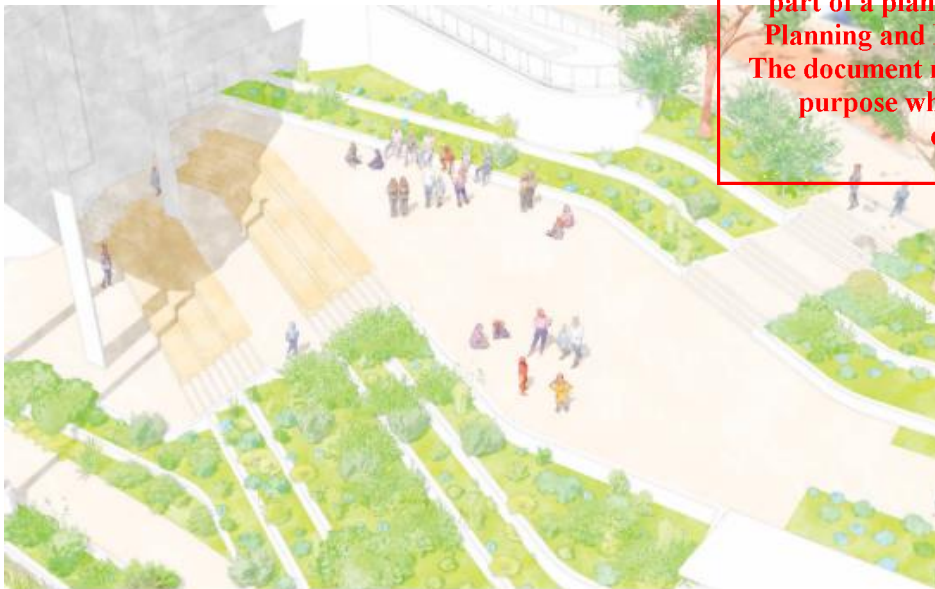


Figure 9 Landscape Concept (West)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED PLAN

4.6 ESD Outcomes

The proposal incorporates best-practice ESD measures as detailed within the Sustainability Management Plan (SMP) prepared by NJM Design.

Key metrics indicating the performance of the proposal with regard to ESD are as follows:

- The proposal achieves a BESS score of 52%.
- The proposal achieves a STORM rating of 102%.
- The building achieves a high level of thermal comfort as detailed within the Section J Compliance Report appended to the SMP.

Please refer to the SMP for further details regarding the proposal's ESD performance.

4.7 Waste Management

A detailed Waste Management Plan (WMP) has been provided by TTW, which provides an assessment of the proposed waste collection methodology with regard to the expected waste generation.

The WMP outlines that the new senior school will utilise internal receptacles within the proposed development, with collection and transfer of waste to be undertaken using bin tugs to integrate the waste generated by the new development within the existing waste transfer arrangements.

Please refer to the attached WMP for further detail.

4.8 Flood Mitigation

As detailed previously, the SBO impacts a portion of the school campus, predominantly toward the south east of the campus.

We note that the proposed senior school building is located entirely outside of the SBO area as shown below. However, proposed works to the existing multi-purpose courts are located within the SBO and therefore permission under this overlay is required for works to upgrade the existing courts and introduce a new court and proposed new fence.

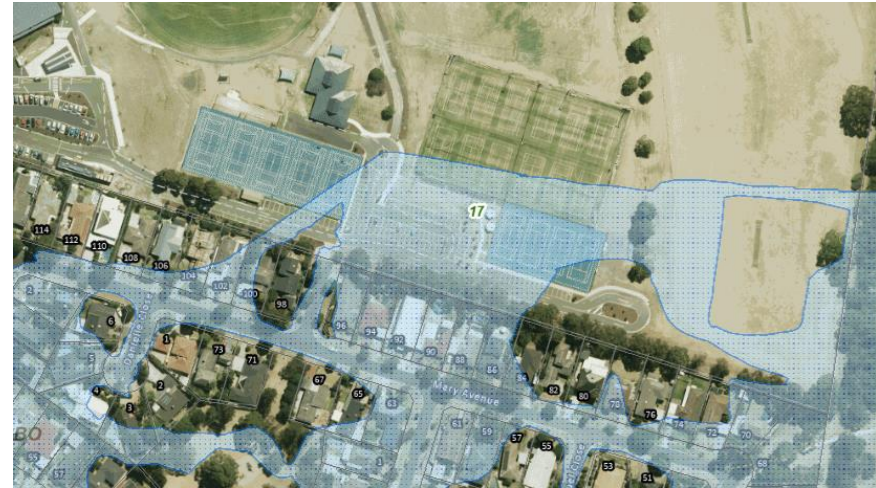


Figure 10 Extent of SBO

The proposed works within the SBO area do not result in any concerns with regard to flood risk as follows:

- While an addition of one courts is proposed at this location, this is a continuation of the existing courts and therefore does not constitute an inappropriate function within the area impacted by the SBO.
- The courts do not contain any built form and flow of water is not compromised by the additional courts, as permeable fencing similar to that currently existing will be retained.
- The courts do not incorporate any built form, flow of water will not be unreasonably interrupted, and drainage of stormwater will continue to be facilitated at this location.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

5 Conclusion

The report has carried out an assessment against the various policies, objectives and intent of the specific planning controls which apply to the site, the area and relevant policies of the Monash Planning Scheme.

Overall, the proposal is an appropriate and acceptable outcome for the site that should be supported for the following reasons:

- The proposal is consistent with the statutory and strategic frameworks of the Monash Planning Scheme.
- The proposal provides a high-quality built form outcome which is designed to appropriately respond to and integrate with the school's residential and park interfaces.
- The proposal appropriately manages the potential for off-site amenity impacts and incorporates appropriately designed and sited built form that mitigates visual bulk and noise impacts.
- The proposal maintains appropriate view lines to the Dandenong Ranges.
- The proposal incorporates best practice ESD initiatives and provides a comprehensive landscaping outcome, in line with Monash policy.
- The proposal ensures that waste and car parking area appropriately managed within the site.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Disclaimer

This report is dated December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Caulfield Grammar School (**Instructing Party**) for the purpose of Town Planning (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

Appendix

A

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Monash Planning Scheme

**ADVERTISED
PLAN**

ADVERTISED PLAN

A.1 Zone

Neighbourhood Residential Zone – Schedule 4 (NRZ4)

The site is located within the NRZ4 pursuant to Clause 32.09 of the Planning Scheme. The purpose of the Zone is:

- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and other appropriate range of other non-residential uses to serve local community needs in appropriate locations.'*

In addition to the overarching purpose of the NRZ, Schedule 4 includes the following neighbourhood character objectives:

- *To ensure new development maintains the important view lines to the Dandenong Ranges, along the streets and between buildings.*
- *To ensure development is defined by its spacious and generous garden settings, tall canopy trees and consistent built form and setbacks.*
- *To encourage open gardens to the street, and the planting and retention of significant trees.*

Under the provisions of the NRZ, a permit is required to construct a building or works associated with an Education Centre (Clause 32.09-10).

A.2 Overlays

Special Building Overlay

The site is located within the Special Building Overlay pursuant to Clause 44.05 of the Planning Scheme. The purpose of the Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *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.*

The Special Building Overlay (SBO) applies to the south-western portion of the school campus. Pursuant to Clause 44.05-2, a permit is required to construct a building or to construct or carry out works and to construct a fence.

A.3 General and Particular Provisions

The following general and particular provisions are related to the proposal:

- **Clause 52.37** 'Canopy Trees' stipulates a permit requirement and subsequent canopy cover requirements in the situation where an application removes a canopy tree as defined by the Clause.
- **Clause 53.18** 'Stormwater Management in Urban Development'
- **Clause 53.19** 'Non-Government Schools' exempts applications to use or develop land for a primary or secondary school from the review requirements of the Planning and Environment Act 1987.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

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

A.4 Municipal Planning Strategy (MPS)

The Municipal Planning Strategy sets out the following vision and strategic directions to guide development in the City of Monash within the Monash Planning Scheme.

- **Clause 02.03-3** 'Environmental risks and amenity' includes objectives relating to 'non-residential uses and development in residential areas' which seek to *'encourage non-residential uses and development to minimise impacts on residential amenity and garden city character'*.
- **Clause 02.03-4** 'Built environment and heritage' seeks to:
 - *'Maintain and enhance the garden city character by ensuring that development contributes to the garden city character including through the conservation of existing trees and the planting of canopy trees.'*
 - *'Ensure that development enhances the character of the neighbourhood, consistent with the identified preferred future character.'*
 - *'Encourage development to incorporate environmentally sustainable design principles to achieve improved energy efficiency during both building and operation, and minimise production of waste.'*
- **Clause 02.03-8** 'Infrastructure' identifies Monash seeks to retain and support the range of public and private educational facilities in Monash.

A.5 Planning Policy Framework

The State Planning Policy Framework (SPPF) seeks to develop objectives for planning in Victoria to foster high level land use and development strategies which are the same for each municipality in the State. Generally, the SPPF contains objectives for particular policy areas with strategies of how the objectives are to be achieved.

- **Clause 11** 'Settlement' recognises that planning is to 'anticipate and respond to the needs of existing and future communities through the provision of zones and service 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.
- **Clause 12 'Environmental and Landscape Values'** identifies that planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.
- **Clause 13 'Environmental Risks and Amenity'** identifies that planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.
- **Clause 13.07-1S 'Land use compatibility'** seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
- **Clause 13.07-1L-01 'Non-residential use and development in residential areas'** seeks to ensure on-residential uses or development do not adversely impact on the character and amenity of residential areas.
- **Clause 15 'Built Environment and Heritage'** identifies the role of planning to 'recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.'
- **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.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- **Clause 15.01-1L-02 'Tree Conservation for a Garden City'** seeks to ensure that semi-mature and mature canopy trees are retained where possible, with building siting and design to allow for this retention.
- **Clause 15.01-2S 'Building design'** aims 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-02 'Environmentally sustainable development'** identifies a series of strategies that seek to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 15.01-5S 'Neighbourhood character'** seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- **Clause 15.01-5L-01 'Monash Preferred Neighbourhood Character'** identifies the site with the 'Dandenong Valley Escarment Area', which seeks the retention of view lines to the Dandenong Ranges, through the appropriate scale and siting of new developments. Moreover, this Clause provides heavy emphasis on the provision of landscaping within the area.
- **Clause 18.01-1S 'Land Use and Transport Integration'** seeks to ensure that development provide an appropriate level of transport infrastructure, accommodating the travel needs of users of the development.
- **Clause 19.02-2S 'Education Facilities'** seek to assist with the integration of education and early childhood facilities with local and regional communities.
- **Clause 19.02-2R 'Education precincts –Metropolitan Melbourne'** aims to ensure education precincts are well serviced by community services.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

Appendix *B*

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Permit Conditions Matrix

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Shaping cities
and communities
for a better future.