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Caulfield Grammar School Shelford – 281 Glen Eira Road, Caulfield North

*Town Planning
Report*

April 2026

Prepared for: Caulfield Grammar School

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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Report Number 01

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CGS - Shelford

Submission documents:

This report is to be read in conjunction with:

- Architectural Drawings prepared by Co-Op Studios Rev A, dated 20 March 2026
- Landscape Drawings prepared by Emergent Studios Rev B, dated 31 March 2026
- Arborist Report prepared by Rob Galbraith and Associates, dated 20 March 2026
- Heritage Impact Statement prepared by Urbis Rev V2, dated March 2026
- Transport Impact Statement prepared by Urbis Rev 1, dated March 2026
- Sustainability Management Plan prepared by LCI Rev D, dated 31 March 2026
- Acoustic Assessment prepared by Octave Acoustics Rev 0, dated 10 March 2026
- Light Spill Memorandum and Plan prepared by Erbas, dated 2 April 2026
- Waste Management Plan prepared by Caulfield Grammar School Rev 1
- MPL Certificate issued 20 March 2026
- Certificate of Title

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Executive Summary

Urbis Ltd has been engaged by Caulfield Grammar School to prepare this town planning report in support of an application to upgrade the school sporting facilities associated with their existing Shelford Campus.

The use of the site for a school (sporting facilities) has been long established, and Caulfield Grammar School are seeking to provide improved, state-of-the-art facilities for students since its recent acquisition of the site from Shelford Grammar School.

Importantly, there is no increase in student or staff numbers as part of the proposal and no change to the informal car park associated with the school, except for an additional exit proposed.

Glen Eira 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 1 (NRZ1)	<ul style="list-style-type: none"> To construct a building or construct or carry out works associated with a primary and secondary school (a Section 2 land use).
Clause 43.01 Heritage Overlay	<ul style="list-style-type: none"> To construct a building or construct or carry out works.
Clause 52.05 Signage	<ul style="list-style-type: none"> To display business identification signage To display internally illuminated signage
Clause 52.37 - Canopy Trees	<ul style="list-style-type: none"> Removal of canopy trees.

Assessment Summary

The proposal will provide upgraded sporting facilities at Caulfield Grammar School's Shelford campus in line with their ongoing commitment to providing students and staff with access to state-of-the-art facilities and resources.

The proposal has been designed and sited in response to its residential setting and 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 Glen Eira Planning Scheme.
- The proposal does not result in the demolition of any significant heritage fabric and does not detract from the heritage significance of the site.
- The proposal provides a high-quality built form outcome which is designed to appropriately respond to and integrate with the school's residential interfaces.
- The proposal appropriately manages the potential for off-site amenity impacts.
- The proposal incorporates best practice ESD initiatives and provides a comprehensive landscaping outcome.
- The proposal ensures that waste and car parking areas are appropriately managed within the site.

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1 Site Context

1.1 Subject Site

Key details of the existing sports grounds and facilities are as follows:

Table 2 - Site Details

Category	Description
Existing Conditions	Existing school comprising sporting facilities including a soccer pitch, single storey multi-purpose building and several outdoor multi-sport courts and play areas. The site also includes several existing car parking spaces.
Location	4 Hood Crescent, Caulfield North 281 Glen Eira Road, Caulfield North 2 Hood Crescent, Caulfield North
Area	Approx 22,100m ²
Frontages	206 metres to Hood Crescent 120 metres to Glen Eira Road <i>Note: the area subject to this application does not directly interface with the entirety of these frontages.</i>
Title	Lot 1 TP848552 Lot 2 TP848552 Lot 3 TP848552 Lot 48 on Lodged Plan 6946
Vehicle Access	Vehicle access from Glen Eira Road and Hood Crescent.

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Vegetation	The site comprises vegetation throughout the informal car park and along the periphery of the sporting facilities.
Parking	An informal open air car parking area (estimated to fit 40 to 50 vehicles). This car park is shared with the church

small commercial precinct within the Commercial 1 Zone and residential properties within the Neighbourhood Residential Zone Schedule 1.

- To the west is Hood Crescent is a residential street running in a north-south orientation. Caulfield Grammar School’s main Shelford campus which comprises a mix of single and double storey school buildings.

1.2 Immediate Surrounds

The subject site is located directly east of the school’s Shelford campus across Hood Crescent and is surrounded by residential uses to the north and east.

Directly south of the sporting facilities is Oaktree Anglican Church and associated facilities such as the Deacon’s residence and the Church building which all sit within the parcel at 4 Hood Crescent, Caulfield.

The residential properties in proximity to the site are 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.

Other key interfaces are as follows:

- Immediately to the north of the subject site is Aroona Road and 1 Aroona Road. 1 Aroona Road is a double storey residential property with an area of secluded private open space along its northern property boundary, away from the subject site. Aroona Road is a local residential street that accommodates two-way traffic and connects to Lumeah Road further east.
- To the east is the rear of several residential properties which front Lumeah Road. The properties are predominantly single and double storey dwellings with private open space located to the rear along the common boundary with the subject site.
- To the south, beyond the Church grounds, is Glen Eira Road, which runs in an east-west orientation. The road is within the Transport Road Zone Schedule 2 and is part of the principal road network. Further south is a

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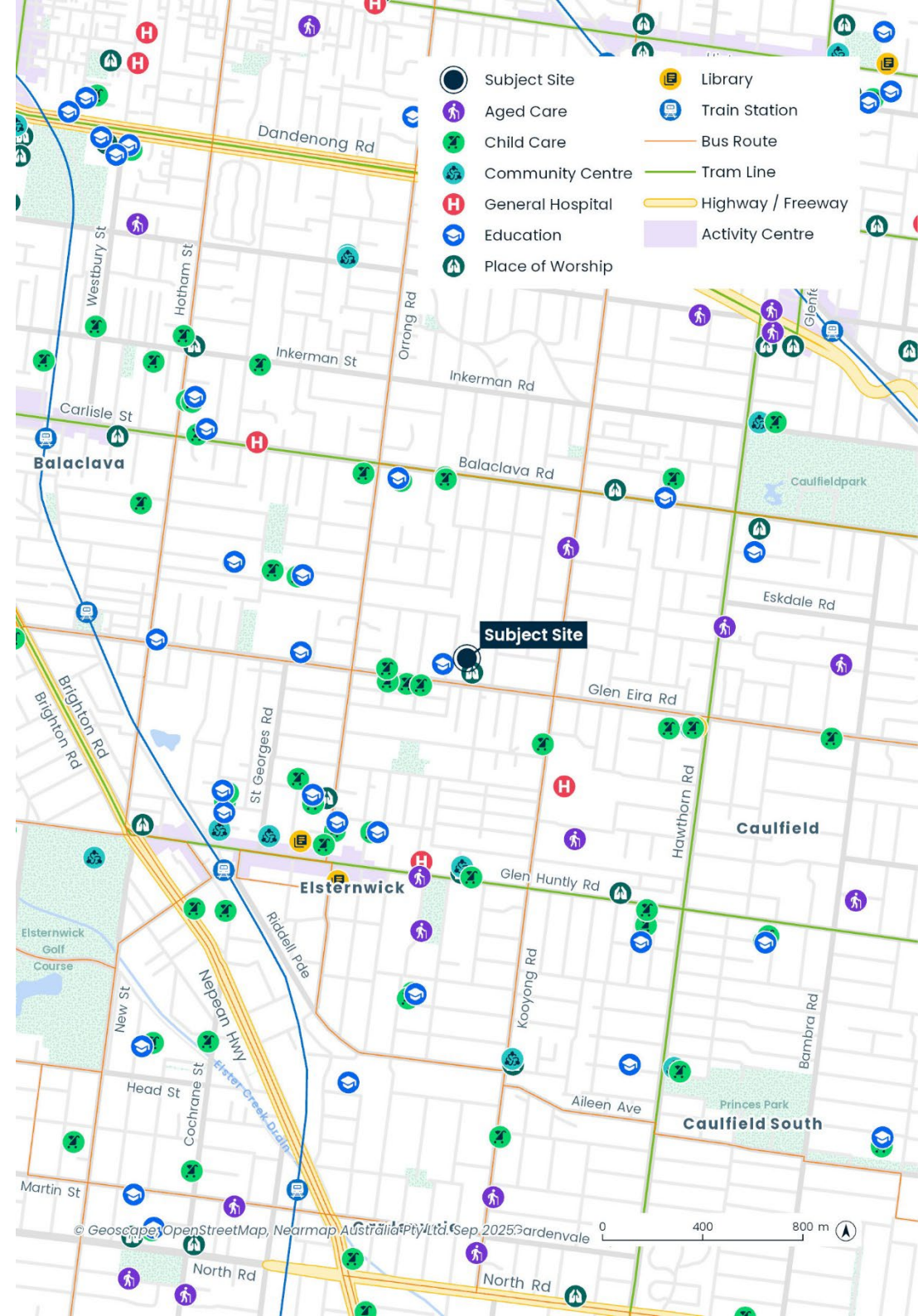
1.3 Surrounding Context

Key locational attributes of the site are as follows:

1. Caulfield Grammar School – Caulfield Campus
2. Ripponlea Primary School
3. St Joseph's Primary School
4. Ripponlea Primary School
5. Melbourne Grammar School – Grimwade House
6. Ripponlea Train Station
7. Glen Huntly Road shopping precinct
8. Caulfield Park
9. Carlisle Street shopping precinct

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2 Proposal

The proposal is for a new sports facility at Caulfield Grammar School Shelford Campus in place of the existing school sport facilities. It comprises a single-storey (double height) building for school sports use, with amenities and support spaces. The site is already used as a school and no increase in staff or student numbers is proposed.

Five trees will be removed, with most vegetation retained and new landscaping including canopy trees. The existing informal car park is maintained, with a new vehicle egress to Hood Crescent, bicycle parking, and accessible facilities. The development includes external sports lighting, deep soil zones for new trees, and sustainability features. Works are mainly outside heritage overlays, with only minor, visually recessive elements within the overlay. Signage is included, consistent with school branding.

Key Elements

Key elements of the proposal are as follows:

Table 3 - Proposal Details

Element	Details
Building Height	The maximum overall building height is 10.3 metres above ground level. At the eastern boundary, the building height is 3.8 metres. Floodlighting poles are proposed at 15 metres (pitch) and 8 metres (courts), but these are separate to the building envelope.
Building Setbacks	The building is set back more than 50 metres from the northern boundary, 3.05 metres from the eastern boundary, and 44.5 metres from the western boundary. Landscaping and fencing buffers are provided along all site interfaces.
Sports Facilities	The proposal will extend the existing soccer field so that it is fit for purpose, this will be accommodated by changing

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the line-marking and removing three trees (Tree 01, 04 and 42).

Car Parking and Vehicle Access

An informal open car park for 40–50 vehicles exists on the site. No change to this car park is proposed except for a new egress to Hood Crescent.

Bicycle Parking

Six bicycle hoops and an accessible change room/shower are provided.

Vegetation Removal & Landscaping

Five trees are proposed for removal. Ten new canopy trees are proposed for planting, including species with mature heights ranging from 10 to 15 metres. Deep soil zones are provided for all new tree plantings to support long-term growth and canopy development.

ESD

The proposal targets a 4-star Green Star equivalence under Green Star Buildings v1, with 14 credits targeted and a current target of 34 points.

Heritage

The proposed works are predominantly located outside heritage overlays, with only minor elements (such as part of an outdoor play space) within HO25. No significant or contributory heritage fabric or protected trees are affected.

Signage

Proposed signage includes school logos on the north, south, and west facades of the building. The north and south signage is non-illuminated, while the west signage is illuminated. All building signage is 2 metres by 4.2 metres in size. A freestanding, non-illuminated campus sign board is also proposed at the entrance, measuring 1.2 metres wide by 1.8 metres high, featuring the school logo and branding.

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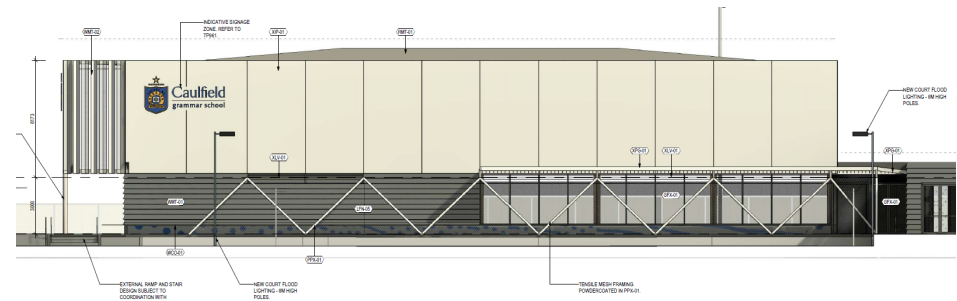


Figure 1: South elevation

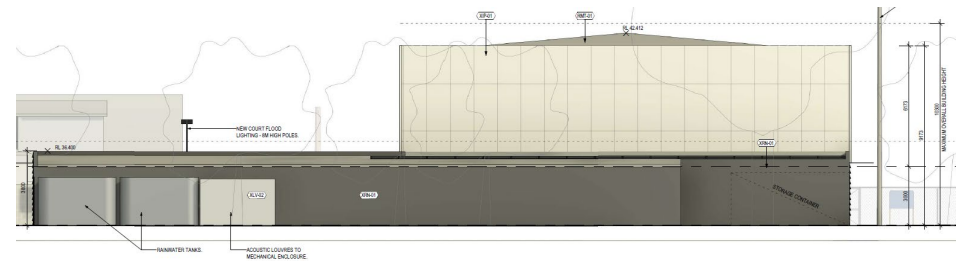


Figure 2: East elevation

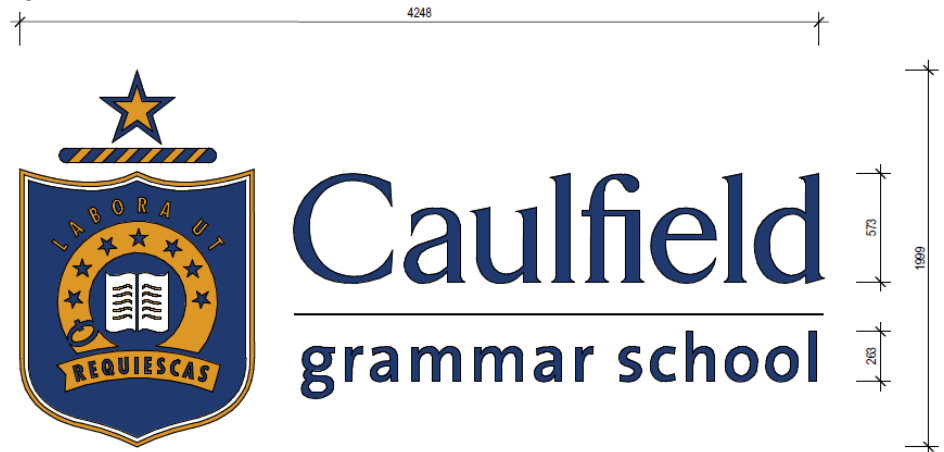


Figure 3: Proposed business ID signage (north and south elevation)

3 Glen Eira Planning Scheme

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The relevant sections of the Planning Scheme are summarised below with a detailed overview of provisions and planning policies provided in **Appendix A**.

3.1 Zone

Neighbourhood Residential Zone – Schedule 4

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

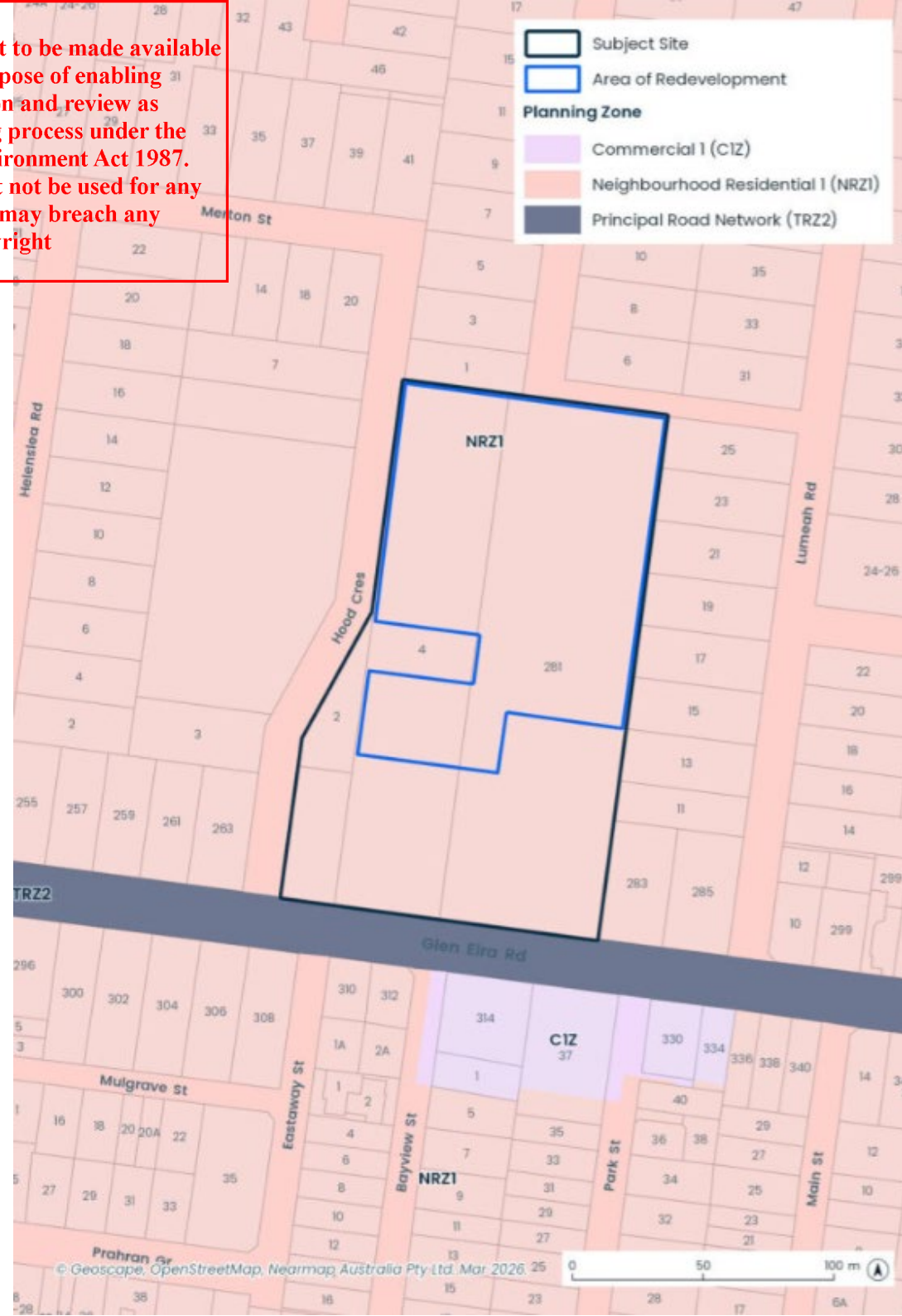
- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape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

In addition to the overarching purpose of the NRZ, Schedule 1 includes the following neighbourhood character objectives:

- *To support development that positively responds to and enhances the prevailing neighbourhood character elements of the local area.*

Under the provisions of the NRZ, a permit is required to construct a building or works associated with a primary and secondary school (Clause 32.09-10).

Decision guidelines are contained at Clause 32.09-14 and in Clause 6.0 of Schedule 1.



3.2 Overlays

Heritage Overlay

The site is located within the HO25 and HO34 pursuant to Clause 43.01 of the Planning Scheme.

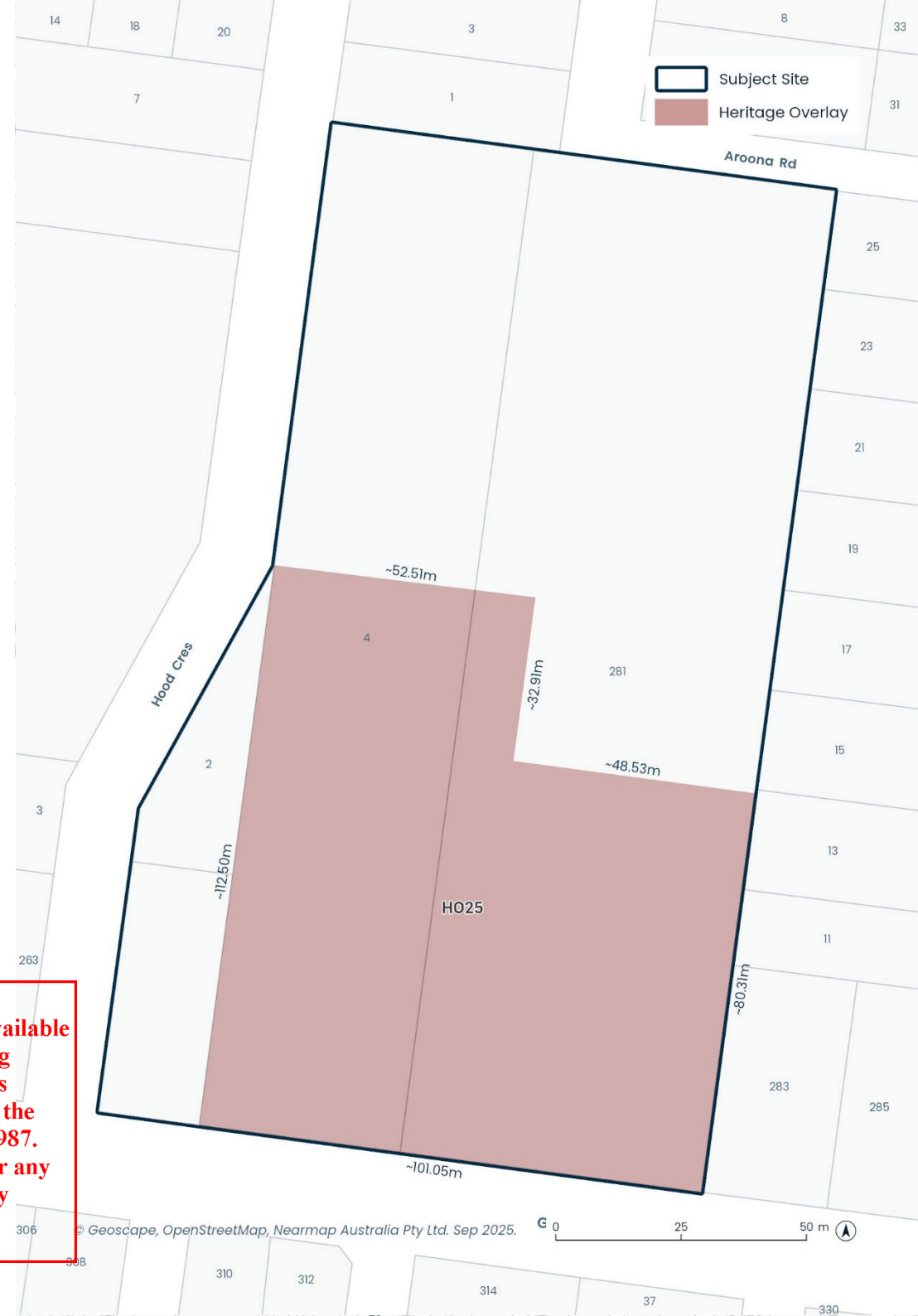
The purpose of the Overlay is:

- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.'*

In addition to the overarching purpose of the HO, Schedule 25 relates to 'St Mary's Anglican Church & Quercus suber (Cork Oak) Tree, 281 Glen Eira Road, Caulfield North' and HO34 relates to 'St Mary's Jubilee School, 281 Glen Eira Road, Caulfield North (NE corner Hood Crescent & Glen Eira Road)'

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Special Building Overlay

The site is located within the SBO pursuant to Clause 44.05 of the Planning Scheme.

The SBO applies to the south-western portion of the school campus.

Under the provisions of the SBO, a permit is required to construct a building or works (Clause 44.05-2).

No works are proposed within the SBO and therefore no permit is triggered under this Clause.

Decision guidelines are contained at Clause 43.01-8 and in Clause 1.0 of the Schedule.

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3.3 General and Particular Provisions

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

- **Clause 52.37** 'Canopy Trees'
- **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 02.03-2** 'Environment and amenity'
- **Clause 02.03-3** 'Built environment and heritage'
- **Clause 02.03-7** 'Public open space, community facilities and Infrastructure'

3.5 Planning Policy Framework (PPF)

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 12.01-1L** 'Protection of Biodiversity'
- **Clause 13** 'Environmental Risks and Amenity'
- **Clause 13.07-1S** 'Land use compatibility'
- **Clause 13.07-1L** 'Non-residential use and development in residential areas'
- **Clause 15** 'Built Environment and Heritage'
- **Clause 15.01-1S** 'Urban design'

- **Clause 15.01-1L** 'Landscaping'
- **Clause 15.01-2S** 'Building design'
- **Clause 15.01-2L-02** 'Environmentally sustainable development'
- **Clause 15.01-5L** 'Neighbourhood character'
- **Clause 15.03-1L** 'Heritage'
- **Clause 19.02-2S** 'Education Facilities'
- **Clause 19.02-2R** 'Education precincts – Metropolitan Melbourne'

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.
- 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.
- 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

4.1 Assessment Overview

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 the Planning Controls and Policies of the Planning Scheme
2. Heritage Considerations
3. Appropriateness of Built Form and Design
4. Management of External Amenity Impacts
5. Vegetation and Landscaping Response
6. Car Parking and Traffic Management
7. ESD Response
8. Waste Management

Each of these matters is dealt with in turn below.



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4.2 Consistency with the Planning Controls and Policies of the Planning Scheme

The proposal for a school sports facility at an existing school is assessed against the relevant planning controls and policies. The following points summarise its consistency with the Neighbourhood Residential Zone and applicable overlays.

Zone

The site is located within Neighbourhood Residential Zone – Schedule 1 (NRZ1). NRZ1 allows limited non-residential uses, such as educational and recreational facilities, to serve local community needs. The proposed school sports facility aligns with the purpose of the zone noting the use of the site as a school is well established, with the proposal seeking to provide upgraded sports facilities for students.

The proposal is also consistent with the NRZ1 as it respects the otherwise residential character of the area by (amongst other thing):

- Providing a building with a maximum height of 10.3 metres which steps down to 3.8 metres at the residential interface, in line with the types of building heights on adjoining residential properties.
- Incorporating generous setbacks and landscaping minimise visual and amenity impacts on adjoining properties.
- Retaining existing vegetation where possible and including the planting of new canopy trees and landscaping buffers.

These matters are addressed in more detail in Section 4.3 of this report.

Overlays

Matters relating to heritage are addressed in the following section of this report. The proposal is acceptable from a heritage perspective noting that:

- **H025:** Main building and floodlights are outside the overlay and structures within the overlay are visually recessive and do not impact heritage significance.

- **H034:** No works are proposed within the main extent; the proposal does not affect significant heritage fabric or character.
- Demolition is limited to non-significant, non-original structures.

With respect to the Special Building Overlay (SBO):

- No works are proposed within the SBO and therefore no consideration of the requirements under the SBO is required.

Planning Policies

The following demonstrates the proposal's consistency with the remaining relevant objectives and strategies of the Planning Scheme:

- The facility is designed and sited to minimise amenity impacts on surrounding residential uses, with setbacks exceeding 50 metres from the northern boundary, 44.5 metres from the west, and 3.05 metres from the east (where the building height is only 3.8 metres), complemented by landscaping and fencing buffers along all residential interfaces. (Clauses 02.03-2, 13.07-1S, 13.07-1L). Matters relating to amenity impacts are discussed further in Section 4.4 of this report.
- The proposal supports physical education at an existing school location, providing improved facilities for students (Clauses 02.03-7, 11, 11.01-1S, 19.02-2S, 19.02-2R).
- The development enhances the garden character of the area by compensating for the removal of five trees with the planting of ten new canopy trees (species with mature heights of 10–15 metres) in deep soil zones, retaining most existing vegetation, and providing substantial landscaping buffers along all site interfaces (Clauses 02.03-3, 12, 12.01-1L, 15.01-1L)
- The proposed building height and substantial setbacks respond sensitively to the local context and neighbourhood character, minimising visual impact (Clauses 15, 15.01-1S, 15.01-2S, 15.01-5L). Matters relating to built form are discussed in Section 4.3 of this report.
- The proposal incorporates best practice environmentally sustainable development principles, targeting 4-star Green Star equivalence, with

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high-performance insulation and glazing, low-carbon materials, waste diversion rates of at least 90%, water efficiency measures, rainwater harvesting, and infrastructure for future solar PV (Clauses 02.03-3, 15.01-2S, 15.01-2L-02, 13) Matters relating to ESD are discussed in Section 4.6 of this report.

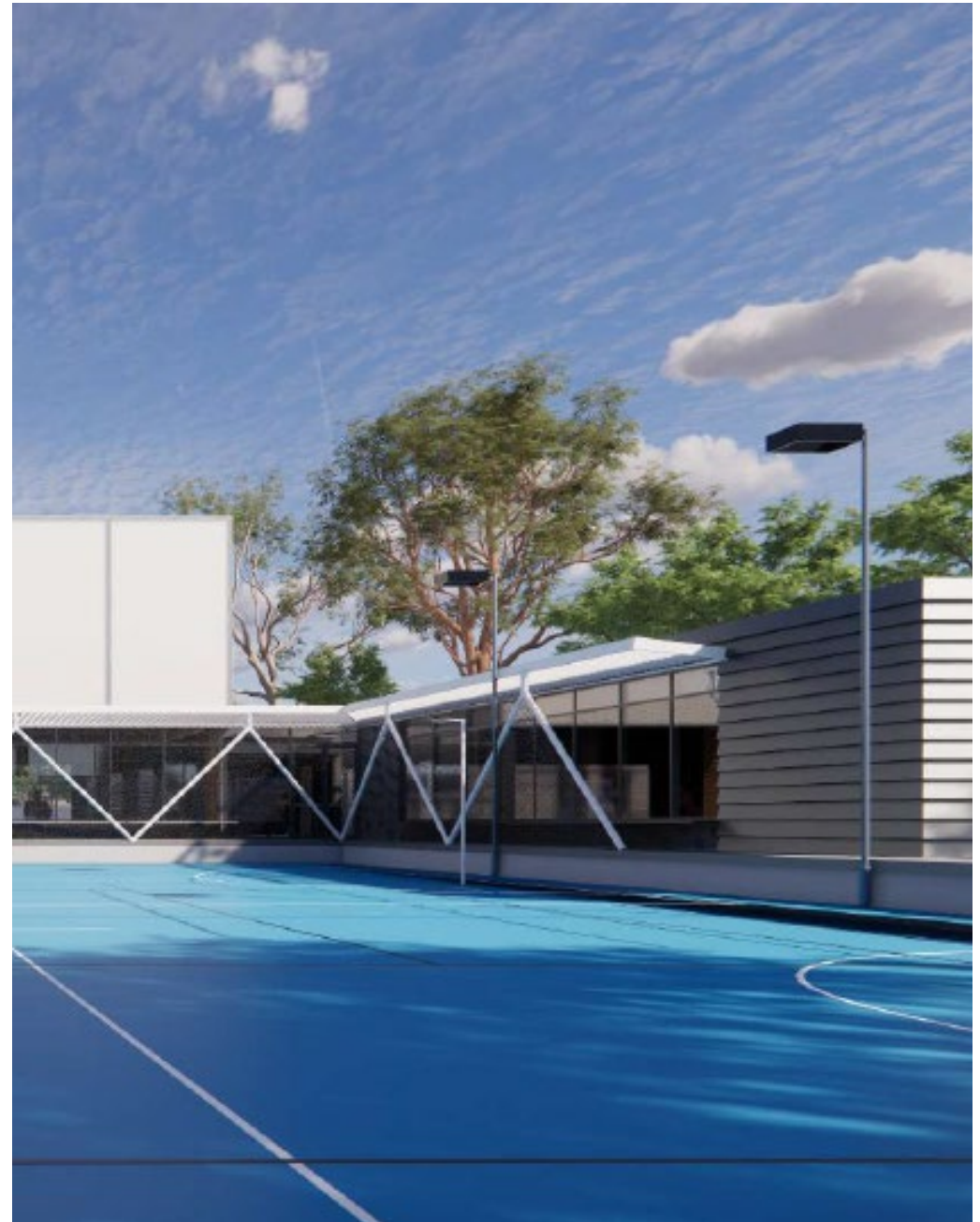
- Works within heritage overlays are limited and do not affect significant heritage fabric or protected trees, with demolition restricted to non-significant, non-original structures, ensuring conservation and enhancement of heritage significance. (Clause 15.03-1L). Matters relating to ESD are discussed in Section 4.2 of this report.

Overall, the proposal demonstrates a high degree of consistency with the purposes and objectives of the Neighbourhood Residential Zone and the applicable overlays and planning policies of the Planning Scheme.

The sensitive siting, scale, and design of the facility, together with the retention and enhancement of landscaping and careful management of heritage considerations, ensure alignment with both strategic and local planning objectives for the site and its context.

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4.3 Heritage Considerations

As demonstrated in the Heritage Impact Statement prepared by Urbis the proposal demonstrates a clear and policy-compliant approach to heritage considerations, ensuring the protection and enhancement of significant heritage fabric, trees, and the broader heritage context.

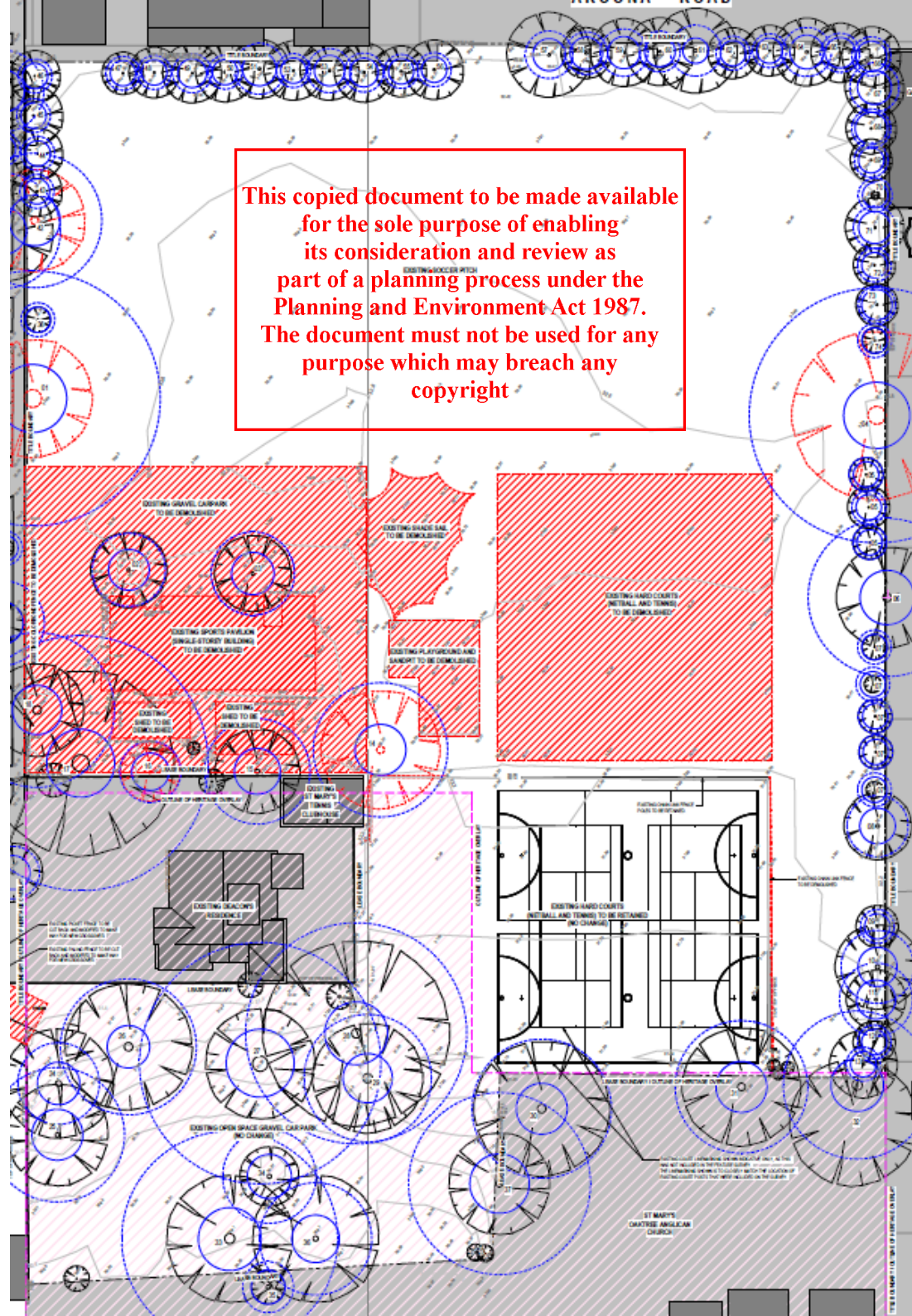
- No significant or contributory heritage fabric will be removed or altered, and the only tree specifically protected under the Heritage Overlay (the Quercus suber, or Cork Oak) is not impacted. No demolition works are proposed within the Heritage Overlay.
- The new sports facility is single storey (double height), with a maximum height of 10.3 metres, and is set well back from all boundaries and primary heritage buildings.
- The design is sympathetic and visually recessive, using contemporary form, ensuring it does not dominate or compete with the heritage context.
- Play spaces within the Heritage Overlay do not impact significant heritage fabric or trees and retain key views to and from heritage forms.
- Landscaping and fencing buffers provide a sensitive transition to neighbouring properties and support the appreciation of heritage items.
- The final materials, finishes, and colour palette are visually recessive and clearly distinguishable from original heritage fabric.

4.4 Appropriateness of Built Form and Design

The proposed sports facility demonstrates a contextually appropriate and high-quality response to built form and design objectives. Specifically:

Building Height and Setbacks

- As mentioned above, the proposal has a maximum height of 10.3 metres, stepping down to 3.8 metres at the eastern boundary. The taller building height comprises the sports courts which require a double height ceiling.



- By stepping down to the residential interface to the east, the proposal ensures a sensitive transition to neighbouring properties. The proposal is also consistent with the ResCode setbacks that would be required along this boundary in the case of a residential development, further supporting the proposed building form outcomes proposed.
- The building adopts substantial setback from the north (50 metres) and west (44.5 metres) ensuring the building is nestled into the centre of the site away from northern residential properties and from Hood Crescent, reducing its visual presence
- No walls on boundaries are proposed with landscaping and fencing buffers provided to minimise visual bulk. As such, the building occupies a small proportion of the site, retaining high permeability and extensive play and landscape areas.

Neighbourhood Character

Given the above, the proposal is consistent with the neighbourhood character of the area that includes a mix of institutional and residential developments.

Additionally:

- The proposal adopts a contemporary material palette (metal, aluminium, glass) and a recessive architectural expression which integrates with this residential and institutional context.
- Ten new canopy trees planted in deep soil zones, reinforcing garden character of the area and the majority of planting is proposed in the front setback to Hood Crescent which will make a positive contribution to the streetscape.
- The proposal incorporates modest signage consistent with school branding with illuminated signage located on western façade (oriented towards Hood Crescent) to avoid residential amenity impacts.

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Signage

The subject site is located within Category 3 (High Amenity Areas) under Clause 52.05 of the Glen Eira Planning Scheme. The purpose of Category 3 is to ensure that signage is orderly, does not detract from the amenity or character of the area, and is compatible with sensitive residential and institutional environments.

The proposed signage is considered appropriate for the following reasons:

- The signage is sited at the main entry, well set back from residential boundaries and the public realm, ensuring it does not dominate the streetscape or detract from the residential or heritage character of the area.
- The signage is of a scale and design compatible with the building and surrounding context. It is integrated into the facade and does not result in visual clutter.
- The signage will not result in light spill, glare, or visual intrusion to adjoining properties, as it is non-illuminated and limited in extent.
- The signage does not obstruct sightlines or create safety hazards for vehicles or pedestrians.

For these reasons, the proposal aligns with the purpose of Category 3 by ensuring signage is orderly, does not compromise amenity or safety, and is compatible with the high amenity character of the area.

4.5 Management of External Amenity Impacts

The proposal demonstrates a well-considered approach to managing external amenity impacts, with particular attention to visual bulk and overshadowing, noise, and light spill.

These matters are addressed in turn below.

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Visual bulk and Scale

The substantial building setbacks coupled with modest building height which steps down towards the eastern interface will reduce the visibility of the proposal when viewed from the private and public real. This, combined with the proposed landscaping treatments which includes existing trees and new canopy tree planting (up to 10–15m mature height) further screens views to the new building.

Whilst not a requirement for school developments, shadow diagrams have been provided which confirm that the proposal meets the typical overshadowing requirements of ResCode and will not result in any unreasonable overshadowing impacts to nearby dwellings. This further supports the proposed built form.

Noise

A comprehensive acoustic assessment has been undertaken to assess the proposed mechanical plant areas, indoor school activity, and the associated PA system.

This report confirms that:

- Mechanical plant noise complies with Environment Protection Regulations 2021, with acoustic screening recommended for condenser units.
- Indoor activity noise managed by operational measures (e.g., louvre management during high-intensity events). These measures are shown on the architectural plans and ensure that the proposal will not result in any unreasonable noise impacts.
- The PA system is designed to meet EPA guidelines and is typical for school.

Light Spill

The proposal includes external sports lighting with 15m high light poles for the main soccer pitch and 8m high light poles for the existing outdoor courts.

Light spill diagram and memo have been prepared which demonstrates compliance with planning scheme and Australian Standards. Specifically:

- Directional luminaires with shields and cut-off features minimise light trespass.
- Lighting operates only during permitted hours; and not during curfew hours (between 11pm and 6am). The facility currently allows for use in the winter months when there is less daylight during the day.
- Existing and new trees, plus solid fencing, provide further screening for adjoining residences.

Please refer to the light spill diagram and memo for further details.

4.6 Vegetation and Landscaping Response

The proposal demonstrates a strong and policy-aligned response to vegetation and landscaping requirements, balancing the need for limited tree removal and the planting of new canopy trees.

Of note:

- Majority of significant and high-value trees are retained, with only five canopy trees proposed for removal due to development constraints. The removal of the five trees on site has been supported by the project arborist noting their poor condition.
- All tree removals require permits and are offset by planting ten new canopy trees, resulting in a net canopy gain at maturity and a canopy tree replacement ratio of 2:1.
- The new trees include native and locally adapted species with mature heights of 10–15 metres.
- Deep soil zones provided for all new trees to support long-term growth.
- Tree protection zones and root zones are mapped, with all works in these areas to be supervised by the project arborist in accordance with AS 4970:2025.

Heritage landscape elements including the *Quercus suber* significant heritage tree are retained and protected, consistent with Heritage Overlay requirements.

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4.7 Car Parking and Traffic Management

The proposal maintains existing car parking arrangements (including car parking numbers) with only an additional egress point proposed to Hood Crescent.

As such, a Traffic Impact Assessment has been undertaken to confirm the acceptability of the proposal, and in recognition that there is no change to student or staff numbers as a result of the proposal.

The Traffic Impact Assessment confirms that:

- The proposal retains the existing informal open car park for 40–50 vehicles, with no increase in capacity or formalisation. This car park remains leased to the school, with limited church use outside school hours.
- As there is no increase in student or staff numbers; there is no additional car park demand. Notwithstanding, following the gazettal of VC277, the parking rate required for the subject site has reduced and the provision of parking is on site is likely to be greater than the demand.
- The new egress to Hood Crescent meets Clause 52.06–9 standards, including minimum width and forward exit. This has been included to improve traffic flow within the site and minimise congestion with the Church congregation.
- Glen Eira Road remains the primary exit during peak times and the local road network will continue to operate safely, including once the new egress point is constructed.
- One-way operation and parking restrictions along Hood Crescent are maintained during school peak times.
- Six bicycle hoops and accessible change room/shower are provided which exceed minimum requirements.

Please refer to the Traffic Impact Assessment for further details.

4.8 ESD Response

The proposal targets a 4-Star Green Star Buildings v1 equivalent rating, representing Australian Excellence in sustainable building design and performance. The current design targets 14 credits and achieves 34 Green Star points.

As such, the proposal demonstrates a comprehensive and best-practice approach to Environmentally Sustainable Design (ESD), with initiatives spanning energy, water, waste, indoor environment, stormwater, biodiversity, and urban microclimate. Key initiatives include:

Integrated Energy, Carbon & Resource Efficiency

- High-performance building envelope: roof insulation
- Passive design principles: high daylight autonomy (97.7% of nominated area achieves ≥ 160 lux for 80% of hours), natural ventilation, and optimal orientation.
- Infrastructure for a 100 kW+ solar PV system
- Construction and demolition waste management targeting at least 90% diversion from landfill.
- Indoor environmental quality: CO₂ monitoring, low-VOC materials, and acoustic comfort.

Water, Stormwater & Urban Ecology

- High-efficiency WELS-rated fixtures throughout.
- Rainwater harvesting for toilet flushing and landscape irrigation.
- At least 45% reduction in potable water use compared to baseline.
- Permeable surfaces and at least 15% of the site as soft landscaping.
- Stormwater management exceeding best-practice pollutant removal and flow reduction benchmarks.
- Deep soil zones for all new tree plantings

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- Flood resilience measures, including flood and tidal risk assessment and appropriate freeboard above flood levels.

Biodiversity, Landscape & Urban Microclimate

- Net gain in canopy trees: 10 new trees planted, all with deep soil zones.
- At least 15% of the site as soft landscape, with more than 60% indigenous species.
- Biodiversity Management Plan and species selection to enhance ecological values and habitat provision.
- Urban heat island mitigation: at least 75% of the site addressed through landscaping, canopy trees, and reflective/low-heat surfaces.
- Protection of significant heritage trees, with all works sited to avoid adverse impacts and maintain environmental and cultural values.

Please refer to the ESD report for further details.

4.9 Waste Management

A Waste Management Plan has been prepared in support of the application and confirm that waste will be appropriately managed on site. Of note:

Waste Infrastructure Provision, Location, and Amenity Protection

- Three 120-litre mobile bins (general waste, recycling, organics) provided, stored externally near the north-eastern boundary.
- Bin transfer route is at least 1.5 metres wide, ensuring safe and efficient movement to Hood Crescent collection point.
- Collection occurs within EPA Victoria's designated hours to minimise noise and disruption.
- Bin storage area is clearly identified and dimensioned on plans, with screening/enclosure to prevent visibility from public areas.
- Cleaning contractors and facilities staff manage bin movement, ensuring operational convenience and minimising amenity impacts.

- Waste collection and handling align with Glen Eira City Council requirements and ResCode objectives.

Waste Minimisation, Separation, and Best Practice Sustainability

- Three-stream separation (general waste, recycling, organics) with compliant bin specifications and colour coding.
- User education includes onboarding materials, reminders, and permanent signage.
- Construction and demolition waste diversion target of at least 90% from landfill.
- Use of low-carbon concrete and steel to reduce embodied carbon.
- Facility targets 4-star Green Star equivalence, integrating waste minimisation into broader ESD strategy.
- Protocols for ad-hoc/special waste streams (e-waste, chemicals, bulky items) transferred to main campus for consolidated collection.

Please refer to the enclosed Waste Management Plan for further details.

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5 Conclusion

The proposal involves the development of a new sports facility at Caulfield Grammar School's Shelford Campus, including associated landscaping, parking, and works within a heritage overlay.

- The proposal is consistent with all relevant planning controls, overlays, and policy objectives, including the Neighbourhood Residential Zone (NRZ1), Heritage Overlay, Special Building Overlay, and State and local planning policies.
- The facility's design is contextually appropriate and visually recessive, with substantial setbacks, stepped-down height, sensitive landscaping, and a contemporary architectural expression that integrates seamlessly with both residential and institutional surrounds.
- Amenity outcomes are optimised through the retention of significant trees, net canopy gain, deep soil zones, indigenous landscaping, and the implementation of acoustic, lighting, and a built form response that protects adjoining properties from visual bulk, overshadowing, noise, and light impacts.
- Environmental sustainability is embedded throughout the project.
- Car parking, traffic, and waste management arrangements are compliant and sustainable, with no increase in demand.

Based on the comprehensive assessment, the proposal demonstrates clear planning merit and is strongly supported on planning grounds.

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Glen Eira Planning Scheme

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General and Particular Provisions

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

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** 'Environment and amenity' includes objectives relating to 'non-residential uses and development in residential areas' which seek to *'protect amenity in residential areas by minimising non-residential uses to those that are suitably located and designed to minimise amenity impacts to surrounding residential uses.*
- **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 Mo... support the range of public and private educational facilities in the area.

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 '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.
- **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 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

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