

Planning Report

Tract

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Planning Permit Application

Bunurong Country
300 Sayers Road, Truganina

Prepared for Westbourne Grammar School

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We pay our respects to the Traditional Custodians of
Country throughout Australia, their Elders and ancestors,
recognising their rich heritage and enduring connection
to Country and acknowledging the ongoing sovereignty
of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters,
sky and community of the First Nations peoples, with
continuing cultures that are among the oldest in human
history. We recognise that they are skilled land shapers
and place makers, with a deep and rich knowledge
of this land which they have cared for, protected and
balanced for millennia.

Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

Overview

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Applicant / Owner	Westbourne Grammar School
Address	300 Sayers Road, Truganina, VIC 3029
Lot Description	Lot 2 on Plan of Subdivision 125555
Easements/Restrictions	Lot 2 on PS 125555 is affected by Caveat AQ265419U in favour of Powercor Australia Ltd, relating to existing electricity infrastructure, including a kiosk substation, underground powerline easements and a carriageway easement. Easement does not impact on the proposed development area.
Lot Size	141,700m ²
Planning Scheme	Wyndham Planning Scheme
Responsible Authority	Minister for Planning

Permit Application Details

Description of Proposal	Construction of a music building associated with an existing Primary and Secondary School.
Permit Requirement(s)	Clause 32.08-10 A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2
	Clause 52.05-13 A permit is required for the display of business identification signage in a Category 3 (High Amenity Area).

Relevant Planning Provisions

Zone	General Residential Zone (GRZ1)
Overlays	Not applicable
Particular Provisions	Clause 53.19 – Non-Government Schools

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Quality Assurance

Planning Report

Planning Permit Application
Bunurong Country
300 Sayers Road, Truganina

Project Number
322-0221-02-P-01-RP00

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Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	22/05/2026	Planning Report	MW	MZ	MZ

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1 Introduction

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of Westbourne Grammar School (WGS) to support a planning application for the construction of a music building associated with an existing school at 300 Sayers Road, Truganina (Site).

The application seeks permission for the development of a new music building. The Site benefits from existing use rights with the school established on the site in the 1970s.

This report assesses the proposal against the provisions of the Wyndham Planning Scheme (Planning Scheme) including the Municipal Planning Strategy, Planning Policy Framework, and applicable zone controls.

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

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

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

1.1 Permit Requirements

Under the Wyndham Planning Scheme ("Planning Scheme"), a planning permit is required:

- Pursuant to Clause 32.08-10 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.
- Pursuant to Clause 52.05-13 a permit is required for the display of business identification signage.

1.2 Background

WGS is an independent and non-denominational Christian co-educational school established in 1867. Historically, the school has developed in an ad hoc manner over the course of decades. More recently, WGS has undertaken a masterplanning process to consider a long-term plan for the built form that aligns with the strategic objectives of the school over the next 15 years.

Phase one of the masterplan was completed with the opening of the Middle Years Learning Centre in 2025. This planning permit application seeks to implement Phase two through the construction of a dedicated music building.

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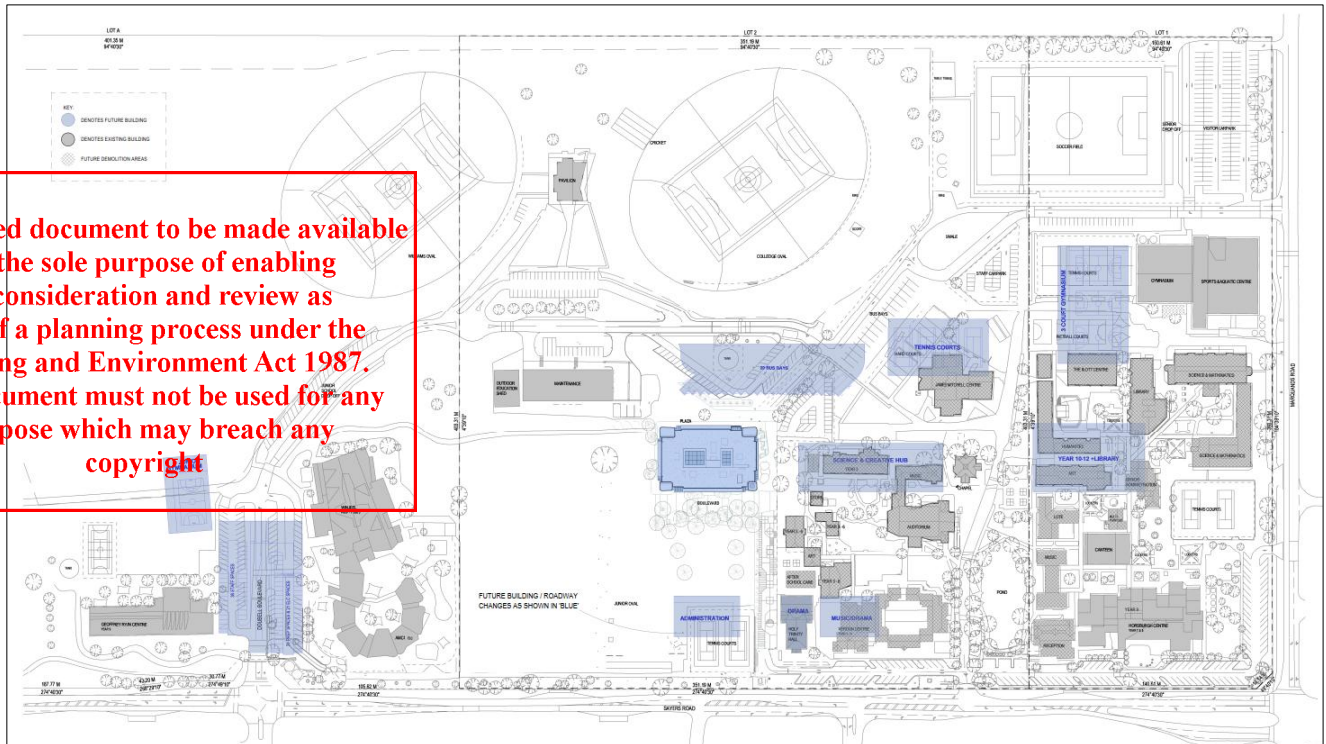


Figure 1. Indicative masterplan

1.3 Pre-Application Meeting

A pre-application meeting was held on the 18th of March 2026 via Microsoft Teams. Officers from the City of Wyndham (CoW or Council) and the Department of Transport and Planning (DTP) were in attendance. The purpose of the pre-application meeting was to introduce the proposal and to convey and seek feedback on the design.

While these discussions were largely introductory and 'higher-level', we summarise our understanding of Council's and DTP's position and provide a brief response to each point below:

Comment	Response
Officers sought clarification on parking, access and traffic impacts.	No changes are proposed to existing parking arrangements or site access as part of the application. DTP and Council confirmed that no traffic or carparking assessment is required as the proposal is providing specialist learning spaces and will not impact staff or student numbers, or change vehicular access arrangements.
Confirmation of planning permit triggers and demolition process.	It was confirmed that buildings and works within the GRZ trigger a planning permit. Demolition does not trigger a planning permit and will instead be managed separately through a Section 29A application, with demolition proposed during the September 2026 school holidays.
Officers sought clarification on required technical reports to support the application.	It was confirmed that no traffic, waste, or acoustic assessments would be submitted, with . DTP and Council indicating they were comfortable with this approach. An ESD report will be submitted with the planning application.

Council queried the simplicity of the eastern façade in the context of future development.

It was explained that a future performing arts centre is being considered to the east, which would be subject to a separate planning approval process and is not an immediate priority for the school. The eastern façade has been intentionally designed to facilitate this future development outcome.

Construction management and heavy vehicle access arrangements.

DTP queried construction access for heavy vehicles. It was confirmed that the existing temporary heavy vehicle access approved under a previous permit can continue to be used. Conditions relating to the existing Construction Management Plan (Conditions 8 and 9) will be reviewed, with preference to consolidate these into the new permit.

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2 Site & Surrounds

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2.1 Site Description

The WGS Truganina campus is located at 300, 302 and 340 Sayers Road, Truganina. The proposed development will occur entirely within 300 Sayers Road, Truganina (**the Site**). The area of the school subject to this application is formally described as Lot 2 on Plan of Subdivision 125555 (09439/847).

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

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

The above easements do not impact the specific area of development as proposed under this permit application.

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

300 Sayers Road as a whole is rectangular in shape and has an area of approximately 14.17 hectares. It has a southern frontage to Sayers Road of approximately 350 metres. The eastern boundary extends approximately 403 metres and runs parallel to Marquands Road.

The specific land subject to this proposal is located to the south east of the 300 Sayers Road lot. The development land currently accommodates the Verdon Centre (Years 3–6) and its associated playground areas and afterschool care building. The Holy Trinity Hall is located immediately west of this area, falling outside of the development area, and will be retained as part of the development.

A number of trees are located across the development area. Some trees are proposed to be retained, while others will be removed to facilitate the proposed development. Only two of the seven trees proposed to be removed require a permit under Clause 52.17. These trees are subject to a separate application, with removal proposed to occur concurrently with the demolition of the existing building (the demolition of which is sought under a separate Section 29a Application under the Building Act).

Vehicular and pedestrian access into the site is provided via Sayers Road to the south and indirectly via Marquands Road to the east. The site is also connected to an established internal road and pedestrian network that services the various buildings and school operations across the campus.

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Figure 2. Aerial site plan & area of development

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2.2 Site Analysis

Immediate Interfaces

The interfaces of the development site (located within the south-eastern portion of 300 Sayers Road) are described as follows:

- **North** - The northern interface of the development site is internal to the broader WGS Truganina campus and is characterised by existing school buildings, circulation areas and associated parking. Beyond these internal campus elements further north are the school's playing fields and, at the wider site boundary, the James Cooke Drive Reserve and Forsyth Road Drain corridor within the Public Use Zone – Schedule 1 (PUZ1). While not directly adjoining the development site, these open space corridors contribute to the broader landscape setting and provide separation to established residential areas further north.
- **East** – The development site directly interfaces with Williamstown Drive, which serves as an internal access way for the school. On the opposite (eastern) side of Williamstown Drive is the established school campus comprising buildings, hardstand areas and recreational facilities. Beyond the school buildings to the east is Marquands Road and an established residential development comprising one and two-storey detached dwellings within the General Residential Zone (GRZ).
- **South** - The southern boundary of the Site fronts Sayers Road, a two-lane arterial road within the Transport Zone 2 (TRZ2). Sayers Road functions as a key east–west transport corridor within the locality and provides a clear physical separation between the Site and land to the south. Residential development south of Sayers Road is characterised by low-density housing, predominantly consisting of one and two-storey single dwellings within the General Residential Zone (GRZ).
- **West** – The development site interfaces to the west with internal school uses, with the Holy Trinity Hall located immediately west of this area, along with associated buildings, landscaped areas and circulation routes within the broader campus. These uses form part of the established educational environment and provide a built interface that supports integration of the development within the existing campus context.

2.3 Surrounding Context

The Site is located within the City of Wyndham, approximately 22 kilometres south-west of Melbourne's CBD. The campus occupies a substantial landholding within an otherwise predominantly residential suburb and contains a diverse range of existing school buildings, playing fields, open spaces and internal road networks.

The campus has its primary frontage to Sayers Road, a major arterial corridor providing east–west connectivity through Melbourne's western suburbs and regional road network. While the broader surrounding area is characterised by low-density residential development, the Site itself is nestled within the centre of the existing campus, where built form, open space and school-related infrastructure are already well established.

Residential uses surrounding the campus generally comprise one and two-storey detached dwellings, with variation in architectural style, construction era and materiality. Importantly, where residential development is located in proximity to the Site, it is typically separated by substantial physical buffers, including arterial and local roads, internal campus buildings, playing fields and open space areas. As a result, the Site does not directly abut residential properties and the interface sensitivity is considered limited.

Overall, the surrounding context is one where educational use and built form are already an established and accepted component of the locality, and the Site is well integrated within the existing school campus and road network.

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Figure 3. Locality plan

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3 Proposal

The application seeks permission for the development of a new music building. The Site benefits from existing use rights with the school established on the site in 1970s.

While a new building will be introduced, the proposal will not result in any change to the localised parking, traffic or waste conditions to the Site.

A planning permit is required under the following provisions of the Planning Scheme:

- Pursuant to Clause 32.08-10 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.
- Pursuant to Clause 52.05-13 a permit is required for the display of business identification signage

3.1 Operational Matters

There are no students and staff specifically associated with this application. The new building will accommodate existing staff and students, providing specialist music facilities.

Site Access, Traffic Impacts and Car Parking

As outlined above, the new building provides purpose-built music building for the existing students at WGS. As the proposal does not involve any increase in student or staff numbers, it will not generate additional traffic or create additional parking demand.

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3.2 Development

Site Layout & Built Form

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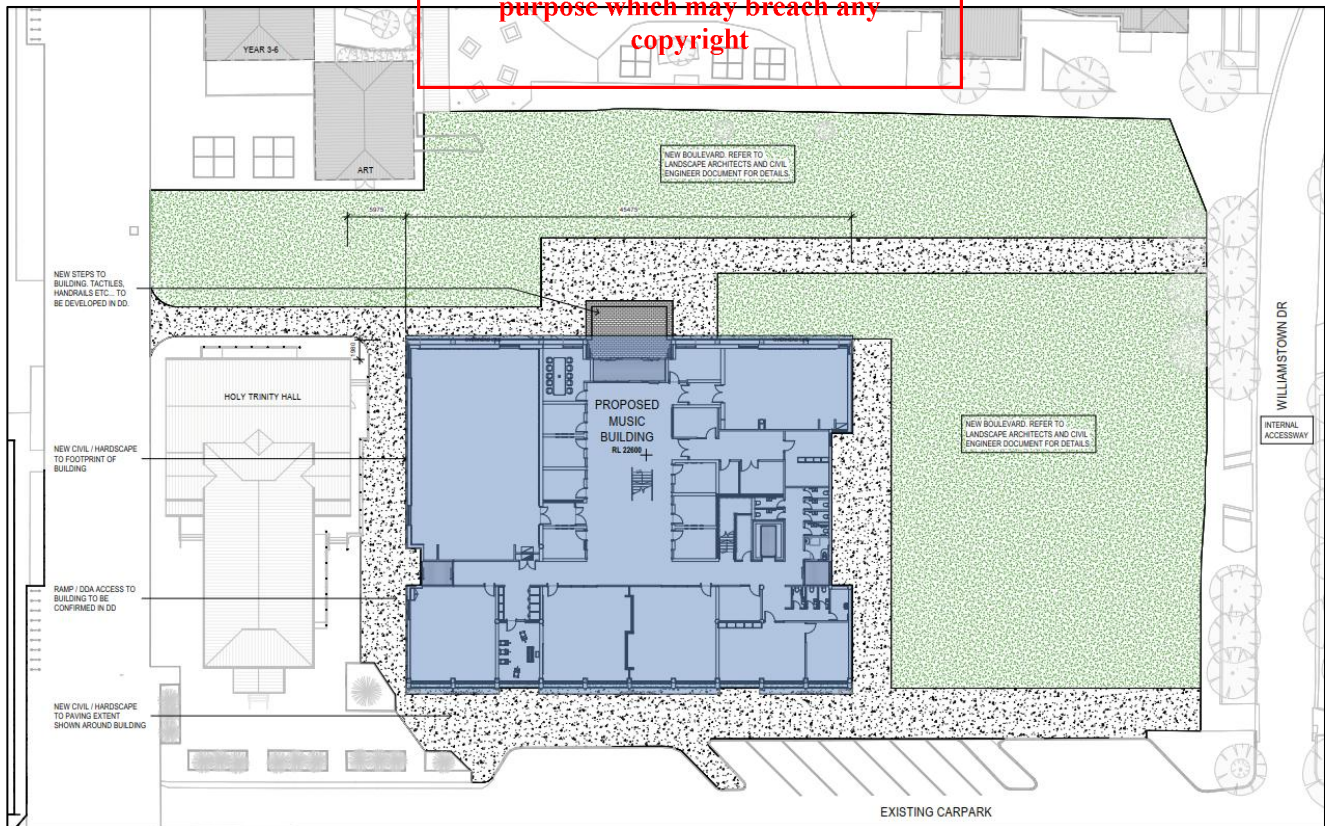


Figure 4. Proposed site plan

Site Layout

As shown on the site plan, the building is positioned immediately east of Holy Trinity Hall and is integrated with the established internal pedestrian network and landscaped open space areas.

The building footprint is surrounded by new and existing hard landscaped paths that provide clear pedestrian movement around the building and connections to adjoining campus facilities. Open space is retained to the north and east of the building, maintaining the established pattern of built form and outdoor areas within the campus. Vehicle access is not proposed, with servicing and movement continuing to rely on existing campus arrangements.

Building Height

The proposed Music Building is a contemporary, purpose-designed facility comprising two storeys. The overall height has been carefully moderated to respond to the scale of surrounding school buildings and the broader campus context. The built form transitions appropriately between adjacent structures, ensuring that the building does not visually dominate the site or surrounding areas.

Setbacks

The proposed building is centrally located within the school campus and is setback from external boundaries, responding to its setting and minimising any potential off-site amenity impacts. Setbacks to Sayers Road and internal circulation routes are generous and allow for landscape treatment, pedestrian access and clear legibility of entrances. The building interfaces appropriately with adjacent buildings within the campus, maintaining functional separation while reinforcing a cohesive built form.

Internal Layout

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The internal layout has been designed to support a range of music education activities, including rehearsal, instruction, recording and support functions. The ground floor accommodates larger rehearsal and performance-oriented spaces, specialist teaching areas, reception and student amenities. The first floor focuses on smaller rehearsal rooms, studios, staff work areas and ancillary spaces. Circulation is clearly legible, with acoustic separation and vertical circulation carefully planned to support the specialist requirements of music education while maintaining accessibility and ease of movement throughout the building.

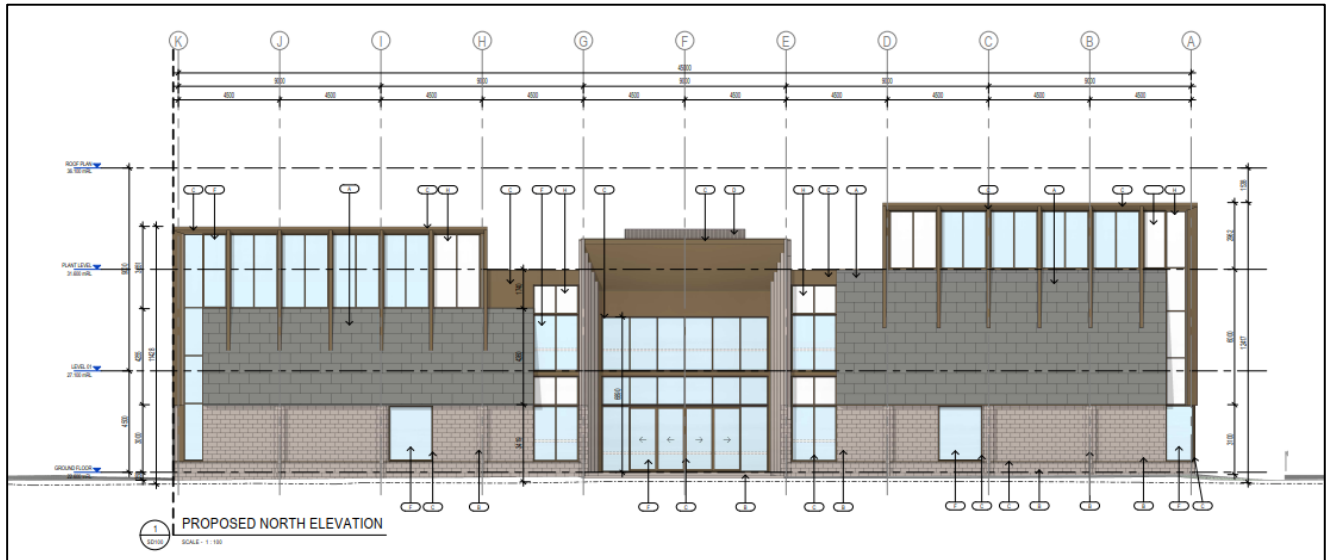


Figure 5. Proposed north elevation

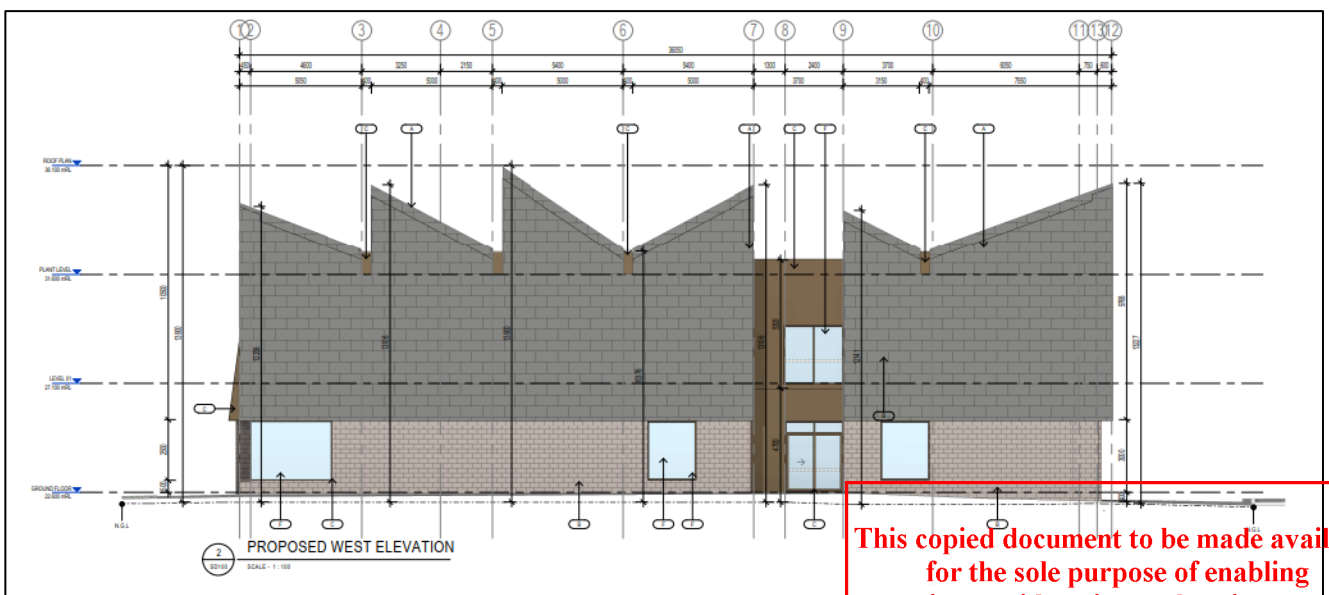


Figure 6. Proposed west elevation

Materials, Finishes and Colours

The proposed building incorporates a materials palette consistent with contemporary education facilities within the Westbourne Grammar School campus. Materials have been selected for durability, suitability for an institutional setting, and compatibility with existing campus buildings.

The external works include bluestone paving, honed face blockwork in an alabaster colour, and precast concrete panels in both light and dark finishes. Aluminium window and door frames and steel roof sheeting are proposed in a golden touch pearl matt finish. Clear performance glazing and spandrel glass are used to address functional and environmental requirements.

The colours and finishes are neutral and robust, ensuring the building integrates with the established campus character and provides a consistent and durable appearance.

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Landscape

Landscape works have been integrated into the overall site layout to soften the building edges and enhance the pedestrian experience around the Music Building. New landscaping is provided along key interfaces and circulation routes, reinforcing wayfinding and contributing to a high-quality campus setting. Planting is designed to complement existing vegetation, support passive surveillance and improve the visual amenity of the development. Collectively, the landscape treatment assists in integrating the new building into its surroundings and contributes positively to the overall presentation and functionality of the site.

Two canopy trees are proposed to be removed as part of the redevelopment. The removal of these trees is subject to a separate active application (WYP15674/26).

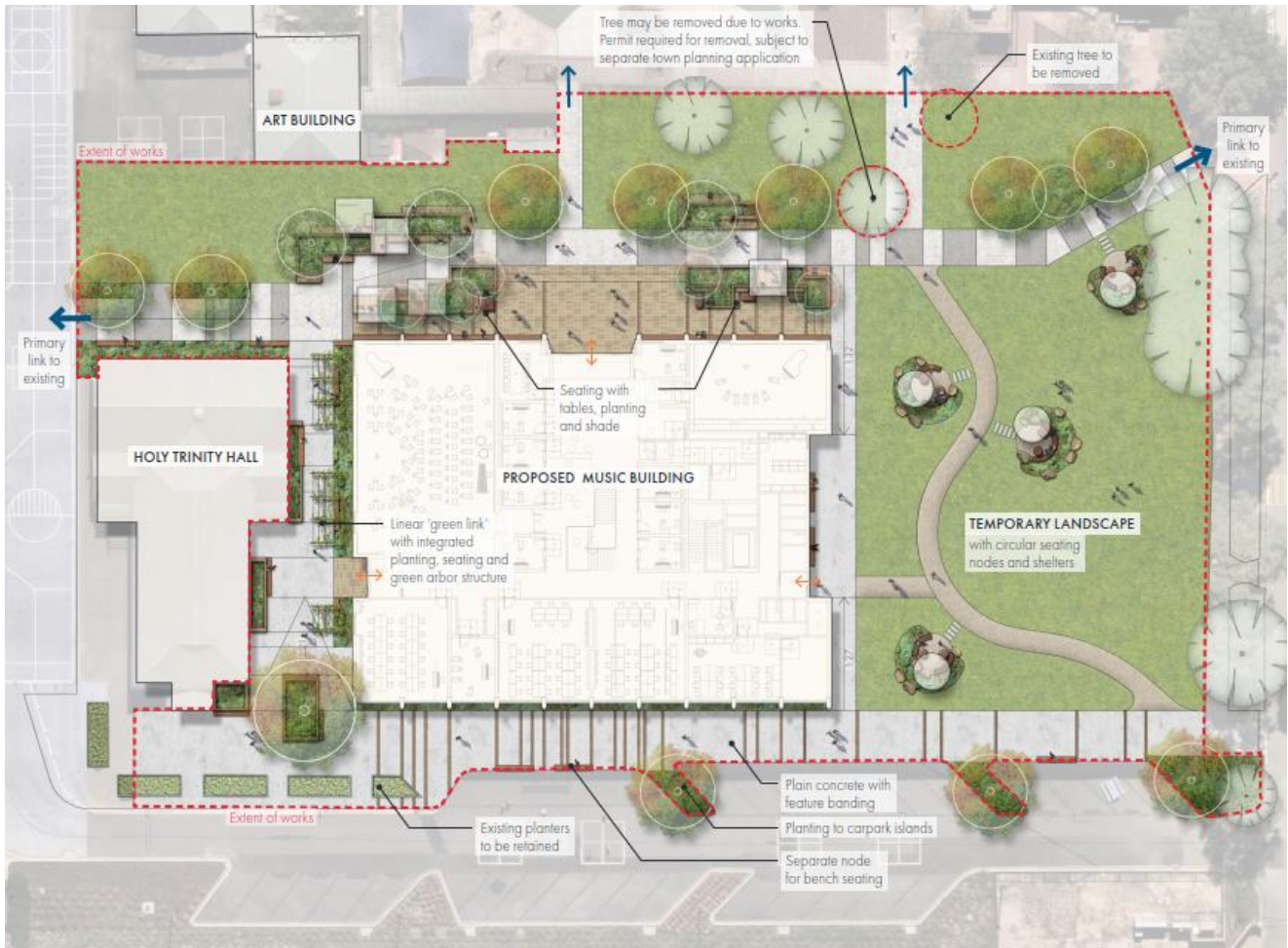


Figure 7. Proposed landscape plan

3.3 Signage

The proposals incorporate one business identification sign located on the southern elevation of the building. The sign has been designed to be consistent with existing signage at Westbourne Grammar School in terms of form and character.

The proposed sign would comprise a wall-mounted, laser-cut aluminium sign with an overall thickness of 6mm (2 x 3mm layers). The sign would measure approximately 1.96m in height and 1.9m in width and would be offset from the wall by 60mm.

The signage would incorporate backlighting and uplighting from ground level.

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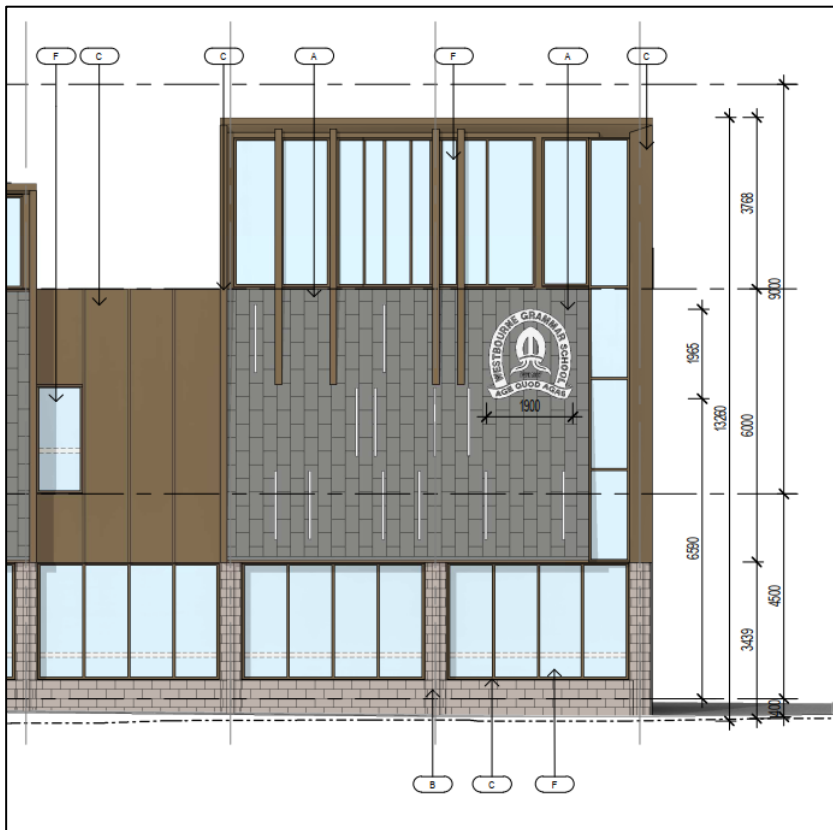


Figure 8. Proposed signage

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4 Planning Provisions

4.1 Zoning

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

The purpose of the GRZ is (inter alia):

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

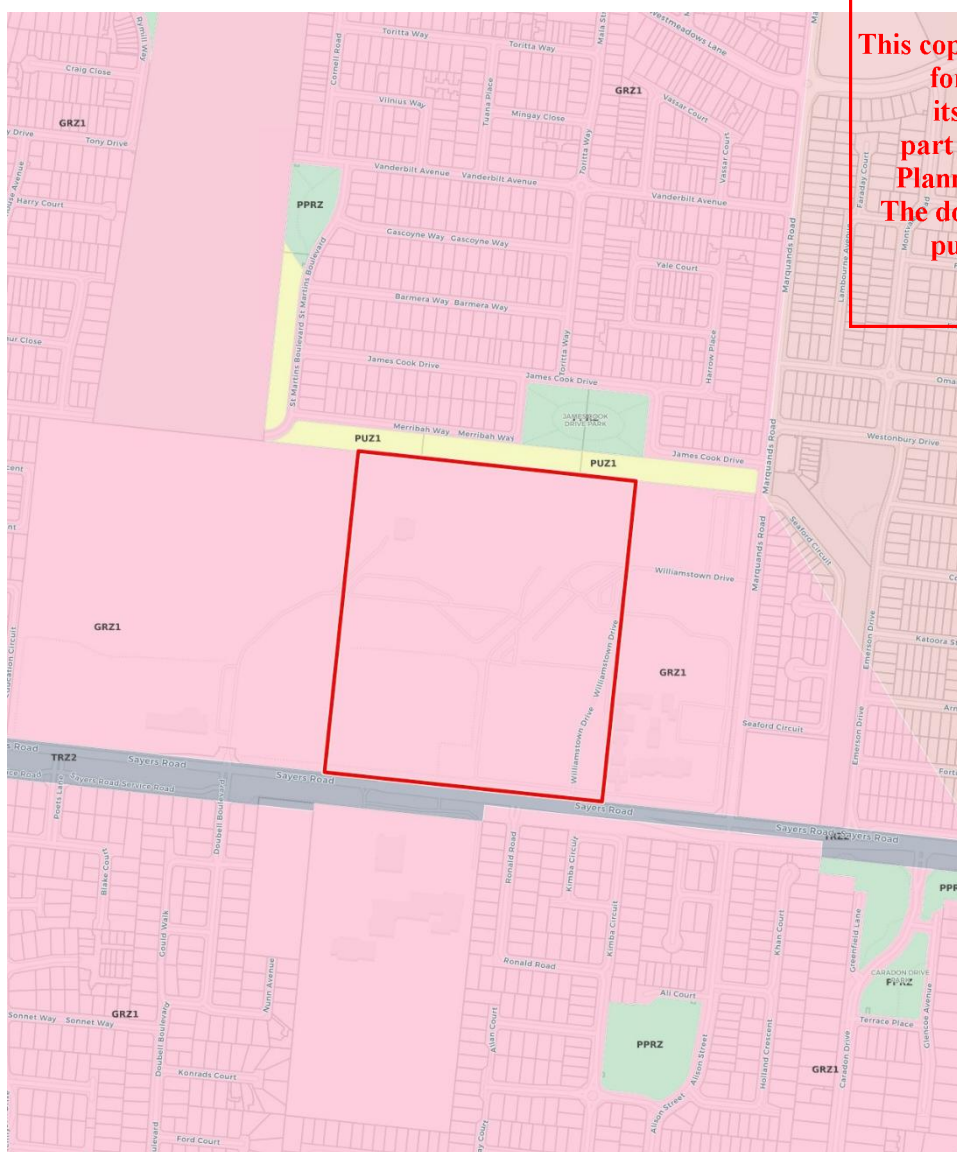


Figure 9. Zone Plan

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Land Use

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

Notwithstanding this, the proposed development is appropriately characterised as a Section 2 use under the zone provisions. As such, a planning permit is required for buildings and works in accordance with the relevant provisions of the zone.

Buildings and Works

Pursuant to Clause 32.08-10, a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

4.2 Overlays

The Site is not affected by any overlays.

4.3 Particular Provisions

Clause 52.05 – Signs

Site falls within a Category 3 – High Amenity Area due to its location in the GRZ1. Under Clause 52.05-13 a permit is required for a business identification sign (and internally illuminated sign) within a Category 3 area.

Clause 53.19 – Non-Government Schools

This Clause applies to an application under any provision of the Planning Scheme to use or develop land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.

Applications to which Clause 53.19 applies are exempt from the notice and review requirements of sections 64(1–3) and 82(1) of the Planning and Environment Act 1987.

4.4 General Provisions

Clause 62.02 - Buildings and Works

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

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

4.5 Operational Provisions

Clause 72.01-1- Minister is Responsible Authority

Under Clause 72.01-1, the Minister is the responsible authority for a primary or secondary school, or for an education centre that is ancillary to, carried out in conjunction with, and located on the same or contiguous land in the same ownership as, a primary or secondary school, where any of the following circumstances apply:

- There is no existing primary or secondary school on the land; or
- The estimated cost of development is \$3 million or greater.

As the estimated cost of development is greater than \$3 million, the Minister is the responsible authority for the application.

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5 Planning Policy

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5.1 Municipal Planning Strategy

The Municipal Planning Strategy sets the overarching policy framework that guides land use and development across the municipality. It identifies the strategic role of different neighbourhoods, outlines expectations for built form and heritage outcomes, and supports the provision of essential community infrastructure such as education facilities. Within this context, several strategic directions are particularly relevant to the proposed redevelopment.

Clause 02.02 (Vision) outlines Wyndham City's planning vision for a healthy, liveable city that (inter alia):

- *'Is future-focused and plans for sustainable development.'*
- *'Consists of connected, vibrant neighbourhoods that provide for the cultural, social, economic and recreational needs of the community.'*
- *'Supports the diverse educational needs of the community.'*

Clause 02.03 (Strategic Direction)

- **Clause 02.03-1 (Settlement – Urban Growth)** identifies population growth in Wyndham as a significant issue requiring careful planning and management to ensure equitable and timely delivery of services, jobs and infrastructure to support a liveable community. Specifically, Council seeks to *'provide for growth on a scale and form consistent with maintaining the containment, compactness, accessibility and affordability of key growth areas'*.
- **Clause 02.03-5 (Built Environment and Heritage – Urban Design)** highlights that urban areas in Wyndham often lack visual appeal due to ineffective landscaping. Council's strategic directions for urban design include:
 - *'Improve the presentation of all urban areas and entrances, particularly from major roads, gateways and waterways.'*
 - *'Support new development that preserves the character and historical attributes of urban areas by improved design, siting and landscaping.'*
- **Clause 02.03-9 (Infrastructure – Community Facilities)** outlines *'the need for Council to align community infrastructure provision with population and housing growth.'*

5.2 Planning Policy Framework

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

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

- **Clause 15 (Built Environment and Heritage)** dictates that *'planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context'*.
 - **Clause 15.01-1S (Urban Design)** seeks to *'create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'*.
 - **Clause 15.01-1R (Urban Design – Metropolitan Melbourne)** aims to *'create a distinctive and liveable city with quality design and amenity'*.
 - **Clause 15.01-1L-01 (Landscaping)** seeks to *'improve the quality of development through landscaping'*.
 - **Clause 15.01-2S (Building Design)** seeks to *'achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development'*.
 - **Clause 15.01-2L-01 (Environmentally Sustainable Development)** applies to non-residential development and aims to *'achieve best practice in environmentally sustainable development from the design stage through to construction and operation'*. In accordance with this policy, the proposal triggers the requirement for ESD assessment documentation.

- **Clause 15.01-2L-03 (Heat Island Effects)** aims to '*minimise the impacts of heat island through urban design responses*'.
- **Clause 15.01-5S (Neighbourhood Character)** seeks to '*recognise, support and protect neighbourhood character, cultural identity, and sense of place*'.
- **Clause 19 (Infrastructure)** indicates that planning is to '*recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities*'.
- **Clause 19.02-2S (Education Facilities)** aims to '*assist the integration of education and early childhood facilities with local and regional communities*'.
- **Clause 19.02-2L (Education Facilities)** supports an '*expansion of the range of educational facilities and services in response to growth and the needs of the community*'.

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6 Planning Assessment

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6.1 Overview

The proposed development for the construction of a new Music Building associated with Westbourne Grammar School provides a purpose-built facility to support specialist music education within the existing school campus.

The development utilises land within the established WGS campus and delivers enhanced education infrastructure without increasing approved student or staff numbers, ensuring that the proposal does not intensify existing use or generate additional off-site amenity impacts.

When assessed against the Planning Scheme, the proposal is consistent with the strategic intent of the zone, aligns with State and local planning policy supporting the provision of education facilities, and represents an orderly and appropriate development that integrates seamlessly with the existing campus and surrounding context.

A planning permit is required under the following provisions of the *Wyndham Planning Scheme*:

- Pursuant to Clause 32.08-10 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.
- Pursuant to Clause 52.05-13 a permit is required for the display of business identification signage.

When assessing the proposal against the *Wyndham Planning Scheme*, the following matters must be considered:

- Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?
- Is the proposal consistent with provisions of the General Residential Zone Schedule 1 (GRZ1)?
- Is the proposed signage consistent with the provisions of Clause 52.05?

Each of these matters are discussed further below.

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6.2 Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

Municipal Planning Strategy (MPS)

Clause 02.01 seeks development that supports established neighbourhoods with appropriate community infrastructure while ensuring orderly planning outcomes. The proposed Music Building supports this objective by providing upgraded education infrastructure within an existing, established school campus, rather than introducing development into new or undeveloped residential land. The development does not alter the settlement pattern of the area and does not compromise the residential character of surrounding neighbourhoods, as it is centrally located within the campus and physically separated from housing by internal school buildings, playing fields and the surrounding road network.

Clause 02.02 encourages the provision and improvement of community facilities, including schools, to meet the needs of existing and future residents. The proposal directly aligns with this policy direction by delivering a purpose-built music education facility that enhances the range and quality of learning environments available at Westbourne Grammar School. The development improves campus functionality without increasing enrolment or staffing levels, ensuring infrastructure provision is balanced and appropriate.

Planning Policy Framework (PPF)

Urban Design and Built Form (Clauses 15.01-1S and 15.01-2S)

The proposal demonstrates a strong response to urban design and built form policy through its considered siting, scale and architectural treatment. As shown on the submitted elevations and sections, the Music Building is a two-storey form with articulated façades and a varied roof profile that reduces perceptions of bulk and visual dominance.

The building's height and massing are consistent with other contemporary facilities within the campus and are appropriate for an education setting. The sectional drawings confirm that the building integrates comfortably with existing site levels and adjoining structures, including Holy Trinity Hall.

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Façade articulation, varied materials and recessed upper levels break down the building mass and create a visually balanced form. The palette of blockwork, precast concrete, glazing and metal roofing reflects the established architectural language of the campus, reinforcing its institutional character while maintaining a contemporary expression.

Overall, the design achieves an appropriate balance between functional requirements and visual integration, consistent with the objectives of Clauses 15.01-1S and 15.01-2S.

Community Facilities and Education Uses (Clauses 13.01-1S and 13.01-1L)

The Planning Policy Framework strongly supports the provision and upgrading of community infrastructure, including education facilities, where they serve an identified need and are appropriately located. The proposed Music Building delivers a specialised facility that supports the school's curriculum through dedicated rehearsal rooms, performance spaces, teaching studios and associated support areas, as shown on the submitted floor plans.

The building has been purpose-designed to accommodate these uses efficiently within a compact footprint and without increasing overall campus capacity. By enhancing the quality and functionality of existing education infrastructure rather than expanding enrolments, the proposal aligns with the intent of Clauses 13.01-1S and 13.01-1L.

Amenity Protection and Interface Management (Clauses 13.07-1S and 15.01-1S)

Amenity protection is a key consideration for institutional development within a residential context. The proposal responds to this through both strategic siting and detailed design.

The building's internal location within the campus ensures that sensitive residential uses are buffered by existing school buildings, playing fields and road infrastructure. In addition, the elevations demonstrate that glazing and openings are modest and generally oriented toward internal campus spaces rather than outward to residential areas.

The design of the building incorporates purpose-designed acoustic measures to manage noise generated by music activities. Rehearsal and performance spaces are acoustically contained and organised internally to minimise the potential for off-site noise transmission. This approach ensures the proposal will not result in unreasonable amenity impacts and is fully consistent with policy requirements to protect sensitive land uses.

6.3 Is the proposal consistent with provisions of the General Residential Zone, Schedule 1 (GRZ1)?

The Site benefits from existing use rights associated with its established use as a school. As such, a planning permit is not required for land use. However, pursuant to Clause 32.08-10, a permit is required to construct a building or to construct or carry out works associated with a Section 2 use.

The proposal is consistent with the purposes of GRZ1 which seek to ensure that development is responsive to neighbourhood character, protects residential amenity, and allows for non-residential uses that serve local community needs in appropriate location, noting:

- The proposal implements the MPS and PPF – as outlined at Section 6.2 above – by supporting the continued operation of an established educational facility within a residential area.
- The General Residential Zone anticipates the establishment of non-residential uses that serve local community needs, provided they are compatible with the residential character of the area. The proposed Music Building is located within the established Westbourne Grammar School campus and operates as part of an existing education facility. The development does not increase approved student or staff numbers and does not expand the extent of educational use beyond what is already established on the site.
- The scale and built form of the proposed building have been carefully designed to integrate with the existing campus and it's siting on a major road development. The development is centrally located within the site, set away from sensitive residential interfaces, and does not give rise to unreasonable amenity impacts in terms of noise, traffic generation or visual bulk.
- The proposal does not intensify the educational use of the site, and relies on existing access, parking and servicing arrangements, it is demonstrated to be a compatible and appropriate form of development within the General Residential Zone.

A full assessment of the proposal against the decision guidelines of the GRZ1 is included at Appendix A.

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

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

In this regard, the following is submitted:

- The proposed building is supported by the relevant purpose of Clause 32.08 (General Residential Zone), 'to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'
- The building is set back approximately 25m from the Sayers Road frontage and over 60m from the closest residential properties, and therefore will not have any direct impact on neighbouring residents.
- There is no change proposed to vehicular access, and the building will accommodate existing staff and students. Therefore, there will be no change to traffic movements or car parking demand.
- Waste management will be in accordance with the existing waste operations at the school. Waste collection occurs from two waste collection areas on campus.

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

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

The report identifies that the proposed development is expected to achieve a level of environmental suitability of 51% BESS in accordance with Clause 15.01-2L-01 (Environmentally Sustainable Design). The proposal also achieves a WSUD best practice outcome for stormwater pollution reduction outcome modelled in STORM in accordance with Clause 53.18 (Stormwater Management in Urban Development).

The report also confirms that the development will achieve best practice stormwater management outcomes in accordance with Clause 53.18, with a MUSIC assessment to demonstrate compliance with pollutant reduction targets, including:

- 80% reduction in Total Suspended Solids (TSS)
- 45% reduction in Total Phosphorus (TP)
- 70% reduction in Total Nitrogen (TN)

Key sustainability initiatives incorporated into the development include (inter alia):

- Achievement of a minimum 51% BESS score, satisfying mandatory benchmarks across key categories including energy, water, indoor environment quality and materials.
- Provision for on-site renewable energy generation, including allocation of roof space (approximately 305m²) for solar PV installation.
- A commitment to improved building performance, including a 10% enhancement over NCC Section J energy efficiency requirements via a J1V3 verification pathway.
- Use of water-efficient fixtures and fittings, including:
 - Toilets: minimum 4-star WELS
 - Basin and kitchen taps: 6-star WELS
 - Urinals: 6-star WELS
- A MUSIC modelled WSUD response to achieve best practice stormwater quality outcomes and minimise impacts on downstream waterways.
- Implementation of low water use landscaping, efficient irrigation systems and broader water demand reduction measures.
- Measures to improve indoor environment quality, including daylight optimisation, low VOC materials and CO₂-controlled mechanical ventilation systems.

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- Inclusion of sustainable transport measures, supported by a Green Travel Plan to encourage mode shift away from single occupant vehicle use.
- Commitment to sustainable materials selection and construction waste reduction, including a target of 90% diversion from landfill during construction.

Overall, the SMP confirms that the development will deliver a comprehensive and policy-compliant response to both environmentally sustainable design and stormwater management.

6.6 Is the proposed signage consistent with the provisions of Clause 52.05?

The proposal seeks planning approval for one business identification sign in the GRZ1. The GRZ1 is a 'Category 3 – High amenity area'.

The proposed sign satisfies the overarching purpose assigned for Category 3 by ensuring that the design is orderly and will not detract from the appearance of the proposed building or surrounding area.

The proposed signage is entirely appropriate having regard to Clause 52.05, noting:

- The proposed sign is required for business identification purposes, has a maximum height of 1.96m, and width of 1.9m. The size is considered proportionate with the size of the proposed building. The sign is mounted to the building's southern façade and will be offset from the wall by 60mm.
- Materials and illumination have been selected to ensure the signage does not detract from the character of the existing building or surrounding area, whilst providing clear business identification and wayfinding.
- There is limited scope for cumulative visual or amenity impacts given the sign would be located within the established Westbourne Grammar School campus and would not extend beyond the existing building envelope. Significant separation distances are maintained between the sign and surrounding residential properties, with Sayers Road located between the sign location and residential interfaces.
- The proposed illumination would not materially add to the existing lighting environment, noting Sayers Road already incorporates street lighting. The sign would incorporate low-level illumination only and is not of a scale, intensity or location that would result in distraction to motorists. Accordingly, there is little to no scope for impacts to road safety.

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7 Conclusion

This report has demonstrated that the proposed Music Building represents an orderly and appropriate form of development within the established Westbourne Grammar School campus. The proposal provides improved education facilities without intensifying the existing use of the site or giving rise to adverse amenity impacts, and responds appropriately to the scale, context and function of surrounding development.

When assessed against the provisions of the Wyndham Planning Scheme, the development is consistent with the purpose and decision guidelines of the General Residential Zone and is supported by State and local planning policy for education infrastructure. On this basis, the proposal is considered appropriate and warrants the grant of a planning permit, subject to suitable conditions.

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Appendices

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Guideline	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	See section 6.2 of this report.
The purpose of this zone.	The purpose of the General Residential Zone is to encourage development that respects neighbourhood character, provides for moderate housing growth, and allows for non-residential uses that serve the local community where they can be accommodated without detriment to residential amenity. The proposal is consistent with this purpose by supporting a community-serving educational use that is compatible with the surrounding residential environment. While the proposed Music Building is not a residential use, it is located wholly within an established and long-standing school campus, which is an accepted and integral element of the local neighbourhood. The form, siting and scale of the development respond to this context and ensure that the residential character and amenity envisaged by the GRZ1 are maintained.
Non-residential use and development	
Whether the use or development is compatible with residential use.	The use is existing. The development is compatible with surrounding residential uses. Westbourne Grammar School is a long-established and accepted education facility in this location, and the Music Building forms part of the existing, consolidated school campus rather than introducing a new or intrusive non-residential use. The proposal will not result in an increase in approved student or staff numbers and will operate within normal school hours. As a result, no increase in vehicle movements, parking demand or activity on the local road network is anticipated. Visually, the Music Building is sited within the interior of the campus and is surrounded by existing school buildings, playing fields and internal circulation areas. Residential properties are separated from the proposal by road infrastructure, open space and other campus buildings, ensuring that amenity impacts are limited. Accordingly, the development is compatible with nearby

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residential uses and consistent with the intent of the General Residential Zone.

Whether the use generally serves local community needs.

The use is existing and serves local community needs by enhancing facilities at Westbourne Grammar School, an established and valued community resource within the area.

The scale and intensity of the use and development.

The use is existing.

The scale of the proposed development is appropriate for the site and its context. The Music Building forms part of the existing Westbourne Grammar School campus and does not result in any increase in student or staff numbers. As such, the proposal will not generate additional daily activity beyond what already occurs as part of the school's normal operations.

No increase in traffic volumes, parking demand or servicing activity is anticipated, with the development utilising existing access arrangements and on-site infrastructure. The building is also sited and designed to integrate with the established campus, ensuring that its scale and operational intensity remain consistent with the existing use of the land. Accordingly, the proposal represents a low-intensity expansion of facilities that is commensurate with both the site and the surrounding residential context.

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The design, height, setback and appearance of the proposed buildings and works.

The design, height, setback and overall appearance of the proposed Music Building are appropriate to the site and its context. The building has been designed as a two-storey form, consistent with the scale of existing development within the WGS campus.

The building is sited centrally within the campus and is well setback from residential boundaries, with separation provided by existing school buildings, playing fields, internal roadways and public roads. This ensures the development does not present an imposing built edge to surrounding residential areas and appropriately manages potential amenity impacts.

Architecturally, the building has a high standard of design, with articulated façades, varied roof forms and a contemporary materials palette that aligns with the established character of the campus. These design elements break up the overall mass of the building and reduce perceptions of bulk.

Overall, the proposal demonstrates a considered response to its setting and ensures that the design, height, setbacks and appearance of the building are compatible with surrounding residential development and consistent with the expectations of the GRZ1.

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The proposed landscaping.

The proposed landscaping is appropriate to the scale and setting of the development and will enhance the presentation of the site and broader campus environment. Landscaping is integrated throughout the proposal, including new planting, seating areas

and landscaped pedestrian connections around the Music Building.

Existing mature vegetation is retained where possible to maintain landscape continuity and visual amenity. Two canopy trees are proposed to be removed as part of the development. The removal of these trees is subject to a separate active application (WYP15674/26).

The provision of car and bicycle parking and associated accessways.

N/A – there will be no impact on parking car or bicycle demand, no change to vehicular access and no change to parking provision.

Any proposed loading and refuse collection facilities.

N/A – waste management arrangements for the Site will remain unchanged.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

The proposal will not generate any additional traffic, as no increase in student or staff numbers is proposed and the development will operate within existing school hours and arrangements.

The Music Building does not introduce any new vehicle access points, crossovers, on-site car parking or formal drop-off areas. As a result, there will be no change to existing traffic patterns, vehicle volumes or turning movements on the surrounding road network.

As such, the proposal will have no adverse effect on the safety or efficiency of the local road network. Residential amenity will be preserved, with no increase in traffic-related noise, congestion or disruption to the surrounding streets.

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