

PROPOSED LEARNING CENTRE
BACCHUS MARSH GRAMMAR, STAUGHTON VALE

155 STAUGHTON VALE ROAD, STAUGHTON VALE, VIC 3340

The Client representative is: Jacob Last, Property Director
The Designer is: Kyle Davidson, Go Design Pty Ltd

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ph: 0437 815 240
ph: 0475 201 081

DEVELOPMENT SUMMARY & DESIGN NOTES
THE PROPOSAL IS FOR A NEW SINGLE STOREY LEARNING CENTRE BUILDING COMPRISED OF 14 GENERAL PURPOSE CLASSROOMS, 2 SPECIALIST CLASSROOMS AND ASSOCIATED OFFICES AND AMENITIES.

THE PROPOSED CAMPUS IS ANTICIPATED TO COMPRISE OF:

TOTAL SITE AREA: APPROXIMATELY 81.39ha

EXISTING APPROVAL:
150 STUDENTS AND 15 STAFF ON ANY SCHOOL DAY.
EVENT DAYS – 16 TIMES PER YEAR UP TO 450 STUDENTS MAY BE PRESENT.

NEW PRIMARY SCHOOL PROPOSAL:
MAXIMUM OF 300 PRIMARY SCHOOL STUDENTS AND 20 STAFF
NEW TOTAL ON A REGULAR SCHOOL DAY: 450 STUDENTS AND 35 STAFF
NEW TOTAL ON EVENT DAYS: 16 TIMES PER YEAR UP TO 750 STUDENTS AND 40 STAFF

PRELIMINARY DESIGN BRIEF:
CONSTRUCTION OF ONE MULTIPURPOSE BUILDING
ESTIMATED CONSTRUCTION COST OF UP TO \$7 MILLION

ADVERTISED
PLAN

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LOCATION OF WORKS



GENERAL NOTES

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ABN: 95 646 559 444

REGISTRATION INFORMATION
KYLE DAVIDSON DP - AD 62580



GO DESIGN
BUILDING LANDSCAPE PROJECT MANAGEMENT

P: 0475 201 081
E: info@godesign.net.au
W: www.godesign.net.au

PROJECT NO:

BMG25005

PROJECT:

BMG Staughton Vale Learning Centre

PROJECT STATUS

TOWN PLANNING

PROJECT ADDRESS

155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT

Bacchus Marsh Grammar Inc.

DRAWN

KD

CHECKED

KD

SCALE

A1

SIZE

A1

SHEET

Cover Page

REVISION HISTORY

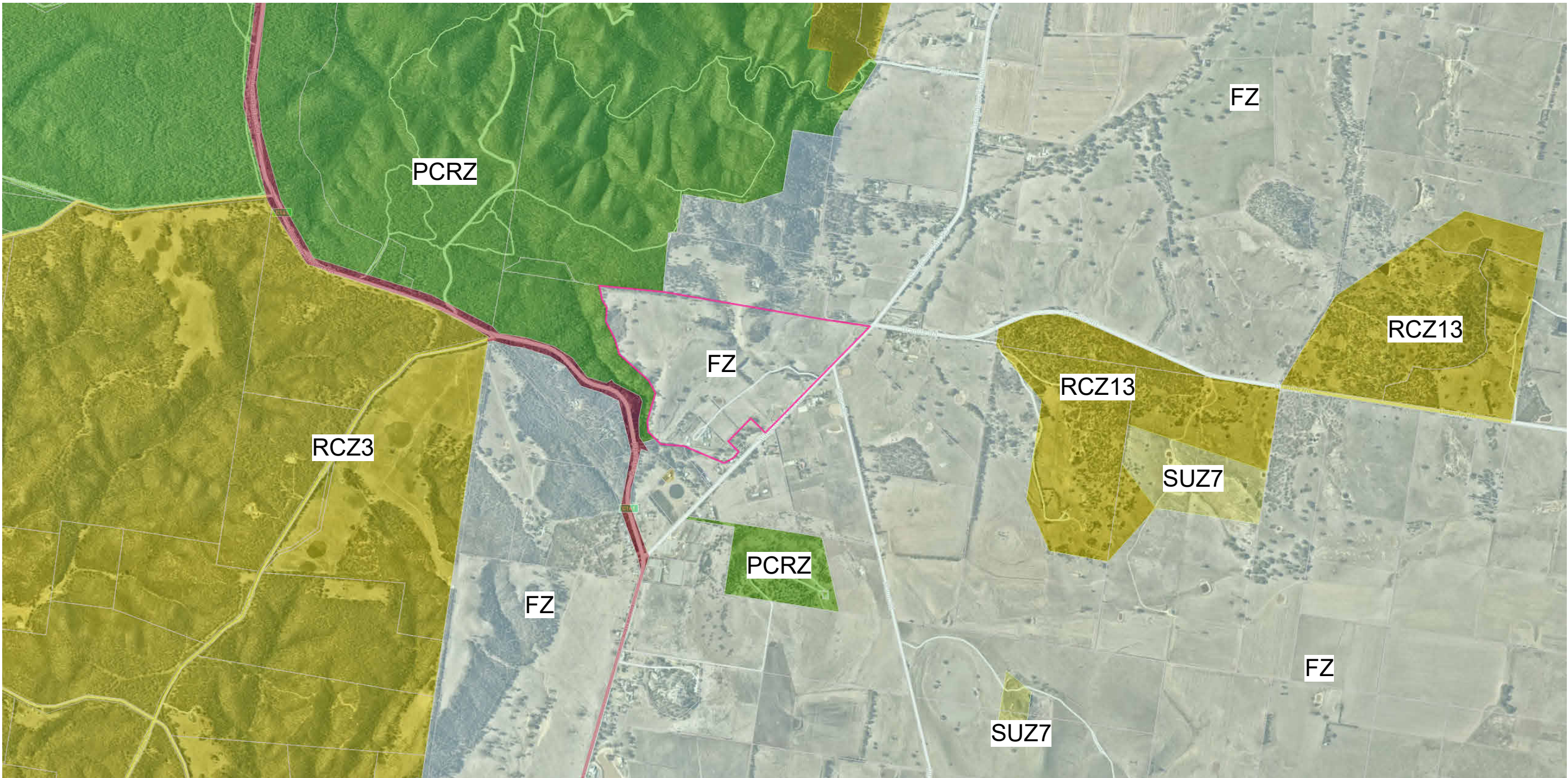
NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26		
7	Town Planning 06	11/02/26		
6	Town Planning 05	23/01/26		
5	Town Planning 04	28/10/25		
4	Town Planning 03	20/10/25		
3	Town Planning 02	20/10/25		
2	Town Planning 01	10/04/25		
1	Concept 01	26/02/25		

DRAWING NO.

TP00

REVISION

8



- 1 - BACCHUS MARSH GRAMMAR STAUGHTON VALE CAMPUS - 155 STAUGHTON VALE ROAD, STAUGHTON VALE 3340
- 2 - LOCATION OF PROPOSED BUILDING
- 3 - LOCATION OF EXISTING SCHOOL BUILDINGS
- 4 - 85 STAUGHTON VALE ROAD, STAUGHTON VALE (BMG OWNED)
- 5 - ANAKIE PUBLIC HALL
- 6 - FAIRY PARK
- 7 - NELSON LOOKOUT
- 8 - MT ANAKIE
- 9 - HOTSHOTS PAINTBALL
- 10 - TED ERREY TRACK LOOKOUT

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
RCZ x - Rural Conservation Zone
SUZ x - Special Use Zone

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ADVERTISED PLAN

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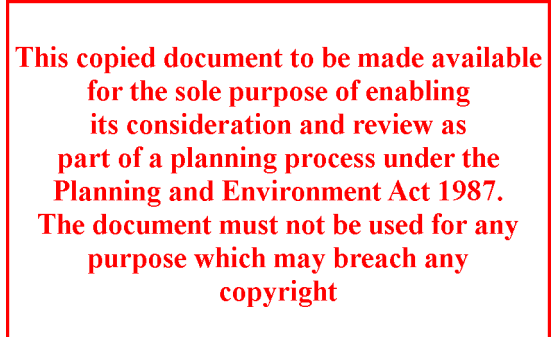
REGISTRATION INFORMATION
KYLE DAVIDSON DP - AD 62680

GO DESIGN
BUSINESS LANDSCAPE PROJECT MANAGEMENT
P: 0475 261 081
E: info@godesign.net.au
W: www.godesign.net.au
PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

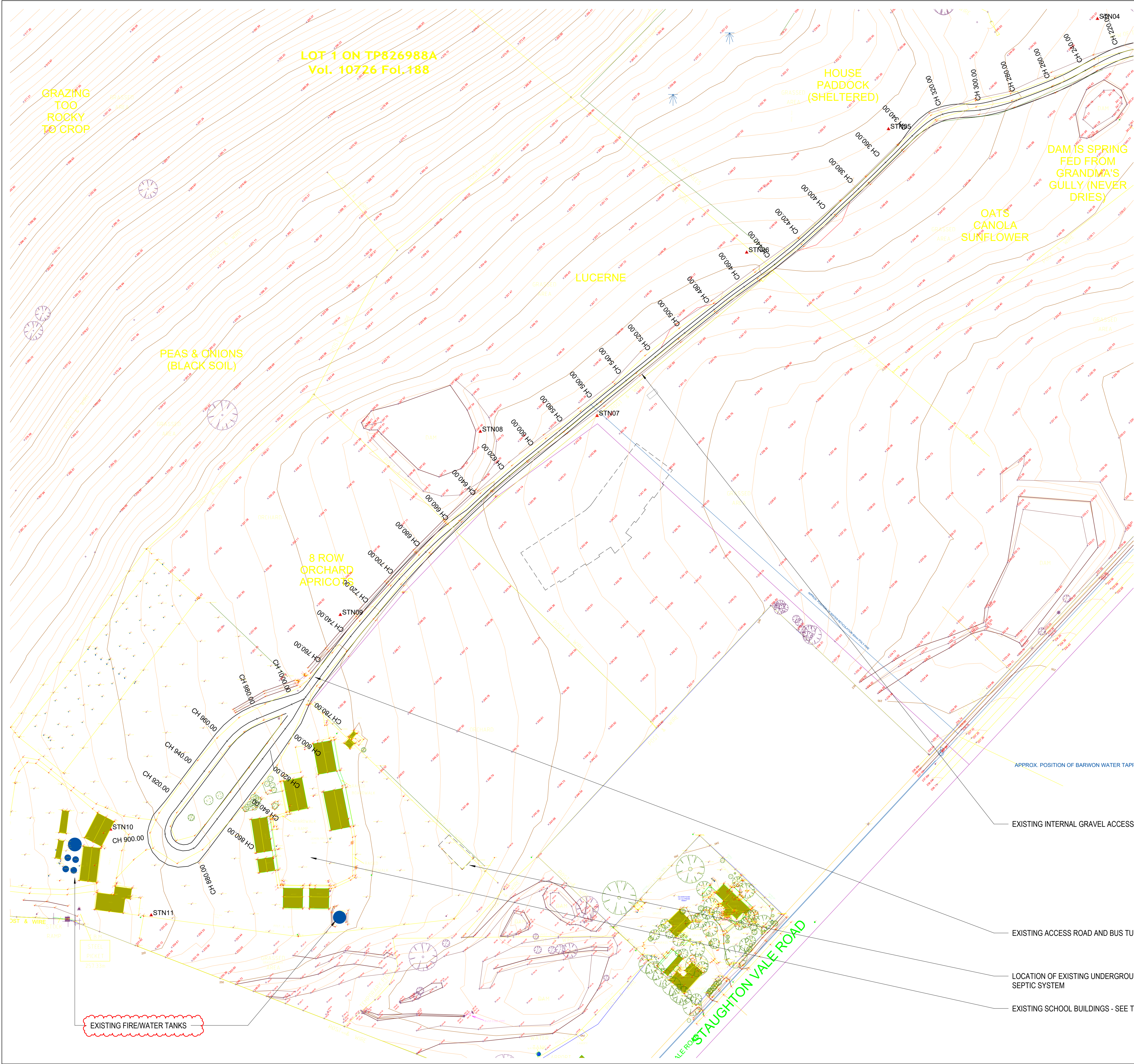
PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340
PROJECT CLIENT
Bacchus Marsh Grammar Inc.
DRAWN: KD
CHECKED: KD
SCALE: 1:12000
SIZE: A1
SHEET: 8
Site Plan - Context

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26		
7	Town Planning 06	11/03/26		
6	Town Planning 05	23/07/26		
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2	Town Planning 01	10/04/25		
1	Concept 01	26/03/25		



ORTH	DRAWING NO.	REVISION
	TP02	8



EXISTING SCHOOL BUILDINGS



85 STAUGHTON VALE ROAD - BMG OWNED PROPERTY



EXISTING SCHOOL BUILDING - OBSERVATION CENTRE

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GO DESIGN
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PROJECT NO:
BMG25005
PROJECT:
BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: KD
CHECKED: KD
SCALE: 1:1000
SIZE: A1
SHEET: 8

Site Plan - Existing

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
1	Concept 01	2010/05	KD	
2	Town Planning 01	2010/05	KD	
3	Town Planning 02	2010/05	KD	
4	Town Planning 03	2010/05	KD	
5	Town Planning 04	2010/05	KD	
6	Town Planning 05	2010/05	KD	
7	Town Planning 06	2010/05	KD	
8	Town Planning 07	2010/05	KD	

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ADVERTISED PLAN

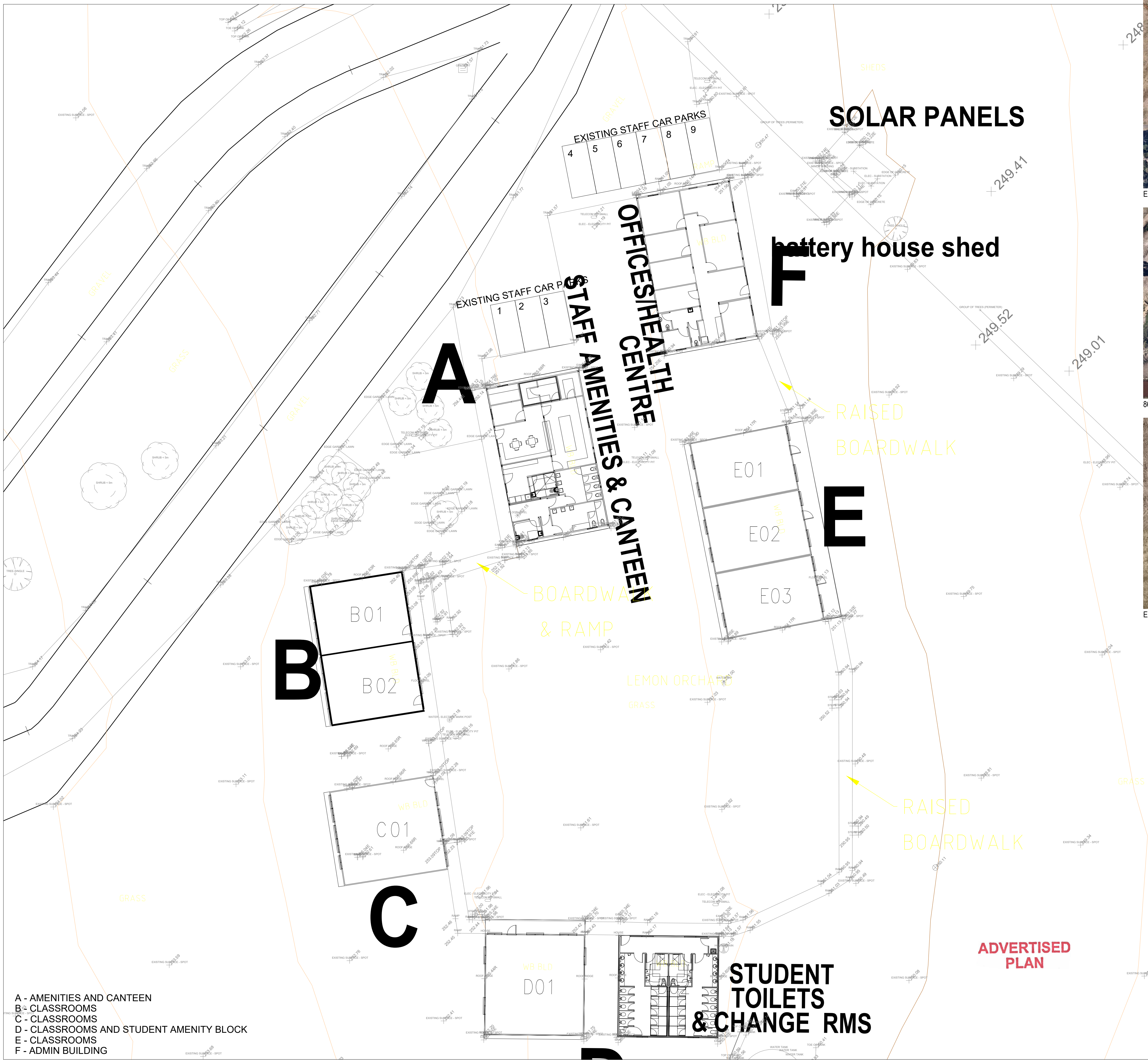
APPROX. POSITION OF BARWON WATER TAP

EXISTING INTERNAL GRAVEL ACCESS ROAD

EXISTING ACCESS ROAD AND BUS TURN-AROUND

LOCATION OF EXISTING UNDERGROUND SEPTIC SYSTEM

EXISTING SCHOOL BUILDINGS - SEE TP04



- A - AMENITIES AND CANTEEN
- B - CLASSROOMS
- C - CLASSROOMS
- D - CLASSROOMS AND STUDENT AMENITY BLOCK
- E - CLASSROOMS
- F - ADMIN BUILDING



EXISTING SCHOOL BUILDINGS



86 STAUGHTON VALE ROAD - BMG OWNED PROPERTY



EXISTING SCHOOL BUILDING - OBSERVATION CENTRE

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A001 86 646 550 444

REGISTRATION INFORMATION
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GO DESIGN
BUILDING LANDSCAPE PROJECT MANAGEMENT

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W: go-design.net.au

PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: KD
CHECKED: KD
SCALE: 1:200
SIZE: A1
SHEET

Site Plan - Existing Buildings

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26	KD	
7	Town Planning 06	11/02/26	KD	
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BUILDING A



BUILDING F



BUILDING F



BUILDING B



BUILDING B



BATTERY HOUSE + GENERATOR



BUILDING C



BUILDING O - DAY OBSERVATION CENTRE



EXISTING SCHOOL BUILDINGS



FAIRY PARK IN DISTANCE



BUILDING D



BUILDING D - AMENITIES



BUILDING I - SHED



BUILDING E

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ADVERTISED PLAN

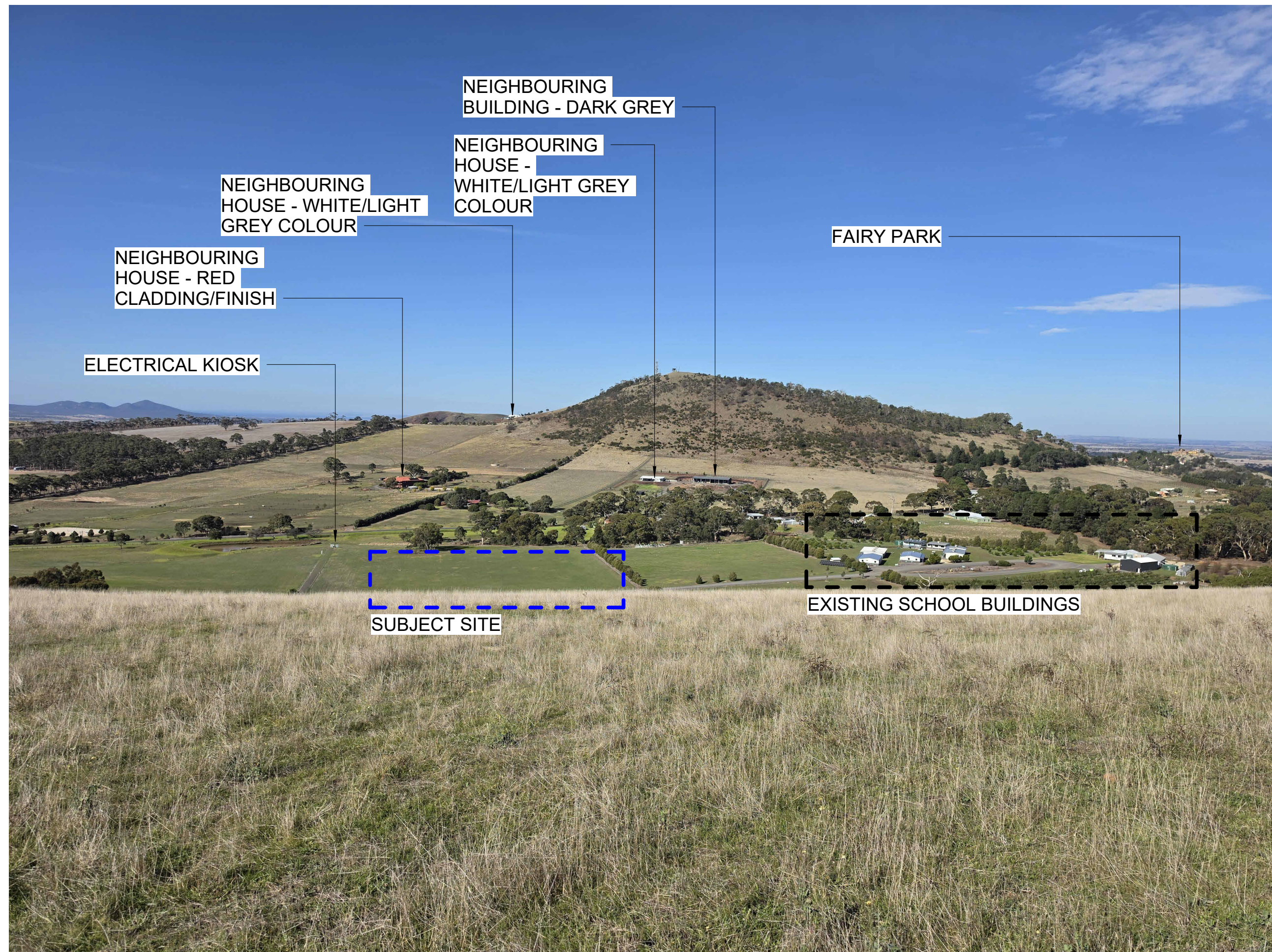
EXISTING BUILDINGS ON SITE ARE CHARACTERISED BY A TWO-TONE CLADDING TREATMENT COMPRISING DARK GREY COLORBOND CUSTOM ORB CLADDING (LIKELY WOODLAND GREY) TO THE LOWER PORTIONS OF THE EXTERNAL WALLS AND A LIGHTER GREY PRIMARY COLOUR TO THE UPPER SECTION OF THE WALLS, LIKELY SURFMIST OR GREY PAIL.

ANCILLARY BUILDINGS ARE ALSO TYPICALLY CUSTOM ORB CLADDING IN DARK GREY (WOODLAND GREY/MONUMENT) OR GALVANIZED FINISH.

THE DAY OBSERVATION CENTRE IS CLAD IN CEMENT SHEET IN A MIXTURE OF COLORBOND COVE, JASPER AND WOODLAND GREY COLOURS.

THE PROPOSED BUILDING IS CLAD IN A CHARCOAL GREY BRICK VENEER WITH GREY PAIL AND SURFMIST COLOURS ON THE UPPER PORTION OF THE WALLS. THE COLOUR SCHEME OF THE PROPOSED BUILDING IS IN KEEPING WITH THE EXISTING SCHOOL, BUT THE BRICK VENEER HAS BETTER THERMAL EFFECIENCY THAN METAL CLADDING, AND THE LIGHTER COLOURED ROOF ALSO REDUCES SOLAR HEAT LOAD ON THE BUILDING.

NEIGHBOURING BUILDINGS APPEAR TO HAVE GENERALLY SIMILAR COLOUR SCHEMES, WITH MOST BEING WHITE/LIGHT GREY, SOME BEING A DARKER GREY AND OTHERS BEING RED. FAIRY PARK IS ALSO IN THE VICINITY WHICH IS CONSTRUCTED TO APPEAR LIKE A MEDIEVAL CASTLE



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REGISTRATION INFORMATION
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GO DESIGN
BUILDING LANDSCAPE PROJECT MANAGEMENT

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PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: Author
CHECKED: Checker
SCALE: A1
SHEET

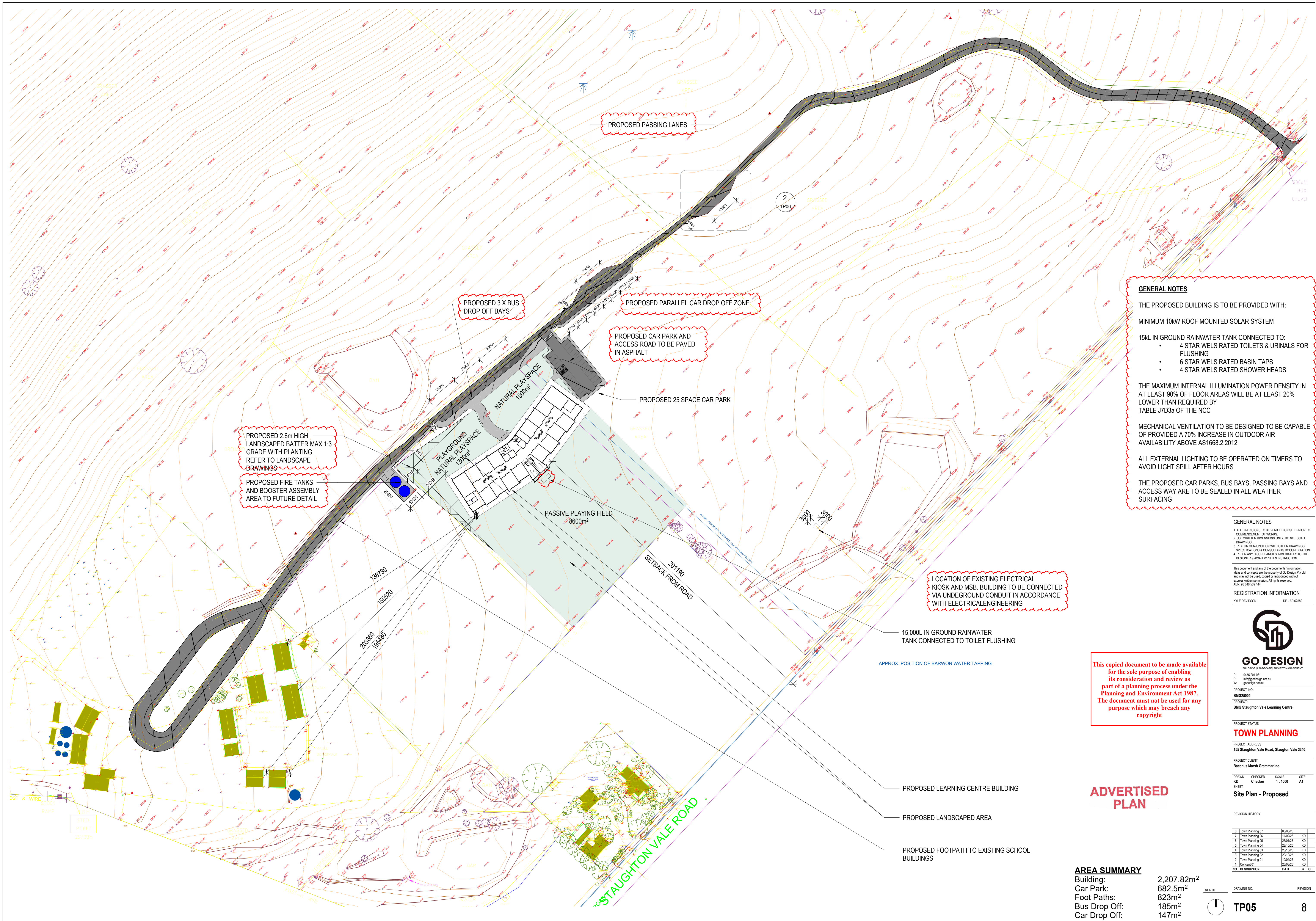
Existing Conditions - Photos

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
5	Town Planning 07	03/06/26		
7	Town Planning 06	11/06/26	KD	

DRAWING NO. TP04.1 REVISION 8

3/06/2026 10:50:05 AM



GENERAL NOTES

THE PROPOSED BUILDING IS TO BE PROVIDED WITH:

MINIMUM 10kW ROOF MOUNTED SOLAR SYSTEM

15kL IN GROUND RAINWATER TANK CONNECTED TO:

- 4 STAR WELS RATED TOILETS & URINALS FOR FLUSHING
- 6 STAR WELS RATED BASIN TAPS
- 4 STAR WELS RATED SHOWER HEADS

THE MAXIMUM INTERNAL ILLUMINATION POWER DENSITY IN AT LEAST 90% OF FLOOR AREAS WILL BE AT LEAST 20% LOWER THAN REQUIRED BY TABLE J7D3a OF THE NCC

MECHANICAL VENTILATION TO BE DESIGNED TO BE CAPABLE OF PROVIDED A 70% INCREASE IN OUTDOOR AIR AVAILABILITY ABOVE AS1668.2:2012

ALL EXTERNAL LIGHTING TO BE OPERATED ON TIMERS TO AVOID LIGHT SPILL AFTER HOURS

THE PROPOSED CAR PARKS, BUS BAYS, PASSING BAYS AND ACCESS WAY ARE TO BE SEALED IN ALL WEATHER SURFACING

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REGISTRATION INFORMATION
KYLE DAVIDSON DP-AD-62580



GO DESIGN
BUSINESS LANDSCAPE PROJECT MANAGEMENT

P: 0475 261 081
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PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: KD
CHECKED: KD
SCALE: 1:1000
SHEET: A1
Site Plan - Proposed

REVISION HISTORY

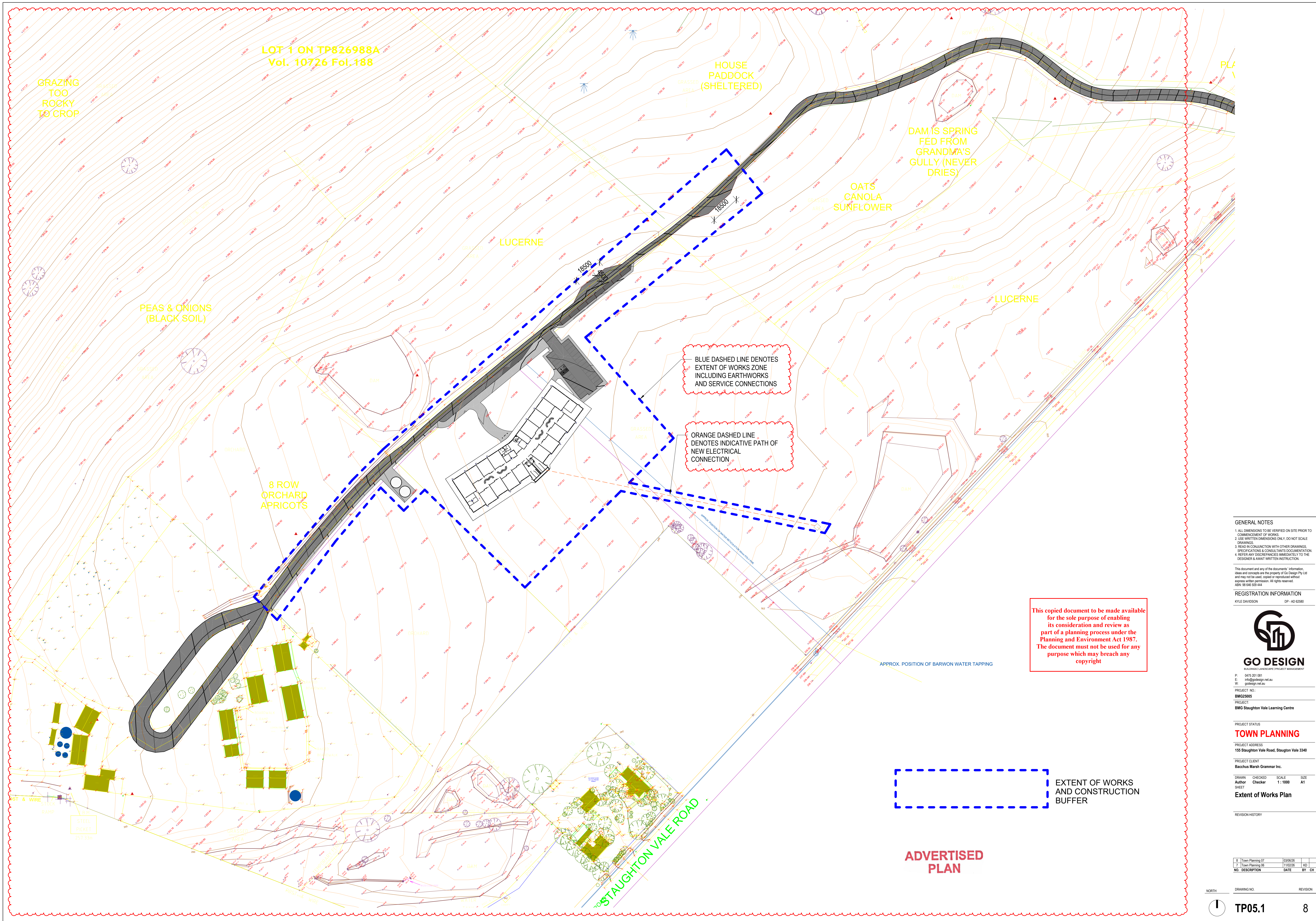
NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26	KD	
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3	Town Planning 02	20/10/25	KD	
2	Town Planning 01	10/04/25	KD	
1	Concept 01	26/02/25	KD	

AREA SUMMARY
Building: 2,207.82m²
Car Park: 682.5m²
Foot Paths: 823m²
Bus Drop Off: 185m²
Car Drop Off: 147m²

TP05

ADVERTISED PLAN

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KYLE DAVIDSON DP-AD-02580



GO DESIGN
SUSTAINABLE LANDSCAPE PROJECT MANAGEMENT

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PROJECT NO:
BMG25005
PROJECT:
BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

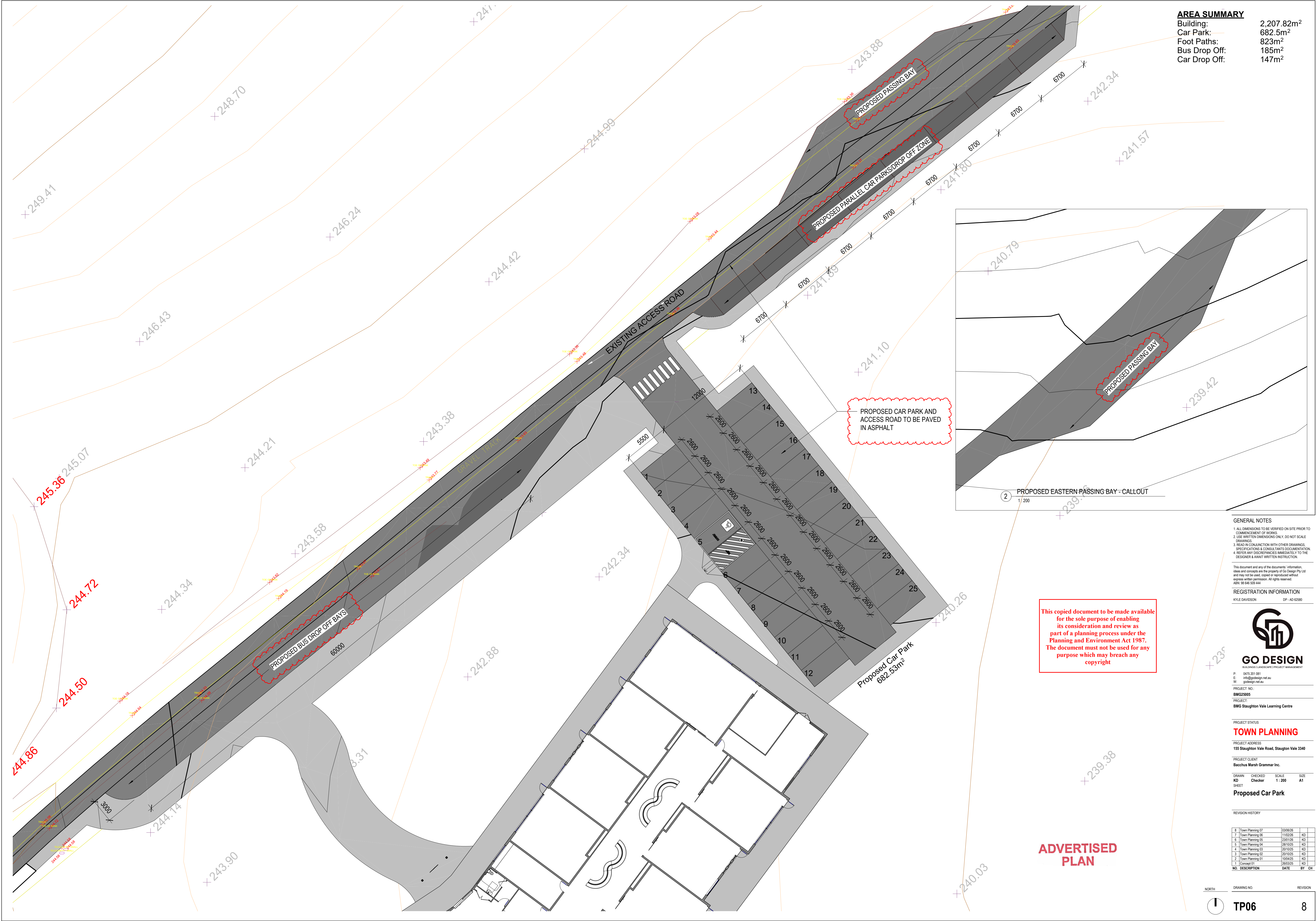
DRAWN: Author
CHECKED: Checker
SCALE: 1:1000
SHEET: A1
Extent of Works Plan

REVISION HISTORY

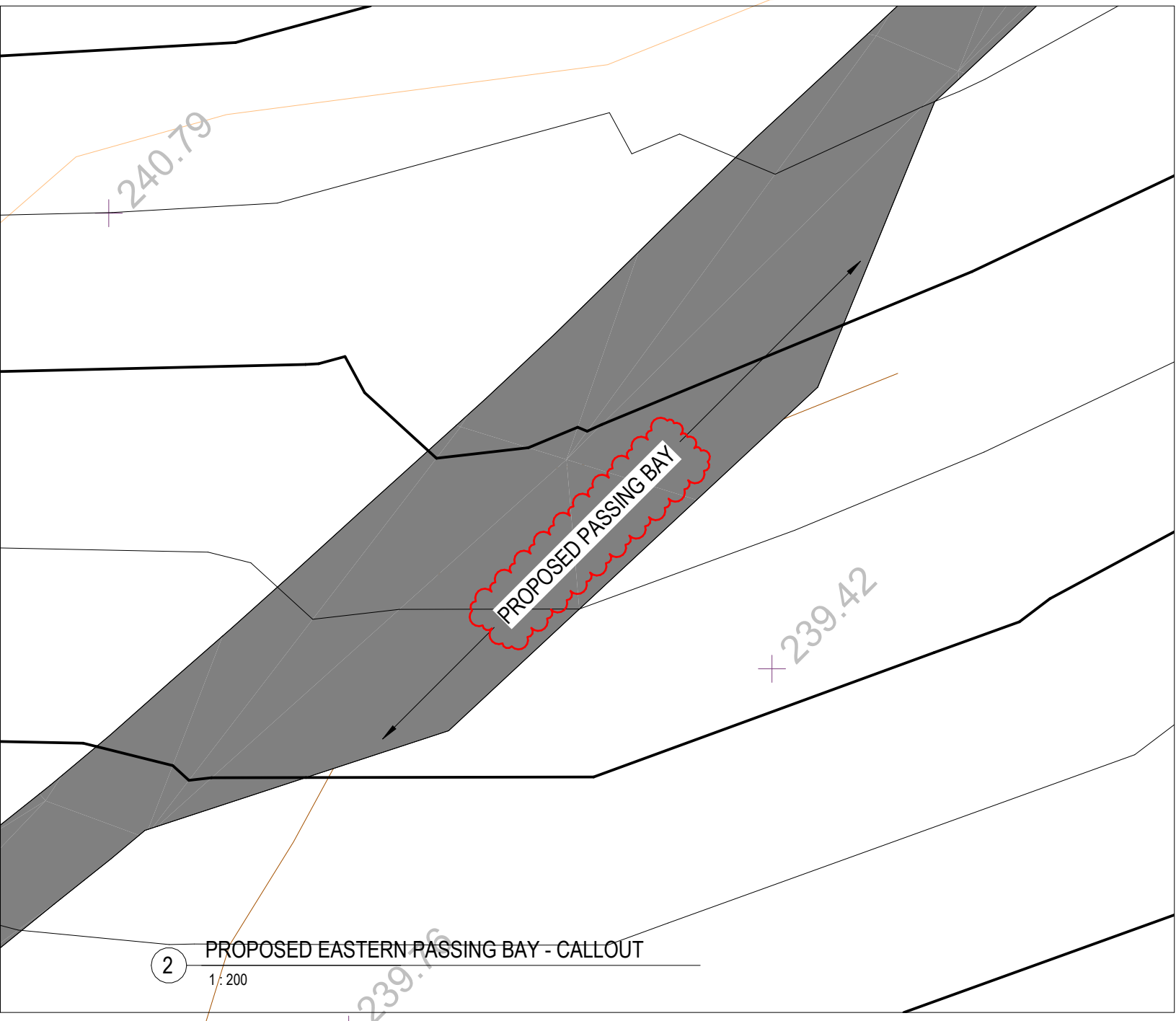
8	Town Planning 07	03/06/26		
7	Town Planning 06	11/05/26	KD	
NO.	DESCRIPTION	DATE	BY	CH

NORTH
DRAWING NO: **TP05.1**
REVISION: **8**

3/06/2026 10:50:14 AM



AREA SUMMARY	
Building:	2,207.82m ²
Car Park:	682.5m ²
Foot Paths:	823m ²
Bus Drop Off:	185m ²
Car Drop Off:	147m ²



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PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: KD
CHECKED: Checker
SCALE: 1:200
SHEET: A1
Proposed Car Park

REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26	KD	
7	Town Planning 06	11/02/26	KD	
6	Town Planning 05	23/07/26	KD	
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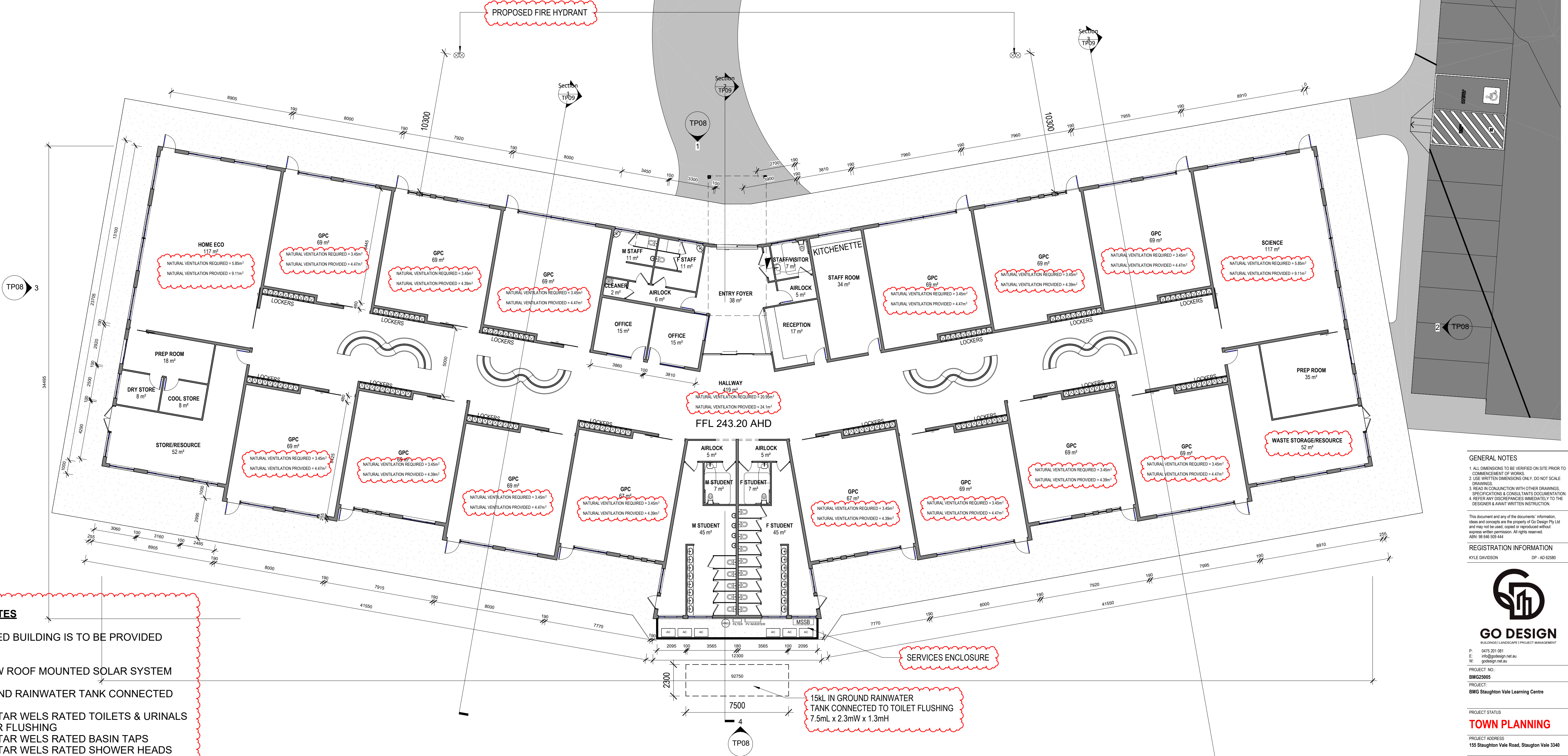
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ADVERTISED PLAN

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ADVERTISED
PLAN



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REGISTRATION INFORMATION
KYLE DAVIDSON GP-AD-62580



P: 0475 251 081
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W: go.design.net.au

PROJECT NO: BMG25005

PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

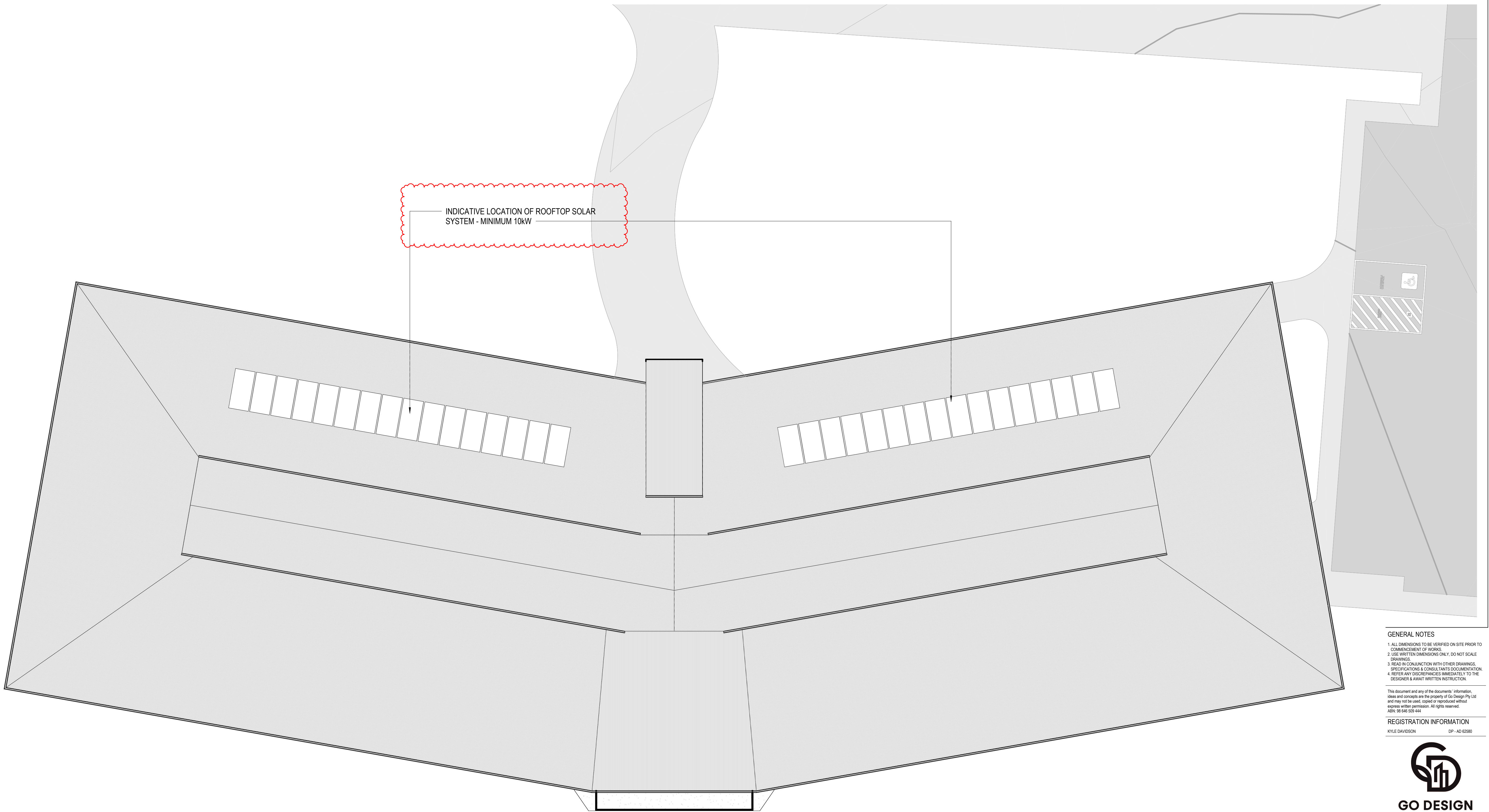
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3540

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN	CHECKED	SCALE	SIZE
KD	KD	1:150	A1

SHEET
Proposed Floor Plan

REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY
8	Town Planning 07	03/06/26	KD
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PROJECT NO.:
BMG25005
PROJECT:
BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: CHECKED: SCALE: SIZE:
Author Checker 1:150 A1

SHEET
Proposed Roof Plan

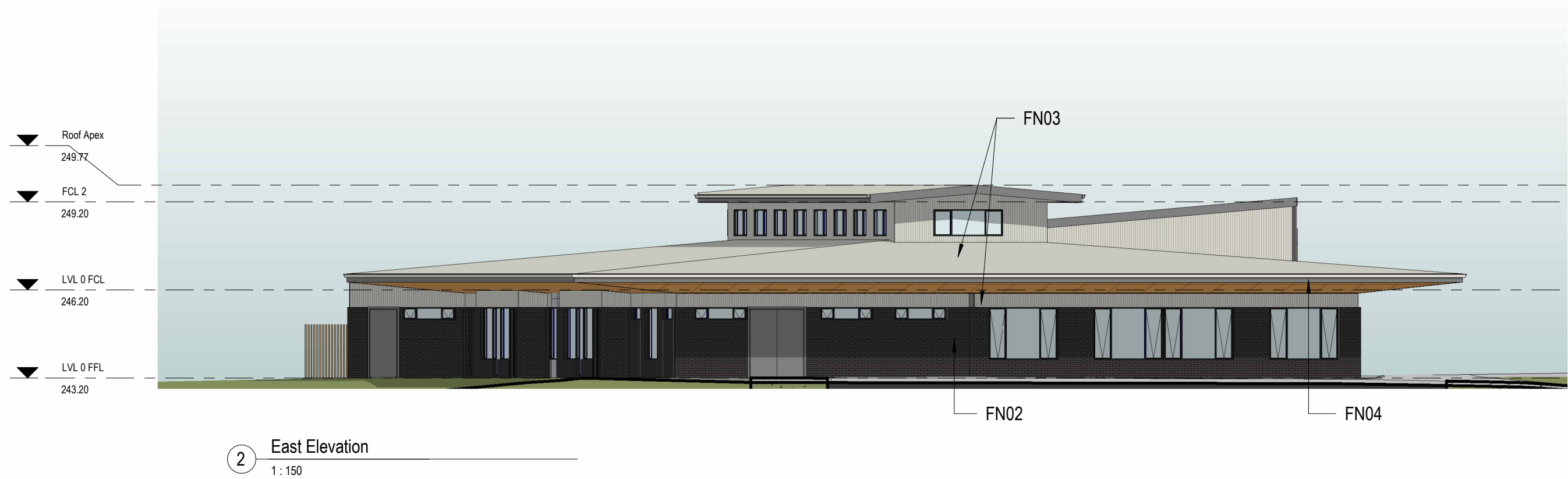
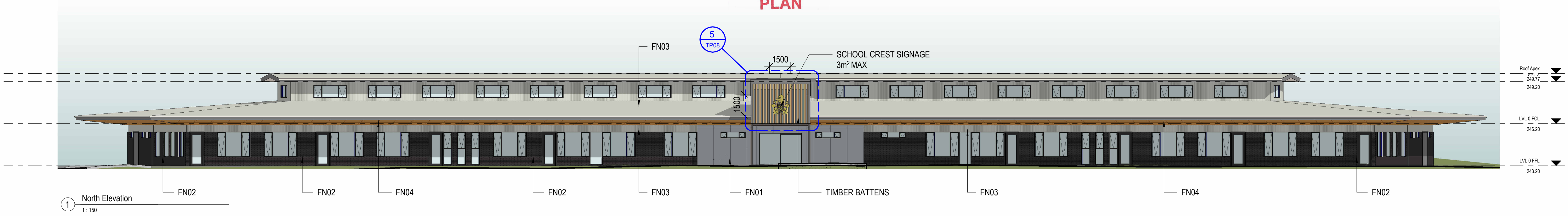
REVISION HISTORY

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7	Town Planning 06	11/05/26		
NO.	DESCRIPTION	DATE	BY	CH

NORTH
DRAWING NO. **TP07.1**
REVISION
8

3/06/2026 10:50:21 AM

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PLAN



FN01 - EXOTEC EXPRESS
MATRIX JOINT CLADDING -
DULUX GREY PAIL GR21



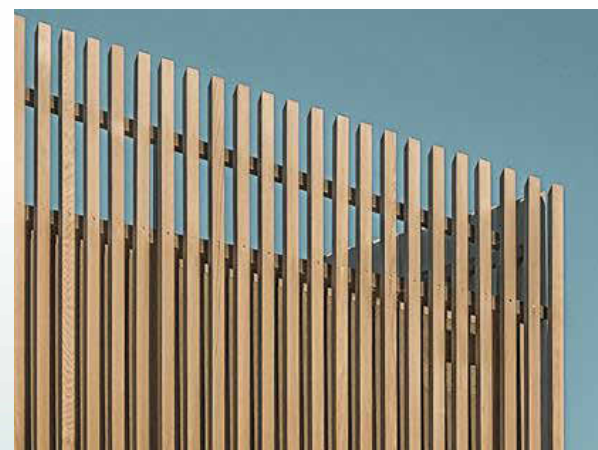
FN02 - FACE BRICKWORK -
CHARCOAL GREY BRICKS



FN03 - COLORBOND CUSTOM
ORB CLADDING - SURFIST



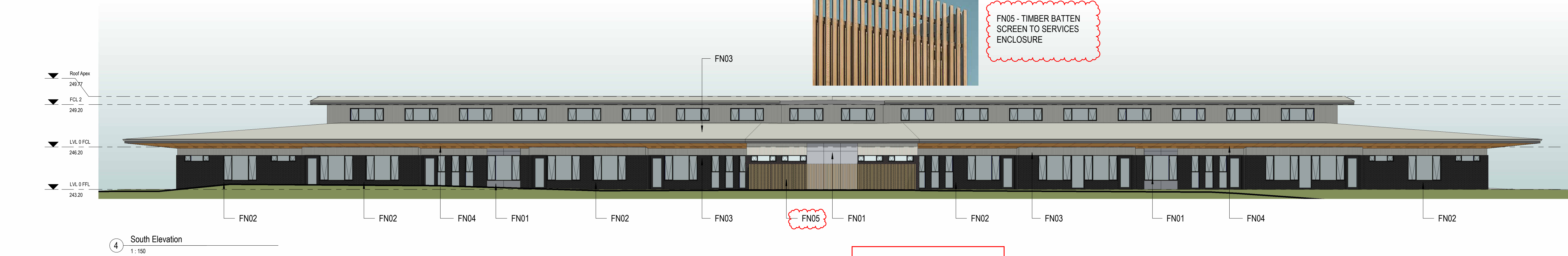
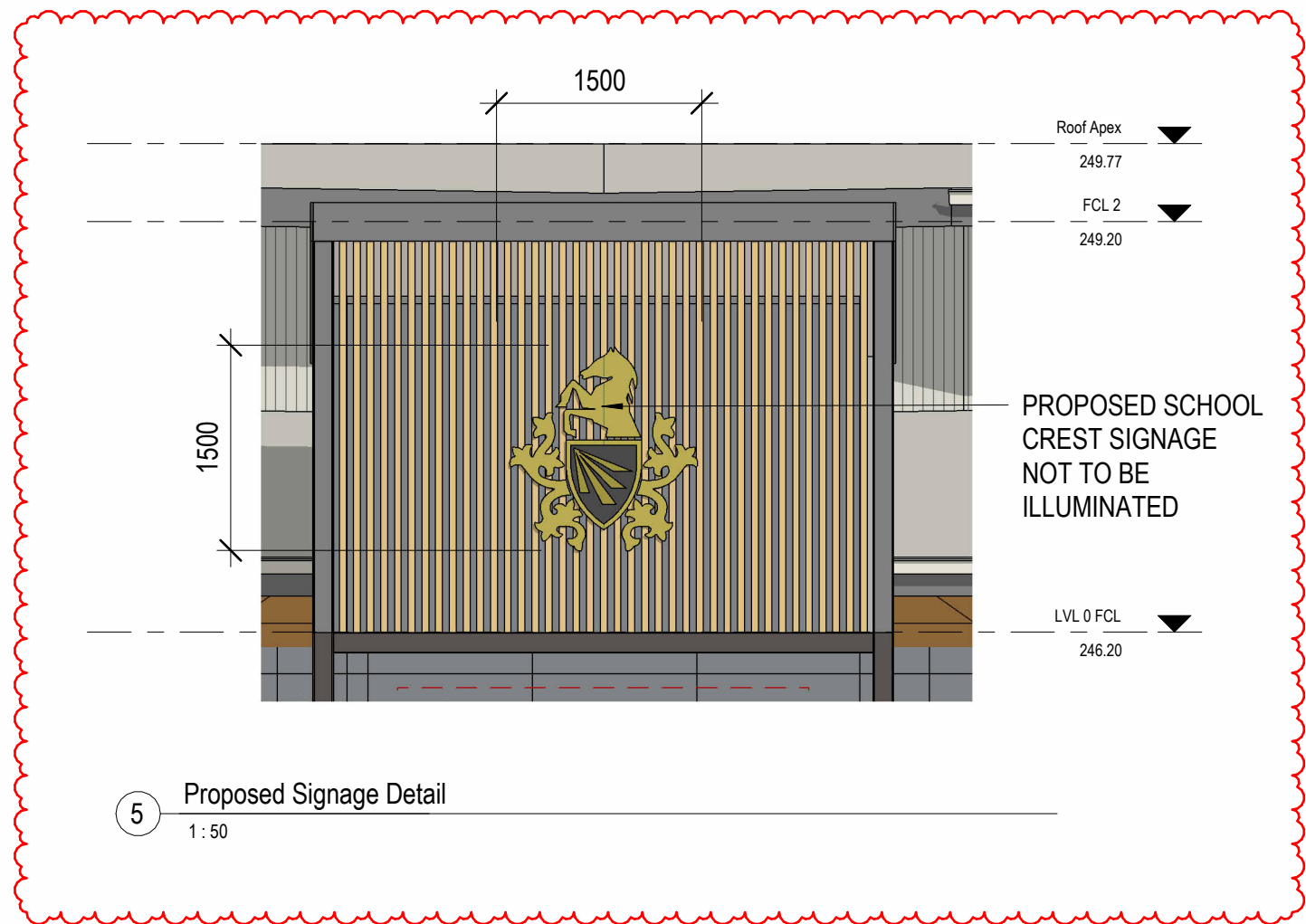
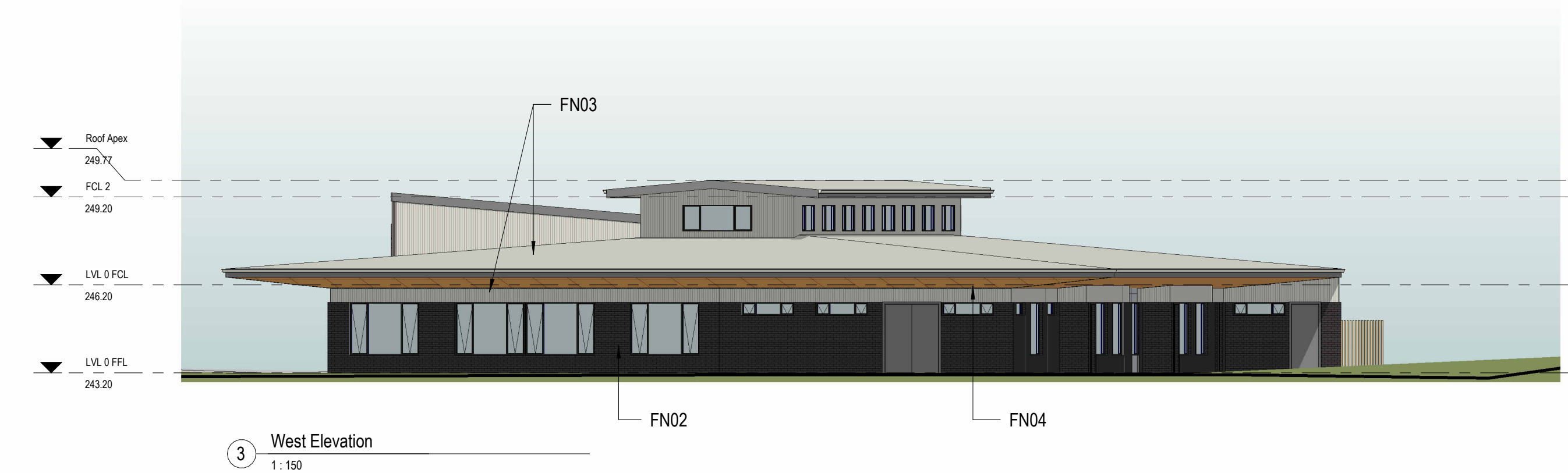
FN04 - TIMBER-LOOK
ALUMINIUM CLADDING



FN05 - TIMBER BATTEN
SCREEN FOR SERVICES
ENCLOSURE



FN05 - TIMBER-LOOK BATTEN
SCREEN FOR SERVICES
ENCLOSURE



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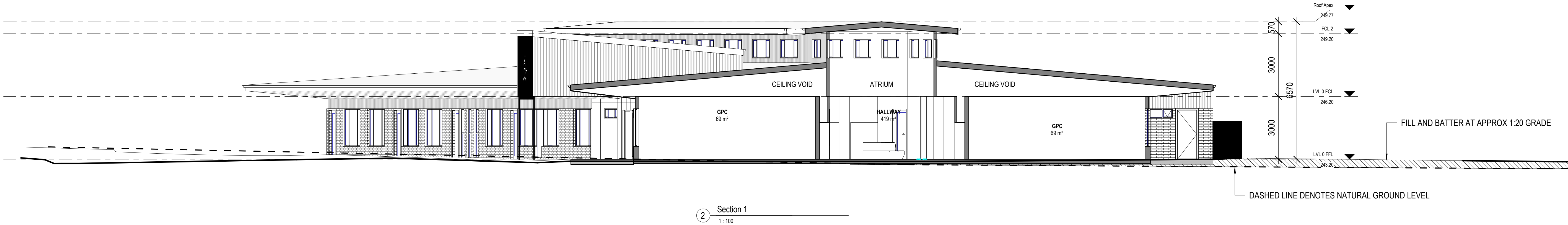
GO DESIGN
BUILDING LANDSCAPE PROJECT MANAGEMENT
P: 0475 261 181
E: info@godesign.net.au
W: godesign.net.au
PROJECT NO: BMG025005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3540
PROJECT CLIENT
Bacchus Marsh Grammar Inc.
DRAWN: KD CHECKED: KD SCALE: As indicated SIZE: A1
SHEET
External Elevations - Proposed

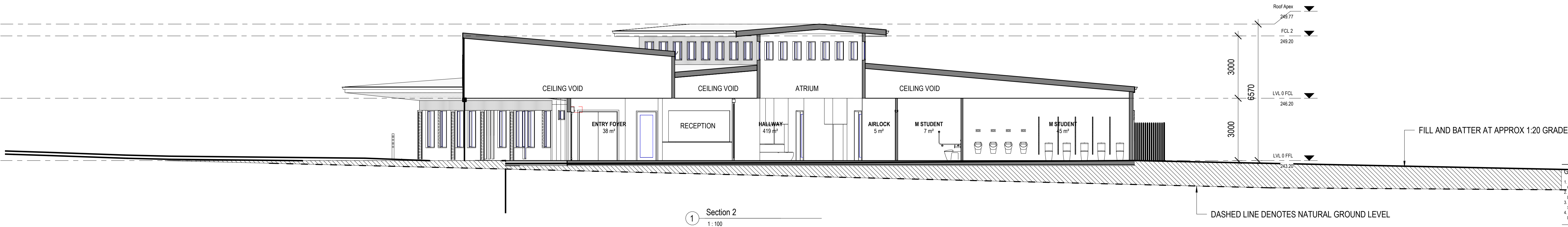
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NO.	DESCRIPTION	DATE	BY
8	Town Planning 07	03/06/26	KD
7	Town Planning 06	11/02/26	KD
6	Town Planning 05	23/01/26	KD
5	Town Planning 04	28/10/25	KD
4	Town Planning 03	20/10/25	KD
3	Town Planning 02	20/10/25	KD
2	Town Planning 01	10/04/25	KD
1	Concept 01	26/03/25	KD

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PROJECT NO.: BMG025005

PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: KD CHECKED: KD SCALE: 1:100 SIZE: A1

SHEET
Sections - Proposed

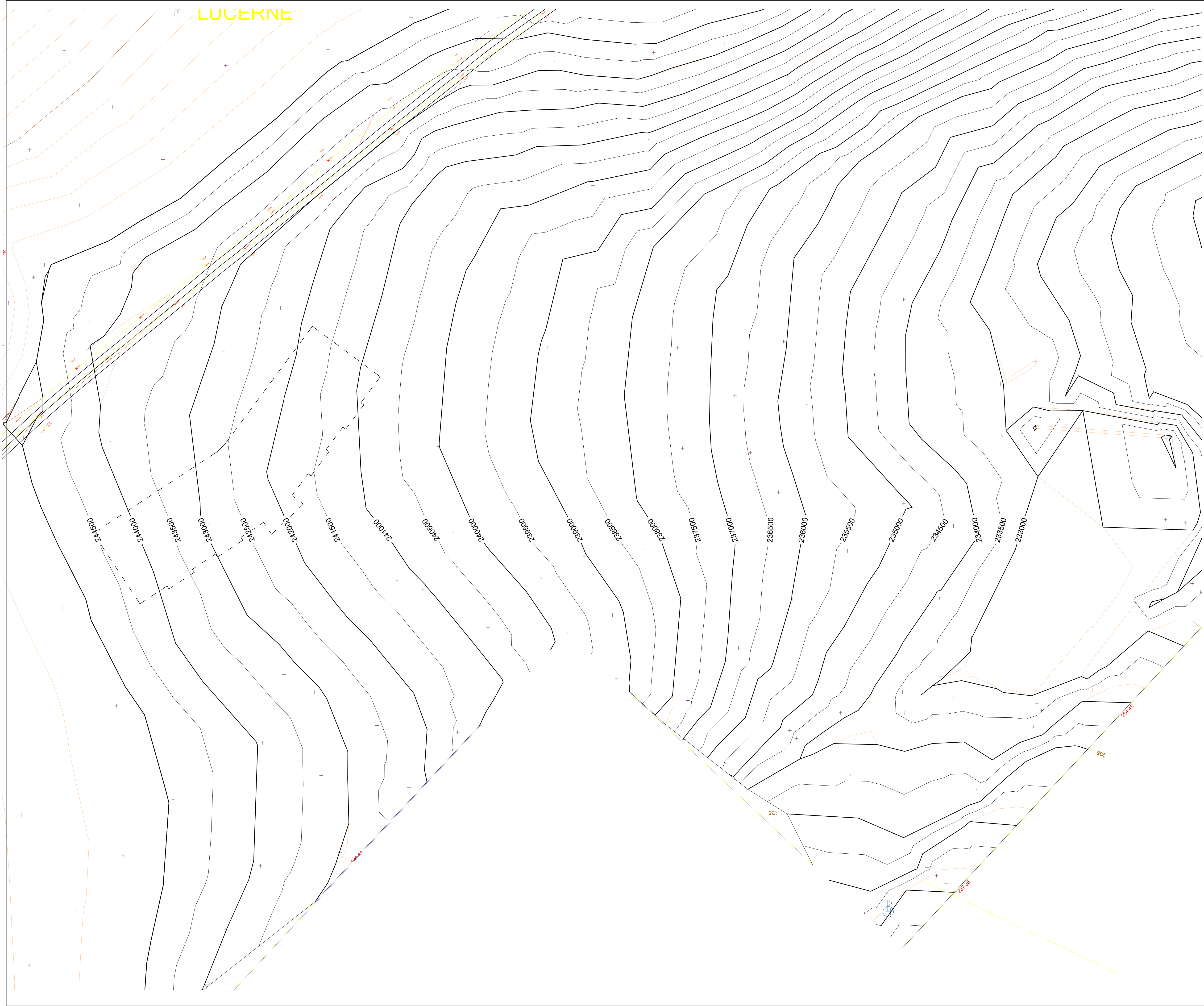
REVISION HISTORY

NO.	DESCRIPTION	DATE	BY	CH
8	Town Planning 07	03/06/26	KD	
7	Town Planning 06	11/05/25	KD	
6	Town Planning 05	23/01/25	KD	
5	Town Planning 04	28/10/25	KD	
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3	Town Planning 02	20/10/25	KD	
2	Town Planning 01	10/04/25	KD	
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PROJECT NO.:
BMG025005
PROJECT:
BMG Staughton Vale Learning Centre

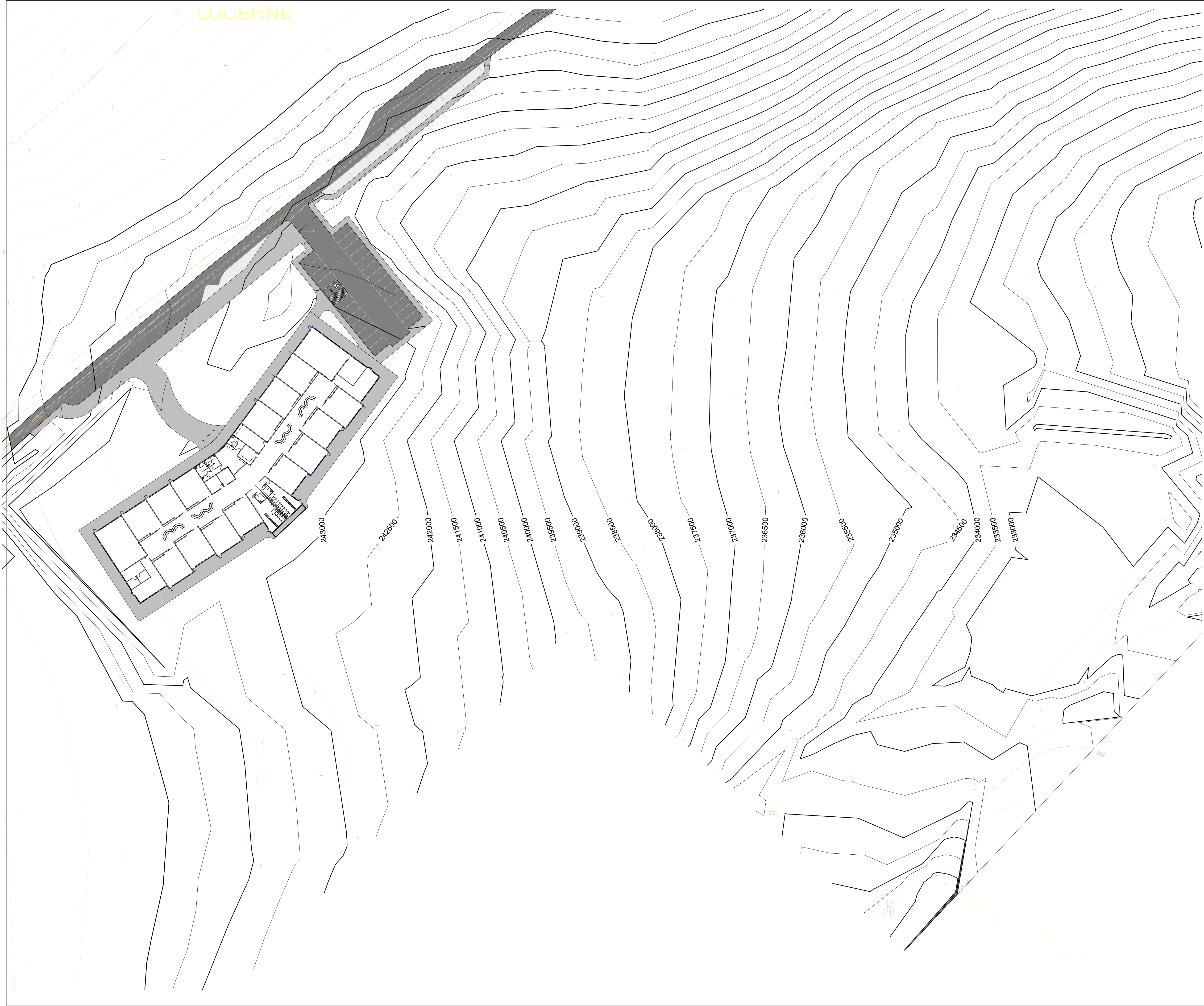
PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: Author
CHECKED: Checker
SCALE: 1:500
SIZE: A1
SHEET

Grading - Existing Contours

REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY / CH
8	Town Planning 07	03/06/26	KD
7	Town Planning 06	11/02/26	KD
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1	Concept 01	26/03/25	KD



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PROJECT NO.:
BMG025005
PROJECT:
BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN: Author
CHECKED: Checker
SCALE: 1:500
SIZE: A1
SHEET

Grading - Proposed
Contours

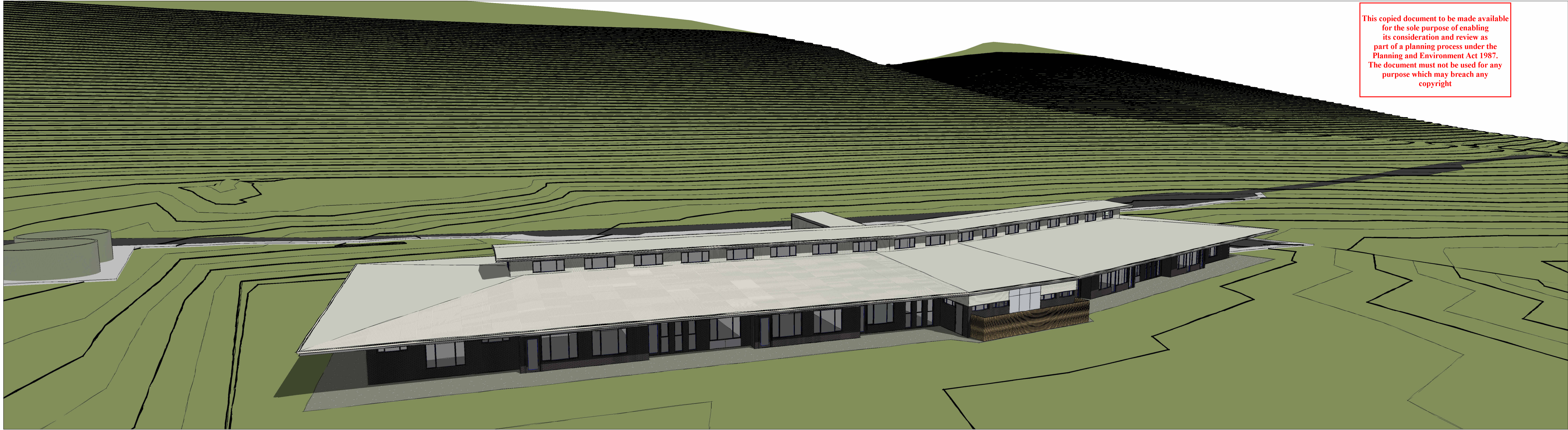
REVISION HISTORY

8	Town Planning 07	03/06/26	KD
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3	Town Planning 02	20/10/25	KD
2	Town Planning 01	10/04/25	KD
1	Concept 01	26/03/25	KD

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NORTH DRAWING NO. REVISION

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PROJECT NO: BMG25005
PROJECT: BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING

PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.

DRAWN	CHECKED	SCALE	SIZE
KD	KD		A1

SHEET

Perspectives - Proposed

REVISION HISTORY

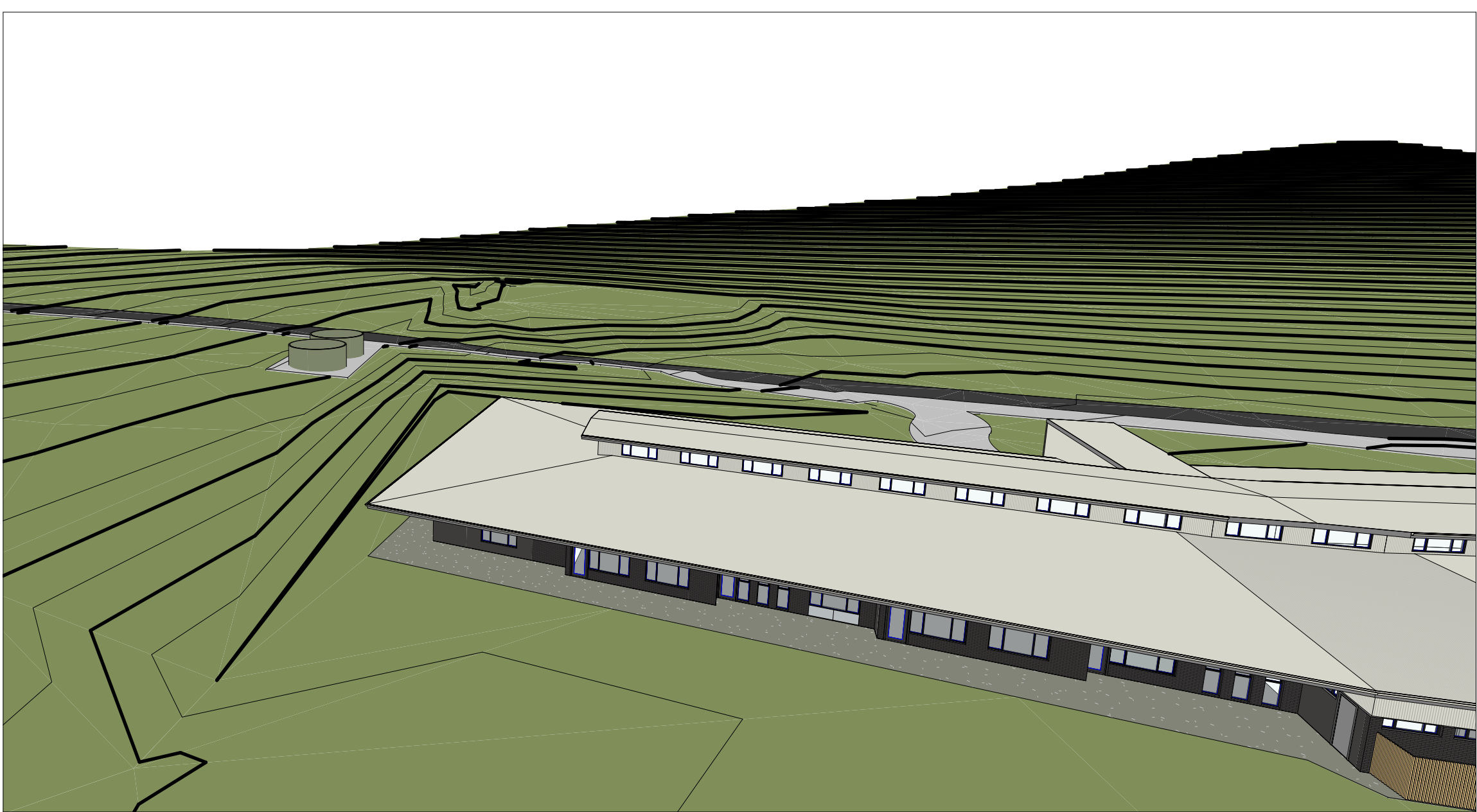
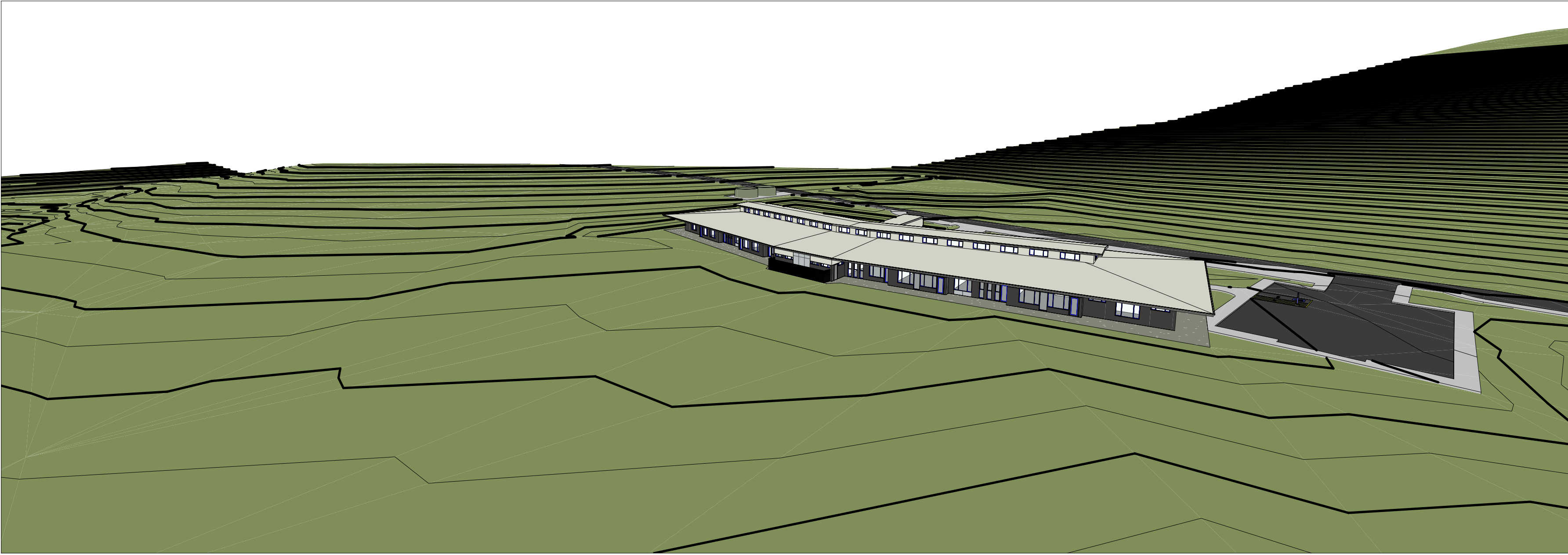
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1	Concept 01	26/03/25	KD	

NO.	DESCRIPTION	DATE	BY	CH
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DRAWING NO.	REVISION
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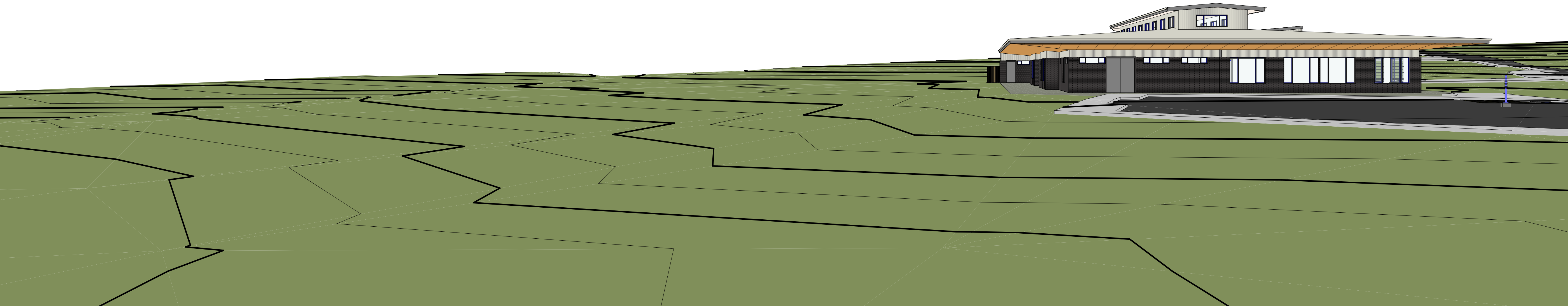
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PROJECT NO:
BMG025005
PROJECT:
BMG Staughton Vale Learning Centre

PROJECT STATUS
TOWN PLANNING
PROJECT ADDRESS
155 Staughton Vale Road, Staughton Vale 3340

PROJECT CLIENT
Bacchus Marsh Grammar Inc.
DRAWN: Author
CHECKED: Checker
SCALE: A1
SHEET

Perspectives - Proposed

REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY / CH
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7	Town Planning 06	11/02/26	KD
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2	Town Planning 01	10/04/25	KD
1	Concept 01	26/03/25	KD

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