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Addendum A:

Past, current, and future land use Agricultural and Sustainable Land Management Plan (Ref: 25083.2)

155 Staughton Vale Road, Staughton Vale



Prepared for Urbis

On behalf of Bacchus Marsh Grammar

Report 25083.3, Version 1.1

June 2026

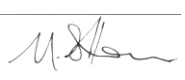
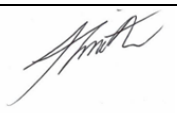
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Version Control

Version	Responsibility	Name	Date	Signature
1.0	Author	Alistair Smith	27/05/2026	
1.0	Mapping	Lachlan King	27/05/2026	
1.0	Internal Review	Matt Hatton	28/05/2026	
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Cover Image: Bacchus Marsh Grammar Staughton Vale Campus (Abzeco 15/11/2025)

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1. Introduction

This addendum has been prepared to provide further information regarding the agricultural productive capacity of the subject land at 155 Staughton Vale Road, Staughton Vale. The addendum specifically responds to matters raised by the City of Greater Geelong regarding the proposed expansion of school infrastructure (Planning Permit Application No: MIN-4-2026) within land zoned Farming Zone (FZ).

The City of Greater Geelong notes that:

The purpose of the Farming Zone does not support the intensification of this use, nor does the applicable planning policy. Namely, Clause 14.01-1L-01 states the following objectives;

- *To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.*
- *To maintain the landscape character of the rural areas.'*

It is considered that the intensification of this land use and the accompanying buildings and works will be in direct contradiction of the above-mentioned strategies. The proposal will further reduce the ability of the land to be returned to productive agricultural land and significantly impact on the visual amenity of the surrounding locality.

The purpose of this addendum is to provide additional detail regarding:

- Past, current and future use of the subject land;
- The approximate extent of agricultural land proposed to be utilised for additional school infrastructure;
- Retained agricultural areas and associated land use; and
- Proposed land management measures within retained agricultural areas.

This document should be read in conjunction with the *Agricultural and Sustainable Land Management Plan* prepared by Abzeco Pty Ltd dated February 2026 (Ref: Abzeco 25083.2). Since that document was prepared, the allocated land use areas within the subject land have undergone minor revision as part of the ongoing design and planning process. In comparison to the original proposal, the revisions have increased the area designated for agricultural purposes and correspondingly reduced the extent of land allocated to School Zones. These updated land use areas are shown in Figure 1 in which part of the School Zone (SZ1) has been allocated to Agricultural Zoning (AZ2b). Final area calculations remain subject to ongoing refinement associated with the development layout and associated management zones.

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2. Land use

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2.1 Historical land use

Historically, the subject land appears to have supported relatively low-intensity agricultural activities associated with grazing, limited cropping, hay production and orcharding.

Previous land management documentation prepared for the site indicates that agricultural activities historically included (Brewin, 2015):

- Sheep and/or cattle grazing;
- Dryland lucerne production;
- Cereal cropping within selected paddocks; and
- A small mixed-fruit orchard within the south-western section of the site.

The subject land contains a variety of physical constraints that influence agricultural productivity across portions of the property. These include:

- Steep slopes and escarpments;
- Rocky terrain;
- Gullies and drainage lines;
- Areas of remnant native vegetation; and
- Limited water availability for irrigation-based agricultural activities.

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The agricultural enterprises occurring within the subject land are believed to have historically been undertaken at a relatively small scale and no large-scale agricultural production has occurred within the site in recent years.

2.2 Current land use

The subject land currently accommodates the Bacchus Marsh Grammar's Staughton Vale campus and associated educational infrastructure.

Current agricultural activities occurring within the site include:

- Hay production within portions of the north-eastern paddocks;
- Orchards within the south-western section of the site;
- Small-scale market garden activities; and,
- Agricultural and environmental education programs associated with the school.

Agricultural activities currently occurring within the site are associated with educational programs and land management activities undertaken by Bacchus Marsh Grammar. The site is not currently engaging in any highly-productive, large scale agricultural activities.

Other areas of the property are currently maintained as conservation areas. These areas are considered generally unsuitable for agriculture on account of their physical features (i.e., slope and topography), or that they currently support native vegetation. Abzeco (2026) identified that the majority of the site suitable for ongoing agricultural use had been retained within designated

Agricultural Zones, while steeper and environmentally sensitive areas had been identified as Conservation Zones.

2.3 Future land use

The proposed development includes additional school infrastructure associated with the ongoing operation of the Bacchus Marsh Grammar Staughton Vale campus.

The proposed buildings and works generally include:

- Additional education buildings;
- Associated accessways;
- Car parking;
- Landscaping; and
- Associated school infrastructure i.e., play areas.

The proposed development footprint will result in the conversion of a portion of land currently available for agricultural use.

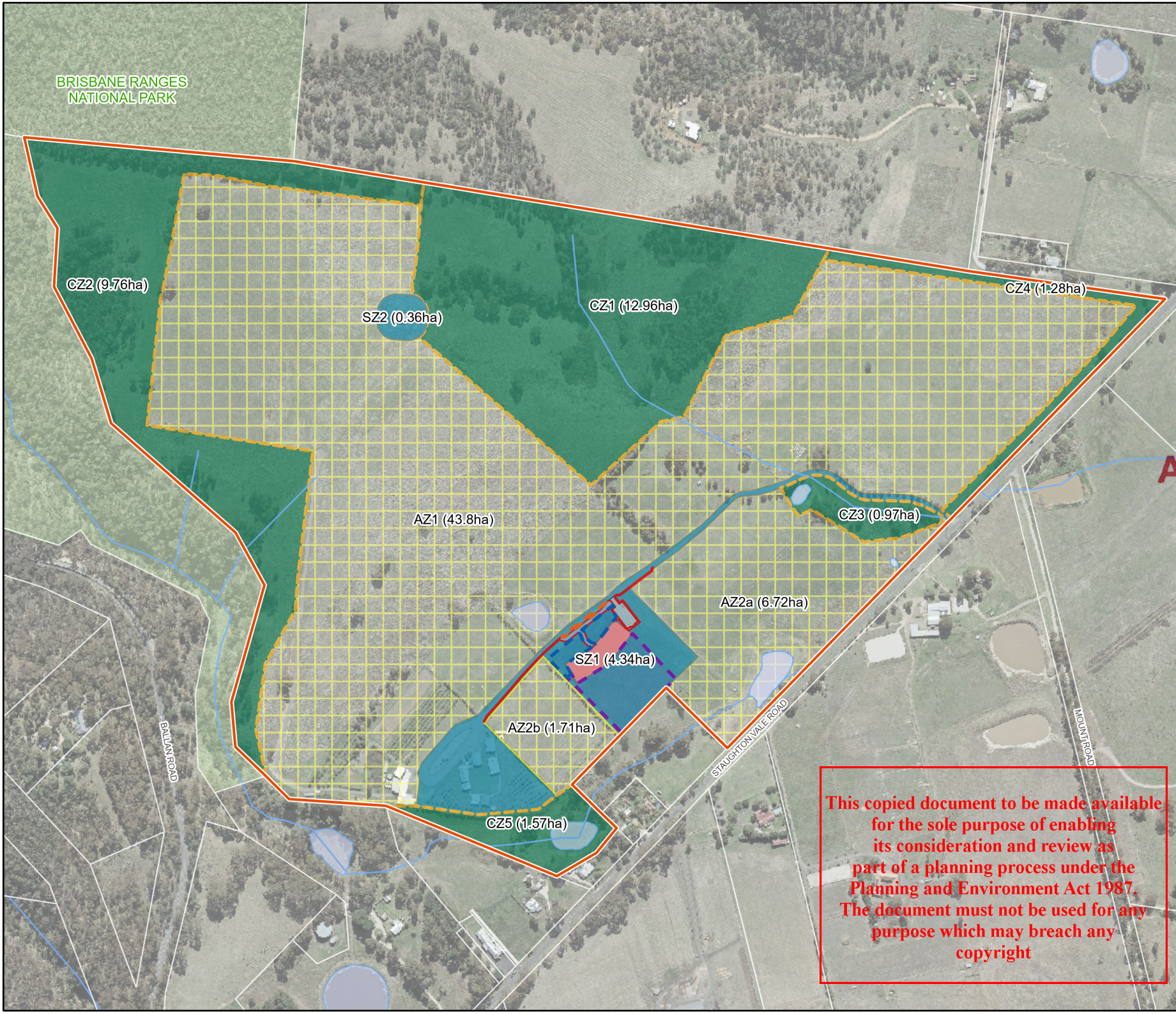
Based on the current concept layout and management zoning, the proposed change in land use is expected to primarily affect areas currently suitable predominantly for:

- Occasional cropping and pasture rotation;
- Rotational grazing on perennial pastures or lucerne.

Notwithstanding the proposed development footprint, substantial portions of the subject land are proposed to remain available for agricultural and associated land management activities.

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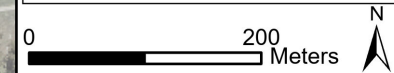
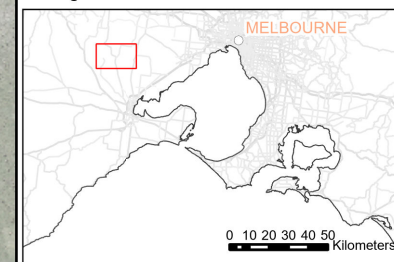
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- Study Area
- Agricultural Zone
- Conservation Zone
- School Zone
- Proposed Learning Centre Building
- Proposed Carpark
- Proposed Footpath
- Proposed Bus Bays
- Proposed Play Area
- Proposed Playspace
- Existing Day Observation Centre
- Parks and Conservation Reserves
- Watercourse
- Waterbody

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Figure 1
Land Management Zones and
Proposed Development Plans
 155 Staughton Vale Road,
 Staughton Vale



Date: 27/05/2026
 Created by: LK
 Project: 25083
 File: 25083_Urbis_BacchusMarshGrammarSchool
 Note: Location of property boundaries, watercourse, roads and topography indicative only.

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3. Land use area comparison

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3.1 Quantifying agricultural outputs

Direct quantification of agricultural outputs associated with the subject land is inherently difficult due to the range of variables that influence agricultural productivity and the operational purpose of the site.

Agricultural productivity can vary substantially over time depending on factors including:

- Climate conditions;
- Pasture condition including composition and weed abundance;
- Soil health and condition;
- Water availability;
- Grazing intensity;
- Pest animals;
- Management practices and access to agricultural equipment; and,
- Landowner/manager objectives.

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Under the current ownership and management of Bacchus Marsh Grammar, the primary purpose of the site is educational rather than agricultural production. Existing agricultural activities are primarily associated with educational programs, land management activities and small-scale agricultural use. The subject land is not currently managed with the primary objective of maximising agricultural production outputs or financial return. Agricultural activities occurring within the site may vary over time in response to educational requirements, operational priorities, seasonal conditions and land management objectives.

Subsequently, direct quantification of agricultural production yields, carrying capacities or financial outputs would involve a high degree of uncertainty and would likely require detailed agronomic assessment, long-term production data and defined commercial production objectives.

For this reason, this addendum focuses on:

- The approximate extent of land currently utilised for agricultural purposes;
- The approximate extent of land proposed to be converted for school infrastructure;
- The retained agricultural land area; and
- The proposed land management measures associated with retained agricultural areas.

Notwithstanding the above, it is recognised that the productivity and usability of retained agricultural areas may be influenced over time by the implementation of proposed land management measures including weed control, pasture improvement, management of undesirable species and ongoing land management activities outlined within Section 6 of this addendum.

It is acknowledged that the current and proposed use of the land is not solely to promote agricultural productivity. However, the majority of the site remains dedicated to agricultural productivity or conservation. Supporting the agricultural and environmental use of the land, the

purpose of the educational facility is to provide students with agricultural and environmental education which is intended to support sustainable land management practices in the region into the future.

3.2 Land use change and zoning

The extent of land affected by the proposed development is currently being refined as part of the ongoing design process. The pre- and post-construction areas outlined below have considered current apparent land use, native vegetation, existing fencelines and infrastructure, agricultural land qualities and landform. The areas stated are considered sufficient to highlight the current land use, and expected changes post-construction.

The land use calculations (Table 1; Graph 1) indicate that the proposed development will result in an increase in land allocated to School Zones from approximately 2.60 ha to 4.70 ha, representing an increase of approximately 2.10 ha across the subject land. This equates to an increase from approximately 3.1% to 5.6% of the total site area.

Land allocated to Agricultural Zones (Table 1; Graph 1) is proposed to decrease from approximately 55.61 ha to 52.23 ha, representing a reduction of approximately 3.38 ha. Despite this reduction, Agricultural Zones will continue to comprise the majority of the subject land, accounting for approximately 62.4% of the total site area following the proposed development.

Land allocated to Conservation Zones (Table 1; Graph 1) is proposed to increase from approximately 25.44 ha to 26.72 ha, representing an increase of approximately 1.28 ha. Conservation areas will account for approximately 31.9% of the total site area following the proposed development.

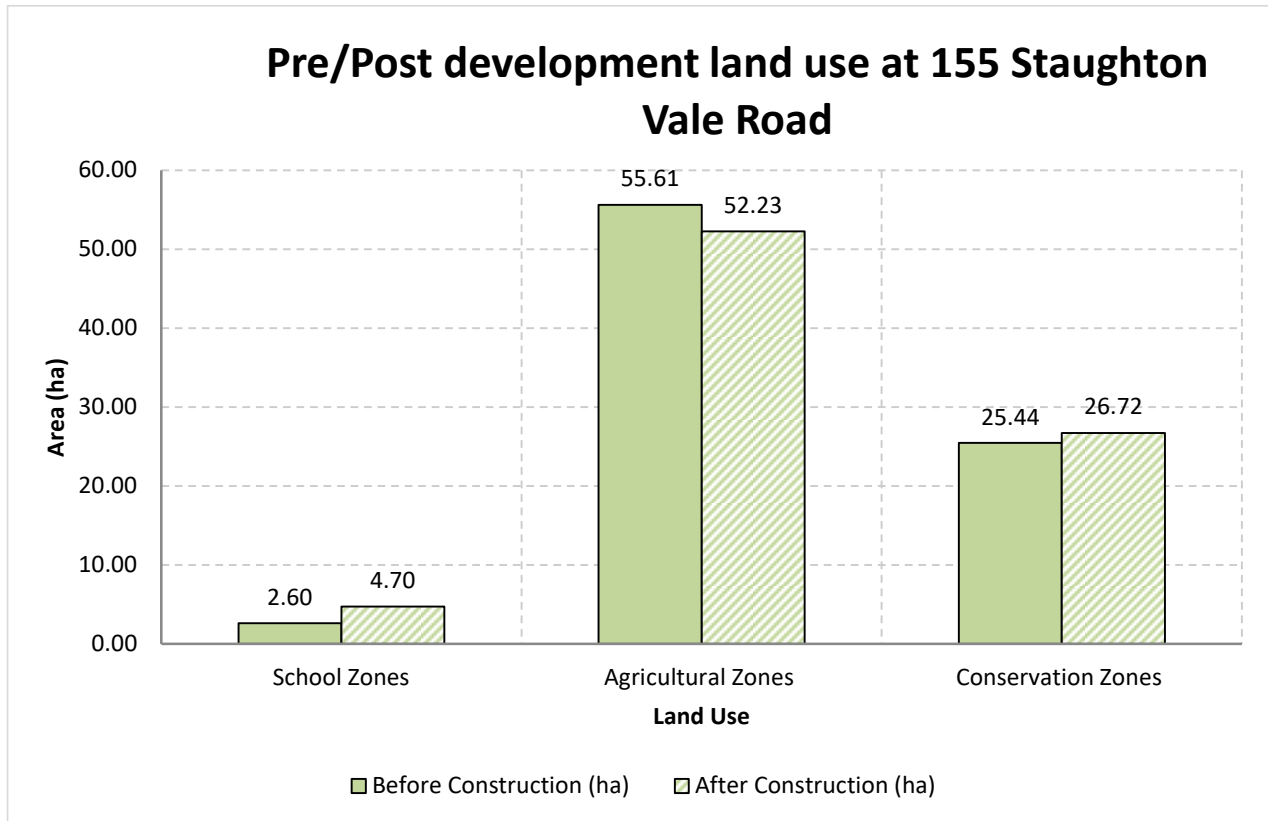
Overall, the revised land use framework retains the majority of the subject land within Agricultural and Conservation Zones.

Table 1: Land use and expected change.

Land Use	Approximate area pre-construction (ha)	Approximate area post-construction (ha)	Approximate area change (ha)	% Change	Before Share of Site	After Share of Site	Percentage-Point Change
School Zones	2.60	4.70	+2.10	+80.8%	3.1%	5.6%	+2.5%
Agricultural Zones	55.61	52.23	-3.38	-6.1%	66.5%	62.4%	-4.0%
Conservation Zones	25.44	26.72	+1.28	+5.0%	30.4%	31.9%	+1.5%
Total Site Area	83.65	83.65	0.00	0.0%	100.0%	100.0%	0.0%

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Graph 1: Pre/Post development land use at 155 Staughton Vale Road.

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4. Retained agricultural land

The retained agricultural areas are proposed to continue supporting a range of agricultural and land management activities, including:

- Hay production;
- Orchards;
- Horticultural activities;
- Grazing;
- Pasture management; and
- Agricultural education activities.

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Agricultural activities are proposed to continue primarily within the designated Agricultural Zones identified in the February 2026 Agricultural and Sustainable Land Management Plan.

Areas identified as Conservation Zones are generally associated with:

- Gullies and drainage lines;
- Remnant native vegetation;
- Rocky escarpments; and,
- Steeper terrain.

4.1 Proposed Land Management Measures within Retained Agricultural Areas

The following land management measures are proposed within retained agricultural areas as part of the ongoing management framework for the subject land.

Weed management

The subject land supports a range of environmental and agricultural weed species, including several species listed under the Catchment and Land Protection Act 1994 (CaLP Act). Ongoing weed management is proposed throughout retained agricultural areas to reduce the spread and establishment of high-threat weeds and improve the condition and usability of retained pasture and hay production areas.

Targeted weed control measures are proposed to include management of species, particularly those that would reduce agricultural outputs such as:

- Serrated Tussock **Nassella trichotoma*;
- Chilean Needle-grass **Nassella neesiana*;
- Brown-top Bent **Agrostis capillaris*;
- Horehound **Marrubium vulgare*; and,
- A variety of thistles and broadleaf weeds,

Weed management methods may include:

- Selective herbicide application;

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- Spot spraying;
- Cut-and-paint treatment for woody weeds where appropriate;
- Slashing and physical removal methods;
- Ongoing monitoring and follow-up treatment; and
- Hygiene measures to minimise weed spread between paddocks and management zones.

Weed control works are proposed to be undertaken in accordance with seasonal suitability, target species growth cycles, relevant chemical label requirements, and any applicable legislative obligations.

Within retained pasture and hay production areas, weed management is intended to reduce competition from undesirable species and support improved pasture composition over time.

Pasture Improvement and hay production

Retained agricultural areas are proposed to continue supporting pasture and hay production activities. Existing pasture areas within the site are variable in quality and contain a range of undesirable species and weed infestations. Ongoing pasture management and improvement measures are proposed within suitable retained paddocks.

Pasture improvement measures may include:

- Sowing of desirable pasture species;
- Oversowing or renovation of degraded pasture areas where required;
- Management of pasture composition and groundcover;
- Rotational grazing practices where appropriate;
- Seasonal fertiliser application subject to management objectives and soil requirements; and,
- Management of pasture biomass through hay cutting and/or grazing.

Management activities are proposed to focus on improving pasture condition and maintaining productive pasture cover within retained agricultural areas. This may include the establishment or maintenance of pasture species suited to hay production and grazing purposes.

Hay production is proposed to continue within suitable retained paddocks of the subject land. Management associated with hay production may include:

- Seasonal cutting and baling;
- Management of pasture growth and composition;
- Intensive weed control within hay production areas; and
- Maintenance of access to paddocks and associated farm infrastructure.

The extent and intensity of pasture and hay production activities may vary seasonally depending on rainfall, pasture growth, operational requirements and land management objectives.

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Grazing management

Limited grazing activities are proposed to continue within retained agricultural areas. Grazing may occur within pasture paddocks and retained open agricultural areas where compatible with broader land management objectives.

Grazing management practices may include:

- Rotational grazing where appropriate;
- Adjustment of stocking rates in response to seasonal conditions and pasture availability;
- Exclusion of stock from environmentally sensitive areas;
- Maintenance of fencing and water supply infrastructure; and,
- Management of pasture utilisation to maintain adequate groundcover.

The intensity and extent of grazing activities may vary over time depending on seasonal conditions, educational activities, pasture availability and broader land management requirements.

Market gardens and orchard areas

Existing orchard and market garden areas within the south-western portion of the site are proposed to be retained and managed on an ongoing basis.

These areas may continue to support:

- Fruit tree production;
- Small-scale horticultural activities;
- Market garden areas;
- Educational agricultural activities; and,
- Associated irrigation and maintenance infrastructure.

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Management activities within orchard and market gardens areas may include:

- Pruning and maintenance of existing trees;
- Replacement planting where required;
- Weed management;
- Irrigation management;
- Soil improvement works; and
- Maintenance of productive growing areas.

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Future horticultural activities may vary over time depending on operational requirements and educational programs associated with the site.

Soil and erosion management

The subject land contains areas of moderate to steep slopes, gullies, rocky escarpments and drainage lines that may be susceptible to soil movement and erosion if inadequately managed.

Land management measures are proposed to minimise erosion risk and maintain soil stability within retained agricultural areas and environmentally sensitive parts of the site.

Proposed erosion and soil management measures may include:

- Maintenance of vegetative groundcover;
- Management of stock access to erosion-prone areas;
- Stabilisation of disturbed areas where required;
- Maintenance of pasture cover within retained paddocks;
- Management of runoff and drainage;
- Retention of vegetation within gullies and drainage lines; and,
- Revegetation of selected areas where appropriate.

Earthworks associated with future agricultural activities, if required, are proposed to be minor in nature and undertaken in a manner that minimises erosion and soil disturbance.

Infrastructure and maintenance

Retained agricultural areas may continue to utilise and maintain existing agricultural infrastructure including:

- Fencing;
- Gates;
- Dams;
- Water troughs;
- Irrigation infrastructure;
- Farm access tracks; and,
- Storage and maintenance areas associated with agricultural activities.

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Maintenance and replacement of agricultural infrastructure may occur periodically as required to support ongoing land management activities within the site.

Land management practices and agricultural activities within retained areas may continue to evolve over time in response to:

- Seasonal conditions;
- Operational requirements;
- Educational programs;
- Site management objectives; and,
- Ongoing maintenance requirements.

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5. Conclusion

This addendum has been prepared to provide additional information regarding the agricultural productive capacity of the subject land and the approximate extent of agricultural land proposed to be affected by the expansion of school infrastructure at 155 Staughton Vale Road.

Historically, the subject land appears to have supported relatively low-intensity agricultural activities. Currently agricultural activities occurring within the site have primarily been associated with the educational and land management activities undertaken by Bacchus Marsh Grammar and currently include hay production, orchards, and market gardens.

The proposed development will result in the conversion of a portion of land currently available for agricultural use associated with the footprint of proposed buildings, accessways, parking areas and associated infrastructure. Final area calculations remain subject to refinement as part of the ongoing design process. While the proposal represents a reduction in the total area available for agricultural activities within the subject land, the overall extent of land affected is relatively limited in the context of the broader landholding.

Direct quantification of agricultural outputs associated with the subject land is inherently difficult and dependent on a range of variables. The retained agricultural areas are proposed to continue supporting activities including hay production, orchards, horticultural activities and limited grazing. Proposed land management measures within retained agricultural areas include targeted weed control, pasture improvement, management of undesirable species, sowing of desirable pasture species, and broader land management works outlined in Section 4 of this addendum.

The productivity and condition of agricultural land is influenced by a range of factors including management intensity, weed burden, pasture composition, seasonal conditions and land capability. As such, implementation of the proposed land management measures may result in improvements to the productivity and usability of retained agricultural areas over time, which will to some degree compensate for the minor loss of agricultural land.

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6. References

Abzeco (2026) *Agricultural and Sustainable Land Management Plan (Ref: 25083.2) 155 Staughton Vale Road, Staughton Vale*. Abzeco, Bundoora.

Brewin (2015) *Agricultural Land Management Plan Bacchus Marsh Grammar*. Darrel Brewin and Associates Pty Ltd.

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