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# Bacchus Marsh Grammar, Staughton Vale – Campus Development

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## *Planning Report*

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# Acknowledgment of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.

## Urbis staff responsible for this report were:

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Project Code P0030492

Report Number 2

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

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## Submission documents:

This report is to be read in conjunction with:

- Architectural Plans, prepared by GoDesign (dated 3 June 2026)
- Landscape Concept Report, prepared by Urbis (dated 11 June 2026)
- Waste Management Plan, prepared by Traffix Group (dated 16 February 2026)
- Traffic Impact Assessment, prepared by Traffix Group (dated 1 June 2026)
- Agricultural and Sustainable Land Management Plan, prepared by Abzeco (dated 12 February 2026)
- Addendum A to Agricultural and Sustainable Land Management Plan, prepared by Abzeco (dated 2 June 2026)
- Biodiversity Assessment Report, prepared by Abzeco (dated 2 June 2026)
- Bushfire Development Report, prepared by Terramatrix (dated 16 February 2026)
- Sustainability Management Plan, prepared by EcoResults (dated 5 May 2026)
- Site Survey, prepared by Head & Humphreys Land Consultants (dated 17 October 2025)
- Land Capability Assessment, prepared by Provincial Geotechnical (17 December 2025)
- Visual Impact Assessment, prepared by Urbis (10 February 2026)

- Additional Visual Impact Photomontage, prepared by Urbis, showing vegetation screening at 10 years' growth.

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# Contents

|                                          |           |                                         |           |
|------------------------------------------|-----------|-----------------------------------------|-----------|
| <b>Contents</b>                          | <b>4</b>  | 4.2 Farming Zone                        | 22        |
| <b>Executive Summary</b>                 | <b>5</b>  | 4.3 Visual Impact                       | 24        |
| Greater Geelong Planning Scheme          | 5         | 4.4 Bushfire Risk                       | 25        |
| Assessment Summary                       | 5         | 4.5 Sustainability                      | 25        |
| <b>1 Site Context</b>                    | <b>6</b>  | 4.6 Vegetation and Landscaping Response | 26        |
| 1.1 Subject Site                         | 6         | 4.7 Car Parking and Traffic             | 26        |
| 1.2 Immediate Surrounds                  | 8         | 4.8 Waste Management                    | 27        |
| 1.3 Surrounding Context                  | 8         | 4.9 Lighting and Noise Impacts          | 27        |
| 1.4 Previous Planning Approvals          | 9         | <b>5 Conclusion</b>                     | <b>28</b> |
| 1.5 About the Staughton Vale Campus      | 10        | <b>Disclaimer</b>                       | <b>29</b> |
| <b>2 Proposal</b>                        | <b>11</b> |                                         |           |
| 2.1 Proposed Permit Conditions           | 13        |                                         |           |
| <b>3 Greater Geelong Planning Scheme</b> | <b>14</b> |                                         |           |
| 3.1 Zone                                 | 14        |                                         |           |
| 3.2 Overlays                             | 15        |                                         |           |
| 3.3 General and Particular Provisions    | 17        |                                         |           |
| 3.4 Municipal Planning Strategy (MPS)    | 17        |                                         |           |
| 3.5 Planning Policy Framework (PPF)      | 17        |                                         |           |
| 3.6 Responsible Authority                | 17        |                                         |           |
| 3.7 Notice of Decision and Review        | 18        |                                         |           |
| <b>4 Assessment</b>                      | <b>19</b> |                                         |           |
| 4.1 Planning Policy                      | 20        |                                         |           |

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# Executive Summary

This report has been prepared on behalf of Bacchus Marsh Grammar in support of a planning permit application for a new primary school building and associated carpark and landscaping, and expansion of student numbers at 155 Staughton Vale Road, Staughton Vale (the subject site).

The new building is proposed as part of the establishment of a permanent primary school on the site. The existing use of the site to host classes for day-trip students that focus on outdoor education, agriculture, environmental awareness and food sustainability is to remain unchanged.

It is proposed that this application will create an 'omnibus' permit, which will apply to the entire site and the whole activity. It will supersede previous planning approvals for use and development of the site with approval for the current proposal.

## Greater Geelong Planning Scheme

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

Table 1 – Planning Controls and Permissions

| Controls/Provisions                                 | Permissions                                                                                                                                                                                                          |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Clause 35.07 (Farming Zone)</b>                  | <ul style="list-style-type: none"><li>Use of land as a Primary and Secondary School.</li><li>To construct or carry out a building or works associated with a Section 2 use (Primary and Secondary School).</li></ul> |
| <b>Clause 42.03 (Significant Landscape Overlay)</b> | <ul style="list-style-type: none"><li>To construct a building or construct or carry out works.</li></ul>                                                                                                             |
| <b>Clause 52.05 (Signs)</b>                         | <ul style="list-style-type: none"><li>To construct or put up for display a business identification sign.</li></ul>                                                                                                   |

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### Clause 52.06 (Car Parking)

- To reduce (including reduce to zero) the minimum number of car parking spaces required under clause 52.06–5.

### Clause 52.34 (Bicycle Facilities)

- To vary, reduce or waive any requirement of Clause 52.34–5

## Assessment Summary

This planning report describes the subject site and surrounding context. It further details the proposed works and provides detailed assessment against the relevant planning controls and policies contained within the Greater Geelong Planning Scheme.

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

- ✓ The proposal is consistent with the statutory and strategic frameworks of the Greater Geelong Planning Scheme.
- ✓ The proposal provides a high-quality built form outcome which is designed to appropriately respond to the rural setting including adjacent farming and residential properties.
- ✓ The proposal appropriately manages the potential for off-site amenity impacts and incorporates appropriately designed and sited built form that mitigates visual bulk.
- ✓ The proposal incorporates best practice ESD initiatives and provides high quality landscaping on the site, in line with Greater Geelong policy.
- ✓ The proposal ensures that waste and car parking considerations are appropriately managed within the site.

## 1 Site Context

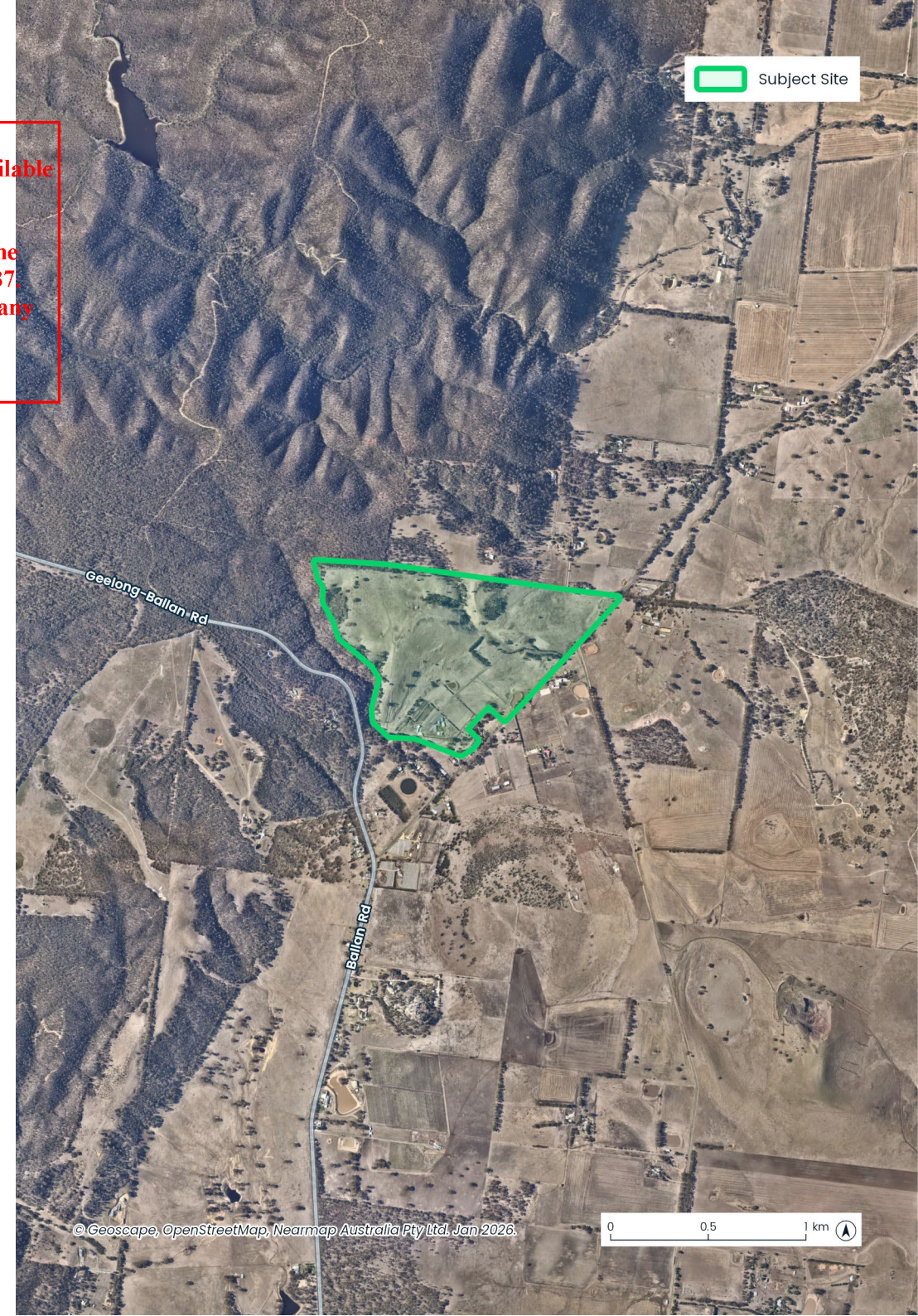
### 1.1 Subject Site

Key details of the site are as follows.

Table 2 – Site Details

| Category            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Conditions | The subject site primarily consists of paddocks, which are currently not used for agricultural purposes beyond the small-scale educational use. A southern section of the site contains school buildings, sheds and internal tracks, alongside orchards and vegetable gardens for use in the school's agriculture programs. A further small school building, the "day observation centre" is located within a northern section of the site. |
| Location            | Approximately 31km northwest of central Geelong, immediately adjacent the Brisbane Ranges national Park.                                                                                                                                                                                                                                                                                                                                    |
| Area                | Approximately 83.48ha.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Frontages           | <ul style="list-style-type: none"><li>North: Crown land located within the Brisbane Ranges National Park, and a rural residential property fronting Granite Road, Staughton Vale.</li><li>East: Staughton Vale Road and rural farmland.</li><li>South: Rural residential properties and the Staughton Vale Hall.</li><li>West: Crown land located within the Brisbane Ranges National Park.</li></ul>                                       |
| Title               | Lot 1 on TP963816.                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Vehicle Access</b> | Vehicle access is via an extended driveway to Staughton Vale Road.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Vegetation</b>     | Vegetation is primarily located within northern and western sections of the site, with patches of vegetation located surrounding the school buildings and along the driveway. Some patches of native vegetation are present within the site, and northern and western sections of the site include native forest that is contiguous with vegetation of the Brisbane Ranges National Park. It is not proposed to remove any native vegetation as part of this planning permit application. |

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## 1.2 Immediate Surrounds

The subject site's immediate surrounds are as follows:

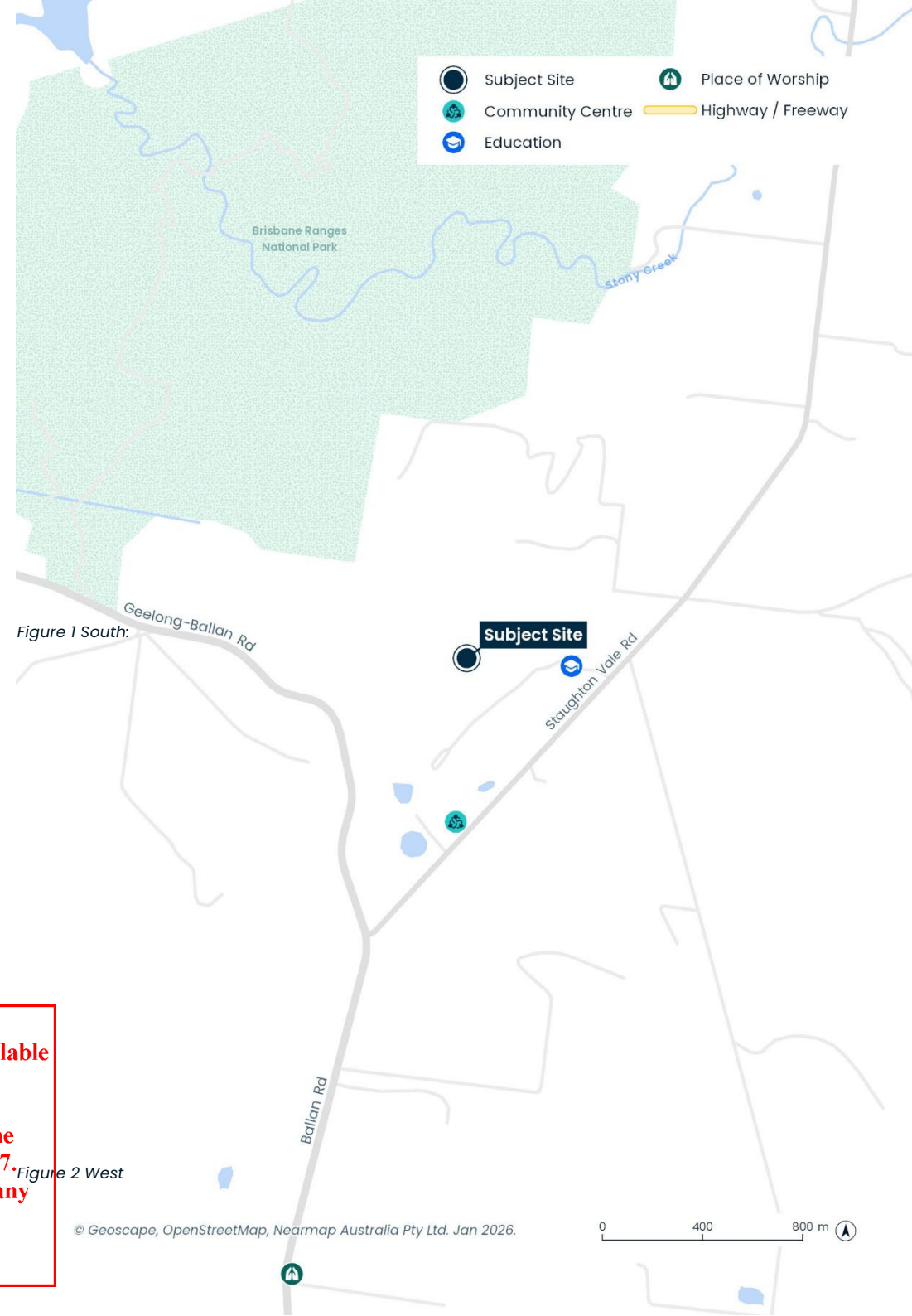
- **North:** land located within the Brisbane Ranges National Park, which is densely vegetated and includes hiking tracks as well as local roads.
- **East:** rural land primarily used for agricultural purposes.
- **South:** farmland and rural residential properties are located to the south of the site, as well as the Staughton Vale Hall and multiple wineries.
- **West:** land within the Brisbane Ranges National Park.

To the north, east and south, it is notable that the lot sizes of adjoining land tend towards "Rural Living" sized residential blocks than farming land for primarily commercial, agricultural purposes. The smallest of these is the approximately 3000sqm block at 75 Staughton Vale Road.

## 1.3 Surrounding Context

Key locational attributes of the site are as follows:

1. Brisbane Ranges National Park, located immediately adjacent the subject site to the northeast.
2. Staughton Vale Hall, located approximately 115m south of the subject site.
3. St Brigid's Catholic Church, located approximately 815m southwest of the subject site.
4. Anakie township, located approximately 3.7km south of the subject site.



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## 1.4 Previous Planning Approvals

Planning Permit PP-905-2015/A was issued by City of Greater Geelong for the subject site on 6 May 2016, which allows for the following:

*Use and Development of a School in Association with Agriculture and Outdoor Education and Use and Development of a Caretakers Residence.*

The permit expiry date was extended on 21 May 2024, so that the development must be completed by 6 May 2028.

“School” is not a current land use term in the Greater Geelong Planning Scheme. While “School” conceptually best captures both the existing and proposed use of the land, being used for the education of primary and secondary school students, in order to align with the definitions of the Planning Scheme, it is proposed to apply for use of land as a Primary and Secondary School.

Condition 9 of the existing Planning Permit restricts student and staff numbers as follows:

*Not more than 150 students and 15 staff members may be present on the premises at any one time, except for sixteen (16) times (days) per calendar year when up to 450 students may be present, to the satisfaction of the responsible authority.*

It is noted that Council originally prepared their delegate report in 2015 allowing for 200 students and 15 staff members to be present on the premises at any one time, however this was reduced to 60 students and 15 staff members through a VCAT development hearing process.

A Section 72 Amendment was lodged in 2022, seeking to increase the numbers to 150 students and 15 staff members on the premises at any one time, with the exception of sixteen times per calendar years when 450 students may be present. This was approved by Council on 31 January 2023.

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## 1.5 About the Staughton Vale Campus

The Staughton Vale campus was developed in 2017 and is currently utilised by Bacchus Marsh Grammar as a unique rural facility for students from the Woodlea and Maddingley Campuses. The campus is used to host classes that focus on outdoor education, agriculture, environmental awareness and food sustainability, with approximately 10 classes per week held at the campus.

The Staughton Vale campus catchment includes the Local Government Areas of Greater Geelong, Moorabool and Golden Plains. If approved, the permanent Primary School will draw enrolments primarily from the Northern and Western Growth Areas of Greater Geelong, in addition to the under-served townships in surrounding regional areas. The establishment of a permanent campus in Staughton Vale will support the strong demand for private education services from Geelong's next growth front and expand service provision in nearby under-served areas (in particular within Golden Plains, which currently has no independent schools). This will offer added capacity and greater choice for families across the wider region.

Students from the Woodlea and Maddingley campuses are currently transported to and from the site via bus, to minimise traffic on the surrounding road network. This arrangement is proposed to continue with students proposed to travel to and from the site via bus, via the existing campuses and from the Greater Geelong, Surf Coast, Golden Plains and Moorabool regions. The rural location is essential to the operation of the campus, which provides the necessary land and surrounding natural and agricultural environment to conduct the classes held on campus.

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## 2 Proposal

Key details of the proposal are as follows.

Table 3 – Proposal Details

| Element                            | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Create omnibus permit</b>       | Application for a new planning permit which would supersede and cancel the existing planning approval (PP-905-2015/A). The new planning permit would allow for <i>“Use and Development of a Primary and Secondary School, display of signage and reduction in car and bike parking requirements”</i> . A care takers residence is no longer proposed on the site.                                                                                                                                                                 |
| <b>New primary school building</b> | <p>Construct new school building for primary aged students, located within a southern section of the site adjacent the existing school buildings, driveway and orchards.</p> <p>The new school building includes general purpose classrooms, home economics classroom, science classroom, reception, staff room, amenities and storage rooms.</p> <p>The proposed building is of a modest scale, and set back approximately 200m from the interface with Staughton Vale Road. Proposed external materials are a mix of bricks</p> |

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|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | and cement, colorbond and timber-look aluminium cladding.                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Expansion of student and staff numbers</b> | <p>Allow for an additional 300 full-time students and 25 staff members on site, as part of the new Primary School use.</p> <p>This is in addition to the 150 students and 15 staff members (with 450 students allowed on site up to 16 times per year on event days) currently allowed on the site as part of the outdoor education and agricultural program.</p>                                                                                   |
| <b>New car park</b>                           | <p>Construct a new 25-space car park, located adjacent the new school building and accessible via the existing driveway. This is in addition to the existing 9 car parking spaces on site, to result in a total of 34 car parking spaces on site.</p> <p>Three bus drop off areas are also proposed directly opposite the new building. 8 overflow carparking spaces are proposed adjacent to the access to the north of the bus drop off bays.</p> |
| <b>Landscaping and playground</b>             | Landscaping surrounding the new school building, including a playground, natural play space and a passive playing field.                                                                                                                                                                                                                                                                                                                            |
| <b>Campus access</b>                          | All students will be bussed to the site. Current arrangements for staff and students visiting the campus from                                                                                                                                                                                                                                                                                                                                       |

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the Woodlea or Maddingley campuses remain, with all students and most staff bussed from the respective campuses.

Students for the primary school will be bussed to the site via privately run busses.

Primary school staff are anticipated to drive to the site via private vehicle, and will park in the proposed car park adjacent to the primary building.

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## 2.1 Proposed Permit Conditions

This application seeks to include a permit condition which will require the cancellation of the existing planning permit (PP-905-2015/A) that applies to the site as outlined in Section 1.4 above.

The proposal seeks to replace this permit (albeit with some amendments) with a new permit.

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

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

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

Some conditions are proposed to be amended to refer to the updated permit, correct document, appropriate license requirement or for clarity. Where a condition of **Planning Permit PP-905-2015/A** has been substantively amended (as opposed to amended for clarity or to refer to the appropriate administrative aspect of the condition) it is listed below:

| Existing Condition                                                                                                                                                                                           | Proposed Condition                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Not more than 150 students and 15 staff members may be present on the premises at any one time, except for sixteen (16) times (days) per calendar year when up to 450 students may be present, to the</b> | Not more than the following maximum student and staff numbers are allowed on the premises at any one time:<br><br>Primary School<br>a. 300 students and 20 staff |

**satisfaction of the responsible authority.**

**The permit applicant must keep a diary of days per calendar year and this is to be made available for inspection to the Responsible Authority upon request.**

Day visitors

- b. 150 students and 15 staff members, except for sixteen (16) times (days) per calendar year when up to 450 students may be present, to the satisfaction of the responsible authority.

The permit applicant must keep a diary of days per calendar year and this is to be made available for inspection to the Responsible Authority upon request.

**Prior to the commencement of the use of the premises, a Transport Management Plan must be submitted to the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The Transport Management Plan must provide that the main mode of transport for students to and from the school will be by bus that will travel via Granite Road, with minimal use of Staughton Vale Road, north of Granite Road.**

Prior to the commencement of the use of the Primary School, an updated Transport Management Plan must be submitted to the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The Transport Management Plan must provide that the main mode of transport for students to and from the school will be by bus. Buses for day visit students will travel via Granite Road, with minimal use of Staughton Vale Road, north of Granite Road.

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## 3 Greater Geelong Planning Scheme

### 3.1 Zone

The subject site is located within the Farming Zone (FZ). The purpose of the FZ includes:

- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

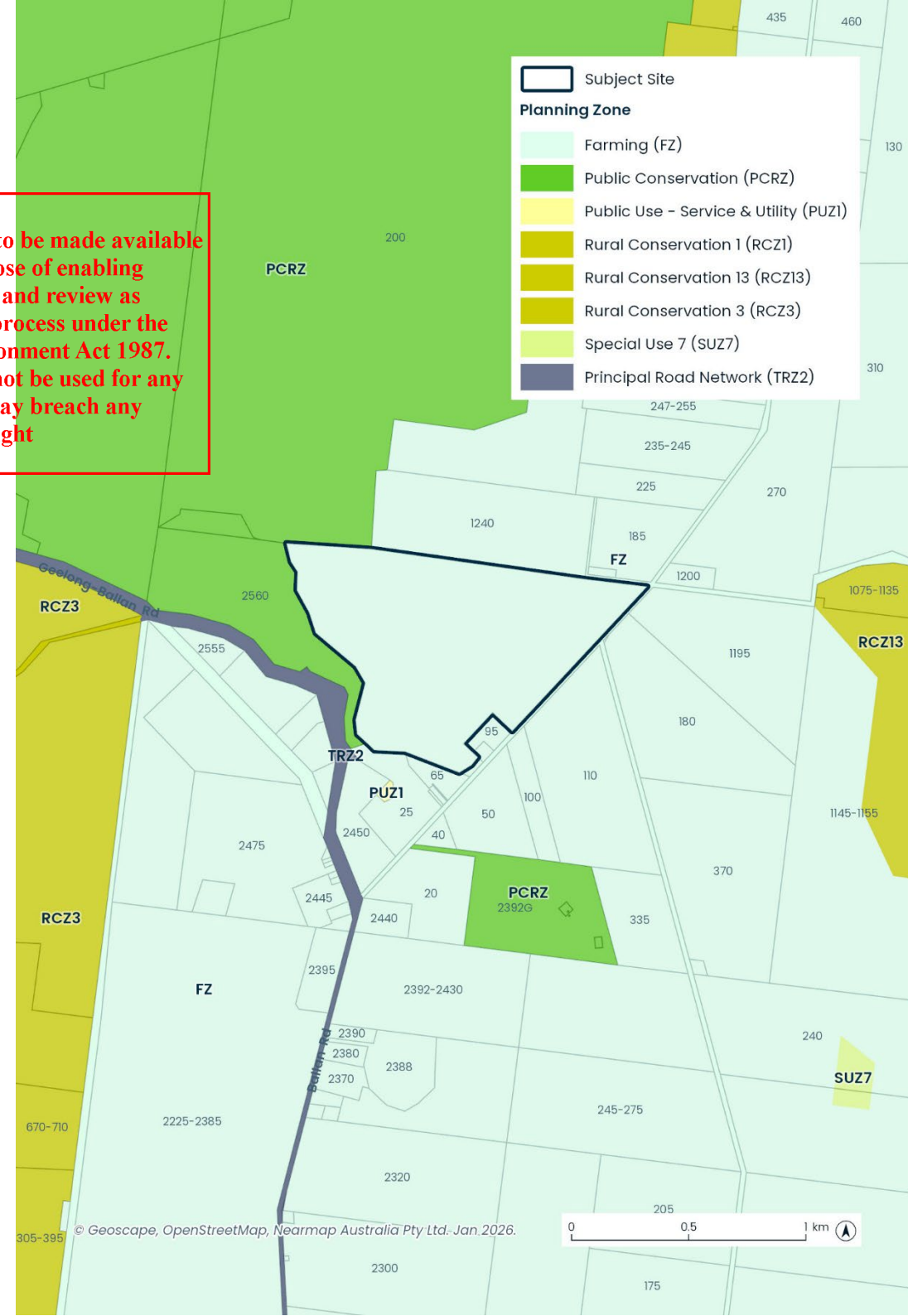
Pursuant to Clause 35.07-1, Primary and Secondary School are a Section 2 use (permit required). As detailed at Section 1.4, the existing Planning Permit PP-905-2015/A allows for the use of the site as a "School in Association with Agriculture and Outdoor Education".

Pursuant to 35.07-4, a planning permit is required construct or carry out a building or works associated with a Section 2 use.

Decision Guidelines apply at Clause 35.07-6, in relation to general issues, impacts from non-agricultural uses, environmental issues and design and siting issues (as relevant to the proposal).

Clause 1.0 of the Schedule to the FZ requires a minimum setback of 100 metres from a Transport Zone 2 (the proposal is in accordance with this requirement).

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## 3.2 Overlays

The subject site is affected by the following overlays.

### Clause 44.06 – Bushfire Management Overlay

Northern and western sections of the site are affected by the Bushfire Management Overlay (BMO). The purpose of the BMO includes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

No schedule to the BMO applies to the subject site.

Pursuant to Clause 44.06-2, a permit is required to construct a building or construct or carry out works associated with an education centre. No buildings or works are however proposed within the BMO, therefore there is no planning permit trigger under the BMO.

### Clause 42.03 – Significant Landscape Overlay – Schedule 5

The entire site is located within the Significant Landscape Overlay – Schedule 5 (SLO5). The purpose of the SLO includes:

- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Pursuant to Clause 42.03-2, a permit is required to construct a building or construct or carry out works. This does not include a fence less than 1.2 metres high.

Also pursuant to Clause 42.03-2, a permit is required to remove, destroy or lop vegetation, however no removal of vegetation is proposed.

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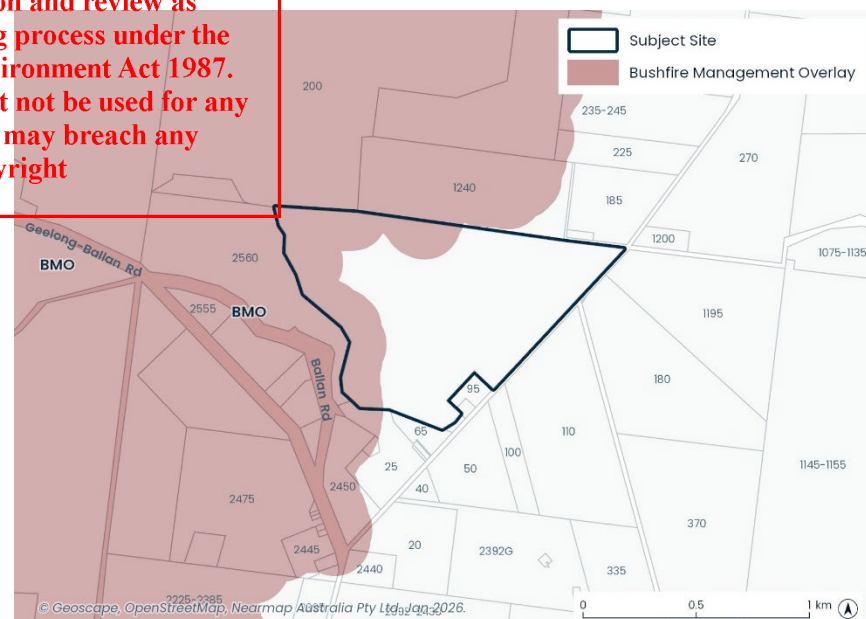


Figure 3. Bushfire Management Overlay



Figure 4. Significant Landscape Overlay

## Clause 42.02 – Vegetation Protection Overlay

A very small section of the site located adjacent the Staughton Vale Road road reserve is located within the Vegetation Protection Overlay (VPO). No vegetation removal is proposed within the VPO, or within the broader site, therefore no planning permit requirement is triggered under the VPO.



Figure 5. Vegetation Protection Overlay

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## 3.3 General and Particular Provisions

The following general and particular provisions are related to the proposal (see Appendix A for a detailed description):

- Clause 52.05 (Signs).
  - A permit requirement is triggered under Clause 52.05-14 to construct and display a business identification sign within a Category 4 area.
- Clause 52.06 (Car Parking).
  - A permit requirement is triggered under Clause 52.06-3 to reduce the minimum number of car parking spaces required under Clause 52.06-5.
- Clause 52.17 (Native Vegetation)
- Clause 52.34 (Bicycle Facilities).
  - A permit requirement is triggered under Clause 52.34-2 to waive bicycle parking requirements of Clause 52.34-5.
- Clause 53.19 (Non-Government Schools).
- Clause 65 (Decision Guidelines).

## 3.4 Municipal Planning Strategy (MPS)

The following clauses of the MPS are relevant to the proposal (see Appendix A for a detailed description):

- Clause 02.03-2 (Environmental and landscape values)
- Clause 02.03-3 (Environmental risks and amenity)
- Clause 02.03-4 (Natural resource management)
- Clause 02.03-5 (Built environment and sustainability)

## 3.5 Planning Policy Framework (PPF)

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

- Clause 11.01-1S (Settlement)
- Clause 12.01-1L (Protection of biodiversity)
- Clause 13.02 (Bushfire)
- Clause 15.01-1S (Urban design)
- Clause 15.01-2S (Building design)
- Clause 15.01-2L (Environmentally sustainable development)
- Clause 15.01-6S (Design for rural areas)
- Clause 15.01-6L (Signs in rural areas)
- Clause 19.02-2S (Education facilities)
- Clause 19.03-3S (Integrated water management)
- Clause 19.03-3L (Integrated water management)

Broadly speaking, these Clauses aim to:

- Ensure that land use protects and enhances areas of native vegetation.
- Ensure bushfire risk is considered and that protection of human life is prioritised in areas exposed to bushfire risk.
- Ensure development responds to its context and minimised detrimental impacts on amenity.
- Support a high-quality building design, including best practice environmentally sustainable practices.
- Facilitate the expansion of primary and secondary education facilities.
- Ensure sustainable water management.

## 3.6 Responsible Authority

Pursuant to clause 72.01-1 of the Greater Geelong Planning Scheme, the Minister is the Responsible Authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act in relation to the use and development of land for a:

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- Primary school or 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, if any of the following apply:
  - There is no existing primary school or secondary school on the land.
  - 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 planning permit application associated with this Town Planning Report.

### 3.7 Notice of Decision and Review

Should a permit issue, clause 53.19-2 exempts a non-government school application from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

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## 4 Assessment

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Planning Policy
2. Farming Zone
3. Visual Impact
4. Bushfire Risk
5. Sustainability
6. Vegetation and Landscaping Response
7. Car Parking and Traffic
8. Waste Management
9. Lighting and Noise Impacts

Each of these matters is dealt with in turn below.

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## 4.1 Planning Policy

### Municipal Planning Strategy and Planning Policy Framework

The proposal is in accordance with relevant policies within the Municipal Planning Strategy and Planning Policy Framework, as follows:

- Biodiversity and natural systems on the site are protected and enhanced under the proposal, in accordance with Clauses 02.03-2 and 12.01-1L. This includes retention of all native vegetation currently located on the site, and designation of large sections of the site for conservation.
- As detailed in the attached Bushfire Development Report, the proposed intensification of use of the site is located within an area of the site that is designated in a Bushfire Prone Area though is not covered by the Bushfire Management Overlay. This section of the site is currently managed in a low bushfire threat state and will continue to be managed as such.

Bushfire risk is proposed to be managed on the site to maximise resilience to bushfire and prioritise the protection of human life, including through maintaining the current low bushfire threat around existing buildings, providing access and water supplies for firefighting and ensuring new buildings can at minimum meet the required construction standards. This is in accordance with Clauses 13.02-1S and 02.03-3.

- The proposal will have no impact on the productive agricultural capacity of land, on the site and in the broader area. A substantial proportion of the property will remain designated for agricultural purposes, including substantial areas of pastures, numerous scattered native paddock trees, orchards, market gardens and farm dams. This is in accordance with Clause 02.03-4.
- The proposed new building is in accordance with best practice environmental sustainability, including through energy efficient materials and appliances, a 10kw solar photovoltaic system, a 15,000L minimum capacity water tank and a commitment to recycling or

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reusing at least 70% of construction waste. A Sustainability Management Plan, including BESS assessment and a Green Travel Plan, has been prepared in support of the proposal. This is in accordance with Clauses 02.03-5 and 15.01-2L.

- The proposed establishment of a permanent primary school on the site addresses significant demand for independent schools in the area, offering additional capacity and greater choice for families. This is in accordance with Clause 11.01-1S.
- The proposal includes thoughtful planning for the development and use of the site that will ensure a high level of amenity, maintain a high quality natural and built environment and ensure safe and efficient operation of surrounding roads, as demonstrated through the attached Land Management Plan, Visual Impact Assessment and Traffic Impact Assessment. This is in accordance with Clause 15.01-1S.
- As demonstrated in the Architectural Plans prepare by GoDesign, the proposed building is of a high-quality design which responds appropriately to the site, including through the modest scale and substantial setbacks from the site boundary to Staughton Vale road. The Visual Impact Assessment prepared by Urbis finds the visual effects and view impacts caused by the proposed building to be reasonable and acceptable, noting the proposed development would result in a low level of visual change. This is in accordance with Clauses 15.01-2S and 15.01-6S.
- The proposed business identification signage, located on the northern and southern facades of the proposed building, meet the objectives and strategies of the *City of Greater Geelong Sign Guidelines (February 2024)*, in accordance with Clause 15.01-6L. The subject site is located within a Rural Zone (Farming Zone), which is categorised within the guidelines as 'Category 4 – Sensitive Areas'. The proposed signage is in accordance with the objectives outlined in the guidelines for this category of location as follows:
  - The proposed signage does not face the road, but faces internal to the site and will be visible only to attendees to the school.

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- The proposed signage will not have detrimental effect on the surrounding landscape, noting the minor scale and muted colours of the proposed signage, which is proposed on facades of the building that are well set back from the southeastern site boundary.
- The number of signs is limited to one business identification sign.
- No illuminated signage is proposed.
- Clause 19.02-2S provides support for the proposal, including in relation to the proposed expansion of an existing education facility. Clause 19.02-2S also recognises that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass); while the proposed building is modest in scale and appropriately set back and integrated into the site, this clause supports any deviation in built form from what would be considered appropriate to dwellings in the area.
- As detailed in the Sustainability Management Plan prepared by EcoResults, the proposal includes water sensitive urban design features such as rainwater tank(s) with a minimum capacity of 15,000L, highly water efficient fixtures and a 16sqm raingarden (located adjacent the proposed building and carpark). A Blue Factor assessment has been completed, with a score of 103%, demonstrating that the proposal meets best practice performance objectives for stormwater quality. This is in accordance with Clauses 19.03-3S and 19.03-3L.
- No impacts on views and vistas are affected by the proposed signage, noting the proposed sign does not face the road.
- No structures or illumination are associated with the proposed signage.
- Appropriate car parking is provided on the site, in accordance with Clause 52.06 (Car Parking). As detailed in the Traffic Impact Assessment prepared by Traffix Group, the primary school will meet its statutory requirement for car parking provision. A dispensation for a car parking reduction of 6 spaces is required (and 31 car parking spaces during the 16 days per year with increase student and staff numbers) related to the existing day trip activity on the site. However, the proposed reduction in car parking spaces is considered appropriate, noting the majority of staff members associated with the day visit activity would accompany the students and travel to the site via bus. Should there be a situation where additional spaces are required, overflow car parking can be accommodated within parallel overflow spaces adjacent to the primary school section of the site (8 car parking spaces). The car parking dispensation related to the day trip students was assessed under PP-905-2015/A and no issues with car parking have been observed by the school since the permit has been in operation.
- As detailed at Section 4.3 of the Traffic Impact Assessment, no staff or students are expected to cycle to the Staughton Vale campus, with all staff and students arriving via bus from either a Bacchus Marsh campus or the designated bus pick up routes. As such, a waiver of the statutory bicycle parking requirements is considered acceptable under the decision guidelines of Clause 52.34 (Bicycle Facilities).
- As detailed within the Sustainability Management Plan prepared by EcoResults and at Section 4.5 below, the proposal adequately responds to the requirements of Clause 53.18 (Stormwater Management in Urban Development). This is demonstrated through the 103% Blue Factor score, which demonstrates best practice for stormwater quality and treatment.

## Particular Provisions

The proposal is in accordance with the relevant Particular Provisions as follows:

- The proposed signage is in accordance with the Decision Guidelines of Clause 52.05 (Signs), as follows:
  - The proposed façade business identification signage will have no detrimental impact on the character of the area (noting the modest scale and number of signs, and muted colours used in the design).

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## 4.2 Farming Zone

The proposal is consistent with the purpose of the Farming Zone, as follows:

- The proposed introduction of additional students associated with School activity and construction of a new primary school building will have no impact on surrounding productive agricultural land. The lots surrounding the subject site are not intensive agricultural lots that engage in land broadacre cropping or intensive agricultural activities. These lots are generally "Rural Living" sized allotments, engaging in low intensity agricultural activity.
- The existing school activity has had no adverse impacts on the productivity of surrounding land, and the location of the new school building is well buffered from any nearby agricultural enterprises by means of adjacent housing, local roads, the national park, and distance from the agricultural activity.
- The proposal will support employment within the rural area, with an additional 25 staff members proposed on the site as part of the establishment of a permanent primary school.
- Sustainable land management practices on the site are demonstrated within the Sustainability Management Plan and Green Travel Plan prepared by EcoResults (as detailed at Section 4.5 below), and within the Agricultural and Sustainable Land Management Plan prepared by Abzeco. The draft school curriculum principles embed sustainable agricultural practices and environmental sustainability into the teaching environment of the school. Proposed signature educational programs which will link to sustainable land management include:
  - "Paddock to Plate" Program
    - Students grow vegetables, raise chickens, and maintain orchards.
    - Regular cooking sessions using school-grown produce.
    - Nutrition and seasonal eating focus.
  - Animal Care Roster

- Responsibility rotation for feeding, grooming, and recording data on school livestock (chickens, goats, sheep).
- Bush Classroom & Sustainability Projects
  - Weekly outdoor learning: biodiversity walks, flora/fauna surveys, bush regeneration.
  - Composting, water harvesting systems, native tree planting, and beekeeping (senior years).
- Junior Agribusiness
  - Year 5–6 students run a mini-farm and sustainability enterprise (e.g. eggs, honey, native plants) with real-world pricing, marketing, and profit distribution.
  - Involves budgeting, packaging design, ecological impact monitoring, and seasonal planning.
- Abzeco's Agricultural and Sustainable Land Management Plan breaks the site into School, Agricultural and Conservation Zones. Appropriate land management directions are given within each of the zones. Five Conservation Zones and two agricultural zones are proposed. Within both zones, a key focus of the land management plan is pest plant and animal control, which will improve the sustainability of the site and the surrounding area. Within the agricultural zones, activities will include retaining a quality pasture environment for stock animals and maintaining and improving the existing orchards and market gardens. The Conservation Zones expand on the existing areas allocated for conservation and now include a proposed planted vegetation corridor to improve vegetation connectivity throughout the landscape.

The proposal is in accordance with the Decision Guidelines of the Farming Zone, as follows:

- As detailed in the Land Capability Assessment prepared by Provincial Geotechnical, the existing on-site septic system and effluent field can accommodate wastewater associated with the proposed increase in student and staff numbers. Additional land is available adjacent the

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existing land application area that could accommodate an expanded effluent field, if determined this was needed.

- The proposed use and development of the land is supportive of sustainable land management, noting the measures included in Abzeco's plan (as outlined above) as well as the current and future continued focus of the school on environmental sustainability, outdoor education and promotion of sustainable agriculture.
- The proposal is compatible with surrounding land uses, noting the additional built form and increased staff and student numbers is of a relatively minor scale. The proposed building has a substantial set back of approximately 200m from the site boundary to Staughton Vale Road, and all students will travel to and from the site via bus, ensuring a low generation of additional traffic on surrounding roads.
- The proposal makes appropriate use of existing school infrastructure, including the accessway from Staughton Vale Road and water and wastewater arrangements.
- The proposal will have minimal impact on agricultural production on the site and likely improve the soil quality of the agricultural land. The small decrease in agricultural land area related to the new building and playground will likely be more than offset by the increased focus on running and managing agricultural education activities for students and revegetating the conservation areas.
- The development is unlikely to limit the operation and expansion of adjoining and nearby agricultural uses due to the separation of the buildings from agricultural activity and the vegetation and contours of the site and surrounding land which provide additional barriers from farming activities which may create noise, dust, odours or spray drift.
- As outlined above, the Agricultural and Sustainable Land Management Plan prepared by Abzeco provides for appropriate land management of the site and will enable ongoing agricultural activity on the site in association with the educational activity. While the intensity of agricultural activity may not be as high as a commercial operation, the mix of identified soil qualities on the site between Class 3 (capable of soil

based agriculture at moderate to high intensity) and Class 4 (not as capable for intensive soil-based agriculture) and moderate use of water mean more intensive agricultural activity is likely not feasible.

- The proposal will not have detrimental impacts on the natural physical features and resources of the area, including soil and water quality. The new building is proposed on an area
- As detailed in the Biodiversity Assessment Report prepared by Abzeco, no flora or fauna of ecological communities listed under the EPBC or FFG Act are affected by the proposed development. No native vegetation is proposed to be removed on the site, with the proposed new building located within an area of the site currently used for existing school buildings. Furthermore, substantial sections of the site are designated as Conservation Zones, in which existing vegetation is to be maintained and revegetation will occur.
- The proposed building is appropriate to the surrounding landscape and is designed to minimise adverse amenity and visual impacts. The single storey form ensures the height and bulk of the proposed building is consistent with dwellings in the area, while the external materials (including bricks, cement, colorbond and timber-look aluminium cladding) respond to the natural environment and nearby built form by ensuring the building will not be conspicuous. As demonstrated within the Visual Impact Assessment prepared by Urbis, the visual effects and view impacts caused by the proposed building are reasonable and acceptable, with the proposed development to result in a low level of visual change.
- The proposal makes efficient use of existing infrastructure, including the accessway driveway from Staughton Vale Road. Water reticulation is proposed to be provided to the new building via 60mm poly pipe.
- As detailed in the Traffic Impact Assessment prepared by Traffix Group, the proposal is appropriate with regard to the proposed car parking layout, vehicle access arrangements and traffic generated by the proposal.

## 4.3 Visual Impact

A detailed assessment of visual impact of the proposal is provided in the Visual Impact Assessment (VIA) prepared by Urbis.

As outlined at Section 3 of the VIA, the subject site directly adjoins the Brisbane Ranges National Park to the north and west, with cleared agricultural land located to the east and single-storey dwellings and the Anakie Public Hall located to the south.

Visibility of the subject site from public land is limited to short sections of Staughton Vale Road (to the southeast), Mount Road (also to the southeast) and Granite Road (to the northeast). The only potentially affected dwellings identified in the VIA are 130, 120, 80 and 40 Staughton Vale Road.

As detailed at Section 4 of the VIA, existing views of the site from surrounding land are generally considered 'low', in terms of visual character, scenic quality, view composition and view blocking of scenic elements. Section 5 of the VIA provides an analysis of the visual change to result from the new building. It finds the following:

- View place sensitivity (as measured by distance, the location of items of heritage significance or public spaces of high amenity and user numbers) is low
- Visual absorption capacity (measuring the extent to which the existing visual environment can reduce visibility of the proposed development) is medium to high
- Visual compatibility (consideration of whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed) is medium to high
- Viewing period (consideration of time available to a viewer to experience a view to the site and associated visual effects) is low
- Viewing distance (distance between the viewer and the proposed development) are low
- Residual visual impacts (predominantly related to the extent of permanent visual change to the immediate setting) are low.

Furthermore, the Landscape Concept Report includes a screening tree break to the south east of the proposed building, consisting of Eucalyptus and Acacia species. The attached additional visualisation shows the proposed landscaping established after 10 years' growth (see Figure 6 below). The tree break almost completely screens the proposed building such that the visual impact would be negligible. This is further to the abovementioned assessment within the VIA that finds visual impact to be within the lowest possible category under the methodology provided.

The proposed development is therefore found to be reasonable and acceptable, and the proposal can be supported on visual impact grounds.



Figure 6. Visual Impact Photomontage (depicting new vegetation at 10 years' growth), prepared by Urbis

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## 4.4 Bushfire Risk

As detailed in the attached Bushfire Development Report prepared by Terramatrix, the proposal responds appropriately to bushfire risk, in accordance with Clause 13.02-1S.

The site is located within a designated Bushfire Prone Area (BPA) and partially covered by the Bushfire Management Overlay (BMO), however the proposed school building sits well outside the BMO area and therefore does not need to respond to the requirements of the BMO.

The bushfire risk on the site is identified at Section 4.1.3 of the Bushfire Development Report as within a 'Broader Landscape Type 3' bushfire risk category (from DELWP's *Planning Applications Bushfire Management Overlay* document), noting the unmanaged grassland to the east and forested land within the Brisbane Ranges National Park to the west. The area of the site containing the existing and proposed school buildings is however located within a section of the site that is generally flat and mostly cleared of vegetation.

The use of the site is currently subject to a Bushfire Emergency Management Plan (endorsed under Condition 18 of Planning Permit PP-905-2015/A). It is anticipated that an updated Bushfire Emergency Management Plan will be required as a permit condition for the current proposal and is proposed as condition 9 of the proposed planning permit conditions provided at **Appendix B**.

As detailed at Section 5.4 of the Bushfire Development Report, the proposal is in accordance with all strategies of Clause 13.02-1S (Bushfire). Bushfire risk will continue to be managed on the site to maximise resilience to bushfire and prioritise the protection of human life, including through maintaining the current low bushfire threat around existing buildings, providing access and water supplies for fire fighting and ensuring the new building can at minimum meet the required construction standards.

## 4.5 Sustainability

As detailed in the Sustainability Management Plan and Green Travel Plan prepared by EcoResults, the proposal achieves best practice sustainability outcomes, in accordance with Clauses 15.01-2L and 53.18. Sustainability outcomes have been assessed as satisfactory, using BESS (environmentally sustainable design), Blue Factor (water sensitive urban design), NCC Section J Deemed to Satisfy Provisions (energy efficiency) and Green Star Hand Calculations (daylight) tools.

ESD measures includes:

- Energy efficient building design and appliances
- A 10kw solar photovoltaic system
- Rainwater tank with a minimum capacity of 15,000L
- Water efficient fixtures and appliances
- Building design for high degree of natural ventilation
- Building materials to meet maximum total indoor pollutant emission limits, as set by current relevant standards
- Retention of vegetation on site
- Recycling bins and composting provided on site
- At least 70% of construction to be reused or recycled
- BESS score of 58%, demonstrating best practice water sensitive urban design
- Blue Factor score of 103%, demonstrating best practice performance for stormwater quality.

An implementation schedule is provided from page 8 of the Sustainability Management Plan, detailing responsibility for each of the ESD commitments.

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## 4.6 Vegetation and Landscaping Response

The Landscape Concept Report prepared by Urbis provides for landscaped areas surrounding the proposed building, including trees, shrubs, grasses and groundcovers, as well as play areas including play equipment. A total of 67 trees are proposed, all of which are native Victorian and Australian species. The trees range in size from 3-8m to 20-30m in height and 2-5m to 10-20m in width, ensuring significant canopy coverage will be provided within this area of the site. The proposed Messmate Stringybark, Narrow-Leaf Peppermint, Candlebark, River Red Gum, Native Frangipan, Silver Wattle and Golden Wattle trees on the southeast side of the new building will help establish a well landscaped setting for the new building and provide screening for views of the building from Staughton Vale Road.

As outlined at Section 4.3 above, a tree break is also provided to the south east of the proposed building, consisting of a mix of Eucalyptus and Acacia species. The tree break will provide screening of the proposed building, for views from Staughton Vale Road.

Proposed surfaces are predominantly permeable, including mulch, turf and soft fall rubber. An indicative area for a raingarden is included adjacent the carpark and building, with compost areas and nature learning spaces also included.

As detailed above and in the attached Biodiversity Assessment Report prepared by Abzeco, no significant impacts on flora or fauna will result from the proposed development. No native vegetation is proposed to be removed on the site, and the proposed new building is located within an area of the site that is largely cleared of vegetation and currently used for existing school buildings. Furthermore, substantial sections of the site are designated as Conservation Zones, in which conservation of existing native vegetation and revegetation are planned.

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## 4.7 Car Parking and Traffic

A detailed assessment of car parking and traffic implications is provided within the Traffic Impact Assessment (TIA) prepared by Traffix Group.

As outlined at Section 2 above, the current planning proposal involves an expansion of student and staff numbers to include 300 full-time students and 25 staff members on the site during school hours (in addition to the currently permitted day visitors). All students are expected to attend the school via a bus.

As detailed in the TIA, the proposal involves provision of an additional 25 car parking spaces in a carpark located to the north of the proposed new building. 3 bus drop-off bays and 8 overflow parking spaces are provided adjacent the main accessway.

An existing Transport Management Plan details how students and staff travel to and from the site, as detailed at Section 2.1 of the TIA. It is expected that the new primary school students will be transported to the site similarly to existing arrangements, however it is anticipated that a planning permit include a condition requiring an updated Transport Management Plan be prepared. This is proposed under condition 8 of the proposed planning permit conditions at **Appendix B**.

Pursuant to Clause 52.06-5, one car parking space is required to each employee on the subject site for the proposed Primary School activity (25 spaces required) and day trip activity (15 spaces required), totalling 40 car parking spaces required on the site. Considering 34 car parking spaces are provided on the site (excluding the parallel overflow car parking), a dispensation for 6 car parking spaces is required, triggering a permit requirement under Clause 52.06-3.

During the 16 days per year that 450 students and 40 staff members associated with the school use for event days are proposed on site, a total of 65 car parking spaces are required and the development seeks a dispensation for 31 car parking spaces.

As detailed at Section 4.2 of the TIA, the proposed reduction in car parking spaces is considered appropriate, noting:

- The new primary school building proposes a car park of 25 spaces, equal to the statutory requirement for a primary school of the proposed size.
- The majority of staff members for the day-trip activity would accompany the students and travel to the site via bus, therefore not generating any car parking demand.
- Should overflow car parking be required, it can be accommodated within parallel overflow spaces adjacent to the primary school section of the site.

As shown on the attached Architectural Plans, the car park and bus drop off areas are proposed to be sealed, ensuring that dust is minimised on the site.

## 4.8 Waste Management

Waste management considerations are detailed in the Waste Management Plan (WMP) prepared by Traffix Group.

A detailed overview of waste streams is provided at Section 4.2 of the WMP, which are proposed to include general garbage waste, recycling and food and garden organics. Details of waste bins and collection frequencies are provided at Section 4.4 of the WMP.

The proposed 15sqm of compost area and vermicomposting system will process the green waste of the primary school and will provide learning opportunities related to waste and the circular economy.

As detailed at Section 4.7 of the WMP, collection is proposed to occur within the eastern side of the school, and to be undertaken by a private contractor. Waste collection shall be undertaken outside of school operating hours. Swept path diagrams are provided at Appendix B of the WMP.

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## 4.9 Lighting and Noise Impacts

The school currently manages lighting impacts on surrounding properties through the use of timers, ensuring that lights turn off after a set time (generally operating between 7:00am and 8:00pm). External lighting is also designed to avoid spill toward neighbouring properties, and outside normal operating hours lighting is limited to minimal security and safety lighting. These arrangements are proposed to continue on the site, including within and surrounding the new school building, ensuring that light impacts on neighbouring properties are minimised.

Noise impacts are managed through limiting student activity to within standard daytime school hours, with outdoor activities scheduled and monitored to minimise unreasonable noise impacts on adjoining properties.

There are no amplified outdoor activities, sporting events or external PA uses during night hours (10:00pm–7:00am). Furthermore, school bells and PA announcements are limited to daytime operational hours only and are used in a manner typical of standard educational facilities. These are kept at reasonable volumes appropriate to the campus setting and are not used during night hours.

The above measures will ensure that lighting and noise impacts are appropriate to the site and have no significant impact on adjoining properties. It is anticipated that lighting and noise impacts may be addressed as permit conditions.

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## 5 Conclusion

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

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

- The proposal is consistent with the statutory and strategic frameworks of the Greater Geelong Planning Scheme.
- The proposal provides a high-quality built form outcome which is designed to appropriately respond to the rural setting including adjacent farming and residential properties.
- The proposal appropriately manages the potential for off-site amenity impacts and incorporates appropriately designed and sited built form that mitigates visual bulk.
- The proposal incorporates best practice ESD initiatives and provides high quality landscaping on the site, in line with Greater Geelong policy.
- The proposal ensures that waste and car parking considerations are appropriately managed within the site.

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# *Appendix* **A**

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Detailed Relevant  
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## A.1 General and Particular Provisions

### Clause 52.05 (Signs)

Pursuant to Clause 35.07-7 of the Farming Zone, the subject site is zoned within Category 4 for signage.

A permit is required under Clause 52.05-14 for business identification signs, with the condition that the total display area to each premises must not exceed 3 sqm. An internally illuminated sign is not permitted under this provision on the subject site.

### Clause 52.06 (Car Parking)

Clause 52.06 applies to the proposal, considering the introduction of the new Primary School use on the site.

Pursuant to Clause 52.06-5, one car parking space is required to each employee on the subject site for the Primary School use (25 spaces required) and Secondary School use (15 spaces required), totalling 40 car parking spaces required on the site.

### Clause 52.34 (Bicycle Facilities)

Pursuant to Clause 52.34-5, the following rates for bicycle parking spaces apply:

- For the Primary School use:
  - 1 student space to each 5 pupils over year 4.
  - 1 employee space to each 20 employees.
- For the Secondary School use:
  - 1 student space to each 5 pupils.
  - 1 employee space to each 20 employees.

The proposed use and development of the site requires a total of 50 spaces, including 19 for the primary school (18 students and 1 staff) and 31 for the secondary school (30 students and 1 staff).

However, no staff or students are expected to cycle to the Staughton Vale campus and it is considered appropriate to waive the statutory bicycle parking requirements.

**Clause 53.19 (Non-Government Schools)** seeks to facilitate upgrades and extension to existing non-government schools. An application to which this Clause applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

**Clause 65 (Decision Guidelines)** sets out a range of matters the responsible authority must consider, as appropriate, when decision on an application or approval of a plan.

## A.2 Municipal Planning Strategy (MPS)

**Clause 02.03-2 (Environmental and landscape values)** seeks to:

- Protect the habitats of indigenous species from the impacts of land use and development
- Protect, restore and enhance biodiversity and natural systems
- Support development in rural areas that respects the rural landscape character.

**Clause 02.03-3 (Environmental risks and amenity)** acknowledges bushfire hazard in areas including the foothills of the Brisbane Ranges. This provision seeks to protect areas at risk of bushfire and ensure that development in susceptible areas responds to the risk of bushfire.

**Clause 02.03-4 (Natural resource management)** seeks to:

- Preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- Discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone.

**Clause 02.03-5 (Built environment and sustainability)** seeks to:

- Ensure that development enhances Geelong's sense of place and identity.

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- Encourage environmentally sustainable design in all development.
- Encourage all development to provide high quality urban design and landscaping

## A.3 Planning Policy Framework (PPF)

**Clause 11.01-1S (Settlement)** seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements, including by providing convenient access to jobs, services, infrastructure and community facilities.

**Clause 12.01-1L (Protection of biodiversity)** seeks to ensure that land use and development enhances areas of native vegetation and other habitats.

**Clause 13.02 (Bushfire)** applies to land within a designated bushfire prone area or Bushfire Management Overlay. The provision seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This includes consideration of bushfire risk for use and development of land for an education centre, and ensuring that protection of human life is prioritised.

**Clause 15.01-1S (Urban design)** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. This includes ensuring that development responds to its context and contributes to community and cultural life, and that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

**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 (Environmentally sustainable development)** seeks to achieve best practice in environmentally sustainable development, including in relation to energy performance, water management, indoor environment quality, transport, waste and urban ecology. For a non-residential building with a gross floor area greater than 1500sqm, a Sustainability Management

Plan (including an assessment using BESS, STORM, Green star or MUSIC) and Green Travel Plan is required under this provision.

**Clause 15.01-6S (Design for rural areas)** seeks to ensure development respects valued areas of rural character. This includes siting and designing development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines and hill tops.

**Clause 15.01-6L (Signs in rural areas)** encourages signs to meet the objectives and strategies of the *City of Greater Geelong Sign Guidelines (February 2024)*.

**Clause 19.02-2S (Education facilities)** seeks to assist the integration of education and early childhood facilities with local and regional communities. This includes facilitating the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities, and recognising that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

**Clause 19.03-3S (Integrated water management)** seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

**Clause 19.03-3L (Integrated water management)** seeks to encourage all development to incorporate Water Sensitive Urban Design principles, and to encourage planting of low water use vegetation (particularly indigenous vegetation).

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# *Appendix B*

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