

Officer report for 35 William Street Glenroy

Planning Permit Application
PA2604236



Officer Assessment Report
Development Assessment

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key information	Details								
Application No.:	PA2604236								
Received:	19 February 2026								
Statutory Days:	20								
Applicant:	Rapid Planning Victoria, c/- The Roman Catholic Trusts Corporation for the Diocese of Melbourne – Penola Catholic College								
Planning Scheme:	Merri-bek								
Land Address:	35 William Street, Glenroy								
Proposal:	Buildings and works associated with an existing non-government Education Centre (secondary school) and a floodlit, business identification sign								
Development value:	\$6,479,000.00								
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for this application because: 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: - no existing primary school or secondary school on the land. - The estimated cost of development is \$3 million or greater. The proposed additions to the secondary school have a development cost of greater than \$3 million.								
Why is a permit required?	<table><tr><th>Clause</th><th>Trigger</th></tr><tr><td>Zone:</td><td>Clause 32.09 – Neighbourhood Residential Zone, Schedule 1 (NRZ1) <i>Permit trigger – Construct a building or construct or carry out works for a section 2 use (secondary school).</i></td></tr><tr><td>Overlays:</td><td>Clause 45.06 – Development Contributions Plan Overlay, Schedule 1 (DCPO1) <i>No permit trigger</i> (Clause 4.0 of Schedule 1 states that a non-government school is exempt from payment of an infrastructure contribution).</td></tr><tr><td>Particular provisions:</td><td>Clause 52.05-13 (Signs) – located within a Category 3 <i>Permit trigger – Construct or put up for display a sign</i> (floodlit, business identification sign).</td></tr></table>	Clause	Trigger	Zone:	Clause 32.09 – Neighbourhood Residential Zone, Schedule 1 (NRZ1) <i>Permit trigger – Construct a building or construct or carry out works for a section 2 use (secondary school).</i>	Overlays:	Clause 45.06 – Development Contributions Plan Overlay, Schedule 1 (DCPO1) <i>No permit trigger</i> (Clause 4.0 of Schedule 1 states that a non-government school is exempt from payment of an infrastructure contribution).	Particular provisions:	Clause 52.05-13 (Signs) – located within a Category 3 <i>Permit trigger – Construct or put up for display a sign</i> (floodlit, business identification sign).
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Overlays:	Clause 45.06 – Development Contributions Plan Overlay, Schedule 1 (DCPO1) <i>No permit trigger</i> (Clause 4.0 of Schedule 1 states that a non-government school is exempt from payment of an infrastructure contribution).								
Particular provisions:	Clause 52.05-13 (Signs) – located within a Category 3 <i>Permit trigger – Construct or put up for display a sign</i> (floodlit, business identification sign).								
Cultural Heritage	The subject site is not located within an area of cultural heritage sensitivity therefore a Cultural Heritage Management Plan (CHMP) is not required.								
Referral authorities	None								
Public Notice	Notice of the application under section 52(1)(a) of the Act was undertaken. One objection was received relating to parking and access, impact to small business during construction, does not assist small businesses and visual bulk. Notice was given to Merri-bek City Council (the Council) under section 52(1)(b) of the Act.								
Delegates List	Approval to determine under officer delegation was received on 30 June 2026 at PDM.								
Recommendation	The application is recommended for approval subject to conditions, as discussed in this report.								

Background



1. The key milestones in the process of the application were as follows:

Milestone	Date
Pre-application meeting (Between Applicant and DTP)	N/A
Application lodgement	2/03/2026
Further information requested	10 March 2026
Further information received	25 March 2026
Further plans submitted (formally under section 50 of the Act)	N/A
Further informally substituted sketch plans submitted (date)	N/A
Decision plans	Plans prepared by McIldowie Partners, titled 'Glenroy – Arts Building' and dated 13 February 2026, Rev 1 (22 pages).
Other assessment documents	• Arboricultural Assessment, report, prepared by Tree Checks and dated 9 February 2026 (12 pages). • Civil Drawings, prepared by BCE and dated January 2026 (6 [pages). • Drainage Plan, prepared by BCE and dated January 2026 (1 page). • 'Draft Landscape Concept Plan', prepared by Jeavons Landscape Architects and dated 11 February 2025, Rev B (1 page). • Sustainability Management Plan, prepared by Lucid and dated 23 January 2026 (42 pages). • Planning Application Report, prepared by Rapid Planning Victoria and dated February 2026 (27 pages). • Cover letter, prepared by Rapid Planning Victoria and dated 17 February 2026 (2 pages). • Certificate of Titles and copies of covenants. • Application Form.

2. The subject of this report is the decision plans (as described above).



3. The proposal can be summarised as follows:

- The demolition of a significant part of an existing two-storey building (known as the Aikenhead Building) and its redevelopment essentially to the same location with a new two-storey Performing Arts Building, (to be used by the Junior Campus of Penola Catholic College). (Refer to Figures 1 to 3 for 3D perspectives and elevations).
- A floodlit, business identification sign. (Refer to Figure 1 for 3D perspective).
- No increase to staff numbers or students and therefore the existing secondary school land use will not be expanded.

4. Specifically, the application includes:

- The retention of the following parts of the existing building:
 - Maintenance store with double garage doors and associated cross-over to Menana Road.
 - Art classroom.
 - Printing room and art store.
 - Several of the existing building's ground floor external façade walls (western walls of Maintenance Store, Art Store walls and selected northern, eastern, southern and western walls).
- The new building will be two-storey with a maximum height of 8.71 m (excluding the centrally located roof plant and lift shaft).
- The new building will create the following:

Ground Floor:

- Art classrooms x 2
- Wood and Metal classrooms
- Storerooms
- Printing room
- Maintenance rooms with external access
- Amenities
- Internal lift.
- Minimum setbacks to Ground Floor include:
 - 1.1 m (increasing to 4.7 m) to the north (internal road)
 - 2.9 m to the west (internal road)
 - 3.5 m to the east (William Street)
 - 3.9 m to the south (Menana Road).

First Floor (Level 1):

- Drama room
- Music room
- Recording studio
- Music breakout rooms
- Tutorial room
- Staff room
- Storerooms
- Green room.

- Minimum setbacks to First Floor include:
 - 1 m to the north (internal road)
 - 2.9 m to the west (internal road)
 - 1.3 m (increasing to 3.3 m) to the east (William Street)
 - 3.1 m to the south (Menana Road).

Sign:

- A floodlit, business identification sign, comprising the words 'Aikenhead Arts Centre' and includes Penola Catholic College's logo.
- The sign will be located at the north entrance and comprises a width of 1.45 m and a length of 4.4 m (6.38 sqm). It will be located 1.345 m above the Ground Floor, finished floor level.
- The signage will be lit when dark with wall lights to the perimeter of the Ground Floor building.

General:

- A single canopy tree located on the development site and adjacent the internal road to the north/west corner of the development site will be retained.
- A Landscape Concept Plan incorporates new landscaping to approximately 25% of the development site including the retention of the existing canopy tree within a new garden bed, new canopy trees, paving, lawns, rock seating and the provision of bicycle rack (for the provision of spaces for 21 bicycles). (Refer to Figure 4).
- The submitted Sustainability Management Plan (SMP) indicates the development can achieve a Built Environment Sustainability Scorecard (BESS) of at least 50% and includes all electric development including solar PV installations on the roof.
- A Drainage Strategy plan indicates that drainage will occur through new pipes being connected to the schools existing drainage system that will then connect to the reticulated municipal drains. Stormwater retention will occur through the installation of an underground water tank and with new pipes and pits.
- Colours and materials include a mix of concrete, metal and render in neutral, light, earthy tones, mainly comprising of greys and browns.



Figure 1 – 3D visual – north perspective (internal) and signage (Source: Application)



Figure 2 – 3D visual – east perspective (William Street) (Source: Application)

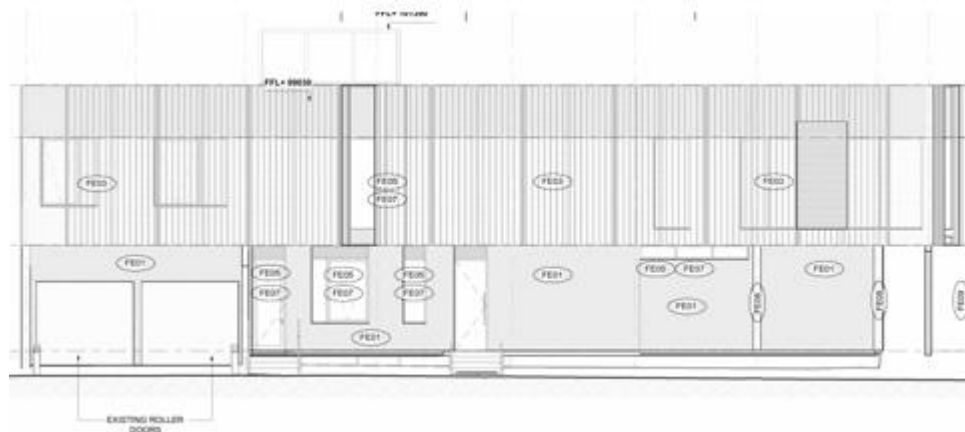


Figure 3 – South elevation (view from Menara Road) (Source: Application)

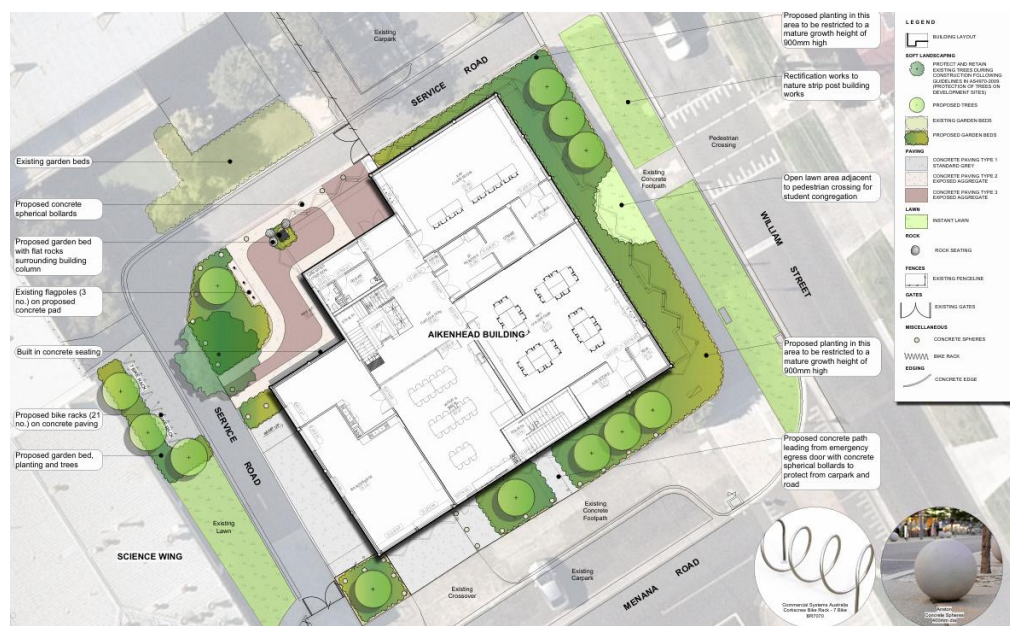


Figure 4 – Landscape Concept Plan (Source: Application)

Subject Site and Surrounds

Site Description & Surrounds

1. The subject site contains more than 7 parcels and is known as 35 William Street Glenroy and is developed with Penola Catholic College. (Refer to Figure 5). The subject site contains an area of approximately 1.7 ha.



Figure 5 – Subject site including development site (Source: Application)

2. The larger lot, also forming the school site is more formally known Lot 1 on TP95057. The subject site can be described as an 'island site' given it has an eastern street frontage to William Street, a southern frontage to Menana Road, a western frontage to Palana Street and a northern frontage to Pengana Avenue. (Refer to Figure 5). The land subject to the permit application (development site) is more particularly known as Lot 1-4 on LP44474 and Lot 98 & 99 on LP23974 and is in the south-east corner of the Penola Catholic College. (Refer to Figures 5 and 6).
3. The development site is located to the south/east corner of the subject site and comprises an area of approximately 1,000 sqm.

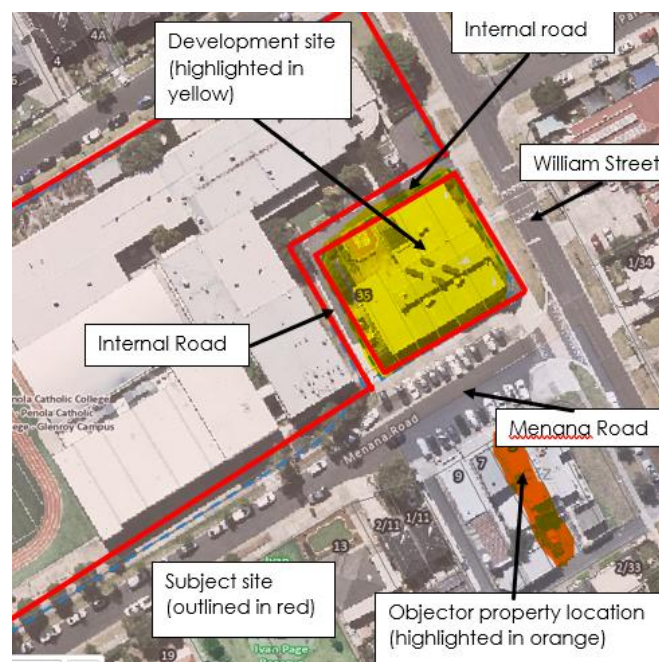


Figure 6 – Subject site (outlined in red) including development site (highlighted in yellow) (Source: VicPlan and modified by DTP)

4. The two internal roads are fenced off within the development site, preventing public access to the school grounds.
5. The whole site contains several interconnected school buildings that are in the eastern and central parts of the site, namely identified as Cameron Building, The Centre, Science wing and Gym. There is a sports pitch/athletic running track, cricket nets and sports courts in the western part of the site. (Refer to Figure 7 for Site Plan and surrounds).

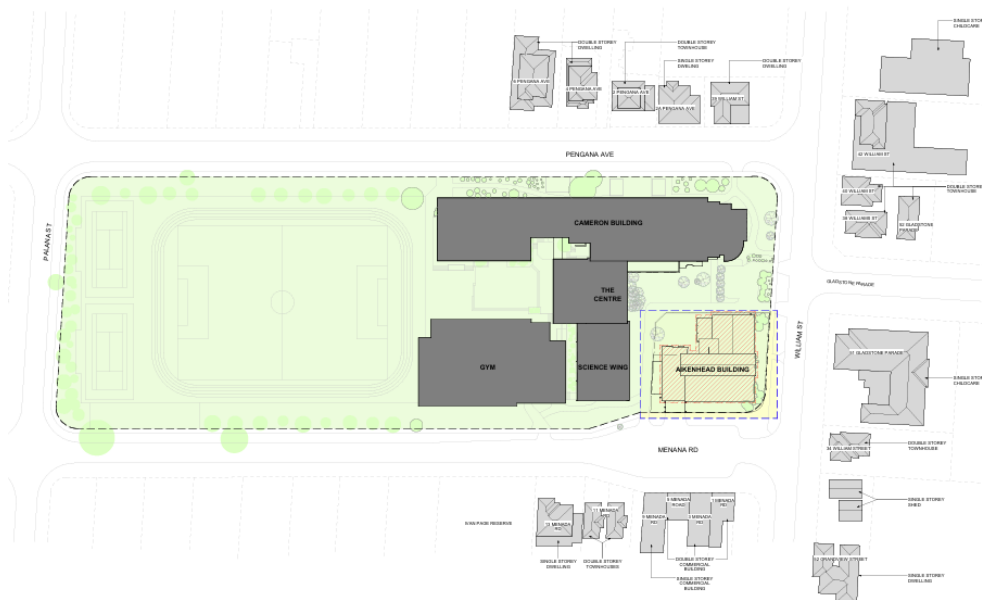


Figure 7 – Site plan and surrounds (Source: Application)

6. The existing site is vacant, being newly subdivided residential land.
7. The building to be partly demolished and replaced as part of the subject proposal is located in the south-east part of the site, fronting William Street, Manana Road and an internally located road. This building is two storey in the central area and single storey along the north and south flanks. The building has a double maintenance garage and cross-over to Menana Road.
8. The land is relatively flat and contains formal landscaped areas mainly along the site frontages and elsewhere in open space pockets. The landscaping includes a number of canopy trees.
9. The existing building to be partly demolished and replaced as part of the subject proposal is two storey in the central area and single storey along the northern and southern flanks. The building has a double maintenance garage and cross-over to Menana Road. A canopy tree located on the development site and adjacent the internal road will be retained.

Surrounds:

10. The part of the subject site proposed for redevelopment is formally known as Lot 1-4 on LP44474 and Lot 98 & 99 on LP23974. There are party wall easements on Lots 1-4. However, these are historical being for previous dwellings located on the land at that time and are no longer relevant given that the dwellings have been removed.
11. There is a covenant relevant to the larger balance title for the school (Lot 1 on TP95057). However, this is not relevant to land subject to the proposal or to the proposal itself (its purpose is to not allow quarrying of clay at the land, which is not proposed).
12. The area is generally residential in nature. However, to the south of the site is a small strip of local shops that front Menana Road and William Street. A small reserve with playground is adjacent the site to the south. An Early Learning Centre is located adjacent to the east of the site and also fronts William Street. Also located adjacent to the east is a dwelling that fronts Grandview Street and "sides on" to William Street. (Refer to Figure 7).



Titles / restrictions:

13. There is a covenant relevant to the larger balance title for the school (Lot 1 on TP95057). However, this is not relevant to land subject to the proposal or to the proposal itself (its purpose is to not allow quarrying of clay at the land, which is not proposed).
14. There is also a covenant on Lots 3 and 4 on LP44474 and another on Lot 99 on LP23974. All these covenants seek to prevent quarrying activity at the land. Given that quarrying is not proposed as part of the planning application, the proposal does not contravene the covenants.



Planning Policy Framework and Local Planning Policy Framework

15. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.
16. The Local Planning Policy Framework (LPPF) seeks to provide a clear and consistent framework within which decisions about the use and development of land can be made.
17. The following policies are considered relevant to this assessment:
 - Clause 02 – Municipal Planning Strategy
 - Clause 02.03-8 Infrastructure
 - Clause 02.03-4 Built environment and heritage
 - Clause 02.04 Strategic Framework Plans
 - Clause 11 – Settlement
 - Clause 11.01-1S – Settlement
 - Clause 11.02-1S – Development capacity
 - Clause 11.02-3S – Sequencing of development
 - Clause 15 – Built Environment and Heritage
 - Clause 15.01-1S – Urban design
 - Clause 15.01-1L – Urban design in Merri-bek
 - Clause 15.01-1L – Signs
 - Clause 15.01-2L – Building design in Merri-bek
 - Clause 15.01-2L-04 – Energy efficiency in Merri-bek
 - Clause 15.01-2L-05 – Environmentally sustainable development
 - Clause 15.01-5L – Minimal and incremental change areas.
 - Clause 15.01-2S – Building Design
 - Clause 15.01-5S – Neighbourhood Character
 - Clause 17 – Economic development
 - Clause 17.01-1S – Diversified economy
 - Clause 19 – Infrastructure
 - Clause 19.02-2S – Education facilities
18. The above provisions have been taken into account in the assessment of this application, and the proposal is considered to be consistent with the relevant policies.

Statutory Planning Controls

Zoning:

Clause 32.09 – Neighbourhood Residential Zone, Schedule 1 (NRZ1)

19. The site is within the Neighbourhood Residential Zone, Schedule 1 (NRZ1). Pursuant to Clause 32.09-10, a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of clause 32.09-2. A secondary school is a section 2 use. While a permit is not triggered for the use (as it is existing), a permit is required for the proposed buildings and works.
20. The purpose of the NRZ is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

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

Overlays:

Clause 45.06 – Development Contributions Plan Overlay, Schedule 1 (DCPO1)

21. The site is affected by the Development Contributions Plan Overlay, Schedule 1 (DCPO1). A planning permit is not required under the DCPO given Clause 4.0 of Schedule 1 to the DCPO exempts development from the requirement to pay development contributions for *'land developed for a non-government school....'*

Particular Provisions:

Clause 52.05 (Signs)

22. Pursuant to the NRZ, sign requirements are Category 3 – High Amenity Areas at Clause 52.05-13. Pursuant to Clause 52.05-13, a permit is required for the proposed floodlit, business identification sign.

Clause 52.06 (Car Parking)

23. A planning permit is not required given the proposal will not result in additional student and staff and is only for an upgrade to existing school facilities. Furthermore, existing car spaces will not be removed or reduced.
24. As such, this provision is not relevant for consideration.

Clause 52.17 (Native vegetation)

25. A planning permit is not required given that no native vegetation is proposed to be removed as part of the proposal.
26. As such, this provision is not relevant for consideration.

Clause 52.34 (Bicycle facilities)

27. A planning permit is not required given the proposal does not include the removal of bicycle spaces and will not result in additional student or staff numbers.
28. As such, this provision is not relevant for consideration.

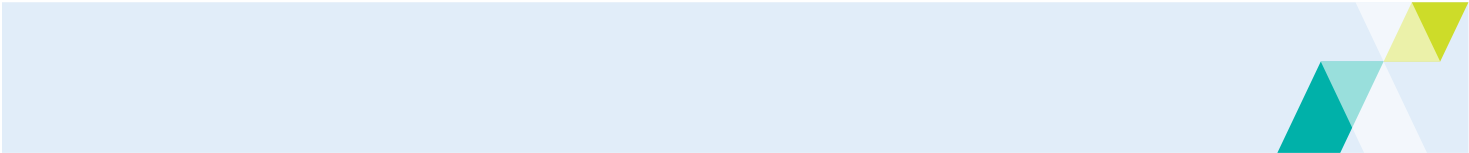
Clause 52.37 (Canopy trees)

29. A planning permit is not required given that no canopy trees will be removed or lopped.
30. As such, this provision is not relevant for consideration.

General Requirements and performance Standards:

Clause 53.18 (Stormwater Management in Urban Development)

31. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater treatment and reuse.
32. A Stormwater Management Plan (SMP) was submitted with the application outlining how the proposal responds to



the provisions of Clause 53.18.

Clause 53.19 (Non-government schools)

33. Clause 53.19 applies to the buildings and works of this application. The provision helps to streamline the process for development of new, and the upgrade and extension of existing non-government schools.
34. As per Clause 53.19-2, an application to which Clause 53.19 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 (i.e. there is no opportunity for the planning application to be appealed to VCAT by a third party).



Referrals

35. No referrals were required.

Notice

Municipal Council Comments

36. Merri-bek City Council (the Council) was notified of the application under section 52(1)(b) of the Planning and Environment Act 1987.
37. The Council responded in writing on 27 April 2026, advising that they do not object to the planning application subject to the inclusion of condition.
38. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), pursuant to Clause 32.09 (NRZ) and Clause 52.05 (Signs) of the Merri-bek Planning Scheme (the Scheme).
39. The application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 (the Act) pursuant to Clause 53.19-2 of the Scheme.
40. The applicant was directed to give notice by way of notifying adjoining and nearby owners and occupiers. No sign was required to be erected.
41. One objection was received from the owner of a property located to the south side of Menana Road (directly opposite the development site) raising concerns of parking and access, impact to small business during construction, does not assist small businesses and visual bulk.



Planning Policy

42. The proposal complies with PPF and LPPF policies encouraging quality education facilities and the protection of local character and amenity by achieving the following:

Planning Policy Framework:

- The proposal upgrades and enhances facilities at an existing school within an established residential area and will help address the future educational requirements of the broader community, aligning with Clauses 11.01-1S, 11.02 3S, and 19.02-2S.
- In accordance with Clauses 15 and 15.01-2S, the proposed works at the school are designed to provide a pleasant, safe, healthy, accessible, and functional learning environment.
- The newly developed building will front and address the abutting streets with high quality architecture, consistent with Clause 15. The new works will integrate into the existing school environment and will be embellished by landscaping at the building edges.
- Safe access will be maintained via William Street and Menana Road along with passive surveillance to these streets, consistent with Clause 15.01-2S and Clause 19.02-2S.
- The proposal upgrades will facilitate growth in a range of employment sectors including education by improving an existing education facility which will strengthen and diversify the economy, aligning with Clause 17.01-1S.
- The proposal is further supported by Clause 19.02-2S through:
 - Maximising the site's capacity to accommodate improved secondary school education facilities in response to current and future community educational needs.
 - Developing new buildings/works in a manner that is sensitive to adjacent land uses, with careful consideration given to location and design to minimise potential impacts.

Local Planning Policy Framework:

- The proposal furthers Merri-bek Council's vision of creating sustainable neighbourhoods, well designed and sustainable buildings and education infrastructure to address community needs, consistent with Clause 02.02, Clause 02.03-4 and Clause 02.03-8.
- The proposal aligns with the existing neighbourhood character and surrounding residential uses through providing an appropriate response to the streetscapes fronting the site in compliance with Clause 15.01-1L. The finished building will substantially raise the quality of the abutting streetscapes through providing a high-quality architectural design and landscaping.
- The proposal will not unreasonably over-shadow the public realm or cause unreasonable impacts from lighting or noise in accordance with Clause 15.01 1L. Shadow diagrams have been prepared and demonstrate minimal overshadowing. Landscaping will reduce heat island effects and provide a soft green edge to the abutting streetscapes. A shaded area of outdoor seating provides a pleasant place for students to meet and rest.
- Waste will continue to be appropriately managed via private waste arrangements, with minimal changes to waste volumes to result from the proposal.
- The proposal supports Clause 15.01-2L-04 and Clause 15.01-2L-05 through meeting best practice energy efficient design requirements as detailed in the SMP.
- The proposal provides for an environmentally, sustainable development with the

- The design provides appropriate transitions in building height in accordance with Clause 15.01-5L. The current building is two storeys. The resulting building will continue to be two storeys. While the proposed upper floor will have a greater footprint to the current upper floor, the increase is appropriately offset by a vastly improved architectural design. The site is an island site and so impacts resulting from this increase in upper-floor area will be negligible to any nearby privately owned property. Excluding roof-top plant and the lift shaft, the height of the building is less than 9m which is consistent to the maximum height for dwellings and residential buildings at Clause 32.09-11 (NRZ), which is further example of how the building has been designed to be sympathetic to the surrounding residential buildings and streetscape.
- The proposed floodlit, business identification sign will complement the built-form and streetscape as it includes one sign, located directly to the building and have minimal projection, aligning with Clause 15.01-1L.

Zoning

43. The proposal is consistent with the Purpose and Decision Guidelines of the NRZ in the following ways:

Purpose:

- The proposal respects the existing and emerging residential character, noting that planning policy specifically allows for non-government school facilities to differ from dwellings in both function and form, including height, scale and mass.
- The development is modest in scale and will lead to a relatively minor increase in development intensity at the site (this is through increasing the footprint of the upper-floor only). The building will continue to have two storeys and be less than 9m in height (excluding roof-top plant and lift shaft).
- The proposal supports an educational facility that meets community needs in a suitable location within a residential area, close to transport, pedestrian links, and open space. Notably, there are no heritage features or structures within the subject site.

Decision Guidelines:

- The proposal is in accordance with the Municipal Planning Strategy and the Planning Policy Framework, as outlined above.
- There will be no overshadowing of existing rooftop solar systems on neighbouring dwellings, with no nearby residences affected. The proposed low-scale design is compatible with the neighbourhood.
- The design aligns with Clause 19.02-2S, featuring appropriate scale and bulk for non-residential use, and fits harmoniously within the surrounding built environment.
- Generous landscaping and garden beds are planned, with the provision of a Landscape Plan. Proposed landscaping will soften the appearance of the building and provides 25% impervious area of the development site.
- Private waste collection will remain unchanged.
- There are no statutory requirements to provide additional car parking or bicycle parking given that student and staff numbers are not proposed to be increased and existing spaces are not to be removed.

Signage

44. A floodlit, business identification sign is proposed on the new building's northern façade. This is to identify the purpose of the building and display the school's logo.
45. The signage will be lit when dark and will be lit through wall lights to the perimeter of the building on the ground



floor. Given its location, generally internal to the site, it is not necessary to include any restrictions regarding the hours the sign is to be lit, however standard signage conditions will be included in any permit to issue ensuring the sign lighting is designed to be baffled and located to prevent any adverse effect of light spill on adjoining land.

46. Given its location, it is considered that the signage will not result in a loss of amenity for the area and is consistent to the purpose of the clause. The signage will be sympathetic to the design of the building, is modest in size, will be coloured in earthy tones that match the colours of the building and is positioned internal to the site.

Sustainability

Environmentally Sustainable Design (ESD) and Stormwater Management

47. The application is supported by a Sustainable Management Plan (SMP), prepared by Lucid. The report details the project's sustainability features and evaluates compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development) and Clause 58.18 (Stormwater Management in Urban Development).
48. The project has been assessed to achieve a Built Environment Sustainable Scorecard (BESS) of at least 50%, in compliance with Clause 15.01-2L-05 (Environmentally Sustainable Development).
49. The SMP demonstrates a commitment to the following ESD initiatives:
- Fossil Fuel Free (all-electric development, including 15kW solar PV installation on the roof).
 - Enhanced occupant health and well-being outcomes (HVAC designed to increase outdoor air supply, promotion of natural daylight access, high quality LED lighting to support visual comfort, low emissions interior finishes, optimised building fabric to support thermal comfort).
 - Energy efficiency (optimised building fabric performance that exceeds minimum NCC requirements to reduce HVAC demand, shading used).
 - Water conservation and stormwater quality (efficient water fixtures and fittings to reduce potable water consumption, improved water sensitive urban design).
 - Enhanced urban ecology (considered landscape design to support biodiversity).
 - Waste minimisation (support resident waste management and target high recycling rates for construction and demolition wastes).
 - Sustainable transport (access to public transport and infrastructure to encourage walkability).
50. While the submitted ESD is generally compliant, Council recommended an amended ESD be submitted for approval and includes changes to specific areas before being endorsed. Specific changes include the following:
- Amending the energy discussion so that the BESS commitments include a 10% improvement of the National Construction Code, including the 'external envelope wall'.
 - The stormwater management response to include:
 - A Blue Factor report /copy of a MUSIC model.
 - Accompanying plans, including a WSUD catchment plan clearly showing details including:
 - The entire subject site.
 - All pervious and non-pervious areas.
 - Catchments for treatments, (such as roof areas for rainwater tanks).
 - Discussion of the rainwater tank water use (such as toilet flushing).
 - Treatments such as rain gardens.
 - Maintenance of stormwater treatments, including routine maintenance and unscheduled maintenance (e.g. after significant storms).
 - How the development will manage 'site management' objectives pursuant to Clause 53.18-6 of the

Scheme.

51. Most of the above requirements are considered appropriate and will be included in any permit to issue. However, the plan will be limited to the development/construction site only rather than for the entire site, as it would be excessively onerous and considered unnecessary to require it for the entire site that includes existing buildings on separate parcels of land and separated by internal roads.
52. Once the amended SMP is submitted and it is satisfactory, it will be endorsed to form part of any permit to issue. Furthermore, a condition of permit will require that within 6 months of the occupation of the development, a report from the author of the endorsed SMP must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report.
53. As such, the proposal provides an acceptable ESD outcome, subject to the inclusion of the above conditions.

Car Parking and Bicycle Parking

Car Parking

54. As stated earlier, the proposal will not result in additional student and staff numbers and is only for an upgrade to existing school facilities. Further, existing car spaces will not be removed, therefore no further consideration in relation to car parking is required.

Bicycle Facilities

55. Also similar to the above statement, the proposal will not result in additional student and staff numbers and is only for an upgrade to existing school facilities. Further, existing bicycle spaces will not be removed, therefore no further consideration in relation to car parking is required. Even so, it should be noted that the Landscape Concept Plan does include the provision of bicycle racks for 21 bicycles, installed adjacent the existing building on the western side of the internal road.

Other matters

Council comments/response

56. The Council generally requested standard conditions be included in any permit to issue. Most are reasonable and will be included in any permit to issue. For those matters not discussed earlier, a response follows:

Landscape Plan:

57. The Council requested that a Landscape Plan be submitted for approval and endorsement by the responsible authority and that the plan be prepared on consultation with the Council. The plan is to include a complete planting schedule including a list of all proposed species and quantities.
58. This request is reasonable given a Landscape Concept Plan was submitted with the 'application material', rather than a detailed Landscape Plan. While it is noted that the applicant submitted a detailed Landscape Plan on 5 June 2026, while responding to the Council comments, this plan did not form part of the 'application material' and has not been formally substituted through Clause 57A of the Planning and Environment Act 1987 (the Act) and therefore cannot be considered. As such, the condition to require the provision of a detailed Landscape Plan will remain and be included as per the Council comments.

Public Works Plan (PWP):

59. An additional request by Council was the requirement for submission of a Public Works Plan (PWP) and associated construction drawing specifications detailing public works at the north-eastern interfaces of the approved works. These requirements are to be to the satisfaction of the responsible authority, in consultation with the Council. The



PWP must include:

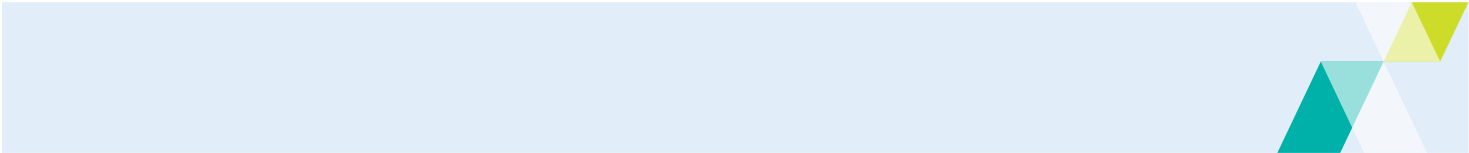
- a) Removal of existing concrete hardstand adjacent to the north-eastern section of the approved works and replacement of a turfed nature strip without interference or conflict with the existing footpath, assets, or pedestrian crossings.
 - b) At minimum introduce three (3) new canopy trees capable of an 8 metre growth height or greater within the new nature strip area. The trees must comply with sightline requirements to the satisfaction of the Merri-bek City Council.
60. While it is considered that the removal of the existing concrete hardstand and its replacement with a turfed nature strip is required, it is not considered reasonable to introduce 3 new canopy trees capable of an 8-metre growth height within the new nature strip area. This is because the condition does not factor in the presence of a pedestrian crossing and various concrete driveway crossovers and paths on the William Street frontage. It should also be noted that there is no nature strip on Menana Road.
61. Furthermore, it is generally a local council's responsibility to manage street trees because of factors including selection of species that fit within the broader street planting scheme, knowledge of underground services and placement of trees in relation to public infrastructure such as driveways and pedestrian footpaths. This responsibility should not be imposed on a school, particularly where the proposed development does not require the removal of any vegetation.
62. For the reasons above, the PWP condition will be included in any permit to issue without the requirement for the planting of new canopy trees within the new nature strip area.

Objection comments/response

63. As stated earlier, one objection was received from the property opposite the development site to the south, namely a small business located within the Commercial 1 zone land. A response to each issue raised is included below in Table 1:

Table 1 – RESPONSE TO OBJECTION/SUBMISSION

Key matter raised	Assessment/response
Expansion of school's operations, increased staff and students will result in an increase in traffic and parking issues	The proposed development will not result in an increase in employees or students and so matters raised in relation to traffic and car parking are exogenous to the assessment. The proposal does not include the expansion of the school's operations, and the proposed art centre building will be for the use of existing students studying at the school only.
Construction impact on small business viability	Construction activity will need to comply with all relevant local laws and the building requirements through the building permit process. A note will be included in any permit to issue.
No demonstrated community or commercial benefit to existing businesses	The proposal will result in community benefit through improving facilities at an existing school. The architecture and on-site landscaping will significantly improve the appearance of the streetscape. There is no planning requirement to demonstrate economic benefit for the adjacent shopping strip.
Scale and streetscape impact	The new building is architecturally designed and is a vast improvement over the existing building. The contribution to the streetscape and area will be positive. While the upper-floor will have an increased floor area to that of the current building, the building will not have an overbearing presence in the streetscape. The facades are articulated and visually



	interesting and have been carefully conceived with appropriate materials and colours.
Cumulative impact on struggling local economy	The building will not result in unacceptable amenity impact caused by excessive overshadowing of the public or private realm or from overlooking. The visual outlook from neighbouring properties to the building will be improved given the improvements to the building design and the integrated landscaping providing a green edge.

Recommendation



42. The proposal is generally consistent with the relevant planning policies of the Merri-bek Planning Scheme and will contribute to the improvement of an existing and established secondary school in the Glenroy area.
43. The proposal is generally supported by Council subject to conditions.
44. It is **recommended** that:
 - Planning permit No. PA2604236 for the land at 35 William Street Glenroy be issued subject to conditions.
 - The applicant and the Merri-bek City Council and those who provided a submission be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:		Signed:	
Title:			
Phone:		Dated:	06/07/2026

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
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Name:		Signed:	
Title:			
Phone:		Dated:	07/07/2026