

Planning Report

Construction of a school building

37 SOUTH MADDINGLEY ROAD
MADDINGLEY

Prepared by Taylors for
Bacchus Marsh Grammar School

April 2024

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1.0 Introduction

Taylors Development Strategists have been engaged by Bacchus Marsh Grammar to prepare this report to support an application for the construction of a new school building and the carrying out of associated works at 37 South Maddingley Road, Maddingley (see Figure 1).

This report outlines the proposed development, provides an assessment against the relevant provisions of the Moorabool Planning Scheme and provides the rationale for our recommendation for a permit to be granted.

Submitted as a part of the application are:

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- A current Certificate of Title (see Appendix A)
- Architectural Plans prepared by McEldowney Partners (see Appendix B)
- A Development Impact (Arboricultural) Assessment prepared by Arbor Survey (see Appendix C)
- Landscape Architectural Plans prepared by GoDesign (see Appendix D)
- A Bushfire Attack Level (BAL) Assessment prepared by XWB Bushfire Planning (see Appendix E)
- A Transport Impact Assessment prepared by One Mile Grid (see Appendix F)
- A Sustainability Management Plan prepared by WRAP Engineering (see Appendix G)

A planning permit is required for the following:

- The construction of a building and carrying out of works, pursuant to Clause 37.01-4 of the Moorabool Planning Scheme.



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Figure 1. Site Aerial Photograph (Source: Nearmap.com, March 2024)

2.0 Subject Land and Surrounds

2.1 Subject Land

The land subject to this application is addressed to 37 South Maddingley Road, Maddingley, and is located on the east side of South Maddingley Road, approximately 1.6 kilometres south (direct line) of the Maddingley town centre (see Figure 2).



Figure 2. Location and extents of the subject site (shown in red) and subject land (outlined in dark red)
(Source: VicPlan, March 2024)

The subject land is formally known as Lot 1 PS308221 per the Certificate of Title (see Appendix A).

It is noted that a Plan of Consolidation (PC 38224), incorporating the aforementioned title, was submitted in September 2023 and is currently pending registration.

The land is irregular in shape with a street frontage of 394 metres to South Maddingley Road and comprises an area of approximately 141,982 square metres (14.2 hectares).

The land is currently owned and occupied by Bacchus Marsh Grammar and has been developed as a Prep to Year 12 (P-12) school campus, comprised of a substantial number of education buildings, sporting fields, exterior spaces, car parking areas and ancillary facilities.

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2.2 Subject Site

The site which is the subject of the proposed buildings and works is located on the western boundary of the subject land, addressing South Maddingley Road (see also Figure 2). The existing conditions of the site currently comprise senior school class rooms, a staff resource centre, outdoor basketball court and associated landscaping areas, as indicated on the Architectural Plans (see Appendix B). A total area of approximately 2,555 square metres (0.25 hectares) is affected by the proposed buildings and works.

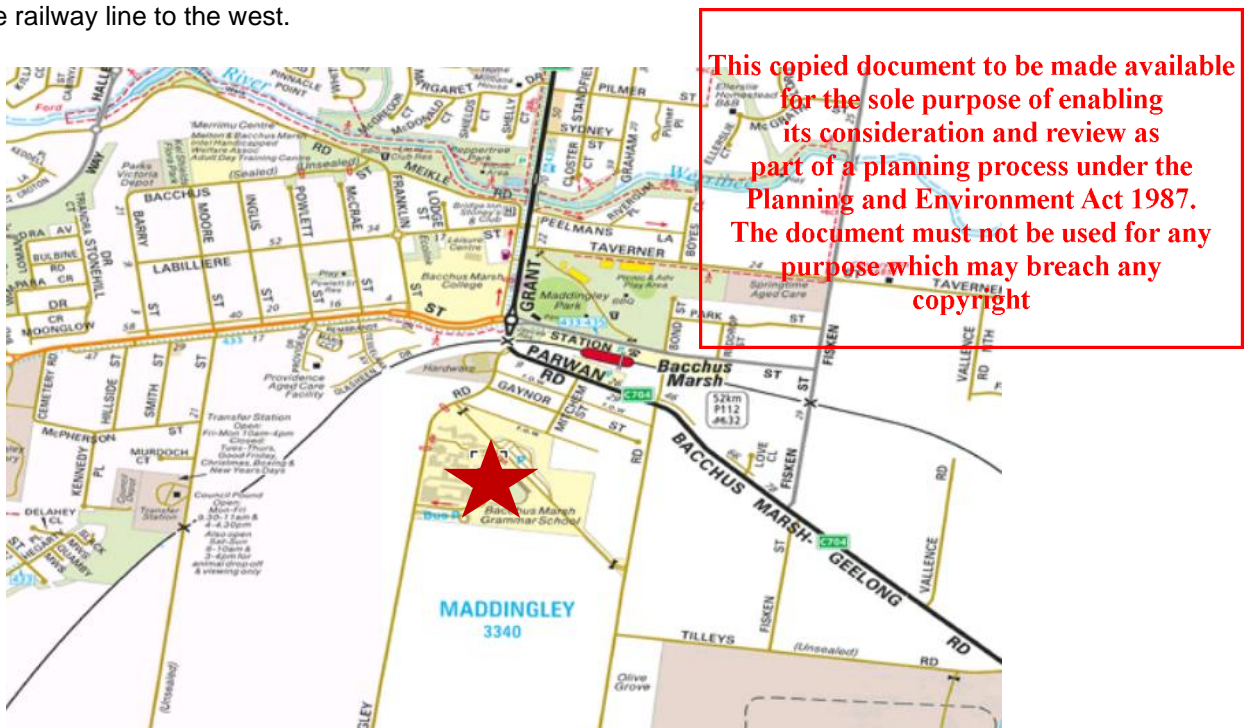
2.3 Surrounding Area

The subject land and site is located appropriately 47 kilometres north-west of the Melbourne CBD and is situated approximately 1.6 kilometres south of the Bacchus Marsh town centre. The land use pattern and character of the surrounding area is mixed, comprising residential, commercial, industrial and educational uses. A general overview of the surrounding area and context is shown in Figure 3.

To the north-west, the land on the opposite side of South Maddingley Road is owned by Bacchus Marsh Grammar and is currently subject to a proposed rezoning to Special Use Zone Schedule 4 (Education) to enable the development of additional education and recreational facilities for the school. The land is predominantly vacant, however has recently seen the development of a substantial school carpark and associated drainage infrastructure.

To the north-east is a small residential land with single dwellings on relatively large lots. The Bacchus Marsh Railway Station is located immediately to the north of the residential area, within an approximate 500 metres walking distance of the school.

Directly to the south is a large vacant lot with patches of vegetation which stretches to Kerrs Road. To the south-west of the site is vacant land with minimal vegetation that is bounded by South Maddingley Road to the east and the railway line to the west.



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Figure 3. Location Map (Source: melway.com.au)

3.0 Proposal

The proposal entails development of a new science faculty and associated external works, including landscaped exterior spaces, for the Bacchus Marsh Grammar Maddingley Campus.

Several existing structures and installations are to be demolished to make way for the new building and associated works. These include senior school class rooms and the basketball court located to the immediate north, as well as the staff resource centre, meetings rooms and associated courtyard, as shown on the Architectural Plans (see Appendix B). Figure 4 below provides an indicative illustrative representation of the proposed science faculty building.



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Figure 4. Indicative illustrative rendering of proposed New Science Faculty Building – viewed from north-easterly aspect
(Source: McIlldowie Partners, April 2024)

Native Vegetation

A number of trees are located within the subject site. A Development Impact (Arboricultural) Assessment has been completed for the purpose of assessing *in situ* native vegetation, assessing the impact of proposed development on this vegetation, and providing impact mitigation and tree protection measures for trees assessed to be of moderate to high protection value (see Appendix C). This assessment confirms that of the eight (8) trees assessed, one – a Yellow Gum (*Eucalyptus leucoxylon*) – has moderate protection value. This tree is located within the front setback of the subject site to South Maddingley Road and is proposed to be retained with only minor encroachment to the corresponding tree protection zone (see Figure 5). The remaining trees are assessed to have a protection value of ‘none.’ Four of these trees (3 no. Yellow Gum and 1 no. Black Locust) are proposed to be removed due to their location relative to the proposed development and associated impacts on tree protection zones. Trees proposed for retention and removal are indicated on the Architectural Plans (see Appendix B) and Landscape Architectural Plans (see Appendix D).

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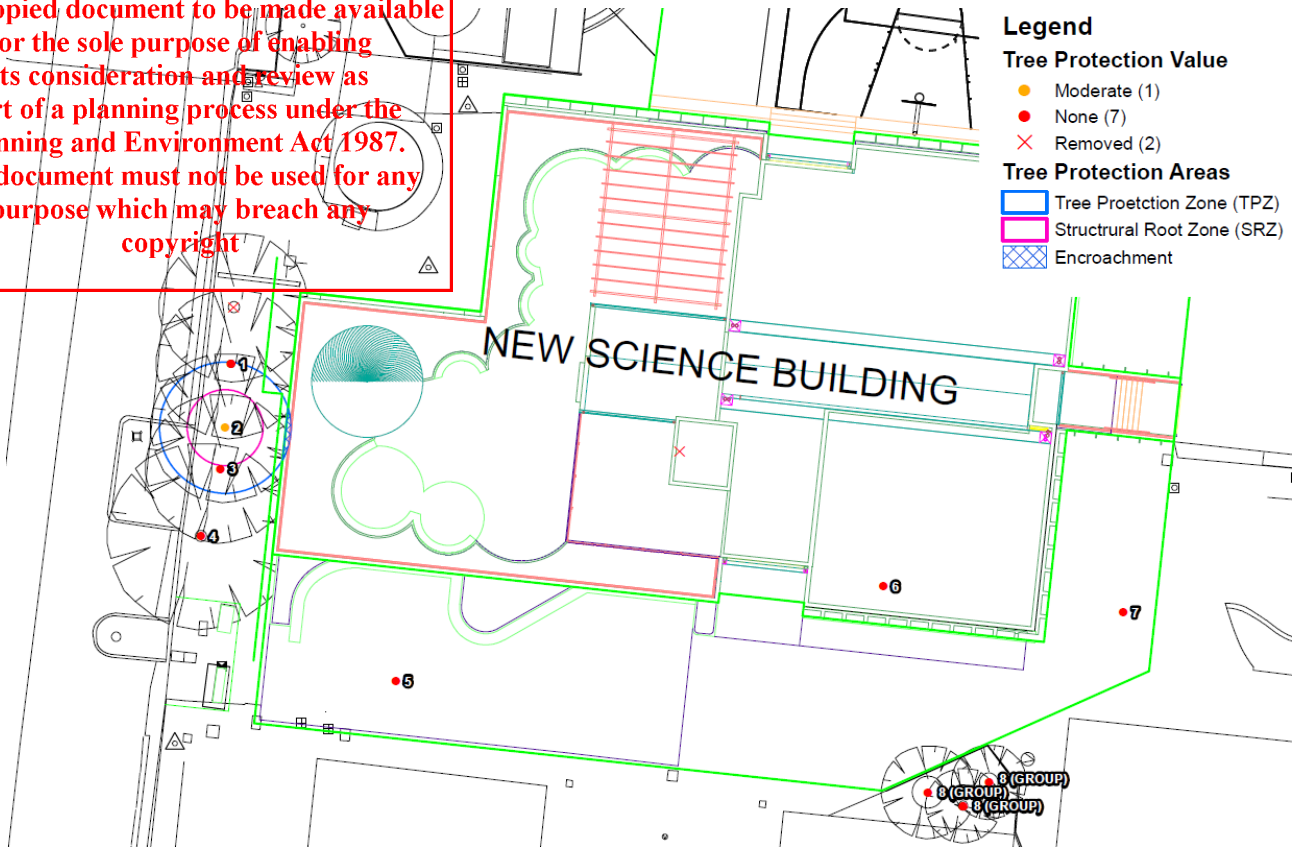


Figure 5. Extract from Development Impact Assessment (Source: Arbor Survey, April 2024)

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Science Faculty Building

The new science faculty consists of a single, three-storey building rising to a height of 12.5 metres above natural ground level. The footprint of the building is of a broadly rectangular form with notable articulation of the north-west corner in response to the firefighting water tanks, which are to remain in situ. The footprint over three levels, comprises a total floor area of 2,271 square metres. The Architectural Plans provide details of proposed building, including a site plan, floor plans, elevations and details of proposed materials and finishes (see Appendix B).

The ground floor footprint of the building encompasses an area of 765 square metres. On this floor, the main entrance is located on the eastern facade and two additional entry points are available centrally on the northern and southern faces. The entrances connect to an internal foyer space.

The first floors consists of a similar floorplan, noting a slightly increased floor area of 805 square metres for the latter. Floorplan for each of the ground and first floors comprises three classrooms (variously for chemistry, biology and physics), a preparatory room, an office space and associated circulation halls.

The second and uppermost floor has a smaller overall internal footprint of 700 square metres and consists of two classrooms (for environmental studies), circulation space, as well as housing the plant room. The balance of the floor area is allocated to a series of interconnected, landscaped rooftop gathering spaces.

Internal access between the three floors of the building is provided by a centrally located stairwell and lift. Several skylit voids penetrate the three floors to create an atrium effect within the building.

An enclosed 'airbridge' link is provided on the first floor, connecting to the existing Years 11 and 12 building located to the immediate east.

The external facades of the buildings are to be composed of a mix of patterned and coloured precast concrete and vertical double-glazed windows. Vertically striated metal cladding will contribute to the shadowing of the facade and to the shading of windows. The connecting central circulation spaces are to be fully glazed.

Exterior Spaces and Landscaping

Several exterior areas surrounding the building, as well as a substantial portion of the second floor building rooftop, are proposed as functional gathering and retreat spaces for students, with landscape treatments to provide shade, cooling and amenity, as shown by the Landscape Architectural Plans (see Appendix D).

To the immediate north of the new building, the existing basketball court is proposed to be demolished to establish a large multi-purpose gathering space, divided into a series of smaller rooms, each comprising sloped lawns, seating walls and a mix of soft and hard landscaping. This area is connected with the building via a broad paved walkway to its northern entrance.

On the southern side, steps, retaining walls and tiered plantings are introduced to provide a transition in response to level differences, and seat walls and picnic tables are provided as student gathering places.

The existing front setback of the building to South Maddingley Road will be established as a planted and mulched garden bed, incorporating the *in situ* Yellow Gum previously noted.

An integrated landscape approach has been applied to the science faculty building itself. A substantial green roof is proposed on the second floor, incorporating a series of landscaped gathering spaces enclosed by green walls. Parts of the northern, western and southern facades are also to be softened by cascading vegetation from external planters located on the rooftop garden. The interior circulation halls on each floor will incorporate raised planters to enable vegetation to cascade through the internal voids, creating the effect of vertical greenery throughout the interior.

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Figure 6. Illustrative rendering of proposed rooftop garden (Source: GoDesign, April 2024)

4.0 Planning Controls

4.1 Zone Provisions



Figure 7. Zone Map (Source: VicPlan, March 2024)

Clause 37.04 Special Use Zone – Schedule 4 (Bacchus Marsh Grammar School)

The subject land is located within the Special Use Zone – Schedule 4 (Bacchus Marsh Grammar School) (SUZ4) under the Moorabool Planning Scheme (see Figure 7).

The purpose of the SUZ4 is:

- To recognise and to provide for the use and continuing development of the Bacchus Marsh Grammar School.

The use of the land for a primary or secondary school is a Section 1 use under the zone and does not require a planning permit. This use is already established and so a planning permit for use is not required.

Pursuant to Clause 37.01-4 a planning permit is required to construct a building or carry out works.

Following is a response to the relevant Decision Guidelines:

- The capability of the land to accommodate the proposed development, addressing site quality attributes, including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.

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The land is well-established for use as a primary and secondary school, with associated buildings and infrastructure having been developed and operated without any issue related to land capability. The site of the proposal currently consists of established buildings, infrastructure and external spaces.

- *How the proposed development will complement the Bacchus Marsh Grammar School.*

The proposal will provide a high-quality, contemporary built environment for staff and students in the interest of optimising the standard of educational facilities available and in turn supporting the best possible learning outcomes.

- *The impact of the proposed development on the South Maddingley Brown Coal area.*

The proposal will not have any impact on the South Maddingley Brown Coal area. Proposed buildings and works are consistent with the established use of the site, are not associated with any proposed increase to staff or student numbers, and are not being extended or located any closer to the active coal mining area.

- *The impact that adjoining land use and development will have on the proposed development.*

The adjoining uses will not impact the proposed development as the land to the north-west, east and south is all owned by the school. Other parcels of land, such as to the immediate west, on the opposite side of South Maddingley Road, are vacant and so will not be adversely affected by the proposal.

- *The provision of car parking.*

The car parking capacity of the school is not affected by this proposal. Existing car parking provision is ample to support current operational needs, and an increase to staff or student numbers that may otherwise require a revision to car parking is not proposed. Please refer to the Transport Impact Assessment Report for further details (see Appendix F).

- *The availability of and connection to services.*

The subject land and existing buildings are connected to essential services including water, electricity, sewerage and telecommunications.

- *Any natural or cultural values on or near the land.*

There are no known natural or cultural values on or near the land that will be impacted by the proposal.

- *The impact that the proposed development will have on traffic in the vicinity.*

No increase in traffic volumes is attributable to the proposal and there is no requirement for any mitigating works. Please refer to the Transport Impact Assessment Report for further details (see Appendix F).

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4.2 Overlay Controls

Clause 43.01 Heritage Overlay



Figure 8. Extents of the Heritage Overlay.

Subject land shown in dark red. Subject site shown in red. (Source: VicPlan, March 2024)

The Heritage Overlay (HO) applies to part of the subject land (see Figure 8). Under the Schedule to Clause 15.03, part of the subject land is affected by HO167, which refers to the Former Maddingley No. 1 Open Cut (see Figure 4).

The location of the proposed buildings and works is outside of the extents of the HO as applied to the subject land and is therefore not applicable to the application.

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Clause 45.03 Environmental Audit Overlay



Figure 9. Extents of the Environment Audit Overlay

Subject land shown in dark red. Subject site shown in red. (Source: VicPlan, March 2024)

The Environmental Audit Overlay (EAO) applies to part of the subject land (see Figure 9). The purpose of the EAO is to:

- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

The location of the proposed buildings and works is outside of the extents of the EAO as applied to the subject land and is therefore not applicable to the application.

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4.3 Planning Policy Framework

The Planning Policy Framework sets out the relevant state wide and regional policies. Clause 71 (Operation of this planning scheme) requires Council to integrate the range of policies relevant to the issues to be determined and to balance conflicting objectives in favour of net community benefit and sustainable development.

The Planning Policy Framework (PPF) sets out the relevant policies as follows:

- Clause 13.02-1S Bushfire planning
- Clause 15.01-1S Urban design
- Clause 15.01-2L-01 Building design
- Clause 15.02-1S Energy and resource efficiency
- Clause 19.02-2S Education facilities

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Clause 13.02-1S Bushfire Planning has the *objective to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

This Clause includes strategies pertinent to the proposal, as follows:

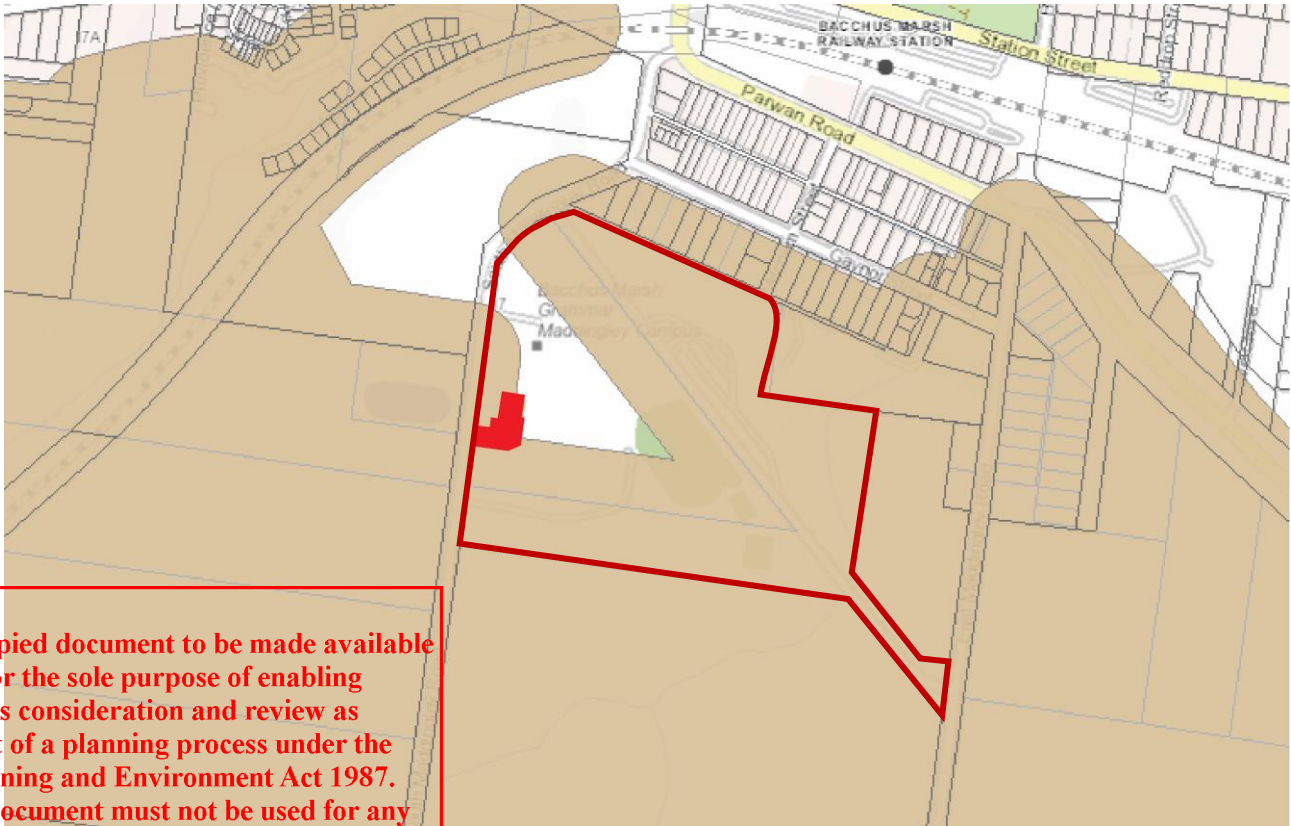
Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- *Subdivisions of more than 10 lots*
- *Accommodation*
- *Childcare centre*
- *Education centre*
- *Emergency services facility*
- *Hospital*
- *Indoor recreation facility*
- *Major sports and recreation facility*
- *Place of assembly*
- *Any application for development that will result in people congregating in large numbers.*

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Response: The subject land is situated partially within a designated Bushfire Prone Area (BPA) (see Figure 10) and the extents of the BPA encompass the site of the proposed building and works. Because the proposal is classified as an education centre, a BAL Assessment has been prepared (see Appendix E). This Assessment confirms that the surrounding area comprises low threat vegetation, including low threat grassland located to the west, and that the corresponding bushfire attack level for the proposed building is BAL12.5.



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Figure 10. Extents of the Bushfire Prone Area designation

Subject land shown in dark red. Subject site shown in red. (Source: VicPlan, March 2024)

Clause 15 Built Environment and Heritage

Clause 15.01-1S Urban design

This clause seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity and that development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Response: The proposed development will create a functional and enjoyable environment for the students to learn and integrates within the built environment of the school campus. The proposed landscape plan demonstrates connectedness with the established school landscape and with the historic landscape character of the area through predominant use of indigenous and native species.

Clause 15.01-2L-01 Building design

The relevant strategies of this clause are to:

- *Design, site and construct buildings and works to:*
 - *Minimise the removal and disturbance of native vegetation.*
 - *Avoid protruding above ridgelines, hill tops and tree canopies.*
 - *Avoid construction on steep slopes.*
 - *Minimise soil disturbance and levels of excavation and fill.*
 - *Avoid the use of reflective building materials such as zincalume.*

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- *Use external colours, materials and finishes of subdued tones that blend with the surrounding landscape and vegetation.*
- *Encourage the planting of indigenous vegetation to assist in screening development.*

Response: Several planted native trees are located within the front setback of the site. One of these trees has been assessed to have moderate protection and is to be retained. The remaining trees are proposed for removal due to having been planted and due to a low assessed protection value.

The school campus occupies an elevated position however is not visually prominent relative to residential neighbourhoods or important public viewing points. The building site itself consists of a shallow slope (well within the 20 percent policy guideline of clause 15.01-0L-01), and only modest excavation and limited filling will be required for proposed building and landscape works. The proposed built form is consistent in scale with several other buildings within the campus and, at three storeys (12.5 metres height) will not be prominent in a manner that is visually incongruous with the location.

The materiality and finishes of the proposed building are relatively subdued, consisting of coloured precast concrete panels, render-applied fibre-cement sheet, metal cladding and aluminium-framed double-glazing. Zinalume or other highly reflective materials are not proposed.

Screening of the proposed development is considered to be unnecessary due to the location within the existing school campus and absence of proximate sensitive uses. Substantial indigenous and native plantings, both in exterior areas and on the building rooftop, are nonetheless proposed with the aim of integrating the building with the immediate landscape, as well as providing shade, cooling and amenity.

15.02-1S Energy and resource efficiency

This clause promotes land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Response: The development will positively contribute to the school and the local area by providing key facilities in a modern building that forms a part of a healthy urban environment. The Sustainability Management Plan displays that the built form will be energy efficient and support better environmental outcomes. Please refer to the Sustainability Management Plan for a full assessment (see Appendix D).

Clause 19 Infrastructure

Clause 19.02-2s Education Facilities

The relevant strategies under Clause 19.02-2s Education Facilities are:

- *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*
- *Recognise 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).*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*

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Response: The proposed development represents an expansion of existing education facilities necessary to increase the capability of Bacchus Marsh Grammar to provide a high-quality learning environment and outcomes for its existing student body. The scale of proposed built form is modest and consistent with the existing built form of the school campus. The location of the school campus, including the site subject to the proposed development, is situated within reasonable walking distance of the Bacchus Marsh Railway Station and connected by the existing footpath network.

4.4 Bacchus Marsh Urban Growth Framework

The Bacchus Marsh Urban Growth Framework 2018 (BMUGF) provides the Moorabool Shire Council's adopted strategic planning framework to define the settlement boundary for Bacchus Marsh and identify potential growth areas based on land capability and growth needs. The BMUGF nominates the site as part of the Integrated College Precinct (see Figure 11), and as such the proposal is well-aligned with this strategy.

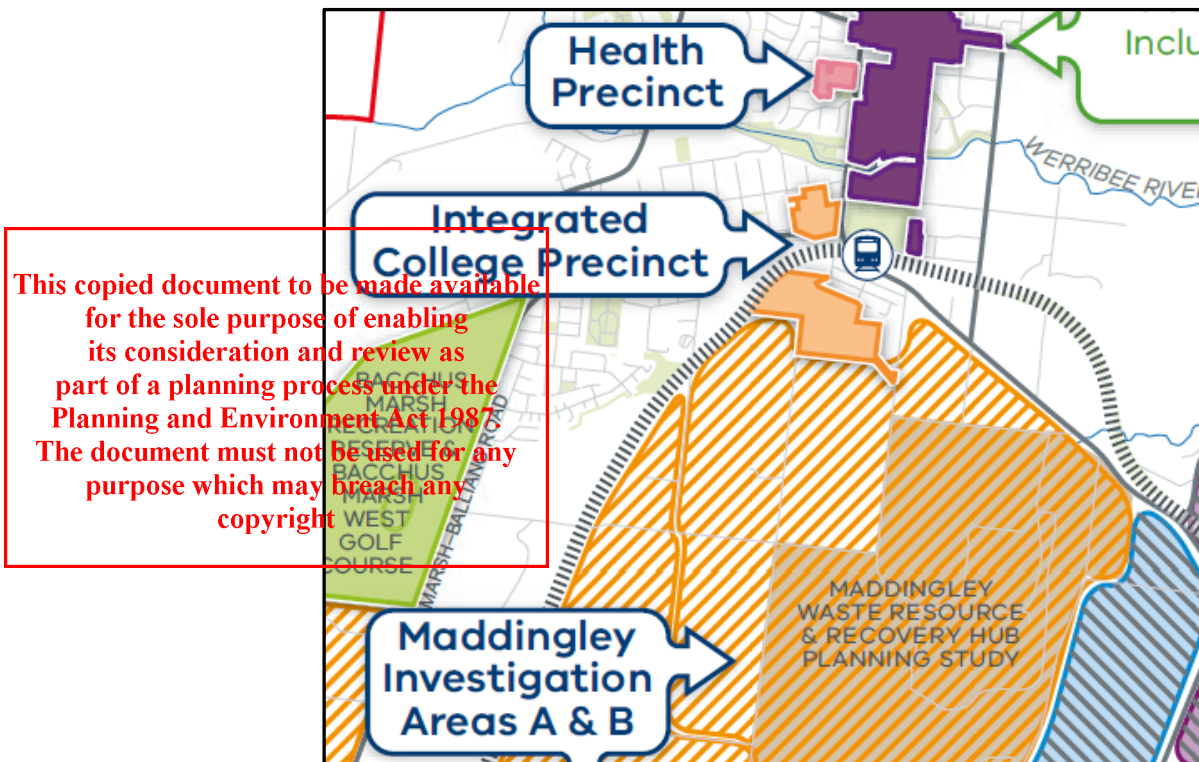


Figure 11. Extract from Plan 8 in the Bacchus Marsh Urban Growth Framework (Source: VPA 2018)

The relevant elements of the UGF vision are (emphasis added):

- Planning for new residential areas with capacity for a range of housing needs, supported by local services and **schools**.
- Identifying high-level infrastructure needs to support growth, from roads to train stations to new **schools** and parks.

The BMUGF also states that future planning of Bacchus Marsh Grammar will be necessary to ensure that there is more effective access, scope for new parking, and better pedestrian and cycling access, as well as provision for future facilities.

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Response: The proposal aligns with the BMUGF in several key aspects. In the first instance, it progresses the development of the facilities and educational resources of the school to support the local provision of education opportunities. The siting of the proposal is also within the existing defined boundaries of the school campus, and so serves to reinforce this important land use function. The proposal will not create additional pressures on existing local infrastructure, nor generate the need for measures to increase or upgrade infrastructure.

4.5 Clause 52.06 Car Parking

This Clause has the purpose of managing the efficient use of car parking for use and development relative to demand and with consideration to supporting sustainable transport options.

Under this Clause a permit is required to:

- Provide some or all of the car parking spaces required under Clause 52.06-5 on another site.
- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.

Table 1 to Clause 56.06-5 specifies that an Education centre requires 0.4 spaces to be provided for each student that is part of the maximum number of students on the site at any time. In this case, the demolition of several existing buildings offsets the increase in floor area, however it is noted that no corresponding increase in staff or student numbers is proposed.

Response: Because the proposal does not entail an increase in student or staff numbers at the school, and because the relevant basis for calculating car parking provision under Clause 56.02-5 is 'spaces per student', a provision for additional car parking spaces is not required for this proposal. Please refer to the Transport Impact Assessment Report for further details (see Appendix F).

4.6 Clause 52.17 Native Vegetation

The purpose of this clause is *to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

The three-step approach defined by the Guidelines for the removal, destruction or lopping of native vegetation (*Department of Environment, Land, Water and Planning, 2017*) ('the Guidelines') is to be applied.

Pursuant to Clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation.

All Victorian Native and Indigenous trees/vegetation on public land, or land greater than 4000 square metres, and considered to be self-sown are subject to a Native Vegetation Removal report and offset requirement.

Response: A Development Impact (Arboricultural) Assessment has been completed to inform the development proposal (see Appendix C). The findings of the assessment are that all trees are determined to have been planted, and so by not being self-sown do not trigger the requirement for a planning permit to be obtained for any proposed vegetation removal. The assessment further determined that a single Yellow Gum (*Eucalyptus leucoxylon*), situated within the front setback to South Maddingley Road, has a moderate protection value and should be retained.

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4.7 Clause 52.34 Bicycle Facilities

The purpose of this Clause is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Under this Clause, where a new use is proposed, or where an increase in the floor area of an existing use is proposed, the provision of bicycle facilities may be required.

Response: An Education centre requires provision of bicycle parking spaces at a rate of one per 20 employees and one per each 20 full-time students. The proposal entails no alternation (increase or decrease) to currently permitted staff and student numbers. Therefore, the requirement to provide additional bicycle parking is not triggered. This is confirmed by the Transport Impact Assessment (TIA) report for further details (see Appendix F). Substantial existing bicycle parking facilities are noted to be situated near the proposed building, within the existing Bacchus Marsh Grammar Campus, and are shown in the TIA report.

4.8 Clause 53.18 Stormwater Management in Urban Development

The purpose of this Clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 53.18 sets out the stormwater management objectives for buildings and works, as follows:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Response: A Sustainability Management Plan (SMP) has been prepared (see Appendix G) which addresses stormwater management for the subject site in accordance with the relevant requirements of clause 53.18. The SMP includes a description and STORM modelling of proposed Water Sensitive Urban Design measures, encompassing stormwater harvesting for flushing of ground floor toilets and site irrigation, as well as raingardens to capture runoff from impervious surfaces. The SMP also outlines management measures proposed for stormwater runoff during the construction stage and measures proposed for ongoing stormwater maintenance.

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4.9 Clause 53.19 Non-Government Schools

The purpose of this Clause is:

- *To facilitate new non-government schools.*
- *To facilitate upgrades and extensions to existing non-government schools*

Under this Clause any application to develop land for a primary or secondary school 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*.

5.0 Conclusion

The proposal to establish a new science faculty building within the existing Maddingley campus of Bacchus Marsh Grammar is essential to the educational resourcing capability and education delivery standards of the school, and represents a substantial investment in state-of-the-art, contemporary and high-quality education facilities to meet the educational needs of this growing part of the State.

The proposal demonstrates a high degree of consistency with relevant state and local planning policy and is consistent with the objectives of the Special Use Zone – Schedule 4 (Bacchus Marsh Grammar).

Careful consideration has been given to the existing site context, including formulation of a built form proposal that is complementary in scale to, and functionally integrated with, the existing built form of the school campus. Above all the proposal demonstrates a high standard of functional design to create an effective and engaging healthy learning environment for students. The building design conforms to standards corresponding with the bushfire attack level confirmed by the BAL Assessment, and incorporates significant environmentally sustainable design measures, including water sensitive urban design, as demonstrated by the Sustainability Management Plan. *In situ* native vegetation with assessed moderate protection value is to be retained based on the Development Impact (Arboricultural) Assessment, and a substantial improvement to the amenity and function of the immediate setting and surrounds of the new building is demonstrated by the Landscape Architectural Plans. The development proposal will not create any additional traffic, car parking or other transport demand requiring infrastructure provision or upgrade, as confirmed by the Transport Impact Assessment.

On the basis of the planning assessment provided in this report, we submit that favourable consideration should be given to the proposal and that it is appropriate for a suitably conditioned planning permit to be issued.

Taylors Pty Ltd

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