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Our Ref: 11584

02 April 2024

Minister for Planning  
Department of Transport and Planning  
Via: [Online Portal](#)

## ADVERTISED PLAN

Attention: The Manager

Dear Sir/Madam

Re: **Planning Application – Proposed New School – Abideen College Rockbank  
26 Innovation Avenue & 77 Viola Drive Rockbank 3335**

KLM Spatial act on behalf of the applicant, Abideen College, in submitting this planning permit application for a proposed prep to year 12 independent school with an ancillary kindergarten.

Broadly, the proposal is for the establishment of a new Islamic School generally in accordance with the submitted plans and documents. The proposed Islamic School is to be a non-government (private) school. It is proposed to educate up to 1,000 students when fully developed from kindergarten to Year 12. It is the intention for Stage 1 of the school to open in 2025/2026.

The establishment of the school will be undertaken in Stages, with Stage 1 to include the use and development of a primary school buildings and administration building which will provide for a maximum of 200 students.

A summary of the anticipated stages is as follows;

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Stage	Component	No. of Students	No. of Staff	Anticipated timing
1	Primary school	200	14	2025/2026
2	Primary school	325	22	2028
3	Kindergarten Secondary school	50 210	11 14	2032
4	Secondary school	210	14	2035
5	Gym/cafeteria, hardcourts & nature	0	0	2032
6	Assembly hall, play space & forecourt	0	0	2032
7	School swimming pool	0	0	2035
<b>Total</b>		<b>995</b>	<b>75</b>	

PLANNERS // SURVEYORS //  
ENGINEERS // BUILDING DESIGNERS //

An overall site masterplan is submitted to demonstrate how these works would be undertaken and what is to be delivered in each stage.

More specifically, the proposal will involve:

- Use and development of a primary and secondary school with an ancillary kindergarten, in stages.
- Display of two (2) business identification entry signs.

The proposal is considered to meet the purpose and intent of the Rockbank Precinct Structure Plan (PSP) which identifies the subject land for a non-government school. Further, the proposal satisfies the outcomes sought under the Melton Planning Scheme, particularly those which identify the need for community infrastructure, such as schools, to be delivered in a timely manner.

The land benefits from three (3) local road frontages and a fourth abuttal to future sports fields which are to be delivered by Melton City Council 2029/2030 (the master planning for these sports fields is due to commence in the near future).

A pre-application meeting has been held with planning officers of Melton City Council. In principle support for the proposal was provided with no significant issues raised. A copy of the minutes from this meeting is included within this application.

In support of the application, we enclose the following:

1. Completed Planning Permit Application Form;
2. Certificate of Title as V\_11985 F\_013 (26 Innovation Avenue), sourced on 22 March 2024;
3. Certificate of Title as V\_12281 F\_583 (77 Viola Drive), sourced on 22 March 2024;
4. Metropolitan Planning Levy reference MPLCERT23418;
5. Development Plans and Perspectives (including staging plan) prepared by LAW Architects (Ref: 2022-14, TP00-14 P01 Revision P02);
6. Planning Statement prepared by KLM Spatial dated March 2024;
7. Melton City Council Pre-Application Meeting Minutes dated 6 September 2023;
8. Council Pre-Application Meeting Response prepared by Melton City Council;
9. Sustainability Management Plan prepared by Intrax, Revision A, dated November 2023;
10. Traffic Impact Assessment prepared by One Mile Grid, reference 220899TIA001, dated 19 December 2023;
11. Geotechnical Investigation by Provincial Geotechnical, reference 20870A, dated 2 February 2023;
12. Landscape Design prepared by Rush/Wright Associates (Revision: TP01) dated 24 November, 2023; and
13. Cultural Heritage Management Plans:
  - A. CHMP No 14429 prepared by Ochre Imprints, approved 20 January 2017; and
  - B. CHMP No 11154 prepared by Ecology and Heritage Partners, approved (as amended) 24 March 2020.

We trust the above is acceptable and look forward to hearing from you in due course. If you have any queries regarding the above, please contact the undersigned on 9794 1600 or via email

[Manager@klms.com.au](mailto:Manager@klms.com.au)

Yours Sincerely,



Katelyn Nash  
KLM Spatial

**ADVERTISED  
PLAN**

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