

# Assessment Officer Report

PA25303995 – 183-187  
Gray Street, Swan Hill



Officer Assessment Report  
Development Assessment

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Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2503995		
<b>Received:</b>	15 October 2025		
<b>Applicant:</b>	St Mary MacKillop Secondary College C-/ Terraco		
<b>Planning Scheme:</b>	Swan Hill		
<b>Land Address:</b>	183-187 Gray Street, Swan Hill		
<b>Proposal:</b>	Use and staged development of the land for a secondary school, creation of an easement, and the removal of native vegetation		
<b>Development Value:</b>	\$ 49 million		
<b>Why is the Minister responsible?</b>	In accordance with Clause 72.01 of the Swan Hill Planning Scheme, the Minister for Planning is the responsible authority for this application because it is for the use and development of land for a new primary and secondary school.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.03	Low Density Residential Zone	Clause 32.03-1 – Use of land for secondary school. Clause 32.03-4 – Construct or carry out buildings or works associated with a section 2 use
	Clause 32.08	General Residential Zone – Schedule 1 (RGZ1)	Clause 32.08-2 – Use of land for a secondary school Clause 32.08-10 – Buildings and works associated with a section 2 use
<b>Overlays:</b>	Clause 43.04	Development Plan Overlay – Schedule 6 (DPO6)	No specific permit trigger but applicable to the application
	Clause 45.12	Specific Control Overlay – Schedule 1 (SCO1 – Goulburn-Murray Water Connection Project)	Not applicable to the development
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	Clause 52.06-1 – new use of land
	Clause 52.17	Native Vegetation	Clause 52.17-1 – Remove, destroy or lop native vegetation.
	Clause 52.34	Bicycle Facilities	Clause 52.34-1 – new use of land
	Clause 53.18	Stormwater in Urban Development	Clause 53.18-1 – buildings and works
	Clause 53.19	Non-government schools	No specific permit trigger but applicable to the application
<b>Cultural Heritage:</b>	The land is <u>not</u> located within an area of cultural heritage sensitivity.		
<b>Referral Authorities:</b>	Head, Transport for Victoria – determining Referral Authority – <b>no objection</b>		
<b>Public Notice:</b>	Notice of the application was undertaken and no objections have been received.		
<b>Recommendation</b>	Grant planning permit PA2302515		



## Application Process

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

Milestone	Date
Pre-application meeting	4 September 2025
Application lodgement	15 October 2025
Further information requested	5 November 2025
Further information received	18 February 2026
Section 57A amendment	27 April 2026 The amendment: <ul style="list-style-type: none"><li>- Updated the masterplan and stage 1 plans to declare the bicycle parking spaces.</li><li>- Revised the cost of development to \$49million</li></ul>
Decision Plans	<u>Plans</u> <ul style="list-style-type: none"><li>• Architectural Plans, prepared by Y2 Architecture, Revision C, dated 9 April 2026</li><li>• Landscape Plans, prepared by 3 Acres, Revision F, dated 20 June 2025</li></ul>
Other Assessment Documents	<ul style="list-style-type: none"><li>• Ecological Assessment Report, prepared by Cumbre Consulting, dated 4 February 2026</li><li>• Traffic Report, prepared by Ratio, Revision F02, dated 17 December 2025</li><li>• Bushfire Management Plan, prepared by Kevin Hazell Bushfire Planning, dated 17 March 2025</li><li>• Sustainability Management Plan, prepared by Lincoln Pearce, Revision C, dated 19 January 2026</li><li>• Stormwater Management Plan, prepared by RMG, Revision 1.0, dated 23 September 2025</li><li>• Waste Management Plan, prepared by Salt3, Revision F02, dated 11 December 2025</li><li>• Preliminary Environmental Site Assessment, prepared by GTS, dated December 2020</li></ul>

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

## Proposal Summary

3. Planning permit application PA2503995 proposes to undertake a staged masterplan for the use and development of land for a non-government secondary school.
4. The masterplan foreshadows staging the development of the school over 8-10 years with staff numbers, student numbers and new buildings expanding over five stages.
5. More specifically, each stage will accommodate the following number of car parking spaces, students and staff:
  - a. Stage 1 – up to 150 students, 10 staff and 62 car spaces
  - b. Stage 2 – up to 400 students, 30 staff and 163 car spaces
  - c. Stage 3 – up to 400 students, 30 staff and 163 car spaces



- d. Stage 4 – up to 400 students, 30 staff and 163 car spaces
  - e. Stage 5 – up to 600 students, 40 staff and 163 car spaces
6. The school will be commonly known as “St Mary MacKillop Secondary College.” Refer to **Error! Reference source not found.**
7. The application also involves the removal of native vegetation and the creation of a new stormwater easement along the northern boundary.

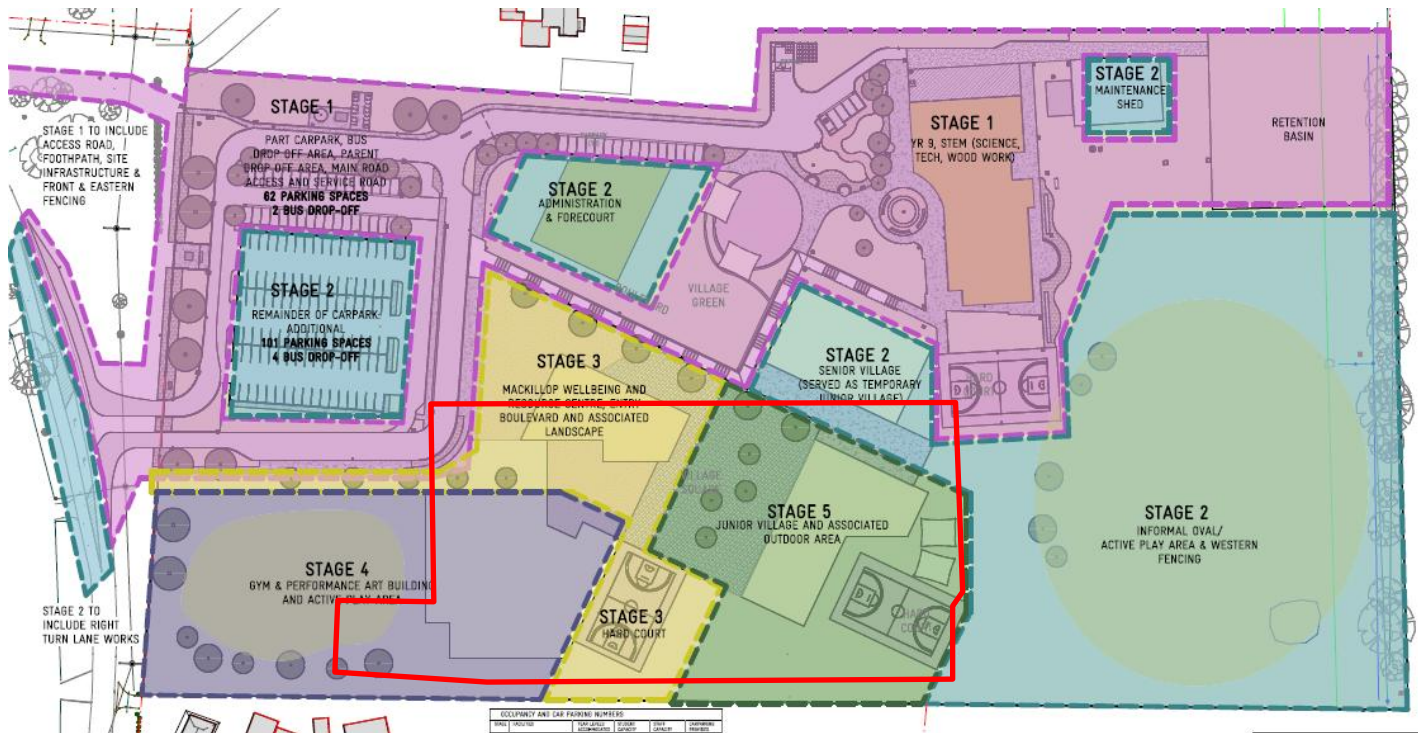


Figure 1 - Masterplan for the proposed school when, fully developed with the various stages outlined

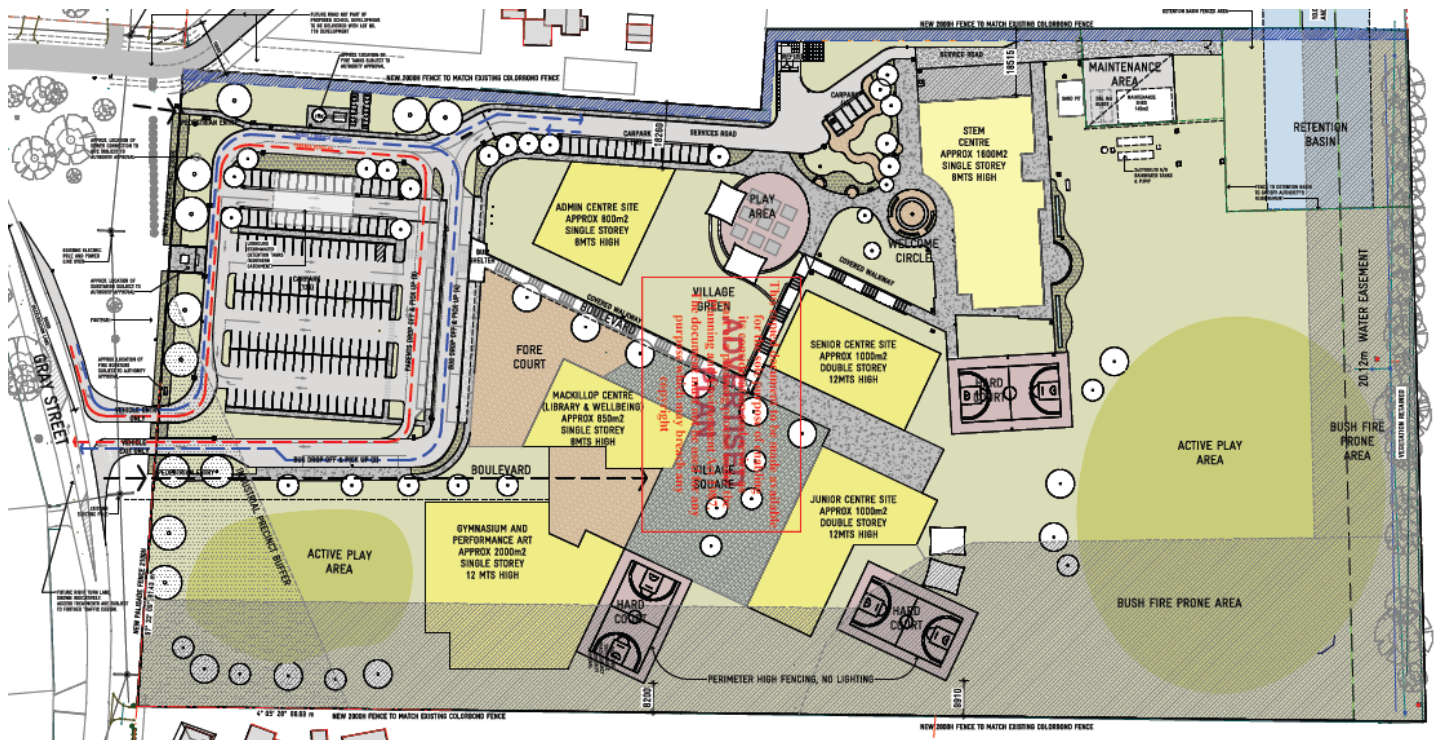


Figure 2 – Indicative concept landscape Masterplan

8. Detailed design has been undertaken for Stage 1 (Year 9), which will involve:

- a. The delivery of one part of the car park area (comprising 62 car spaces and 2 bus spaces), accessed via Gray Street;
- b. Introduction of a single storey Year 9 building for purposes of STEM, reaching upto a height of approximately 5.9m
- c. Ancillary landscaping, play areas and forecourt, a basketball court; and
- d. Stormwater retention basin in the north-east corner, required under the approved Development Plan.

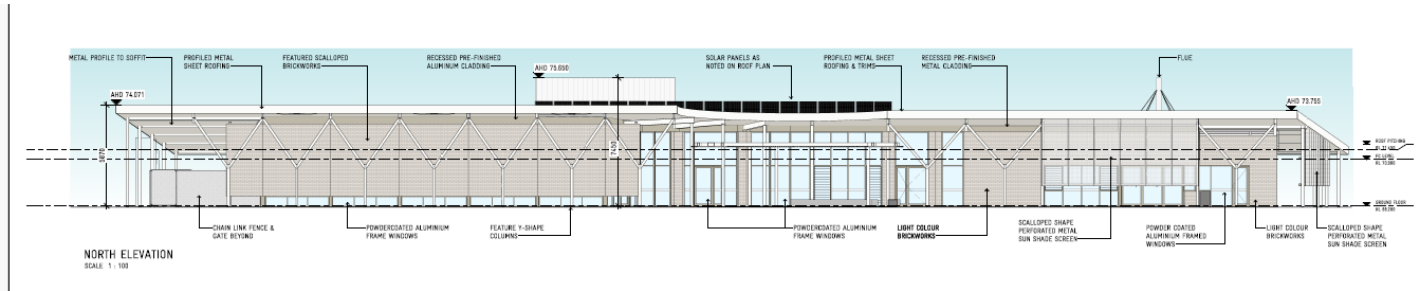


Figure 3 - Proposed Stage 1 building - Northern Elevation

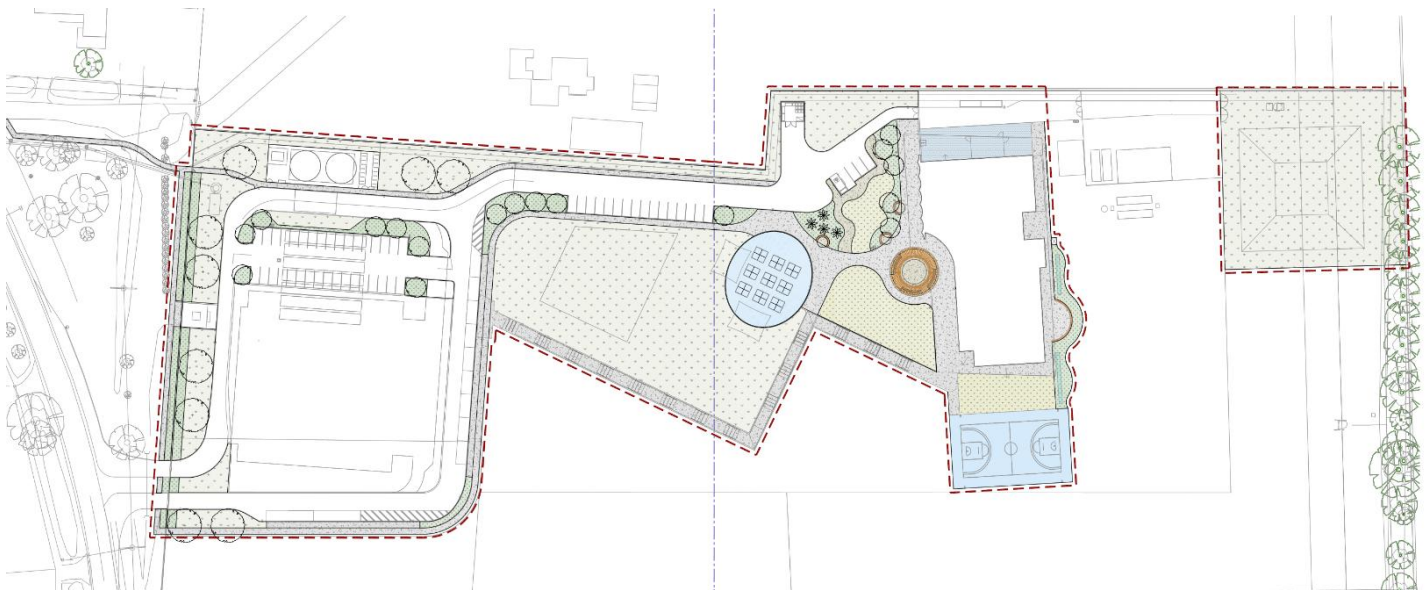


Figure 4 - Extract of the extent of Stage 1 landscaping

# Subject Site and Surrounds

## Site Description

9. The site is located on the southern side of Gray Street and is a large (approximately 6.5ha), currently vacant with remnant vegetation on the site. The land is not affected by any covenants. Refer to Figure 5.
10. The land is located within the established residential area of Swan Hill and has continued to experience ongoing growth facilitated by Development Plan Overlay – Schedule 6 (DPO6 – Swan Hill South West Development Precinct – Stage 1) which applies to the subject site, as well as broader parts of surrounding local area.

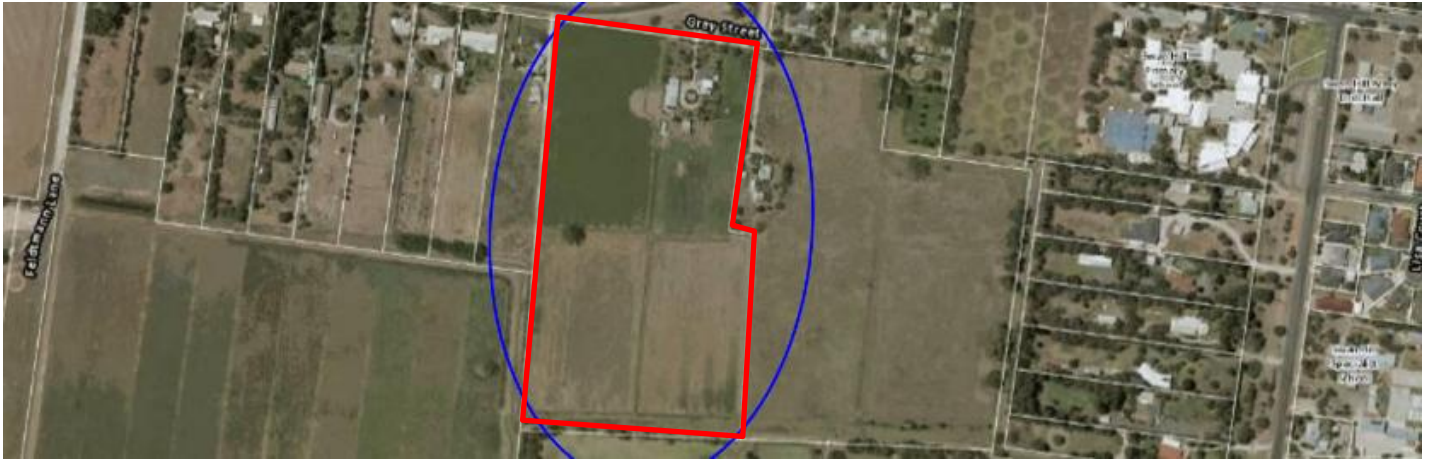


Figure 5 - Aerial of Subject Site

## Existing Development Plan DP2300008

11. The land is subject to an approved Development Plan DP2300008 (the approved DP) issued by Swan Hill Rural City Council on 27 May 2025.
12. The approved DP shows that the land has been identified for a “future school by St. Mary MacKillop.” In addition, the approved DP also includes a range of endorsed reports including a Bushfire Management Plan, Stormwater Management Plan, Ecological Assessment, Infrastructure and Services Plan and Traffic Impact Assessment.

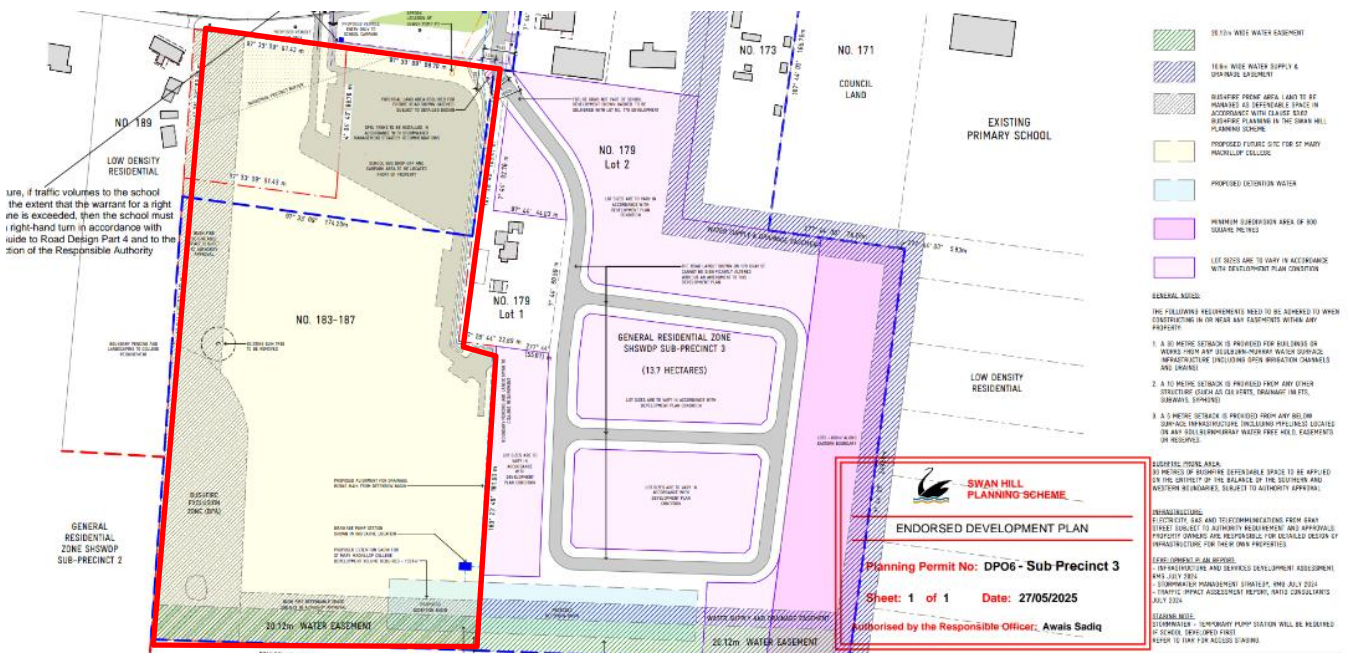


Figure 6 - Extract of the approved Development Plan with the subject site outline



## Planning Policy Framework

13. 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. The following policies are considered relevant to this application:
- Clause 2 – Municipal Planning Strategy
    - Clause 2.03 Strategic Directions
    - Clause 2.04 Strategic Framework Plan
  - Clause 12 – Environmental and Landscape Values
    - Clause 12.01 – Biodiversity
  - Clause 15 – Built environment and Heritage
    - Clause 15.01 – Built Environment
  - Clause 18 – Transport
    - Clause 18.01 – Land Use and Transport
  - Clause 19 – Infrastructure
    - Clause 19.02-2S Education Facilities

## Statutory Planning Controls

### Zoning

14. The subject site is located within the Low Density Residential Zone (LDRZ) and General Residential Zone (GRZ).

### General Residential Zone

15. The relevant purposes of the GRZ include:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
16. A planning permit is triggered under the GRZ the following:
- a. Clause 32.08-1 – Use of land for a secondary school
  - b. Clause 32.08-10 – Construct a building or construct or carry out works for a use in section 2.

### Low Density Residential Zone

17. The relevant purposes of the LDRZ include:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

## Development Plan Overlay – Schedule 6 (DPO6 – Swan Hill South West Development Precinct Stage 1)

18. The site is affected by DPO6.
19. DPO6 applies across various parts of south-west Swan Hill, including the subject site.
20. Clause 43.04-2 specifies that *“a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.”*



- 21. Development Plan DP2300008 has been prepared and approved by Swan Hill Rural City Council.
- 22. A full copy of this approved DP was provided to DTP officers. As such, DTP officers are satisfied that a Development Plan has been prepared.
- 23. While DPO6 it is not in itself a permit trigger, clause 43.04-2 specifies that any permit granted must be generally in accordance with the Development Plan.

**Specific Control Overlay – Schedule 1 (SCO1 – Goulburn-Murray Water Connection Project)**

- 24. The SCO1 relates to an infrastructure delivery project which has been completed and does not otherwise prohibit the use and development of land for a secondary school.
- 25. As such, the overlay is not relevant to this application.

**Particular and General Provisions**

**Clause 52.06 (Car Parking)**

- 26. Clause 52.06-1 applies to a new use of land.
- 27. Before the new use commences, the number of car parking spaces under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.
- 28. The Car Parking Requirement Maps under clause 52.06 identifies the subject site as a ‘Category 1 – Regional’ area.
- 29. Clause 52.06-5 requires the following car parking requirements for the proposal:

Planning Scheme Categorisation	Parking Rate	Requirement	Supply
Secondary School	1 space each employee	Up to 40 staff when full developed – <b>40 spaces</b>	163 spaces

- 30. As the proposal will provide 163 car spaces when fully developed, which is in excess of the planning scheme requirements (40 spaces), it is considered the proposal provides an acceptable provision of car parking and a planning permit is not required to reduce the number of spaces statutorily required.
- 31. DTP further notes that the minimum statutory car parking requirement will be exceeded for each of the stages of development.

**Clause 52.34 (Bicycle Facilities)**

- 32. Clause 52.34-1 specifies that a new use of land must not commence until the required bicycle facilities and associated signage has been provided on the land.
- 33. The requirements for the proposal are as follows:

Planning Scheme Categorisation	Parking Rate	Requirement	Supply
Secondary School	1 to each 20 employees and 1 to each 5 pupils	600 pupils and 40 staff Therefore a total of <b>122 spaces is required</b> comprising of: <ul style="list-style-type: none"> <li>• 2 spaces for employees</li> <li>• 120 spaces for pupils</li> </ul>	The masterplan shows ample locations within and around the campus for more than 122 bicycle parking spaces.



34. Following advertising, the application was amended under s57A to update the plans to show the overall number of bicycle parking spaces and associated facilities is correctly identified on the masterplan.

35. Accordingly, the proposal allows for bicycle facilities exceeding the statutory requirements.

**Clause 53.19 (Non-government schools)**

36. Clause 53.19 applies to the use and development of land for a new primary and secondary school.

37. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.



## Referrals

38. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
<b>Section 55 Referral – Determining</b>	Head, Transport for Victoria	No objection, subject to condition – received on 21 April 2026

## Municipal Council Comments

39. Swan Hill Rural City Council were notified of the application under section 52(1)(b) of the Act, who did not object to the application but requested a number of specific matters to be considered as part of any permit to issue through its officer comments dated 5 November 2025.

40. These matters are discussed at the end of this report.

## Notice

41. As noted above, a Development Plan (DP) has been prepared for the site, however, as the DP does not apply wholly to the subject site, the land does not take benefit from an exemption from notice and review under clause 43.01-3 (Development Plan Overlay).

42. Accordingly, the applicant was directed to give notice by way of erecting a sign on the site and sending letters to surrounding owners and occupiers.

43. Following the notice period, no objections were received.



## Strategic Direction and Land Use

45. Planning policies collectively encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations, integrates and delivers education facilities within communities.
46. More specifically, it is an objective of clause 19.02-2S to facilitate the establishment of secondary (and primary) schools to meet the existing and future education needs of communities.
47. In this context, it is considered that the introduction of a new primary and secondary school on the subject site is strongly supported, noting that the site is appropriately located within the emerging suburb of Mambourin, which has experienced ongoing residential growth facilitated the DPO6.
48. Furthermore, when the masterplan is assessed against the relevant decision guidelines of the LDRZ and GRZ, the following is noted:
  - The school is appropriately located within an established residential area and has design such that will not detract from the character of the surrounding residential area, consistent with the purpose of the GRZ and LDRZ, which allows for educational uses to serve the local community needs in appropriate locations.
  - The masterplan demonstrates that when the school campus is fully developed, subject to conditions, it will be capable of providing sufficient car parking, bicycle parking, stormwater and waste provision.
  - Locating a new primary and secondary school on the site is consistent with the strategic vision as set out within the approved DP as the land is nominated for the secondary school. It is considered that the provision of a new school will complement the ongoing development of the area.
  - When fully developed, the low-scale built form will be complementary to the scale of surrounding residential area. This will avoid any unreasonable off-site amenity impacts to the adjoining properties.
  - The proposal includes a minimum 6 m landscaped setback to Gray Street which will soften the appearance of the at-grade car park to the streets. This ensures that the landscape streetscape character of Gray Street is still respected.
  - The proposal incorporates landscaping opportunities throughout the campus, which will ensure that the school is compatible with the emerging character of Mambourin.
  - When fully developed, the amenity of the area will not unreasonably impacted by traffic generation or noise, subject to conditions.
49. Conditions will be imposed on any permit to issue to ensure the staging of the masterplan is in an orderly and efficient manner.
50. Accordingly, it is considered that the use of land for a non-government school (primary and secondary) is appropriate.

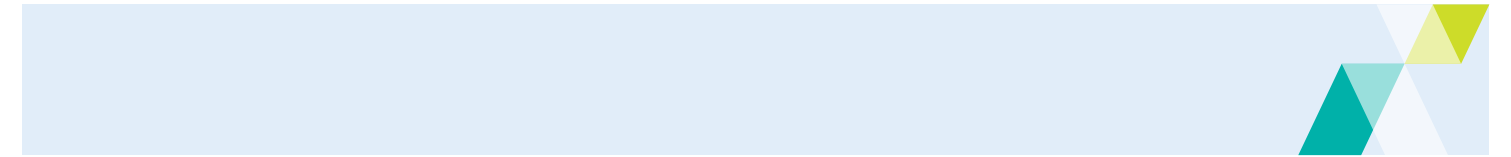
## Staged Masterplan – Buildings and Works

51. As noted above, the proposal seeks a planning permit for a masterplan permit to deliver 'St Mary MacKillop Secondary College' over five stages of development. The masterplan envisages a maximum of 600 students and 40 full time staff, accommodated over 5 new buildings.
52. The new buildings are predominantly one and two storeys in height (ranging between 8 – 12 metres height) generally located well away from all site boundaries, which is considered to be appropriate noting that neither of these building heights would exceed the mandatory height limit contained within the GRZ (were these residential buildings).



Figure 7 – Shadow diagrams showing the general massing of the school campus

53. The masterplan also shows that the main school entrance will be via Gray Street providing a clear and direct entry into school from the street.
54. The masterplan proposes a dedicated car parking area within front setback of the site, a variety of open outdoor play areas, sports fields and landscaped areas.
55. Clause 15.01-1L (Urban Design) requires new development to contribute to the preferred neighbourhood character. However, this needs to be considered alongside other policies including clause 19.02-2S which recognises that primary school education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).
56. In this context, the buildings and works, and overall layout has been fully assessed and the following is noted:
- The siting of buildings will create a layout that is conducive to a school campus, with well-spaced buildings separated by tree planting and landscaping opportunities.
  - The proposal has made sufficient provision for pick up and drop off areas, and bus parking is provided internal to the subject site. The car parking areas provides a dedicated entry and exit point to Gray, which will ensure vehicle access and movements are safe and efficient and avoids conflict with future visitors, staff and students.
  - Detailed plans for the remaining stages have not been provided (this will be addressed by permit conditions). However, the masterplan indicates that the buildings will range between 8-12m and are sufficient setback to avoid any unreasonable shadowing impacts.
  - As part of the approved DP, a dedicated right hand turn lane is required to installed within the Gray Street road reserve adjacent to the subject site, once the school exceeds 165 students. This requirement has been reiterated within the council officer comments. The applicant remains committed to undertaking these works. The submitted masterplan shows these works will necessarily be undertaken as part of stage 2, noting that stage 1 has a maximum of 150 students.
  - A landscape concept plan was provided as part of the application, which indicatively demonstrates that there is sufficient landscaping opportunities through out the life of the campus development.



57. The approval of the masterplan is also supported as it provides the council and surrounding property owners and occupiers with a clear understanding of the anticipated future use and development of the school and associated infrastructure.

## **Staged Masterplan – Car Parking, Bicycle Facilities and Waste Management**

### Car Parking and Vehicle Access

58. As outlined above, the proposal generates a maximum statutory parking requirement of 40 spaces, when fully developed.
59. The proposal provides a total of 163 car parking spaces and therefore exceeds the requirements of Clause 52.06-5. These car parking areas are proposed to be sealed and line marked ensuring appropriately design parking areas.
60. The first car parking area (comprising 62 spaces, pick up and drop off points and 32 bus parking areas) will be delivered as part of Stage 1. This exceeds the statutory requirement associated with the first stage.
61. Vehicle access is otherwise considered to be acceptable, noting that the car parking layout and aisle widths enable vehicles to enter and exit the site in a safe and efficient manner and in a forward direction.

### Bicycle Facilities

62. The proposal generates a statutory requirement of 122 bicycle spaces.
63. Following the advertising, the masterplan and stage 1 plans were amended under s57A to declare the location of the bicycle parking spaces.
64. The masterplan allows sufficient space for up to 122 spaces noting that at least 120 spaces are being delivered as part of Stage 1 with the remaining 2 spaces delivered as part of stage 2.
65. This is considered to be acceptable.


### Waste Management

66. A waste management plan was submitted as part of the application, which identifies that the school will utilise a private contractor for a weekly bin collection, on-site.
67. The WMP identifies that the school requires approximately 11.6m<sup>2</sup> of storage area to appropriately store approximately 7 bins (ranging between 240L and 1,500L in size) to cater to the school likely waste generation, once fully developed.
68. The plans show dedicated waste storage areas of upto 34m<sup>2</sup> located along the eastern edge of the site, well away from the streetscape. The waste storage area will also be fully delivered provided, as part of stage 1.
69. As such, the proposal provides sufficient waste arrangements.

## **Staged Masterplan – Stormwater Management, ESD and Native Vegetation**

### Stormwater Management

70. The approved Stormwater Management Plan that forms part of the approved DP outlined a number of key stormwater management initiatives that have been endorsed by the council. These approved initiatives include:
- The provision of a stormwater detention basin located in the south-east corner of the site. The basin has a dual purpose which will be to store minor flows, and also act as the new legal point of discharge in which water flows from the site will be diverted to.
  - The minimum capacity required for the basin is approximately 1,550m<sup>3</sup> and with a pump system capable of pumping out and emptying the basin over a 24-hour period.

- 
- c. In the case of major events, overflows from the detention can (in this instance) appropriate spill out and over into natural overland flow paths associated with the public reserve, immediately south of the site subject site.
  - d. Maximising permeable surfaces across the campus ensuring good landscaping and water sensitive urban design.

71. In this context:

- The masterplan shows that a proposed on-site detention (OSD) basin is located in the south-east corner of the site with a capacity of 1,551m<sup>3</sup> consistent with the approved DP.
- A new legal point of discharge is proposed within the south-east corner, complementary to the OSD basin. The council has not raised any concerns with this approach. As a result of this arrangement, the plans show the creation of a new easement along the eastern boundary from Gray Street to the rear of the site, for the purposes of stormwater and in favour of the council. This is acceptable.
- A pump station has been proposed with the pump discharge occurring after a 24 hour delay, consistent with the approved stormwater management plan under the approved DP.
- A gross pollutant trap will be installed and integrated as part of the stormwater drainage within the site to treat stormwater before it is discharged into the council's infrastructure.
- The site has a relatively high degree of site permeability owing to the open landscaped and grass areas will provide opportunities of water penetration.

72. Accordingly, it is considered that the proposal will provide appropriate stormwater management.

### ESD

73. The applicant has submitted an ESD report for the proposal which broadly outlines the strategies and sustainability initiatives that will be deployed throughout the school campus. These include:

- The use of water efficient plumbing fixtures
- Utilising recycled water for all irrigation purposes via rainwater tanks.
- Energy efficient lighting fittings and the deployment of a 15kW solar system
- Stage 1 building (as well as other buildings) will have / committed to have direct access to natural daylight for all habitable rooms with the use of low impact paints, adhesives and sealants. This ensures a good indoor environment quality (IEQ).
- Integrated water sensitive urban design and landscaping.

74. It is considered that these initiatives are appropriate and will be conducive to an acceptable and sustainable outcome over the life of the campus development.

### Native Vegetation

75. The submitted ecological assessment report identifies that the proposal involves the removal of approximately 0.142 ha of native vegetation patches and 2 large trees.

76. Clause 12.01-1S (Protection of Biodiversity), Clause 12.01-1L (Biodiversity), Clause 12.01-2S (Native Vegetation Management) and Clause 52.17 (Native Vegetation) collectively seek to ensure no net loss of biodiversity as a result of native vegetation removal, that new development minimises the removal of canopy trees and protect significant vegetation on private land, and that unavoidable vegetation removal is adequately offset by revegetation.

77. Overall, the removal has been assessed and is considered appropriate for the following reasons:





Figure 9 - Extract of the floor plan of the proposed STEM building

81. The plans show the STEM building will largely comprise of open plan classrooms, which will enable flexible learning opportunities for students.
82. The building utilises a gable roof form creating visual interest and ensuring that it is distinct from a residential or commercial building. The material schedule shows a muted colour palette comprising a mixture of blockwork, concrete finishes and metal roofing, which will enable a contemporary architectural outcome.
83. The buildings will reach an overall height of approximately 5.9m, and roof services are appropriately screened.
84. A landscape plan has been provided and demonstrates sufficient future landscaping opportunities to ensure that the proposal will be compatible with the existing residential area. Refer to Figure 4.
85. The plan shows that within stage 1:
  - The proposal comprises a 6m landscaped setback along Gray Street, softening the appearance of the at-grade car park.
  - Landscaping opportunities are provided for all forecourt areas.
  - New tree planting will be provided within the frontage to Gray Street, and within and around stage 1 buildings.



## Response to Council Comments

86. A copy of the council's comments was provided to the applicant, and a written response was included in the Response to Further Information.

87. The council's comments and the applicant's response have been considered in full below.

Council comment	DTP comment
<p><i>Council has reviewed the materials provided by the applicant, including comments on the draft conditions Council previously provided. Attached is a set of amended conditions to address some of the comments provided. Notable changes include:</i></p>	
<ul style="list-style-type: none"> <li>• <i>an alternative location of the water tanks and fencing details on the basis these have now been satisfied</i></li> </ul>	Noted.
<ul style="list-style-type: none"> <li>• <i>Removal of the requirement to provide a landscape plan on the basis this has now been satisfied.</i></li> </ul>	<p>Noted – however this comment relates only to stage 1.</p> <p>It will be a condition of permit requiring a detailed landscape masterplan be provided.</p>
<ul style="list-style-type: none"> <li>• <i>Updated the native vegetation offset requirements – noting these may change in the future.</i></li> </ul>	Noted. This has been assessed above.
<ul style="list-style-type: none"> <li>• <i>Removal of the need for traffic monitoring on the basis the trigger to provide the right-hand turn land is at 165 students in attendance at the school.</i></li> </ul>	Noted. This has been assessed above.
<ul style="list-style-type: none"> <li>• <i>Updated the requirement to provide written notice to Council at the time 165 students attend the school.</i></li> </ul>	Noted. This has been assessed above.
<ul style="list-style-type: none"> <li>• <i>Updated the trigger for construction of the right-hand turn land to 165 students in attendance.</i></li> </ul>	<p>Noted. This has been assessed above. However, it will be a condition of permit requiring that, prior to the occupation of stage 2, written confirmation is required to be provided to Swan Hill Rural City Council to deliver the additional infrastructure works within the road reserve.</p>
<ul style="list-style-type: none"> <li>• <i>Several administrative updates have also been made.</i></li> </ul>	Noted.
<p><i>Council is continuing to advocate for the construction of the kerb, channel, footpath, associated roadworks and nature strip works along the frontage of the site and connection to existing footpath to the East as part of Stage 1.</i></p> <p><i>The school is changing the low-density residential environment of the locality to a more urban form; and kerb and channel along the road alignment will assist with traffic management responding to an increase in turning movements</i></p>	<p>Noted.</p> <p>The proposal will deliver infrastructure external to the site in the form of a new footpath constructed along the site frontage and extending further east along Gray Street to where the existing footpath east of the site.</p>



88. The proposal is generally consistent with the relevant planning policies of the Swan Hill Planning Scheme and will contribute to the provision of non-government education facilities within the local area.
89. A copy of the application was referred to the Head, Transport for Victoria who did not object to the application.
90. Swan Hill Rural City Council was notified of the application provided comments and suggested conditions, which have been considered.
91. The application was advertised and no objections have been received at the time of this report.
92. It is **recommended** that:
- Planning Permit No. PA2503995 for the staged use and development of the land for a secondary school at 183-187 Gray Street Swan Hill, be issued subject to conditions.
  - The applicant, Head Transport for Victoria and the council 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:

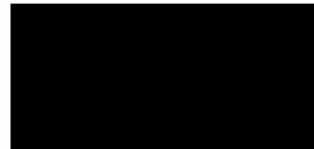
- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning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

Name:



Title: A/Manager, Development Assessment

Signed:



Phone:



Dated: 28 April 2026

**Approved by:**

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

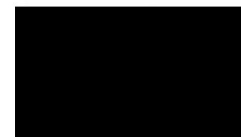
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- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:



Title: Manager, Development Assessment

Signed:



Phone:



Dated: 29/04/2026