

Planning Assessment Officer Report

PA2604337, 1-3 Gloucester Crescent
Shepparton VIC 3630.



Planning Assessment Officer Report
Development Assessment

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Contents

Executive Summary	2
Proposal	3
Application Process	3
Proposal Summary	3
Subject Site and Surrounds	4
Site Description	4
Site Surrounds	4
Planning Provisions	6
Municipal Planning Strategy	6
Planning Policy Framework	6
Zoning	6
Residential Growth Zone – Schedule 1	6
Particular and General Provisions	6
Clause 52.05 – Signs	6
Clause 52.06 – Car parking	7
Clause 52.34 – Bicycle Facilities	7
Clause 53.19 – Non Government Schools	7
Referrals and Notice	8
Referrals	8
Notice	8
Assessment	9
Strategic Direction and Land Use	9
Buildings and Works	9
Signage	9
Other matters	9
Traffic	9
Waste	10
Recommendation	11
Prepared by:	12
Reviewed / Approved by:	12

Executive Summary



Key Information	Details						
Application No:	PA2504083						
Received:	13/04/2026						
Statutory Days:	39						
Applicant:	Mohammad Moniruzzaman c/o Tract Consultants						
Planning Scheme:	Greater Shepparton						
Land Address:	1-3 Gloucester Crescent Shepparton VIC 3630						
Proposal:	Use of the land for a primary school, and minor buildings and works (construction of a bin store) and the display of business identification signage.						
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Greater Shepparton Planning Scheme, the Minister for Planning is the responsible authority for this application for a: ▪ 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 and there is no existing primary school or secondary school on the land.						
Why is a permit required?	<table><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr><tr><td>Zone:</td><td>Clause 32.07 Residential Growth Zone – Schedule 1 (RGZ1)</td><td> ▪ Use of the land for a Primary School (Section 2 Use) ▪ Buildings and works associated with a Section 2 use’ </td></tr></table>	Clause	Control	Trigger	Zone:	Clause 32.07 Residential Growth Zone – Schedule 1 (RGZ1)	▪ Use of the land for a Primary School (Section 2 Use) ▪ Buildings and works associated with a Section 2 use’
Clause	Control	Trigger					
Zone:	Clause 32.07 Residential Growth Zone – Schedule 1 (RGZ1)	▪ Use of the land for a Primary School (Section 2 Use) ▪ Buildings and works associated with a Section 2 use’					
Cultural Heritage:	N/A - The subject site is not within an area of Cultural Heritage Sensitivity (CHS).						
Referral Authorities:	Head, Transport for Victoria (determining) – no objection						
Advice sought:	N/A						
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: - Sending letters to owners/occupiers of adjoining properties - Placing signs (2) on each of the street frontages - Sending notice to Greater Shepparton City Council 16 objections have been received as of 25/06/2026						
Delegates List:	Delegation was confirmed on 23 June 2026						



Application Process

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

Milestone	Date
Pre-application meeting	N/A
Application lodgement	13 April 2026
Further information requested	05 May 2026
Further information received	07 May 2026
Decision Plans	Plans prepared by Search Studio, titled 'Proposed Primary School, 1-3 Gloucester Crescent, Shepparton and dated April 2026
Other Assessment Documents	- Cover Letter and Planning Report prepared by Tract Consultants, dated 14 April 2026 - Traffic Impact Assessment prepared by Amber Traffic & Transportation Direction, dated April 2026 - Waste Management Plan prepared by Melbourne Sustainability Consultants, dated 09 April 2026. - Feature Survey prepared by CAF consulting, dated 30 March 2026

2. This report must be read in conjunction with the decision plans, other assessment documents (as described above) and the Greater Shepparton Planning Scheme.

Proposal Summary

3. The proposal can be summarised as follows:
 - Use of the land for a primary school within an existing building, accommodating up to 150 students and 12 staff.
 - Buildings and works to construct a waste enclosure and covered bike store.
 - Display of business identification signage (3.2m by 2.3m wall mounted sign showing school logo and name).



Site Description

4. The site is located at 1-3 Gloucester Crescent, Shepparton. The land is formally known as Lots 93,94 and 95 on Plan of Subdivision 019100.

5. Covenant 2546956 is registered on title and stipulates that:

"...the registered proprietor or proprietors...shall not at any time hereafter excavate carry away or remove or permit to be carried away or removed any earth clay stone gravel or sand for the said land...except for the purpose of excavating for the foundation of any building to be erected thereon or for the use in such building or laying out gardens to be occupied therewith or use or permit the said land to be used for the manufacture or winning of brick tiles or pottery ware."

The proposal does not conflict with the covenant.

6. The site is occupied by a single storey brick building, with an open grassed area and 23 space car park, located within the front setback. Vehicle access is provided from a crossover on King Street.

7. The site is rectangular in shape with an area of approximately 1,983m².

8. The site has most recently been used as a place of assembly by a local community group.

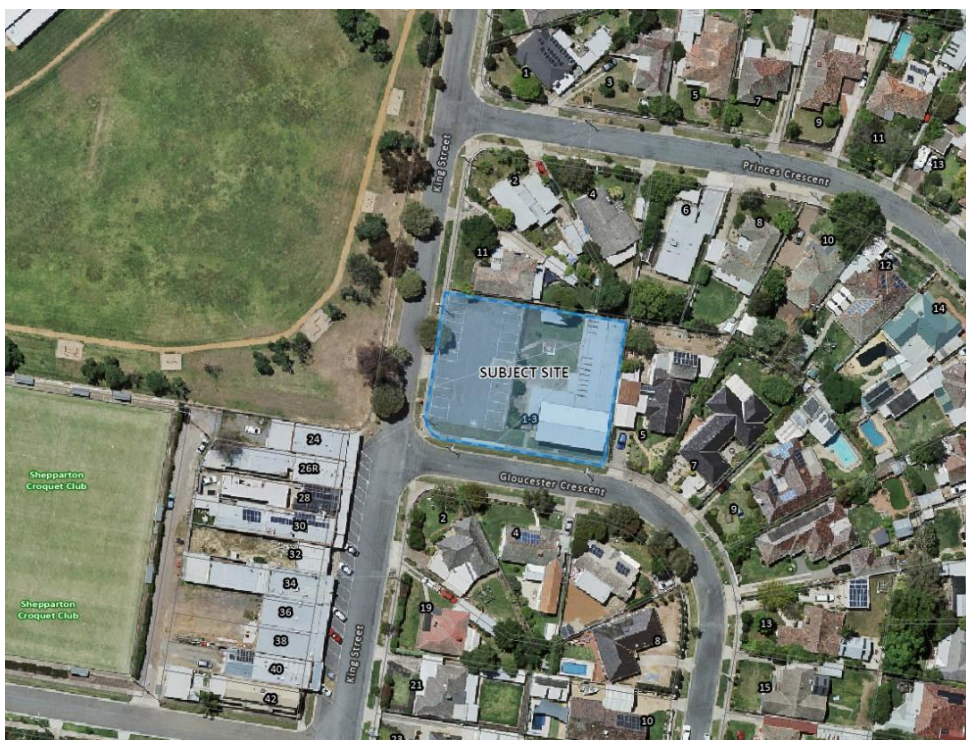


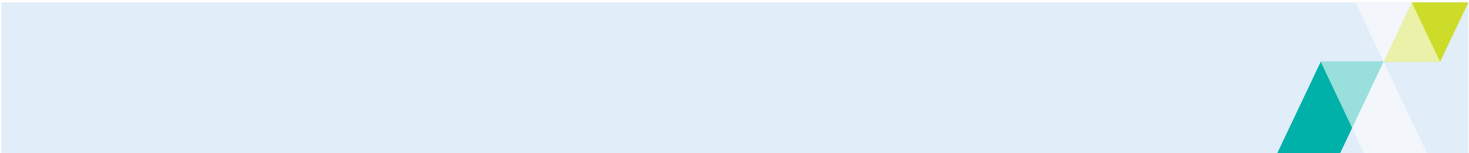
Figure 1: Aerial image of subject site and surrounds

Site Surrounds

9. The subject site is located in Shepparton, a regional city in northern Victoria approximately 170km north of Melbourne.

10. The subject site is within a well-established residential area that is characterised by single storey detached dwellings.

11. Development adjacent the site can be described as follows:

- 
- Land directly north, east and south (on the other side of Gloucester Crescent) includes single and double storey detached dwellings.
 - West of the site, on the opposite side of King Street, is Gowrie Street Primary School. However, the main access to this school is via Balaclava Road and Gowrie Street, with the school's sport field being the key interface with the subject site.
 - A small commercial strip of shops is located to the south-east on King Street, with a croquet club located to the rear of these shops, accessed from Winston Street.



Municipal Planning Strategy

12. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision

Planning Policy Framework

13. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
11.01-1S	Settlement
Clause 13	Environmental Risks and Amenity
13.07-1S	Land use compatibility
13.07-1L-02	Land use compatibility
Clause 15	Built Environment and Heritage
15.01-2S	Building design
15.01-2L	Signage
Clause 19	Infrastructure
19.02-2S	Education facilities

14. The assessment section of this report provides a detailed assessment of the relevant planning policies

Zoning

Residential Growth Zone – Schedule 1

15. Pursuant to Clause 32.07-2 of the planning scheme, the use of the land for a primary school is a Section 2 Use within the RGZ1.
16. Pursuant to Clause 32.07-9 of the planning scheme, a planning permit is required to construct a building or construct or carry out works associated with a Section 2 Use (primary school). Of relevance to the application, the purpose of the RGZ is to:

*‘allow **educational**, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.’*

17. The following sections include a discussion of how the proposal responds to these requirements.

Particular and General Provisions

Clause 52.05 – Signs

18. Pursuant to Clause 32.07-15 Signs within the RGZ1 are Category 3 (High amenity areas).

19. Pursuant to Clause 52.06-13 a planning permit is required to display a business identification sign. Clause 73.02 defines a business identification sign as

A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.

20. The proposal includes the display of a non-illuminated 3.2m by 2.3m wall mounted sign that includes the school logo and name.

Clause 52.06 – Car parking

21. Prior to the commencement of a new use, car parking must be provided in accordance with Table 1 to clause 52.06-5.
22. The subject site is located within Category 1 as identified in *Car Parking Requirement Maps* (Department of Transport and Planning, 2025) (CPR maps), where minimum car parking requirements apply.
23. Pursuant to Clause 52.06-5, one car space is required for each employee. The proposal indicates a maximum of 12 employees, and provides 23 car parking spaces, exceeding the statutory requirement. Therefore, no permit is required under Clause 52.06.

Clause 52.34 – Bicycle Facilities

24. Prior to the commencement of a new use, bicycle facilities must be provided in accordance with Clause 52.34.
25. Pursuant to Clause 52.34-5, one bicycle space is required for each 20 employees, and 1 bicycle space for each 5 pupils over year 4.
26. Based on a maximum of 12 employees and 25 year 5 students, a total of 6 bicycle spaces are required. The proposal includes 3 bicycle hoops, supporting a total of 6 bicycles. Therefore, no permit is required under Clause 52.34.

Clause 53.19 – Non Government Schools

27. Clause 53.19 applies to applications to use or develop land for a primary school, 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.
28. Pursuant to 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 *Planning and Environment Act 1987*.



Referrals

29. Pursuant to Clause 66.02-11 (Land use and transport integration), an application for buildings and works for an *education centre* must be referred to the Head, Transport for Victoria (Head, TfV) as a determining authority.
30. A response was provided on 29 June 2026. Head TfV did not object to the proposal.

Notice

31. Notice of the application was given to Greater Shepparton City Council. Council responded on 3 June 2026 advising that the Planning Department had no comments to make on the application.
32. The applicant was directed to give notice by way of erecting signs on the site and notifying adjoining owners and occupiers.
33. 16 objections have been received, raising the following issues:

Issue	DTP response
Traffic impacts	As detailed in the assessment section of this report, and supported by the submitted Traffic Impact Assessment, the anticipated traffic impacts are acceptable. Additionally, the application was referred to Head, TfV who did not object to the proposal.
Insufficient parking (including dedicated drop-off and pick-up)	As detailed in this report, car parking will be provided in excess of the statutory requirement. The car park on site and available street parking can support the relatively modest number of students being dropped off and picked up.
Amenity impacts, particularly noise and privacy	As detailed in the assessment section of this report, noise associated with schools is expected (and existent in this instance) within residential areas. It is not anticipated that the proposal will introduce any privacy concerns, with an existing 2m to 2.3m fence located along the north and east boundaries of the site.
Inappropriate use of the land within the context	As detailed in the assessment section of this report, the school is appropriate within the site's residential context.
Inaccuracies/assumptions made in supporting documentation	The submitted information is sufficiently detailed for the purpose of assessing the appropriateness of the proposal. It is also noted that: - It is acknowledged that there may be inaccuracies relating to the width of streets as detailed in the applicant's planning report, this potential inaccuracy has been immaterial to the decision, with traffic impacts considered acceptable. - It is standard practice for Traffic Impact Assessments to make assumptions regarding traffic generation, and impacts based on empirical evidence, modelling and assessment of existing uses of the same type.
Building not fit for purpose (insufficient student amenities and building not to code)	It has been sufficiently demonstrated that the proposed building can support the proposed use. Any relevant building regulations that must be satisfied prior to the occupation of the building are not of relevance to the application and are matters for the relevant building surveyor as required.
Impacts on infrastructure and services.	The school is modest in size, and it is not anticipated that the proposal will strain services beyond capacity.



Strategic Direction and Land Use

34. State planning policies encourage appropriate land use and development to facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities (Clause 19.02-2S). As detailed in the Planning Report submitted with the application, the school will cater to demand for a small independent school in the area.
35. The proposal satisfies the purpose of the RGZ1, which includes allowing educational uses to serve local community needs in appropriate locations. The proposal repurposes an existing building which has historically been used for non-residential uses (place of assembly), ensuring no existing residential uses are displaced
36. The proposed use is compatible with the predominantly residential uses surrounding the site, with limited potential for adverse impacts (Clause 13.07-1S and 13.07-1L-02), notably:
- The school is modest in size, with a maximum of 150 students and 12 employees.
 - The school will operate Monday to Friday, from approximately 8:30am to 5:30pm.
 - It is proposed to split students into two groups for break times, limiting the number of students utilising the outdoor area at any one time, reducing associated break time noise.
 - The main entrance to the site is from King Street, a collector road that has no residential interfaces to the west of the site.
 - An existing public primary school operates opposite the site, with the associated impacts (student noise etc.) both existent and expected within the immediate surrounds.
37. The Planning Policy Framework encourages appropriate land use and development which enhances the built environment. While the proposal includes minimal buildings and works, the retention and ongoing activation of the existing building through the proposed use satisfies the intent of this policy.

Buildings and Works

38. Buildings and works are limited to a waste enclosure and covered bike store between the existing building and car park. The enclosure has a maximum height of 2.5m, sitting well below the existing built form, and provides a discrete location for the storage of bins and a safe place for storing bikes. Furthermore, the store is to be constructed of brick to match the existing built form. In addition, there will be internal works to the building.

Signage

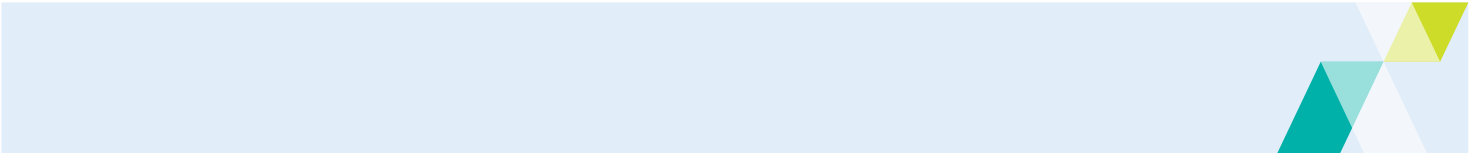
39. The proposed sign is mounted to the wall of the existing building and is of a scale that is proportionate to the size of the building.
40. The sign is simple in nature, displaying the schools name and logo. The sign does not include any illumination that could introduce amenity concerns.

Other matters

Traffic

41. The submitted Traffic Impact Assessment indicates that the majority of students and employees will drive to the school, with the anticipated traffic generation as follows:

Direction	AM Peak	PM Peak
Inbound	90	75
Outbound	90	75
Total	180	150

- 
42. School traffic generally results in short periods of peak traffic as indicated in the above table, that will quickly disperse into the broader road network.
 43. As indicated in the Traffic Impact Assessment it is expected that the road network is able to support these peak periods.
 44. While no dedicated drop-off and pick-up area is proposed, given the relatively low number of students, it is expected that excess car parking on site, and availability of street parking along King Street and Gloucester Crescent can support the drop-off and pick-up periods.

Waste

45. The proposal includes the construction of a waste enclosure to accommodate bins for the four waste streams, ensuring they are screened from view.
46. The submitted Waste Management Plan has assessed anticipated waste generation to inform bin quantity and size. The proposed waste enclosure is able to support the required bins, and is positioned to allow the bins to be easily manoeuvred to the proposed collection point. It is proposed to utilise Council's collection service.
47. The Waste Management Plan will be endorsed to form part of the planning permit.

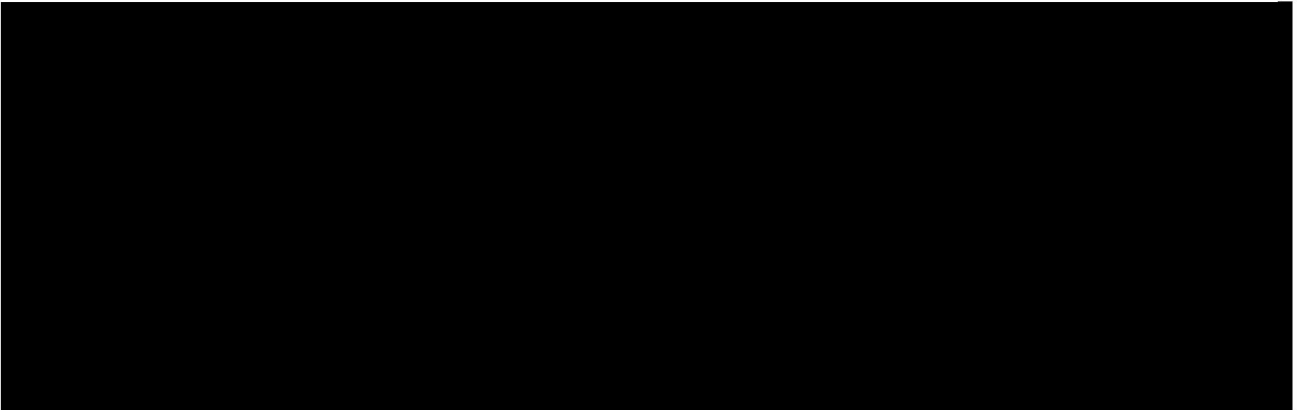
Recommendation



48. The proposal is generally consistent with the relevant planning policies of the Greater Shepparton Planning Scheme and will contribute to the provision of education facilities within the Shepparton area.
49. It is recommended that Planning Permit No. PA2604337 for use of the land for a primary school and buildings and works (to construct waste enclosure and bicycle parking), and the display of business identification signage at 1-3 Gloucester Crescent Shepparton be issued subject to conditions.
50. It is recommended that the applicant, council and objectors be notified of the above in writing.



Prepared by:



Reviewed / Approved by:

