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Statutory Planning Department
Department of Transport and Planning
Wurundjeri Country
1 Spring Street
MELBOURNE VIC 3000
via online portal

14 April 2026

Dear Statutory Planning Department

**Planning Permit Application Yorta Yorta Country 1-3 Gloucester Crescent, Shepparton
Use of land for a Primary school, minor buildings and works (conduction of a bin store) and the
display of Business identification signage**

Tract Consultants acts on behalf of Mohammad Moniruzzaman in relation to the above matter.

The purpose of this submission is to accompany a planning permit application for the use of land for a Primary school, minor buildings and works (construction of a bin store) and the display of Business identification signage at 1-3 Gloucester Crescent, Shepparton.

To assist the assessment of this planning permit application, the following documentation is enclosed:

- Planning permit application form (via online planning portal).
- Certificate of title.
- Survey Plan prepared by Caf Consulting.
- Architectural Plans prepared by Search Studio.
- Traffic Impact Assessment, prepared by Amber.
- Waste management plan, prepared by Melbourne Sustainability Consultants.
- Town planning submission, prepared by Tract Consultants (overleaf).

A signage elevation will be provided to the Department shortly.

Should you have any queries or require further clarification, do not hesitate to contact me via MZar@tract.net.au / [03 8420 0655](tel:0384200655) or Cara Belvedere-Bain via CBelvedere-bain@tract.net.au / [03 8420 0680](tel:0384200680).

Yours sincerely,



Mia Zar
Senior Principal Town Planner
Tract

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Planning Submission

1 Overview

The purpose of this submission is to accompany a planning permit application for the use of land as a Primary School on the land at 1-3 Gloucester Crescent, Shepparton (the "Site").

The use will be accommodated within the existing buildings on the Site. Development is limited to:

- The display of business identification signage
- The construction of a bin store within the front setback.

Key elements of the proposed use are as follows:

- Function as a prep to year 5 campus.
- Maximum of 150 students.
 - 25 students per grade.
- Maximum of 12 staff on Site at any time

A planning permit is required under the following provisions of the Planning Scheme:

- Clause 32.07-2 – To the use the land as a Primary school.
- Clause 32.07-10 – For buildings and works associated with a Section 2 use.
- Clause 52.05-13 – To display Business identification signage.

2 Site Analysis

2.1 Site Details

The Site is 1,983sqm, and is located on the corner of Gloucester Crescent and King Street. It is formally identified as Lot 93, 94 and 95 on PS 019100. It is affected by a restrictive covenant (2546956) which relates to earthworks. This covenant is not relevant to this proposal.

The covenant applies the following restrictions to the land:

"...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 Site is currently occupied by a single-story building, with the front setback accommodating an open grassed area, shed and 23 space car park.

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Figure 1. Site Aerial (source: NearMap)



Figure 2. Existing building on Site (source: Google)

2.2 Site Interfaces

North

To the immediate north of the Site is 11 King Street and 4 Princes Crescent, Shepparton. There is a 2.38m high fence along this boundary.

- 11 King Street is a 664sqm lot, occupied by a single dwelling. The side (southern) boundary of this land has a direct interface to the Site of approximately 41m.
- 4 Princes Crescent is a 663sqm lot, occupied by a single dwelling. It is irregularly shaped, with the rear (southern) boundary having direct interface to the Site of approximately 9.1m.

South

To the immediate south of the Site is Gloucester Crescent. The road reserve is approximately eight metres wide, and benefits from footpaths on both sides. On the other side Gloucester Crescent are several residential lots occupied by dwellings.

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East

To the immediate east of the Site is 5 Gloucester Crescent, an 855sqm lot occupied by a single dwelling. The side (west) boundary of this land has a direct interface to the Site of approximately 40m. There is a 2m high fence along this boundary.

West

To the immediate west of the Site is King Street. Beyond this is Gowrie Street Primary School.

- The King Street road reserve is approximately eight metres wide, and benefits from footpaths on both sides. King Street connects Balaclava Road to Regent Street.
- 1-19 Gowrie Street is a 4.08Ha lot, which currently occupied by Gowrie Street Primary School, a government primary school (and associated pre-school). Access to the school is primarily accommodated from Gowrie Street.



Figure 3. 11 King Street (source: Google)



Figure 4. Gloucester Crescent (view from King Street) (source: Google)

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Figure 5. 5 Gloucester Crescent (source: Google)



Figure 6. 1-19 Gowrie Street (view from Gloucester Crescent) (source: Google)

2.3 Broader Context

The Site is located to the north of the Shepparton CBD. It is located approximately 2.75km away from the Shepparton Train Station. It benefits from proximity to the following bus networks:

- Route 1 (Shepparton to Parkside Gardens via Goulburn Valley Health).
- Route 2 (Shepparton to Parkside Gardens via The Boulevard).

The Site benefits from proximity to a small retail strip along King Street.

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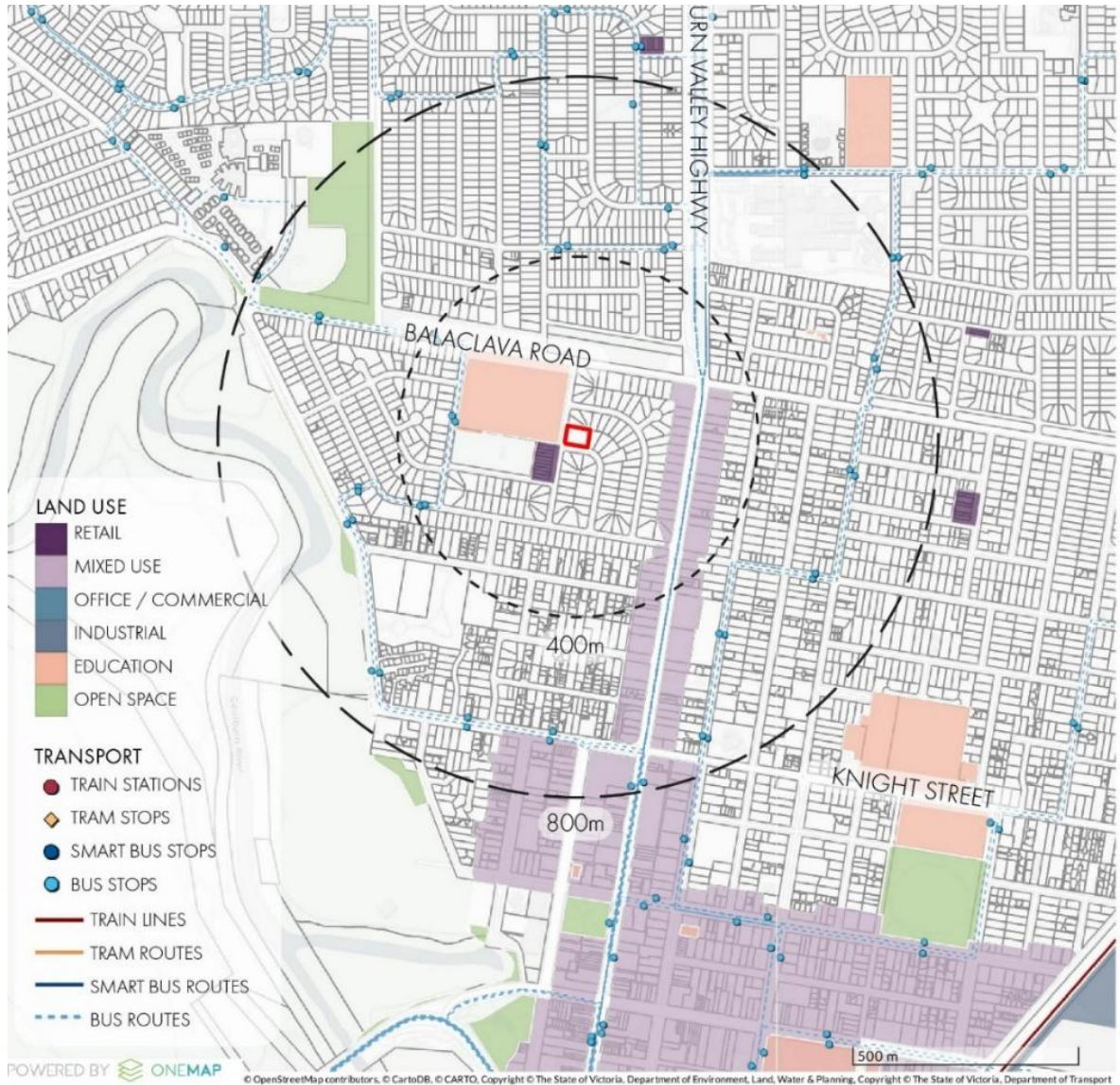


Figure 7. Context Plan (source: OneMap)

3 Proposal

The purpose of this submission is to accompany a planning permit application for the use of land as a Primary School, associated buildings and works and the display of business identification signage on the land at 1-3 Gloucester Crescent, Shepparton.

A planning permit is required under the following provisions of the Planning Scheme:

- Clause 32.07-2 - To use the land as a Primary school
- Clause 32.07-10 - For buildings and works associated with a Section 2 use
- Clause 52.05-13 - To display Business identification signage

3.1 Land Use

It is proposed to use the Site as a Primary school accommodating students from Prep – Year 5.

Student and Staff Numbers

Staff – Maximum of 12 staff on Site at any one time.

Students – Maximum of 150 students on Site at any one time.

- 25 students per grade.

Hours of Operation

The school will operate from 8.30am – 3:00pm, Monday to Friday with staff generally present on the Site between 8:00am and 4:00pm.

Up to 20 students may also utilise before or after school care, which would run from 7am – 8.30am and 5:30pm. There may be up to 10 staff on Site at these times.

Operational Measures

Students will be split into two groups for break times (Prep – Grade 2 and Grades 3-5), ensuring that there will be no more than 85 students will be utilising the outdoor area at any one time.

3.2 Access and Car Parking

Access to the Site would be facilitated via the existing crossovers to Gloucester Crescent and King Street. The existing car parking arrangement will be utilised (23 spaces total).

Refer to submitted Traffic Impact Assessment (prepared by Amber) for further details.

3.3 Waste

Bins will be stored in an enclosed outdoor area within the front setback and collected by Council waste contractors. The bin store is proposed as part of this application.

Refer to submitted Waste Management Plan (prepared by Melbourne Sustainability Consultants) for further details.

3.4 Signage

One Business identification sign is proposed. The proposed sign be mounted to the wall facing King Street. The sign will be approximately 2.33 x 3.2 (7.36). No illumination is proposed.

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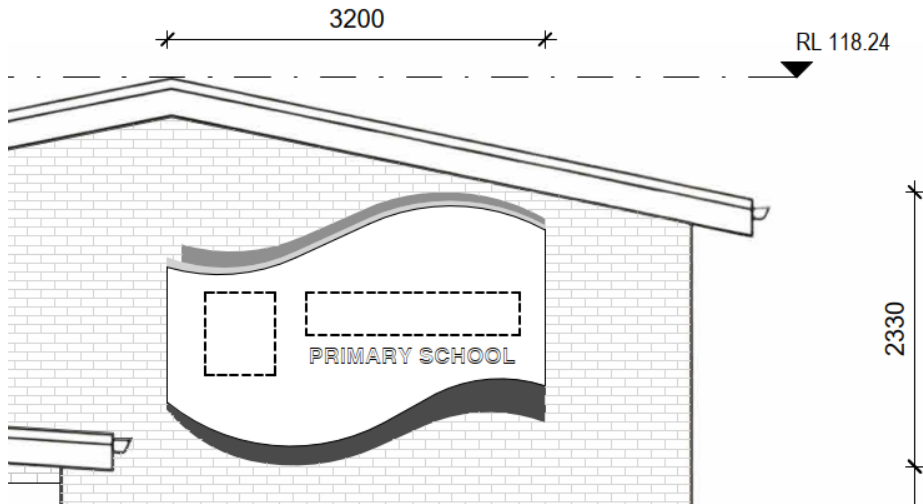


Figure 8. Proposed sign

4 Planning Policy Framework

4.1 Municipal Planning Strategy

The following strategic direction is relevant to this application:

- **Clause 02.03-3 (Environmental risks and amenity)** acknowledges the important of non-residential uses in residential areas in providing services to the broader community (including schools). It seeks to ensure that such uses do not have a negative impact on residential amenity through inappropriate location and traffic impacts.

4.2 State and Local Planning Policy

The following policies are relevant to this application:

- **Clause 13.07-1S (Land use compatibility)** seeks to protect community amenity, human health and safety while facilitating appropriate uses with potential adverse off-site impacts. It includes the following relevant strategy:
 - *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- **Clause 13.07-1L-02 (Land use compatibility)** includes the following relevant strategies:
 - *Encourage non-residential uses in residential zones where the proposed activity will have minimal adverse impact on the surrounding neighbourhood, including through:*
 - *The intensity of hours and operation.*
 - *The siting and design of the proposal.*
 - *And the location of the access to the site.*
 - *Discourage service stations and car washes in residential areas.*
 - *Locate major facilities serving catchments beyond the local level in commercial areas or on roads that avoid generating additional through traffic on residential streets.*
- **Clause 19.02-2S (Education facilities)** seeks to assist the integration of education and early childhood facilities with local and regional communities. It includes the following relevant strategies:

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- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.
- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
- Locate tertiary education facilities within or adjacent to activity centres.

4.3 Residential Growth Zone, Schedule 1 (Residential Growth Areas)

The purpose of the Residential Growth Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.07-2, a Primary school is a Section 2 (Permit required use).

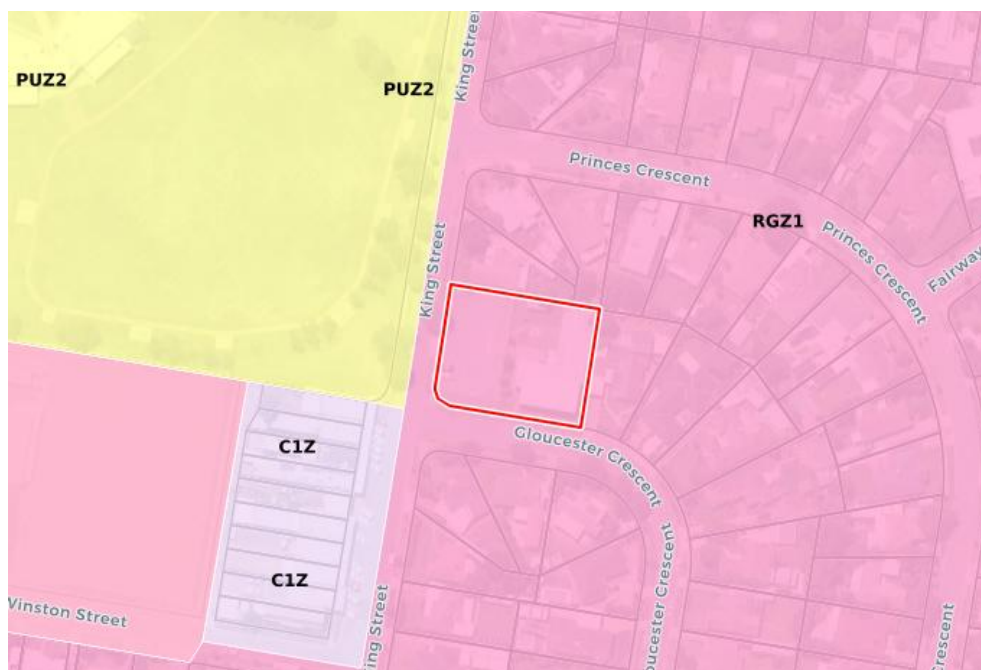


Figure 9. Zone Plan

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4.4 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06 applies to an application for a new use. A planning permit is required to reduce the minimum number of car parking spaces required under Clause 52.06-5.

The Site is within a Category 1 (Minimum requirement) as per the Car Parking Requirement Maps. The use of land for a Primary school generates requirement of 1 space to each employee

There will be a maximum of 12 staff on Site at any time. Therefore, 12 car spaces are required.

As 23 spaces will be provided, no planning permit is required.

4.5 Clause 52.34 – Bicycle Facilities

Clause 52.34 of the Planning Scheme seeks to encourage cycling as a mode of transport by ensuring bicycle facilities are provided with new development, having regard to the likely demand generated by a use, the activities on the land and the characteristics of the locality.

Clause 52.34-2 states that a permit may be granted to (*inter alia*) reduce or waive any bicycle parking requirements of Clause 52.34-5.

As per Clause 52.34-5, the use of land for a Primary school requires the following:

- 1 bicycle parking space to each 20 employees
 - If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.
 - A changeroom for each shower provided.
- 1 bicycle parking space for each 5 pupils over Year 4.

There will be a maximum of 12 employees and 150 students on Site at any one time (25 students in Year 5 / over Year 4), generating a requirement for 6 bicycle parking spaces (1 staff and 5 student). No showers or change rooms are required.

As 6 bicycle parking spaces will be provided, no planning permit is required.

4.6 Clause 53.19 – Non-Government Schools

The purpose of Clause 53.19 is:

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

Clause 53.19 applies to an application under any provision of the Scheme (other than a VicSmart application) to use land for a primary school.

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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 Act.

4.7 Clause 72.01 – Responsible Authority for this Planning Scheme

Pursuant to Clause 72.01-1, the Minister for Planning is responsible authority 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, if any of the following apply:

- *There is no existing primary school or secondary school on the land.*
- *The estimated cost of development is \$3 million or greater.*

5 Assessment

5.1 Overview

This application seeks approval for the use of land as a Primary School, associated buildings and works and the display of business identification signage on the land at 1-3 Gloucester Crescent, Shepparton.

A planning permit is required under the following provisions of the Planning Scheme:

- Clause 32.07-2 - To the use the land as a Primary school
- Clause 32.07-10 - For buildings and works associated with a Section 2 use
- Clause 52.05-13 – To display Business identification signage

When assessing the proposal against the Planning Scheme, the following matters must be considered:

- Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with provisions of the with the Residential Growth Zone, Schedule 1?
- Does the proposal provide an appropriate waste and traffic response?
- Will the proposed result in any unreasonable amenity impacts?
- Is the proposed signage consistent with the provisions of Clause 52.05?

Each of these matters are discussed further below.

5.2 Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal is generally consistent with the MPS and PPF as follows:

- The proposal is consistent with Clauses 13.07-1S, 13.07-1L-02 (**Land use compatibility**), noting:
 - The proposed use is of a low intensity accommodating a maximum of 150 students and operating within daytime hours on weekdays only.
 - The Site has a history of non-residential use and activity.
 - The use will be accommodated within an existing building, with the outdoor area and car parking located within the front setback where they will have limited interface with neighbouring residential properties. The proposed bin store is designed to be discretely integrated with the existing building.
 - Students will be split into two groups for break times (Prep – Grade 2 and Grades 3-5), ensuring that there will be no more than 85 students will be utilising the outdoor area at any one time.

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- The Site benefits from existing boundary fencing (2.38m along north boundary, 2m along east boundary) which will provide for privacy and acoustic attenuation.
- The Site is proximate to existing educational and community facilities and commercial amenities.
- The submitted Traffic Impact Assessment demonstrates that the surrounding road network can comfortably accommodate anticipated traffic.
- The proposal is consistent with **Clause 19.02-2S (Education facilities)** noting:
 - The Site is accessible via two bus routes, the Wyndham Street cycling route and the Shepparton CBD.
 - The car parking area provides sufficient space for pick up and drop off noting that it is proposed to allocate 12 of the northernmost spaces for staff with the remaining spaces able to be utilised by parents for pick-up and drop-off to limit the use of on-street parking.
 - The Site is proximate to the Gowrie Street Preschool and Primary School, community facilities such as the Shepparton Croquet Club and commercial

5.3 Is the proposal consistent with the purpose of the Residential Growth Zone?

The proposed use of the Site as a Primary school is consistent with the purposes of the GRZ which includes:

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

The school will serve local community needs noting that it is proposed here to cater to demand for a small independent school in the area.

The location is appropriate noting that it has a history of non-residential use and is proximate to other existing educational, recreational and community uses.

The use will be accommodated within the existing building with the Site layout minimising direct interfaces with adjoining residential properties.

The submitted Traffic impact Assessment confirms that the Site is suitable from a traffic and parking perspective.

The proposed bin store is designed to be discretely integrated with the existing building.

5.4 Does the proposal provide an appropriate waste and traffic response?

Provision has been made for the management of waste and traffic, ensuring that there will be no unreasonable impact on the amenity of the area. We note:

- The submitted Waste Management Plan has been prepared with reference to *Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Development (2019)* and the *City of Melbourne Waste Generation Rates 2021*.
- Bins will be stored in an enclosed bin area, and will be rolled by cleaners or staff to Gloucester Crescent kerbside the evening prior to collection day.
- Waste collection will be via Council collection, ensuring that there will be no additional truck movements associated with waste collection.
- Car parking is provided in accordance with Clause 52.06.
- The car parking area provides sufficient space for pick up and drop off noting that it is proposed to allocate 12 of the northernmost spaces for staff with the remaining spaces able to be utilised by parents for pick-up and drop-off to limit the use of on-street parking.
- The proposal is expected to generate 150-180 trips in peak hour and will be distributed on the wider road network rather than being required to travel via a single intersection. The submitted Traffic Impact

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Assessment confirms that the expected traffic can be comfortably accommodated by the surrounding road network.

5.5 Will the proposal result in any unreasonable amenity impacts?

Whilst amenity matters are addressed throughout the preceding sections, we re-state below the points that demonstrate that the proposal will not have an unreasonable impact on the amenity of surrounding residents:

- The proposed use is of a low intensity accommodating a maximum of 150 students and operating within daytime hours on weekdays only.
- The use will be accommodated within an existing building, with the outdoor area and car parking located within the front setback where they will have limited interface with neighbouring residential properties.
- Students will be split into two groups for break times (Prep – Grade 2 and Grades 3-5), ensuring that there will be no more than 85 students will be utilising the outdoor area at any one time.
- The Site benefits from existing boundary fencing (2.38m along north boundary, 2m along east boundary) which will provide for privacy and acoustic attenuation.
- Bins will be stored in an enclosed bin area and collected via Council waste collection (ensuing that there will be no additional truck movements associated with waste collection).
- Car parking is provided in accordance with Clause 52.06.
- The car parking area provides sufficient space for pick up and drop off noting that it is proposed to allocate 12 of the northernmost spaces for staff with the remaining spaces able to be utilised by parents for pick-up and drop-off to limit the use of on-street parking.
- The submitted Traffic Impact Assessment confirms that the expected traffic can be comfortably accommodated by the surrounding road network.

5.6 Is the proposed signage consistent with the provisions of Clause 52.05?

The proposal seeks planning approval for one Business identification sign in the Residential Growth Zone (RGZ). The RGZ a 'Category 3 – High amenity area'.

The proposed sign will satisfy the overarching purpose assigned for Category 3 by ensuring that the design is orderly and will not detract from the appearance of the proposed building or surrounding area.

The proposed signage is entirely appropriate having regard to Clause 52.05, noting:

- The proposed sign is required for business identification purposes, has a display area of less than 7.36sqm sqm and is flush-mounted to the building's western façade.
- There is no scope for a cumulative impact having regard for the low-density residential context, nor is there any potential impact to views and vistas considering that the sign does not extend beyond the existing building envelope.
- The sign is not internally illuminated, electronic or animated. When considering this in connection with the limited display area, it is clear that there is little to no scope for impacts to road safety.

6 Conclusion

Having regard to the above, the proposed use of land for a Primary school can be accommodated on the land at 1-3 Gloucester Crescent, Shepparton. As such, it is respectfully requested that the Minister for Planning grants a planning permit.