

Our Ref: 12652

22 December 2025

**Statutory Planning Department
Department of Transport and Planning
Attention: Julia Smith, Senior Planner, Development Assessment
Via: Portal**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Dear Julia,

**Re - Submission to Further Information Request
19-23 Horswood Road, NARRE WARREN NORTH
Planning Permit: PA2302660**

KLM Spatial continues to act on behalf of the applicant, Pared Victoria Ltd, in regard to the above Planning Application.

We lodge the following documentation to support this response:

1. Updated Staging Schedule.

In response to each of the items raised in DTP's letter dated 29 October 2025 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987*, we provide the following amended plans and documents:

A response to each of DTP's items of further information has been provided for below:

1. The staging schedule has been updated to ensure that all values entered are up to dates and correctly correspond to the plans. No changes are required to the architectural plans.
2. The onsite waste water systems have been sized for the total staff/student numbers and therefore will be sufficient for additional students and staff for Stage 1B.
3. The waste management plan is not required to be updated noting that bin numbers don't change between stages 1 and 2.
4. The endorsed Construction Environmental Management Plan remains unchanged. The additional measures of each building being constructed with its own site footprint and having a 2m high construction fencing and separate, fenced access route will also be in place to keep every build site clearly delineated (and not accessible) from student areas.

Preliminary Assessment

1. We acknowledge the sensitive nature of the site being directly adjoining a National Park and other sensitive uses. We note that whilst there were operational conditions included in the permit to mitigate off-site impacts, these conditions were not circulated in the draft set provided. As a result, the client was denied the opportunity to review these conditions and determine their operational feasibility for the school. We therefore continue to apply for the amendment of these conditions. However, we propose to amend the wording previously applied for.
We have split this response into two parts being school related events prior to the intersection upgrade and events after the intersection upgrade.

School related events – prior to the intersection upgrade

We note that the following are the only activities (at this stage) that are planned to be held prior to the intersection upgrade.

- Parent teacher and parent mentor interviews – typically 15 students per hour and from 6pm onwards (subject to scheduling)
- Faith formation evenings – typically 15-20 but no more than 30 parents from 7-9pm
- School production rehearsals – typically 20-50 students rehearsal and pick up 6pm onwards

We note that parent teacher and parent mentor interviews are typically carried out approximately 4 times per year, faith formation once a month and school production rehearsal a handful of times every 2nd year.

We propose the following condition wording relating to the above school related events.

Unless with the written consent of the Responsible Authority, prior to the intersection upgrade, the school must only hold the following events.

- *Parent teacher interviews*
- *Faith formation evenings*
- *School production rehearsals*

These school events must only occur between the hours of 8am-9pm on weekdays, none on weekends or public holidays. These activities must be undertaken indoors.

School related events – after the intersection upgrade

We propose the following condition wording relating to other school events that will be operable after the upgrade of the intersection.

Once the intersection upgrade is complete, school related events, including but not limited to the following, are able to operate on site:

- *Sport training and matches*
- *School open days*
- *Teacher professional development*
- *Parent functions*
- *Graduation or awards*
- *School music performances*
- *Parent teacher interviews*
- *Faith formation evenings*
- *School production rehearsal*

These school related events must only occur during the following hours: 8am-9pm on weekdays, 9am-3pm weekends, none on public holidays. These activities must be undertaken indoors with the exception of sport training and matches, school open days, parent functions.

The inclusion of these school events into the conditions is reasonable noting that they are key operational requirements of a school required to students and parents. The times are not

considered to be unreasonable and will not emit unreasonable noise levels given that majority of the activities are to be undertaken indoors with the exception of sports training and matches, school open days and school music performances. The sports training and matches are in the furthest corner of the site away from the more sensitive uses or on the basketball court which is shielded by the portables or future buildings. Therefore, the offsite impacts are considered to be negligible. The school music performances will only operate approximately 2-3 times per year and therefore, are not an ongoing event.

2. The following infrastructure is proposed to be delivered with the following approximate schedule:
 - The sports fields are being completed this summer (2025/2026)
 - The Chapel will be completed in April (freeing up an additional portable which is currently being used as a Chapel)
 - Construction will commence on the admin building (works expected to commence in January 2026), which will provide four classrooms, three of which are separated by operable walls which can form a larger combined room. With the Chapel and Admin building this is more than enough to cover the ultimate number of staff and students. These will be open late 2026, in time for the 2027 school year.
 - A large round of planting to align with the landscape plan including: Eucalyptus Radiata, Eucalyptus Obliqua and Olea Europea (as much as possible, that won't be impacted by future building construction.
 - Retarding basin 2 to be delivered over 2025/2026 summer
 - There has already been regeneration of the wetland undertaken including removal of a large portion of noxious weeds and placing protective fencing around the perimeter. Logs have also been placed to form snags for habitat (as per our VMP Section 4.4)

3. We kindly request that clarification be sought from the Head, Transport for Victoria regarding this matter.

Extension of time request

If the above response and documentation/plans are not considered to be satisfactory, we request an additional 30 days to enable us to prepare a response.

We trust the above is acceptable to DTP 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 at manager@klms.com.au

Yours sincerely,



Jessica Carlile
KLM Spatial