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3 NORTONS LANE, WANTIRNA SOUTH – ASCENSION COLLEGE TOWN PLANNING REPORT

Prepared for Ayk Nominees Pty Ltd

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1. INTRODUCTION

Dartmouth Consulting Pty Ltd has been engaged by Ayk Nominees Pty Ltd to prepare a Town Planning Report to support a planning permit application for an ‘Ascension College’ education centre (primary school) at 3 Nortons Lane, Wantirna South, known as Lot 1 TP201559. This proposal represents Stage 1 of the school’s overall master plan with future stages to be lodged under separate application in the future.

This application follows pre-application meetings held with Knox City Council statutory and strategic planning officers and the Department of Transport and Planning officers.

The proposal includes the use of the land for an education centre (primary school) including development of the land for new buildings and works. This application forms what is known as Stage 1 for the College which will include up to 150 students and 13 staff members operating from temporary classrooms, to be operational across three (3) main sub-stages with yearly increases in each stage as follows:

Table 1: Student and Staff Numbers by Stage

| Stage | Year | Maximum Student Numbers (Total) | Maximum Staff Numbers (Total) |
|--|-------------------|---------------------------------|-------------------------------|
| Stage 1A: Admin, Classrooms (South of the Deck) and Toilets | | | |
| 1A | 2027 (Grades P-1) | 50 | 6 |
| 1A | 2028 (Grades P-2) | 70 | 7 |
| Stage 1B: Two (2) Additional Classrooms North of the Deck | | | |
| 1B | 2029 (Grades P-3) | 80 | 8 |
| 1B | 2030 (Grades P-4) | 100 | 10 |
| Stage 1C: Two (2) Further Additional Classrooms North of the Deck | | | |
| 1C | 2031 (Grades P-5) | 120 | 11 |
| 1C | 2032 (Grades P-6) | 130 | 12 |
| 1C | 2033 (Grades P-6) | 140 | 13 |
| 1C | 2034 (Grades P-6) | 150 | 13 |

The application will include portable buildings and the installation of outdoor play areas, playing field and new car parking and access way. Existing vegetation on the site will be removed (no permit required). The existing dwelling located on the land will be retained on site but will not be used as part of the school operations.

A business identification sign will be erected along the site’s frontage.

The use of the land for the purposes of an education centre (primary school) is nominated as a Section 2 Use within the Farming Zone (FZ) under the Knox Planning Scheme. Therefore, pursuant to Clause 35.07 (Farming Zone), a planning permit is required for the proposed use and to construct a building or construct or carry out works associated with a Section 2 Use.

Under Clause 72.01-1, the Minister for Planning is the responsible authority for this application as there is no existing primary school or secondary school on the land. Additionally, the proposed primary school has an estimated cost of \$3 million or more.

This report provides:

- A description of the site and surrounding area (Section 0)
- A description of the proposal (Section 3)
- An assessment against the planning permit triggers under the Knox Planning Scheme (Section 4)
- An assessment of the anticipated impacts of the proposal against the statutory planning framework (Section 5)

This report should be read in conjunction with the following documents:

- Certificate of Title
- MPL Certificate
- Architectural Plans, prepared by MSM & Associates, dated 2 September 2025
- Landscape Concept Design, prepared by Ratio Consultants Pty Ltd, dated 24 October 2025
- Civil Engineering Plans, prepared by Meyer Consulting, dated 29 August 2025
- STORM Rating Report, generated 26 August 2025.
- Legal Point of Discharge Plan, generated by Knox City Council, dated 28 August 2025.
- Building Services Plan, prepared by BRT Consulting, dated 28 August 2025
- Transport Impact Assessment, prepared by Ratio Consultants Pty Ltd, dated 9 September 2025
- Additional traffic assessment responses dated 9 December 2025, prepared by Ratio Consultants Pty Ltd.
- Bushfire Attack Level Assessment, prepared by XWB Consulting, dated 29 July 2025
- Arboricultural Assessment and Report, prepared by Tree Logic, dated 27 November 2025
- Land Capability Assessment, prepared by Ground Science, dated 20 August 2025
- Sustainable Development Assessment, prepared by BRT Consulting, dated 1 September 2025
- Geotechnical Site Investigation, prepared by Melbourne Geotechnics, dated 8 September 2025
- Waste Management Plan, prepared by Ratio, dated 9 September 2025
- Landfill Gas Risk Assessment, prepared by Prensa Pty Ltd dated November 2025

A summary of the application specifics is provided in Table 2 below.

Table 2: Planning Summary Table

| Item | Application Specifics |
|------------------------------|--|
| Address | 3 Nortons Lane, Wantirna South |
| Title | Lot 1 TP201559 |
| Site Area | 14,570m ² |
| Existing Use and Development | Dwelling (unoccupied) |
| Proposed Use and Development | Development and use of land for an education centre (primary school) and display illuminated business identification signage. |
| Responsible authority | Minister for Planning |
| Relevant Planning Scheme | Knox Planning Scheme |
| Zone | Farming Zone (FZ) |
| Overlay(s) | None applicable |
| Particular Provisions | <ul style="list-style-type: none"> • Clause 52.05 Signs • Clause 52.06 Car Parking • Clause 52.34 Bicycle Facilities • Clause 53.18 Stormwater Management in Urban Development • Clause 53.19 Non-Government Schools |
| Application Triggers | <ul style="list-style-type: none"> • Pursuant to Clause 35.07-1, a 'primary school' is a Section 2 use in the FZ and therefore a permit is required for the proposed use • Pursuant to Clause 35.07-4, a permit is required to construct or carry out a building or works associated with a use in Section 2 of Clause 35.07-1 |

| Item | Application Specifics |
|-----------------------------------|---|
| | <ul style="list-style-type: none"> Pursuant to Clause 52.05-14, a permit is required for a business identification sign |
| Restrictive Covenants & Easements | <ul style="list-style-type: none"> Easement for access to the site via 4 Nortons Lane Easement for right of drainage from the site via Nortons park to the west of the site |

2. SITE AND SURROUNDS

2.1 SUBJECT SITE

The subject site is located at 3 Nortons Lane, Wantirna South. It is formally identified as Lot 1 TP201559.

The site is generally rectangular in shape, with an area of 1.46ha. The site has an eastern frontage to Nortons Lane of 66.14m, a northern frontage of 214.04m, a western frontage of 70.99m and a southern frontage of 212.43m.

The site currently contains an unoccupied dwelling and associated swimming pool, sheds, tennis court, and a mix of native and planted vegetation.

Vehicular access to the site is via Nortons Lane through a standard crossover in the south-eastern corner of the site. A secondary access point to the site is also available to the site via the battle-axe driveway at 4 Nortons Lane immediately south of the site, which contains an easement for access to 3 Nortons Lane.

Nortons Lane intersects with High Street Road approximately 450m north of the site. A portion of Nortons Lane between High Street Road and Nortons Park to the north of the site is paved and formalised to accommodate access to the Nortons Park car park immediately to the north of the subject site.

The site topography is variable, with a high point in the central northern portion of the site, which gradually falls away to the west, south, and east at grades ranging from approximately 3% to 5%.

The area of the proposed works subject to this application is located in the eastern portion of the site as shown in Figure 1 below.

Figure 1: Aerial Image of the Subject Site



Source: Nearmap

Figure 2: Photographs of the Subject Site



Clockwise from top left: View of site looking east from near the existing dwelling, view of site looking north-west from driveway, existing secondary vehicle access to site from 4 Nortons Lane driveway, view driving north along Nortons Lane (property on left)

2.2 SURROUNDING LOCALITY

The site is located in an area undergoing significant transition, with a broad range of uses existing and anticipated in the near future.

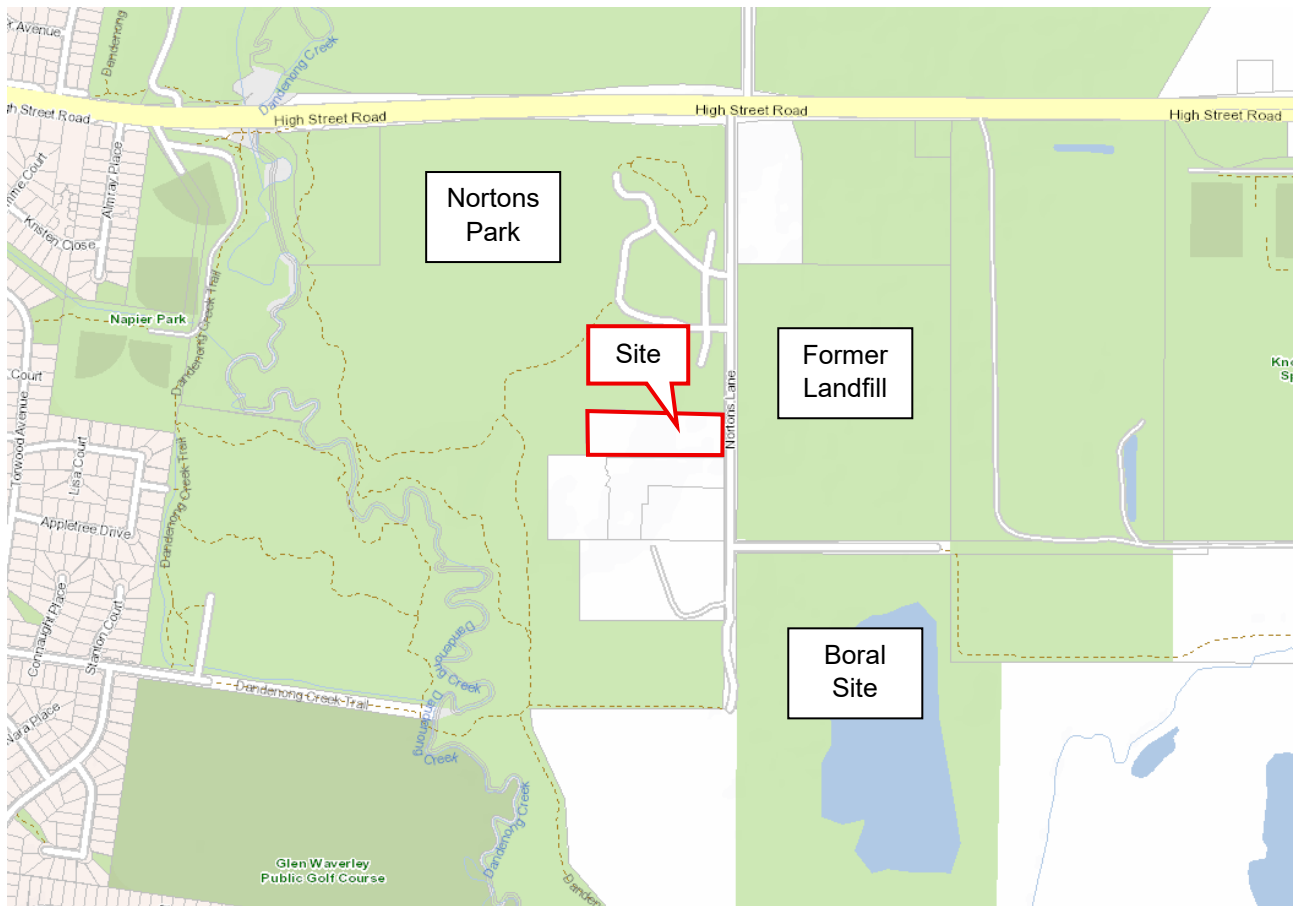
To the south of the site are two (2) rural residential properties on similar sized allotments to the subject site, as well as a faith-based facility known as St Pauls Missionary College and a 'Riding for the Disabled' centre, all with access to Nortons Lane from their eastern frontage.

Nortons Park adjoins the site to the north and west, which provides approximately 35ha of parklands owned by Parks Victoria. Nortons Park also includes car parking facilities and public toilets and picnic facilities to the north of the site and Dandenong Creek and Dandenong Creek Trail to the west.

To the east of the site on the other side of Nortons Lane is the former Cathies Lane Landfill, which was closed in 2004 and has since been covered a rehabilitated. This site is now zoned for a future public park.

South of the former Cathies Lane Landfill is the Boral quarry and brick manufacturing facility, which is bound by Eastlink to the east and Dandenong Creek to the west, and covers an area of approximately 171ha. A draft Planning Scheme Amendment (PSA) to the Knox Planning Scheme (C194knox) and Stage 1 Development Plan is currently under assessment with the Minister for Planning to facilitate the rehabilitation and development of the site to accommodate new residential and mixed-use precincts, active open spaces and extension of the Dandenong Valley Parklands. Details of this PSA and Development Plan are provided further in this report.

Figure 3: Surrounding Locality Map



2.3 DRAFT PSA C194KNOX AND STAGE 1 DEVELOPMENT PLAN

Draft PSA C194knox is a joint proposal by Boral and Mirvac to rezone part of the former Boral site to General Residential Schedule 1 (GRZ1) and Mixed Use Zone Schedule 2 and 3 (MUZ2 and MUZ3) and apply a Development Plan Overlay Schedule 16 (DPO16), Environmental Audit Overlay (EAO) and Buffer Area Overlay Schedule 1 (BAO1). This will create two new residential areas, active open spaces and small activity centres around a future 68ha extension of the Dandenong Valley Parklands.

The draft Stage 1 Development Plan was submitted concurrently with draft PSA C194knox. The development plan applies to the North-West Residential Area and provides a framework for the revitalisation of the land in accordance with the draft requirements of DPO16. The draft Stage 1 Development includes:

- Approximately 320 residential lots
- Active open space reserve including a pavilion, playground, trails and path network
- Street network and pedestrian movement network
- Stormwater and flood management initiatives
- Servicing and infrastructure
- Development staging
- Interface treatments

3. PROPOSAL

3.1 DEMOLITION

Prior to construction, the following demolition works will be undertaken:

- The existing gate, fence and brick wall along the site's front boundary are to be demolished
- The existing concrete driveway and brick pavers adjacent to the existing dwelling are to be demolished
- Stormwater pit near Nortons Lane is to be relocated

No permit is specifically required for the proposed demolition works or for the relocation of the stormwater pit as a minor utility installation.

3.2 BUILDINGS AND WORKS

The proposed buildings and works will include:

- A single-storey portable/temporary learning and amenities building, comprising:
 - Three (3) classrooms with retractable internal walls
 - Two (2) multipurpose rooms
 - Library
 - Art room
 - Three (3) staff rooms
 - Comms room
 - Administration room
 - Two (2) offices
 - Staff kitchen
 - Toilet facilities
 - Central covered decking hallway
 - Water fountains
- Three (3) play areas (1x prep play area, 1x Grade 1-2 play area, 1x Grade 3-6 play area)
- Sports field
- Car parking (18 spaces and 1 DDA space), bus stop and vehicle turning area with a further 15 spaces shown to be provided in future stages along the southern side of the site.
- New vehicle access, including widening of existing vehicle crossover to Nortons Lane to 7m and new double gate
- New pedestrian gates to Nortons Lane and Nortons Park
- New 2.1m high palisade fence with brick feature sections to Nortons Lane
- Rubbish bin storage
- Ten (10) bicycle parking spaces via five (5) bike hoops
- Three (3) rainwater tanks, including two (2) tanks for firefighting purposes in the north-eastern corner of the site and one (1) 35kL rainwater tank under the deck
- Septic tanks

The proposed portable/temporary learning and amenities building will be constructed using suitable materials and finishes including off-white and dark grey lightweight Colorbond cladding, dark grey painted timber slats and a metal roof. Galvanised steel will be utilised for balustrades and handrails and the internal decking, steps and DDA compliant ramp will be constructed using composite decking.

A Site Plan is provided in Figure 4 below.

Figure 5: Proposed Signage



3.4 LANDSCAPING AND TREE REMOVAL

The demolition works will include the removal of 107 trees, which will facilitate both Stage 1 and the future Stage 2 of the development. The trees identified for removal are detailed in the Arboricultural Assessment and Report (Tree Logic, November 2025) submitted with this application. The Arboricultural Assessment and Report confirms that all trees to be removed are planted and therefore do not require a planning permit under Clause 52.17 of the planning scheme.

A Landscape Plan has been prepared by Ratio and is included in the application package. The Landscape Plan which shows a mix of shade-tolerant understorey and canopy tree planting, together with nature play and outdoor learning elements.

3.5 OPERATIONS

It is proposed to use the land for an independent primary school, known as 'Ascension College', which following the delivery of the final stage of construction, will have a maximum of 150 students across grades prep to six (6). In addition, a maximum of 13 staff members will be on site at any one time following the proposed final stage works and use.

The operation of the proposal will comprise the gradual increase in maximum student and staff numbers to ensure that the surrounding road network, including Nortons Lane and the Nortons Lane and High Street Road intersection, are not strained beyond capacity. The proposed operational staging of the development will comprise the following:

Table 3: Student and Staff Numbers by Stage

| Stage | Year | Maximum Student Numbers | Maximum Staff Numbers |
|-------|-------------------|-------------------------|-----------------------|
| 1A | 2027 (Grades P-1) | 50 | 6 |
| 1A | 2028 (Grades P-2) | 70 | 7 |
| 1B | 2029 (Grades P-3) | 80 | 8 |
| 1B | 2030 (Grades P-4) | 100 | 10 |
| 1C | 2031 (Grades P-5) | 120 | 11 |
| 1C | 2032 (Grades P-6) | 130 | 12 |
| 1C | 2033 (Grades P-6) | 140 | 13 |

| Stage | Year | Maximum Student Numbers | Maximum Staff Numbers |
|-------|-------------------|-------------------------|-----------------------|
| 1C | 2034 (Grades P-6) | 150 | 13 |

The numbers presented in this table shows a maximum number of students per stage with it being highly likely that in the early stages of the College’s operation the actual number of students will be considerably lower.

The primary school will operate during normal school days and hours. Staff hours are 7:30am to 5:30pm and student hours are 9:00am to 3:30pm, however these start and finish times for the school day may be staggered between different year levels. Details of this (if applicable) will be included within the Transport Management Plan (TMP) prepared following planning approval.

Bus service

To assist with management of vehicular trips to the subject site, the College will utilise a private bus service operating solely for the purpose of picking up students from their homes to be then dropped off at the site within the car parking area. The service will also operate in the afternoon drop off where students will then be dropped off directly to their homes.

This service will significantly reduce the number of vehicular movements to the site during the AM and PM periods with the only cars accessing the site will be associated with staff. As noted in the tables provided above, staffing numbers will be limited to a maximum of 13 at full capacity of the College under this application. In Stage 1A, only a maximum of 7 staff will be required and then that will gradually increase as the number of students increase. This type of arrangement is typical for independent schools, especially in the early stages of this proposal given the low student numbers proposed.

Waste Collection

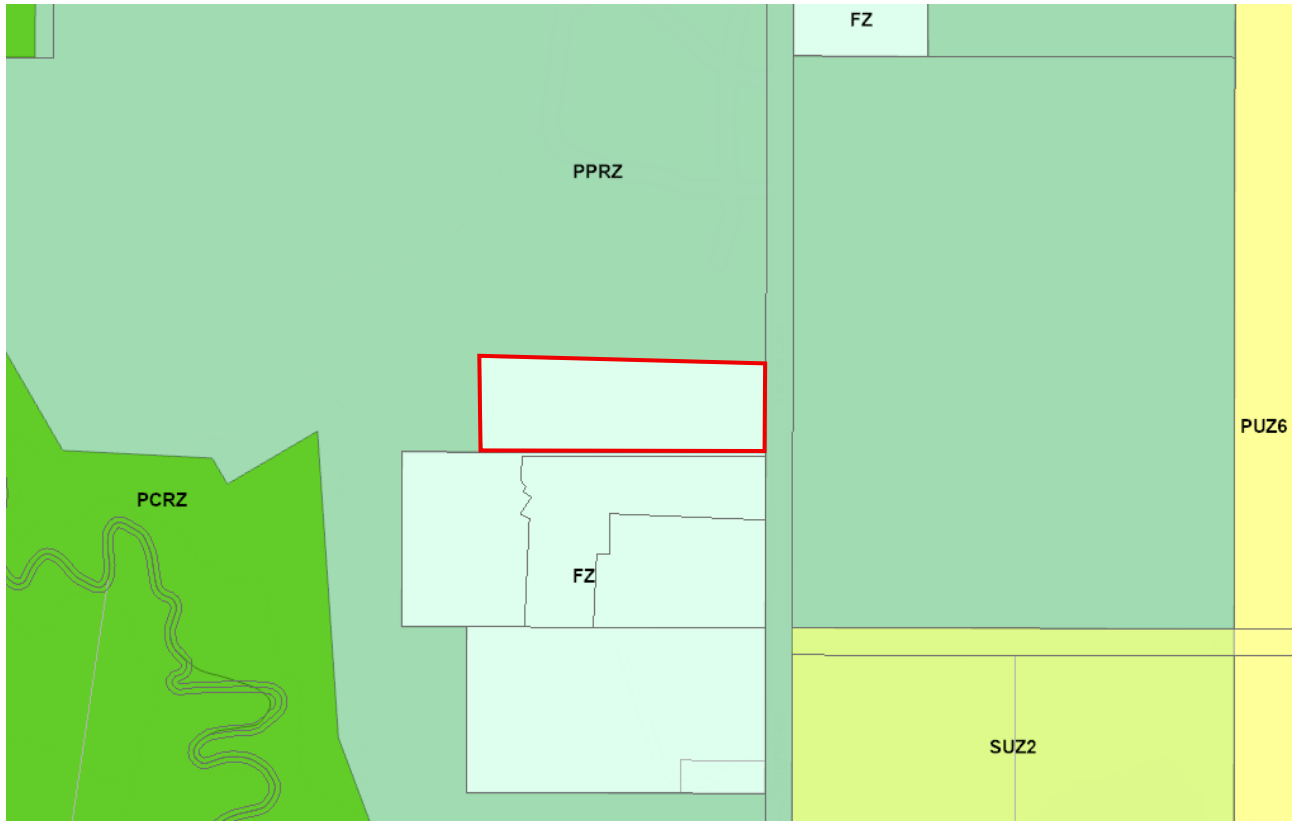
Waste collection will occur on-site through a private waste collection contractor using an 8.8m rear-lift waste truck.

4. PERMIT TRIGGERS AND REQUIREMENTS

4.1 SITE ZONING

The subject site is located within the Farming Zone (FZ) as shown in Figure 6 below.

Figure 6: Site Zoning (Farming Zone)



Source: VicPlan

The permit triggers for the proposal under the FZ are outlined below:

- Under Clause 35.07-1 of the Knox Planning Scheme, a 'primary school' is a Section 2 use in the FZ and therefore a permit is required for the proposed use.
- Under Clause 35.07-4 of the Knox Planning Scheme, a permit is required to construct or carry out a building or works associated with a use in Section 2 of Clause 35.07-1.

4.2 PARTICULAR PROVISIONS

Clause 52.05 Signs

Under Clause 35.07-7, signs in the Farming Zone are listed as Category 4.

Pursuant to Clause 52.05-14, a business identification sign in a Category 4 area requires a planning permit. The total display area to the premises must not exceed 3m².

Clause 52.06 Car Parking

Under Clause 52.06-3 of the Knox Planning Scheme, a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5, and to provide some or all of the car parking spaces required under Clause 52.06-5 on another site.

Clause 52.06-5 states that a primary school is required to provide one parking space to each employee that is part of the maximum number of employees on the site at any time. The proposed primary school is therefore required to provide thirteen (13) parking spaces.

The proposed provision of nineteen (19) car parking spaces on-site exceeds the statutory requirement and therefore satisfies the requirements of Clause 52.06.

Clause 52.17 Native Vegetation

Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

While the proposal includes the removal of seventeen (17) native trees, all are planted. Clause 52.17-7 provides exemptions to permit requirements for native vegetation removal, which includes native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. Therefore, the proposed removal of planted native vegetation does not trigger a permit and offsets under Clause 52.17.

Clause 52.34 Bicycle Facilities

Under Clause 52.34, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

Table 1 in Clause 52.34-5 specifies that a primary school is to provide one (1) space to each 20 employees and one (1) space to each five (5) pupils over year four (4). As such, the proposal is required to provide one (1) space for employees and eight (8) spaces for pupils.

Ten (10) bicycle parking spaces are proposed, via five (5) bike hoops along the western fence line of the grade 3-6 playground. This overall provision satisfies the statutory requirement for the site and is therefore considered acceptable.

Clause 53.19 Non-Government Schools

Clause 53.19 was introduced via Planning Scheme Amendment VC180 to address the growing need for primary and secondary school capacity across Victoria.

The purpose of this provision is to facilitate new non-government schools and facilitate upgrades and extensions to existing non-government schools.

This clause applies to an application under any provision of this scheme, except VicSmart, 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.

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.

4.3 SUMMARY OF PERMIT TRIGGERS

A planning permit is required for the following:

- Under Clause 35.07-1, a 'primary school' is a Section 2 use in the FZ and therefore a permit is required for the proposed use.
- Under Clause 35.07-4, a permit is required to construct or carry out a building or works associated with a use in Section 2 of Clause 35.07-1.
- Under Clause 52.05-14, a permit is required for a business identification sign.

5. PLANNING ASSESSMENT

5.1 MUNICIPAL PLANNING STRATEGY

Clause 2.02 Vision

Clause 2.02 of the planning scheme sets out the vision for Knox, as follows:

- *Knox is a city of opportunity, embracing innovation and change, and providing local learning and employment opportunities for all. People and business can thrive.*
- *Knox's housing and infrastructure will meet the changing needs of our community.*
- *Knox's natural environment is protected and enhanced to ensure sustainability for future generations.*
- *Knox is a place to call home. Our community is strong, healthy and we support and respect each other.*

The proposed primary school development will provide additional local learning and employment opportunities for Knox residents.

Clause 2.03-2 Environmental and landscape values

This clause provides the following biodiversity strategic directions:

- *Retain and enhance the remnant native vegetation.*
- *Minimise any reduction in indigenous vegetation from land use fragmentation and development pressure.*
- *Maximise opportunities for the survival of indigenous species amid climate change.*
- *Protect natural environments, native vegetation and major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley and Sites of Biological Significance.*
- *Minimise loss of habitat and biodiversity.*
- *Control pest plants.*
- *Promote biodiversity protection to benefit the health and wellbeing of the community, including amenity, recreation, social interaction, health and improved liveability.*

The site is located within the Dandenong Creek Valley. The proposed works have been strategically located on the eastern portion of the site where it fronts Nortons Lane on an area that comprises predominantly lawn and planted vegetation associated with the former residential use. No native vegetation removal is proposed.

The following significant environments and landscapes strategic directions are relevant to the proposal:

- *Retain canopy trees as the single most important factor in defining Knox's landscape character and its natural environment.*
- *Strengthen Knox's green and leafy streetscapes and its identifiable landscape character.*
- *Maintain the unique landscape character, amenity and natural values of Knox's significant landscapes, including the Dandenong Foothills, Lysterfield Valley and the Dandenong Creek Valley.*

While the works will include the removal of 107 planted trees, a mix of shade-tolerant understorey and canopy tree planting, together with nature play and outdoor learning elements, will contribute to Knox's identifiable landscape character and celebrate the natural values of the Dandenong Creek Valley.

Clause 2.03-3 Environmental risks and amenity

Clause 2.03-3 provides the following environmental risk strategic directions relevant to the proposal:

- *Adapt the built environment to mitigate the impacts of climate change.*
- *Encourage sustainable design in all developments.*
- *Reduce demand for the use of private cars.*
- *Reduce risk to life and property from bushfire by directing new development to lower risk areas and managing bushfire risk along natural corridors.*
- *Identify, test and remediate contaminated and potentially contaminated land to a standard suitable for any intended new use or development.*

The site is located within a Bushfire Prone Area (BPA), however is not located within the Bushfire Management Overlay (BMO). A Bushfire Attack Level Assessment has been submitted with this application which

demonstrates that the proposed portable learning/amenities building can adequately manage the site's bushfire risk through the construction of the building to a Bushfire Attack Level (BAL) rating of 12.5. The requirements for development within a BPA under the *Building Act 1993* will be satisfied following planning approval.

The relevant land use compatibility strategic directions under this clause include:

- *Assess environmental risks, including land contamination and gas migration prior to use and development of closed landfill sites and their surrounds.*
- *Locate non-residential uses in and around activity centres and other commercial precincts, to support local employment opportunities and reduce dependence upon car-based travel.*

A Preliminary Risk Assessment is being prepared concurrently with the assessment of this planning permit application to assess the environmental risks associated with the nearby closed landfills at Georges Street (Cathies Lane landfill).

Clause 2.03-4 Built environment and heritage

This clause provides the following urban design and building design strategic directions relevant to the proposal:

- *Facilitate a strong City character, identity, sense of place and culture.*
- *Ensure well designed development to create functional, architecturally attractive, sustainable and accessible places and buildings.*
- *Facilitate design that responds positively to the public realm and the open space and waterway corridors and improves public amenity.*

The proposal provides a single-storey lightweight temporary/portable learning and amenities building, setback behind a sports oval and surrounded by a carefully curated landscaping scheme. The overall design responds positively to the site constraints and provides a high amenity learning environment that sits well within its surrounding transitioning landscape.

This clause also provides the following sustainable development strategic directions relevant to the proposal:

- *Reduce reliance on non-renewable resources.*
- *Minimise car dependency and improve the use of sustainable transport modes.*
- *Reduce waste and pollution during all stages of the construction process.*
- *Protect environmentally sustainable landscapes and natural habitats.*
- *Reduce maintenance and utility costs.*

The Sustainable Development Assessment submitted with this application includes the following relevant measures:

- The proposal reduces reliance on non-renewable resources through the use of natural light to minimise solar heat gain to the building envelope.
- Sustainable transport modes are promoted through the provision of bike parking facilities, as well as end of trip facilities and lockers for staff. A bus stop is also located near the intersection of Nortons Lane and High Street Road, providing access to public transport.
- The installation of general and recycling bins will be provided throughout the facility to enable the separation of rubbish at the source.
- The Landscape Concept Design is proposed to complement the current environment, protecting the natural habitat and increasing the biodiversity with the provision of a variety of native and indigenous trees, shrubs and understorey planting which will provide a natural habitat for birds and animals.
- Maintenance and utility costs will be reduced through the use and treatment of natural light, as well as the use of shading, acoustic and ventilation considerations. The site will also not have a gas connection and instead will be all-electric.

Clause 2.03-8 Infrastructure

This clause provides the following community infrastructure strategic directions relevant to the proposal:

- *Support the establishment of education facilities to serve a growing and diverse population, including skills-based training opportunities.*
- *Support whole-of-life education opportunities and positive employment outcomes that are locally accessible.*
- *Support the assessment of social impacts when considering significant land use planning and development proposals to better inform decision making, achieve social benefits and sustainable outcomes.*

The proposed primary school will provide an additional education facility to serve a growing population, particularly considering the anticipated substantial increase in residential properties which have been approved as part of the Jenkins Orchid development and what may be developed on the land to the south subject to the approval of the 'Boral' Amendment. It will also provide locally accessible employment opportunities.

5.2 PLANNING POLICY FRAMEWORK

Clause 11.01-1S Settlement

This policy seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies include:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- *Limit urban sprawl and direct growth into existing settlements.*
- *Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.*

The proposed primary school is located within an area currently undergoing transition from a farming and quarrying/manufacturing environment. A future significant residential and mixed-use development is located to the south of the site and therefore these future residents as well as the existing surrounding residents will have convenient access to a new education facility.

Clause 11.01-1L Settlement

A key strategy within this policy that relates to the proposal is to ensure that development protects the environmental and landscape values in the Dandenong Creek Valley.

While the proposal includes the removal of planted vegetation on a freehold piece of land, a Landscape Concept Design has been provided for the Stage 1 portion of the site, which includes a mix of shade-tolerant understorey and canopy tree planting to create a lush 'forest garden'. Additionally, a portion of Nortons Park separates the site from Dandenong Creek which ensures a sufficient buffer is provided to the west of the site.

Clause 11.02-1S Supply of urban land

This policy seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Key strategies include:

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*

The supporting documentation submitted with this application demonstrate that all site constraints can be appropriately managed to deliver a high-quality, sustainable primary school.

Clause 12.01-1S Protection of biodiversity

This policy seeks to protect and enhance Victoria's biodiversity through the following relevant strategies:

- *Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:*
 - *Cumulative impacts*
 - *Fragmentation of habitat*
 - *The spread of pest plants, animals and pathogens into natural ecosystems*
- *Avoid impacts of land use and development on important areas of biodiversity*

- *Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas*

The proposal is strategically located on the eastern portion of the site to avoid substantial impacts on vegetation. In addition, all vegetation removal comprises planted vegetation, and new native species will be planted in accordance with the Landscape Plan.

Clause 12.01-1L Protection of biodiversity

This policy seeks to retain and enhance native vegetation, environmental values including Sites of Biological Significance, in extent and ecological condition, and prevent species from becoming locally extinct. Relevant strategies include:

- *Protect the significance of the natural environment and respond to the environmental and natural values of the local area in an integrated and balanced manner.*
- *Enhance the habitat, ecological and intrinsic values of native vegetation, particularly along creek valleys and linear reserves.*
- *Encourage the planting of native vegetation in landscape plans, subject to constraints such as bushfire risk.*

The site is located within the Dandenong Creek Valley. The works are strategically located on the eastern portion of the site, away from Dandenong Creek and dense vegetation to avoid substantial biodiversity impacts. In addition, all vegetation removal comprises planted vegetation, and new native species will be planted in accordance with the Landscape Concept Design.

Clause 12.01-2S Native vegetation management

This policy seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

The works are strategically located on the eastern portion of the site, away from Dandenong Creek and dense vegetation to avoid substantial biodiversity impacts. In addition, all vegetation removal comprises planted vegetation, and new native species will be planted in accordance with the Landscape Concept Design.

Clause 13.02-1S Bushfire planning

This policy seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The site is located within a Bushfire Prone Area (BPA), however given the site is not located within the Bushfire Management Overlay (BMO), a Bushfire Hazard Assessment, Bushfire Hazard Landscape Assessment and Bushfire Management Statement are not required to be submitted with the application.

Notwithstanding, a Bushfire Attack Level Assessment has been submitted with this application which demonstrates that the proposed portable learning/amenities building can adequately manage the site's bushfire risk through the construction of the building to a Bushfire Attack Level (BAL) rating of 12.5.

The requirements for development within a BPA under the *Building Act 1993* will be satisfied following planning approval.

Clause 13.02-1L Bushfire planning

This policy aims to preserve vegetation and landscape values in bushfire prone areas by discouraging intensification of urban development and limit new development where the extent of vegetation removal required for bushfire management would adversely affect the environmental or landscape values of land.

While the removal of planted exotic vegetation is required to facilitate the proposed development, the construction of the portable learning/amenities building to a BAL rating of 12.5 mitigates the need to remove native vegetation on the site and on the surrounding Nortons Park for bushfire management.

Clause 13.05-1S Noise management

This policy seeks to assist the management of noise effects on sensitive land uses through the following strategies:

- *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*

- *Minimise the impact on human health from noise exposure to occupants of sensitive land uses near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

There are no surrounding land uses that will expose occupants of the proposal to excessive noise.

Clause 13.06-1S Air quality management

This policy seeks to assist the protection and improvement of air quality through the following relevant strategy:

- *Ensure, wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses.*

The use with the highest potential to pose a human health risk or reduce amenity is the Knox Transfer Station, located approximately 700m south-east of the site. Under Clause 53.10 (uses and activities with potential adverse impacts), a transfer station accepting organic wastes requires a threshold distance of 500m. Therefore, no adverse impacts are anticipated from nearby land uses, including the Knox Transfer Station.

Clause 13.07-1S Land use compatibility

This policy seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. The following strategies are relevant:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*

As outlined above, the use with the highest potential for adverse off-site impacts near the proposed primary school is the Knox Transfer Station, located approximately 700m south-east of the site. Under Clause 53.10 (uses and activities with potential adverse impacts), a transfer station accepting organic wastes requires a threshold distance of 500m. Therefore, no adverse impacts are anticipated from nearby land uses, including the Knox Transfer Station.

Clause 13.07-1L Land use compatibility

This policy aims to provide suitable separation distances between the Knox Transfer Station and sensitive land uses.

As outlined above, the Knox Transfer Station is located approximately 700m south-east of the site. Under Clause 53.10 (uses and activities with potential adverse impacts), a transfer station accepting organic wastes requires a threshold distance of 500m. Therefore, a suitable separation distance is provided between the site and the Knox Transfer Station.

Clause 13.07-1L Closed landfills

This policy seeks to manage the potential for adverse impacts associated with closed landfills, including gas migration, by implementing buffer distances for the closed landfills at Georges Street (also commonly referred to as the Cathies Lane landfill) and Llewellyn Park, Wantirna South.

A Preliminary Risk Assessment is being prepared concurrently with the assessment of this planning permit application to assess the environmental risks associated with the nearby closed landfills at Georges Street (Cathies Lane landfill).

Clause 15.01-1S Urban design

This policy seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity, through the following strategies:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*

- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*

The proposal provides a single-storey lightweight temporary/portable learning and amenities building, setback behind a sports oval and surrounded by a carefully curated landscaping scheme, which includes a mix of shade-tolerant understorey and canopy tree planting to create a lush 'forest garden'. The overall design responds positively to the site constraints and provides a high amenity learning environment that sits well within its surrounding transitioning landscape.

Clause 15.01-1R Urban design – Metropolitan Melbourne

This policy seeks to create a distinctive and liveable city with quality design and amenity through the following relevant strategy:

- *Support the creation of well-designed places that are memorable, distinctive and liveable.*

The proposal includes a single-storey lightweight temporary/portable learning and amenities building, nestled within a carefully curated landscape that features a rich mix of shade-tolerant understorey and canopy trees, forming a lush 'forest garden' that enhances biodiversity and sensory experience. This setting fosters a distinctive and memorable character, while the building itself offers a high-quality, liveable learning environment. The design responds sensitively to site constraints and contributes to a cohesive and inviting place that supports wellbeing, identity, and connection to nature.

Clause 15.01-1L Urban design

The following strategies under Clause 15.01-1L are relevant to the proposal:

- *Ensure development maximises visibility and provides for passive surveillance to road frontages, the public realm, the exterior of buildings, creek corridors and public open space by:*
 - *Maximising opportunities for passive surveillance and visual connectivity at ground and podium levels.*
 - *Avoiding the use of solid fences.*
 - *Designing for safe movement good connections, clear sightlines and access.*
- *Design building facades to maximise visual connectivity between the public and private realms.*
- *Provide accessible pedestrian links and active street frontages to adjoining public open space.*
- *Support development that reflects Aboriginal values and perspectives in the built and natural environment.*
- *Encourage landscaping as an integral part of the overall design.*
- *Minimise the visual impact of service areas, access and parking.*
- *Encourage the use of articulation and materials to present visual interest, appropriate scale and detail to the street frontage.*
- *Encourage development to incorporate Safer Design Principles and Crime Prevention Through Environmental Design (CPTED).*
- *Protect and enhance the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.*

The proposal comprises a single-storey portable/temporary learning and amenities building, designed to deliver a high-quality, adaptable educational environment while responding sensitively to its context. The final operational sub-stage includes seven (7) classrooms with retractable internal walls, staff and administration facilities, and a central covered decking hallway that promotes visual connectivity and passive surveillance across the site. The use of lightweight 'Colorbond' cladding, timber slats, and composite decking ensures a contemporary and durable finish that contributes positively to the streetscape and presents appropriate scale and articulation to Nortons Lane.

The site layout maximises visibility and passive surveillance through strategic placement of pedestrian gates to Nortons Lane and Nortons Park, clear sightlines across play areas and the sports field, and active frontages that engage with adjoining public open space. Solid fencing has been avoided where possible, with a mix of palisade and brick fencing used to maintain transparency and safety while minimising visual bulk. CPTED principles have been embedded throughout the design, ensuring safe movement, legibility, and secure access for all users.

Landscaping is a central feature of the proposal, with shade-tolerant understorey and canopy tree planting, nature play zones, and outdoor learning spaces provided. While a number of planted trees will be removed to facilitate the staged development, the replacement planting scheme enhances biodiversity and contributes to a distinctive and liveable environment.

Service areas, vehicle access, and parking have been carefully integrated to reduce visual impact, with bicycle parking and rainwater tanks supporting sustainable transport and water management.

Clause 15.01-1L Signs

This policy seeks to support well-designed signs that are compatible with the surrounding setting and provides guidance regarding signs that should be encouraged or avoided in certain environments.

The proposed business identification sign on the site's Nortons Lane frontage has been carefully integrated into the brick portion of the fence and provides the necessary identification of the primary school, while not dominating the streetscape. The size, location and style of the sign is typical of a primary or secondary school.

Clause 15.01-2S Building design

This policy seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. Relevant strategies include:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - *Passive design responses that minimise the need for heating, cooling and lighting.*
 - *On-site renewable energy generation and storage technology.*
 - *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

The Architectural Plans have been informed by a comprehensive site analysis that has guided decisions around building height, scale, massing, and energy performance. The single-storey portable learning/amenities building's low-profile form and lightweight construction materials ensure appropriate scale and low embodied energy, contributing to a more sustainable built outcome.

The landscape design responds to the strategic and cultural context of the site, integrating outdoor learning and nature play elements that reflect local values and support community wellbeing. The removal of planted vegetation on the site has been offset by the inclusion of shade-tolerant understorey and canopy tree planting, enhancing biodiversity, cooling, and visual character. Landscaping also supports stormwater infiltration and reuse, with a 35kL rainwater tank included to promote water efficiency.

Passive design principles have been embedded throughout, with building orientation and covered decking promoting natural ventilation, daylight access, and reduced reliance on mechanical heating and cooling. The development avoids the use of reticulated natural gas and supports future integration of renewable energy technologies.

The proposal includes safe and accessible pedestrian and vehicle connections to Nortons Lane and Nortons Park, with new gates and widened crossovers improving movement networks. Bicycle parking encourages active transport, while the layout ensures clear sightlines and passive surveillance to support personal safety and property security. Service areas and car parking have been discreetly located to minimise visual impact, and the building's interface with the public realm has been designed to enhance perceptions of safety and openness.

Clause 15.01-2L Environmentally sustainable development

This policy seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation through strategies relating to energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.

A Sustainable Development Assessment submitted with this application has been prepared in accordance with this policy.

Clause 15.01-2L Urban heat island reduction

This policy aims to promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure, and minimise the occurrence of urban heating by:

- *Using materials, colours and surfaces that are heat reflective.*
- *Minimising sealed surfaces.*

The design of the portable learning/amenities building incorporates light-coloured materials, including a lightweight 'surfmist' cladding and light grey roof, downpipe, gutter and fascia. As shown in the Landscape Concept Design submitted with this application, sustainable water management has been incorporated into the landscaping scheme, using strategies such as rain gardens, swales, wetlands, permeable surfaces, and water harvesting systems.

Clause 15.01-5S Neighbourhood character

This policy seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Relevant strategies include:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*
 - *Neighbourhood character values and built form that reflect community identity.*

The proposal provides a single-storey lightweight temporary/portable learning and amenities building, setback behind a sports oval and surrounded by a carefully curated landscaping scheme, which includes a mix of shade-tolerant understorey and canopy tree planting to create a lush 'forest garden'. The overall design responds positively to the site constraints and provides a high amenity learning environment that sits well within its surrounding transitioning landscape.

By setting the learning and amenities building back behind the sports oval, the site layout strikes a well-considered balance between the existing semi-rural environment and the transitioning residential and mixed-use environment to the south of the site.

Clause 18.01-1S Land Use and Transport Integration

This policy seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport. Relevant strategies include:

- *Plan and develop a transport system that facilitates network-wide efficiency and coordinated operation.*
- *Plan land use and development to protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.*
- *Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.*
- *Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.*
- *Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.*

Clause 18.01-2S Transport System

This policy seeks to facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system. Relevant strategies include:

- *Plan and develop a transport system integrated across all movement networks that:*
 - *Facilitates the efficient, coordinated and reliable movement of people and goods at all times.*
 - *Optimises transport system capacity.*

Clause 18.02-4S Roads

This policy seeks to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure. Relevant strategies include:

- *Plan and develop the road network to improve road connections for all road users.*

The application is supported by detailed traffic analysis provided by Ratio Consultants Pty Ltd including assessment of the proposed traffic generation of the College and the capacity of Nortons Lane and the interaction of Nortons Lane and High Street Road.

Clause 19.02-2S Education facilities

This policy seeks to assist the integration of education and early childhood facilities with local and regional communities. Relevant strategies include:

- *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.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Consider the existing and future transport network and transport connectivity.*

The proposal considers demographic trends and future demand by offering a flexible, scalable learning environment. The inclusion of seven classrooms with retractable walls, multiple staff and administration spaces, and designated play areas ensures the facility can adapt to changing enrolment and educational needs. The temporary nature of the building also allows for future relocation, disassembly or expansion

New pedestrian gates to Nortons Lane and Nortons Park improve walkability and community integration, while bicycle parking encourages active transport. The widened vehicle crossover and new double gate support safe, efficient access for families and staff.

Vehicular safety is addressed through the provision of eighteen (18) car spaces, plus one (1) DDA-compliant bay and a dedicated turning area. These will provide for smooth drop-off and pick-up operations and limit congestion during peak times.

Clause 19.02-2L Education facilities

This policy aims to support the retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality to service the needs of residents and workers.

The site is appropriately located to deliver the proposed primary school.

5.3 RESPONSE TO ZONE

The purpose of the Farming Zone (FZ) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

The site is located within a relatively fragmented area of Farming Zone land, containing only five (5) properties with a total area of approximately 7.7ha. None of these properties are currently used for agriculture. It is clear that the Farming Zone is an anomaly given that none of the properties in the Farming Zone are not being used for farming or agricultural purposes. The subject site and adjoining properties to the south are used for large lifestyle dwellings. The land is not suitable for any form of sustainable farming or agricultural purposes given its small lot size, fragmented land ownership and the changing context.,

As such, the proposed change in land use from a dwelling to a primary school (and associated buildings and works) will not adversely affect the use of the site or surrounding land for agriculture.

The proposal includes the construction of appropriate development infrastructure, including a septic system which will be installed and operated to manage sewage.

5.4 BUILT FORM AND NEIGHBOURHOOD CHARACTER

The proposed built form comprises a single-storey portable/temporary learning and amenities building, designed to deliver a high-quality, adaptable educational environment while responding sensitively to its context. The building includes seven (7) classrooms with retractable internal walls, staff and administration facilities, and a central covered decking hallway that promotes visual connectivity and passive surveillance across the site. The use of lightweight 'Colorbond' cladding, timber slats, and composite decking ensures a contemporary and durable finish that contributes positively to the streetscape and presents appropriate scale and articulation to Nortons Lane.

Figure 7: Streetscape Elevation



The strategic placement of pedestrian gates to Nortons Lane and Nortons Park, as well as clear sightlines across play areas and the sports field, provide active frontages that engage with adjoining public open space. Solid fencing has been avoided where possible, with a mix of palisade and brick fencing used to maintain transparency across the site boundary to Nortons Lane.

Figure 8: Streetscape Perspective



Service areas, vehicle access, and parking have been carefully integrated into the design to reduce visual impact, with bicycle parking and rainwater tanks supporting sustainable transport and water management.

5.5 BUSHFIRE MANAGEMENT

A Bushfire Attack Level Assessment, prepared by XWB Consulting, is submitted with this application.

The assessment was undertaken in accordance with Method 1 set out in Section 2 of AS3959-2018 *Construction of Buildings in Bushfire Prone Areas*. The findings of the assessment are summarised in Table 4 below.

Table 4: Summary of Bushfire Attack Level Assessment Findings

| Direction | Veg Classification | Distance From Building | Slope | BAL Rating |
|-----------|--------------------|------------------------|-------|------------|
| North | Low threat | N/A | N/A | 12.5* |

| Direction | Veg Classification | Distance From Building | Slope | BAL Rating |
|-----------|--------------------|------------------------|---------------|------------|
| West | Low threat | N/A | N/A | 12.5* |
| South | Low threat | N/A | N/A | 12.5* |
| | Grassland | 43m | Downslope <5° | 12.5 |
| East | Low threat | N/A | N/A | 12.5* |
| | Grassland | 50m | Downslope <5° | 12.5 |

* Minimum BAL rating under the Building Regulations 2018

This assessment demonstrates that the proposed portable learning/amenities building can adequately manage the site's bushfire risk through the construction of the building to a Bushfire Attack Level (BAL) rating of 12.5.

Dedicated water tanks will be provided in the north-eastern corner of the site for fire fighting purposes.

Separate to the Bushfire Attack Level Assessment, the requirements for development within a Bushfire Prone Area under the *Building Act 1993* will be satisfied following planning approval.

5.6 ARBORICULTURE

An Arboricultural Assessment and Report, prepared by Tree Logic, is submitted with this application.

The assessment anticipates that one hundred and six (106) tree features will be removed through the proposed development process. The remaining twenty-two (22) tree features can be retained with respective tree management recommendations. Of the trees to be removed, only seventeen (17) are native species, and all are planted, thus not requiring a permit and offsets under Clause 52.17.

The proposal has carefully considered the retention of existing native vegetation on the site, predominantly around the perimeter of the property. Of the total trees surveyed, there are only three (3) trees identified as being of Moderate A arboricultural rating and sixteen (16) trees were given a Moderate B rating.

The proposal retains the most valuable tree on the site (Tree 109) which is a large Brittle Gum (Australian Native) located on the northern boundary.

Retention suitability will be dependent on the proposed landscape setting in which trees are intended to be retained. Tree planning for an educational facility would require careful consideration to balance amenity and aesthetic values with the risk and safety aspects that trees pose for users.

Tree Protection Zone measures will be implemented prior to commencing any works onsite, including demolition, bulk earthworks, trenching, construction, landscaping activity, delivery and storage of materials or placement of site sheds.

5.7 LANDSCAPING

The proposed landscaping scheme, as shown in the Landscape Concept Design prepared by Ratio, includes a mix of shade-tolerant understorey and canopy tree planting to create a lush 'forest garden', and incorporates nature play and outdoor learning elements. The overall design responds positively to the site constraints and provides a high amenity learning environment that sits well within its surrounding landscape.

5.8 TRAFFIC, ACCESS AND PARKING

A Transport Impact Assessment, prepared by Ratio, is submitted with this application. The findings of this assessment are summarised below.

Car Parking

The proposal has a statutory requirement to provide 13 car parking spaces onsite under Clause 52.06 of the Planning Scheme. The proposal will deliver a total of nineteen (19) on-site car parking spaces which will satisfy the current statutory car parking rates for Stage 1 and also allows for future development and staff parking for the future stage 2 application, noting the additional car parking spaces for the future Stage 2 development are shown indicatively on the Architectural Plans.

The application is supported by a comprehensive traffic impact assessment prepared by Ratio Consultants Pty Ltd. The report includes a SIDRA analysis of the current operating capacity of Nortons Lane and High Street Road.

In order to meet the anticipated traffic demand, the Ratio report recommends that staggered start and finish times for the school day between different year levels be included within the TMP. Doing so will mean that student drop off and pick up activity will occur over a larger window each day, with the result being a lower absolute peak parking demand.

Bicycle Parking

The proposal has a statutory requirement to provide nine (9) bicycle parking spaces on-site, including one (1) space for staff and eight (8) spaces for students. The proposed provision of ten (10) bicycle parking spaces exceeds the statutory requirement and is therefore considered acceptable.

The proposed bicycle parking spaces have been designed appropriately, in accordance with the design requirements set out within AS 2890.3:2015.

Given the majority of students attending the site are not from the immediate surrounding area, it is highly unlikely that students will decide to ride their bicycles to the College. Notwithstanding, provision is made on site for bicycle parking and the site is able to be accessed from the existing bicycle network in the immediate area.

Vehicle Access

The proposed access arrangements and car park layout have been designed in accordance with the requirements set out within Clause 52.06 of the Knox Planning Scheme and/or relevant sections of the Australian Standards (AS 2890 series).

A swept path assessment was undertaken which confirms that all key vehicle movements can be undertaken by the relevant design vehicle in a suitable manner.

The proposed loading and waste collection arrangements are also considered acceptable.

Traffic Assessment & Nortons Lane

The application is supported by detailed traffic assessments prepared by Ratio Consultants Pty Ltd which includes consideration of the suitability of Nortons Lane to accommodate the proposed traffic movements associated with the use.

The Ratio Consultants Pty Ltd assessment dated 9 December 2025 includes a summary of the estimated traffic generation of the College based on the detailed staging of student numbers and this is reproduced below.

Figure 9: Estimated traffic generation table (sourced from Ratio Consultants December report)

| Year | Student numbers assumed driven to school [1] | AM Vehicle Movements | PM Vehicle Movements | Daily Vehicle Movements |
|-------------------|--|----------------------|----------------------|-------------------------|
| 2027 (Grades P-1) | 25 | 30 vph | 25 vph | 65 vpd |
| 2028 (Grades P-2) | 35 | 42 vph | 35 vph | 91 vpd |
| 2029 (Grades P-3) | 40 | 48 vph | 40 vph | 104 vpd |
| 2030 (Grades P-4) | 50 | 60 vph | 50 vph | 130 vpd |
| 2031 (Grades P-5) | 60 | 72 vph | 60 vph | 156 vpd |
| 2032 (Grades P-6) | 65 | 78 vph | 65 vph | 169 vpd |
| 2033 (Grades P-6) | 70 | 84 vph | 70 vph | 182 vpd |
| 2034 (Grades P-6) | 75 | 90 vph | 75 vph | 195 vpd |

[1] 50% of the maximum number of students for that year to account for students using the bus service.

Based on the Ratio Consultants assessment, it can be seen that in the early stages of the occupation of the College when there are limited number of students and staff, the proposed daily movements in Nortons Lane will be limited to 65vpd in Stage 1A up to a maximum of 195vpd when the school is fully occupied with 150 students at Stage 1C.

To better understand the current capacity of Nortons Lane to deal with this proposed additional traffic movements, traffic counts were undertaken in Norton Lane south of the existing access points to Nortons Park. This is the section of road which narrows to a single lane and is of gravel construction. North of the access points to Nortons Park, the road is constructed as two lanes and sealed for the majority of its length.

The following summary of the Ratio response is provided:

- There is currently a very low volume of traffic utilising Nortons Lane south of Nortons Park with an AM peak of 8 vehicles in the morning between 8.00am and 9.00am and 9 vehicles in the PM peak between 3.00pm-4.00pm.
- There was an average of 86 vehicles per day during the weekly survey period.
- The 'Unsealed Roads Best Practice Guide' published by the Australian Road Research Board (ARRB) in 2020 recommends that an unsealed road should be sealed if traffic volumes exceed 250 vehicles per day.
- The southern section of Nortons Lane has the capacity for an additional 164 vehicles before a requirement for the carriageway to be sealed is triggered.
- Passing lanes in the single width section of Nortons Lane are recommended in locations where the carriageway is single width from Nortons Lane Park to the subject site from the first stage and prior to the school use commencing.
- In Stages 1A to 1B, and assuming the use of the private bus service, the daily additional traffic volumes in Nortons Lane associated with the College would be up to 130vpd at the end of Stage 1B. Therefore, during Stages 1A to 1B there is no trigger for the upgrade of Nortons Lane other than creating the passing lanes.
- At Stage 1C when student numbers reach 120 (maximum), an upgrade of Nortons Lane is required which will include sealing the road to the satisfaction of Council as the responsible authority.

In respect to the requirement to provide for passing areas within the single lane section of Nortons Lane, it is submitted that there area suitable areas available within the current width of the road reserve and which are free of vegetation and outside of the ESO2 which are able to accommodate the proposed increase in carriageway width for a small section to allow for the passing lane as per the figure below.

If the passing areas are able to be provided in an area not affected by any overlays, future planning permissions will not be required but works will still need to be undertaken to the satisfaction of the Responsible authority (Council).

Intersection Nortons Lane and High Street Road

Ratio Consultants have also assessed the existing and future function of the intersection of High Street Road and Nortons Lane. This included undertaking traffic movement counts with specific counts extracted from the AM and PM peak periods to understand the traffic volumes during the peak periods associated with the school for morning and afternoon drop off and pick up.

The anticipated traffic volumes associated with each staged of the school has been considered in respect to the operation of the intersection and conclude that:

- There are no changes required to the intersection to accommodate vehicles turning into Nortons Lane from High Street Road which will utilise existing deceleration lanes in each direction.
- For vehicles exiting the site to the intersection, it is recommended that right turn movements from Nortons Lane into High Street be banned during school zone hours (i.e. 8:00am–9:30am and 2:30pm-4:00pm). This restriction would be enforced via signage on Nortons Lane facing northbound motorists.

- Based on this mitigation works, all vehicles would be required to turn left into High Street Road. Vehicles wanting to travel eastward (right) would utilise the existing median break located 300m to the west of Nortons Lane to undertake a U-turn and then travel east along High Street Road.
- Gap opportunities for vehicles turning right into Nortons Lane from High Street Road, the nearest upstream traffic signals (located at George Street) are approximately 900m and typically no bunching of traffic is assumed if the offset to the nearest upstream traffic signals exceeds 800 metres. In this instance it is noted that there are only two (2) minor site access points along the southern side of High Street Road between George Street and Nortons Lane.

In summary, the analysis shows that with the implementation of a right turn ban on Nortons Lane during school zone hours, the High Street Road / Nortons Lane intersection will operate in a satisfactory manner.

5.9 ENVIRONMENTAL SUSTAINABILITY

The application is supported by a Sustainable Design Assessment (SDA) prepared by BRT Consultants and which assesses the proposal against the requirements of Clause 15.01-2L. The report includes a BESS assessment including issues of integrated water management, operational energy, indoor environmental quality, transport and urban ecology.

Please refer to the BRT report for further details.

5.10 SERVICES & STORMWATER MANAGEMENT

The application is supported by a services plan which includes details of all proposed servicing of the site as part of the Stage 1 works and use. This includes nomination of power, water, gas, fire hydrants and telecommunications.

A STORM assessment has been prepared and is submitted with the application noting that the site can achieve a STORM Rating score of 100% which will be achieved with a combination of on-site detention through rain water tanks and rain gardens.

The proposal satisfies Clause 53.18 Stormwater Management in Urban Development.

In terms of septic design, noting the property currently does not have access to a reticulated sewer, a Land Capability Assessment has been undertaken by Ground Science.

The assessment has considered the septic needs of the site operating with the capacity of 150 students and 13 staff under the Stage 1 development and use scenario. Noting that upon the future development of the Boral land the site will have access to reticulated sewer.

Until that time, the school can operate with a septic system that will include the following design considerations:

- Wastewater to be treated to secondary effluent standard.
- The treatment system will provide a minimum 24-hour day retention time, with 3-day retention.
- Design, construction, operation and maintenance of the treatment system will be carried out in accordance with the relevant Australian Standard and Council requirements.
- Land application system will be installed by a suitably licensed contractor based on the minimum LAA outline in Table 7, with application lines installed parallel to the sites contours.

The solution includes a 1,200sqm subsurface zone to be located to the rear of the property and away from the proposed school buildings as per the figure below.

Figure 10: Proposed septic design



6. CONCLUSION

In conclusion, the proposed education centre (primary school) at 3 Nortons Lane, Wantirna South is an appropriate outcome that responds well to planning policy provisions, to the site and to the surrounding context.

In summary:

- The proposal aligns with the purpose of Clause 53.19 (Non-Government Schools) to facilitate new non-government schools and facilitate upgrades and extensions to existing non-government schools.
- The proposal responds to the relevant state, regional and local policy objectives and strategies.
- The proposed built form comprises a high-quality, adaptable learning/amenities building with a contemporary and durable finish that contributes positively to the streetscape and presents appropriate scale and articulation to Nortons Lane.
- In respect to traffic and vehicular movements, the application is supported by detailed traffic analysis by Ratio which confirms that in the early stages of development and use, the existing Nortons Lane road reserve is able to accommodate the proposed traffic volumes.
- At Stage 1C when student numbers reach 120, upgrade works to Nortons Lane are required and will be undertaken by the applicant. These works will be subject to the approval of Council as the authority for Nortons Lane and will need to be cognisant of existing vegetation including that in the ESO2 and will involve the sealing of the current carriageway.
- In respect to the intersection of Nortons Lane and High Street Road, right hand turn movements from Nortons Lane to High Street Road are recommended during the AM and PM peak periods.
- The proposed development design and associated landscaping scheme sit well within its context, is respectful of, and will integrate well with its surroundings.
- The proposal has integrated appropriate sustainability and stormwater management measures to ensure best practice outcomes.
- With a TMP in place for the school, the proposed car parking provision and site generated traffic will be acceptable.
- The proposed portable learning/amenities building can adequately manage the site's bushfire risk through the construction of the building to a Bushfire Attack Level (BAL) rating of 12.5.
- The proposed septic system can suitably manage wastewater and effluent disposal on site with a low cumulative risk to human health and the environment.

A Landfill Gas Risk Assessment has been undertaken by Prensa Pty Ltd which has evaluated the potential landfill gas risk to the proposed school from the former landfill to the east of the site and the low potential for landfill gas to be present beneath the site and additional assessment, mitigation or monitoring is not required. Overall, the proposal is well-considered and responds appropriately to its physical and policy context. This will result in a high-quality built form and landscaping scheme that will contribute positively to the area and provide an essential piece of infrastructure for the transitioning locality.

We consider that the proposal is consistent with all relevant requirements of the Knox Planning Scheme and submit that the application is worthy of the Minister's support.



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