



ADVERTISED PLAN

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Anne-Marie Edgley
Senior Planner, Development Assessment
Department of Transport and Planning
Sent Electronically Via ePlanning Portal

6/03/2026

Dear Anne-Marie,

**RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION FROM HTfV.
PLANNING PERMIT APPLICATION PA2503929
3 NORTONS LANE WANTIRNA SOUTH VIC 3152**

1. INTRODUCTION

Dartmouth Consulting Pty Ltd continues to act on behalf of Ayk Nominees Pty Ltd regarding the property at 3 Nortons Lane, Wantirna South.

We write in response to the request for further information received from Head of Transport for Victoria (HTfV) dated 18 December 2025 and are pleased to attach the following:

- Updated Traffic Impact Assessment prepared by Ratio Consultants Pty Ltd dated 4 March 2026.
- Updated architectural plans, prepared by MSM Architects.

2. RESPONSE TO HTfV

The attached TIA report has been prepared by Ratio Consultants to address each of the remaining items set out in the HTfV letter and we ask that the updated report be referred back to HTfV for consideration.

In response to the matters raised, we note that additional detailed gap analysis was undertaken by Ratio Consulting for the intersection of Nortons Lane and High Street Road. The results of the surveys are included in the attached report with a detailed response against each of the matters raised included for ease of reference.

Importantly, the additional analysis has confirmed that the existing intersection is able to accommodate the full access requirements for the College with minor mitigation works in respect to a ban on right turn movements from Nortons Lane during the morning and afternoon peak school pick up and drop off periods. A preliminary concept of the mitigation works has been included in Appendix B of the Ratio Report.

This response should be read in conjunction with the responses provided to DTP on the 9th December 2025.

We would welcome the opportunity to meet again with DTP and HTfV if that will assist in working through any remaining questions or concerns with the application.

3. UPDATED PLANS

Further to the provision of the updated TIA, we have also taken the opportunity to submit amended architectural plans. The revisions relate our client deciding to construct the full car parking area and all portable buildings in one stage. The previously submitted RFI response included a staged construction of the car parking area and portable buildings to reflect the proposed staged enrolment of students. However, it was determined that a staged construction would be overly cost prohibitive, so the decision has been made to revert back to the original proposal to construct all works in one construction and time as part of Stage 1A.

This construction program is however distinct to the continued staged enrolment of students which will continue to be undertaken on a yearly staged basis as set out in the initial RFI response and reproduced for clarity below.

Table 1: Proposed School Staging

STAGE	YEAR	STUDENT NUMBERS (maximum)	STAFF NUMBERS (maximum)
Stage 1A	2027 (Grades P-1)	50	6
	2028 (Grades P-2)	70	7
Stage 1B	2029 (Grades P-3)	80	8
	2030 (Grades P-4)	100	10
Stage 1C	2031 (Grades P-5)	120	11
	2032 (Grades P-6)	130	12
	2033 (Grades P-6)	140	13
	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.

We trust that the submitted information is satisfactory, and we look forward to the Department of Transport and Planning's favourable consideration of the application. As set out in the supporting material, it is submitted that the application is strategically justified and a permit should issue.

If you have any queries or wish to discuss anything further, please do not hesitate to contact Phillip Rygl via email at phillip.rygl@dartmouthconsulting.com.au or via phone on +61 400 829 235.

Yours sincerely,

Dartmouth Consulting Pty Ltd

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