



28 May 2026

Development Approvals and Design
DTP
By portal

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Dear Sir/Madam

Application for Planning Permit PA2101154 - 674-740 COBURNS ROAD TOOLERN VALE

I refer to the above application and seek to amend the permit that allows use and development of a primary school on the above site as follows:

- Alter the preamble to:
 - Use and development of a primary school **and secondary school** and associated business identification signage and removal of native vegetation (change in red)
- Change the student numbers in Condition 9 from 312 (as approved via secondary consent in October 2025) to 468
- Change the staff numbers in Condition 10 from 32 (as approved via secondary consent in October 2025) to 52
- Amend plans to include new car parking areas on site consisting of 140 car parking spaces across car parks C and D.
- Amend plans to include a new Building F and Building G associated with Stage 4 of the school's development. The details of Building F and G and the car parking areas are summarised below.

Outline of Stage 4 Building F and G

Stage 4 of the development of the school on the land involves the following:

- Building F - located to the south of existing Building C and west of the sports courts which have been approved and are under construction. Building F is a single storey building that allows for Year 6 and 7 classrooms and staff areas and initiates the opportunity for secondary school students on the site. The building has a proposed height of 8.2 metres.

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- Building G – located to the western side of existing car park B. Building G is a multi purpose building in a simple rectangular form with a verandah to the western elevation. The building is to be constructed in two stages and will have a height of 3.9 metres.
- Additional car parking areas to the central eastern part of the site accessed via the existing internal road network. 140 new car parking spaces are proposed in the new car park areas known as car park C and D. A traffic engineering assessment has been prepared for the site by Traffix Group dated May 2026.
- An analysis of the existing waste water treatment system by McClellands consulting engineers has confirmed the existing system will adequately cater for the expansion of proposed student and staff numbers based on data from the operation of the current system.

Planning assessment

The subject site is zoned Green Wedge Zone. The existing permit provides for the development of a primary school and associated signage and vegetation removal.

The proposed use of the land for a primary and secondary school triggers planning assessment under Clause 35.04-1 and the proposed buildings and works trigger assessment under Clause 35.04-5.

No additional vegetation removal or signage is required.

Use and buildings and works

The subject land has been master planned to provide for a second P-12 campus in association with the existing campus at Brooklyn Road, Melton which was detailed in the original permit application. The development of Building F and G supports the transition of the school site to providing secondary school class for Year 7 students. The use of the land for a secondary school is planned for and the design of Stage 1-3 associated with the primary school development has been done in anticipation of the secondary school elements being operational in Stage 4.

The proposed Building F and G are centrally located on the land and have a scale that integrates with the existing building forms on the land. The buildings layout supports connection with the pathways and spaces around the buildings from multiple points.

The additional car parking areas proposed to the eastern side of the currently developed portion of the site, connects with the existing internal road network and will be supported by landscaped pathway areas.

In addition advice is attached confirming the existing septic system on the site can adequately cater for the changes in staff and student numbers as proposed.

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Car parking

The subject land is currently developed as a primary school consisting of buildings constructed over three stages with 129 car parking spaces - including 117 standard car spaces and 12 parallel drop-off/pick-up car spaces.

The amendment of the permit to include a secondary school use and additional buildings triggers consideration of car parking under Clause 52.06.

A primary school and secondary school require one car parking space per employee per Clause 52.06-5 in a Category 1 area which applies to the subject site. The proposed change to staff numbers has a statutory requirement under Clause 52.06 of 52 spaces.

Whilst Clause 52.06 does not make any allowances for the drop-off/pick-up demands generated by the school use the processing of the original permit agreed on an application of a ratio of 0.4 spaces per student to manage this element. Applying this ratio to the proposed 468 students results in 187 spaces. The 187 spaces plus the 52 staff spaces total 239 spaces and it is proposed to have 271 spaces satisfying the parking requirements.

The traffic engineering report by Traffix confirms the parking details as above and also provides analysis of traffic impacts from the proposed increase in student and staff numbers. The analysis confirms the increase additional traffic generated by the proposed Stage 4 development can be accommodated by the site's existing connections with Coburns Road with minimal change as demonstrated by the SIDRA analysis of the main access. The report has suggested allowing a right turn exit land beside the left turn lane at the northern access to help vehicles exiting the site.

The traffic engineering assessment has also confirmed the following:

- A delivery area between the car park area will function appropriately.
- Waste collection vehicles can continue to use the existing arrangements effectively.
- An additional 33 bicycle spaces are needed per Clause 52.34 and these can be provided to the western portion of the site.

Conclusion

The amendment to include a secondary school component on the site is consistent with the original master planning for the land. The new Buildings F and G are appropriately sited on the land and will have a form that is consistent with other buildings on the site. The proposed changes will be serviced by additional car parking areas consistent with ratios agreed with DTP and Council in the past. The additional parking provisions will adequately service the proposed expansion. Traffic analysis has confirmed the existing access points to the site can accommodate the increased capacity with minimal change. The proposal is considered a positive outcome for the subject land and will facilitate education facilities to support the growth of the Melton region.

If you have any queries on the above, please do not hesitate to contact me on m: 0438 289 883 or brydon@bjkplanning.com.au.

Your faithfully

Brydon King

Attachments

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