

Assessment Officer Report

PA2402899, 500 Soldiers
Road, CLYDE NORTH –
Hillcrest Christian College
(Sports Complex)



Officer Assessment Report
Development Approvals & Design

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Executive Summary



Key Information	Details		
Application No:	PA2402899		
Received:	2 May 2024		
Statutory Days:	48		
Applicant:	Crest Education c/- G2 Urban Planning		
Planning Scheme:	Casey Planning Scheme		
Land Address:	500 Soldiers Road, Clyde North		
Proposal:	Buildings and works to construct new sporting complex in association with and existing education centre.		
Development Value:	\$ 12,864,000 m		
Why is the Minister responsible?	<p>Pursuant to Clause 72.01-1 "The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:</p> <p>Primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:</p> <ul style="list-style-type: none"> • There is no existing primary school or secondary school on the land. • The estimated cost of development is \$3 million or greater. 		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 37.01	Special Use Zone Schedule 3 (SUZ3)	<i>Construct a building or construct or carry out works associated with a Section 2 use of Clause 1.0 of this schedule.</i>
Overlays:	Clause 44.03	Floodway Overlay	N/A
	Clause 42.01	Environmental Significance Overlay, Schedule 7	
	Clause 44.04	Land Subject to Inundation Overlay	N/A
Particular Provisions:	Clause 52.06	Car Parking	<i>Reduction to the car parking requirements</i>
	Clause 53.18	Stormwater Management in Urban Development	
	Clause 53.19	Non-Government Schools	
Cultural Heritage:	N/A. The area of the site where works are proposed is not identified as land that is of potential cultural heritage sensitivity.		
Total Site Area:	55.19	hectares	
Gross Floor Area:	2865.5	m ²	
	10	Metres excluding plant	



	10	Metres (total to Australian Height Datum – highest point for PANS OPS)			
Land Uses:	Dwellings	Office	Retail	Other	
					Education
Parking:	Cars	Motorcycles		Bicycles	
Referral Authorities:	Casey City Council (informal)				
Public Notice:	<p>Public notice of the application under section 52 of the Act is required for an application submitted under Clause 53.19 (non-government schools). However, pursuant to Clause 37.01 Schedule 3, item 4.0 (Buildings and works) state that an application to construct a building or construct or carry out works that is generally in accordance with the approved Hillcrest Christian College Master Plan and the incorporated Clyde North Precinct Structure Plan (September 2011) is exempt from the notice and review requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and review rights of Section 82(1) of the Act. The proposed buildings and works are deemed to be generally in accordance with these documents and therefore advertising is not required under Clause 53.19.</p> <p>In addition, Clause 2.0 to SUZ3 also exempts “an application to use land for the purposes of an education centre is exempt from the notice and review requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.”</p> <p>Notice is not required under any other provision of the scheme.</p>				
Delegates List:	Not required				



Application Process

1. A planning permit PA2001057 was approved on 19 July 2021 for the removal of native vegetation and buildings and works for two educational buildings and access roads. Plans were endorsed on the 30 August 2021.
2. A planning permit PA2201704 was issued on the 21 October 2022 allowing the construction of a building and construct and carry out works associated with an existing secondary school and reduction the bicycle parking requirement, in accordance with the endorsed plans.
3. A planning permit PA2302253 was approved on the 13 July 2023 for Buildings and works to construct the STEM building. Plans were endorsed on the 22 November 2023.
4. A Secondary Consent was issued on the 22 November 2023 in association with the condition discharge of conditions 1, 3 and 5 associated with Planning Permit PA2201704.
5. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	2 May 2024
Further information requested	N/A
Further information received	N/A
Decision Plans	Plans prepared by Smith + Tracey Architects , titled Crest Education and dated April 2024 .

6. The subject of this report is the decision plans (as described above).

Proposal Summary

7. The proposal can be summarised as follows:
 - Buildings and works to construct a new sports centre in association with an existing education centre.
 - The proposed building provides for three sports courts (basketball), two multipurpose rooms, two bathrooms and disabled bathroom.
 - The overall site area is approximately 2800m².
 - The building is to be constructed of concrete block (amenities), concrete upstand, fibre cement sheet and polycarbonate panel system.
 - Maximum building height of 10m.
 - No additional students or teaching staff are proposed as part of this application.
 - Building setback 20m west of the new Hub building and 49m north of school internal access.
8. There are no proposed changes to the numbers of students or staff, the existing Hub and STEM buildings accommodate 270 students and 25 staff.
9. The applicant has provided the following concept image/s of the proposal:



Figure 1: Concept view of new building



ENTRANCE FROM STREET FRONT



NORTH FACADE VIEW



ADJANCENCY TO CREST SENIOR LEARNING CENTRE



SOUTH FACADE VIEW

Figure 2: Elevations of the proposed building



EAST FACADE CORNER



INTERNAL VIEW



ADJANCENCY TO CREST SENRIOR LEARNING CENTRE



INTERNAL VIEW

Figure 3: Concept views of the proposal



Site Description

10. The site is an irregular land parcel broadly bound by Soldiers Road to the east and south, rear of dwellings in Skylark Boulevard to the north and Cardinia Creek to the east. Ferdinand Drive bisects the site and links to partial developed land north of the school.
11. Land west of Ferdinand Drive operates as Hillcrest Christian College and provides educational opportunities from Early Learning to Year 12. Land east of Ferdinand Drive is known as Rivercrest College and includes a Primary School and Secondary School for the International Baccalaureate programme.
12. Hillcrest Christian College is accessed from the western extent of Solders Road and Rivercrest College's main entry is from Ferdinand Drive. There are currently approximately 300 onsite staff and visitor carparking spaces across the campuses, either side of Ferdinand Drive.
13. The overall site area is approximately 55.19 hectare and contains educational facilities and buildings with the Senior Learning Centre currently under constructed adjacent to the proposed STEM building.
14. The proposal is contained in the SUZ3 and subject to ESO7, FO and LSIO. A significant river red gum (covered by ESO7) is located at the Soldiers Road frontage to the west and the LSIO covers a portion of land parcel east of Ferdinand Drive (See Figure 6). The proposed works are not within any of the areas covered by these overlays.
15. There are a number of easements and agreements registered on the title. This includes:
 - E-1 for the purpose of 'Gas Supply'
 - E-2 for the purpose of 'Powerline'
 - E-3 for the purpose of 'Powerline'
 - Section 173 agreement relating to the vesting of a collector road to Council.



Figure 4: Aerial of site and surrounds

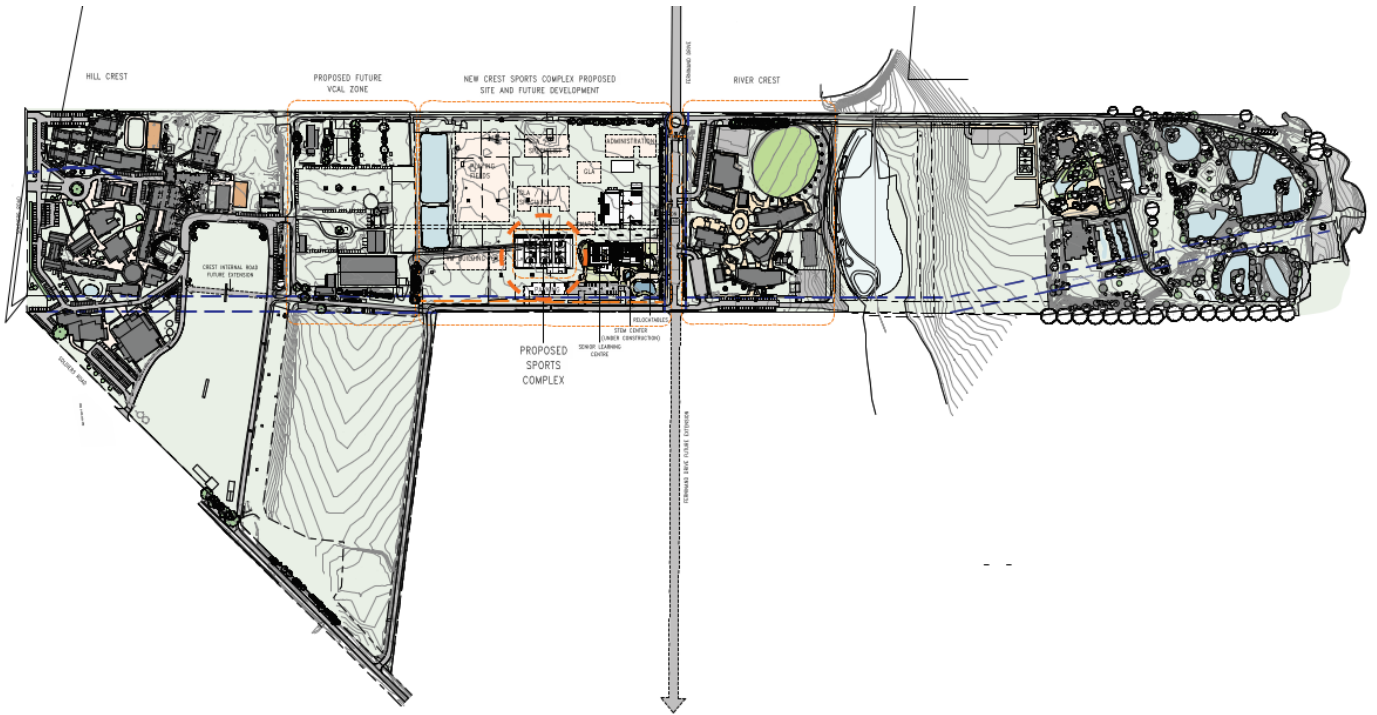


Figure 5: Location of works (shown in orange) on the site plan Master Plan?

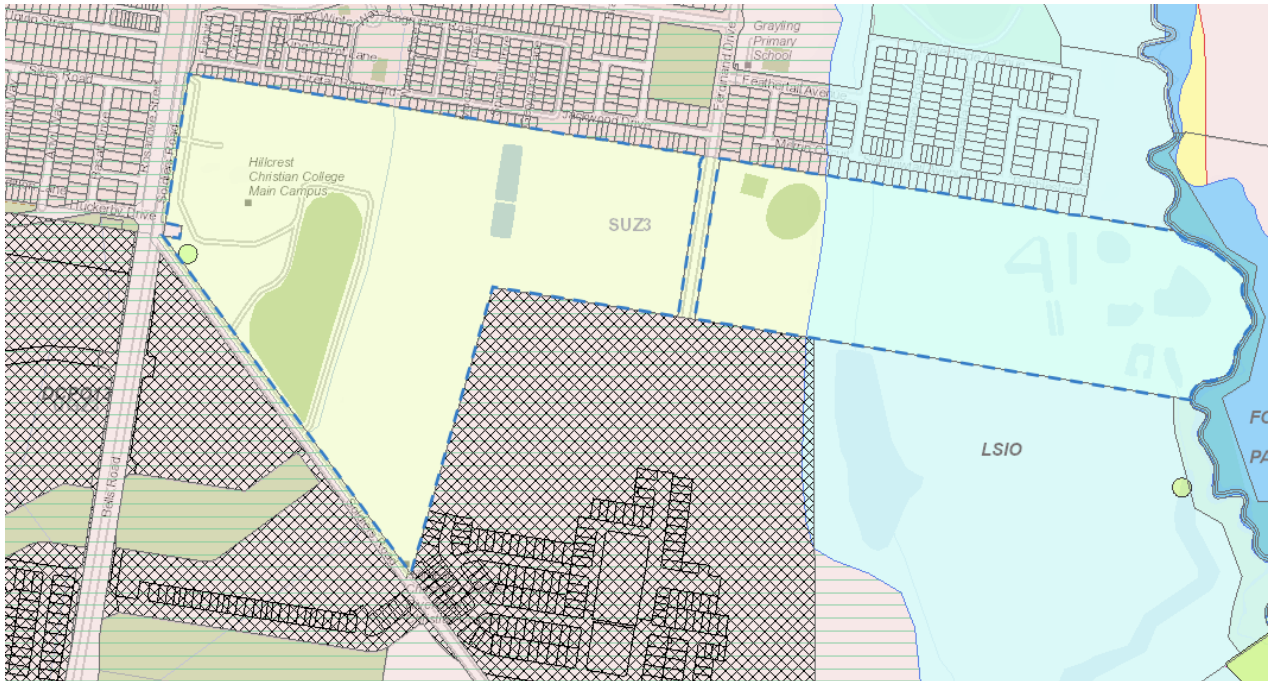


Figure 6: Overlay Map

Site Surrounds

- The surrounds are within the Clyde North Precinct Structure Plan (PSP) which includes residential land, communal open space, local town centres and areas set aside for schools (See Figure 5). The PSP has been translated into the scheme as the Urban Growth Zone – Schedule 3 (UGZ3). Developed lots consists mainly of low-rise single dwellings.

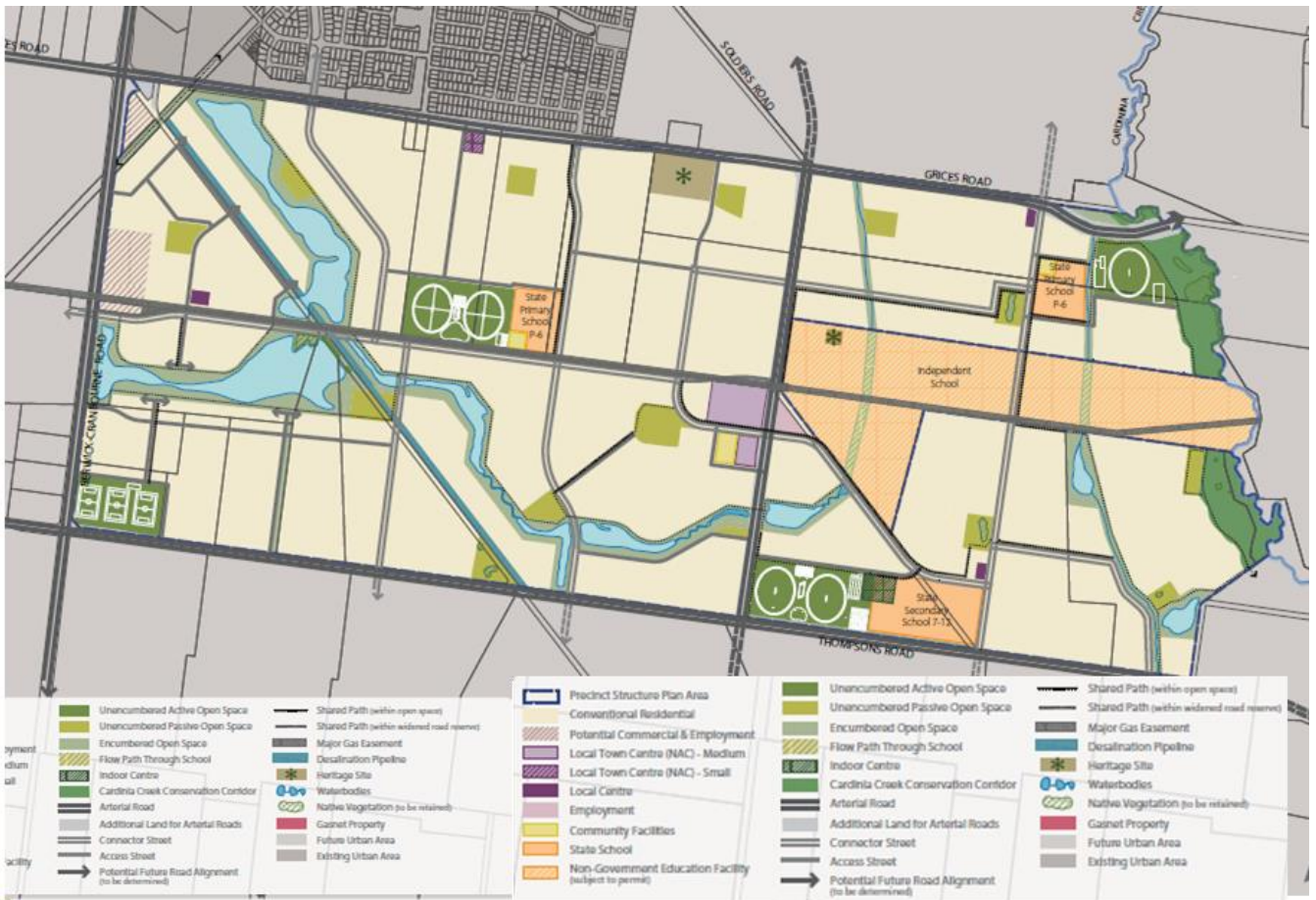


Figure 7: Clyde North Precinct Structure Plan

17. Development surrounding the site can be described as follows:

- To the **north** of the site is developed residential lots containing low rise single dwellings. A retirement facility directly abuts the north-west interface of the site. The PSP identifies these areas as ‘Conventional Residential’.
- To the **south** of the site is un-development land within the UGZ3 which has been earmarked for ‘Conventional Residential development’.
- To the sites **eastern** interface is Cardinia Creek which acts as the eastern border of the Clyde North PSP area. Cardinia Creek is within the Public Conservation and Resource Zone (PCRZ) and Floodway Overlay (FO). Land east of the creek is within the UGZ and does not have a PSP associated with it.
- The main frontage of the school is to **west** fronting Soldiers Road which is a connector road in the PSP. Future land uses to the west of the site include a Local Town Centre and Conventional Residential.

18. There are several developments existing, approved or proposed in the surrounding area, as illustrated in **Figure 7**.

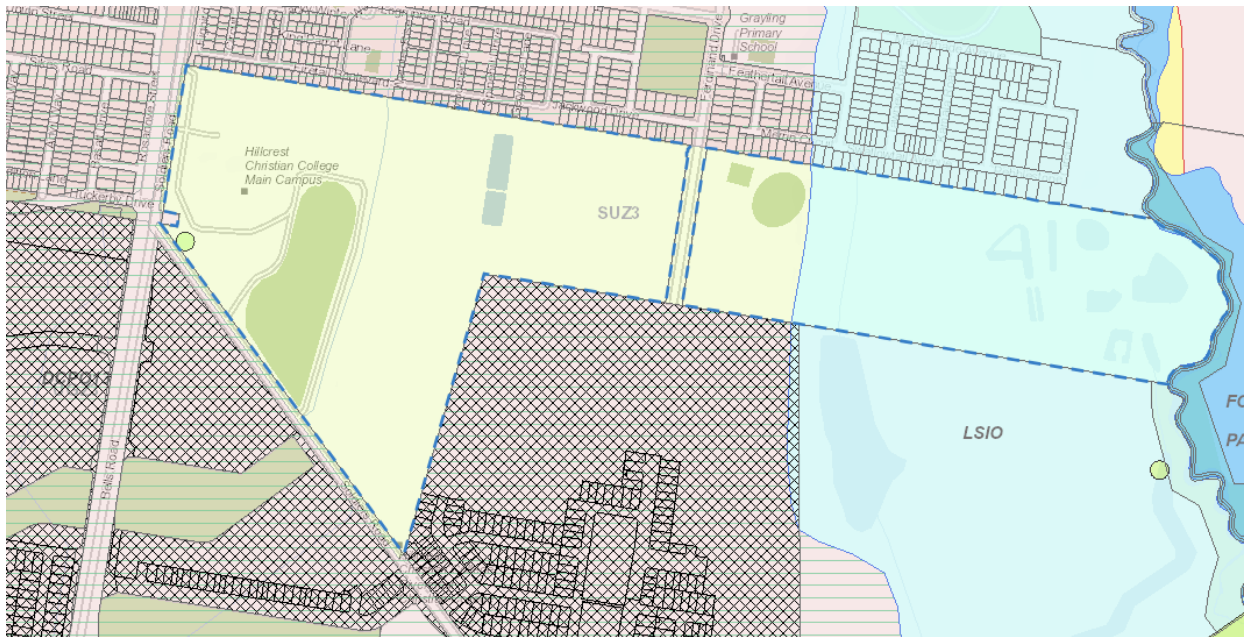


Figure 7: Surrounding development

19. The following documents are associated with the school (and are discussed in more detail below):

- *Hillcrest Christian College Master Plan*, August 2006
- *Hillcrest Christian College Master Plan*, September 2012



Municipal Planning Strategy

20. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
21.02-6	Strategic framework plan
21.03-4	Settlement and Housing – Objective 3
21.10	Berwick Southern Area

Planning Policy Framework

21. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
11.01-1R	Settlement – Metropolitan Melbourne
Clause 15	Built Environment and Heritage
15.01-2S	Growth Areas
Clause 18	Transport
18.01-3R	Sustainable and safe transport – Metropolitan Melbourne
Clause 19	Infrastructure
19.02-2S	Education facilities
19.02-2R	Education precincts – Metropolitan Melbourne

22. The assessment section of this report provides a detailed assessment of the relevant planning policies (as relevant to the proposal and key considerations).

Zoning and Overlays

Applicable Zone/s

Special Use Zone – Schedule 3 (Hillcrest Christian College)

23. Pursuant to Clause 4.0 of the SUZ3 a planning permit is required to construct a building or construct or carry out works associated with a use in Section 2 of Clause 1.0 of the zone. Education Centre is a Section 2 use. The purpose of the SUZ3 is:

- To implement the *State Planning Policy Framework* and the *Local Planning Policy Framework*, including the *Municipal Strategic Statement* and local planning policies.
- To provide for land to be used and developed as an education centre.
- To ensure that the development of an education centre takes place in an orderly and proper manner and does not cause a loss of amenity to the neighbourhood.

24. An application for the use of the land for an Education Centre must meet the requirements of Clause 2.0 of the schedule. These requirements include:

- Access to the education centre must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

- *The education centre must be connected to a reticulated sewerage system.*
- *The education centre must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.*
- *The education centre must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.*

25. The SUZ3 includes a series of decision guidelines relating to general issues, environmental issues, design and siting issues and education centre issues. The following sections include discussion on how the proposal responds to these requirements.

Applicable Overlay/s

26. Various overlays are partly applied to different portions of the school's land holdings. This includes:

- Environmental Significance Overlay – Schedule 7 to a significant river red gum tree fronting Soldiers Road
- Floodway Overlay applies to the site interface to Cardinia Creek; and
- Land Subject to Inundation Overlay (LSIO) which covers a large section of the Rivercrest campus east of Ferdinand Drive.

27. There are no works proposed within extent of the overlays outlined above. The overlay provisions therefore do not apply in this application.

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Stormwater in Urban development

28. Clause 53.18 (Stormwater in urban developments) applies to this application for buildings and works. The clause includes standards and objectives relating to stormwater management and aim to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits. General Requirements and Performance Standards.

Non-government schools

29. The application has been received under the provisions of Clause 53.19 (Non-government schools) which facilitate upgrades and extensions to existing non-government schools. This clause applies to an application under any provision of this scheme, 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.

30. The proposal is for buildings and works associated with an existing school use and meets the criteria under Clauses 53.19 and 72.01-1 of the Casey Planning Scheme for non-government school.

Relevant Strategic Plan / Background Documents

Incorporated Document and Master Plan

31. Pursuant to to Clause 4.0 of the SUZ3 a permit to construct or carry out works must be generally in accordance with the approved *Hillcrest Christian College Master Plan* and the incorporated Clyde North Precinct Structure Plan (September 2011).



32. The Clyde North PSP envelopes the existing independent school Hillcrest Christian College, which occupies a large parcel of land approximately 55.36ha. The school has a masterplan which allows for the expansion of the school facilities for the ongoing growth of the surrounding precinct.
33. The PSP supports the growth of the school as part of the urban structure and contributes to a sense of community. The PSP establishes a framework for the development and the planning of the precinct and develops community infrastructure such as schools, sporting fields and community facilities which have a close spatial relationship with residential neighborhoods.
34. There have been two Master Plans associated with the site. The *Hillcrest Christian College Master Plan*, August 2006 and *Hillcrest Christian College Master Plan*, September 2012.
35. The masterplan 2012 shows a group of buildings on the site as a guide and there have been a number of buildings constructed in various locations on the site. The Masterplan outlines a tertiary campus which has been replaced by the Senior Learning Centre with the Hub and STEM buildings being constructed.
36. The tertiary campus was specified for 1000 students whilst there are 270 currently proposed for the Senior Learning Centre with a maximum of 500 at a later stage. Previous planning permit applications the maximum number of students previously envisaged in the separate colleges will be reduced as follows:
 - Hillcrest to be reduced from potential maximum of 1200 to approximately 950
 - Rivercrest to be reduced from potential maximum of 1400 to approximately 1150

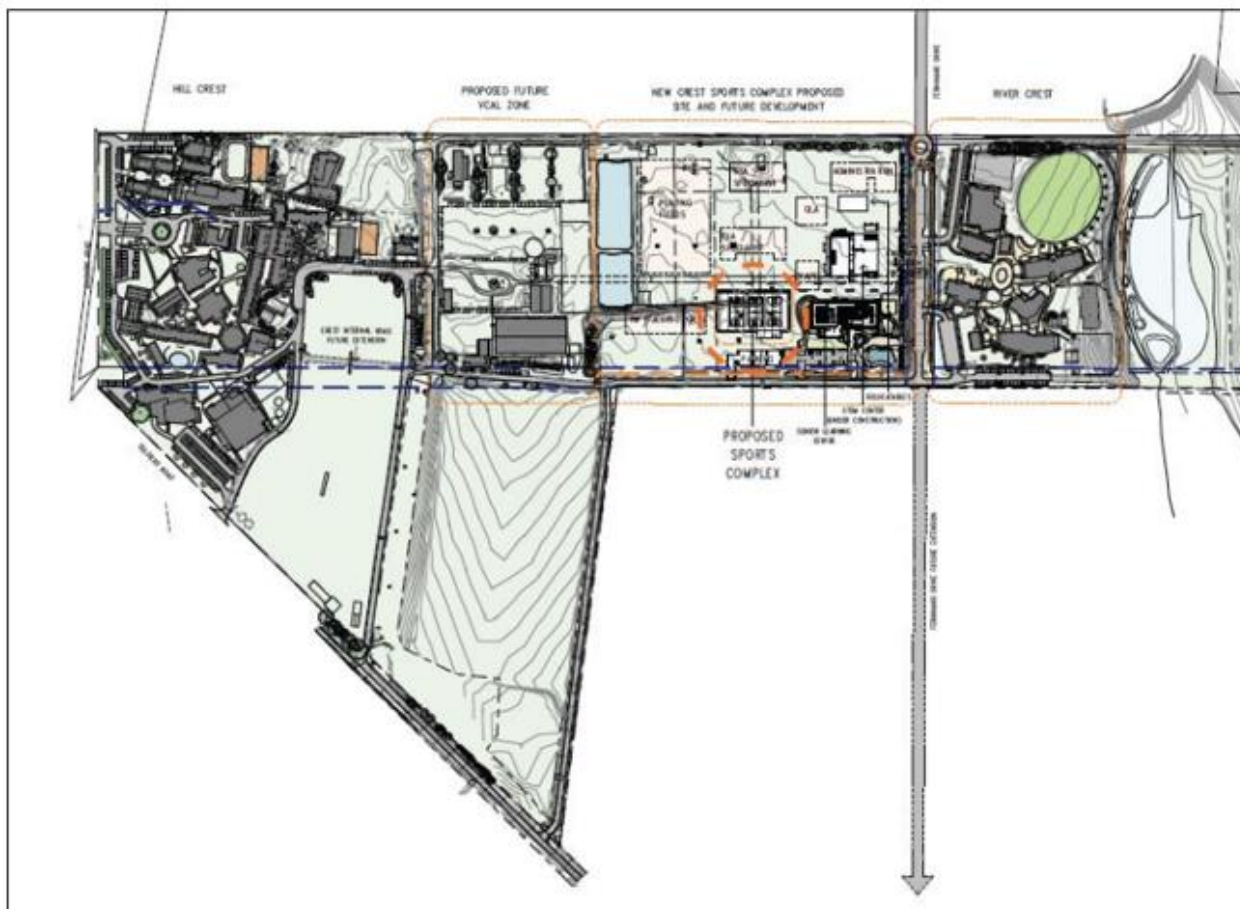


Figure 9: Approved Master Plan. Approximate location of works shown in orange



Referrals

37. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Informal		6 June 2024 – no objection

Municipal Council Comments

38. Casey City Council (the council) have not objected to the application and have made the following comments in their response:

- *'It is requested that no conditions be placed on the permit that include the City of Casey as the responsible authority for endorsement of plans/documentation.'*

Notice

39. While an application received under Clause 53.19 is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act, it is not exempt from the notice and review requirements of Section 52(1)(a), (b) and (d).
40. Pursuant to Clause 2.0 to SUZ3, "an application to use land for the purposes of an education centre is exempt from the notice and review requirements of Section 52(1)(a), (b) and (d) of the Act."
41. An application to construct a building or construct or carry out works that is generally in accordance with the approved Hillcrest Christian College Master Plan and the incorporated Clyde North Precinct Structure Plan (September 2011) is also exempt from the notice and review requirements of Section 52(1)(a), (b) and (d) of the Act.
42. As discussed in the assessment section below, the buildings and works are considered to be generally in accordance with the approved Hillcrest Christian College Master Plan and the incorporated Clyde North Precinct Structure Plan (September 2011) and therefore are exempt from the notice and review requirements of Section 52(1)(a), (b) and (d) of the Act.



Key Considerations

43. Whether the proposal is generally in accordance with the the approved *Hillcrest Christian College Master Plan* and the incorporated *Clyde North Precinct Structure Plan (September 2011)*.
44. Whether the proposal responds to the objectives and decision guidelines of the applicable zone.
45. Whether the proposed built form is acceptable.
46. Whether the proposal will result in an any unreasonable offsite amenity impact.

Strategic Direction and Land Use

47. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
48. The relevant MPS and PPF policies have been considered in assessing the application. The use is consistent with the strategic Framework for Berwick South Area (Clyde North) and the associated objectives which seek to “develop a network of community-based learning centres throughout Casey ranging from pre-schooling to tertiary education, including community centres, neighbourhood houses and other local leaning centres”.
49. The proposal achieves State and Regional objectives of the PPF. The proposed sports stadium design is of high quality and positively addresses the public real achieving the objectives of Clause 15.01 (Urban and Building Design).
50. Community infrastructure is also supported within the PPF through the integration of education facilities within local and regional communities. The proposal demonstrates compliance with the objectives of Clause 19.02-2S (Education Facilities) which encourages the safe and well-located design of education facilities.
51. The proposal also achieves the strategies of Clause 19.02-2R (Education facilities – Metropolitan Melbourne). The school will assist in providing education services to the emerging growth community with the school's use supported by the approved PSP.

Zone

52. The proposal is consistent with the zone which specifically guides the use and development of the land for the purpose of a school. the SUZ3 also seeks to ensure an orderly and proper manner of development which does not cause a loss of amenity to the surrounding neighbourhood.
53. The development of the sports centre aligns with the approved masterplan and is sited to reduce amenity impacts on existing and future residential neighbourhoods to the south of the site.
54. Mandatory use requirements of the SUZ 3 at Clause 2.0 relating to sewerage, electricity, emergency access and water supply have been delivered under the earlier stages of the construction of the school development.
55. The zone requires that “a permit to construct a building or construct or carry out works must be generally in accordance with the approved *Hillcrest Christian College Master Plan* and the incorporated *Clyde North Precinct Structure Plan (September 2011)*”.
56. As shown in Figure 8 the PSP identifies the site as an ‘Independent School’, the school is a non-government Christian school and is consistent with the use identified in the PSP. The siting of works also avoids areas set aside for particular purposes including the ‘Flow Path Through School’ and Ferdinand Drive. The proposal is generally in accordance with the PSP.
57. The works similarly accord with the approved *Hilcrest Christian College Master Plan* (See Figure 9). The Master Plan shows the area of the proposed works as a ‘Sports Complex’ and location of proposed building is consistent with the Master Plan.

58. The proposal is consistent with the decision guidelines of the SUZ3. The works are highly compatible with nearby land uses due to the buildings being well setback from the southern boundary.
59. The “Environmental issues” which require the proposal to consider impacts on natural features of the site, flora and fauna, biodiversity and waterways are also achieved. The works are limited to an area that doesn’t have significant vegetation and is well buffered from Cardinia Creek by Rivercrest Christian College.

Buildings and Works

60. Design and siting issues are outlined as part of the decision guidelines of the SUZ3, these include the following:
- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and minimise the loss of productive agricultural land.*
 - *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
 - *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
 - *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
 - *Whether the use and development will require traffic management measures.*
 - *The integration of the development with the surrounding Clyde North precinct.*
61. The purpose of the zone is for the development of the school and the strategic status of the surrounds is for urban growth. The works will not impact the agricultural uses and the land is consistent with these guidelines.
62. The new building is double storey-built form with a maximum height of 10m and is proposed to be constructed to the west of the newly constructed STEM building. The new building will utilise existing infrastructure and services (e.g. roads, gas, water, drainage, telecommunications and sewerage facilities) have been delivered under earlier stages of the school’s development.
63. Further traffic management and carparking measures are not required as part of the proposal. The sports complex building is ancillary to the existing school facilities and no additional staff or student numbers are proposed in the application. Vehicle access and car parking to access the sports complex will be provided by the existing car parking located to the south of the STEM building and accessed via Ferdinand Drive.

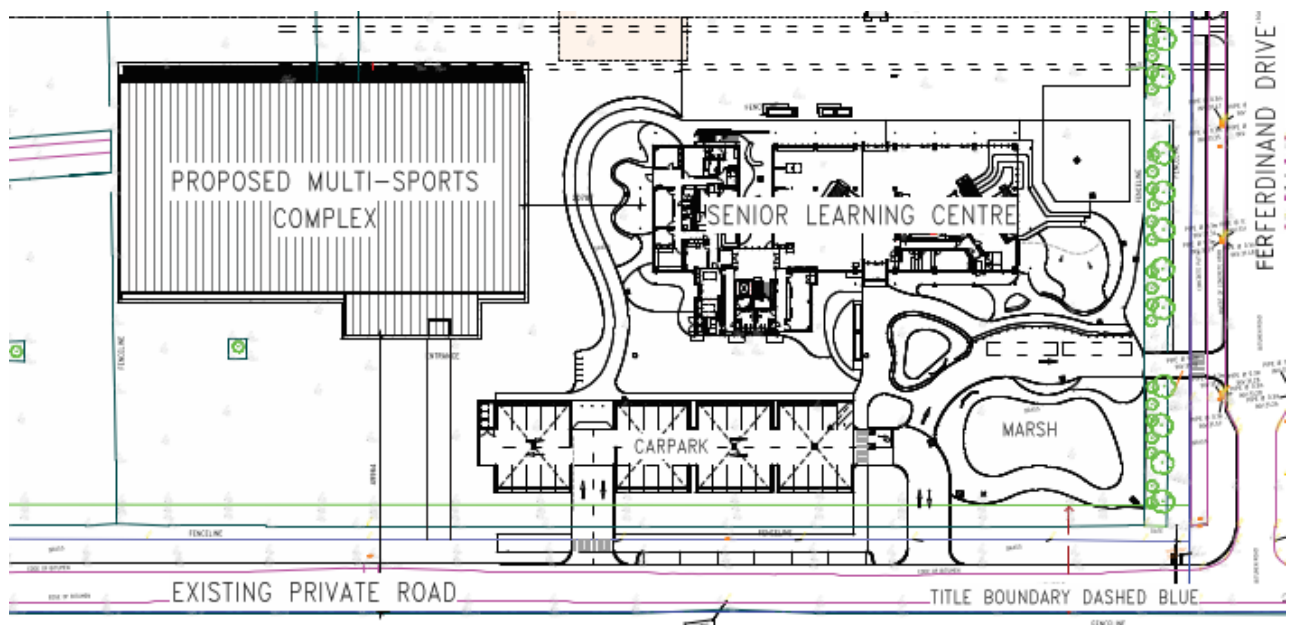


Figure 10: Proposed Sports Complex and car parking arrangements



64. As previously discussed, the proposal is generally in accordance with the PSP and is suitably integrated with the Clyde North Precinct.

Height and Setbacks

65. The proposed sports stadium is 10m in height 72m long and 40m wide. The scale of the building is mitigated by a 50m setback to the southern boundary and the adjacent school buildings including the Senior Learning Centre and the STEM building.

Design Detail

66. The proposed design detailing and materiality of the sports complex is consistent with the existing school buildings and typical of sporting complex buildings and educational facilities. The new building will contribute to the character of the school grounds and the public realm (where visible).



67. The architectural response and the choice of materials is considered acceptable and appropriate to the context.

Amenity

Amenity Impacts

68. The siting of the proposed sports stadium is well buffered from existing residential interfaces to the north and south of the site. There are existing buildings on the site which are located with a similar setback from the southern boundary. This extensive setback of approximately 50m contains existing roadways and landscaping.

69. The sports building is appropriately scaled and sited and is typical in design of an educational building. No unreasonable offsite amenity impacts would be created to existing and future residential uses in the surrounds by approving the building.



Public Realm

Ground Level Activation

70. The new building is sited in line with the Senior School Building and is set back 49m from the southern boundary and 20m west from the senior learning building.
71. The location of the new building is generally in accordance with the master plan for the school and will contribute to the overall area designated for the senior school.

Landscaping

72. The current plans do not demonstrate any landscaping, but open space and pathways associated with existing school buildings.
73. An updated landscaping plan will be required to be submitted as part of plans to be submitted for endorsement.

Car and Bicycle Parking, Loading, and Other Services

Car Parking

74. The proposal does not include additional staff or student numbers and does not trigger the requirement for additional onsite car parking. There are approximately 300 car parking spaces across the broader school area and 44 spaces approved as part of the Senior School development. This extent of car parking is well in excess of the carparking spaces approved and constructed under previous permits for the school.
75. Similar to the car parking consideration, no additional bicycle parking is required as a result of the amendment. Bicycle parking has been provided in previous approvals, in excess of the rates required under Clause 52.34.

Waste

76. A waste management plan has been provided as part of previous approvals. The proposed sports stadium will fall within the area and operation of the previous approvals of the senior school.

Environmental Risks

Stormwater management

77. The application was not submitted with a stormwater management plan, this will be required as a permit condition to be submitted for endorsement.
78. To achieve the objectives of Clause 53.18 the provision of an onsite detention system and for captured water to be treated prior to offsite discharge will be required to be submitted.
79. The permit will include stormwater management conditions. These conditions will result in appropriate stormwater management outcomes.

Sustainability

Environmentally Sustainable Design (ESD)

80. The application has not been submitted as part of the application documents, this will be required as part of the documentation to be submitted for endorsement.

Other Matters

Cultural Heritage

81. The site is not located within an area of aboriginal cultural sensitivity.

Planning Permit

Permit No.:	PA2402899
Planning scheme:	Casey Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	500 Soldiers Road, CLYDE NORTH (Lot 1 on Plan of Subdivision 833564F)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
Clause 4.0 to Schedule 3 of Clause 37.01	Construct a building or construct or carry out works associated with an existing Education Centre.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit.

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Layout not altered.

2. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Amended Plans

3. Before the development starts, including demolition, bulk excavation and site preparation works, detailed development plans for that stage including a development summary must be approved and endorsed by the Responsible Authority. The plans must be generally in accordance with the plans prepared by Smith + Tracey Architects dated April 2024, but modified to show:
 - a) Any changes required by the Sustainable Development report, including stormwater management.
 - b) A landscape plan detailing the proposed landscaping works around the sports complex.

Landscaping

4. Concurrent with the endorsement of plans, a detailed landscape plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority. Landscaping must be implemented in accordance with the approved plan to the satisfaction of the Responsible Authority. The plan must show:
 - a) Details of all surface finishes.
 - b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes at maturity, and quantities of each plant.
 - c) How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.

Noise Impacts

5. Noise levels emanating from the sports stadium must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1. Any works required to ensure and maintain the noise levels are in compliance with this policy must be completed prior to the commencement of the use or occupation of the site and maintained thereafter, all to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design (ESD)

6. Concurrent with the endorsement of plans, an Environmentally Sustainable Design (ESD) Statement prepared by a suitably qualified professional must be submitted to and approved by the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:
 - a) Compliance with Clause 53.18 Stormwater Management (Stormwater Management in Urban Development) of the Casey Planning Scheme.

Stormwater Management

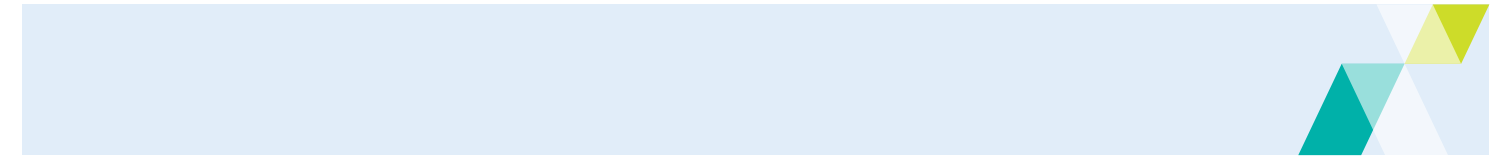
7. Before the development starts, a stormwater drainage plan must be approved and endorsed by the responsible authority. The stormwater drainage plan must:
 - a) Be prepared to the satisfaction of the responsible authority.
 - b) Accord with relevant council standards for the stormwater drainage system.
 - c) Show a legal point of discharge for the disposal of stormwater from the subject land approved by council.
 - d) Include an on-site stormwater detention system if the volume of stormwater exceeds the capacity of the legal point of discharge.
 - e) Demonstrate that the post-development flows do not exceed the capacity of Council drain network.
 - f) Meet the Objectives and Standards Clause 53.18 (Stormwater Management in Urban Development).

Commencement

8. This permit will operate from the issued date of this permit.

Expiry

9. This permit will expire if one of the following circumstances apply:
 - a) The development is not started within 2 years of the issued date of this permit.



b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- a) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- b) The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

Notes:

(the following information does not form part of this permit)

The permitted use or development may need to comply with, or obtain the following further approvals:

- These notes are provided for information only and do not constitute part of the permit or conditions of this permit.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
- A building permit under the *Building Act 1993*.
- Paths, access ramps and Tactile Ground Surface Indicators to be installed in accordance with DDA requirements and the relevant Australian Standards.



82. The proposal is generally consistent with the relevant planning policies of the Casey Planning Scheme, the Clyde North Precinct Structure Plan (September 2011) and the *Hillcrest Christian College Master Plan* and will contribute to the provision of education facilities within the Clyde North area.
83. The proposal is generally supported by the Casey City Council.
84. It is recommended that Planning Permit No. PA2402899 for the construction of a new sports complex at 500 Soldiers Road, Clyde North be issued subject to conditions.
85. It is **recommended** that the applicant and the council be notified of the above in writing.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: Cath te Lintelo

Title: Senior Planner, Development Approvals and Design

Signed:



Phone:

Dated:

14/06/2024

Reviewed / Approved by: Grant Logan

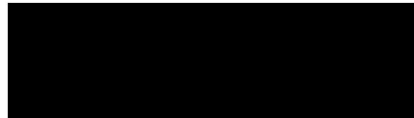
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Name: Grant Logan

Title: Manager, Development Approvals and Design

Signed:



Phone: 0428809519

Dated:

19 June 2024