

16 August 2021

Our Ref. 202103L003

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Minister for Planning
c/- Mr Cameron Pearce
Development Approvals and Design
Department of Environment, Land, Water and Planning

Dear Cameron

**APPLICATION FOR PLANNING PERMIT PA2101253
427-441 SPRINGVALE ROAD AND 5 AND 7 ANN STREET, SPRINGVALE
RESPONSE TO REQUEST FOR FURTHER INFORMATION**

We continue to act on behalf of the applicant for planning permit and refer to your letter dated 13 July 2021 requesting further information, our subsequent telephone discussion and your letter dated 2 August 2021 granting an extension of time within which to submit the information.

In accordance with your request, please find enclosed the following documents:

1. Amended architectural plans prepared by McIldowie Partners known as Drawing No.s TP000, TP001, TP001A, TP001B, TP002, TP003, TP004, TP005, TP006, TP007, TP021, TP031, TP050, TP051, TP053, TP055, TP056, TP101, TP102, TP103, TP200, TP201, TP202, TP203, TP204, TP301, TP301, TP602 and TP801 dated 4 August 2021;
2. A supplementary arborist assessment prepared by Arbor Advocacy;
3. A Cultural Heritage Assessment prepared by Andrew Long and Associates dated 12 August 2021;
4. An amended planning report dated 16 August 2021; and
5. A list of planning permits that have issued for the main school campus since 1996 provide by the City of Greater Dandenong.

The following provides an overview of where the additional information is detailed and/or addressed.

Requirement	Plan/Report/Comment
1. Confirmation as to whether the proposal triggers the requirements of Clause 32.08, Clause 52.05 and Clause 52.17 and update of the planning report and arborist report to address these requirements.	A permit is required to use the land at 5 and 7 Ann Street for an education centre and accordingly the planning report has been updated to reflect this permit trigger. No signage is proposed as part of this application. As such, the plans have been updated to remove any reference to signage. The provisions of Clause 52.17 do not trigger a requirement for a permit. The arborist has prepared a supplementary report confirming that all vegetation has been planted.

2.	Advice as to whether a Cultural Heritage Management Plan is required.	The report prepared by Andrew Long and Associates concludes that the properties at 5 and 7 Ann Street have been subject to significant ground disturbance, a fact that is demonstrable through a combination of publically available records, historical aerial photography and an examination of the soil profile across the activity area. As a consequence a mandatory CHMP is not required.
3.	<p>Additional details regarding the school use, including:</p> <ul style="list-style-type: none"> a. Any relevant permits that relate to the school. b. A copy of any master plan that applies to the site. c. Confirmation of the existing student and staff numbers and whether the proposal will alter these numbers. 	<p>Attached is list of planning permits that have issued for various buildings and works and signage on the school campus since 1996. There has been significant delay in the council providing copies of the permits and endorsed plans and as such we trust that for the purpose of advancing the application that you can proceed with your assessment using this list. We will forward copies of permits once they are received.</p> <p>There is no Master Plan or Development Plan that applies to the site.</p> <p>The existing student enrolment is 965. The existing staff number is 126, but with a Full Time Equivalent rate of 109.67.</p> <p>As detailed in the planning and traffic reports, there is no proposal to change these figures. Whilst the permit will allow for the education use to extend to the existing residential properties, given that there will be no change to staff numbers and that the school enjoys existing use rights over its campus, it is not appropriate to impose any restrictions in terms of use on the permit.</p>
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4.	<p>A development summary including:</p> <ul style="list-style-type: none"> a. Existing and proposed gross floor area of buildings. b. Existing and proposed site coverage and permeability. c. The number of existing and proposed car and bicycle parking spaces. 	TP001, TP001A, TP001B, TP007 and TP050
5.	Dimensioned boundary setbacks from all levels of the proposed building.	TP050, TP051, TP053, TP101, TP200 and TP201, TP301
6.	Plans to show the height, condition and materials of existing and proposed front and boundary fences.	TP004, TP021, TP055, TP056, TP101, TP200, TP201, TP202, TP204 and TP302

7.	Finished floor levels of all buildings at all levels including car parking areas and decking areas.	TP056, TP101, TP102, TP200, TP201 and TP202 and TP301
8.	Elevations dimensioned to show overall building and wall heights, floor to ceiling heights and window sill heights.	TP200, TP201, TP202 and TP301
9.	Shadow diagrams depicting existing and proposed conditions, clearly identifying the areas of additional overshadowing, drawn and scaled correctly.	TP602
10.	The location and dimensions of bin storage areas, including the details of any screening.	TP001 and TP051
11.	Plans to show the key sustainable design measures identified in the sustainability management plan, including (but not limited to): a. Location and type of bicycle parking including dimensions and spacing between bicycle racks and location of end of trip facilities. b. Glazing type noted on the materials schedule.	TP001, TP001A, TP053, TP203, TP801
12. to 16.	Requirements pertaining to signage	No signage is proposed as part of this application and any reference to it has been removed from the drawings.

On the basis of the above, we trust that you are now in a position to assess and approve the application.

Should you require any further information please contact me 0408 458 830 or by email at rachael@oneillconsulting.net.au.

Yours sincerely



Rachael O'Neill
Director
Encl

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