

1 July 2026

The Department of Transport and Planning
Development Assessment Department
Attention: Lucy McGovan, Planner

Dear Lucy,

PLANNING APPLICATION: PA2604351
THE LAND: 927-937 SPRINGVALE ROAD KEYSBOROUGH
RESPONSE TO FURTHER INFORMATION REQUEST

We refer to your request for additional information dated 14 March 2026 and provide the following response to be read in conjunction with the following documents:

- Revised Development Plans, prepared by Van Damme Design
- Landscape Plan, prepared by Bennett Landscape Design
- Revised Town Planning Report responding to updated signage details, prepared by Town Planning & Co.

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

1. Architectural Plans amended to include:

- a) External materials and finishes schedule, including proposed colour palette.*
- b) Signage dimensions notated.*
- c) Specification of proposed signage illumination or non-illumination as relevant.*

Response: We refer to the accompanying development plans that have been updated to include all relevant information requested.

It is noted that the signage specifications have been resolved. The Lighthouse Christian College logo sign measures to 4.40sqm in area. The sign is consistent with established signage across the Site and does not directly face the adjoining residential areas.

The sign is to be backlit and set on a timer to switch off at 10:00pm each day. The sign primarily faces the site itself and does not directly face the residential areas. Given its modest size and consistency with what would typically be placed on an educational facility, we say the sign bears no adverse amenity impact. The sign is also setback beyond 190m from Springvale Road and will not dazzle or distract road users.

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2. *Landscape Plan for the area surrounding the proposed multipurpose building, including the following details:*

- a) *Layout of landscaping and planting within all open areas surrounding the multi-purpose hall development.*
- b) *Location of existing vegetation to be retained in the area.*
- c) *Details of surface finishes of pathways and driveways*
- d) *A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.*
- e) *The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.*

Response: We refer to the accompanying Landscape Plan prepared by Bennett Landscape Design which provides new plantings around the Multi-Purpose Hall, largely to the southern and eastern residential interfaces. To allow flexibility for the integration of the northern and western areas around the hall, grassed areas are provided.

We note that two new canopy trees are proposed as well as shrubs, ground covers and synthetic grass along the eastern side of the Hall to continue the landscape buffer adjacent to the residential interface. The existing canopy trees are notated and the modest battered sections highlighted in yellow.

RESPONSE TO COUNCIL REFERRAL COMMENTS

Further to the written referral comments (page 12 onwards) provided by the Greater Dandenong City Council to the Department, we provide the following response to be read in conjunction with the Development Plans and Landscape Plan:

- Acoustic barrier treatment is now referenced on Sheet TP07 A.
- We acknowledge the comments made regarding the use of the Hall after normal school hours.

We refer to the acoustic measures referenced in the submitted materials, use of double glazing to windows, insulation, and the additional landscaping proposed along the eastern and southern interfaces which will assist with noise mitigation.

Additionally, lighting will be low impact and positioned under the verandahs at the entrances.

We consider that the implementation of permit conditions relating to mitigation measures to the building itself and landscaping etc., to be a more suitable response in addressing amenity matters, as opposed to placing prohibitive conditions on the permit such as operating hours or capacity numbers.

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- Shadow lines for 9am, 12 midday and 3pm for the September Equinox have been added to Sheet TP02 A. The shadows are well contained with the subject site.
 - A dimension is included on Sheet TP02 showing that the mezzanine window is 46.31m away from the southern boundary. No overlooking will result.
 - Signage is illuminated, to be backlit with a timer to switch off at 10:00pm.
 - Two new canopy trees are provided as per the Landscape Plan. Landscape softening is provided to the east and south.

Trusting that you consider this response satisfactory we look forward to the application progressing.

Should for whatever reason it be determined that this response is incomplete or unsatisfactory, we respectfully request no less than 30 additional days from advice of such to ensure adequate time to satisfy any outstanding matters.

Kind Regards,



Veronica Lyngcoln
Town Planner

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