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Town Planning Response

927-937 Springvale Road, Keysborough

Version 1.1 | July 2026

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Executive Summary

Background

Applicant	Lighthouse Christian College C/- Town Planning & Co. Pty Ltd
Property Address (Subject Site)	927-937 Springvale Road, Keysborough
Property Description	Lot 1 on Title Plan 135753G Lot 1 on Title Plan 135754E
Relevant Council Application History (within past 5 years)	Permit PLN22/0018: Shade sail Permit PLN23/0455: Toilet block Permit PLN25/0028: Two hardcourts Permit PLN25/0347: Verandah Permit PLN26/0037: Two modular classrooms <i>Refer to Council's planning register for further approvals</i>

Application Details

Description of Proposal	The development of a multi-purpose and physical education hall, installation of signage and associated works
Permit Trigger/s	Clause 32.08-10 (GRZ) – <i>Buildings and works associated with a Section 2 use.</i> Note: Education Centre is listed as a Section 2 Use within GRZ. Clause 52.05 (Signs) – <i>Installation of business identification signage</i>
Cost of Development	\$7,995,890.00
Metropolitan Planning Levy	MPLCERT002935
Responsible Authority	The Minister for Planning, pursuant to Clause 72.01-1.

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Cultural heritage

Area of cultural heritage sensitivity	Yes, traditional custodians; Bunurong people
Cultural Heritage Management Plan required?	No – development is exempt at Regulation 46(3) of the <i>Aboriginal Heritage Regulations 2018</i> as the land was lawfully being used as an Education Centre prior to 28 May 2007.

Planning Context

Relevant Planning Scheme	Greater Dandenong
Zone	General Residential Zone 1 <i>Abuttal Zone:</i> Transport Zone 2 (west)
Overlays	NIL
Particular Provisions	Clause 52.05 - <i>Signs</i> Clause 52.06 – <i>Car Parking</i> Clause 52.34 – <i>Bicycle Facilities</i> Clause 53.19 – <i>Non-Government Schools</i>
Relevant Exemptions	Clause 53.19-2: <i>Decision requirements & review right exemptions</i> Clause 62.05 – <i>Demolition</i>

Referrals & Consultation

Mandatory Referrals	NIL
Non-mandatory Referrals	City of Greater Dandenong, for comment
Community (neighbouring owners and occupants)	Public notice pursuant to Section 52 of the Act.

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1. The Proposal

We make this application for a planning permit pursuant to Section 47 of the *Planning & Environment Act 1987* (the Act) and in accordance with the *Planning & Environment Regulations 2005* (the Regulations).

This application seeks approval for:

- *The development of a multi-purpose and physical education hall, installation of signage and associated works.*

Planning approval is sought pursuant to:

- Clause 32.08-10 – *Buildings and works associated with a Section 2 use.*
- Clause 52.05-11 – *Installation of business identification signage within a Category 3 area*

The Minister for Planning the responsible authority for this application pursuant to Clause 72.01-1 – *Minister is responsible authority* as the estimated cost of development exceeds \$3 million.

The proposal, isolated to the eastern side of the site where the existing sports field is positioned, involves the development of a multi-purpose and physical education hall comprised of the following:

- Two basketball courts
- Upper floor viewing mezzanine
- Curtained elevated stage with store area
- Storeroom
- Foyer with store/cafe
- Verandahs
- Multi-purpose gym
- General purpose learning area (GPLA)
- Bathroom facilities

A sign is proposed to the western façade detailing the College's logo. The sign is approximately 1m high by 4m wide.

Associated works include a 40,000L water tank and 10,000L water tank for stormwater reuse, mechanical equipment (air conditioning) with acoustic barrier, security mesh fencing, solar panels and concrete pathways.

Additionally, 10 bicycle spaces are allocated within an existing fenced area to the south-east corner of the existing GPLA building.

Modest extents of cut and fill (earthworks) are proposed to level the development area with battered edges, as detailed on Sheet TP02 and the elevation plans. The finished ground level is proposed at RL 10.75.

The proposed hall reaches a maximum height of 9.4m and is setback at a minimum of 9.54m from the eastern boundary and 19.37m from the southern boundary.

External materiality includes concrete blockwork, Hardies Exotech cladding, vertical Colorbond Custom Orb cladding and glazing, in muted tones. The roof will be constructed of Colorbond Klip-Lok roof sheeting,

This application relies upon the development plans prepared by Van Damme Design, dated 16/3/2026.

Accompanying subconsultant reports include:

- Arboricultural Assessment (Arborist Report), prepared by Bennett Tree Consulting, dated 18th March 2026
- Sustainable Management Plan (SMP), prepared by Keystone Alliance, dated March 2026
- Acoustic Assessment, prepared by Renzo Tonin & Associates, dated 6th March 2026

Demolition works

The existing fence to the northern side of the existing caretaker's residence and a shed will be demolished to facilitate the proposal. One deciduous tree is proposed for removal.

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Vegetation

We note that the date of tree inspection by the consulting arborist as described within the accompanying Arborist Report was May 2025. In April 2026, the report was revised to review the latest development plans with respect to the tree protection zones of the tall eucalyptus trees along the eastern boundary, which are being retained.

Additionally, Trees 10-13 were omitted from the tree data table across pages 3-4 of the report as they have since been removed from the Site (*small, planted specimens, no permit trigger*).

The following tree is existing and is proposed for removal as nominated on the site plan:

- Tree 14: Acer negundo

We note that the Acer negundo is a non-native and does not trigger consideration under Clause 52.17 – *Native vegetation*.

Additionally, the tree does not trigger a permit requirement pursuant to Clause 52.37 – *Canopy trees* as the land is developed with an existing dwelling; being developed with a 'Caretaker's house' as nested under 'Dwelling', noting that the tree is not a 'boundary canopy tree'.

The development plans nominate the tree protection zones of retained eucalypt trees along the eastern boundary. The development marginally encroaches into the notional root zones of Trees 7, 8 and 9, by not more than 10%.

All are deemed to be 'minor' encroachments and standard tree protection measures will appropriately ensure their protection, as described on page 7 of the report.

Existing operations

Importantly, the application **does not propose any increase to existing student or staff numbers**. There are no proposed changes to the existing car parking arrangements onsite.

1.1 Preliminary Application Meeting

A preliminary application meeting was held between the client, project team and the City of Greater Dandenong's Planning Department on 6th November 2025.

No fundamental concerns were identified during the pre-application meeting process, and Council confirmed application document expectations.

An extract of Council's written summary is copied below:

"...It was emphasised in the meeting that there is no proposed increase to student or staff members. Council recommended that this should be made clear within the applicant's written submission.

Council is supportive of the relatively central location for the proposal, and the apparent attempt to screen the proposal via existing vegetation from the eastern residential interface. The applicant(s) raised that there may be external air conditioning units associated with the proposal. Subject to the placement of these air conditioning units, and any other measures that may be undertaken to minimise noise impacts from these units, Council has no fundamental concerns.

Overall, Council generally supportive of this application, subject to the provision of the additional information requirements discussed above."

- Planning Pre-application Discussion Document, dated 10/11/2025, City of Greater Dandenong

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2. About Lighthouse Christian College

“Lighthouse Christian College was founded in 1989 with the purpose of being a Christ-centred College with many nations represented within the community.”

The Keysborough campus is co-educational and is established with an Early Learning Centre (ELC), Primary School and Secondary School, offering a complete educational pathway.

Over the past 25-plus years the college has expanded and undergone various infrastructure upgrades, to enhance the educational offering and learning environment to all students.

Additionally, older buildings which have reached their ‘end of service life’ are being demolished and replaced with new facilities.

3. The Rationale

The proposed multi-purpose and physical education hall seeks to provide a space for students to engage in physical education classes including gym work and sports development, drama and theatre activities, music rehearsals and other general-purpose learning experiences. The hall will also host established drama/theatre and musical performance events and college assemblies weekly.

The hall includes ancillary components such as a foyer, storage areas, bathroom facilities and a court viewing area at the upper floor.

Currently, the Lighthouse Family Christian Church located to the southern side of the Site is used to facilitate the above-described activities which is no longer feasible.

The Church space is limited, and students and staff share the facility with the Church congregation which is not suitable.

There is one existing basketball/multi-sport court established on the Site, located east of the central outdoor play yard.

The court is surfaced with synthetic grass and is roofed yet is not fully weather protected with the absence of solid walls. The existing court is limited in its function the area will be repurposed in the long-term.

The proposed hall will provide a purpose-built space for students and staff to thrive in the physical education and arts learning spaces.

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4. Site & Site Context

4.1 Title Particulars

The Site is formally known as Lot 1 on Title Plan 135753G contained within Volume 09739 Folio 831, and Lot 1 on Title Plan 135754E contained within Volume 09739 Folio 832.

There are no easements affecting the titles.

There is a Section 173 Agreement registered on Lot 1 on Title Plan 135754E. The Agreement was imposed resulting from the issuing of Planning Permit PLN09/0198 in 2010. The Agreement required a maintenance levy to be paid to Council for parks and recreation works, and a public open space contribution payment for any further subdivision.

The proposed multi-purpose and physical education hall does not contravene the specific obligations within the Agreement.

4.2 Site Description

Lighthouse Christian College is located on the eastern side of Springvale Road, Keysborough, which is an arterial road zoned Transport Zone 2.

The site is currently used and developed as an education facility and chapel. The land area affords a generous land holding of approximately 4.2 hectares with a frontage of 152m.

Vehicle access and egress is established via Springvale Road, with a one-way exit driveway also available to the southern side of the Site via Breanne Place. The main car park is established within the frontage of the Site and a smaller parking area located west of the proposed hall location.

That part of the site subject to be developed with the proposed hall is the section of the existing sports ground located to the eastern side of the existing GPLA building and parking area. The topography of the land is relatively level, noting that a modest extent of earthworks is proposed as nominated.

4.3 Site Context and Neighbourhood Character

The surrounding area to the north, east and south of the Site is residential, whereby development includes primarily single dwellings on a lot, of both single and double storey form. Solid timber paling fencing is established between the Site and residential properties along the title boundaries.

A multi-unit development is established adjoining the southern boundary of the Site, along Keylana Drive.

South of the Site where the existing chapel is located, is a park reserve containing a playground and established canopy trees. The 1.3-acre property to the southern side of the main car park at 7-19 Alana Court contains a single dwelling and is currently undergoing a residential subdivision application.

Directly opposite the Site to the western side of Springvale Road is land zoned Green Wedge Zone, which is established with the following:

- Croatian Catholic Centre, 798-808 Springvale Road, Braeside
- Freccia Azzurra Club, 784-796 Springvale Road, Braeside
- Pots Galore, 770-782 Springvale Road, Braeside

When considering the direct residential interface with the proposed development, the eastern side of the hall is nearest to the residential properties established along Stanford Avenue, and the southern side of the hall nearest to the residential properties along Illukey Court and the units at 2-22 Keylana Drive.

Tall eucalypt trees are established along the eastern boundary of the Site as described within the Arborist Report and as nominated on the site plan. The trees are to be retained and protected.

Site context maps and images within **Appendices A & B** assist to further illustrate the proposed development zone and Site Context.

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5. Controls, Triggers & Exemptions

5.1 Planning Controls

Zone	Clause 32.08 – <i>General Residential Zone s1 (GRZ1)</i>
Overlays	NIL
Abuttals	Clause 36.04 – <i>Transport Zone 2 (TRZ2)</i> Clause 43.04 – <i>Development Plan Overlay Schedule 2 (DPO2)</i>

5.2 Permit Triggers

Clause 32.08-9	<i>Buildings and Works (Section 2 use)</i>
Clause 52.05-2	<i>Installation of business identification signage</i>

5.3 Relevant Exemptions

- Pursuant to Clause 62.02-2 a planning permit is not required for demolition of buildings or works nor for furniture or landscaping associated with an education centre.
- Pursuant to Clause 53.19-2 this Application is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

6. Expectations

6.1 Public Notice

It is understood that this Application is not exempt from the public notice (advertising) requirements of Section 52 of the Act.

Accordingly, we anticipate public notice by way of sign and letters.

6.2 Referrals

It is anticipated that this Application will be referred to the City of Greater Dandenong for comment and we respectfully request that the Application be referred without delay.

Concurrently, we respectfully request that all relevant internal referrals be sent without delay.

6.3 Decision timeframe

It is anticipated that the Application will be assessed with priority and determined within the prescribed timeframe of 60 days pursuant to Section 79 of the Act and Regulation 32 of the *Planning and Environment Regulations 2015*.

Should the Department consider that further information is required to enable a complete and thorough assessment of this Application, we would appreciate any such request to be issued well within the initial 28-day preliminary assessment period. Should such request be issued, our team will aim to respond without delay.

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7. Planning Policy Framework

7.1 Relevant Planning Policy

Clause 02	Municipal Planning Strategy
Clause 02.03-1	Settlement
Clause 02.03-5	Built environment and heritage
Clause 02.04	Strategic framework plans
Clause 12.06-1S	Urban Forests
Clause 13.05-1S	Noise management
Clause 13.07-1L	Land use compatibility – Greater Dandenong
Clause 15.01-1S	Urban Design
Clause 15.01-1R	Urban Design – Metropolitan Melbourne
Clause 15.01-1L	Urban design – Greater Dandenong
Clause 15.01-2S	Building design
Clause 15.01-2L	Building design – Greater Dandenong
Clause 15.01-2L	Environmentally Sustainable Development
Clause 15.01-5S	Neighbourhood character
Clause 17	Economic Development
Clause 17.01-1S	Diversified Economy
Clause 19.02-2S	Education Facilities

7.2 Planning Policy Response

As described at Clause 02.01 – *Context*, the City of Greater Dandenong covers an area of 129.6 square kilometres within the Southern Region of Metropolitan Melbourne.

The resident population of Greater Dandenong is over 160,000 (Victoria in Future, 2019), and the municipality is the most culturally diverse locality in Victoria, with residents from over 150 different birthplaces.

The vision for the municipality relates to the following key themes:

- *Nationally and internationally competitive city*
- *Central Dandenong as the sustainable economic heart*
- *Housing diversity and choice*
- *Inclusivity, cosmopolitan and multicultural lifestyle*
- *Green wedge values*
- *Healthy community*
- *Easy and equitable access to services*

The Site is located approximately 2.3km south-west of the Keysborough-Parkmore Major Activity Centre along Cheltenham Road.

As an established area, the township benefits from existing services, facilities, transport infrastructure and the open space character associated with various parks, reserves, and surrounding green wedge/special use-zoned areas.

Lighthouse Christian College is community infrastructure supported by relevant planning policies. Critical to economic prosperity, Education Facilities are encouraged to respond to demographic trends and demand.

Non-residential uses must avoid loss of amenity for surrounding residents and make a positive contribution to the character of the area. The General Residential Zone allows for schools at appropriate locations, and any development needs to respect the neighbourhood character of the area.

A Sustainability Management Plan (SMP) has been prepared to satisfy the *Environmentally Sustainable Design* requirements at Clause 15.01-2L. As described within the SMP, the development achieves a BESS score of 64%, achieving the minimum 50% benchmark for best practice.

The development incorporates solar panels, rainwater tanks, electric facilities, double glazing, air-conditioning units, LED lighting, bicycle parking and other ESD measures as detailed.

Clause 19.02-2S - *Education facilities*, supports the expansion and upgrades of new schools, recognising the built form of schools as different to dwellings and strengthening the integration of schools with surrounding transport networks, and introduced Clause 53.19 - *Non-Government Schools*.

Improvements through the provision of a physical education and multi-purpose hall within the college, which is a facility currently not provided onsite, is broadly supported by those policies outlined above. The hall will enhance the educational offering to all students and the teaching environment for staff and is designed to meet the evolving needs of the college community.

When considering the proposed siting of the hall being a reasonable distance away from nearby residential properties, and the existing stand of trees to be retained along the eastern boundary, the hall is not expected to result in any adverse amenity impacts to neighbouring land.

Acoustics have been considered and an acoustic barrier proposed, in consultation with Renzo Tonin and Associates, to the eastern side of the proposed location of the air conditioning units. The 3.5m high barrier will help mitigate noise impact to neighbouring residences.

Matters of bicycle parking have been considered as appropriate and no variation to the statutory requirements is sought through this application. 10 bicycle spaces are allocated adjacent to the existing GPLA building.

8. Zone Considerations

Pursuant to Clause 32.08-9 a permit is required to construct a building or construct or carry out works for a Section 2 including an 'education facility'.

The relevant decision guidelines are addressed below of which we respond:

– *The Municipal Planning Strategy and the Planning Policy Framework.*

The proposal responds to the broad strategic directions included within the Planning Policy Framework whilst making efficient use of existing infrastructure and supporting services.

– *The purpose of this zone.*

The Zone, amongst other things, seeks to 'allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'

We submit that the Application as proposed will enhance the existing educational use and associated infrastructure on site.

– *Whether the development is compatible with residential use.*

The existing college is positioned within a residential setting and has a long history in the community. Notably, the college was established prior to the establishment of the surrounding residential estates.

The proposed development is sited within a part of the Site presently used as a soccer and football field; whereby physical education and recreational activities occur.

Whilst the proposed building is located within proximity to adjoining residential land to the south and east, due consideration has been given to the protection of existing amenity by way of consideration to tree protection for landscape softening, visual bulk mitigated via façade articulation and cladding detail, and noise emissions mitigated by acoustic barriers.

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The proposed hall will not be highly visible from Springvale Road. Importantly, the roof forms to the building are lower in height to those rooms along the eastern and southern sides of the two main sports courts. The primary extent of building height occurs to roof over the two sports courts which is setback further from the neighbouring residential interfaces.

– *Whether the use generally serves local community needs.*

The college attracts students from the immediate area as well as further afield, but generally from within the local community. The purpose of this Application is to enhance the College's offering to the existing school community.

– *The scale and intensity of the use and development.*

The proposed form and scale of the new works is generally in keeping with the existing built form character of across the site. There is no proposed increase to existing or staff student numbers.

– *The design, height, setback and appearance of the proposed buildings and works.*

The proposed design, height, setbacks, and appearance of the new building have been a direct response to the existing opportunities and constraints of the Site and considerations of nearby residential dwellings.

Not exceeding two storeys in form, the heights and external materiality provide a respectful and considered response to the neighbouring residential setting, whilst presenting a contemporary architectural feel.

The General Residential Zone applies a mandatory maximum building height of 11 m and three storeys for a dwelling or residential building. The proposed new works sit comfortably below that, only marginally exceeding 9m above existing ground level to the central roof ridge. The height then lowers.

To the east, the building setbacks vary due to the layout of the building and angled nature of the boundary. The setbacks allow an adequate sense of separation from the neighbouring residences and allow for the retention of the existing eucalypt trees which will help soften the form.

Setbacks to the north are generous. The setback to the southern boundary is also generous, again noting that the taller roof height occurring to the two courts is inset and setback further.

– *The proposed landscaping.*

Ample landscaping space remains available across the Site and around the proposed hall location. New and existing landscaping in and around the Site will integrate well together.

– *The provision of car and bicycle parking and associated access-ways.*

Existing car and bicycle parking is established, noting that there is no proposed increase to student or staff numbers.

10 new student bicycle parking spaces will be allocated to the eastern side of the existing GPLA building to further encourage the alternative transport mode.

– *Any proposed loading and refuse collection facilities.*

Bins will be provided within the building, and the existing waste collection arrangement for the college will remain in-place. Loading and unloading remains unchanged. Accordingly, we submit that a Waste Management Plan is deemed not required.

– *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Matters of traffic remain unchanged as a result of the proposal, as there is no proposed increase to student capacity. The existing car park and accessways will remain.

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9. Particular Provisions

9.1 Clause 52.05 – Signs

The purpose of this clause is as follows:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

The Site is within Category 3 – High amenity areas. A permit is required for a business identification sign and for internally illuminated signage (Section 2).

The western elevation plan nominates a Lighthouse Christian College logo sign, located 5.32m high on the wall, measuring 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.

We submit that the sign is entirely suitable in context and will not be visually bulky nor offensive.

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9.2 Clause 52.06 – Car Parking

This provision applies to an increase in the floor area of an existing use. However, there is no permit trigger in this application as the number of students is not proposed to be increased being the 'measure' for an Education Centre.

As previously articulated, existing parking and access arrangements remain in-place and will not be impacted by the proposed location of the hall. Loading and unloading remains unchanged.

9.3 Clause 52.34 – Bicycle Facilities

The purpose of this provision is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

The floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

In this application, as there is no proposed increase to the bicycle parking 'measure' for Education Centre being the number of employees and the number of full-time students, there is no additional statutory rate required for bicycle parking.

Regardless, 10 new spaces are being provided to further encourage the alternative transport mode.

9.4 Clause 53.18 – Stormwater Management in Urban Development

The purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 53.18-5 – *Stormwater management objectives for buildings and works* calls for consideration of Standards W2 and W3.

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

And,

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

We refer to the accompanying SMP which evidences an acceptable stormwater management response. Stormwater management elements include:

- Environmentally Sustainable Development (ESD), achieving a Built Environment Sustainability Scorecard (BESS) rating of 64%, exceeding the minimum 50% benchmark score.
- Discharge to existing stormwater and sewer infrastructure.
- Rainwater harvesting, with rainwater tanks (minimum 50,000L) that will capture rainfall from 2000m² of the roof surface.
- WELS rated appliances.
- Gas free development, utilising electric facilities
- 70KWh of solar panels
- Reverse cycle air conditioning
- LED lighting and motion censored external lighting
- Double glazed windows and doors

- Provision of bicycle parking
- Recycling and waste bins
- Low VOC materials

Through these elements, among others described within the SMP, we say that the objectives at Clause 53.18-5, including Standards W2 and W3 have been met.

9.5 Clause 53.19 – *Non-Government Schools*

The purpose of this provision is:

- *To facilitate new non-government schools.*
- *To facilitate upgrades and extensions to existing non-government schools.*

This provision applies to:

- *An application under any provision of this scheme, other than a VicSmart application, 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.*

As expressed within Section 5.3 of this Report, pursuant to Clause 53.19-2:

- *An application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.*

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10. Conclusion

Lighthouse Christian College seek to enhance the existing offering afforded to the site, by way of a new physical education and multi-purpose hall located to the eastern side of the Site.

Planning approval is required pursuant to the Zone and for the installation of signage.

The Minster for Planning is the Responsible Authority. We anticipate public notice to neighbouring owners and occupants and referral to the City of Greater Dandenong. The application is exempt from third party review rights at the Tribunal.

The proposed development is responsive to the surrounding residential setting and ensures significant canopy trees are protected. One deciduous tree is nominated for removal nearby the existing caretaker’s residence which does not require a permit. Ample space remains available for new landscaping.

Matters of bicycle parking, acoustics, ESD incorporating stormwater management and vegetation protection have all been factored into the design response and comprehensive planning application.

We submit that infrastructure improvements to an existing education facility within an established mixed-use area along a key transportation corridor, to meet the existing and evolving college community needs, is entirely consistent with the planning policy framework and is most worthy of support.

We look forward to working with the Department of Transport and Planning (on behalf of the Minister for Planning) toward a prompt and favourable determination.

Appendices

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Appendix A. Context Maps

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Appendix A

Context Maps

Development Zone



Aerial Map

927-937 Springvale Road, Keysborough
Source: Landchecker, February 2026

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Appendix A

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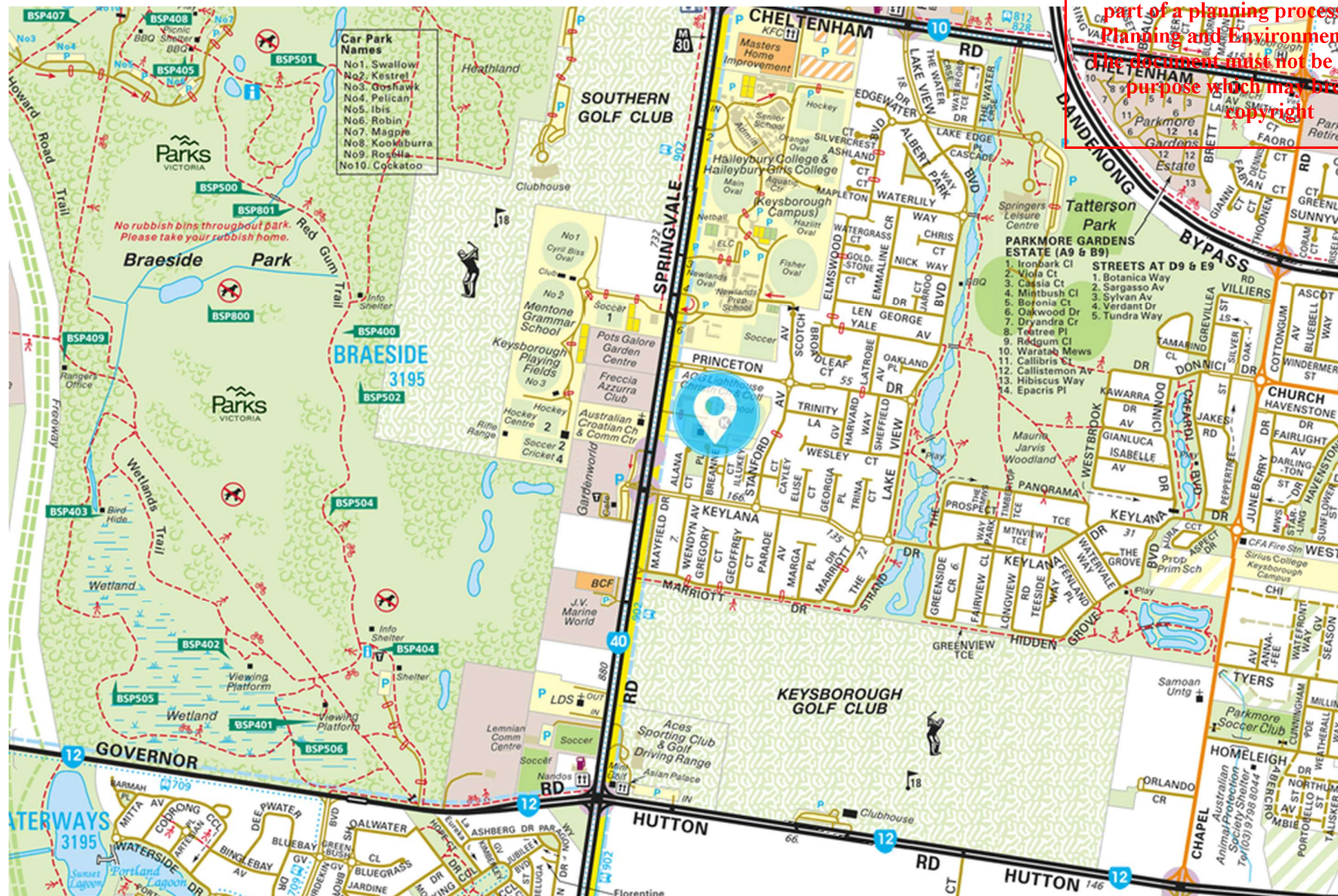
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Part Site – Proposed Development Zone (birds-eye view)

927-937 Springvale Road, Keysborough

Appendix A



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Street Directory Map

927-937 Springvale Road, Keysborough

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927-937 Springvale Road, Keysborough

Appendix B. Site Images **ADVERTISED PLAN**

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Appendix B

Site Images



1. Facing east towards existing drama and maintenance buildings, at the corner L-turn at the end of the internal driveway.



2. Facing west back towards Springvale Road. Existing covered sports court to the right-hand-side of the image.

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3. Facing east towards proposed location of new hall. Existing sports field.



4. Facing north across sports field.

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5. Facing north-east across sports field.



6. Facing south-east across sports field, proposed location of hall.

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7. Facing south towards existing caretaker's residence.



8. Facing south along exit driveway, leading to Breanne Place.

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9. Facing east towards maintenance building.



10. Existing caretaker's residence.

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11. Facing south towards southern residential interface.



12. Facing east towards eastern residential interface.

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13. Facing east towards eastern residential interface.



14. Facing north-east across proposed location of hall.

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