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23 May 2024

The Hon Sonya Kilkeny MP
Minister for planning
stateplanningservices@delwp.vic.gov.au

Planning permit application
585 Bald Hill Road Nar Nar Goon 3812
Chairo Christian School

Dear Minister

We are providing planning assistance in this matter to the permit Applicant and advise the following.

By way of background the applicant earlier submitted a permit application T240058 PA for this proposal to Cardinia Shire Council however it was discovered during that process that the Minister is the relevant Responsible Authority under cl 72.01 of the Cardinia Planning Scheme as the development cost exceeds \$3M. The application now submitted to you includes material earlier submitted to Council following its further information request and preliminary comments.

Site

The subject site is a rectangular-shaped parcel situated east of Pakenham in a rural setting near the town of Nar Nar Goon. The context including an aerial photograph can be viewed on the VicPlan website (Standard Parcel Identifier 2\PS410867). The site is developed and used as the Pakenham campus of the Chairo Christian School. The school has operated on the site for some 26 years. It provides education at early learning level, and primary and secondary school levels through to year 12. The existing school enrollment is 818 with 97 staff full-time equivalent. The existing early learning enrollment is 69 in shifts of 25 at any one time. Accordingly the dominant existing use is school (primary and secondary) with the existing early learning facility ancillary to the primary school. It has been the longstanding credo and practice of the Chairo Christian Schools to co-locate and integrate early learning facilities with primary school facilities. The State Government is providing funding opportunities for such proposals in line with its policy to co-locate an early learning facility with all new Government primary schools and to encourage private schools to provide such facilities.

Proposal

The proposal is a building and works (including vegetation removal) for an early learning centre associated with the existing school use in accordance with the submitted plans. The proposal provides improved early learning facilities on the site to satisfy modern standards and growth in this region. The proposal could serve 99 students at any one time.

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The proposal is sited as indicated, well setback from the nearest site boundary and adjacent land use. Additional car parking is proposed as indicated. External materials are as indicated. An arboricultural assessment by Greater Gippsland Tree & Garden Care is submitted. The existing water and waste-water management arrangements for the site can accommodate the proposal. The site is connected to the reticulated electricity supply.

Zoning (Cardinia planning scheme)

The site and adjacent land is in a Green Wedge zone schedule 1 (GWZ1). The site fronts and takes access from Bald Hill Road, a Transport zone 3 (significant municipal road). There are no overlays affecting the site. The site and adjacent land is in a designated bushfire prone area.

Permit triggers

cl 35.04-5 Building or works associated with a section 2 use (primary school)

cl 52.17-1 Native vegetation removal

Decision guidelines

(cl 35.04-6)

Policy (as most relevant to the application)

cl 19.02-2S PPF /Community infrastructure /Education facilities

Objective: To assist the integration of education and early childhood facilities with local and regional communities.

cl 21.05-6 MSS /Infrastructure /Community services and facilities

...It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs....

Yours faithfully

John McDill, Director City Consulting Pty Ltd urban planning