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Ruby Dawes-Robb
Senior Planner, Development Approvals & Design
Department of Transport & Planning
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Planning permit application PA2402948 Cardinia planning scheme
585 Bald Hill Road Nar Nar Goon 3812, Chairo Christian school campus
Response to further information requirement

Dear Ruby Dawes-Robb

We continue to provide planning assistance in this matter to the permit Applicant. Further to your email to the Applicant dated 21 June 2024 the following information is submitted. The numbering below corresponds with your email.

1. In the circumstances the Applicant is seeking an extension of the earlier issued Metropolitan Planning Levy Certificate. Either way a valid certificate will be submitted under separate cover when this is available.

2,3. The site is an existing education campus comprised of early learning, junior, middle, and senior school levels up to year twelve. The proposal is for a replacement early learning facility to satisfy modern standards and growth in the region. Confirming that the proposed facility would be ancillary to and carried out in conjunction with the existing primary school on the campus, as is already the case for the facility being replaced. The relationship between early learning and primary levels has existed on this campus for over twenty years and accords with the longstanding credo and practice of Chairo Christian Schools to operate early learning together with their primary schools. The proposed facility is to be integrated into the campus and so would be an unlikely fit for an independent operator. Early learning in the proposed sense is a foundation for school learning, as distinct from child minding in a general stand-alone commercial facility.

4 In relation to permit triggers a) the proposed early learning facility does not involve reduced car parking; b) student & staff numbers are not otherwise relevant as a trigger; and c) the permit exemption in cl 52.17-7 applies because any native vegetation in the affected area was planted by the School. As previously advised building and works is a trigger.

5 Previous planning permits for the site as relevant are being obtained from School records for submission under separate cover when available. At this stage there does not appear to be a master plan of official status for the campus. The days and hours of operation of the proposed facility will be within routine primary school operating times with after school care available to 6.30pm. The proposed facility could serve up to 99 children at any one time.

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6&7 Updated plans, elevations and materials schedule prepared by the project Architect are submitted.

8 Rubbish is routinely collected throughout the campus on school days using a small utility vehicle. Storage skips are located on the opposite side of the property so any bulk collection vehicle does not directly affect this proposal.

9 &10 Updated landscaping and tree information is submitted.

11 Signage is not proposed in this Application. There is no change to the existing site identification signage at the campus frontage.

12 Refer separate Car parking & traffic commentary & opinion.

13 Policies considered most relevant are as follows:

cl 21.05-6 LPP /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....

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

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

The campus is a long established education centre serving the region. The State Government is providing funding opportunities 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.

cl 15.01-6S VPP /Built environment /Design for rural areas

Objective: To ensure development respects valued areas of rural character.

cl 22.05 LPP /Western Port green wedge policy /precinct 3, the railway precinct

The precinct vision includes ... provide a sensitive transition from urban townships to green wedge land ...

The campus is in a rural setting between Pakenham and Nar Nar Goon within a Green Wedge zone. The most relevant policy direction in this case is retention of the rural character of the precinct. The scale and character of the proposal and its compatibility with the existing campus and adjacent land uses is consistent with that policy direction.

In the event that further clarification of any points is required an extension of the nominated time limit to allow for reply is requested.

Yours faithfully

John McDill, Director City Consulting Pty Ltd urban planning