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# Town Planning Response

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Maranatha Christian School:  
School Enhancement (Block D & ELC)

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# Executive Summary

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### Background

Applicant	Maranatha Christian School C/- Town Planning & Co. Pty Ltd
Property Address (Subject Site)	104 Reema Blvd, Endeavour Hills
Property Description	Lot 1000, Plan of Subdivision 139732 Volume 9492 Folio 117
Relevant Application History <i>(Department of Transport &amp; Planning)</i>	Planning Permit PA2302600: <i>Stage 3, expansion</i> Planning Permit PA2101219: <i>Stage 2, expansion</i> Planning Permit PlnA00493/19: <i>Stage 1, expansion</i>
<i>(City pf Casey)</i>	Planning Permit VS25-0239: <i>Internal road &amp; removal of canopy trees</i>

### Application Details

Description of Proposal	The development of buildings and works associated with a non-government school and the removal of canopy trees.
Permit Trigger/s	Clause 32.08-10 – <i>Buildings and works associated with a Section 2 use.</i> Clause 52.37 – <i>Canopy trees.</i>
Cost of Development	\$10.906 million
Metropolitan Planning Levy	MPLCERT002855
Responsible Authority	The Minister for Planning, pursuant to Clause 72.01-1.

### Cultural heritage

Traditional Custodians	Bunurong / Boonwurrung people
Area of cultural heritage sensitivity	No.

### Planning Context

Relevant Planning Scheme	Casey
Zone	General Residential Zone 1 <i>Abuttal Zone: Public Park &amp; Recreation Zone (south-west)</i>
Overlays	NIL
Particular Provisions	Clause 52.06 – <i>Car Parking</i> Clause 52.34 – <i>Bicycle Facilities</i> Clause 53.19 – <i>Non-Government Schools</i> Clause 52.37 – <i>Canopy Trees</i>
Relevant Exemptions	Clause 62.02-2: <i>Demolition</i> Clause 62.02-2: <i>Furniture &amp; Landscaping associated with an education centre</i> Clause 53.19-2: <i>Notice &amp; Review</i>

### Referrals & Consultation

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

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# The Proposal

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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:

- 'Development of buildings and works associated with existing education facility (non-government school) in a General Residential Zone and removal of canopy trees'.

Planning approval is sought pursuant to:

- Clause 32.08-10 – *Buildings and works associated with a Section 2 use.*
- Clause 52.37 – *Canopy trees*

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 quadrant of the site, involves:

- The development of alterations and additions to existing 'Block D' including partial demolition and development of a two-storey addition, extending east of the existing building.
- The development of a new two-storey (including basement) early learning centre (ELC), to the north-east corner of the Site.
- A storage shed to the north of the ELC.
- Removal of canopy trees to necessitate the proposed development.
- Reconfiguration of existing car park layout near the proposed works.
- Earthworks and landscaping to facilitate and necessitate the proposed works and their integration with the existing site context.

This application relies upon the development plans prepared by *Co.Op Studio*, Project No. 100387, dated 11 March 2026 together with accompanying consultant plans and reports as referred to (where appropriate) throughout this response. *Alterations and additions to 'Block D'*

Alterations and additions to Block D are proposed to enhance the general learning area (GLA) offering. The works include:

- Partial demolition (east of the existing building)
- New ground floor addition of approx. 365m<sup>2</sup> (finished floor sitting at RL 83.160), with entry from the north, providing for a formal entry foyer, science lab, general classroom, locker area, staff room, meeting room and cleaner closet.
- First floor addition, sitting atop the new ground floor addition, with an area of approx. 358m<sup>2</sup> and finished floor level of RL 86.51, providing for 3 general classrooms, a staff room and cleaner closet.

Featuring curved brickwork, the quality architectural response is respectful and complementary to the existing Block D building of brick construction. The new additions stand at 7.4m above natural ground level with a maximum RL (Roof level) of 90.424.

To respond to the level changes around the building, a new ramp and steps are provided to the north to ensure ease of access to the first floor, and a retaining wall to the east to a maximum height of 2.5m.

### *Development of a new Early Learning Centre (ELC)*

A new ELC is proposed to the north-east of the site, with the existing wellness centre (previously used as a dwelling) and sheds demolished to necessitate the new building.

The new building features:

- A basement (lower floor) level of approx. 846m<sup>2</sup> providing for 29 car parking spaces, rainwater storage areas (tank and pump), bin storage area, general storage area, lift and stairs to the upper floors. The finished floor level sits at RL 85.00.
- An upper floor level of approx. 720m<sup>2</sup> plus a north facing outdoor covered area of approx. 166m<sup>2</sup>. The internal layout provides for 3 early learning rooms, a waiting and lobby room, two (2) offices, cleaner closet, laundry, staff room, kitchen, storage and amenity rooms. A circulation area runs south and west of the building with stairs and lift providing convenient access to the lower level (basement).
- A south-west facing veranda frames the entrance to the ELC.

- The building adopts a quality architectural response, with external material and finishes responding to the function of the building (ELC)
- The respectful roof form falls to the north where the building faces neighbouring dwellings to the north (>16m setback), and to the east, where the building hugs the side boundary (<1m setback).
- The outdoor play area is orientated north, framed by the side boundary (east), side boundary (north) and the existing arts building (west).
- Within the setback to the east, there will proposed gravelled pathway for maintenance access between the eastern ELC wall and the existing boundary fence, which is to be retained.
- The ELC features a maximum building height of 8.273m above existing ground level with a maximum RL (at top of roof pitch) of 94.756.

Storage Shed

A modest storage shed is proposed north of the ELC, positioned 1.1m off the northern boundary. With a length of 7.35m, width of 4.1m and height of 2.81m, the shed sits comfortably into the site.

Removal of Canopy Trees

The application presents the removal of 9 trees from the subject site, 4 of which trigger planning consideration pursuant to Clause 52.37 – *Canopy Trees* labelled as trees T5, T6, T8 and T9 in the accompanying Arboricultural Impact Assessment (*Chatfield Arborists & Consultants, March 2026*).

- Tree T5 is an exotic *Pittosporum tenuifolium* (Kohuhu), standing at 7m high with a low significance value.
- Tree T6 and T8 are exotic *Syagrus romanzoffiana* (Queen palm), standing at 8m high each with a low significance value.
- Tree T9 is an exotic *Washingtonia robusta* (Mexican fan palm) standing at 8m high with a low significance value.

The trees nominated for removal that do not trigger planning consideration include trees T25, T26, T27, T28, T29 – all exotic and not large enough to meet the ‘canopy tree’ definition at Clause 52.37, noting they are all <5m in height.

No native tree is nominated for removal.

All vegetation on neighbouring land within proximity to the new development will be retained and protected in accordance with Australian Standard AS4970:2025 – *Protection of trees on development sites*.

Encroachment to into neighbouring trees will result, including minor and moderate encroachments, not exceeding 20% into the tree protection zones (TPZ’s).

The encroachments are considered appropriate and the permit applicant accepts a Condition calling for a Tree Protection Management Plan (TPMP) with respect to trees T19 and T24 (both located to the adjoining road reserve ‘*Hallam North Road*’, east of the proposed development).

Car Park Reconfiguration (East)

To necessitate the proposed works, the existing car parking arrangement will be altered, resulting in a net increase of 20 car parking spaces across the Site provided for within the ELC basement car park and at grade east of Block D and south of the ELC.

The car parking arrangement and swept path layout has been informed by the appointed traffic engineer. We refer to the accompanying Traffic Impact Assessment prepared by *Traffix Group, March 2026*.

Earthworks and Landscaping

Necessary earthworks and complementary landscaping is proposed around the development area, with the accompanying Landscaping Plan (*Site Image, 5 March 2026*) incorporating raingarden, rock garden and general planting elements.

All earthworks will be appropriately stabilised and battered, and retaining walls engineer designed, to the satisfaction of the Responsible Authority.

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## 2. About Maranatha

Maranatha Christian College has a long history within the Casey region with the first school officially open in 1970. *‘Through both the academic and co-curricular program, children are encouraged to pursue excellence in all they do. To be a student at Maranatha means to access opportunity - the opportunity to learn, the opportunity to develop, the opportunity to serve, the opportunity to grow and the opportunity to excel’.*

Currently, the school offers ELC-Year 6 at the Officer Campus and ELC-Year 12 at the Endeavour Hills Campus. This Application relates exclusively to the Endeavour Hills Campus. A summary of the school’s growth and adjustments over time can be briefly summarised as:

- 1970, the first school was officially open in Doveton.
- 1983 the Endeavour Hills site began catering for secondary classes at Maranatha.
- 1990 Year 5 and 6 were moved from Doveton to Endeavour Hills as enrolments grew beyond capacity.
- 2006 the Endeavour Hills site reached its highest number of students (645) and the school opened another site in Officer, hoping to serve families in the growth corridor.
- 2016 With insufficient enrolments at the Officer site, the school closed Year 6 to 12, operating an Early Learning Centre (ELC) to Year 5. These students (Year 6 to 12) were transferred to the Endeavour Hills site.
- 2018 Year 6 was returned to both Officer and Doveton sites.
- 2020 Construction of Stage 1 at Endeavour Hills – *Junior School/ELC*
- 2020 handover of the Doveton Site (from Maranatha Christian School to Minaret College).
- 2022 Construction of Stage 2 at Endeavour Hills – *STEM building and supporting amenities.*
- 2024-2025 Construction at Endeavour Hills including dome to basketball courts and maintenance shed (by others), and Stage 3 at Endeavour Hills – *Junior School Building.*
- 2026 Approval of new internal road layout (scheduled for completion by end of 2026) and prior to commencement of the works proposed in this development application.

## 3. The Rationale

*‘The proposed Early Learning Centre (ELC) project seeks to relocate the existing Doveton ELC to the Endeavour Hills campus, consolidating the school’s early learning and primary facilities onto one site.*

*The current ELC [at Doveton] is no longer located adjacent to the primary school and operates in relative isolation from the broader school community. Relocating the ELC to Endeavour Hills will bring the majority of students together on a single campus (with the exception of the Officer campus), strengthening community connection and improving continuity between early learning and primary education.*

*Furthermore, the Victorian Government’s ‘The Best Start Best Life’ reforms will mean increased contact hours for ELCs. Without the new building, we will need to reduce services to several communities in which childcare places are lacking.*

*To enable the new facility, the existing Wellbeing Centre will be demolished and the maintenance sheds relocated, creating a suitable footprint for the ELC building.*

*The project will also improve parking provision on site, with the inclusion of an underground car park and adjacent surface parking, increasing the total number of spaces available.*

*The demolition of the Wellbeing Centre will create demand for replacement accommodation elsewhere within the school.*

*As part of the project, an extension to D Block is proposed to provide additional General Purpose Learning Areas (GPLAs), office spaces, and a new science room to alleviate existing timetable pressures. The extension will also allow for the removal of an aged portable building that is nearing the end of its useful life’.*

– Maranatha Christian School.

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# 4. Site & Site Context

## 4.1 Title Particulars

The Site is formally known as Lot 1,000 on Plan of Subdivision 139732 contained within Volume 09468 Folio 322.

An easement identified as E1 / L1 affects the site for the purpose of gas supply and runs between the Reema Boulevard access point and the south-eastern aspect of the site. The title is burdened by a Caveat to the benefit of United Energy Distribution relates to the easements identified on the title plan.

To the best of our knowledge, there are no registered easements located within proximity to the proposed development zone.

## 4.2 Site Description

*Maranatha Christian School* is located across 104 Reema Boulevard, Endeavour Hills. Positioned on the north side of Reema Boulevard, west of Hallam North Road, the site is currently used and developed as an education facility.

The school area, when combined, affords a generous land holding of approximately 5 ha. Development works as proposed relate to 104 Reema Boulevard (the Site) in isolation.

That part of the site subject to the proposed development works is to the north-east of the Site, east of existing school buildings (Block D and Arts building), with the outdoor play area to the ELC positions to the north-east corner of the Site.

Boundary fencing to Hallam North Road, 5 Sulky Court and 6 Sulky Court is framed by existing timber paling fencing. Mature trees to the generous Hallam North Road reserve stand up to 11m high.

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## 4.3 Site Context and Neighbourhood Character

The Site abuts Reema Reserve to the south-west with Gleneagles Secondary College beyond, and the First Romanian Baptist Church positioned to the east, resulting in a public use 'hub' of sorts.

The surrounding residential area is of a suburban nature, with development understood to date back to 1980's or thereabouts. Residential lots within proximity to the proposed works typically comprise of single dwellings on a lot and the average lot sizes generally ranging between 600 – 700sqm with lots to Sulky Court ranging between 600 – 1,100sqm.

When considering the residential interface with the proposed development, the project area is south of 5 Sulky Court, south / south-east of 6 Sulky Court, and west Hallam North Road (road reserve and pedestrian link).

5 Sulky Court affords an area of approximately 1,100sqm, a rear boundary length of approximately 28.3m where it meets the school site. The existing dwelling is setback approximately 12m from the rear boundary with detached outbuildings positioned to the south-east of the Site. 6 Sulky Court affords an area of approximately 630sqm with a rear boundary length of approximately 30m. The existing dwelling is positioned approximately 4-5m from the rear boundary. The Hallam North Road reserve features a formal pedestrian path and established trees running along the west of the path.

Whilst vehicle access to the School is via Reema Boulevard, a road forming part of the local road network, Hallam North Road is a local arterial road affected by Transport Road Zone 3 connecting to Heatherton Road to the South.

More broadly, the Site is located on the fringes of Melbourne's south-east growth corridor which continues to accommodate significant population increases. Located in a General Residential Zone (GRZ1) the land is not currently affected by any planning overlays.

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

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## 4.4 Cultural Heritage Sensitivity

We acknowledge the traditional owners of the land.

As the Site is not located within a mapped area of cultural heritage sensitivity and the application relates to an established land use (*prior to the introduction of the Aboriginal Heritage Act 2006*) we interpret that a mandatory Cultural Heritage Management Plan is not required.

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## 4.5 Permit History

The established use of the land is 'Education Centre' (Maranatha Christian School) as evidenced by the various planning approvals issued over the years with the school records for approvals dating back to 1984.

A summary of historic permits on file relevant to the Endeavour Hills campus is illustrated within the Table to follow and a copy of each permit listed is provided accompanies this Application for completeness.

Permit Ref	Date issued	Permit description
L84/64	14.11.1984	'Erection of six (6) classrooms'
P699/90	19.12.1990	'The erection of a store room'.
P225/91	17.07.1991	'The erection of two relocatable classrooms'.
P374/91	28.10.1991	'The erection of a Shed'.
P484/91	20.02.1992	'The extensions to an educational establishment'.
P331/92	7.09.1992	'The use and development of a toilet block and music classroom for Maranatha Christian Secondary School'.
P938/98	23.03.1999	'Construction of Addition to an Existing School'.
P803/99	23.12.1999	'Construction of additions to the school (multi-purpose hall), minor earth works and removal of native vegetation'.
P600/01	1.11.2001	'Alterations to Classroom'.

P339/01	16.11.2001	'Buildings and Works (portable Classroom) to be used as a Special Education Facility'.
P666/01	5.12.2001	'Buildings and Works – Relocation of Portable Classrooms'.
P237/02	27.11.2002	'The construction of: an Arts education building, a cover between two existing portables and a minor extension to the science room'.

Permit Ref	Date issued	Permit description
P944/05	23.01.2006	'Development of two Bus Shelters within School Grounds'.
P480/07	23.08.2007	'Development of a Mezzanine Floor'.
P121/08	7.04.2008	'Buildings and Works'.
PlnA00493/19	18.09.2019	'Development of an Education Centre (Primary School) and associated Buildings and Works to the Education Centre (Secondary School)' – Stage 1.
PA2101219	17.08.2021	'Construction of a multi-storey building associated with the existing school in a General Residential Zone' - Stage 2.
PA23-0315	28.09.2023	'Alterations and Additions to Existing Campus (Outdoor Shade Structure)
PA2302600	27.02.2024	'Construction of a building and carry out works associated a Section 2 use (an existing school)' - Stage 3.
VS25-0009	14.07.2025	'To construct a building and carry out works for a use in Section 2 of Clause 32.08-2' – Maintenance Shed.
VS25-0239	29.01.2026	'Buildings and works associated with a Section 2 use, removal of canopy trees' – The development of a new internal access road.

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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 36.02 - <i>Public Park &amp; Recreation Zone (PPRZ)</i>

## 5.2 Permit Triggers

Clause 32.08-9	<i>Buildings and Works (Section 2 use)</i>
Clause 52.37	<i>Canopy Trees</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.

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# 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 City of Casey 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

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## 7.1 Relevant Planning Policy & Provisions

Clause 02.01	Context
Clause 02.03-1	Settlement
Clause 02.04	Strategic Framework Plans
Clause 12.06-1S	Urban Forests
Clause 13.07-1L-01	Non-Residential Uses in residential areas
Clause 15.01-1S	Urban Design
Clause 15.01-1R	Urban Design – Metropolitan Melbourne
Clause 15.01-2L-03	Environmentally Sustainable Design
Clause 17	Economic Development
Clause 17.01-1S	Diversified Economy
Clause 19.02-2S	Education Facilities
Clause 32.08	General Residential Zone
Clause 52.06	Car Parking
Clause 52.34	Bicycle Facilities
Clause 52.37	Canopy Trees
Clause 53.19	Non-Government Schools
Clause 65	Decision Guidelines

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## 7.2 Planning Policy Response

Covering an area of 396.79 square kilometres, the City of Casey has a population of 369,453 (ABS 2021 Census) and is located in Melbourne’s south-east region.

The City of Casey’s *Long-Term Community Vision 2031* articulates the community’s vision for the municipality, which is to *become a more connected, bold and resilient community*. The land use and development related Strategic Objectives to achieve this vision as expressed in the *City of Casey Council Plan 2021-25* are to:

- *Deliver sustainable infrastructure and activate places.*
- *Grow Casey’s current and emerging economies.*
- *Foster environmentally sustainable practices and work towards being climate ready.*

Endeavour Hills is identified as a *Major Activity Centre* and education facilities are promoted within these centres. The Site is also located within close proximity to the Metropolitan Activity Centres of Dandenong and Fountain Gate – Narre Warren. As an established area, the township benefits from existing services, facilities, transport infrastructure and a ‘green treed’ character. Strategic directions for established areas:

- *Encourage urban consolidation in established areas that maintains the individual characteristics of each area.*
- *Focus activity into identified activity centres and community places to create a sense of place, create physical community landmarks and focal points, and reinforce community identity.*
- *Ensure development makes a commensurate contribution to local physical and community infrastructure needed to service the development.*

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

The *Local Area Map* for Endeavour Hills – Casey Established Area 1 – Endeavour Hills, Doveton and Hallam identifies Maranatha Christian School and proposes an upgrade to Hallam North Road within the vicinity of the school.

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 has been prepared to satisfy the *Environmentally Sustainable Design* requirements at Clause 15.01-2L-03.

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 an existing educational building within the school, making efficient use of an existing development zone is broadly supported by those policies outlined above.

When considering the Application at hand and the proposed development works, the siting of the proposed Block D expansion and ELC is not expected to result in any adverse amenity impacts to neighbouring land.

The application proposes the removal of 4 exotic canopy trees, calling for consideration of Clause 52.37 and their removal is well justified when considering the low significance value of all trees.

Matters of car parking and bicycle parking have been considered as appropriate and no variation to the statutory requirements is sought through this application.

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## 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 proposed 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 school is positioned within a residential setting and has a long history in the community with the first approval registered for the Endeavour Hills Site issued in 1984.

The proposed development is sited within a part of the Site presently occupied by other building and structures. Whilst the proposed building is located within proximity to adjoining residential land to the north, due consideration has been given to the protection of existing amenity by way of consideration to privacy, visual bulk and noise emissions.

The proposed ELC when viewed from the Hallam North Road reserve will sit comfortably below the maximum canopy height of existing mature trees.

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– *Whether the use generally serves local community needs.* The proposed landscaping.

The school attracts students from the immediate area as well as the wider community. The proposed Landscaping Plan is presented with the Application, achieving a functional and attractive landscape outcome whilst allowing adequate movement between Block D and the ELC as well as a considered ELC outdoor play area. In addition to new landscaping, third party trees to the north and east of the development area will be adequately protected. New and existing landscaping in and around the Site will integrate well together.

– *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. Whilst the ELC will see an increase in early learning students, the increased intensity of use is considered both reasonable and appropriate in context.

– *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, not exceeding 9m above existing ground level.

Setbacks to the north are well considered. The new storage shed sited 1m off the northern boundary where the Site meets 5 Sulky Court reaches a modest height of 2.81 m, and when factoring the level changes, the shed sits comfortably below the existing fence height. The ELC is setback approximately 16m to the north, and Block D beyond.

We acknowledge the setback relative to the Hallam North Road road reserve (east of the proposal) and submit that the proposed setback <1m is reasonable when considering the width of the road reserve, the planted mature vegetation (reaching a height of up to 11m), retention of the existing fence and the level changes seeing the height of the building lower to the north (wall height ranging from approximately 5.5m – 2.8m, south to north along the eastern boundary).

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

Adequate provision of car and bicycle parking and safe access has been provided for, as expressed within the accompanying Traffic Engineering Assessment report. No further parking or bicycle parking (nor facilities) are called for when considering Clause 52.06 – *Car Parking* and Clause 52.34 – *Bicycle Facilities*. Aside from the statutory requirements, adequate provision of onsite carparking has been provided for within the development, noting the new basement car park to the ELC and reconfiguration to at grade car parking areas.

– *Any proposed loading and refuse collection facilities.*

The existing bin placements, loading and refuse collection facilities – situated to the east of the site near existing maintenance sheds will remain unaltered. 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 and associated amenity impacts have been addressed within the accompanying Traffic Engineering Assessment report. When considering ‘other’ amenity considerations, potential noise impacts should be considered. We refer to the original Acoustic Report prepared by *Octave Acoustics* and MEMO dated December 2025 responding specifically to this Stage of works:

*‘It is expected that there is low risk of the new development emitting unreasonable noise levels to other surrounding noise sensitive premises. Noise associated with any new mechanical plant will be assessed during the design development phase and specific noise treatments documented to ensure that cumulative noise from all base building plant does not exceed the EPR 2021 noise limits’.* – Octave Acoustics.

# 9. Particular Provisions

## 9.1 Clause 52.06 – Car Parking

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The purpose of this provisions is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

As a result of VC277 on 18 December 2025, the measure for calculating the car parking requirements for primary school, secondary school and child care centre changed to ‘to each employee’, as opposed to factoring in ‘pupil’ numbers. When reading Table 1 at Clause 52.06-5, the Site is located in a mapped ‘Category 1’ area. As expressed in the accompanying Traffic Engineering Report, the statutory car parking requirements are met and exceeded.

Notwithstanding the statutory requirements, the school seeks an outcome where the onsite provision of car parking responds to the demand. This proposed ensures that outcome.

Vic-Smart Planning Approval VS25-0239 (via City of Casey) secured in January 2026 allows for the construction of an internal road around the oval which will enhance the broader traffic movement response across the Site.

Further consideration of Clause 52.06 is deemed not required.

## 9.2 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.

As expressed in the accompanying Traffic Engineering Report (see Section 6. – Bicycle Consideration), no further bicycle facilities are called for.

We submit that the ‘as existing’ and ‘as approved’ bicycle parking spaces across the Site are considered most adequate for the Maranatha Christian School Community.

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## 9.3 Clause 52.37 - Canopy Trees

The purpose of this provision is:

- To protect and enhance canopy tree cover to support greener and cooler residential areas.
- To maximise the retention of existing canopy tree cover where no development is proposed.
- To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.
- To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria’s growing population.
- To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Clause 52.37-1 sets out definitions for canopy trees, for the purpose of assessment against Clause 52.37.

Pursuant to Clause 52.37-2, a permit is required to remove, destroy or lop a canopy tree in the *General Residential Zone*.

The application presents the removal 4 canopy trees, labelled as trees T5, T6, T8 and T9 in the accompanying Arboricultural Impact Assessment (AIA) (*Chatfield Arborists & Consultants, March 2026*).

- Tree T5 is an exotic *Pittosporum tenuifolium* (Kohuhu), standing at 7m high with a low significance value.
- Tree T6 and T8 are exotic *Syagrus romanzoffiana* (Queen palm), standing at 8m high each with a low significance value.
- Tree T9 is an exotic *Washintonia robusta* (Mexican fan palm) standing at 8m high with a low significance value.

Clause 52.37-3 outlines *Canopy Tree Requirements* that ‘should’ be met. If in the opinion of the responsible authority an application is not relevant to deciding the application, the responsible authority may waive or reduce the requirement.

Due to the non-residential use of the Site and the generous land holding, we seek to waive the minimum canopy tree requirement expressed in Table 1 to Clause 52.37-3 which calls for a canopy cover of 20% of site area.

We respond to the *Application Requirements* at Clause 52.37-6 below.

Requirement	Response
A site plan, photographs or other techniques that accurately describe: <ul style="list-style-type: none"> <li>a) The location of all canopy trees and other vegetation on the site [near development].</li> <li>b) The canopy trees proposed to be removed, including species, height and diameter.</li> <li>c) The location and details of existing and new canopy trees, including species, type, expected height and expected canopy diameter at maturity, soil conditions and proposed irrigation.</li> </ul>	<p>We refer to the accompanying Site Plan and AIA which assist to describe the Site, the location of canopy trees and trees nominated for removal.</p> <p>As presented within the accompanying Landscape Plan and Plant Schedule, 14 new trees to be planted include <i>Green Honey Locust 15m(h) x 10(w)</i>, <i>Bay Tree 10m(h) x 3m(w)</i>, <i>Lily Pily 5m(h) x 2m(w)</i> and <i>Water Gum (15m(h) x 6m(w)</i>.</p>

An explanation of why the canopy tree is proposed to be removed, destroyed or lopped and, if applicable, an explanation of why the proposal does not meet the canopy tree requirement.	<p>All canopy trees nominated for removal are required to be removed to necessitate the proposed development.</p> <p>We note that effort has been made to reduce vegetation loss and to prioritise protection of trees of moderate and high protection value.</p> <p>We consider a waiver of new canopy planting both reasonable and appropriate when considering:</p> <ul style="list-style-type: none"> <li>- The use of the Site and existing infrastructure.</li> <li>- The generous canopy cover existing across the Site.</li> <li>- The landscape values of the Site are not expected to be unreasonably impacted upon due to the removal of 4 exotic trees of low significance value.</li> <li>- A well-considered landscape response has been prepared, factoring in the function of the Site.</li> </ul>
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Details of the proposed buildings or works, including plans of the development.	Refer to accompanying development plans prepared by Co-Op Studio.
An assessment of the canopy tree prepared by a suitably qualified person, if the canopy tree is proposed to be removed or lopped due to its health or stability.	We rely on the accompanying AIA prepared by <i>Chatfield Arborists &amp; Consultants</i> .

## 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 Sustainability Management Plan (SMP) prepared by *Energy Water Environment* (6 March 2026) which evidences an acceptable stormwater management response. Stormwater management elements include:

- STORM, achieving a STORM (Blue factor) rating of 146%, exceeding the minimum 100% score.

- Discharge to Sewer, with flow fittings and fixtures designed to reduce the discharge into sewer.
- Rainwater harvesting, with rainwater tanks (minimum 5,000L) servicing the ELC building.
- Watercourse pollution, a raingarden (biofiltration system) incorporated into the sensitive landscape design response, contributing to the STORM score.
- Constructure phase stormwater pollution strategy, a commitment to incorporate a stormwater pollution reduction strategy into the Construction Management Plan.

Through these elements, 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

Maranatha Christian School seek to enhance the existing offering afforded to the site, by way of an extension to Block D and a new ELC building. Nine exotic trees are nominated for removal, including four canopy trees.

Planning approval is required pursuant to the Zone and the Canopy Tree provision.

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

The proposed development is responsive to the residential setting and ensures a considered response to the topographical constraints of the Site.

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

Due to the non-residential use of the Site and the generous land holding, we seek to waive the minimum canopy tree requirement expressed in Table 1 to Clause 52.37-3.

We submit that infrastructure improvements to an existing education facility within an established growth corridor, to meet the existing and evolving school 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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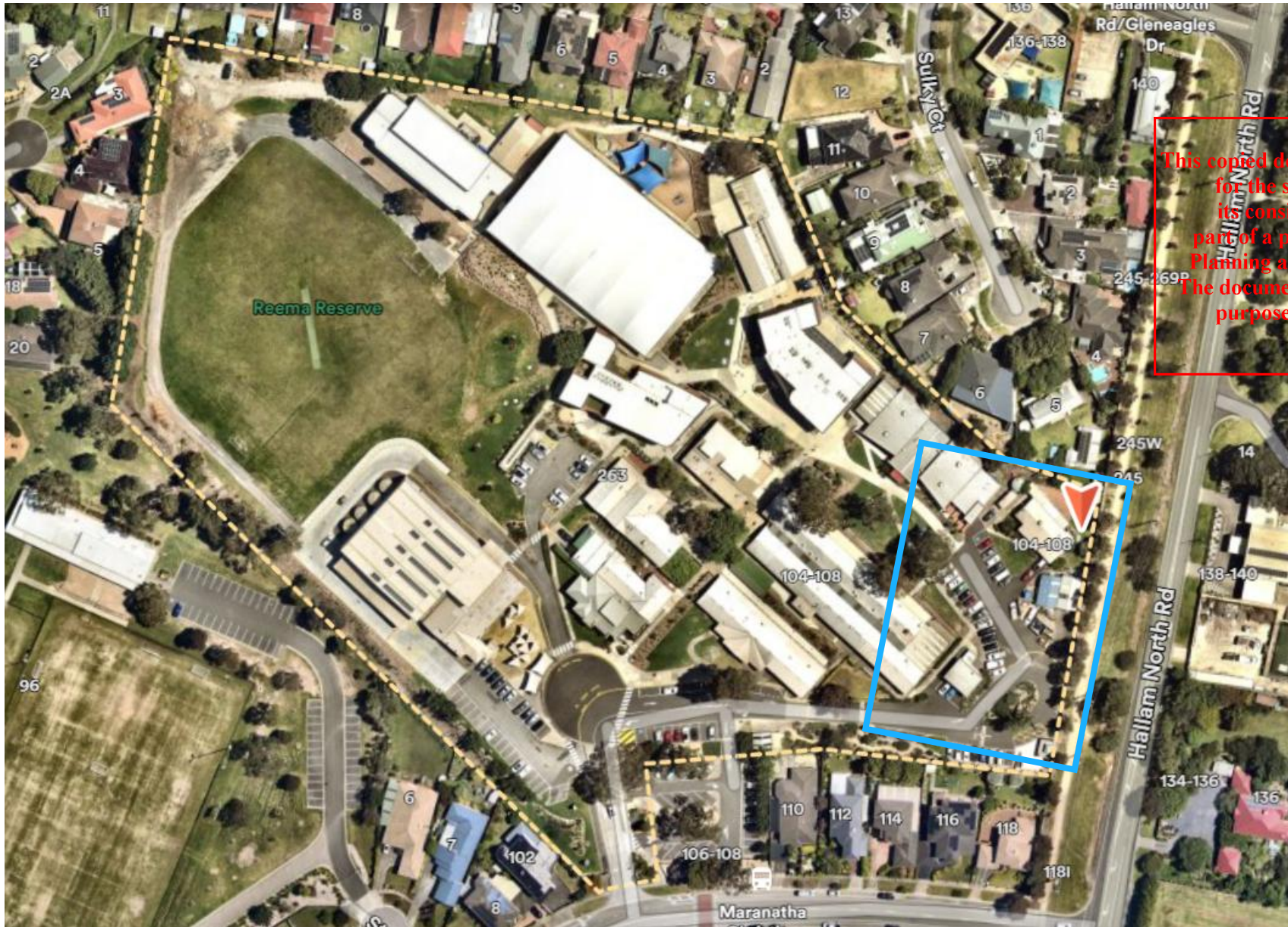
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## Appendix A. Context Maps

Development Zone



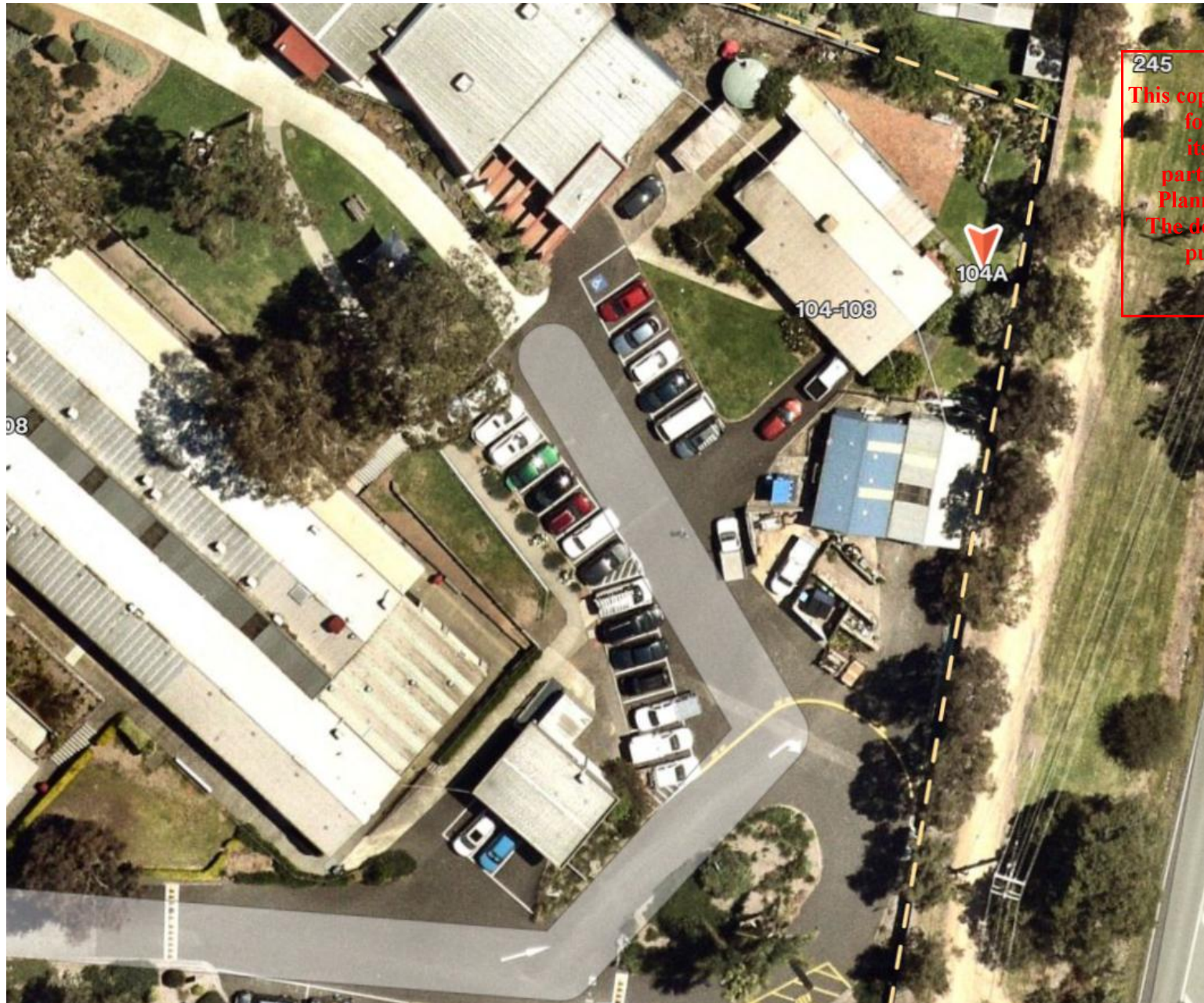
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### Aerial Map

104 Reema Boulevard ENDEAVOUR HILLS  
Source: Nearmap, December 2025

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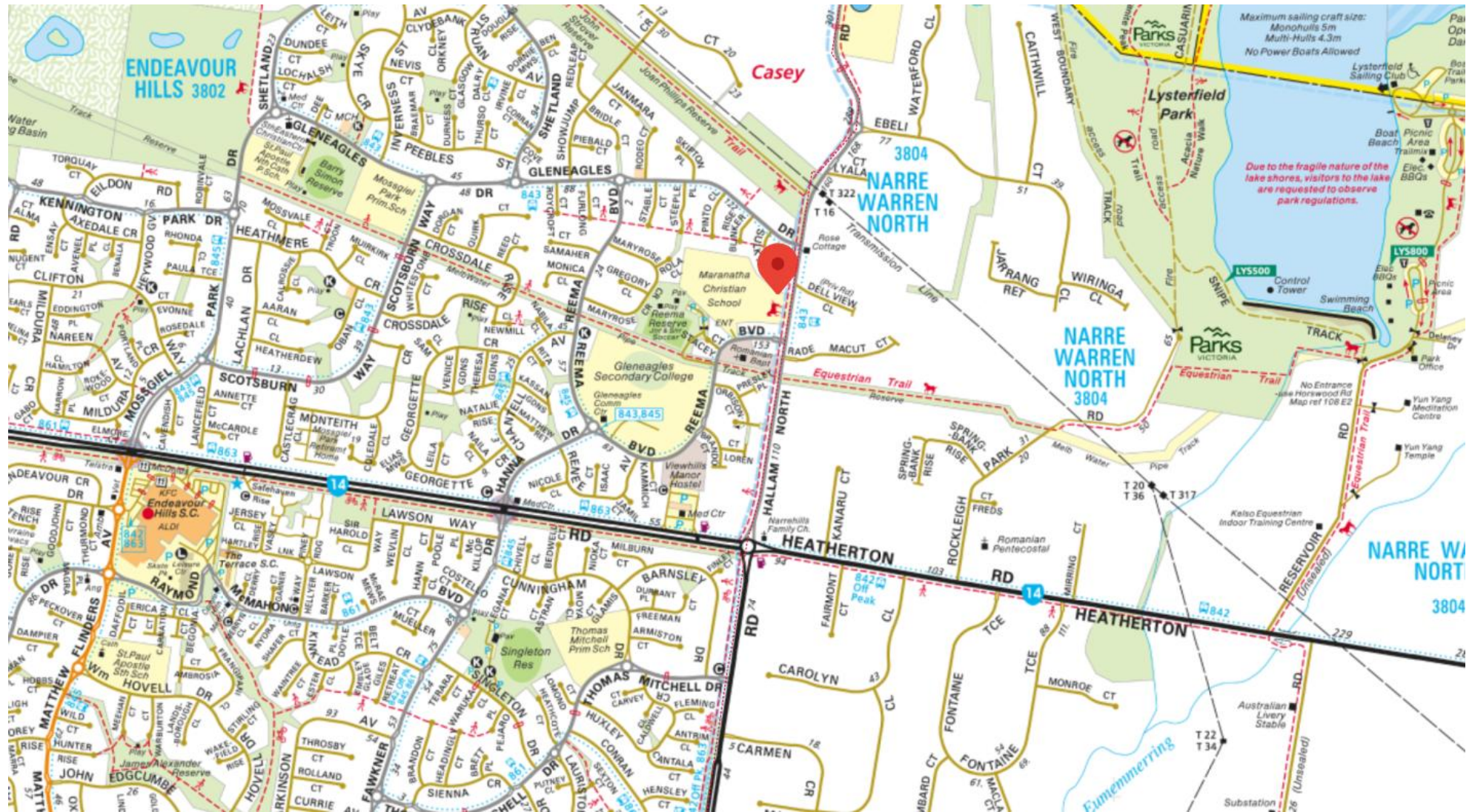


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Part Site – Proposed Development Zone (birds-eye view)

104 Reema Boulevard ENDEAVOUR HILLS



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## Street Directory Map

104 Reema Boulevard ENDEAVOUR HILLS



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## Appendix B. Site Images **ADVERTISED PLAN**



1. View to wellness centre (previous used as a dwelling) nominated for demolition to necessitate the new ELC works.



2. View along northern boundary, looking west from north-east corner of the Site. The image illustrates the level change and relationship between the proposed ELC outdoor play area and adjoining residential land at 5 Sulky Court (and beyond). The existing timber paling fence is nominated for retention.

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3. Looking south toward the rear of the existing wellness centre building.

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4. Existing fencing to Hallam North Road boundary (east) with mature canopy beyond: The existing fence is nominated for retention. All trees to the road reserve will be adequately protected.



5. View from wellness centre building looking across the existing carpark (subject to reconfiguration) and existing Block D beyond (subject to alterations and additions). The mature native eucalypts to the west (right hand side of image) will be retained.

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6. View to existing Block D and portable (looking east), with existing level change illustrated.



- 7. View across hardstand toward Hallam North Road (east) of Site. Palms to right hand side nominated for removal to necessitate new works.

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