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Ms Lucy McGovan  
Planner  
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## **ADVERTISED PLAN**

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By Online Portal

15 October 2024

Dear Ms McGovan

### **PA2403077 FOR BUILDINGS AND WORKS FOR AN EDUCATION CENTRE (EARLY LEARNING CENTRE) NOTED AS ANCILLARY TO THE EXISTING NUNAWADING CHRISTIAN COLLEGE PRIMARY AND SECONDARY SCHOOL, VEGETATION REMOVAL AND FENCE. AT 161 CENTRAL ROAD NUNAWADING – REQUEST FOR FURTHER INFORMATION RESPONSE**

I refer to the above application and a request for additional information dated 09 August 2024 and Council comments dated 15 and 19 August 2024.

I provide the following as the response to the request:

- Paragraph 6.11 and Appendix E of the Town Planning report summarise the history of the school and provide a list of permits for the school.
- Plans MP1836/103 and MP1836/104 included in the originally lodged plan set comprises the school master plan.
- Currently the ELC has 16 staff equivalent to 8.4 FTE, including for administration and educators. Proposed staffing for upgraded site will be 20 staff equivalent to 12.2 FTE. The FTE is the relative indicator in terms of parking requirements as staff operate on different loadings and only FTE staff noted would be on site at any given time. This would correspond to currently 9 FTE and proposed 13 FTE.
- An Amended Application Form.
- An amended site plan.
- An amended Planning Report with additions highlighted in yellow.
- An amended Traffic Impact Assessment. Section 1.1 of the report has been added to directly respond to the RFI comments, with references to the updates throughout the report.

The following are responses to the comments provided by Whitehorse City Council:

- The vegetation on the site has been assessed by Nature Advisory and it is confirmed that five (5) trees are indigenous and three (3) require a permit under Clause 52.17. These trees can be offset.
- Car parking design and provision is addressed in the amended plans and Traffic report. There is no loss of parking, and the car parking provision satisfies Clause 52.06 of the Whitehorse Planning Scheme.
- Details of stormwater and sewer pits and levels are shown on the amended plans. The mound has also been relocated.
- I note that Council have requested a report and consent prior to the grant of a planning permit. The site is not included in a flood overlay or equivalent and the report and consent is a building matter. Accordingly, it is submitted that this will be addressed by the Building Surveyor.
- The landscape plan has been modified to address Council's comments on species choice.

- There is no objection to a condition requiring a Construction Management Plan. It is submitted that a Waste Management Plan is not required as the existing collection method associated with the school will be adopted.
- It is submitted that the ESD conditions including plan amendments are not required as the plans reflect the submitted SMP. It is noted that the design of the proposed facility will accord with the VSBA Building Quality Standards Handbook, May 2024. These standards address infrastructure, building fabric, building finishes, acoustic engineering, structural engineering and mechanical services. These requirements will be appropriate to address sustainability matters for the proposed use and development.

It is submitted that the amended plans and supporting reports appropriately respond to the areas of concern outlined in the correspondence dated 09, 15 and 19 August 2024 and provide justification for the proposed development.

I believe that responds to the information request and I ask that the application be advertised at your earliest convenience.

If you require additional clarification, please do not hesitate to contact me on 0407 878 316.

Yours sincerely  
For and on behalf of  
Currie & Brown (Australia) Pty Ltd



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**Manager Planning Services**

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