

Currie & Brown (Australia) Pty Ltd

ABN 97 128 823 843

Level 4, 10 Queen Street

Melbourne VIC 3000 Australia

Telephone: +61 3 9691 0000

Facsimile: +61 3 9670 7055

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Author: Lachlan Eades, Town Planner
Signed: 
Reviewer: Gerard Gilfedder, Associate - Manager Planning Services
Signed: 
Director Responsible: Andrew Sells, Director
Signed: 

Date: 15/10/24

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02/04/24	1	Draft
30/04/24	2	Draft
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15/10/24	4	RFI Response



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1.0 Introduction and Background

1.1 Introduction

The Property and Development Services Unit of Currie & Brown have prepared this report on behalf of Nunawading Christian College to accompany the submission of an application for the development of an upgraded Early Learning Centre.

This report contains a strategic assessment of the proposed permit amendment application with accompanying technical reports to demonstrate that the proposed development and vegetation removal meets the requirements of the Whitehorse Planning Scheme.

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2.0 Site Analysis

2.1 Subject Site and Surrounding Environs

The subject site is located approximately 400m west of Nunawading Railway Station and Shopping Centre, and approximately 1.75km east of Blackburn Railway Station.

The land is described as Lot 2 PS 737975T. The lot has an area of 8.18ha and includes the SDA Administration Building as well as the school campus.

The proposal does not breach any restrictions on title.

See Figures 1 and 2 Location Map and Aerial Photograph below.

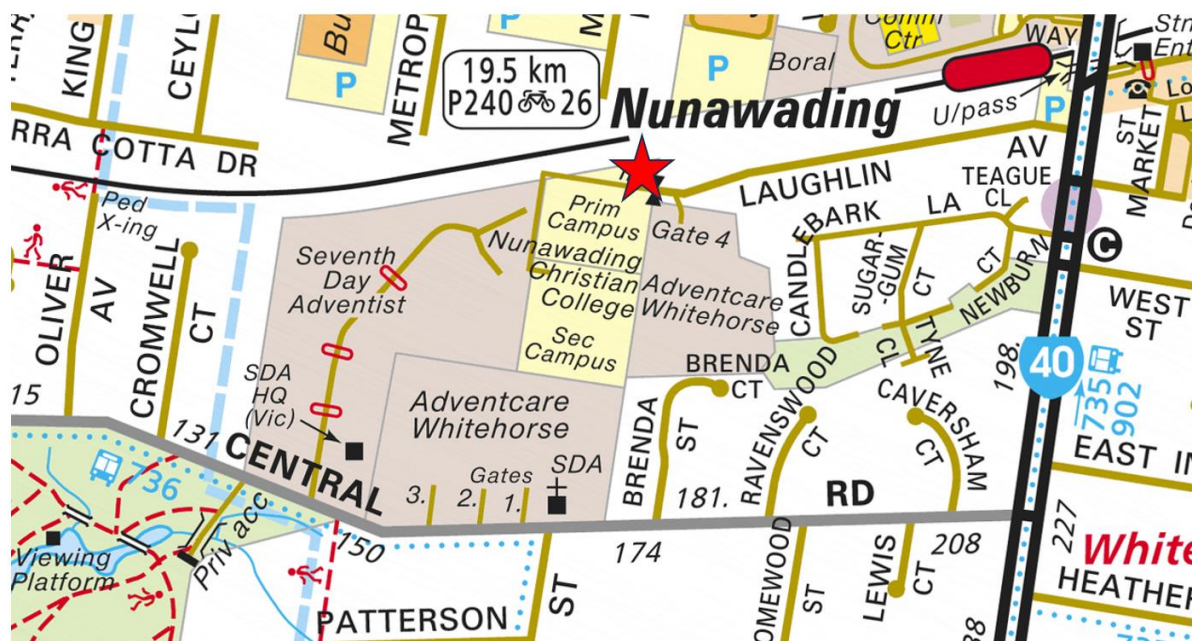


Figure 1: Location Map

The Nunawading Christian College is in the north-east corner of the land and comprises a Primary and Secondary school with an Early Learning Centre. Access is provided from Central Road with additional parking accessed from Laughlin Avenue.

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Figure 2: Aerial Photograph of site (Nearmap 17/03/24)

The site adjoins the Melbourne to Belgrave/Lilydale railway line and associated rail trail to the north and residential properties to the east. The site adjoins buildings associated with the Nunawading Christian College to the south and west. Appendix A includes photographs of the site and immediate area.

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3.0 Proposal

The application includes:

- Demolition of an existing dwelling and portable classroom.
- The development of a replacement Education Centre (Early Learning Centre) with one additional classroom.
- The Education Centre is ancillary to the existing Nunawading Christian School and will be operated and managed by the school.
- 33 additional students
- Currently the ELC has 16 staff equivalent to 8.4 FTE, including for administration and educators. Proposed staffing for the 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.
- Construction of a new entry gate.
- Removal of vegetation.



Figure 3: Proposed site plan

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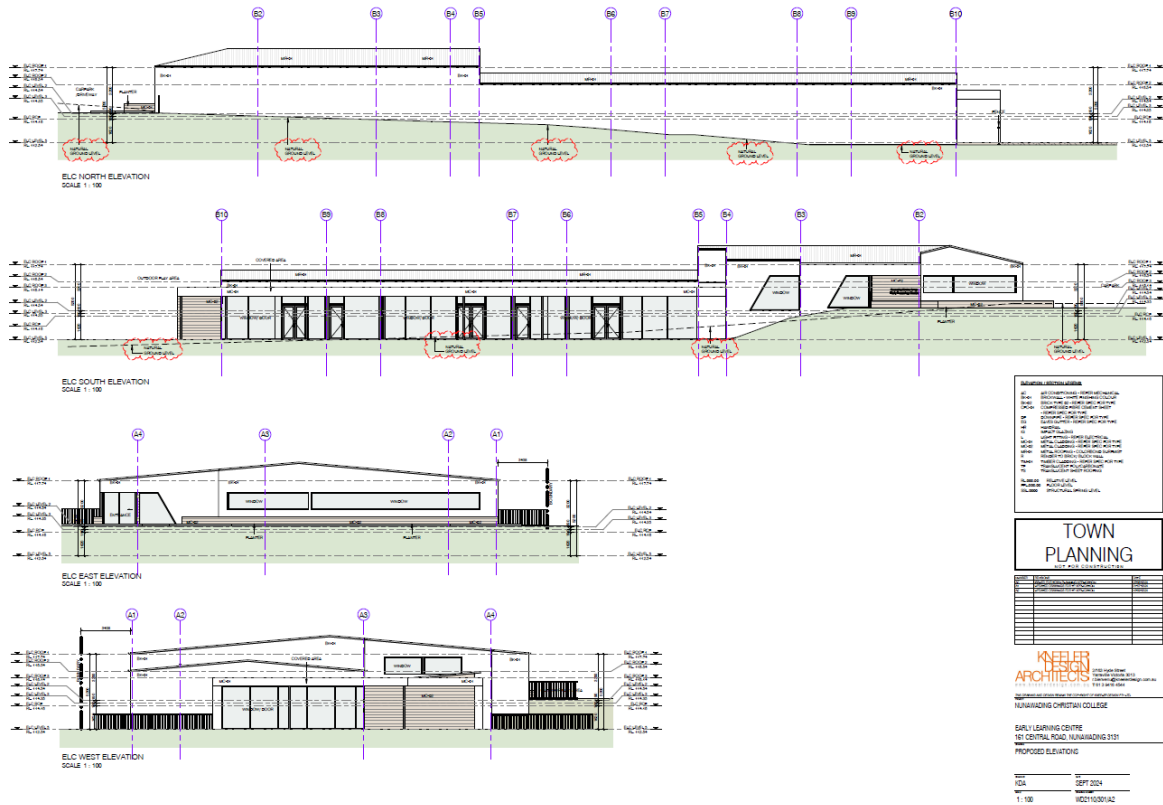


Figure 4: Proposed Elevations

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4.0 Relevant Policy

4.1 Planning Policy Framework

Clause 11.01-1S Settlement To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. This includes focusing investment and growth in Metropolitan Melbourne.

Clause 11.01-1R Settlement-Metropolitan Melbourne: The strategies include maintaining a permanent urban growth boundary.

Clause 11.02-1S Supply of Urban Land: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 12.01-2S Native Vegetation Management: To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 15.01-1S Urban design: to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-1R Urban design-Metropolitan Melbourne: To create a distinctive and liveable city with quality design and amenity.

Clause 15.01-4S Healthy Neighbourhoods: To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-4R Healthy neighbourhoods-Metropolitan Melbourne: establishes the strategy to create a city of 20 minute neighbourhoods.

Clause 15.01-5S Neighbourhood Character: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 19.02-2S Education facilities: To assist the integration of education and early childhood facilities with local and regional communities. The associated strategies include:

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.
- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.
- Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

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4.2 Municipal Strategic Statement

Clause 21.05 Environment: Council's **Environment Strategy** is based on the principle that the environmentally sensitive assets of the City will be protected and enhanced.

Clause 21.06-7 Non-Residential Uses: Ensuring non-residential uses are designed in a way that integrates these uses and their built form into their residential environments and that there is no detriment to the community or the surrounding residential amenity.

4.3 Local Planning Policies

Clause 22.03 Residential Development including 22.03-6 Nominated large sites

The site is within a Bush Environment Character area. It is also one of three nominated large sites. The preferred character is to provide for the development of these sites for residential and institutional purposes through a site layout and built form which is subservient to the landscape character. In considering any permit application for development, including subdivision, consideration should be given to the Statement of nature and key elements of the landscape and the objectives of the Significant Landscape Overlay – Schedule 5 that applies to these sites and the Statement of Environmental Significance and environmental objectives of the Environmental Significance Overlay – Schedule 1 for the property at 131-173 Central Road, Nunawading.

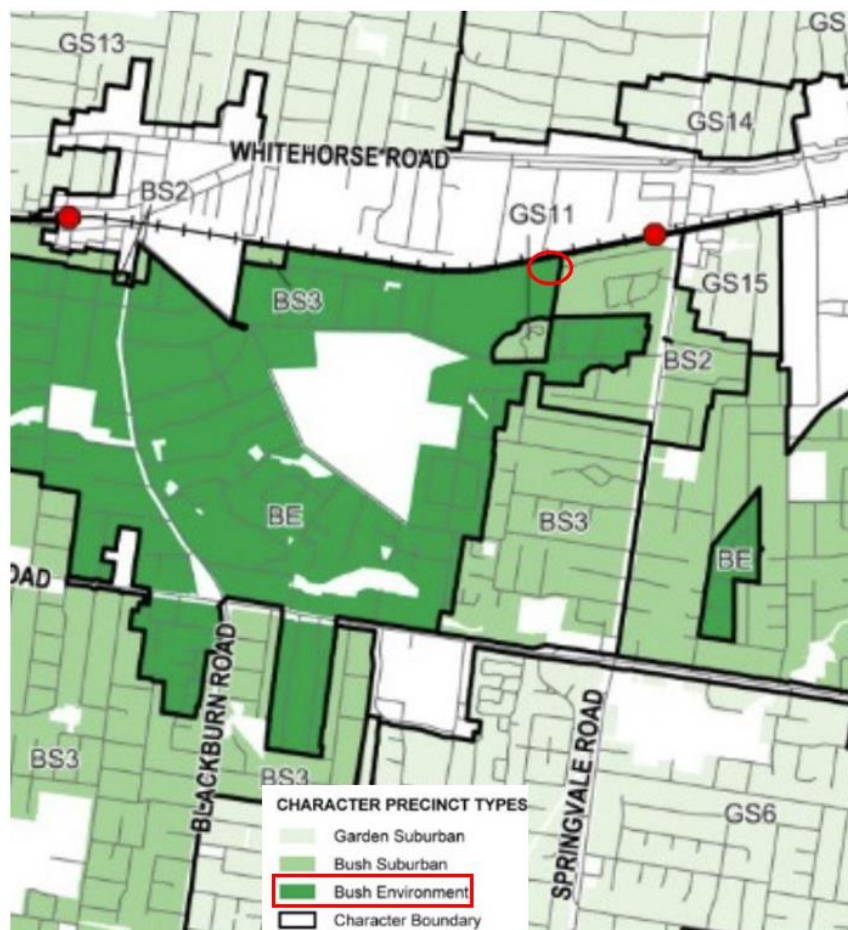


Figure 5: Character Precinct Type Plan Extract

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Clause 22.04 Tree Conservation: The retention of existing trees and the provision of sufficient space for regeneration and replanting are therefore key strategies to preserve and enhance the amenity of the City.

Clause 22.05 Non-Residential Uses in Residential areas: Clause 21.06 Housing recognises that there is a legitimate need for non-residential uses in residential areas to serve the needs of the local community. These uses however have potential to adversely impact upon the amenity of residential areas if they are poorly designed or located. It is important that these non-residential uses provide a net community benefit and are designed to integrate into the residential environment with minimal impact on residential amenity. They should be in a highly accessible location and the traffic that they generate needs to be compatible with the role and function of the street and the surrounding area.

Clause 22.10 Environmentally Sustainable Development: Whitehorse City Council is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards. This policy aims to integrate environmental sustainability principles into land-use planning, new developments and redevelopment of existing infrastructure.

The policy requires a Sustainable Design Assessment such as BESS or Storm.

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5.0 Planning Scheme Provisions

5.1 Neighbourhood Residential Zone – Schedule 1

The land is within the Neighbourhood Residential Zone. The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The schedule to the zone does not contain neighbourhood character objectives to be achieved for the area.

An Education Centre, which includes a childcare centre and kindergarten, is an unspecified discretionary use in the zone. A permit is also required under Clause 32.09-10 to construct a building or construct and carry out works for a Section 2 use under Clause 32.09-2.

Clauses 32.09-12 and 32.09-14 outline application requirements and decision guidelines. Additional, application requirements and decision guidelines are included in Clauses 6.0 and 7.0 of the Schedule.

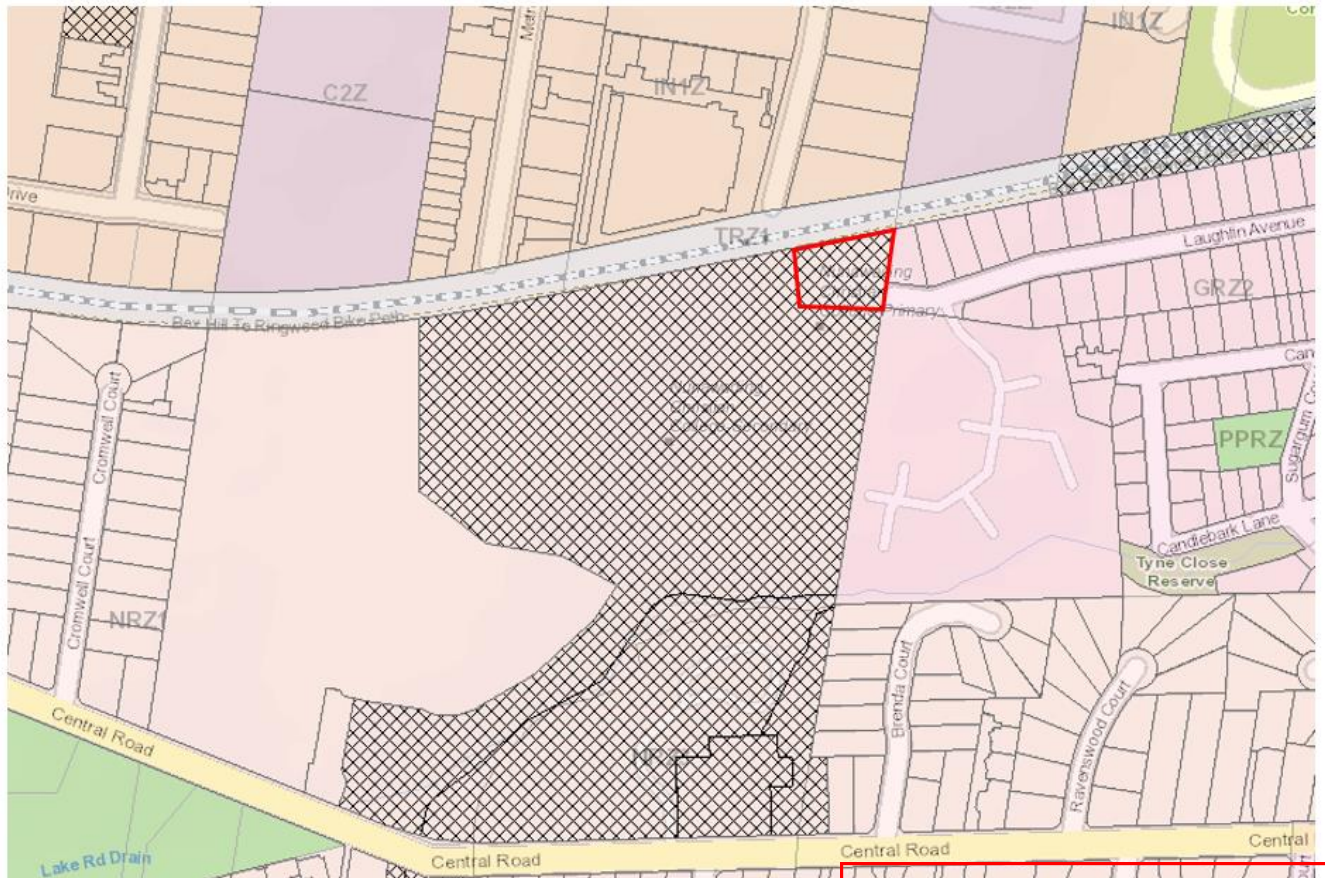


Figure 6: Zone Map

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5.2 Environmental Significance Overlay – Schedule 1

The land is within an Environmental Significance Overlay – Schedule 1. The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Clause 42.01-2 requires a permit to construct a building or works unless exempted by the schedule. A permit is also required to remove vegetation unless exempted by the schedule.

Clause 3.0 of the schedule does not exempt buildings and works from the need for a permit. The provision exempts vegetation removal if one of the following applies:

- Dead or dying to the satisfaction of the responsible authority.
- Non-native vegetation.
- Included in the Incorporated Document titled "The City of Whitehorse Environmental Weed List 2007."

Clause 5.0 of Schedule 5 outlines decision guidelines.

5.3 Significant Landscape Overlay – Schedules 5

The Significant Landscape Overlay Schedule 5 applies to the site as shown in Figure 14 below. The purpose of the overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

A permit is required to construct buildings and works unless exempted by the schedule. Vegetation removal requires a permit if specified in the relevant schedule.

Schedule 5 applies to three nominated large sites including 131-173 Central Road Nunawading (the subject land).

Clause 2.0 includes general and specific landscape objectives to be achieved. The specific objectives also include appropriate design responses. The design responses include:

- Retention of native and exotic trees where possible.
- Buildings to be setback 4m from any vegetation that requires a permit for removal unless the existing ground level or topography is not altered.
- Site coverage 33%.
- Total hard surface and site coverage 50%.
- Works comprising impervious areas 17%.
- Setbacks 9m from front, 6m from rear and 1.2m from side boundaries.
- Building height below canopy and no higher than 2 storeys or 9 metres.
- Provide space for trees and vegetation.
- Building materials should use earthy tones.

A permit is required to remove, destroy, or lop a tree unless:

- The tree has a single trunk circumference of 0.5 metre or less at a height of one metre above the ground level.

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- The pruning of a tree for regeneration or ornamental shaping.
- A tree which is dead or dying to the satisfaction of the responsible authority.

5.4 Development Contributions Plan Overlay – Schedule 1

The purpose of the Development Contributions Plan Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Schedule 1 applies the relevant contribution rates for the Whitehorse Development Contributions Plan, including the subject site.

The site is within Precinct 4 and as the site is occupied by a non-government school the proposal is exempt from the requirement to pay a contribution.

The extent of the overlays is shown in Figure 5 below.

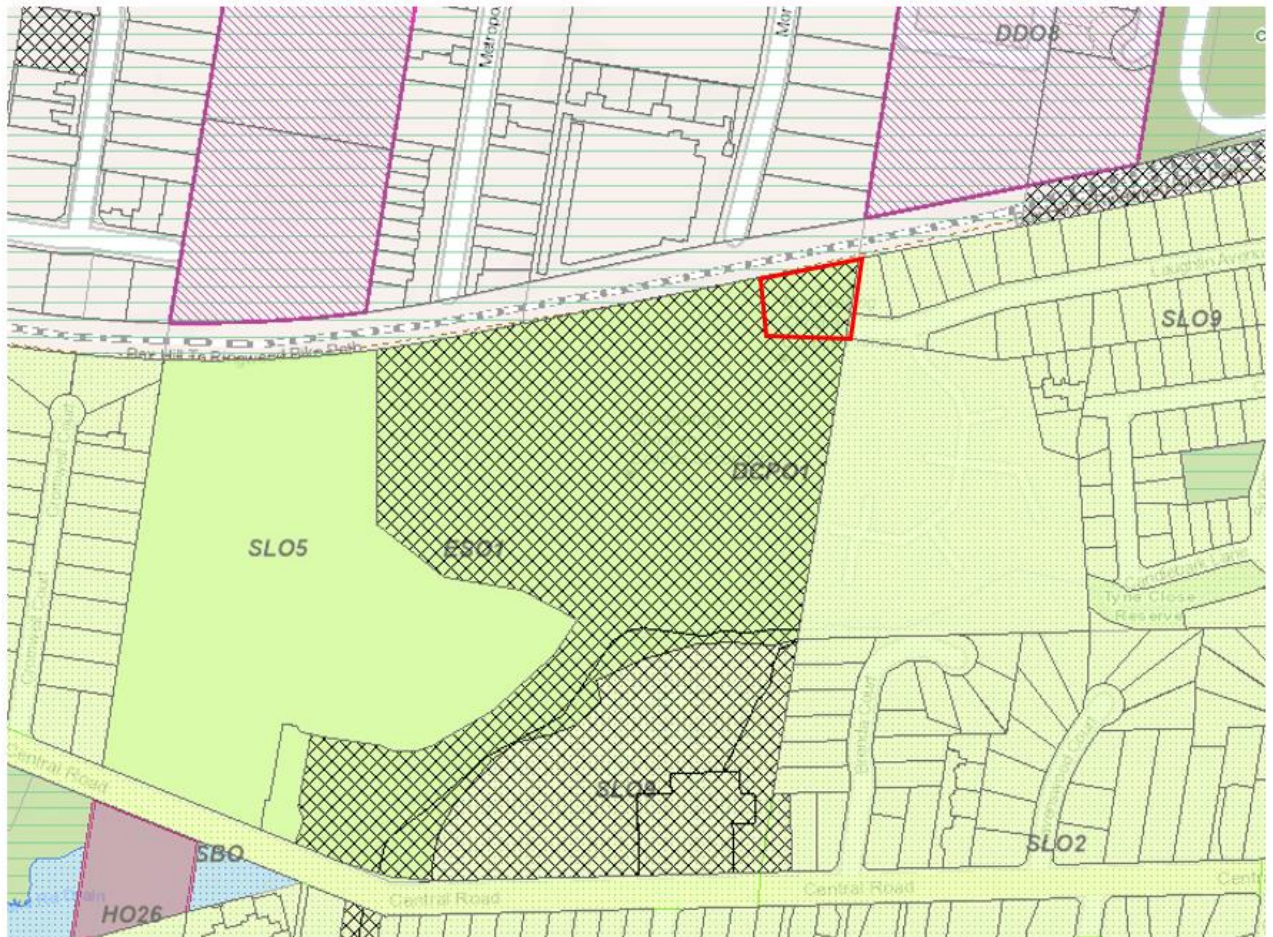


Figure 7: Overlays Map

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5.5 Clause 52.06 Car Parking

The purpose of the clause 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.

The Clause requires the provision of car parking associated with an increase in the floor area of an existing use.

A childcare centre has a rate of 0.22 spaces per child.

A permit is required to reduce the car parking provision.

5.6 Clause 52.17 Native vegetation

The purpose of Clause 52.17 is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 1. Avoids removal, destruction or lopping of native vegetation.
 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

A permit is required to remove, destroy or lop native vegetation in the absence of a Native vegetation precinct plan or which is exempt by the table to Clause 52.17-7.

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines for the removal, destruction or lopping of native vegetation.

5.7 Clause 52.34 Bicycle Facilities

The purpose of the clause 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 provision requires the provision of bicycle facilities for an increase in the floor area of an existing use.

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It is noted that an education centre excludes a childcare centre from the table to the clause. There is no separate rate for a childcare centre.

5.8 Clause 53.19 Non-Government Schools

The purpose of the clause is:

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

The provision applies to an application under any provision of the scheme to use and develop land for an education centre that is ancillary to, carried out in conjunction with, and on the same land as a primary or secondary school.

The application is exempt from the decision and review requirements of the Planning and Environment Act.

5.9 Clause 63 Existing Uses

An existing use is established if the use was lawfully carried out immediately before the approval date. The school was founded in 1962 and the current Whitehorse Planning Scheme was gazetted on 5 August 1999. Additionally, the school has been operating for sixty-two (62) years and several permits have been issued for different buildings, the car park in Laughlin Avenue, and the oval.

5.10 Clause 65 Decision Guidelines

Clause 65 outlines matters to be considered, as appropriate in assessing an application.

5.11 Clause 66.02 Referrals

An application for an education centre is required to be referred to the Head Transport for Victoria. The referral authority is a determining authority.

5.12 Clause 72.01-1 Minister is Responsible Authority

The Minister is the responsible Authority for an application for:

- Primary school or 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, if any of the following apply:
 - There is no existing primary school or secondary school on the land.
 - The estimated cost of development is \$3 million or greater.

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6.0 Assessment and Justification

6.1 What are the Permit Triggers

The subject site is within the Neighbourhood Residential Zone Schedule 1 (NRZ1) and the following overlays:

- Environmental Significance Overlay Schedule 1 (ESO1).
- Significant Landscape Overlay Schedule 5 (SLO5).

The applicable permit triggers are:

- To construct a building and works associated with a Section 2 use under Clause 32.09-10 (NRZ1).
- To construct a building and works and remove the vegetation under ESO1 shown in the table below.
- To construct a fence in the ESO1.
- To construct a building and works and remove vegetation under SLO5 shown in the table below.
- To construct a fence in the SLO5 that is within 4m of a tree having a trunk circumference of 0.5m or less at 1m above ground level.
- To remove three (3) scattered native trees under Clause 52.17.**
- To construct buildings and works under Clause 63.05.

Tree	ESO1	SLO5	52.17
1	Y	Y	Y
2	N	Y	N
3 (Group)	N	N	N
4	N	Y	N
5	N	Y	N
6	N	Y	N
7	N	N	N
8	N	Y	N
9 (VicTrack land)	N	N	N
10	N	N	N
13	N	Y	N
14	N	Y	N
15	N	Y	N
16	N	Y	N
17	N	N	N
18 (2 Trees)	N	N	N
19	N	N	N
20 (2 Trees)	N	N	N
21	N	N	N

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22 (Group)	N	N	N
23 (Group)	Y	Y	N
24 (Group)	Y	N	N
25 (2 Trees)	Y	N	N
26	Y	Y	N
27	N	Y	N
28	Y	Y	Y
29	Y	Y	Y
30	N	Y	N
31	N	Y	N
32	N	Y	N

Table 1: Vegetation permit triggers

6.2 Planning Policy Framework

It is submitted that the concept of constructing an upgraded Early Learning Centre is consistent with the broad directions set by State policies. The facility provides additional childcare facilities in a middle suburb, close to activity centres and a train station.

It enhances the offering at the existing education centre.

The proposal is consistent with the objective of Clause 19.02-2S as it maintains the integration of education and early child facilities within the local community.

Council has prepared a Kindergarten Infrastructure and Services Plan. This plan provides guidance for future early learning facilities for both Council and not for profit proposals. The plan provides a demographic analysis of the Whitehorse population and establishes demand for future early childhood facilities and places. The demographic analysis indicates that the suburbs of Mitcham, Nunawading and Blackburn contain the highest proportion of 0-4 year olds within the municipality. It is noted also that between 2016 and 2013 there is forecast to be a 18.3% increase in the 0-4 year old cohort for the municipality as a whole. The findings of the demographic assessment for unmet demand are as follows:

“Over the period of Government's kindergarten reform (2022-2029), there are five sectors of the municipality where there is potential projected unmet demand for sessional kindergarten. This indicates where the number of children forecast cannot be accommodated in existing sessional facilities when two years of 15 hours is implemented. Using DET assumptions around incremental service roll-out from five hours in 2022 to 15 hours by 2029, this unmet demand is identified to become an issue in:

- 1 North East Sector (Nunawading & Mitcham): in 2025/26 unmet demand is projected at 23 places rising to 165 places in 2029 (3 small or 2 large kindergarten rooms).” (Kindergarten Infrastructure and Services Plan p12 refers)

It is submitted that the assessment above addresses the relevant strategies of considering demographic trends to meet future demands and to facilitate the expansion of the facility.

Council's Manager Health and Family Services has confirmed support for the proposal as the facility “will assist in meeting increasing kindergarten demand in the Nunawading SA2 and we therefore support the grant application.” (Correspondence 3 May 2024). A copy is included in Appendix D.

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161 Central Road and 1B Laughlin Avenue Nunawading
Planning Permit Application RFI Response
15 October 2024

The policy framework also requires the consideration of the character of the area. It is submitted that the various parts of Clause 22.03 do create potential ambiguity in how the different provisions should be read. That is because of the way in which the review site is identified in a Limited Change Area and a Bushland Environment character precinct whilst also nominated as one of three large sites where a separate desired future character is provided. It is submitted it would be illogical to try and apply the outcomes sought for land in the Limited Change and Bushland Environment character areas when the character outcomes sought for this large site are different. Specifically, the desired future character for the nominated large site is:

“The properties at 1 Lake Road, Blackburn, 131-173 Central Road, Nunawading and 57-67 Central Road, Blackburn are located within the Blackburn Lake environs. Each site is presently used for institutional purposes including aged care accommodation and education facilities. While these uses must be supported for their contribution to the community, these sites also have the possibility to make a significant contribution to the future residential housing stock.

Each site makes a contribution to the special character of the Blackburn Lake Surrounds because of its location and landscape qualities. The landscape significance of the Blackburn Lake Surrounds is attributed to the quality of the environment, which includes vegetation notable for its height, density, maturity and high proportion of indigenous trees, which it is sought to retain and enhance.

...

The preferred future character is to provide for the development of these sites for residential and institutional purposes through a site layout and built form which is subservient to the landscape character. In considering any permit application for development, including subdivision, consideration should be given to the Statement of nature and key elements of the landscape and the objectives of the Significant Landscape Overlay – Schedule 5 that applies to these sites and the Statement of Environmental Significance and environmental objectives of the Environmental Significance Overlay – Schedule 1 for the property at 131-173 Central Road, Nunawading”
(Clause 22.03-6 refers)

It is noted that the site layout and built form should be subservient to the landscape character. The site is in the north-east corner of the site and clearly forms part of the existing education facility as well as the more urbanised area of Nunawading. The proposed single storey building on an area already occupied by buildings is an appropriate response to the preferred character of the site outlined above and is consistent with the existing institutional use and development.

It is submitted that the proposed development is located on a site, which already contains buildings and is an area with limited space to construct the new building and retain vegetation. The vegetation has either been planted or are not a key part of the Valley Heathy Forest EVC.

It is also submitted that the extent of vegetation removal is consistent with the need to provide safe spaces for children to play.

The application is supported by a landscape plan, which provides for appropriate replacement planting.

It is submitted that the proposed development is consistent with the policy at Clause 22.04.

The proposal is also an appropriate response to the Non-Residential uses in Residential Areas policy at Clause 22.05. The proposed development retains the building within the existing footprint of the school and does not intrude into the adjoining residential area. The built form is single storey and domestic in character. An appropriate landscape plan is submitted with the application to provide replacement planting. An adequate provision is made for car parking.

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It is submitted that the proposal is consistent with the policy framework of the Whitehorse Planning Scheme.

6.3 Neighbourhood Residential Zone – Schedule 1

The existing approved early learning centre is within the Neighbourhood Residential Zone Schedule 1.

The purpose of the zone includes allowing educational uses to serve local community needs in appropriate locations.

An early learning centre including a kindergarten is a form of education centre use and development.

The proposed facility is appropriately separated from adjoining residential areas by the proposed car park as well as the location of the buildings towards the north-east corner of the school premises well setback from adjoining residential areas.

An assessment of the proposal is provided in the following table.

Decision Guidelines	Proposal
General	
The Municipal Planning Strategy and the Planning Policy Framework.	This is addressed above.
The purpose of this zone.	This is addressed above.
The objectives set out in a schedule to this zone.	There are no objectives in the zone schedule.
The decision guidelines specified in the schedule to this zone: <ul style="list-style-type: none"> ▪ Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm. ▪ The potential for trees and vegetation to be provided between dwellings on the same site. ▪ Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees. ▪ Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. 	The proposed building is sited to provide appropriate landscape areas for the planting of canopy trees. A landscape plan is lodged with the application. <div style="text-align: center; font-size: 24pt; font-weight: bold; color: red;"> ADVERTISED PLAN </div>
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone	The proposed building does not overshadow any existing rooftop solar energy systems on dwellings on adjoining lots.

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Non-residential use and development	
Whether the use or development is compatible with residential use.	The facility is in the north-east corner of an existing school site. It is well separated from adjoining residential properties and is compatible with the residential area.
Whether the use generally serves local community needs.	The use will provide upgraded early learning and childcare facilities for the local community.
The scale and intensity of the use and development.	The intensity is consistent with the existing school. The design and layout are consistent with the scale of the school.
The design, height, setback and appearance of the proposed buildings and works.	The building has a maximum height of 5.75 metres. The appearance is consistent with the balance of the school. The building will not be visually dominant.
The proposed landscaping.	The proposed landscaping provides appropriate screening from the railway line and adjoining residential properties.
The provision of car and bicycle parking and associated accessways.	This matter is addressed by the enclosed` Traffic Management Plan and in the following sections.
Any proposed loading and refuse collection facilities.	The ELC will utilise the existing loading and refuse collection facilities for the school.
The safety, efficiency and amenity effects of traffic to be generated by the proposal.	The traffic to be generated by the proposed use can be accommodated on-site and within Laughlin Avenue.

Table 2: Clause 32.08-13 Assessment Table

It is submitted that the proposal is an appropriate use and development in the Neighbourhood Residential Zone.

6.4 Environmental Significance Overlay – Schedule 1

The overlay was applied to protect areas of remnant Valley Heathy Forest. These areas are located predominantly outside the school site. The subject site is highly modified with school buildings and a playground as well as an existing dwelling.

It contains some scattered trees as well as planted vegetation for landscape purposes.

These trees are inappropriate for a school setting and require continual maintenance to ensure the protection of students and buildings.

A landscape plan is lodged with the application to provide appropriate replacement planting.

The high habitat vegetation areas are avoided by the siting of the proposed building, which is sited and designed to protect the key conservation areas.

The site is not on slopes greater than 20 percent nor within 30 metres of a watercourse.

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It is submitted that the proposed building and vegetation removal is consistent with the overlay provisions.

The application is supported by and relies on the Development Impact Assessment report by Arbor Survey dated 03 June 2024.

6.5 Significant Landscape Overlay – Schedule 5

A permit is required to remove the trees listed in Table 1 above and the building and works also require a permit.

The table below provides the assessment of the application against the landscape objectives.

Landscape objective	Response
<p>ADVERTISED PLAN</p>	<p>The ELC site is in the north-eastern corner of the school site. It does not have exposure to the key vista of Central Road or streetscape to Blackburn Lake.</p> <p>Vegetation is not a dominant feature of the school site.</p> <p>Proposed site coverage is 21% and impervious area of 57%. The total of site coverage and hard surface is 78%. This is a reduction of 1% on the existing total and is reflective of the institutional nature of the use recognised by the character statement in Clause 22.03.</p>
To ensure that new development enhances and respects the vegetation and landscape qualities of the Blackburn Lake Sanctuary and surrounding residential area.	The site does not adjoin or impact the landscape qualities of the Blackburn Lake Sanctuary
To provide for the retention and planting of tall trees in keeping with the bush environment and habitat values.	The site is more open and has a higher site coverage of buildings consistent with a school and urban environment rather than bush landscape of the balance of the property.
To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of tree cover as a key feature of the site.	The building will be subservient to vegetation.
To ensure that all setbacks are well vegetated.	Appropriate landscape areas are provided, and a landscape plan is lodged with the application.
To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.	The building will be subservient to vegetation.
To ensure that development is compatible with the character of the area.	The building will be compatible with the school and adjoining residential area.

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To ensure that the perimeter trees are protected and enhanced where possible, and if necessary their replacement is appropriately managed.	Appropriate replacement vegetation can be provided consistent with a school location as shown in the submitted landscape plan.
Specific Objectives: <ul style="list-style-type: none"> ▪ To retain and increase the native and indigenous vegetation on site. ▪ To ensure development sits within a landscaped environment and does not dominate the landscape. 	Appropriate landscaping using native vegetation can be provided to ensure the single storey building is subservient to the landscape of the area.

Table 3: Significant Landscape Overlay Assessment Table

It is submitted that the proposed building and vegetation removal is consistent with the overlay provisions.

The application is supported by and relies on the Development Impact Assessment report by Arbor Survey dated 03 June 2024.

6.6 Development Contributions Overlay

Clause 45.06-1 requires that any permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

Schedule 1 applies the relevant contribution rates for the Whitehorse Development Contributions Plan, including the subject site.

The site is within Precinct 4 and as the site is occupied by a non-government school the proposal is exempt from the requirement to pay a contribution.

6.7 Clause 52.06

The Clause requires the provision of car parking associated with an increase in the floor area of an existing use.

A childcare centre has a rate of 0.22 spaces per child.

A permit is required to reduce the car parking provision.

There is an existing ELC on site, which accommodates 66 students. The proposed building includes one additional room with 33 students. The proposal requires the provision of an additional 7 spaces. The application includes 9 spaces which satisfies the car parking requirements of Clause 52.06.

The application is supported by and relies on the Traffic Impact Assessment Report for 161 Central Road, Nunawading (Nunawading Christian College) Proposed Early Learning Centre by Quantum Traffic dated 20/05/2024. The report concludes as follows:

“Having undertaken all tasks necessary to adequately assess the traffic engineering impacts of the proposed Early Learning Centre at 161 Central Road, Nunawading (Nunawading Christian College), we conclude there are no traffic engineering reasons that would unreasonably preclude the issue of a permit, subject to appropriate conditions.”

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6.8 Clause 52.17 Native Vegetation

Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Three (3) scattered trees have been identified as being non-planted. In accordance with Clause 52.17-2, an application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines).

This table provides a response to each of the decision guidelines listed at Section 7 of the Guidelines.

Decision guidelines	Response
<p>Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <p>the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation</p> <p>the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation</p> <p>feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.</p>	<p>The proposed development is sited on land currently developed with a dwelling and classrooms as well as playgrounds.</p> <p>The new building is sited to protect existing vegetation elsewhere on the school site.</p> <p>The proposal requires the removal of three scattered trees. Two of these are large, scattered trees and none are in a patch.</p> <p>The trees would have once formed a patch of Valley Heathy Forest EVC. The area is not considered a key art of the EVC and does not have a very high habitat value.</p> <p>The proposal retains two small scattered trees and provides space for replacement planting.</p> <p>There is no feasible opportunity to further avoid and minimise vegetation removal.</p>
<p>The role of native vegetation to be removed in:</p> <p>Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a</p>	<p>The vegetation does not have a role in relation to protection of water quality and preventing soil erosion.</p>

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<p>wetland or waterway in a special water supply catchment area listed in the Catchment and Land Protection Act 1994.</p> <p>Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly:</p> <ul style="list-style-type: none"> - where ground slopes are more than 20 per cent - on land which is subject to soil erosion or slippage - in harsh environments, such as coastal or alpine areas. <p>Preventing adverse effects on groundwater quality, particularly on land: - where groundwater recharge to saline water tables occurs - that is in proximity to a discharge area - that is a known recharge area.</p>	<div style="border: 2px solid red; padding: 10px; margin-bottom: 20px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p>ADVERTISED PLAN</p>
<p>The need to manage native vegetation to preserve identified landscape values.</p>	<p>Vegetation is retained for landscaping.</p>
<p>Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the Aboriginal Heritage Act 2006.</p>	<p>Vegetation is not protected under the Aboriginal Heritage Act.</p>
<p>The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.</p>	<p>N/A</p>
<p>Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.</p>	<p>N/A</p>
<p>Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.</p>	<p>Appendix 5 of the Nature Advisory Report lists the available offsets.</p>
<p>For Clause 52.16 applications, consider in relation to the native vegetation to be removed:</p>	<p>N/A</p>

<p>The purpose and objectives of the Native Vegetation Precinct Plan.</p> <p>The effect on any native vegetation identified for retention in the Native Vegetation Precinct Plan.</p> <p>The potential for the effectiveness of the Native Vegetation Precinct Plan to be undermined.</p> <p>The potential for the proposed development to lead to the loss or fragmentation of native vegetation identified for retention in the Native Vegetation Precinct Plan.</p> <p>Offset requirements in the Native Vegetation Precinct Plan.</p>	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p>ADVERTISED PLAN</p> </div>						
<p>For applications in both the Intermediate and Detailed Assessment Pathway only – consider the impacts on biodiversity based on the following values of the native vegetation to be removed:</p> <p>The extent.</p> <p>The condition score.</p> <p>The strategic biodiversity value score.</p> <p>The number and circumference of any large trees.</p> <p>Whether it includes an endangered Ecological Vegetation Class.</p> <p>Whether it includes sensitive wetlands or coastal areas.</p>	<p>Extent (including past clearing): 0.255 ha.</p> <p>Condition score: 0.2</p> <p>Strategic Biodiversity Value: 0.1</p> <p>The number and circumference of large trees: 2</p> <table border="1" data-bbox="715 1111 1385 1267"> <thead> <tr> <th style="background-color: #c00000; color: white;">Tree No.</th> <th style="background-color: #c00000; color: white;">Circumference (cm)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">28</td> <td style="text-align: center;">314</td> </tr> <tr> <td style="text-align: center;">29</td> <td style="text-align: center;">258</td> </tr> </tbody> </table> <p>Any Endangered EVCs: N/A</p> <p>Any wetlands: N/A</p>	Tree No.	Circumference (cm)	28	314	29	258
Tree No.	Circumference (cm)						
28	314						
29	258						
<p>For applications in the Detailed Assessment Pathway only – consider the impacts on habitat for rare or threatened species. Where native vegetation to be removed is habitat for rare or threatened species according to the Habitat importance maps, consider the following:</p> <p>The total number of species' habitats.</p> <p>The species habitat(s) that require a species offset(s).</p>	<p>N/A</p>						

The proportional impact of the native vegetation removal on the total habitat for each species, as calculated in section 5.3.1.

The conservation status of the species (per the Advisory Lists maintained by DELWP).

Whether the habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat.

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Table 4: Clause 52.17 Assessment

6.9 Clause 52.34

It is noted that Clause 52.34 provides a rate for the provision of bicycle spaces for an education centre. A childcare centre is excluded from this requirement.

Accordingly, no spaces are required for the proposed use.

6.10 Road Network

The road network is established by the current external road and school layout.

This includes two way access on Laughlin Avenue to Springvale Road.

The Traffic Impact Assessment Report for 161 Central Road, Nunawading (Nunawading Christian College) Proposed Early Learning Centre by Quantum Traffic dated 20/05/2024 has assessed the generation, distribution, and potential impacts of the additional traffic. The report concludes:

“The expected traffic generation is modest in the context of the existing conditions, particularly the peak events that occur during school pick-up / drop-off times. From a daily traffic volumes perspective, the additional volumes would only contribute to a marginal increase in daily traffic volumes. The increase in volume would be imperceptible to the adjacent residential properties.

At the intersection of Springvale Road / Laughlin Avenue, movements are limited to left in / left out only which provides for limited capacity constraints. U-turn movements are facilitated immediately north and south of the intersection, providing vehicles access in all directions. The existing conditions include ‘Keep Clear’ linemarking across all Springvale Road lanes to facilitate exit movements from Laughlin Avenue.

Overall, the additional traffic volumes are minor and are likely to occur outside of the existing school peak periods. We expect post development conditions on the surrounding road network to be similar to the existing conditions.” (Pages 16 and 17 refer)

6.11 Clause 53.18

The purpose of the 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.”

The provision seeks to maximise the retention and reuse of stormwater, to reduce the impact of stormwater on the drainage system, contribute to cooling and prevent contamination of waterways during and after construction.

The proposed best practice water sensitive urban design initiatives for the project are outlined in Section 3.4 and Appendix D of the Sustainability Management Plan by Co-Perform dated 31 May 2024. This includes an ongoing maintenance program and use of captured stormwater for toilet flushing and watering of landscaping. It also includes the use of rain gardens to collect runoff from the proposed car park.

The management of stormwater during construction can be addressed through a Construction Management Plan.

6.12 Clause 63 Existing Uses

The current education centre, including the Early Learning Centre, has operated on the land for 62 years.

The timeline below summarises the history of the school development. Appendix E includes a list of previous permits and applications for the development of buildings and works associated with the existing education centre. These permits are for buildings and works including an oval and new buildings and accordingly the existing education use is accepted.

1962 – Primary School opened.

1974 – Secondary School opened.

1986 – ‘Images’ magazine commenced.

1989 – Nunawading Adventist College started as a P-12 school after Hawthorn campus students moved to Nunawading.

2000 – School Dedication Nights commenced at the beginning of each year.

2004 – College Entered the Eastern Independent Schools Melbourne Sports association.

2004 – Secured campground land for development of oval.

2005 – Primary & Secondary amalgamated under new name “Nunawading Christian College” and adopted new logo.

2006 – New Art room development.

2009 – New sports & performance centre development.

2011 – New NCC oval development completed.

2015 – Nunawading Early Learning Centre first opened.

2018 – New Science and Library building development.

2018 – Nunawading Early Learning Centre Expansion.

2023 - 60 Year Anniversary Celebrations.

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The proposed use is lawful, and the education use has been in existence since 1962.

The Early Learning Centre currently operates within an existing building and is shown on the master plan submitted with the application plans as part of Stage 6 of the overall development of the school. It is submitted that the Early Learning Centre is integrated with and ancillary to the primary and secondary school elements of the Nunawading Christian School Education Centre complex.

The proposed development is associated with a Section 2 use in the Neighbourhood Residential Zone, and it is submitted that the proposal will satisfy all requirements of the scheme with the grant of a permit.

Additionally, the proposal will not damage the amenity of the area.

6.13 Referral Comments

The application is required to be referred to Head Transport for Victoria. It is noted that the proposed building forms part of an existing education centre and includes an additional 33 students.

6.14 Decision and Review Exemption

The proposed building and vegetation removal is for an education centre that is ancillary to, carried out in conjunction with, and is on the same land as a primary and secondary school.

Accordingly, it is exempt from the decision and review provisions of the Act under Clause 53.19.

6.15 Clause 65 Decision Guidelines

It is noted that while a permit can be issued as proposed it must still be assessed under the provisions of Clause 65.01. A response to these provisions is provided in the table below:

Scheme Provision	Response
The matters set out in section 60 of the Act.	These matters are addressed above.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The environment will not affect the proposed development and use. The site is not contaminated.
The Municipal Planning Strategy and the Planning Policy Framework.	This matter is addressed above.
The purpose of the zone, overlay or other provision.	An Education Centre including an Early Learning Centre is an appropriate use in the Neighbourhood Residential Zone. The proposed use and development are consistent with the applicable Environmental Significance and Significant Landscape Overlays. The proposal is also consistent with the current use of the site.
Any matter required to be considered in the zone, overlay or other provision.	These matters are addressed above.
The orderly planning of the area.	The site is currently used as an Education Centre that comprises an Early Learning Centre, Primary and Secondary school. The proposal provides an upgraded building for the existing Early Learning Centre. It includes an additional room for another 33 students and additional car parking.

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The effect on the environment, human health and amenity of the area.	The ELC is part of an established school adjoining a road. The proposed development and use will not impact the environment, amenity, or human health of the area.
The proximity of the land to any public land.	The site adjoins a Council road and a railway reservation and will not impact the use of the road or railway.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal will not reduce water quality or contribute to land degradation.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	It is proposed to provide tanks connected to the roof. The tanks will assist in the management and reuse of stormwater.
The extent and character of native vegetation and the likelihood of its destruction.	The assessment of the vegetation is addressed above and in the supporting arborist report.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The assessment of the vegetation is addressed above and in the supporting arborist report.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The site is not subject to flood, erosion, or fire hazard.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	There is no alteration to loading and unloading areas. All parking and access to the ELC can be undertaken within the existing car park or on-site without impact on the adjoining road network.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposed use and development will not impact the existing or future transport system.

Table 5: Clause 65.01 Assessment

It is submitted that the application substantially addresses the Decision Guidelines in Clause 65.01 and should be approved.

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7.0 Conclusion and Application

7.1 Conclusion

The proposal is relatively minor in nature and will not impact the amenity or enjoyment of the surrounding area.

The proposed additional students can be managed appropriately to minimise impacts to the adjoining residential area. Similarly, any impacts associated with the proposed development to surrounding property owners can be controlled through appropriate permit conditions. It is expected that the impacts will be negligible to surrounding landowners.

The application has been assessed to be in full accordance with the Planning Policy Framework, the Neighbourhood Residential Zone, and applicable overlays. Sufficient parking is provided in accordance with Clause 52.06. The planning permit should be approved to enable the development of the upgraded ELC.

7.2 Application

It is respectfully requested that the Minister for Planning consider the application for the ELC and vegetation removal and grant a permit.

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Appendices

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Appendix A – Photographs

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Nunawading Christian College
161 Central Road and 1B Laughlin Avenue Nunawading
Planning Permit Application RFI Response
15 October 2024



Figure 8: 1B Laughlin Avenue



Figure 9: Boundary of 161 Central Road and 1B Laughlin Avenue

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161 Central Road and 1B Laughlin Avenue Nunawading
Planning Permit Application RFI Response
15 October 2024



Figure 10: Existing Playground



Figure 11: Existing Portables

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Nunawading Christian College
161 Central Road and 1B Laughlin Avenue Nunawading
Planning Permit Application RFI Response
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Figure 12: Existing Conditions on northern boundary



Figure 13: Existing View from railway line

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Figure 14: Existing ELC entry



Figure 15: Existing ELC from Laughlin Avenue car park

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161 Central Road and 1B Laughlin Avenue Nunawading
Planning Permit Application RFI Response
15 October 2024



Figure 16: Existing off street car park Laughlin Avenue



Figure 17: 1 and 3 Laughlin Avenue

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Appendix B - Title

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 11950 FOLIO 847

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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 737975T.
PARENT TITLES :
Volume 07861 Folio 181 Volume 09975 Folio 265
Created by instrument PS737975T 19/01/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AUSTRALASIAN CONFERENCE ASSOCIATION LTD of 148 FOX VALLEY ROAD WAHROONGA NSW
2076
PS737975T 19/01/2018

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ618619W 09/01/2018
WESTPAC BANKING CORPORATION

CAVEAT as to part AS866004H 03/01/2020
Caveator
TELSTRA CORPORATION LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
26/08/2019
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
CORNWALLS
Notices to
CORNWALLS of LEVEL 10 114 WILLIAM STREET MELBOURNE VIC 3000

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CAVEAT as to part AX286876K 23/09/2023
Caveator
UNITED ENERGY DISTRIBUTION PTY LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/12/2022
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
O'DONNELL SALZANO LAWYERS of LEVEL 4 11-19 BANK PLACE MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

plan set out under DIAGRAM LOCATION below.

NOTICE RETIREMENT VILLAGES ACT 1986
N733820G 28/09/1988

AGREEMENT Section 55A BUILDING CONTROL ACT 1981
R388499T 14/06/1991

DIAGRAM LOCATION

SEE PS737975T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/01/2018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS737975T

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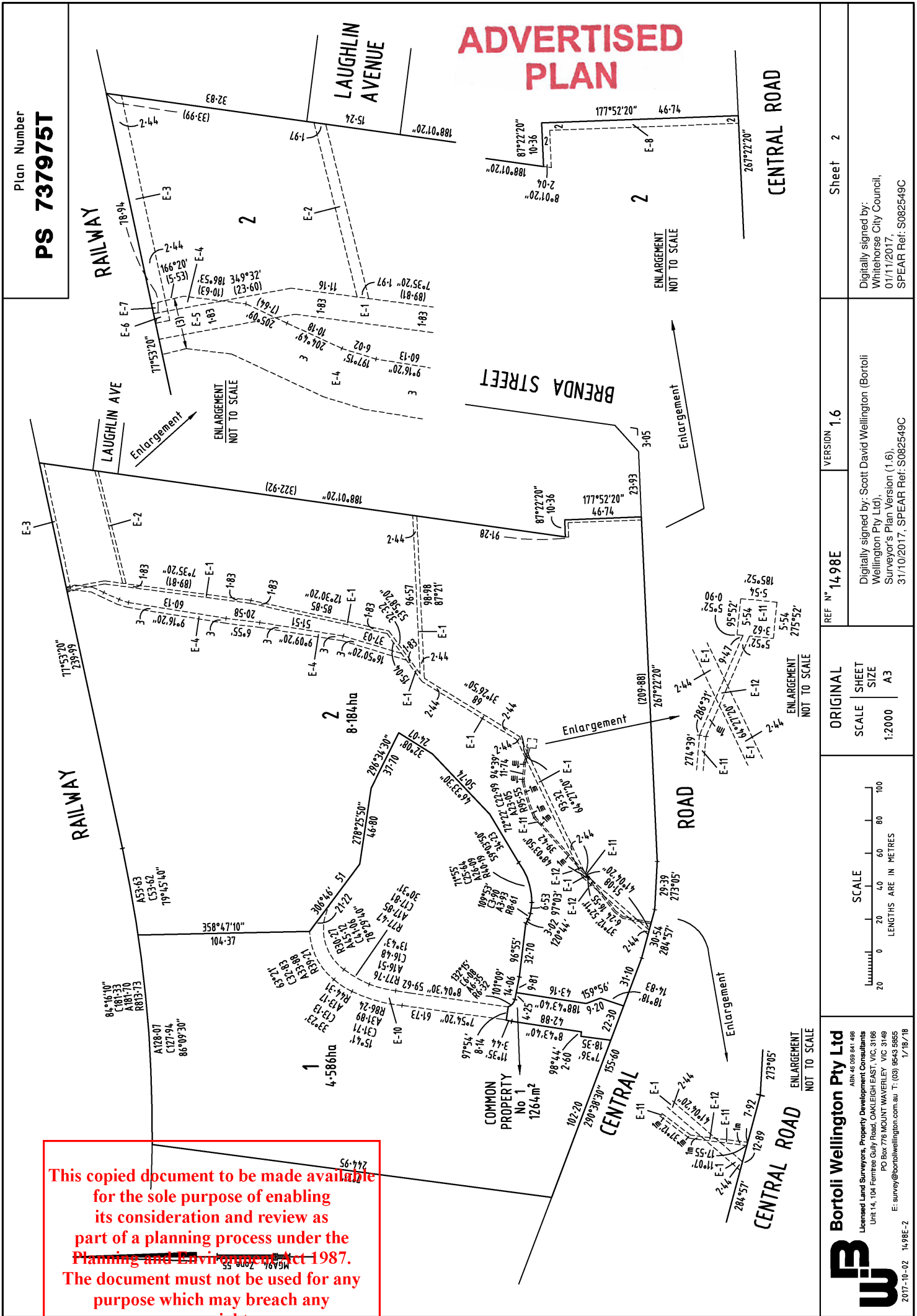
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PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 737975T		
Location of Land Parish: - NUNAWADING Township: - Section: - Crown Allotment: - Crown Portion: - 78 & 79 (PARTS) Title References: c/t Vol. 9975 - Fol. 265 c/t Vol. 7861 - Fol. 181 Last Plan Reference: - PC 352693N & LP 24499 (Lot 3) Postal Address: 161 CENTRAL ROAD (At time of subdivision) NUNAWADING 3131 MGA94 Co-ordinates: E 338 790 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5812 223		Council Name: Whitehorse City Council Council Reference Number: CRT/6306 Planning Permit Reference: WH/2016/183 SPEAR Reference Number: S082549C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/03/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Aileen Lam for Whitehorse City Council on 01/11/2017 Statement Of Compliance issued: 01/11/2017			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	THE OTHER PURPOSE OF THIS PLAN IS VARY EASEMENT E-8 IN ACCORDANCE WITH PLANNING PERMIT No WH/2017/669 This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright			
NIL	NIL				
NOTATIONS		<h1 style="color: red; margin: 0;">ADVERTISED PLAN</h1>			
DEPTH LIMITATION - DOES NOT APPLY					
Survey: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). "NUNAWADING PM 762" "(Omnistar VRS)" Not in Proclaimed Survey Area. Staging: This is not a staged subdivision. Planning Permit No WH/2016/183					
LOT ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.					
EASEMENT INFORMATION					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	
E-1,E-5,E-6,E-12	SEWERAGE	See diag	B401034	MMBW	
E-2	SEWERAGE	1.83	B863592	MMBW	
E-3,E-6,E-7	DRAINAGE & SEWERAGE	2.44	A510910	C/T 3049/716 & C/T 9256/117	
E-4,E-5,E-6,E-7	DRAINAGE	3	G270636	CITY OF NUNAWADING	
E-8	DRAINAGE & SEWERAGE	See Diag	LP24499	LOTS ON LP 24499	
E-10		See Diag	THIS PLAN	LOT 1 ON THIS PLAN	
E-11, E-12	SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLE)	See Diag	THIS PLAN	LOT 2 ON THIS PLAN	
		See Diag	THIS PLAN	UNITED ENERGY DISTRIBUTION PTY LTD	
Bortoli Wellington Pty Ltd <small>ABN 48 089 841 498</small> Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855		REF N° 1498E	VERSION 1.6	ORIGINAL SHEET SIZE A3	Sheet 1 of 3 Sheets
		Digitally signed by: Scott David Wellington (Bortoli Wellington Pty Ltd), Surveyor's Plan Version (1.6), 31/10/2017, SPEAR Ref: S082549C		PLAN REGISTERED TIME: 11:57 DATE: 19/01/18	B.J.S. Assistant Registrar of Titles
<small>2017-10-02 1498e-1 2017-10-02</small>		Amended by: Scott David Wellington, 18/01/2018.			

Plan Number
PS 737975T

ADVERTISED PLAN



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REF N° 1498E	VERSION 1.6	Sheet 2
ORIGINAL SCALE 1:2000	SHEET SIZE A3	Digitally signed by: Scott David Wellington (Bortoli Wellington Pty Ltd), Surveyor's Plan Version (1.6), 31/10/2017, SPEAR Ref: S082549C
SCALE LENGTHS ARE IN METRES 	Bortoli Wellington Pty Ltd Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Pemrose Gully Road, OKLEIGH EAST, VIC 3186 PO Box 776 MOUNT WAVERLEY VIC 3148 E: survey@bortoliwellington.com.au T: (09) 9542 5855 2017-10-02 14:98E-2 1/18/18	
Amended by: Scott David Wellington, 18/01/2018.		

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280988 1125 MISC \$0 N733820G

~~1125 MISC \$45 N72437U~~
N733820G

McMAHON, FEARNLEY & KAYNES
RETIREMENT VILLAGES ACT 1986 **AMENDED**
RETIREMENT VILLAGE NOTICE **13 OCT 1989**

With consent of
Solicitor for *allotment*

The Retirement Villages Act 1986 applies to:

1. ^{Sheet} Part of the land in Lots ¹⁰ 11 and 12 on Plan of Subdivision No. 4427, ^{as is coloured red on the plan submitted and marked with the letter A} being part of the land described in Certificate of Title Volume 8713 Folio 464.
2. The whole of the land more particularly described in Certificate of Title Volume 9773 Folio 640.
3. ^{Sheet} Part of the land in Crown Allotment 19, ^{as is coloured red on the plan submitted and marked with the letter B} being part of the land described in Certificate of Title Volume 5987 Folio 268.
4. The whole of the land more particularly described in Certificate of Title Volume 8386 Folio 982.

Name and description of last registered owner (if land not under the operation of the Transfer of Land Act 1958):

Not applicable

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AMENDED
31 OCT 1989

DATED the 17th day of June 1988.

With consent of
Solicitor for *allotment*

Name and address of person lodging this Notice: AUSTRALASIAN CONFERENCE ASSOCIATION LTD. whose registered office was formerly at 8 Yarra Street, Hawthorn, but which is now at 41 Central Road, Nunawading in the State of Victoria.

Retirement Villages Act 1986

- 9. V. 8713 F 464 (PA)
- 9. V. 9773 F 640 (6th)
- 9. V. 5987 F 268 (PA)
- 9. V. 8386 F 982 (6th)

27/3/89
X [Signature]

Signature of person lodging this Lot Notice:

McMahon, Fearnley & Kaynes
Solicitors for the registered owner

Per: *[Signature]*
R. W. Fearnley

Signature of Witness: *[Signature]*

THE COMMON SEAL of AUSTRALASIAN CONFERENCE ASSOCIATION LIMITED was hereunto affixed pursuant to a resolution of the Board of Management in the presence of:-

[Signature]
[Signature]
Members of the Board of Management

ADVERTISED PLAN

[Signature]
Asst./Sec.

Memorandum of the within instrument has been entered in the Register Book.



29
16
88.

AUSTRALASIAN CONFERENCE ASSOCIATION
LTD.

RETIREMENT VILLAGE NOTICE

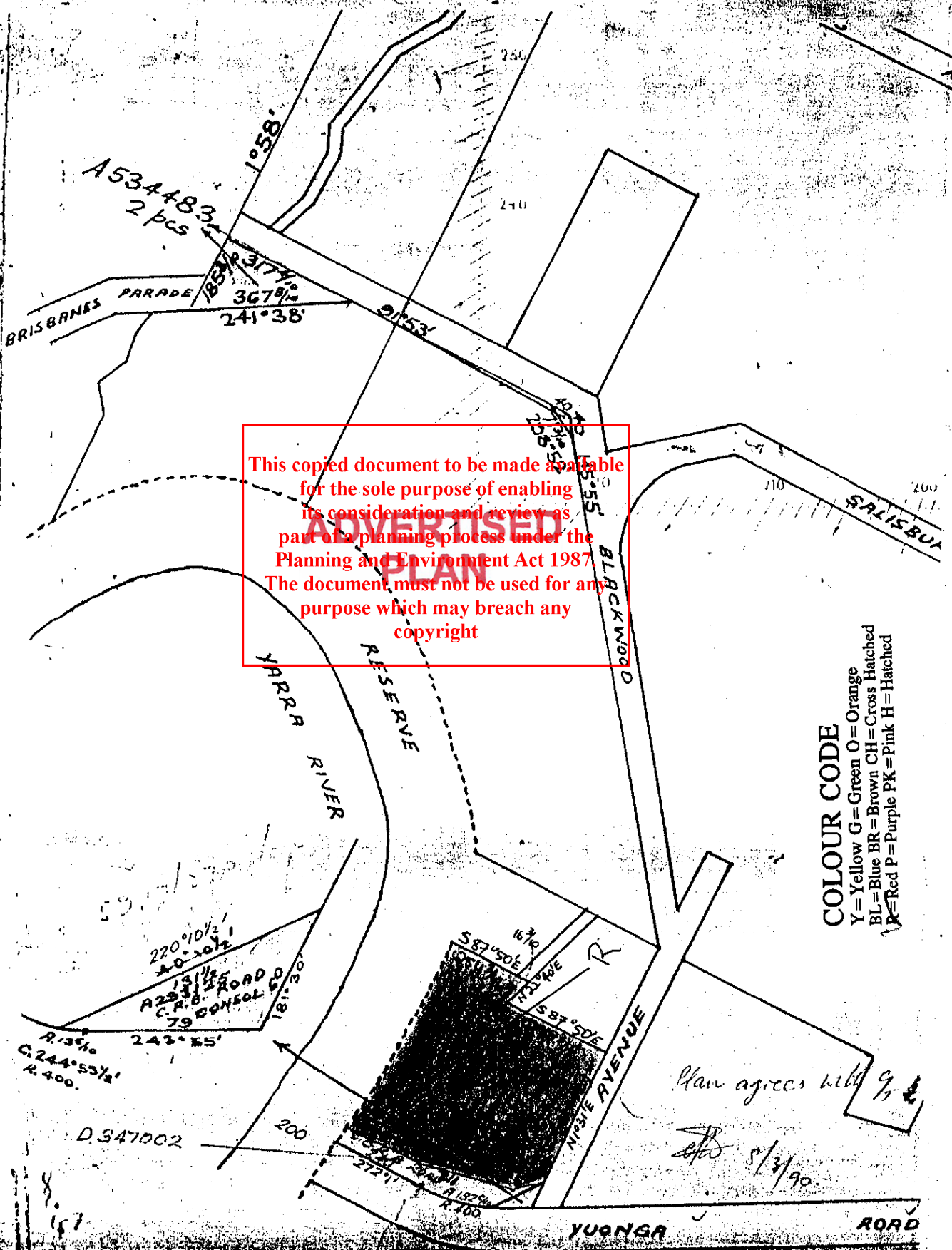
McMahon, Fearnley & Kaynes,
Solicitors,
127 Queensbridge Square,
SOUTH MELBOURNE. 3205
Tel. 614 5000
Ref: BHMCM:SR

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 R = Red P = Purple PK = Pink H = Hatched

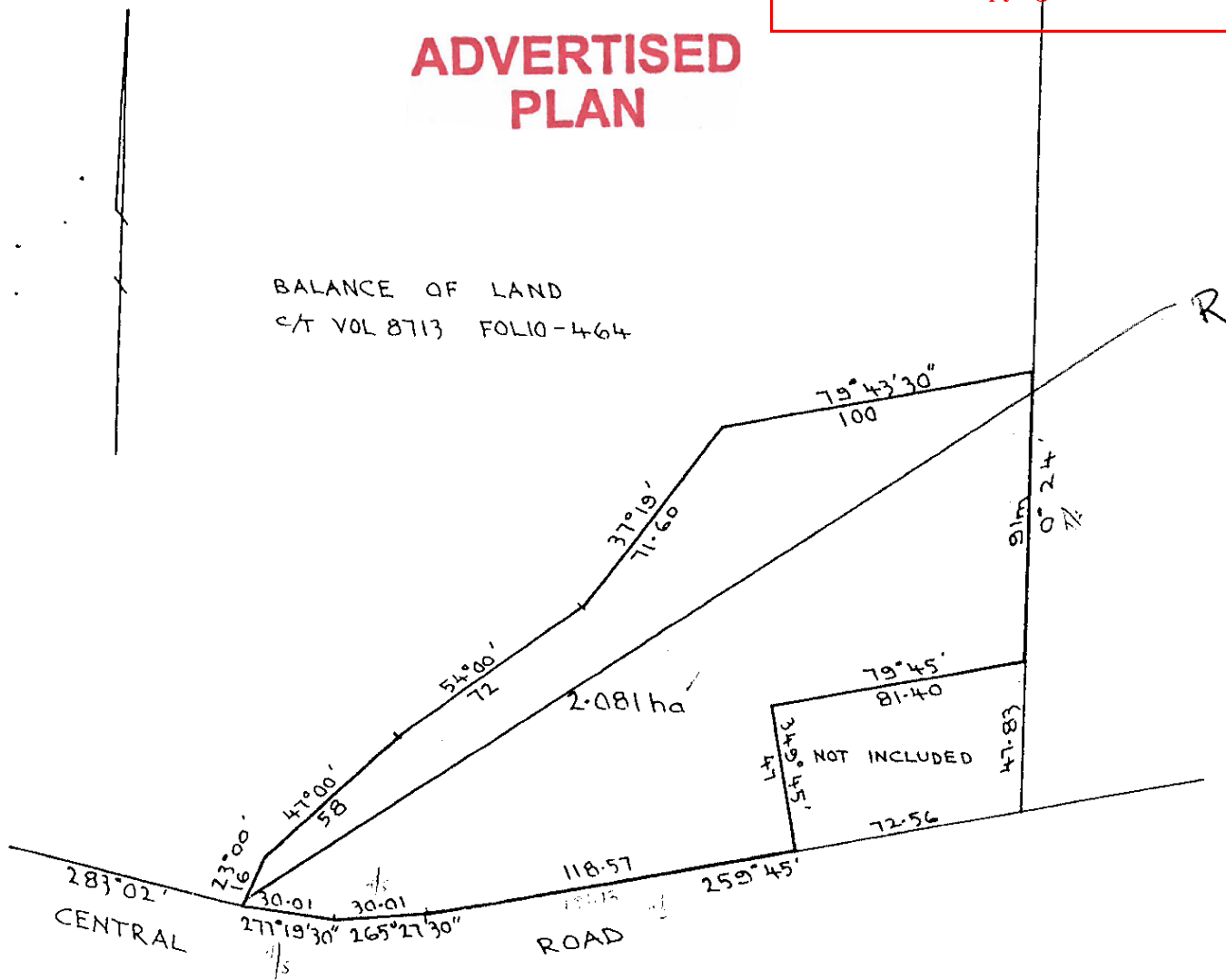
Plan agrees with 9/4
 etd 8/3/90

~~"B"~~ "A"

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ADVERTISED PLAN

BALANCE OF LAND
C/T VOL 8713 FOLIO-464



LENGTHS ARE IN METRES
SCALE - 1:2000

Handwritten notes:
The area with the
is mathematically correct.
2/6/24

COLOUR CODE
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READ

R388499T

Lodged By **FADDOCK LONIE & GIBSON**

140691 2306 1150 50 12388499T

Code .1167E.....

VICTORIA

APPLICATION BY A RELEVANT AUTHORITY under Section 55A(7)(b) of the Building Control Act 1981 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 55A of the Building Control Act 1981.

The Relevant Authority under the Building Control Act 1981 and the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)
Certificates of Title Volume 6917 Folio 328 and Volume 8713 Folio 464
Certificate of title volume 9975 folio 265

ADDRESS OF THE LAND
163 Central Road, Nunawading

AMENDED
14 JUN 1991

RELEVANT AUTHORITY (name and address)
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NUNAWADING
of Municipal Offices, Nunawading

With consent of
Solicitor for *applicants*

Determination of a Building Referees Board
File No: 4060957
Date: 22nd March, 1990

AGREEMENT DATE *15 February 1991*

AGREEMENT WITH (name and address)
AUSTRALASIAN CONFERENCE ASSOCIATION LTD. trading as Coronella Retirement Village
of 163 Central Road, Nunawading

A copy of the Agreement is attached to this Application.

Signature of Relevant Authority

R. W. HANNADE

Name of Officer

R. W. HANNADE

Date

15.3.91

A memorandum of the within instrument has been entered in the Register Book



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VLTO
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THIS AGREEMENT is made the 15th day of February 1991

B E T W E E N

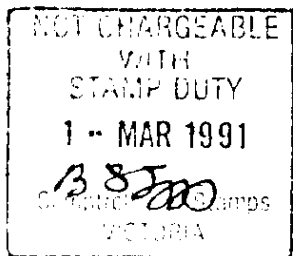
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NUNAWADING
of Municipal Offices, Nunawading in the State of Victoria

("the Council")
of the one part

- and -

AUSTRALASIAN CONFERENCE ASSOCIATION LTD.
trading as Coronella Retirement Village of
163 Central Road, Nunawading in the State of Victoria

("the Owner")
of the other part



WHEREAS:

- A. The Owner is the registered proprietor of the land identified in the Plan of Consolidation in Dealing No. PC352693N being a consolidation of Lots 10, 11 & 12 on Plan of Subdivision No. 4427 Parish of Nunawading County of Bourke and being the whole of the land more particularly described in Certificates of Title Volume 6917 Folio 328 and Volume 8713 Folio 464 ("the land") on which is currently being erected the Coronella Homes for the Aged ("the development").
- B. The Owner has obtained from the Building Referees Board ("the Referees") a modification to Regulation 16.11 of the Victoria Building Regulations 1983 ("the determination"). The determination was granted subject to a number of conditions. A copy of the determination is annexed to this Agreement.

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- C. The modification permits walls bounding sole occupancy units and public corridors to be constructed of dry wall construction in lieu of concrete or masonry provided that the various conditions set out in the determination are complied with.
- D. The Council is the Authority for the purposes of Section 55A of the Building Control Act 1981.
- E. The Owner and the Council have agreed to enter into an Agreement in accordance with Section 55A of the Building Control Act 1981 as required by the determination which stipulates as to a number of matters as hereinafter set out.

NOW THIS AGREEMENT witnesseth as follows:-

1. Interpretation

In this Agreement unless inconsistent with the context or subject matter -

"Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the land or any part thereof.

"The Act" shall mean the Building Control Act 1981 or any statute amending, consolidating or replacing the same.

"The V.B.R." shall mean the Victoria Building Regulations 1983 as in force at the date of this Agreement.

2. Owner's Covenants

The Owner with the intention that its covenants hereunder shall run with the land hereby covenants and agrees as follows:-

- a) that it will ensure that the Determination is complied with.

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- b) that in all respects other than those referred to in the Determination, it will comply with the provisions of the Act and the V.B.R.
- c) it will take all necessary steps and proceed without delay to consolidate the land into one title.
- d) that it will do all things necessary to ensure that the integrity of the dry wall construction system is maintained to the standard attained at the time of issue of the certificate of occupancy and to the satisfaction of the Building Surveyor.
- e) that it will procure within at least one year of the date of a Certificate of Occupancy for the development or any part thereof and to procure at at least yearly intervals thereafter or in accordance with a written request from the Council's Building Surveyor, the inspection and testing of the dry wall construction system in accordance with the determination by a suitably qualified and experienced person (such person to be approved by the Council (Consultant)) and agrees to implement or carry out repairs and/or mechanical works and/or maintenance and/or testing recommended or required by the Consultant or required by the Council or its Building Surveyor or in any event as may be required to ensure the integrity of the dry wall construction system as aforesaid.
- f) that it will promptly procure a written report from the Consultant as to the results of the said inspection referred to in (d) and further promptly submit such report to the Building Surveyor of the Council if and

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when requested by the Building Surveyor (together with such further reports as may be reasonably required by the Building Surveyor).

- g) that it will promptly provide to the Building Surveyor details of any repair work or other work carried out or necessary to ensure compliance with this Agreement.
- h) to promptly comply with the reasonable directions of the Council or its Building Surveyor and/or recommendations of the Consultant or otherwise given concerning any necessary maintenance or rectification work to ensure compliance with this Agreement.
- i) it will do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificates of Title to the land in accordance with Section 55A(7)(b) of the Act including signing any further Agreement acknowledgement or document to enable the said Memorandum to be registered under that Section.
- j) it will pay on demand the Council's solicitor/client costs of and incidental to the preparation and execution of this Agreement and the registration of a Memorandum of the Agreement at the Land Titles Office pursuant to Section 55A(7)(b) of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Land Titles Office.

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3. Owner's Default

- a) should the Owner fail to comply with the terms and conditions of this Agreement and further fail to remedy such default within fourteen days of notice in writing of such default from the Council, or its building surveyor, the Owner covenants and agrees that the Council by its servants, agents or contractors may carry out inspections, may employ consultants and/or may enter the land and rectify the default and the Owner will pay to the Council all costs and expenses (including solicitor/client legal costs and consultant's fees) incurred by the Council as a result of the Owner's failure to comply with the Agreement or of any appeal to the Building Referees Board and the cost of any rectification work.
- b) The Owner acknowledges and agrees that if it has not complied with the requirements of the Consultant, the Council or its Building Surveyor within the time specified in any notice or requirement, the Council may direct that the development cease to be occupied and subject to its entitlement to appeal to the Referees under clause 4 of this Agreement, the Owner agrees to forthwith ensure that the development is vacated in accordance with such a requirement.
- c) the Owner acknowledges and agrees that it shall have no claim action suit or demand against the Council or its officers, employees or consultants for any injury, loss or damage which may be occasioned to it, the land or the building thereon, or the contents of any building thereon.

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thereon as the result of the Council exercising its powers under this clause and further, the Owner agrees to indemnify and keep indemnified the Council or its officers, employees or consultants against any claim, action, suit or demand arising out of or incidental to any works which may be necessary to comply with this Agreement, or the Owner's failure to comply with this Agreement, or any delay in complying with any Council requirement, or any appeal to the Building Referees Board, or the exercise by the Council of its powers under this clause.

4. Appeal to the Building Referees Board

If the Owner disagrees with a direction or a requirement given by the Council under Clause 2(g) or 3(a) of this Agreement, it may within but no later than seven days of the date of such requirement:-

- i) lodge at its cost an appeal to the Building Referees Board specifying the grounds of the appeal and the facts relied upon to support the appeal;
- ii) deliver a copy of such appeal to the Building Surveyor of the Council;

5. Additional Matters

- a) The burden of the covenants of the Owner hereunder shall run at law and in equity with the land and bind the Owner, the Owner's successors, assigns and transferees, the registered proprietor or proprietors for the time being of the land and every part thereof and the Council shall have the power to enforce the

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covenants against any person or persons deriving title from the Owner whether as owners of the whole or part of the land.

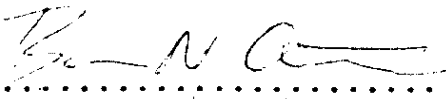
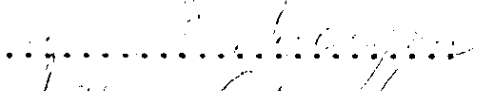
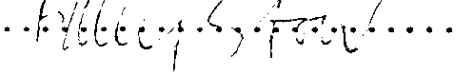
- b) any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by any of the parties against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.
- c) any notice which may or is required to be given or made by the Council to the Owner shall be deemed sufficiently served on the Owner if forwarded by pre-paid registered post or left addressed to the Owner at its address shown herein or at any registered office of either the Owner or its successors or if forwarded by pre-paid post or left addressed to the Owner at the manager's office of the subject land or sent by facsimile transmission to the Owner's solicitors.
- d) if any provision of this Agreement is not valid it shall not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.
- e) A copy of this Agreement shall be lodged by the Owner with the Building Surveyor of the Council forthwith upon execution by the parties.

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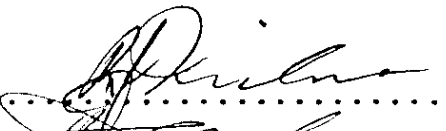


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IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF THE)
CITY OF NUNAWADING was hereunto)
affixed in the presence of:)

 Mayor
 Councillor
 Town Clerk

THE COMMON SEAL of AUSTRALASIAN)
CONFERENCE ASSOCIATION LTD. was)
hereunto affixed in accordance with)
its Articles of Association in the)
presence of:)

 Director
 Secretary
 *Jordan White*

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Control Act: 1981

VICTORIA

20 MAR 1990

PK:RV

TERMINATION OF A BUILDING-REFEREES BOARD

Application for modification of the Victoria Building Regulations

Application No 900273

Municipality City of Nunawading

subject Address 163 Central Road
Nunawading

Applicant Derek Hendry Pty Ltd

Class of Building III

Regulation/s to be Modified 16.11, 24.35, 47.8, 16.11

Nature of the modification/s sought

To permit:

1. 16.11 - walls bounding sole-occupancy units and public corridors to be constructed of dry wall construction in lieu of concrete or masonry.
2. 24.35 - two or more required exits providing egress to a street or open space to be connected at the level of discharge by a non-fire isolated passageway and lobby area.
3. 47.8 - walls of rooms containing combined sanitary and shower facilities as shown on the plans not to be provided with an approved impervious finish to a height of 1800mm throughout.
4. 16.11 - the deletion of the requirement for the roofs to common and sitting areas, lobbies and corridors to be protected with a ceiling having a resistance to the incipient spread of fire of 1 hour, and to be provided with roof lights.

Decision/s of the Board

1. Approved subject to:
 - (1) the walls being non-load bearing;
 - (2) the wall construction being tested in accordance with the following:
 - (A) Resistance to static pressure -

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Control Act 1981

VICTORIA

DETERMINATION OF A BUILDING REFEREES BOARD

A static test by the imposition of a uniformly distributed load (or its equivalent) of 0.25 kPa in accordance with the provisions for testing walls under transverse load in ASTM E71-80, except that the chamber method must not be used, and being in compliance with the damage and deflection criteria of (D) below;

(B) Resistance to impact -

A dynamic test by the action of the impact bag falling through a height of 100mm in accordance with the provisions for testing wall systems in ASTM E695-79(1983), except that -

(a) the points of impact must be set at 1.5 metres above finished floor level or 1.5 metres above the part of the specimen that corresponds to finished floor level;

(b) the impact bag must be not less than 225mm in diameter and not more than 260mm in diameter and weigh 27.2 kg (+ 0.1 kg - 0);

(c) the mass must be achieved by putting loose, dry sand into the bag and must be adjusted before each series of impact tests; and

(d) the method may be used also for walls that depart from the vertical or that are curved and in cases where the pendulum bag and suspension cannot be vertical at the instant of impact on a concave surface or a surface inclined towards the impact, the height of drop is the net height at the point of impact; and

demonstrating compliance with the damage and deflection criteria of (D) below;

(C) Resistance to surface indentation - (irrespective of material composition) in accordance with AS2185 such that no impression is more than 5mm in diameter.

(D) Criteria of compliance -

The following criteria must be adopted as required in (A), (B) and (C) above to determine compliance with the above tests:

(a) Damage - the construction must show no crack, penetration or permanent surface deformation to a depth of more than 0.5mm nor must there be any other non-elastic deformation nor fastener failure.

(b) Deflection (Static pressure) - under static pressure the deflection of the construction must be more than -

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DETERMINATION OF A BUILDING REFEREES BOARD

(a) 1/10th of the height between supports (the span of the construction as tested); nor

(ii) 30mm.

(c) Deflection (Impact) - Under impact the instantaneous deflection of the construction must not be more than -

(i) 1/120th of the height between supports (the span of the construction as tested); nor

(ii) 30mm.

(3) The dry wall construction accommodating any anticipated movement in members abutting the dry wall construction and the components of the dry wall construction meeting the requirements of Part 20 of the regulations to the satisfaction of the Building Surveyor.

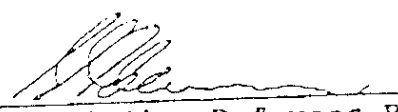
(4) The owner(s) entering into an agreement under section 55A of the Act, to ensure that the integrity of the dry wall construction system is maintained to the standard attained at the time of issue of the Certificate of Occupancy and to the satisfaction of the Building Surveyor.

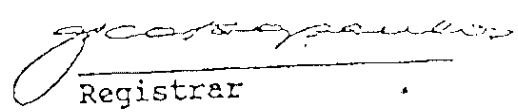
2. Approved.

3. Approved.

4. Approved.

Date of Hearing 15 March 1990


Chairman/Member, Building Referees Board


Registrar

Date Signed 22 / 3 / 90

OFFICE USE Ref GR:ABC Item No 14 File No 4060957

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**ADVERTISED
PLAN**

Caveat

Section 89 Transfer of Land Act 1958

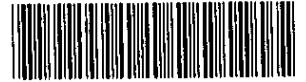
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AS866004H

03/01/2020

\$49.20

89



1. Land/s

Land Title

Volume 11950 Folio 847

Description PART OF THE LAND IN VOLUME 11950 FOLIO 847 SHOWN HATCHED IN ANNEXURE A

2. Caveator/s

Caveator

Name TELSTRA CORPORATION LIMITED

ACN 0 5 1 7 7 5 5 5 6

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 26/08/2019

4. Estate or Interest claimed

LEASEHOLD ESTATE

5. Prohibition

UNLESS I/WE CONSENT IN WRITING

6. Address for Service of Notice

Australian Legal Practitioner /Law Practice /Licensed Conveyancer /Conveyancing Practice /Caveator Name

CORNWALLS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 10 Floor Suffix

Unit Street No 114

Street Name WILLIAM

Street Type STREET

Locality MELBOURNE

State VIC Postcode 3000

7. Signing

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

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ADVERTISED PLAN

Caveat

Section 89 Transfer of Land Act 1958

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used for the purpose of maintair

AS866004H

03/01/2020 \$49.20 89


Caveator

Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the caveator.
- 2.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 3.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of TELSTRA CORPORATION LIMITED
 Signer Name MADDISON REZNIK
 Signer Organisation CORNWALLS
 Signer Role AUSTRALIAN LEGAL PRACTITIONER
 Signature



Execution Date 17/12/19

8. Lodging Party

Customer Code
Reference

676M

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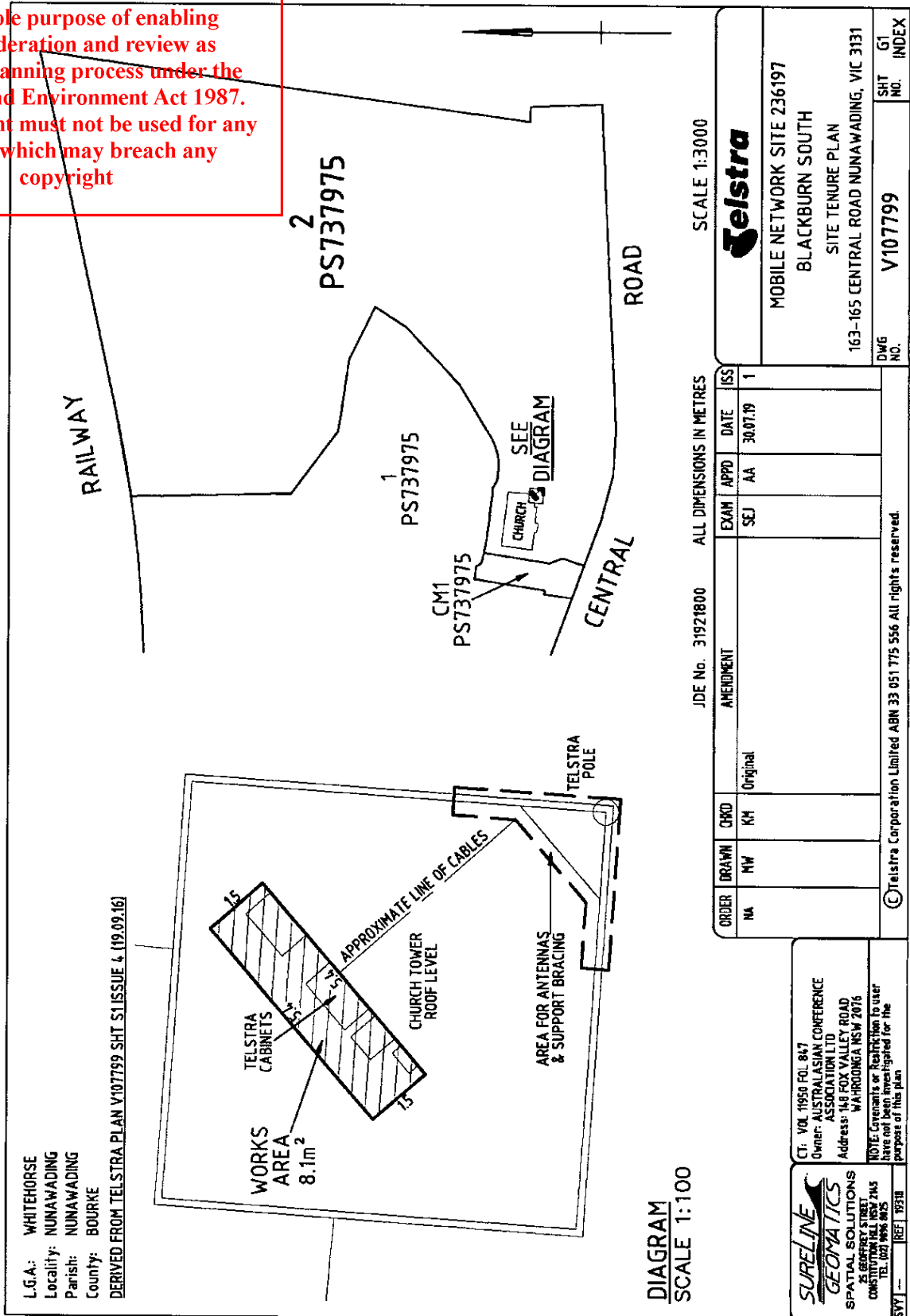
Annexure A to CAVEAT

Parties: Australasian Conference Association Ltd (ACN 000 003 930) and Telstra Corp (775 556)

Plan referred to under the heading "Land/s"

ADVERTISED PLAN

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L.G.A.: WHITEHORSE
 Locality: NUNAWADING
 Parish: NUNAWADING
 County: BOURKE
 DERIVED FROM TELSTRA PLAN V107799 SHT SLISSUE 4 (19.09.16)

DIAGRAM SCALE 1:100

SCALE 1:3000

JDE No. 31921800 ALL DIMENSIONS IN METRES

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
NA	NW	KH	Original	SEJ	AA	30.07.19	1

Telstra
 MOBILE NETWORK SITE 236197
 BLACKBURN SOUTH
 SITE TENURE PLAN
 163-165 CENTRAL ROAD NUNAWADING, VIC 3131
 DWG NO. V107799
 SHIT NO. G1 INDEX A4

CT: VOL 11950 FOL 847
 Owner: AUSTRALASIAN CONFERENCE ASSOCIATION LTD
 Address: 148 FOX VALLEY ROAD WAHRONGA NSW 2076
 NOTE: Conditions or Restrictions to user here not dealt investigated for the purpose of this plan

SURELINE GEOMATICS
 SPATIAL SOLUTIONS
 25 GEORGE STREET
 COMPTON WAH 2145
 TEL: 08 9438 8933
 REF: 1933B

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AX286876K

Caveat

Section 89 Transfer of Land Act

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1. Land/s

Land Title

Volume 11950 Folio 847

Description THE PART LAND MARKED 'L', 'E-1'
AND 'E-2' ON THE ATTACHED
PLAN

2. Caveator/s

*Caveator*Name UNITED ENERGY DISTRIBUTION
PTY LTD

ACN 0 6 4 6 5 1 0 2 9

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND
DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 7 December 2022

4. Estate of Interest claimed

LEASEHOLD ESTATE

5. Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE
SUBJECT TO MY/OUR CLAIM

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

O'DONNELL SALZANO LAWYERS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 4 Floor Suffix

Unit Street No 11-19

Street Name BANK

Street Type PLACE

Locality MELBOURNE

State VIC Postcode 3000

7. Signing

The caveator claims the estate or interest specified in
the land described on the grounds set out. This caveat
forbids the registration of any instrument affecting the
estate or interest to the extent specified.**ADVERTISED
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Caveat

Section 89 Transfer of Land Act

Caveator

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the caveator.
2. The Certifier has retained the evidence supporting this Registry Instrument of Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and an Prescribed Requirement.

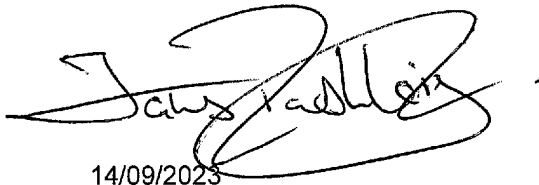
Executed on behalf of UNITED ENERGY
DISTRIBUTION PTY LTD

Signer Name JAMES RASHLEIGH

Signer Organisation O'DONNELL SALZANO
LAWYERS

Signer Role AUSTRALIAN LEGAL
PRACTITIONER

Signature



Execution Date 14/09/2023

8. Lodging Party

Customer Code 18780S

Reference JR:MR:23045

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ADVERTISED PLAN

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION 1
PLAN NO. PS737975T**

The land in PS737975T is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1, 2.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
148 FOX VALLEY ROAD WAHROONGA NSW 2076

OC037914S 19/01/2018

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Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC037914S 19/01/2018

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	100	100
Lot 2	100	100
Total	200.00	200.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 28/06/2024 11:18:42 AM

**OWNERS CORPORATION 1
PLAN NO. PS737975T**

Statement End.

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Appendix C –Traffic and Parking Assessment Report

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Appendix D – Council Correspondence

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Whitehorse City Council
379–399 Whitehorse Road
Nunawading VIC 3131

Locked Bag 2
Nunawading VIC 3131

www.whitehorse.vic.gov.au
customer.service@whitehorse.vic.gov.au
Telephone: (03) 9262 6333
NRS: 133 677

ABN: 39549568822

3 May 2024

Record no. 24/109634
Contact: Anthony Johnson
Phone: 0409886011

Victorian School Building Authority
Manager Planning Services

To whom it may concern

Building Blocks Capacity Building Grant - Letter of Support for Nunawading Christian College

The City of Whitehorse is pleased to confirm its support for Nunawading Christian College's Building Blocks Capacity Grant application.

We understand that Nunawading Christian College proposes to build a new three -room (total 99 place) Early Learning Centre, to replace its existing 66 place single room Early Learning Centre. The facility will be located on the college grounds situated off Laughlin Avenue, Nunawading and connected to the school. It is expected to be operational in 2026.

The City of Whitehorse is working with the Department of Education to ensure all three and four-year-old children have access to kindergarten programs. The proposed Nunawading Christian College facility will assist in meeting increasing kindergarten demand in the Nunawading SA2 and we therefore support the grant application.

Should you require any further information please don't hesitate to contact me directly on ph 0409886011 or email tony.johnson@whitehorse.vic.gov.au

Yours sincerely

Anthony Johnson
Manager Health & Family Service



Tony Johnson
Manager Health & Family Services
Municipal Recovery Manager
Health and Family Services
Community Services Directorate
Email: tony.johnson@whitehorse.vic.gov.au
Ph: (03) 9262 6442 Mobile: 0409 886011

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Appendix E – Relevant Extract from Planning Permit Register

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WH/2007/584	12/10/2007	Education	2A Laughlin Avenue, NUNAWADING VIC 3131	Re-siting of two portable classrooms and removal of vegetation	Delegate Permit Issued
WH/2008/873	8/12/2008	Education	131-173 Central Road, NUNAWADING VIC 3131	Construction of a new school oval, tennis courts and car parking area, and the removal of vegetation	Council Permit Issued
WH/2008/873/A	8/03/2012	Permit Amendment	131-173 Central Road, NUNAWADING VIC 3131	Construction of a new school oval, tennis courts and car parking area, and the removal of vegetation	Delegate Approval S72 Amend
WH/2012/671	27/09/2012	Education	131-173 Central Road, NUNAWADING VIC 3131	Alterations and additions to the existing school building	Delegate Permit Issued
WH/2019/79	30/01/2019	Education	161 Central Road, NUNAWADING VIC 3131	Install shade sail structure	Delegate Permit Issued
WH/2020/239	16/03/2020	Education	161 Central Road, NUNAWADING VIC 3131	Construction of a New Admin Building, Refurbishment of Existing Building to Portable Classroom and associated Vegetation Removal	Delegate Permit Issue
WH/2022/168	4/03/2022	Education	161 Central Road, NUNAWADING VIC 3131	Use and development of an education centre (Year 3-6 Learning Centre), removal of trees and buildings and works within 4 metres of protected trees	Delegate Permit Issued

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