

REQUEST FOR FURTHER INFORMATION - APPLICANT RESPONSE

11/11/2024

APPLICATION FOR PLANNING PERMIT PA2403114

13-17 MANNING DRIVE, NOBLE PARK NORTH, VIC 3174



Item	Description	Response
1	a) Clause 52.17 of the Greater Dandenong Planning Scheme in relation to native vegetation removal, destruction or lopping. If the requirements apply, the application must either meet the requirements or be amended to include the relevant permit trigger as Plan TP 01 shows the removal of 5 trees.	Please see associated folder with further information on trees to be removed, as assessed by Jeavons Landscape Architects, and Arborist's report prepared by Daryl's Tree Care & Surgery. Note that it has been assessed that none of the "trees" in the construction zone (whether marked as retained or removed) are subject to the relevant Local Law or Clause 52.17 Native Vegetation, as they are all either not endemic, and/or they lack the age and size to be considered.
2	a) A copy of any master plan that applies to the site	Refer associated folder
	b) Confirmation of the existing student and staff numbers and whether the proposal will alter these numbers (if relevant items c and d)	There are 893 current students. The proposed building will provide health & wellbeing support for current and projected student numbers (refer Item d below). The College currently has 95 staff. 54% of the staff work part-time, and only 60% (57) maximum are on site at any one time.
	c) The proposed total number of staff	The College propose to add 10 new staff, for a total of 105 by 2026. Note that a maximum of only 60% (63) of total staff numbers are on site at any one time. Information also provided on page 8 of the Planning Report and drawing TP 15.
	d) The proposed total number of students	Proposed total number of students enrolled peaks at 1050 in 2026.
	e) Details of proposed noise attenuation measures, designed to minimise the impact of noise associated with Year 12 courtyard and outdoor dining area along the eastern boundary upon adjoining residential properties to the east.	The area proposed for the Year 12 courtyard and outdoor dining areas is consistent with the existing function of this space - it is already utilised for this function throughout the school year. The area is currently restricted for use by year 12 student only - this is to remain unchanged/ Use of these areas will still be limited to Recess and Lunch times being 11-11:20am and 1:15-2pm respectively. New, denser planting is also proposed along the site boundary in question, in addition to the existing retained vegetation, to assist in enhancing the visual and acoustic barrier between the building and adjoining neighbours; refer Landscaping Concept for proposed planting
3	a) Remove the requirements of Clause 54 and 55 as these are not required for a non-residential development report. However, an assessment should be provided to respond to relevant decision guidelines at Clause 32.08-14	Clause 54 & 55 deleted. Design response amended for relevance to Decision Guidelines. Refer associated folder for revised Planning Report.
	b) Correct report to correctly refer to a 3-storey building as shown on the plans, incorrectly states 2 storey building on Page 2 of the report prepared by Cotter Reid Architects	Corrected
4	Existing site plan amended to include existing setback to the eastern boundary (Drawing TP 01)	Refer revised drawing TP 01
5	a) A development summary including existing and proposed gross floor area of buildings;	Refer revised drawing TP 15
	b) Existing and proposed site coverage of buildings;	Refer revised drawing TP 15
	c) Existing and proposed site permeability of the site (taking into account building, basement and hard surfaces;	Refer revised drawing TP 15
	d) The number of existing and proposed car parking spaces	Shown on sheet TP 15
	e) The number of existing and proposed bicycle parking spaces	Refer revised drawing TP 15
6	A landscape concept plan prepared by a landscape architect or suitably qualified person showing the location of vegetation to be removed and/or retained, proposed pathways and finished surface treatments.	Please see associated folder for Landscaping Concept by Jeavons Landscape Architects
7	An assessment of the adequacy of the proposed setbacks of buildings and works from trees along the eastern boundary and whether the Tree Protection Zones will be impacted as a result of the proposal.	Refer associated folder for Tree Protection Zone assessment undertaken by Daryl's Tree Care & Surgery. Note that it has been assessed that none of the "trees" in the construction zone (whether marked as retained or removed) are subject to the relevant Local Law or Clause 52.17 Native Vegetation, as they are all either not endemic, and/or they lack the age and size to be considered.
8	If native vegetation is proposed to be removed, lopped or destroyed, assessment against clause 52.17 and the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)	Refer to report from Daryl's Tree Care & Surgery. Note that it has been assessed that none of the "trees" in the construction zone (whether marked as retained or removed) are subject to the relevant Local Law or Clause 52.17 Native Vegetation, as they are all either not endemic, and/or they lack the age and size to be considered. All removed trees are being offset by proposed native planting throughout the site.
9	If any exemptions are proposed to be relied on in relation to 52.17 evidence to demonstrate the applicability of these exemptions is required.	No exemptions apply as subject trees have been assessed as not requiring a permit.
10	A sustainable Design Assessment required by Clause 22.06-04 of the Greater Dandenong Planning Scheme.	Refer associated folder for SMP prepared by Efficient Energy Choices and revised drawings.

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