



# **TOWN PLANNING APPLICATION REPORT**

**PROPOSED NEW STUDENT HUB BUILDING**

Nazareth College  
13-17 Manning Drive, Noble Park North VIC 3174

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# 1 SUMMARY

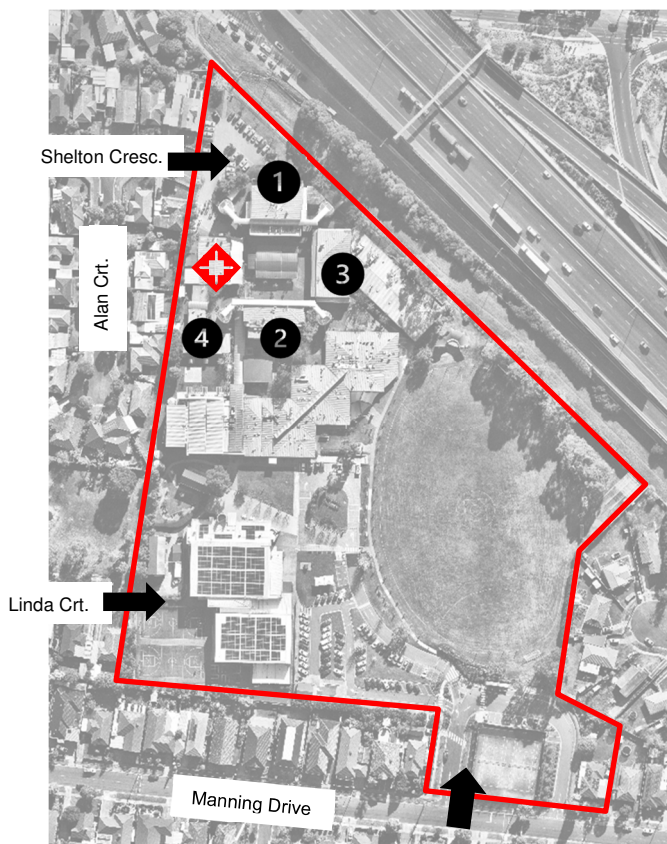
Planning approval is sought for proposed works of demolition of existing temporary structures and construction of a new Student Hub at Nazareth College at 13-17 Manning Drive, Noble Park North 3174. A review of State and Local Planning requirements has been undertaken with detailed responses provided in this report.

## 2 SITE SUMMARY

The site at 13-17 Manning Drive, Noble Park North is located immediately south of Monash Freeway and east of Jacksons Road.

The school campus site is of trapezoid shape and approximately 48,280m<sup>2</sup> in area, abutting Monash Freeway (Police Road exit ramp) on its north-eastern interface and residential properties along its western, southern and eastern interfaces. The site typically falls from north to south. There are multiple accesses to the site, with primary vehicle and pedestrian access available via boom gates on Shelton Court, off Manning Drive, but also secondary accesses (staff only) via Linda Court and Shelton Crescent.

The proposed development is located on the northern end of the site (as highlighted in red cross on Figure 1), just south of the staff vehicular entry from Shelton Crescent. This site is currently occupied by a few temporary buildings, namely a Canteen and Dining Hall; a Wellbeing Centre and a Year 12 Common room. This proposal includes the demolition of such temporary buildings and substituting them with permanent structures featuring similar land use.



The existing temporary buildings are setback from the western boundary notionally about 6 metres at its closest point.

Existing vegetation to the subject location is primarily concentrated along the western fence line, abutting the backyards of the residential properties along Alan Court. Some existing trees are earmarked for removal along the boundary to give way to new trees of similar canopy height.

Adjacent existing buildings comprise of 3 stories classroom buildings (namely #1 & #2) and a 2 storey building (#3). Immediately south of the proposed site, lives a single storey lockers' bay temporary building (#4), to be retained as part of this proposal.

Figure 1 – Existing Conditions: Aerial view of site (Nearmaps July 2024)

**Proposal:** Development of a new 2-storey Student Hub and second floor elevated walkway connection to existing buildings

**Subject Land:** 13-17 Manning Drive, Noble Park North VIC 3174

**Title Details:** Lot LP 141403 (Lot B and C)

**Local Government Area (Council):** Greater Dandenong

**Restrictions/ Covenants:** Nil

**Land Area:** 48,280sqm

**Zoning:** General Residential Zone Schedule 1 (GRZ1)

**Overlays:** Nil

**Particular Provisions:** Clause 52.06-5 Car parking

**Designated Bushfire Prone Area:** N/A



**Figure 2 – Proposed Development: Aerial view of site (Nearmaps July 2024)**

### **3 NEIGHBOURING CONTEXT**

Shelton Crescent and Alan Court are narrow suburban streets with predominantly traditional 1970-80's brick-veneer dwellings. The existing properties as listed below:

- 32 Shelton Crescent
- 10 Alan Court
- 9 Alan Court
- 8 Alan Court

currently about the school's western boundary line, with rear setbacks ranging from 2m to 10m. All the properties listed above have their POS facing east, with exception of 32 Shelton Crescent which faces southwards. This proposal carefully crafted a building envelope in such way to not overshadow any of these properties' POS. An overshadow study analysis was demonstrated on TP drawings TP.06 – TP.09.

Alan Court streetscape will remain unaffected by our proposal given the sheer distance from the proposed building and the street frontage.

### **4 PROPOSED DEVELOPMENT**

The proposal seeks to develop a new building on the site to provide educational spaces to support a forecasted growth of students' enrolments reaching 1050 students and 105 staff members by 2026. Current carparking provisions are sufficient to cater to such school population according to the 1.2 staff/ carparking ratio as per the Planning Scheme.

The existing portable facilities that house the Canteen/ Dining and Wellbeing Centre & Year 12 Common Room are no longer fit-for-purpose, outdated and outgrown by student population. Post-Covid the school has experienced an increase in mental health issues in the student population. The design briefing identified a strong need to provide improved Student Services facilities within new permanent buildings, with improved amenities and compliant universal access.

The proposed works to the subject site include the full demolition to the existing canteen, Dining Hall, Year 12 Common Room and Wellbeing centre temporary buildings and associated decks.

The proposed building incorporates a comprehensive Wellbeing Centre combined with a Career Centre that ensures students connection to their peers and educators: a safe environment for students to be heard and cared for, without any associated stigma of visiting such spaces. The building also accommodates relocated services from Block H (admin) such as Health Centre (First Aid), a centralized Students Services reception. A new Dining Hall, Canteen and Store at ground level; and 2x new general-purpose classrooms and staff offices at first floor.

The architectural design response has deliberately incorporated elements of materiality and forms of some existing buildings of relevance around the campus. The proposal incorporated curves into façade elements (namely north and south elevations pre-cast panels) as reference to existing curvilinear shaped staircases located in the edges of the school's "quadrangle". These pre-cast panels - which 'book-end' the proposed building to both north and south ends - are painted to match other precast elsewhere on campus and make a colour palette reference to existing brickwalls. The use of brickwork provides a tactile reference to existing buildings throughout the school campus, as well as a low maintenance & longevity

quality to the building. On the eastern façade, facing the school “quadrangle”, the proposal features a multi-coloured perforated screen in front of glazed balustrades. The screen serves a few purposes, namely:

1. Addresses students’ privacy and safety to both first and second floor elevated walkways.
2. Provides diffused eastern sunlight to first floor classrooms.
3. Encloses the school ‘quadrangle’ reinforcing school colours identity.

From a building envelope point of view, the form and orientation of the building has carefully considered its bulk forms and impact to the adjacent residences to the western boundary, by way of providing minimum side setbacks of 6m at ground level. On the first floor, cognisant of overshadowing issues to the neighbouring properties to the west, the side setbacks are minimum 6.7m at the wellbeing offices pitch-point and minimum 14m to classrooms. This provides regulatory setbacks well above and beyond the minimum RESCODE requirements. Refer to TP.14 regulatory setbacks drawing.

The proposed spaces shall have an abundance of natural light and cross ventilation, coupled with high performance glazing throughout. The new elevated walkways connecting Block F to Block D shall have Grade A safety glass balustrade at a min. 1500mm height behind the feature perforated screen.

The new interface along the western boundary - which replicates the same use of an outdoor dining area and secondary thoroughfare between Block F and the Lockers shed to the south – is part of an upgrade landscape design from the current neglected landscaped outdoor courtyard.

Some existing trees are proposed to be removed on the site. The development will provide new indigenous canopy trees along the western boundary accompanied by lower vegetation and landscaping to the external dining area. On the south end of the proposed building, we’re proposing garden beds, timber seats and a large canopy tree near the entry of Student Services at ground level. Refer to the Landscape Architects documentation in this report’s appendices.



## 5 Overview of Planning Provisions

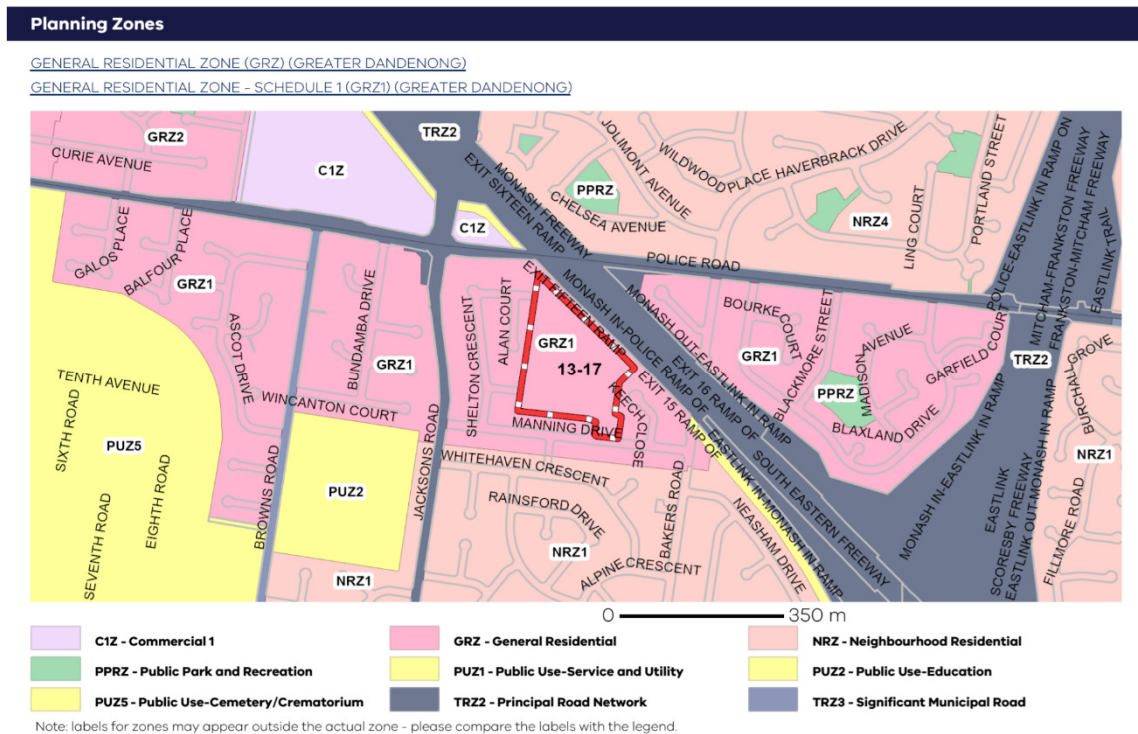


Figure 3 – Planning Zone Map

### 5.1 Victoria Planning Provisions (VPP Ordinance)

13-17 Manning Drive and all land that surrounds are deemed to be within a GRZ1 (General Residential Zone).

The stated purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A planning permit is triggered pursuant to Clause 32.08-2 “Table of Uses” for buildings and works associated with “Place of Assembly” (Section 2 use).

No Overlays are applicable to this land. This site is not a designated Bushfire Prone Area.

## 5.2 Local Planning Provisions (LPP Ordinance)

### 5.2.1 Clause 32.08: LPP Ordinance states compliance required to meet Schedule 1 to Clause 32.08 General Residential Zone.

#### Neighbourhood character objectives

- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high-quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.*
- *To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.*

#### Design Response

The proposal is considered to respond positively to these overall policy directions through:

- Providing for improvements to an existing education facility to service a growing enrolment demand in the area.
- Respect the surrounding residential development through a building form that is setback from boundaries and integrated with existing buildings on the land.

The proposal is a 2x storey building, with a covered elevated walkway on its Second Floor, thus connecting all 4x buildings within the schools' "quadrangle". The design features a minimum 6m setback from the western boundary at ground level and a minimum of 14 metres at first floor level along the classrooms (north end) and a minimum of 6.7 metres over on the south end of the building.

The roof over the first-floor classrooms is pitched at 15 degrees falling towards the west and reaching its peak on the second-floor walkway canopy on the eastern side of the building, thus minimising any overshadowing on the residential properties on the western interface as demonstrated in the overshadowing diagram analysis.

The external landscaping interface along the western boundary is being improved by means of raised garden beds along the boundary. This will provide adequate visual bulk separation between the existing properties POS to the west and the proposed development. The new canopy trees selected are of comparable height of existing trees and will not create overshadowing onto their POS. Additionally south end of the building has allowed for an organic shaped raised garden beds with feature canopy trees and informal timber seating.



### 5.2.2 Requirements of Clause 54 and Clause 55

Category	Standard / Requirement	Response
Minimum Street Setback	As per <b>A3</b> (where appropriate) and <b>B6</b> , or 7.5 metres, whichever is lesser.	Not applicable
Site coverage	<b>A5 and B8:</b> None specified.	
Permeability	<b>A6 and B9:</b> Minimum of 30%	Site area covered by pervious surfaces exceeds 40%. Complies.
Landscaping	<b>B13:</b> 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	Proposal includes western boundary line with continuous landscaping. Refer to Landscape Architects dwgs included in this application.
Side and rear setbacks	<b>A10 &amp; B17:</b> None specified.	Building is set back a minimum 6m from the west side boundary. Complies. Refer TP.14
Walls on boundaries	<b>A11 &amp; B18:</b> None specified.	Not applicable
Private open space	<b>A17:</b> Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space at ground level with a minimum area of 25 square metres at and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.  <b>B28:</b> An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room;	Not applicable  Not applicable
Overlooking		Complies. Refer drawing TP.13 – TP.14
Overshadowing		Complies. Refer drawing TP.06-TP.09
Front Fencing	<b>A20 &amp; B32:</b> Maximum 1.5 metre height in streets in Transport Zone 2. Maximum 1.2 metre height for other streets.	Not applicable

### 5.2.3 Clause 52.06 Carparking

Purpose of the schedule is stated below:

- *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.*

**Table 1 Car Parking Requirements** states that Secondary Schools should provide the following:

- *[ A rate of '1.2'] To each employee that is part of the maximum number of employees on the site at any time*

#### **Design Response**

- Future forecasting (to 2026) has 105 staff employed at Nazareth College, needing 126 carpark as per 1.2 ratio above.
- The current parking facilities have a capacity of 126 marked carpark within the school grounds, with overflow parking available in the bus bays outside designated pick-up / drop-off times.

Refer to drawing TP.15 as part of this submission for site plan with carparking provisions.

## **6 ASSESSMENT OF PROPOSAL**

The proposed development at 13-17 Manning Drive is appropriate for the site and meets the provisions requirements of the neighbourhood, respecting regulations for adjacent properties. The proposal promotes a contemporary built aesthetic to the school campus, improves landscape outcomes and provides enhanced educational opportunities within growing enrolment demands to the area.

As detailed above the new building is located to the north of the site with considerable setbacks from the side boundaries, thus minimising impact to surrounding residential development. The building scale is consistent with existing buildings on the site and provides a building form with efficient spaces for learning areas and staff facilities.

As demonstrated, the proposed height, setbacks, site coverage and layout are all in keeping with the intent of the State and Local Planning Provisions. Materials, colour schemes, built form and articulation are complimentary of existing building fabric and respectful to surrounding building stock. For the reasons listed above, and the evidence provided herein, we believe this proposal should be supported.

The design complies with the State and Local Planning scheme including Clauses 54 and 55.

Approval of the proposed works is therefore requested.

## **7 SUPPLIED DOCUMENTS**

In addition to the information supplied within this report the following documents have been provided as part of this application:

### **Architectural Drawings:**

TP.00	COVER SHEET
TP.01	EXISTING AND DEMOLITION PLAN
TP.02	PROPOSED SITE PLANS
TP.03	PROPOSED GROUND FLOOR PLAN
TP.04	PROPOSED FIRST FLOOR
TP.05	PROPOSED SECOND AND ROOF PLAN
TP.06	SHADOW STUDY SPRING EQUINOX 9AM (EXISTING VS PROPOSED)
TP.07	SHADOW STUDY SPRING EQUINOX 10AM & 11AM(EXISTING VS PROPOSED)
TP.08	SHADOW STUDY SPRING EQUINOX 12 & 1PM(EXISTING VS PROPOSED)
TP.09	SHADOW STUDY SPRING EQUINOX 2PM & 3PM(EXISTING VS PROPOSED)
TP.10	PROPOSED ELEVATIONS – SHEET 1
TP.11	PROPOSED ELEVATIONS – SHEET 1
TP.12	PERSPECTIVES
TP.13	OVERLOOKING STUDIES
TP.14	REGULATORY SETBACKS
TP.15	CARPARKING REQUIREMENTS
TP.16	EXISTING VS PROPOSED VIEWS

### **Landscape Drawings:**

LDD01	COVER SHEET
LDD02	LAYOUT PLAN – GROUND FLOOR
LDD03	LAYOUT PLAN - FIRST FLOOR
LDD04	MATERIAL PALETTE
LDD05	PLANTING PLAN & SCHEDULE – GROUND FLOOR
LDD06	PLANTING PLAN & SCHEDULE – FIRST FLOOR
LDD07	TYPICAL LANDSCAPE DETAILS
LDD08	DETAILS

## **8 APPENDICES**

- A. COPY OF TITLES**
- B. HISTORIC PLANNING PERMITS**

# **APPENDIX A**

COPY OF TITLES





# Imaged Document Cover Sheet

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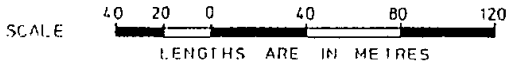
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Document Identification	<b>LP141403</b>
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Document Assembled	<b>14/06/2024 11:19</b>

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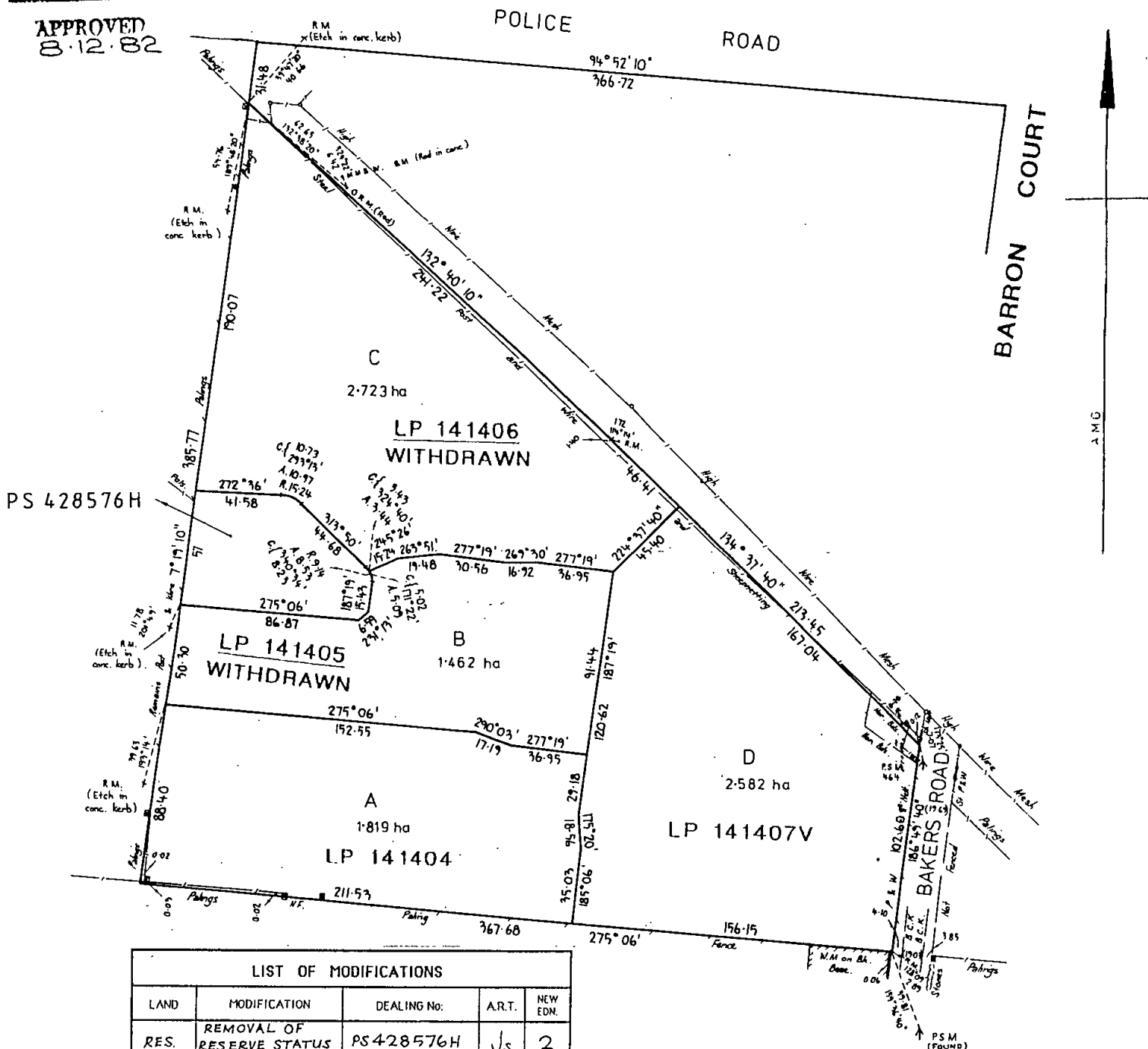
PLAN OF SUBDIVISION OF PART OF CROWN PORTION 5 PARISH OF DANDENONG COUNTY OF BOURKE	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
		BEARING DATUM, AMG ZONE 55 A.M.G. REFERENCE 7922/55/361400/5799000 REFERENCE MARKS (P.M.) ARE 002 DIAMETER IRON RODS UNLESS SHOWN OTHERWISE



VOL. 8892 Fol. 228

**CHART No. 328**

**APPROVED**  
 8.12.82



LAND	MODIFICATION	DEALING No.	A.R.T.	NEW EDN.
RES.	REMOVAL OF RESERVE STATUS	PS 428576H	Js.	2

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

Page 1 of 2

VOLUME 09497 FOLIO 606

Security no : 124115806440N  
Produced 14/06/2024 11:19 AM

### LAND DESCRIPTION

Lot B on Plan of Subdivision 141403.  
PARENT TITLE Volume 08892 Folio 228  
Created by instrument LP141403 25/01/1983

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF MELBOURNE of 383  
ALBERT ST EAST MELBOURNE  
M585202S 27/11/1986

### ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT as to part R378646W 07/06/1991  
Caveator  
STATE ELECTRICITY COMMISSION OF VICTORIA  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
13/05/1991  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM  
Lodged by  
362M STATE ELECTRICITY COMMISSION OF VICTORIA  
Notices to  
ALINTA LTD of 422 WARRIGAL ROAD MOORABBIN VIC 3189  
AMENDMENT OF ADDRESS ON CAVEAT AC996466D 21/07/2004

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 plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP141403 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)

Street Address: 13-17 MANNING DRIVE NOBLE PARK NORTH VIC 3174



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

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Page 2 of 2

DOCUMENT END

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

Page 1 of 2

VOLUME 09497 FOLIO 607

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Page 2 of 2

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R378646W

Code 0362M

**VICTORIA**

**CAVEAT**

Section 89 of the *Transfer of Land Act 1958*

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as transferee or proprietor of and of any instrument affecting that estate or interest to the extent specified. (Notes 1-3)

Land (Note 4)

ALL THOSE pieces of land marked E-1, E-2 and E-3 on the plan hereon and being part of the land described in Certificates of Title Volume 9497 Folios 606 and 607

TITLES OFFICE  
14 OCT 1991  
SUM-LOD

Caveator (Note 5)

STATE ELECTRICITY COMMISSION OF VICTORIA of 15 William Street, Melbourne

Estate or Interest Claimed (Note 6)

An equitable interest as Lessee

Grounds of Claim (Note 7)

As Lessee by virtue of an unregistered Lease dated 13th May, 1991 between THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF MELBOURNE and STATE ELECTRICITY COMMISSION OF VICTORIA

Extent of Prohibition (Note 8)

ABSOLUTELY

Unless such instrument is expressed to be subject to the Caveator's claim.

Registered Proprietor (Note 9)

THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF MELBOURNE

Address in Victoria for Service of Notice

15 William Street, Melbourne.

Date 5th June, 1991

Execution by the Caveator or his Agent (Note 10)

ROBERT EVANS  
Solicitor and Agent for the Caveator

FILE NO 33 CV 5501

REGISTERED INSTRUMENTS  
has been entered in the Register Book

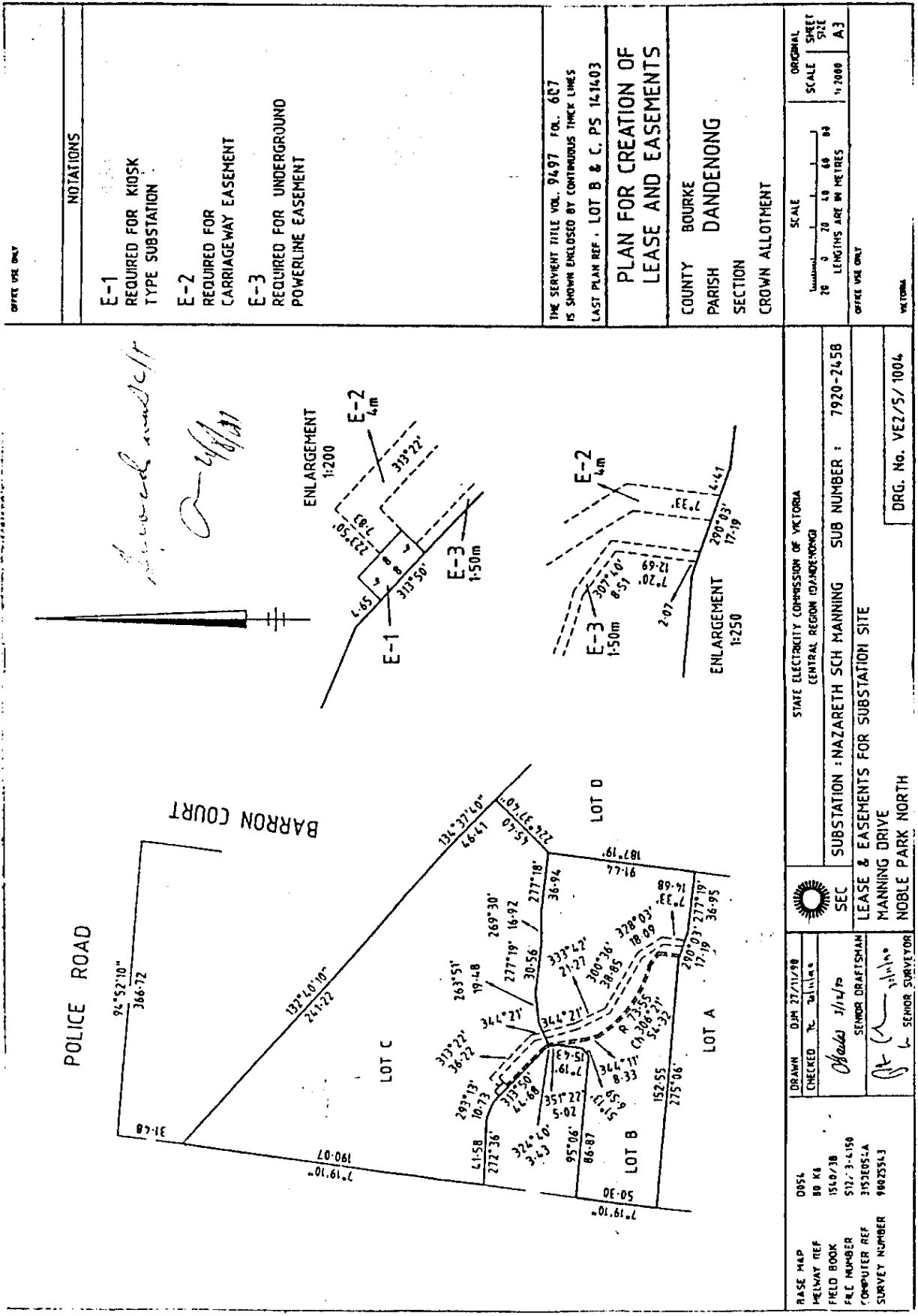
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VICTORIA

14-6-91  
Approval C/1

R.J.P.  
TITLES OFFICE  
VICTORIA

CV  
C/T. V. 9497 F. 606 (PT.)  
" V. 9497 F. 607 (PT.)

On 2/11/91  
30/11/91



**NOTATIONS**

- E-1 REQUIRED FOR KIOSK TYPE SUBSTATION
- E-2 REQUIRED FOR CARRIAGEWAY EASEMENT
- E-3 REQUIRED FOR UNDERGROUND POWERLINE EASEMENT

THE SERVIENT TITLE VOL. 9497 FOL. 607 IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
LAST PLAN REF. LOT B & C, PS 14-14-03

**PLAN FOR CREATION OF LEASE AND EASEMENTS**

COUNTY BURKE  
PARISH DANDENONG  
SECTION 17-19  
CROWN ALLOTMENT

SCALE	ORIGINAL
1:250	SHEET
1:250	SCALE
1:250	SHEET
1:250	SIZE
1:250	A3

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STATE ELECTRICITY COMMISSION OF VICTORIA  
CENTRAL REGION (DANDENONG)

SUBSTATION : NAZARETH SCH MANNING SUB NUMBER : 7920-2458

LEASE & EASEMENTS FOR SUBSTATION SITE

MANNING DRIVE  
NOBLE PARK NORTH

DRG. No. VEZ/5/1004



DRAWN D.J.M. 27/11/98  
CHECKED J. Williams

BASE MAP 0954  
FIELD BOOK 80 K4  
FILE NUMBER 517.3-150  
COMPUTER REF 3152005-A  
SURVEY NUMBER 9802351-J

SENIOR DRAFTSMAN  
J. Williams

SENIOR SURVEYOR  
J. Williams

## **APPENDIX B**

### **HISTORIC PLANNING PERMITS**

**YEAR 2012**

**AUDITORIUM SPORTS HALL**

# PLANNING PERMIT

**Permit No.:** PLN12/0771  
**Planning Scheme:** Greater Dandenong  
Planning Scheme  
**Responsible Authority:** Greater Dandenong  
City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive NOBLE PARK NORTH VIC  
3174  
(Lot 24 LP 141407)

**THE PERMIT ALLOWS:** For the purpose of buildings and works (indoor sports facility, change room, weights room, classroom and office).

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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1. The layout of the site, and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plan/s unless with the written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.
3. The building must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the further written consent of the Responsible Authority.
4. This permit will expire if:-
  - 4.1. The development does not start within two (2) years of the date of this permit, or
  - 4.2. The development is not completed within four (4) years of the date of this permit.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

### Notes

- A Building Approval may be required prior to the commencement of the approved works.
- Any increase in the number of employees will require additional car parking to be provided on site in accordance with the Greater Dandenong Planning Scheme.

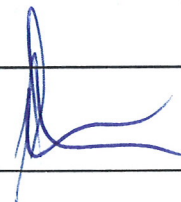
### End of Permit Conditions

Under Part 4 Division 1A of the Planning and Environment Act 1987 a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

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Date Issued 12 February 2013

Signature for and on behalf  
of the Responsible Authority





# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- \* from the date specified in the permit; or
- \* if no date is specified, from:-
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:-
  - \* the development or any stage of it does not start within the time specified in the permit; or
  - \* the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:-
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - \* the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:-
  - \* the development or any stage of it does not start within the time specified in the permit; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - \* the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - \* the use or development of any stage is to be taken to have started when the plan is certified; and
  - \* the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT APPEALS?

- \* The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- \* An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- \* An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- \* An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- \* An application for review must state the ground upon which it is based.
- \* An application for review must also be served on the Responsible Authority.
- \* Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

**YEAR 2016**

**APPLIED LEARNING CENTRE**

Reference:  
Enquiries:

PLN16/0291  
Mr Tran Ly (8571 1582 tly@cgd.vic.gov.au)



Rob

07 June 2016

The Roman Catholic Trusts Corporation  
Care of: Nazareth College  
13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174

Dear Sir/Madam,

<b>Property Details</b>	<b>13-17 Manning Drive NOBLE PARK NORTH VIC 3174</b>
<b>Legal Description</b>	<b>Lot C LP 141403</b>
<b>Proposal</b>	<b>Buildings and Works (Building Extension)</b>
<b>Planning Application No.</b>	<b>PLN16/0291</b>

I refer to the abovementioned application and enclose your copy of the permit issued to Latitude Architects. Please note the conditions of approval.

Should you have any queries, please contact Mr Tran Ly (8571 1582 tly@cgd.vic.gov.au).

Yours faithfully,

  
**Rodney Kean**  
**TEAM LEADER STATUTORY PLANNING**

**Customer Service**

Dandenong  
225 Lonsdale Street  
Springvale  
397-405 Springvale Road

Noble Park  
18-32 Buckley Street  
Keysborough  
Shop A7, Parkmore Shopping Centre

PO Box 200, Dandenong 3175  
Phone: 8571 1000  
Fax: 8571 5196  
www.greaterdandenong.com  
council@cgd.vic.gov.au

# PLANNING PERMIT

**Permit No.:** PLN16/0291  
**Planning Scheme:** Greater Dandenong  
Planning Scheme  
**Responsible Authority:** Greater Dandenong  
City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive NOBLE PARK NORTH VIC  
3174 (Lot C LP 141403)

**THE PERMIT ALLOWS:** Buildings and works to an existing education  
centre

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
3. This permit will expire if:
  - 3.1. The development does not start within two (2) years of the date of this permit, or
  - 3.2. The development is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards, the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

### Notes:

- A building approval may be required prior to the commencement of the approved works.
- Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.

Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.

- The site is subject to flooding. Prior to finalising floor levels, the applicant should consult with the Council's Building Department in regard to the potential for flooding and any resultant requirement for minimum floor level heights. An application for Report and Consent for Flooding from Council may be required.

Continued...

Date Issued 07 June 2016

Signature for and on behalf  
of the Responsible Authority



PLANNING PERMIT NO. PLN16/0291

Conditions Continued

End of Permit Conditions

Under Part 4 Division 1A of the Planning and Environment Act 1987 a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

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Date Issued 07 June 2016

Signature for and on behalf  
of the Responsible Authority



## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

### WHEN DOES A PERMIT BEGIN?

A permit operates:-

- \* from the date specified in the permit; or
- \* if no date is specified, from:-
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:-
  - \* the development or any stage of it does not start within the time specified in the permit; or
  - \* the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:-
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - \* the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:-
  - \* the development or any stage of it does not start within the time specified in the permit; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - \* the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - \* the use or development of any stage is to be taken to have started when the plan is certified; and
  - \* the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT APPEALS?

- \* The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- \* An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- \* An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- \* An application for review must be made on an **Application for Review** form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- \* An application for review must state the ground upon which it is based.
- \* An application for review must also be served on the Responsible Authority.
- \* Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

### WHEN DOES A PERMIT BEGIN?

A permit operates:-

- \* from the date specified in the permit; or
- \* if no date is specified, from:-
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

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  - \* the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:-
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - \* the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:-
  - \* the development or any stage of it does not start within the time specified in the permit; or
  - \* the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - \* the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - \* the use or development of any stage is to be taken to have started when the plan is certified; and
  - \* the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT APPEALS?

- \* The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- \* An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
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- \* An application for review must state the ground upon which it is based.
- \* An application for review must also be served on the Responsible Authority.
- \* Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

**English**

This is an important message. If you need assistance in your language please contact us through the TIS interpreting service on 13 14 50. When you call this number state your language and the operator will organise an interpreter. Ask the interpreter to transfer you to the person who signed the letter.

**Arabic/عربي**

هذه رسالة هامة. إذا كنت بحاجة للمساعدة بلغتك يرجى الاتصال بنا خلال خدمة الترجمة التحريرية والشفهية TIS على الرقم 13 14 50. وعند اتصالك بهذا الرقم أذكر لغتك التي تتحدثها وسيقوم موظف الهاتف بتوفير مترجم لك عبر الهاتف. أطلب من المترجم أن يصلك بالشخص الذي وقع على الخطاب.

**Bosnian/Bosanski**

Ovo je važna poruka. Ako vam je potrebna pomoć na vašem jeziku, kontaktirajte nas pomoću prevodilačke službe na 13 14 50. Kada nazovete ovaj broj recite koji jezik govorite i operater će organizovati prevodioca. Zamolite prevodioca da vas prebace osobi koja je potpisala ovo pismo.

**Cambodian/ខ្មែរ**

នេះគឺជាសារដ៏សំខាន់មួយ។ ប្រសិនបើលោកអ្នកត្រូវការជំនួយជាភាសា របស់លោកអ្នក, សូមទាក់ទងយើងតាមរយៈកិច្ចបម្រើខាងក្រោមប្រែភាសា និយាយនិងអត្តសញ្ញាណ (TIS) តាមលេខ 13 14 50។ ពេលលោកអ្នកទូរស័ព្ទ ទៅលេខនេះ, សូមប្រាប់ភាសាលោកអ្នក ហើយអ្នកទទួលទូរស័ព្ទនេះ នឹងជួយរៀបចំអ្នកបកប្រែប្រាកដជានិច្ច។ សូមស្នើសុំអ្នកបកប្រែនេះ ជួយបន្តទូរស័ព្ទទៅអ្នកដែលបានចុះហត្ថលេខានៅលើសំបុត្រនេះ។

**Cantonese/廣東話**

這份資料很重要。如果需要用您所說的語言獲得幫助，請電 13 14 50，聯絡TIS傳譯服務處，通過他們與我們聯絡。致電這一號碼時，請說明您所說的語言，總機會安排傳譯員；然後請傳譯員為您轉接到本信函的簽署人。

**Dari/دري**

این یک پیغام با اهمیت است. اگر به لسان خودتان کمک می خواهید لطفا از طریق تیس (خدمات ترجمانی) TIS نمبر 13 14 50 با ما تماس حاصل نمایند. وقتی به این نمبر زنگ زدید، لسان خود را بگوئید و مامور تلیفون یک ترجمان برای شما خواهد گرفت. از ترجمان تقاضا کنید ارتباط شما را با کسی که مکتوب را امضا کرده است برقرار نماید.

**Greek/Ελληνικά**

Αυτό είναι ένα σημαντικό μήνυμα. Αν χρειάζεστε βοήθεια στη γλώσσα σας παρακαλούμε επικοινωνήστε μαζί μας μέσω της υπηρεσία διερμηνείας TIS στο 13 14 50. Όταν καλείτε αυτό τον αριθμό να δηλώσετε τη γλώσσα σας και ο τηλεφωνητής θα οργανώσει ένα διερμηνέα. Ζητήστε από το διερμηνέα να σας προωθήσει στο πρόσωπο που υπέγραψε την επιστολή.

**Mandarin/普通话**

这则信息很重要。如果需要用您说的语言获得协助，请致电 13 14 50，通过TIS传译服务处，与我们联系。致电该号码时，请说明您说的语言，接线员就会安排传译员。请传译员为您接通本信上的签名人。

**Nuer/Thok Nath**

Neme e mëthic mi bumbum. Mi goori ruac ke ko ka goori luäk ke thukdun ruacni ke ko ke ji lucä thuc ni TIS ke talepoon eme 13 14 50. Mi wji nombär emo wä yot lar thokdun ka bi ram in ruac ke ji rami looc thok rialikä. Thiec ram in looc thok ke yöö be ji nöj ram in thaany juocp.

**Serbian/Српски**

Ovo je važna poruka. Ako vam treba pomoć na vašem jeziku, molimo vas da nam se javite preko prevodilačke službe TIS na 13 14 50. Kada nazovete taj broj, recite vaš jezik i operater će da organizuje usluge prevodioca. Recite prevodiocu da vas poveže sa osobom koja je potpisala pismo.

**Vietnamese/Tiếng Việt**

Đây là một thông điệp quan trọng. Nếu quý vị cần được trợ giúp bằng ngôn ngữ của quý vị, xin liên lạc với chúng tôi qua dịch vụ thông dịch của TIS ở số 13 14 50. Khi quý vị gọi số này, hãy nêu rõ ngôn ngữ của quý vị và nhân viên tổng đài sẽ thu xếp một thông dịch viên. Hãy yêu cầu thông dịch viên này chuyển quý vị tới người đã ký lá thư.

 Phone <b>8571 1000</b>  Fax <b>8571 5196</b>  <a href="mailto:council@cgd.vic.gov.au">council@cgd.vic.gov.au</a>	 TTY: 133 677 Speak and listen: 1300 555 727 Internet: <a href="http://www.iprelay.com.au">www.iprelay.com.au</a>  TIS: 13 14 50	Find us online  <a href="http://www.greaterdandenong.com">www.greaterdandenong.com</a>  <a href="http://www.facebook.com/greaterdandenong">www.facebook.com/greaterdandenong</a>  <a href="http://www.twitter.com/greaterdandy">www.twitter.com/greaterdandy</a>  <a href="http://www.youtube.com/citygreaterdandenong">www.youtube.com/citygreaterdandenong</a>
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**YEAR 2020**

**SCIENCE CENTRE**

# PLANNING PERMIT

**Permit No.:** PLN20/0070  
**Planning Scheme:** Greater Dandenong  
Planning Scheme  
**Responsible Authority:** Greater Dandenong  
City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174  
(Lot 1 PS 428576)

**THE PERMIT ALLOWS:** Buildings and works for alterations and extensions  
of an existing education centre

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

---

1. The layout of the site, and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plans unless with the written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
4. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
5. This permit will expire if:-
  - 5.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
  - 5.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

## Notes

- A Building Approval may be required prior to the commencement of the approved works.

Continued...


**PLANNING PERMIT NO. PLN20/0070**

Conditions Continued

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date issued: 30 March 2020

Signature for the responsible authority:  \_\_\_\_\_

# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- from the date specified in the permit; or
- if no date is specified, from -
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

# AMENDED PLANNING PERMIT

Planning Permit No: PLN20/0070

Greater Dandenong City Council (Responsible  
Authority)

Greater Dandenong Planning Scheme

**ADDRESS OF THE LAND:** 13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174  
(Lot 1 PS 428576)

**THE PERMIT ALLOWS:** Buildings and works for alterations and extensions of  
an existing education centre and display of internally  
illuminated signage

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

This permit has been amended as follows:

Date of issue of amendment	Amendment Reference No.	Brief description of amendment
24 December 2021	PLA21/0087	<ul style="list-style-type: none"><li>▪ Amendment to Permit Preamble pursuant to Section 72 of the <i>Act</i></li><li>▪ Addition of Conditions 1 and 6 - 13 pursuant to Section 72 of the <i>Act</i></li><li>▪ Amendment of Endorsed Plans and Documents pursuant to Section 72 of the <i>Act</i></li></ul>

1. Before the approved development and display of the approved signage, amended plans to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and colours. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
  - 1.1. Details of the vertical illuminated bands associated with the new external facade on the north elevation as shown on the render image identified as Image D. The bands must be clearly identified on the elevation and include notations regarding the dimensions of the band, materiality and measures to prevent light spill to the adjoining properties and passing vehicles;
  - 1.2. Deletion of the north elevation showing existing conditions, and Image A and Image B; and
  - 1.3. Deletion of the Clause 22.11 assessment.

When approved, these plans will be endorsed and will form part of this permit.

Continued...

Conditions Continued

2. The layout of the site, and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plans unless with the written consent of the Responsible Authority.
3. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.
4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
5. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
6. The location, type and dimensions of the signage including any supporting structure, as shown on the endorsed plans must not be altered unless with the consent of the Responsible Authority.
7. Except with the prior written consent of the Responsible Authority, any lighting associated with the approved signage and facade must be automatically timed to switch off at 9pm each night to the satisfaction of the Responsible Authority.
8. The signage must not be animated, and no flashing or intermittent light/s shall be displayed.
9. The intensity of the light in the approved signage and facade must be limited to the satisfaction of the Responsible Authority, so as not to cause distraction to motorists in an adjoining street or loss of amenity in the surrounding area.
10. The sign/s and any related panel and supporting structure must be constructed and maintained to the satisfaction of the Responsible Authority.
11. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.
12. Before the approved sign is erected or displayed, all existing signs erected or displayed unlawfully on the land must be removed.
13. The permit as it relates to the approved signs expire ten (10) years from the date of this permit. Before this permit expires, the approved sign and any supporting structure must be removed and the land made good to the satisfaction of the Responsible Authority.
14. This permit will expire if:
  - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
  - 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

Continued...

Conditions Continued

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

Notes

- A Building Approval may be required prior to the commencement of the approved works.

**Note:** An amendment does not extend the validity of this permit. The expiry of this permit is based on the original issue date shown at the bottom of this permit, not the date this permit was amended.

**End of Permit Conditions**

Under Division 1A of Part 4 of the ***Planning and Environment Act 1987*** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Signature for the responsible authority:  \_\_\_\_\_

# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- from the date specified in the permit; or
- if no date is specified, from -
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



**YEAR 2020**

**TENNIS COURTS**

# PLANNING PERMIT

**Permit No.:** PLN20/0177  
**Planning Scheme:** Greater Dandenong  
Planning Scheme  
**Responsible Authority:** Greater Dandenong  
City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174  
(Lot B LP141403, Lot 24 LP141407,  
Lot 25 LP141404, Lot 26 LP141404)

**THE PERMIT ALLOWS:** Buildings and Works comprising the construction of two (2) tennis courts with associated fencing and lighting, a reduction of the car parking requirement, and the erection and display of one (1) electronic sign, to an existing education centre

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.
3. The proposed development must be conducted in accordance with the "Tree Management Plan Nazareth College" by Arbor Solutions Pty Ltd dated 12/06/2020 submitted with the application.
4. The tennis courts may only operate between the hours of 7.30am to 10.00pm Monday to Friday and 8.00am to 5.00pm on Saturday unless with the further written consent of the Responsible Authority.
5. The tennis courts must only be used by school students during school hours. Outside of school hours, the tennis courts must only be used by a maximum of eight (8) players and two (2) coaches at any one time via an appointment service / booking system. Public tournaments are not allowed.
6. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
7. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required. Prior to the drainage plans being approved, a drainage approval fee will need to be paid to Council.

Continued...

**PLANNING PERMIT NO. PLN20/0177**

Conditions Continued

8. Any lighting must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area. It must be automated/timed to shut off at 10.00pm and certified after installation by a qualified lighting engineer, all to the satisfaction of the Responsible Authority.
9. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.
10. The existing car parking and access lanes shown on the endorsed plans must at all times be made available for the parking of vehicles and not used for any other purpose, all to the satisfaction of the Responsible Authority.
11. The amenity of the area must not be detrimentally affected by the development on the land, through the:
  - 11.1 Transport of materials, goods or commodities to or from the land;
  - 11.2 Appearance of any building, works or materials;
  - 11.3 Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - 11.4 Presence of vermin; and
  - 11.5 Adverse behaviour of students/patrons to or from the tennis courts.All to the satisfaction of the Responsible Authority.
12. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
13. Before the use of the tennis courts starts, landscaping works as shown on the endorsed plans must be completed and then maintained, all to the satisfaction of the Responsible Authority.
14. Melbourne Water Conditions
  - 14.1 No fill is permitted outside of the proposed building footprint for the tennis courts.
  - 14.2 Prior to the commencement of works a separate application direct to Melbourne Water, must be made and approved of any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system.
15. This permit will expire if:
  - 15.1 The development does not start within two (2) years of the date of this permit, or
  - 15.2 The development is not completed within four (4) years of the date of this permit.

Continued...

**PLANNING PERMIT NO. PLN20/0177**

Conditions Continued

Signage Conditions

16. The location of and details of the signage shown on the endorsed plans must be for school purposes only and must not be altered without the further written consent of the Responsible Authority.
17. No image may be displayed on the electronic sign for less than 45 continuous seconds.
18. The signage must not be animated and no flashing or intermittent lights may be displayed.
19. The signage must be constructed and thereafter maintained, all to the satisfaction of the Responsible Authority.
20. The signage allowed by this permit must not be illuminated or flood lit without the further written permission of the Responsible Authority.
21. The intensity of light in the signage must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, all to the satisfaction of the Responsible Authority.
22. This permit as it relates to signage expires ten (10) years after the date it is issued.

Notes

1. A Building Approval may be required prior to the commencement of the approved works.
2. Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.

Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.

3. A flood dispensation is to be obtained prior to issue of Building Permit.
4. The property has probability of flooding from Melbourne Water's drainage system. Melbourne Water's referral is required.
5. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
6. Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.
7. No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.

Continued...

**PLANNING PERMIT NO. PLN20/0177**

Conditions Continued

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date issued: 5 October 2020



Signature for the responsible authority: \_\_\_\_\_

# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- from the date specified in the permit; or
- if no date is specified, from -
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

**YEAR 2022**

**SPECIALIST ENHANCEMENT WORKS**

# PLANNING PERMIT

**Permit No.:** PLN22/0367  
**Planning Scheme:** Greater Dandenong Planning Scheme  
**Responsible Authority:** Greater Dandenong City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174  
(Lot 24 LP 141407)

**THE PERMIT ALLOWS:** Buildings and works for extensions to an existing education centre

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
3. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
4. At all times, the existing landscaping must be maintained to the satisfaction of the Responsible Authority.
5. This permit will expire if:
  - 5.1. The development does not start within two (2) years of the date of this permit, or
  - 5.2. The development is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards, the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) The request for the extension is made within twelve (12) months after the permit expires; and
- (b) The development or stage started lawfully before the permit expired.

### Notes:

- A building approval may be required prior to the commencement of the approved works.

End of Permit Conditions

Continued...



**PLANNING PERMIT NO. PLN22/0367**

Conditions Continued

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date issued: 12 August 2022



Signature for the responsible authority: \_\_\_\_\_

# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- from the date specified in the permit; or
- if no date is specified, from -
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

**YEAR 2023**

**F-BLOCK CLASSROOM INFILL**

# PLANNING PERMIT

**Permit No.:** PLN23/0085  
**Planning Scheme:** Greater Dandenong  
Planning Scheme  
**Responsible Authority:** Greater Dandenong  
City Council

**ADDRESS OF THE LAND:** 13-17 Manning Drive  
NOBLE PARK NORTH VIC 3174  
(Lot C LP 141403)

**THE PERMIT ALLOWS:** Buildings and works for extensions to an existing  
education centre

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
3. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
4. The connection of the internal drainage infrastructure to the Local Point of Discharge must be to the satisfaction of the Responsible Authority.

Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.

5. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
6. At all times, the existing landscaping must be maintained to the satisfaction of the Responsible Authority.
7. This permit will expire if:
  - 7.1. The development does not start within two (2) years of the date of this permit, or
  - 7.2. The development is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards, the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

Continued...

**PLANNING PERMIT NO. PLN23/0085**

Conditions Continued

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

**Notes:**

- A building approval may be required prior to the commencement of the approved works.
- A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
- Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date issued: 27 March 2023

Signature for the responsible authority: \_\_\_\_\_



# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## WHEN DOES A PERMIT BEGIN?

A permit operates:-

- from the date specified in the permit; or
- if no date is specified, from -
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.