

Officer Assessment Report PA2302600

104 Reema Boulevard, ENDEAVOR HILLS VIC 3802



Officer Assessment Report
Development Approvals & Design

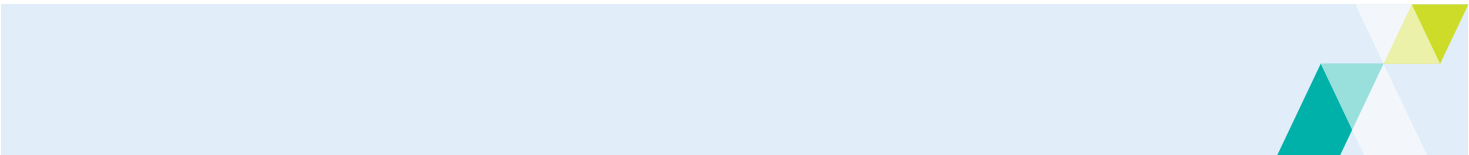


Department
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and Planning

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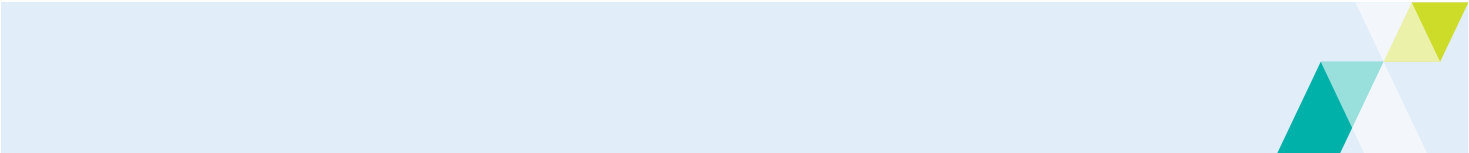


Recommendation	19
Prepared by:	20
Reviewed / Approved by:	20

Executive Summary



Key Information		Details	
Application No:		PA2302600	
Received:		17 November 2023	
Statutory Days:		25 days	
Applicant:		Association for Christian Education of Dandenong c/- Town Planning & Co. Pty Ltd	
Planning Scheme:		Casey Planning Scheme	
Land Address:		104 Reema Boulevard, Endeavor Hills VIC 3802	
Proposal:		Construction of a building and carry out works associated with the existing school in a General Residential Zone, specifically: • Demolition of 2 existing school buildings and surrounding hardstand areas (planning permit not required). • Construction of a new single storey primary school building containing six classrooms and associated facilities. • Materials include face brick and dark corrugated metal façade, metal framed windows, metal roof cladding, and 'Colorbond' feature external walls. • Windows on the north elevation all have 1.86m sill heights. • Cut and fill with new brick tiered seating and extension of the existing external staircase to provide access to the new building. • No change to staff or student numbers.	
Development Value:		\$3,373,000	
Why is the Minister responsible?		In accordance with the schedule to Clause 72.01 of the Casey Planning Scheme, the Minister for Planning is the responsible authority for this application because: - 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: - The estimated cost of development is \$3 million or greater.	
Cultural Heritage:		The subject site is not located within an area of cultural heritage sensitivity.	
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 32.08-2	General Residential Zone – Schedule 1	Construct a building and carry out works associated with a Section 2 Use (School).
Overlay:	None	N/A	N/A
Particular Provisions	Clause 53.19	Non-government schools	N/A
Total Site Area:	49,872	m²	
Gross Floor Area:	10,236	m²	
Height:	5.7	m at the highest point, due to the slope of the land. The overall form is single storey with highlight windows in the roof form oriented to the south-west.	
Referral Authorities:		Casey City Council – section 52 notice (no objection, subject to conditions)	
Public Notice:		Notice of the application was undertaken by the applicant at the direction of the Minister for Planning	



No objections have been received as of 27 February 2024

Recommendation	
	Grant planning permit PA2302600 and notify the applicant and council in writing.



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	17 November 2023
Further information requested	28 November 2023
Further information received	21 December 2023
Further plans submitted formally under s50 of the Act	N/A
Further informally substituted sketch plans submitted	N/A
Decision Plans	Plans prepared by Co.op Architects, titled 'Maranatha stage 3 extension" and dated 6 December 2023 Plans SK000 to SK614.
Other Assessment Documents	Planning Report authored by Town Planning & Co Planning dated 7 December 2023. Landscape Concept Plan authored by Site Image Landscape Architecture dated 5 October 2023. Stormwater Management Plan authored by Creo dated 26 September 2023. Arborist Report authored by Chatfield Arborists & Consultants dated 3 October 2023 Acoustic Memo authored by Octave Acoustics dated 13 September 2023 Acoustic Report authored by Octave Acoustics dated 14 February 2019 Traffic Report authored by Traffic Group dated 4 March 2019

2. The subject of this report is the decision plans (as described above).

Background

1. There is an informal masterplan for the school site with four different stages.
2. Stage 1 Junior School/ Early Learning Centre was approved under permit PlnA00493/19 issued by Casey City Council with construction completed in 2020. Stage 2 allowed for a new double storey senior school building including classrooms and a multi-purpose room. The works were approved by the former Department of Environment, Land, Water and Planning on 17 August 2021.
3. The proposed building and works as part of this application is part of Stage 3.

Proposal

4. The application proposes a new single storey primary school building and associated works. Details are as follows:
 - 6 new classrooms, breakout area, office area and bathroom facilities. Plant facilities are located on the north side of the building and will be contained within a 1.8m high chain wire mesh enclosure. Materials of the new building include face brick, dark corrugated metal façade, metal framed windows, metal roof cladding, 'Colorbond' feature external walls.
 - Entrance forecourt orientated east and stepped path to the south – south-east, facing the recreation oval.
 - The overall form of the new building is single storey with highlight windows in the roof form oriented to the south-west.
 - Removal of a single planted native tree (silver-leafed stringybark), listed as Tree 8 in the Arborist Report and on the development plans. It is noted this tree removal does not require a planning permit as discussed below.
 - Earthworks and landscaping to facilitate the proposed works including paved seating area, steps, and planting.
5. The proposed new building is located to the northern portion of the subject site, west of the existing recreational sport courts and north of the existing recreational oval. The new building will not be visible from Reema Boulevard.
6. The applicant has also confirmed that there are no proposed changes to the number of staff and student enrolments nor school hours of operation.
7. The applicant has provided a concept image of the proposal below:



Figure 1: Concept image of proposal (source: applicant's submitted plans)

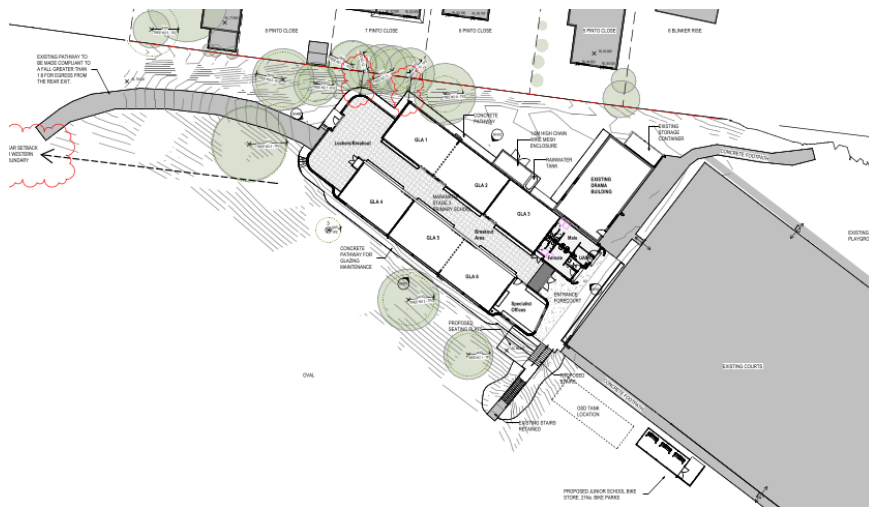


Figure 2: Ground level of the proposed building and associated works (source: applicants' submission)

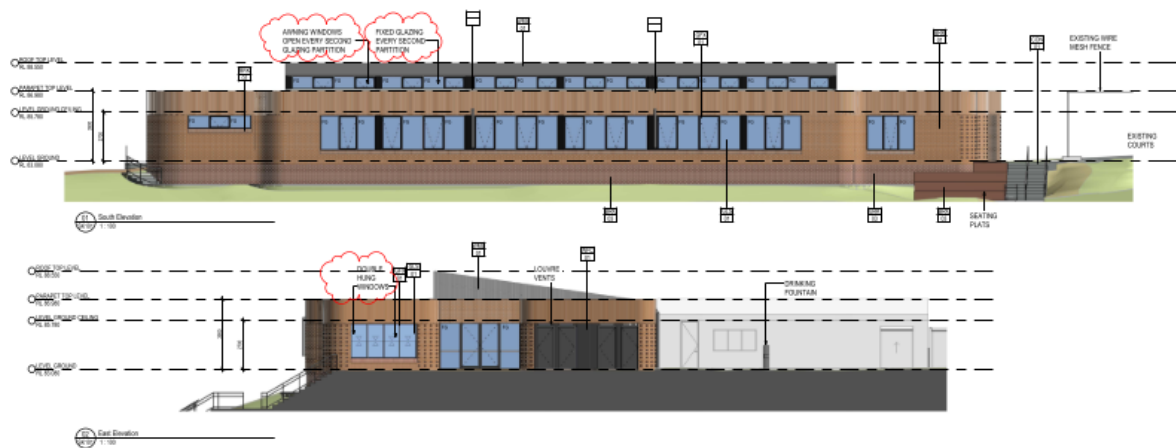


Figure 2: South and East elevation of the building (source: applicants' submission)

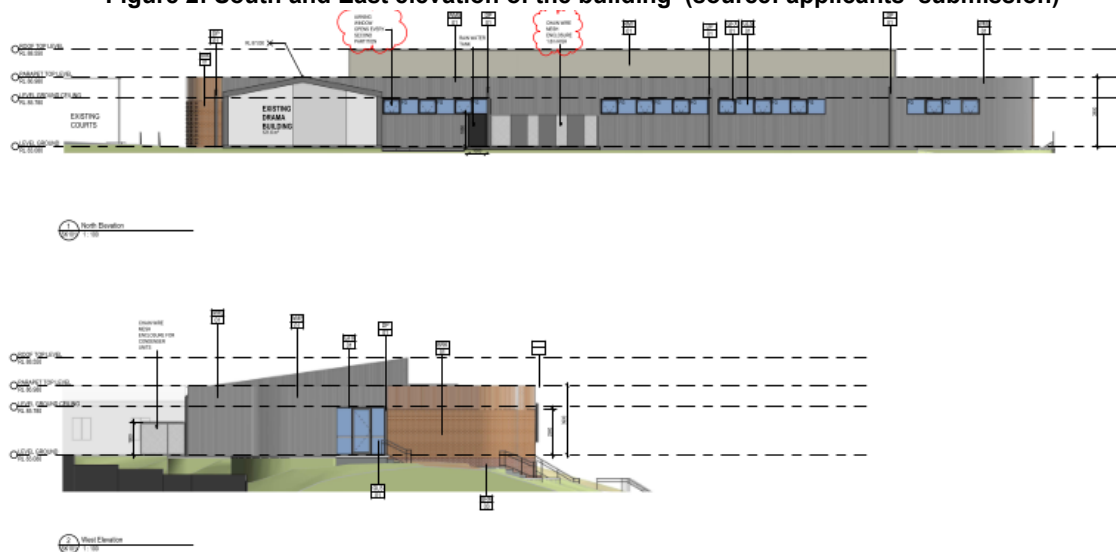


Figure 3: North and west elevation of the building (source: applicants' submission)

Site Description

1. The site is located on the north side of Reema Boulevard, west of Hallam North Road in Endeavour Hills and currently contains the existing Maranatha Christian School.
2. The area of proposed buildings and works is located to the north-west of the site and there are approximately 13 trees in the vicinity of the proposed buildings and works including a mixture of exotic and native species.
3. The area of proposed buildings and works has a change in levels of approximately 3m from the northern boundary fence to the lowest point at the external stairwell. The adjoining residential properties sit approximately 1-2m below the subject site.
4. The site comprises a single parcel of land formally identified as Lot 1000 Plan of Subdivision 139732 and is not affected by any covenants or agreements under section 173 of the *Planning and Environment Act 1987*. The title includes an easement labelled E1 / L1 which runs between Reema Boulevard and the south-eastern portion of the site. The easement is for the purpose of gas provision. The title shows no registered easements located within proximity to the proposed buildings and works, as part of this application.

Site Surrounds

5. The surrounding area is characterised by primarily residential development. The site abuts Reema Reserve to the south-west with Gleneagles Secondary College beyond, and the First Romanian Baptist Church positioned to the east.
6. Development to the north and south of the site includes dwellings on typical residential allotments. To the east of the site is Hallam North Road with larger residential lots within the Residential Zone located opposite. To the west of the site is Reema Reserve and residential development.
7. Of particular note, is the lots with dwellings located to the north of the new building including 9, 8, 7, 6 and 5 Pinto Close. These dwellings have rear private open spaces which abut the boundary shared with the school. The closest point of the new building is setback 3.7m from the northern boundary and all windows along this new building façade have sill heights of 1.83m above finished floor level. See figure below.



Figure 4: showing neighbouring dwellings to the north

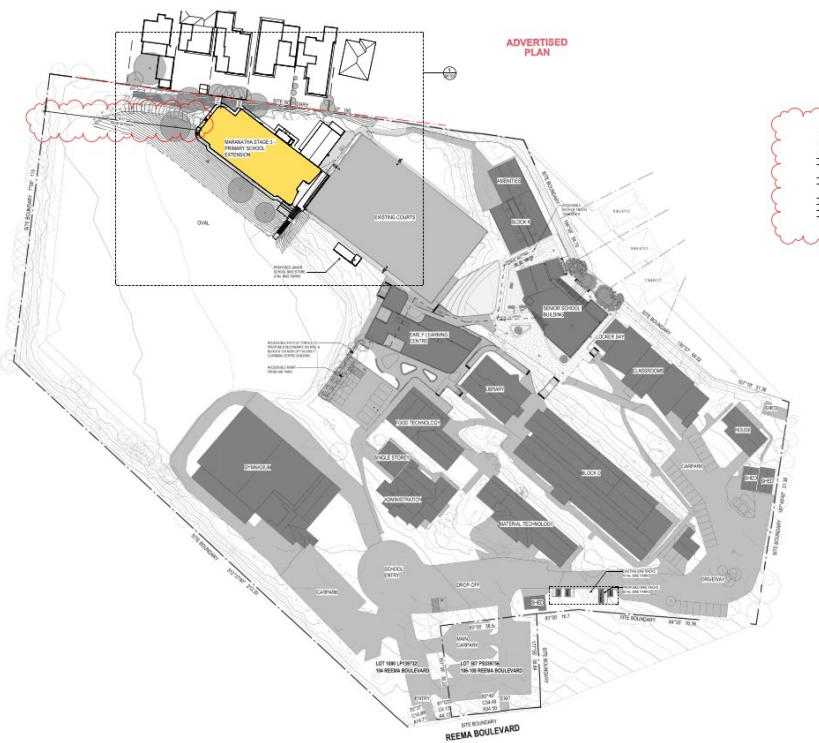


Figure 6: image of site (source: Appendix A of applicants planning report)



Planning Policy Framework

8. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
- Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
 - Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
 - Clause 19.02-2S (Education Facilities) seeks to assist the integration of education and early childhood facilities with local and regional communities. And further:
 - *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).*
 - *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*

Local Planning Policy Framework

9. The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.

10. The following clauses are relevant:

- Clause 21.02-3 Casey's Municipal Strategic Statement. Strategy 3.7 seeks to Develop a network of community-based learning centres throughout Casey ranging from pre-schooling to tertiary education, including community centres, neighbourhood houses and other local learning centres.
- Clause 21.20 Endeavour Hills (Urban Areas). Endeavour Hills is identified as a Major Activity Centre and education facilities are promoted within these centres. The site is also located within close proximity to the Metropolitan Activity Centres of Dandenong and Fountain Gate – Narre Warren. The Local Area Map for Endeavour Hills identifies Maranatha Christian School and proposes an upgrade to Hallam North Road within the vicinity of the school.

Clause 22.02 Non-Residential Uses in Residential & Future Residential Areas Policy. No specific performance standards apply to education facilities at Clause 22.02. Permitted non-residential uses in residential zones include schools for the convenience of local residents, particularly if located within community activity clusters. Non-residential uses must avoid loss of amenity for surrounding residents and make a positive contribution to the character of the area. The General Residential Zone allows for schools at appropriate locations and any development needs to respect the neighbourhood character of the area.

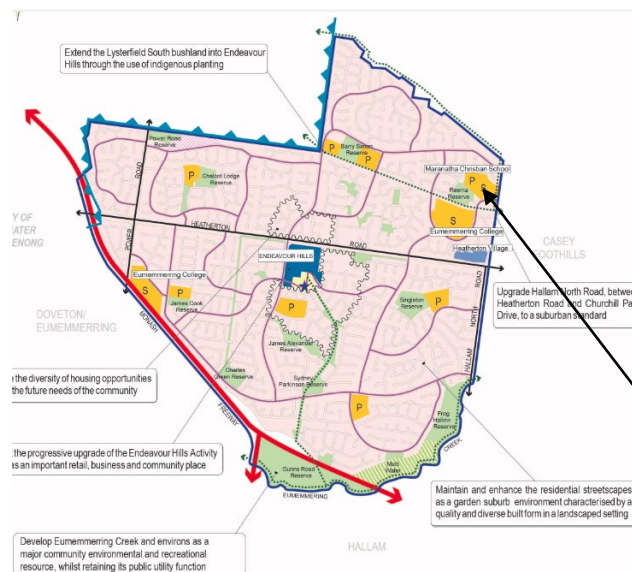


Figure 7: Maranatha Christian School nominated on the Endeavour Hills (Urban Area) Local Area Map at Clause 21.20-5

General Provisions

11. Pursuant to Clause 63.05 (Existing Use Rights) a use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:
 - No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.
 - Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.
 - The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.
12. The school has been in operation since 1983 and copies of previous planning permits relating to the school dating back to 1984 were submitted with the previous application for planning permit PA2101219, which was issued by Department of Environment, Land, Water and Planning. As the land has been used as a school for over 15 years continuously, existing use rights have been established and no planning permit is required for the use. A permit is required for buildings and works.
13. The proposal is consistent with the existing use of the land and, as discussed below, is considered to provide an acceptable response to the amenity of the area.

Operational Provisions

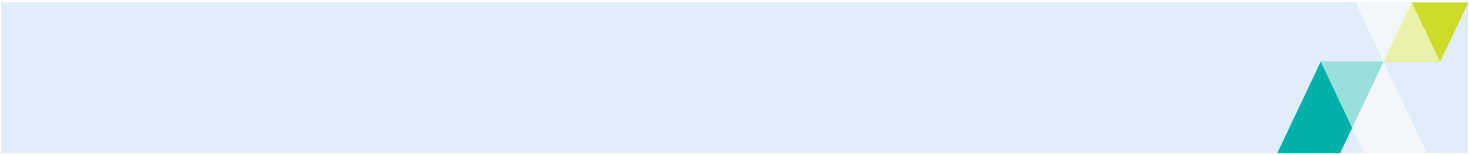
Clause 71.02-3 – Integrated decision making

14. Clause 71.02-3 outlines that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Statutory Planning Controls

Zoning

15. The subject site is located within a General Residential Zone – Schedule 1 (GRZ1).

- 
16. Pursuant to Clause 32.08-9 (Buildings and Works associated with a Section 2 Use), a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08- 2.

Particular Provisions

Clause 53.18 – Stormwater Management in Urban Development

17. Pursuant to Clause 53.18-3 an application to construct a building or construct or carry out works must meet all of the objectives of Clauses 53.18-5 (Stormwater management objectives for buildings and works) and 53.18-6 (Site management objectives) and should meet all of the standards of Clauses 53.18-5 and 53.18-6. An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.19 – Non-Government Schools

18. Clause 53.19 applies to use or development of land for a primary school, secondary school or education centre that is ancillary to carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.



Municipal Council Comments

19. Notice of the application was given to Casey City Council under section 52(1)(b) of the Act, who did not object to the application, subject to conditions.
20. Council officers support the application, and the following comments were made:
 - The landscape team provided no objection to the proposal subject to the inclusion of an amended landscape plan which shows TPZ for tree 4, screen hedging to be evergreen shrubs, a planting schedule, and a tree management plan for trees 1-7 and 9-13.
 - Environmental health conditions were suggested, including reticulated sewerage, noise emissions, amenity and construction management plan requirements.
 - The engineering team provided conditions for the permit relating to stormwater discharge and a Functional Layout Plan.
 - Council also provided comment on traffic generation and car parking, concluding that in-principle, the traffic department have no objections to the proposal.
21. The proposed conditions relating to trees, landscaping, environmental health and stormwater drainage will be included on the permit. However, it is noted that this application proposes no change to the existing land use, and that traffic generation and car parking comments are not relevant to this application.
22. The conditions suggested by council have been amended by DTP officers so that they are to the satisfaction of Casey City Council. This will allow for the discharge of these conditions to be conducted by the council.

Notice

23. Public notification of the application was undertaken by sending letters to adjoining properties and display of a sign on the Reema Boulevard frontage.
24. No objections have been received.



Key Policy Issues

Planning Policies

25. The application seeks to upgrade facilities associated with the existing school which will improve the capacity of the school to cater to the local community. The state planning policies encourage appropriate land use and development that considers demographic trends, existing and future demand requirements and the integration of facilities into local and regional communities in planning for the location of education and early childhood facilities (Clause 19.02-2S).
26. The proposal partially redevelops the existing school which has been in operation since 1983 and has existing use rights. The applicant has advised that there are currently 490 students and 74 teachers associated with the school. The proposal does not seek to alter the land use or student or staff numbers. Accordingly, the proposal maintains land use compatibility with the surrounding area. The proposal is consistent with the planning policies which seek to facilitate the establishment and expansion of education facilities to meet the existing and future education needs of communities. Policy also recognises 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) (Clause 19.02-2S).
27. The development introduces a new built-for-purpose single storey building generally in place of an existing rundown building on site. The development will not detract from the amenity, character and function of the existing school and surrounding neighbourhood character.
28. The proposal involves the removal of 1 tree to facilitate the proposed building. Existing trees are retained along the rear north boundary and new landscaping is proposed throughout the area of buildings and works. This is consistent with policy objectives to maintain and enhance the treed landscape setting (Clauses 21.07- 2 at Strategy 1.15, and Clause 21.20-3 Endeavour Hills).
29. The development includes water sensitive urban design (WSUD) measures to support a cooler environment and minimise impacts of stormwater runoff (Clauses 15.02-1S, 19.03-3S, 21.04-2).
30. Overall, it is considered that the proposed development is consistent with the relevant policies of the Casey Planning Scheme.

Land Use and Built Form

Zoning and Overlays

31. The proposal involves buildings and works to the existing school which meets the purpose of the GRZ to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. In particular, a permit is required for the proposed building and works given they are associated with the school (a section 2 permit required) land use.
32. The proposed single storey building height is not a significant deviation from the 1-2 storey buildings in the area and is generally consistent with the scale of existing school buildings.
33. The proposal is capable of achieving an appropriate landscaping outcome, as shown in the submitted Landscaping Plan.
34. The proposal is an appropriate response to the site and local neighbourhood character and is not expected to have impacts on the amenity of surrounding land. The development appropriately responds to the decision guidelines for non-residential use and development outlined in the GRZ (Non-Residential Use and Development).

Built Form

35. The proposed siting, design, height, scale, colours and materials are suitable for the location and nature of the use and respond to the existing school buildings on the site in accordance with the decision guidelines of the GRZ and Clause 15.01-2S.
36. The proposed building is relatively low in scale, with a maximum height of 5.7m / 1 storey with a pop-up roof form with windows oriented to the south-west to capture light. Whilst the new building will be higher than the existing

dwelling to the north due to the slope of the land, the setback of the building 3.7m from the common boundary, combined with the existing mature trees along this common boundary, will assist with softening the built form. The views from the rear private open spaces of the dwellings along Pinto Close will remain of existing trees and enhanced by proposed additional landscaping along this boundary.

37. It is also noted that the proposed building height responds to the 11m / 3 storey height specified in the GRZ, albeit for residential buildings.

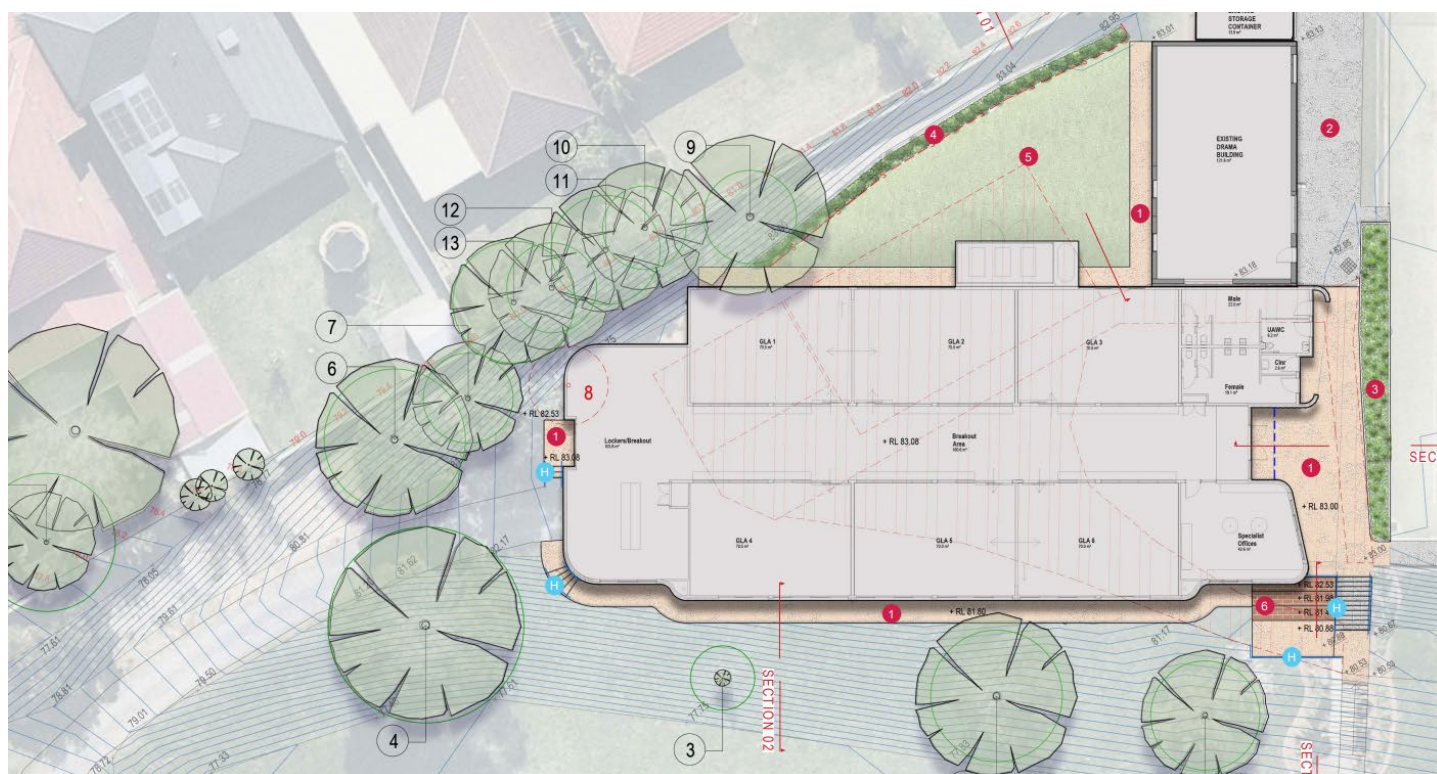


Figure 8: proposed landscaping plan showing vegetation to the northern boundary

38. The proposal includes works to the land for a new pedestrian path to the building and an extension to the existing staircase to allow external entry into the building. This staircase and southern path appropriately provide for logical pedestrian flow to and from the new building and sports field, at the furthest distance from the residential interface to the north.
39. When considering side setbacks and building heights, Clauses 54 and 55 of the Casey Planning Scheme provide some guidance on an appropriate building envelope. The proposed new building is appropriately setback from the nearest (northern) site boundaries with a setback of 3.6m-3.7m. These setbacks along with the topography and stepping-up of the land results in part of the building appearing larger than a single storey dwelling. However, it's noted that the building complies with the B17 side setbacks nominated in Clauses 54 and 55 of the Casey Planning Scheme. See sections below.

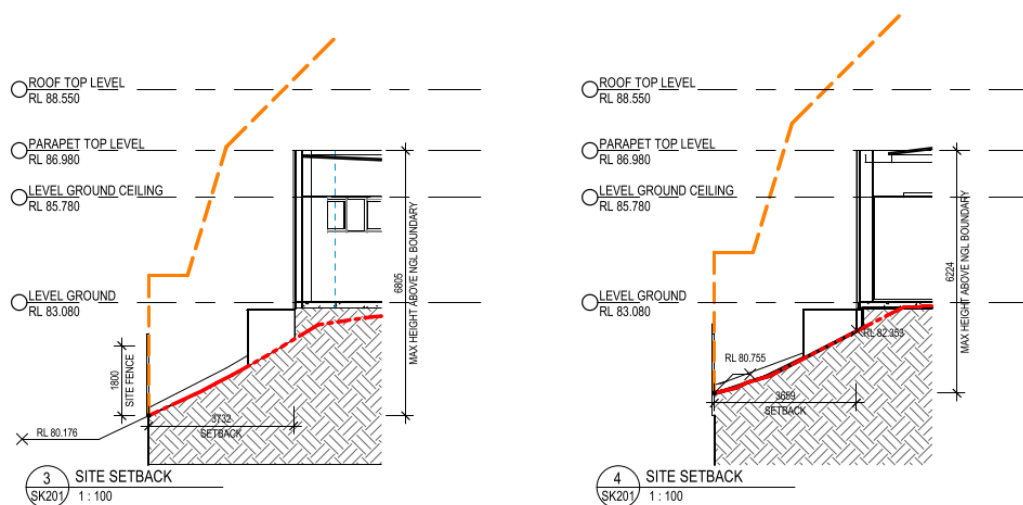


Figure 9: sections of the site setback (source applicants submission)

40. Overall, the modest building height, setbacks and landscaping treatment to the northern residential interface provide an appropriate response to the amenity and neighbourhood character of the area.
41. The architectural style, with a flat roof with a pop up section with windows, a mixed materials and finishes palette and large window openings to the south will provide a contemporary building that is compatible with other buildings on the school site.
42. The proposal is consistent with planning policy which acknowledges that new educational buildings are different to dwellings (including material, height, scale and mass).

Amenity

43. Clause 15.01-2S and section 9 of Clause 22.02 seek to ensure new development does not unreasonably affect the amenity of adjoining properties by way of privacy, amenity or convenience. The closest dwellings to the new building are located to the north, along Pinto Close.
44. While it is noted that Clause 55 technically applies to dwellings and residential buildings (and not schools), given that the site is located in a primarily residential area and within the GRZ, it is considered appropriate to refer to relevant requirements of Clause 55 of the Casey Planning Scheme as an assessment guide. Relevant objectives and standards of Clause 55 include:
 - Clause 55.04-1 Side and Rear Setbacks, Standard B17
 - Clause 55.04-5 Overshadowing, Standard B21
 - Clause 55.04-6 Overlooking, Standard B22
 - Clause 55.04-8 Noise, Standard B24
45. The proposal is considered to appropriately mitigate potential amenity impacts as discussed below. It is also noted that the council has recommended some standard permit conditions to address potential amenity impacts but have raised no objection to the overall proposal.

Side and Rear Setbacks

46. The side and rear setback objective at Clause 55.04-1 seeks to ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.
47. The setback of the proposed building to the residential dwellings to the north do not exceed Standard B17 (as shown in figure 9 above), and therefore it is considered that the building will not result in unreasonable visual bulk to adjoining residential properties.



Overshadowing Open Space

48. The overshadowing objective at Clause 55.04-3 seeks to ensure buildings do not significantly overshadow existing secluded private open space.
49. The proposed building is to the south of adjoining residential properties and shadow generally falls within the boundaries of the school site from 9am to 3pm on the equinox. Overshadowing will not unreasonably impact adjoining secluded private open spaces given the orientation and scale of the building.

Overlooking

50. The overlooking objective at Clause 55.04-6 seeks to limit views into existing secluded private open space and habitable room windows. Standard B22 relates to overlooking from a habitable space (i.e. of a dwelling) to a neighbouring habitable space within a horizontal distance of 9m.
51. In addition, Clause 22.02 (Non-Residential Uses in Residential and Future Residential Areas) seeks to ensure non-residential uses in residential and future residential areas do not adversely affect residential amenity, including by way of overlooking.
52. It is noted that all new north facing windows will have sill heights of 1.87m high above finished floor level. This appropriately mitigates overlooking opportunities from within the building towards the residential dwellings.

Noise Impacts

53. The noise impacts objective at Clause 55.04-8 seeks to contain noise sources in developments that may affect existing dwellings. Standard B24 outlines that noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.
54. Clause 22.02 seeks to ensure development minimises loss of amenity having regard to noise.
55. Acoustic advice prepared by Octave Acoustics, dated 13 September 2023 considers that the proposed plant on the northern side of the new building presents a low risk of non-compliance with EPA noise limits based on the following:
 - *The new works are largely replacing or refurbishing existing structures, as such the overall noise level is unlikely to change significantly.*
 - *As the Subject Site is used for educational purposes it is expected that operation of plant would likely occur only within the day and evening SEPP N-1 periods (i.e. 7am – 10pm) when the applicable noise limits are consequently higher.*
56. The report concludes:
 - *that after the works are completed, there is low risk of the Subject Site emitting unreasonable noise levels at other surrounding existing noise sensitive premises. EPA SEPP N-1 noise limits for base building mechanical plant have been determined and shall be applied during Design Development phase of the development. In-principle commentary has been provided regarding noise from the main plant items which presents a low risk of noise level exceedance due to the new works largely replacing or refurbishing existing structures.*
57. A condition will be included on the permit to ensure that noise from the building, including the plant, not exceed State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 limits.
58. Overall, it is considered that the potential noise impacts from the proposed development are acceptable as they are generally consistent with the existing school land use, key noise sources are not located close to dwellings, and suitable screening will be applied if required subject to conditions. Conditions of any permit issued will require noise impacts to comply with relevant policy on an ongoing basis.

Tree Removal, Protection and Landscaping

59. The plans show that Tree number 8 is to be removed to make way for the proposed development. The submitted arborist report prepared by Chatfield Arborist & Consultants, dated 3 October 2023 includes assessment of 13

trees within proximity to the buildings and works. The report confirms Tree number 8 is a planted Eucalyptus Cehalocarpa of low retention value and designated for removal. The arborist report has confirmed that the tree is 'planted' and therefore exempt from the permit requirements pursuant to Clause 52.17.

60. Casey City Council's landscape department have reviewed the Arborist Report and plans and are supportive of the tree removal and require a Tree Management and Tree Protection Plan to be provided for trees 1-7 and 9-13 as conditions of permit. The Council has also recommended that the landscape plan be amended to address matters such as a planting schedule. All of the Council's recommended conditions will be included on the permit.
61. The proposal is consistent with objectives and strategies at clause 22.02-4 in that existing vegetation is retained where practicable and a landscape strip width of at least 2m (specifically, 3.7m) is provided to the nearest property boundary to screen adjoining properties.
62. Overall, the proposed tree removal and landscape response is considered acceptable, subject to the inclusion of Council's conditions.



Figure 10: Tree 8 proposed for removal (source: Arborist Report submitted with application)

Water Sensitive Urban Design (WSUD) and Drainage

63. A Storm Water Management Plan by Creo Consultants dated 26 September 2023 was submitted with the application. Casey City Council's Engineering Department have reviewed the document and provided permit conditions. Council has also required a Functional Drainage Layout Plan to be submitted. These conditions will be included on the permit.

Environmental Heath

64. Casey City Council provided conditions for the permit in regard to environmental health issues. Specifically relating to reticulated sewerage, noise emissions from the school, amenity impact and construction management plan requirements. It is appropriate for these conditions to be included on the permit.
65. The conditions suggested by council have been amended by DTP officers so that they are to the satisfaction of Casey City Council. This will allow for the discharge of these conditions to be conducted by the council.



66. The proposed development is generally consistent with the relevant planning provisions of the Casey Planning Scheme and will contribute to the provision of education facilities within the Endeavour Hills area.
67. The Architectural Plans will be endorsed concurrently with the permit
68. Conditions are included on the planning permit to require further amendments to the landscape plan and other reports.
69. It is **recommended** that:
- Planning Permit No. **PA2302600** for buildings and works to an existing school in a General Residential Zone at 104 Reema Boulevard, Endeavour Hills be issued subject to conditions. The decision plans will be endorsed concurrent with the issue of permit.
 - The applicant and council be notified of the decision in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title: Senior Planner, Development Approvals and Design

Signed:

Phone:

Dated: 22 February 2024

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
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Name:

Title: Development Approvals and Design

Signed:

Phone:

Dated: 27 February 2024