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22 September 2023

Erin Baden-Smith
Manager Development Approvals and Design
Department of Transport and Planning
8 Nicholson Street, East Melbourne VIC 3000

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Via Planning Portal

RE: 485 Golf Links Road, Langwarrin South – Planning permit application for building and works associated with an existing Education centre (Woodleigh School)

Echelon Planning acts for Woodleigh School in support of a planning permit application relating to their land at 485 Golf Links Road, Langwarrin South (the subject site).

The proposal is for works to construct a new Year 10 learning centre to facilitate project-based learning in an environment that is self-sustaining and regenerative.

The proposal has been carefully designed to respond to the existing built form and rural landscape. The building incorporates ESD features that will reduce energy usage and enable the generation of energy and the capture and re-use of stormwater.

The following documents are provided to Council in support of the application:

- Architectural Plans prepared by McIldowie (September 2023)
- Concept Landscape Site plan prepared by Sam Cox Landscape (September 2023)
- Waste Management Plan prepared by One Mile Grid (September 2023)
- Arboricultural Impact Assessment prepared by Civica (September 2023)
- Transport Impact Assessment prepared by One Mile Grid (September 2023)
- Contamination Assessment prepared by DRC Environmental (March 2023)
- Bushfire Assessment Report prepared by Terralogic (September 2023)
- BESS and STORM Report prepared by BRT (September 2023).

The application is accompanied by an Application for Metropolitan Planning Levy Certificate dated 12 September 2023, which details the Metropolitan Planning Levy payable amount of \$4,160.00.

The proposal is strongly supported by the planning assessment framework as detailed in the planning report submitted with the application and warrants approval.

We look forward to receiving your consideration and if you have any queries, please feel free to give me a call on 0488 373 925.



Kind Regards,



Antony Duffill

Associate Director, Echelon Planning

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