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Julia Smith – Senior Planner  
Erin Baden Smith – Management, Development Approvals & Design  
Department of Transport and Planning  
8 Nicholson Street, East Melbourne  
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Lodged online via the planning portal

20 October 2023

## ADVERTISED PLAN

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**Re: Planning Permit Application – Proposed use and development of a Primary School  
341 – 369 York Street, Sale**

Dear Sir/Madam

This application has been prepared on behalf of Diocese of Sale Catholic Education Ltd (DOSCEL) for the staged use and development of the land at 341 – 369 York Street, Sale for the purposes of a Primary School (St Thomas' Sale).

This application supports the granting of a Planning Permit for the staged use and development of a Primary School (for up to 600 primary school students from prep to year 6 and 60 staff) incorporating refurbishment of the former convent building and a new learning neighbourhood 1 as part of Stage 1 works and a multi purpose hall and new learning neighbourhood 2 as part of Stage 2 works.

The projects represents an exciting and significant 'reactivation' of an education centre use on the subject site (having been home to Catholic College Sale (Sion Campus) up until November 2020 – with a school having operated from the land for nearly 130 years).

Pursuant to the Wellington Planning Scheme, a planning permit is required for the following:

- Pursuant to Clause 32.08-2 and Clause 32.08-9, a planning permit is required for the use and development (staged) of a Primary School.
- Pursuant to Clause 43.01-1, a planning permit is required to demolish or remove a building and to construct a building or construct or carry out works including a sign.
- Pursuant to Clause 52.05, a planning permit is required to erect business identification signage.

This application has been informed by significant expert analysis and investigations by DOSCEL and its consultant team over a number of years. In addition, the application follows two (2) pre-application meetings with Wellington Shire – the initial meeting was held on 5 June 2023 and a subsequent heritage site visit was held on 14 June 2023 - with John Traa and Council's external heritage consultant during which the proposal was discussed, and feedback received. This feedback has informed the proposal, where appropriate.

In addition, a pre – application meeting was held with the Department of Transport and Planning on 26 July 2023 with Julia Smith and Erin Baden-Smith during which the proposal was discussed, and feedback received. Again, this feedback has informed the subject application.

The following submission should be read in conjunction with the following documents:

- Certificate of Title:
- Architectural plans prepared by Y2 Architects.
- Feature and Level Plan prepared by Beveridge Williams.
- Heritage Impact Statement prepared by Trethowan.
- Traffic Impact Assessment prepared by Salt3.
- Waste Management Plan prepared by Salt3.
- Arboricultural Construction Impact Assessment prepared by Urban Forestry Victoria P/L.
- Stormwater Management Strategy prepared by RMG.
- Landscape Plan prepared by 3 Acres Landscape Architecture.
- Planning submission prepared by UPco.

We trust the enclosed material is comprehensive and enables a thorough and detailed understanding of our client’s proposed development.

Should you wish to discuss this application further please contact myself on 8648 3500 or as below.

Yours sincerely



**Madison Harvey**  
Senior Planner  
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encl.