

# Assessment Officer Report

PA2302446-1 – St Leonards  
College – 10 Killeen Ave  
Brighton



Officer Assessment Report  
Development Approvals & Design



Department  
of Transport  
and Planning

OFFICIAL



## Contents

<b>Executive Summary</b>	<b>2</b>
<b>Proposal</b>	<b>4</b>
<b>Subject Site and Surrounds</b>	<b>10</b>
<b>Planning Provisions</b>	<b>Error! Bookmark not defined.</b>
<b>Referrals and Notice</b>	<b>11</b>
<b>Assessment</b>	<b>13</b>
<b>Recommendation</b>	<b>27</b>

# Executive Summary



Key Information	Details		
<b>Permit No:</b>	PA2302446		
<b>Permit Allows:</b>	Use of land for a primary/secondary school and construct a building or carry out works including a fence associated with 153 South Road, 153A South Road, 10 Ratho Avenue, 12 Ratho Avenue, 8 Killeen Avenue and 10 Killeen Avenue Brighton East.		
<b>Land Address:</b>	153 South Road, 153A South Road, 10 Ratho Avenue, 12 Ratho Avenue, 8 Killeen Avenue and 10 Killeen Avenue		
<b>Amendment Received:</b>	31/07/2025		
<b>Statutory Days:</b>	106		
<b>Applicant:</b>	St Leonards College c/- Urbis		
<b>Planning Scheme:</b>	Bayside		
<b>S72 Proposal Summary:</b>	Change of use from residential to education and provide additional administration and classroom facilities within existing buildings. Change of use for 10 Ratho Avenue from residential to car parking.		
<b>Development Value:</b>	<b>Approved value:</b> \$ 80,000 m	<b>Cost of Amendment:</b> \$3,800,000m	
<b>Why is the Minister responsible?</b>	<p><b>S. 72 Application for amendment of a permit</b></p> <p><i>(1) A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.</i></p>		
<b>Planning Controls:</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 32.09	Neighbourhood Residential Zone Schedule 3 (NRZ3)	<i>Use the land for a Primary School Use of land for a car park</i>
<b>Overlays:</b>	Clause 45.06	Development Contributions Overlay Schedule 1	N/A
	Clause 44.05	Special Building Overlay	<i>To construct a building or to construct or carry out works including a fence.</i>
	Clause 43.02	Design and Development Overlay Schedule 3	N/A
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	<i>A new use</i>
<b>Cultural Heritage:</b>	Yes – the land associated with 153 & 153A is located within an area of cultural heritage sensitivity.		
<b>Background Information:</b>	A planning permit was issued on 22 March 2024 for the use and development for a primary and secondary school.		
<b>Planning History:</b>	Condition discharge and plans endorsed on the 8 August 2024.		
<b>Referral Authorities:</b>	Melbourne Water (s55 – Determining) Bayside Council (informal – Section 52 Notice)		
<b>Public Notice:</b>	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner: <b>3 objections have been received as of 18/12/2025</b>		
<b>Delegates List:</b>	N/A		



**Recommendation:** The amendments to the permit are recommended for approval subject to conditions.

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## Application Process

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

Milestone	Date
Application lodgement	31 July 2025
Further information requested	14 August 2025
Further information received	17 October 2025
Decision Plans	Plans prepared by <b>Forum Architects</b> , Rev. 01 and dated <b>14 October 2025</b>  <b>Gatehouse, Airlock and Bike Store Plans, prepared by Forum Architects, dated 23/07/2025</b>
Other Assessment Documents	<ul style="list-style-type: none"><li>• Landscape plan, prepared by Urbis, Rev. A, dated 25 September 2025.</li><li>• Traffic Impact Assessment, prepared by Urbis, dated 22 October 2025</li><li>• Arborist Report (10 Killeen Ave), prepared by Arborist Reports Australia, dated 10 October 2025</li><li>• Arborist Report (153 South Road), prepared by Arborist Reports Australia, dated 13 October 2025</li></ul>

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

## Proposal Summary

3. Amendment to planning permit PA2302446 proposes to include 153 South Road into the permit preamble to include the main campus into the scope of works.
4. Specific details of the application include:
  - Amendment to the permit preamble.
  - Amendment to permit to include changes to the gatehouse to including a reception, meeting rooms and waiting room.
  - Modifications to the pool façade.
  - New bicycle arrival facility.
  - 153 South Road – Dwelling demolished for new teaching staff car park
  - 153A South Road – Dwelling demolished for new teaching staff car park
  - 8 Killeen Avenue – Dwelling demolished for a new teaching staff car park
  - 10 Killeen Avenue – Dwelling demolished for a new teaching staff car park
  - New fencing to Killeen Avenue.
  - No changes to the number of students or teaching staff



Figure 1: Site layout and proposed works



Figure 2: Killeen Avenue Car Park

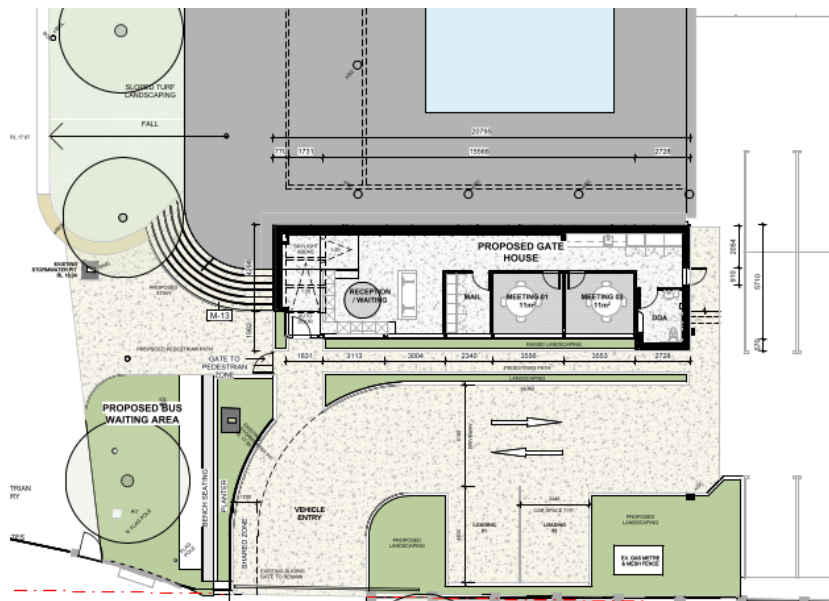


Figure 3: Proposed Gate House



Figure 4: Street Elevation of Gate House



Figure 5: Bike Store



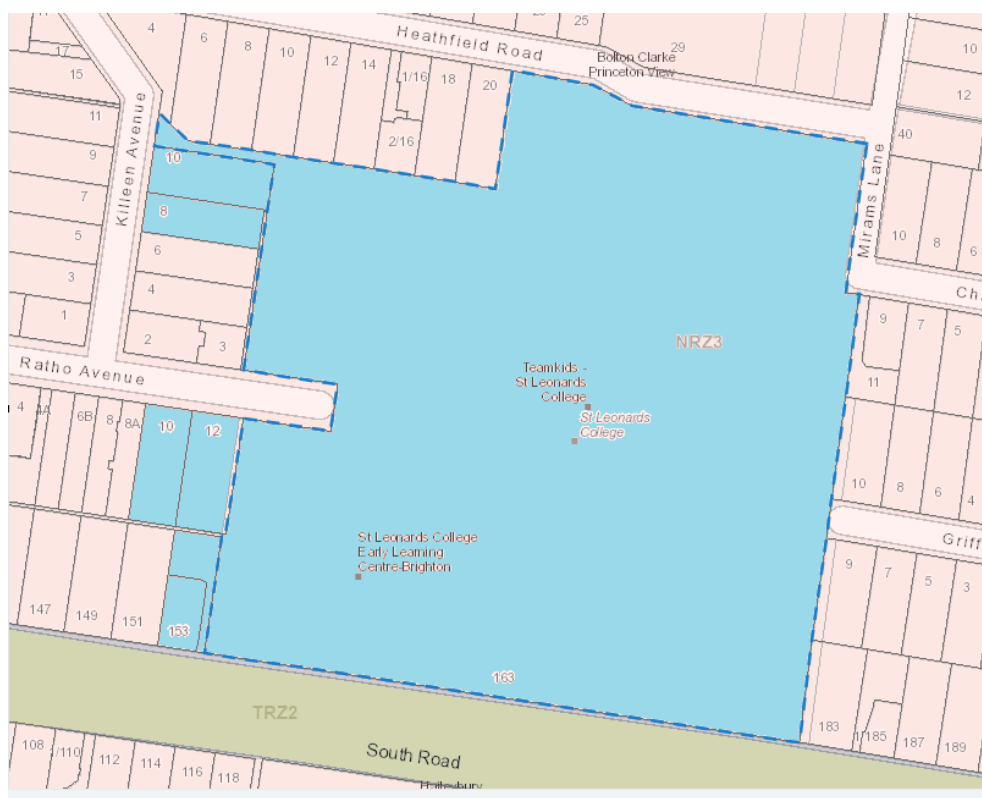


*Figure 7: South Road Car Park*



## Site Description

5. The overall proposal comprises of multiple properties located adjacent to the school campus but with multiple street addresses.
6. The existing site comprises of a campus providing education for students from early learning to year 12. The school is a well-established education facility and has been in operation since 1914 and located in at the current school site on South Road since 1955. As shown by the blue line in the figure below.



**Figure 2: Existing school and additional properties.**

7. All properties subject to this application are highlighted in Figure 2.
8. The proposed changes to the properties located at 8-10 Killeen Avenue and 153 & 153A South Road, include the current residences being demolished for the construction of two new car parks for teaching staff. The main campus includes a new bike store and new Gate House reception area.

## Site Surrounds

9. The surrounding development consists predominately of residential properties located on the west side of Killeen Avenue and private dwellings located to the west adjoining the site in South Road.
10. Properties along Killeen Avenue retain a traditional pattern of a single dwelling per block, the dwellings have a variety of single and double storey-built form, consistent front setbacks, single crossovers, open front yards with landscaping.



## Referrals

11. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Head Transport for Victoria	No objection - 25 November 2025
Section 55 Referral – Determining	Melbourne Water	No objection, subject to Conditions - 27 November 2025
Section 52	Bayside City Council	No response

## Municipal Council Comments

12. The Bayside City Council (the council) did not respond to the application.

## Head Transport for Victoria

13. Head Transport for Victoria provided a response of no objection.

## Melbourne Water

14. Melbourne Water have provided a referral response of *No objection* subject to conditions to be included in the amended permit.

## Notice

15. The applicant was directed to give notice by way of erecting a sign/s on the sites and notifying adjoining owners and occupiers.

16. No objections have been received **3** objections were received, raising the following issues:

- Loss of neighbourhood character
- Amenity impacts to adjoining properties from vehicle movements within the street.
- Traffic impacts to Killeen Avenue
- Traffic congestion.
- Car parking issues in street and new car park
- Pedestrian movements and safety.
- Incorrect traffic data
- Proposed fencing to car park including the height and materials.
- Insufficient traffic impact assessment.
- Property devaluation
- Noise and light pollution

## Response to Objector concerns

17. The application was advertised to the adjoining properties, and 5 objections were received from adjoining properties. The following issues were raised.



### ***Loss of neighbourhood character***

The proposal to demolish the dwellings facing Killeen Avenue will significantly change the residential context of the street. The location of the car park and the lack of landscaping along the Killeen Avenue frontage is a significant change from landscaped front setbacks.

### ***Lack of compliance with Clause 13.07-1L-02 of the Bayside Planning Scheme***

The proposal provides limited response to this clause and fails to meet the minimum against the guidelines.

### ***Property devaluation***

Concerns regarding the loss of property values is not a consideration under the planning scheme and cannot be considered.

### ***Traffic and car parking impacts to Killeen Avenue and Insufficient traffic impact assessment***

The proposal which includes two new car parks for teaching/office staff will ensure that there is sufficient car parking to replace the car parking which is being removed as part of the proposed works.

The residents have raised traffic congestion as a major concern in the area, specifically within Killeen Avenue. The proposed new driveway will create additional traffic complications with limited space for entering and exiting the site.

### ***Amenity impacts to adjoining properties, including lighting, fencing, noise.***

Neighbours have raised concerns regarding the impact of vehicles entering and exiting the proposed car park, which is located directly opposite their driveway, and the associated increase in traffic volumes compared to a residential use. The site is transitioning from residential properties to a car park intended for teaching staff.

As part of the proposal, the existing brick fencing will be replaced with open picket fencing to comply with Melbourne Water requirements. Affected neighbours have objected on the basis of amenity impacts, noting that the proposed use represents a significant departure from the existing residential context.

These impacts are considered to warrant permit conditions to provide greater protection at sensitive interfaces. Such conditions should include the removal of the proposed vehicle access opposite neighbouring driveways and the requirement for all lighting to be appropriately baffled to minimise light spill into adjoining properties.



## Planning Policy

19. Amendment VC277 was gazetted on 18 December 2025 which amended Clause 52.06 (Car Parking) to amend car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.
20. The school is not increasing the numbers of teaching staff or students as part of the amendment and the two new car parks being provided replaces car parking spaces being removed.
21. The remainder of the applicable policies under the Planning Policy Framework or statutory planning controls within the scheme have not changed since the decision on the application and given the nature of the amendments these policies do not need to be re-examined.

## Statutory Planning Controls

22. The zoning and overlay controls remain the same since the decision for the application was made.
23. The proposed amendments are relatively minor and will not compromise the objectives of the zone / overlays and the permitted development.

## Amended Plans

24. Changes are proposed to the plans and assessed as follows:

Change / Comment	
<b>Proposed Change</b>	Amendment to the Permit preamble
<b>Assessment</b>	<p>The permit preamble to be changed to include the following properties.</p> <ul style="list-style-type: none"> <li>• 163 South Road, Brighton East</li> </ul> <p>In addition to the current properties which are currently included in the permit preamble.</p> <ul style="list-style-type: none"> <li>• 153 South Road, Brighton East</li> <li>• 153A South Road Brighton East</li> <li>• 12 Ratho Avenue, Brighton East</li> <li>• 8 Killeen Avenue, Brighton East</li> </ul> <p>The change to the preamble allows for works within the broader school campus and combines all the titles together. The change is a logical step to consolidation of the entire site.</p>

Change / Comment	
<b>Proposed Change</b>	Improvements to the existing school pool façade, new pool reception and airlock.
<b>Assessment</b>	<p>The southern and western facades of the 'Hawkes Centre' swimming pool are proposed to be demolished in addition to pathways and some landscaping to allow for new buildings and works to build a new pool reception area, new south stairway, new gate house with green roof, new entry gate and palisade fence to the vehicle entry and new landscaping and associated seating.</p> <p>The current pool structure is elevated due to the Melbourne Water flooding issues through the area, the swimming pool structure will remain elevated, however the proposed pool reception is set below the flood level and will require changes to meet Melbourne Water conditions which are to be included in the amended permit.</p>

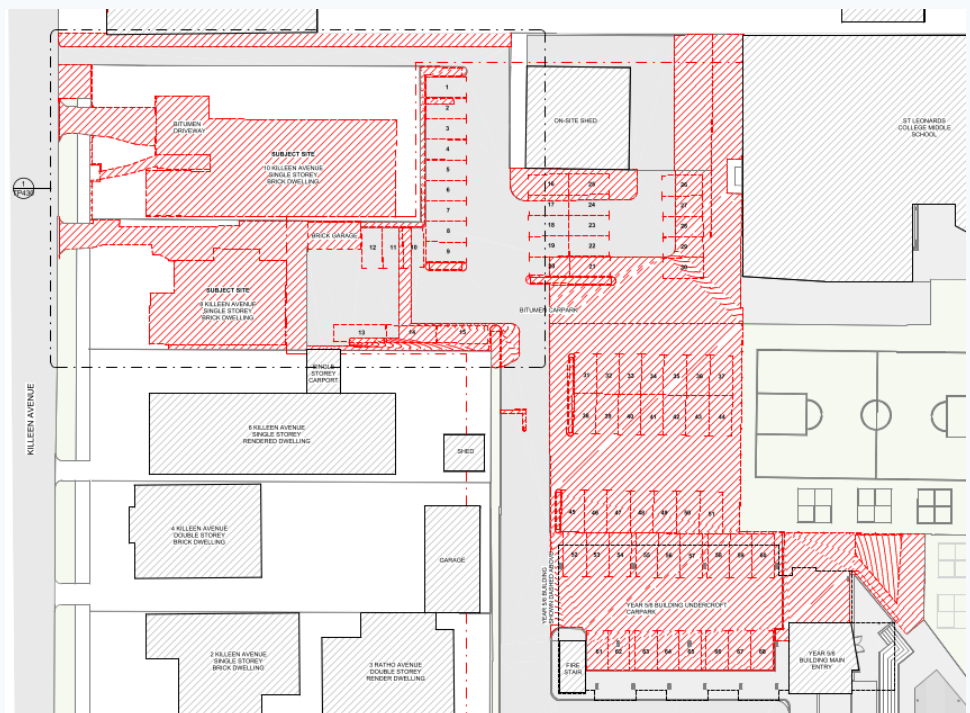








**Current conditions**



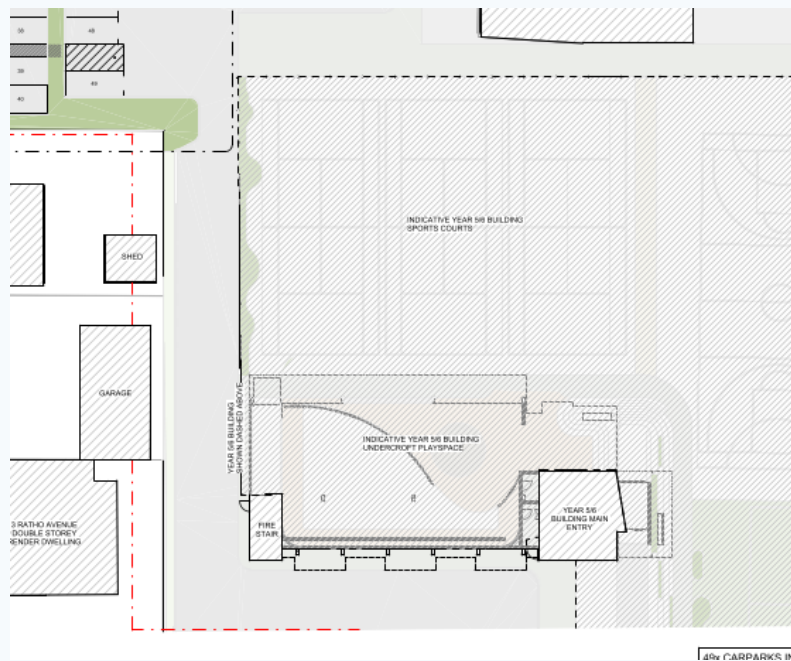
**Proposed extent of changes and demolition**



A total of 68 car parking spaces are being removed from this area of works. The car parking is being replaced via the following:

Car parking location	Number of car parks
8-10 Killeen Avenue	49
153 South Road	22
Total	71 new spaces provided

The changes results in a net gain of 3 car parking spaces across the site and will allow the school to increase the extent of hard-court playing fields for students and provide a new undercover play area under the grade 5/6 building through the removal of the car parking currently located in this area. The extension of the hardcourts can be approved and will improve internal amenity for students.



**Indicative extent of new hard courts and play area.**

The applicant has requested a new, widened crossover to Killeen Avenue to provide vehicle access to the proposed car parking arrangements. This request is recommended for refusal due to the unreasonable amenity impacts it would create for adjoining residential properties located directly opposite the proposed crossover.

The school currently utilises a designated two-way vehicle access to its existing internal car parking areas via Ratho Avenue. These existing access arrangements are considered appropriate and will not result in additional impacts on nearby residential properties, particularly as the number of car parking spaces within this area has been reduced.

In contrast, the introduction of a new vehicle access to Killeen Avenue would result in significant traffic, safety, and amenity impacts for residents along this narrow residential street, representing a substantial change to existing conditions. These concerns have been raised consistently through multiple objections from affected residents.

Killeen Avenue has limited opportunities for vehicles to pass when on-street parking occurs on both sides of the road. Objectors have expressed concern that increased vehicle movements associated with the proposed car park (particularly during school peak periods) would create unacceptable safety risks for children using the footpaths. With the removal of the former dwellings that previously provided a buffer between the school and neighbouring residences, and the proposed alteration to

vehicle access arrangements, the resultant impacts on residential amenity are considered significant. The removal of the dwellings to create the car parking will allow the opportunity for the crossovers to be removed along the Killeen Avenue frontage increasing on street car parking. Conditions will be included in the amended permit requiring the removal of the vehicle access to Killeen Avenue, and reinstatement of council assets.

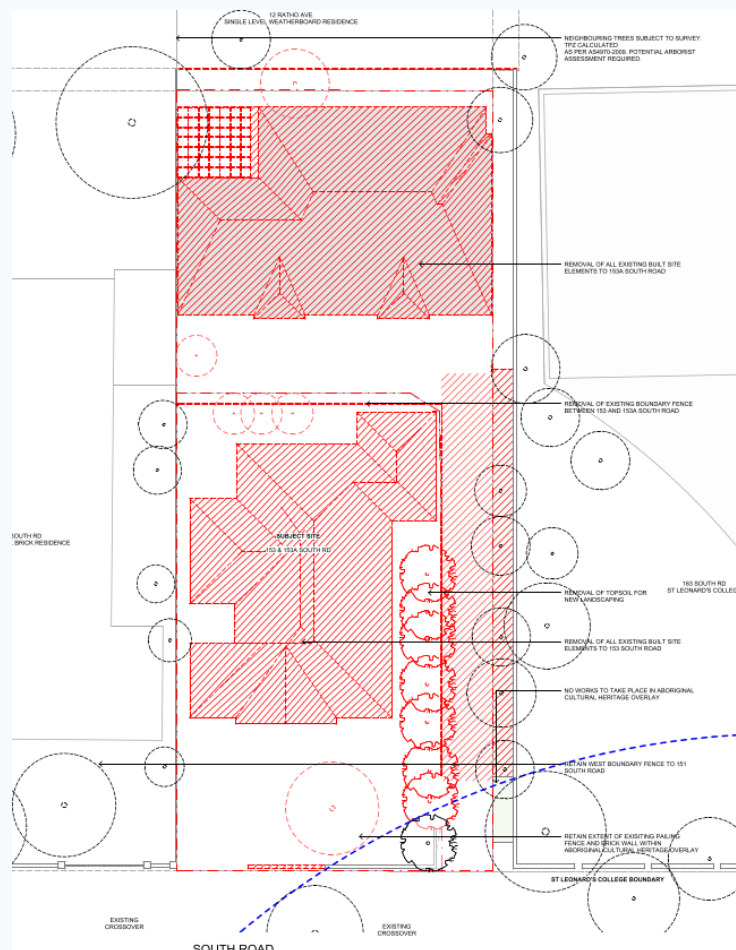
### Change / Comment

**Proposed Change** Demolition of two dwellings at 153 and 153A South Road, to facilitate the construction of 22 new car parks.

**Assessment** These residences were part of the school and used for administration and school uniform shop. These uses will be located in other parts of the school property to allow for the construction of 22 new car parking spaces adjacent to the main school campus.

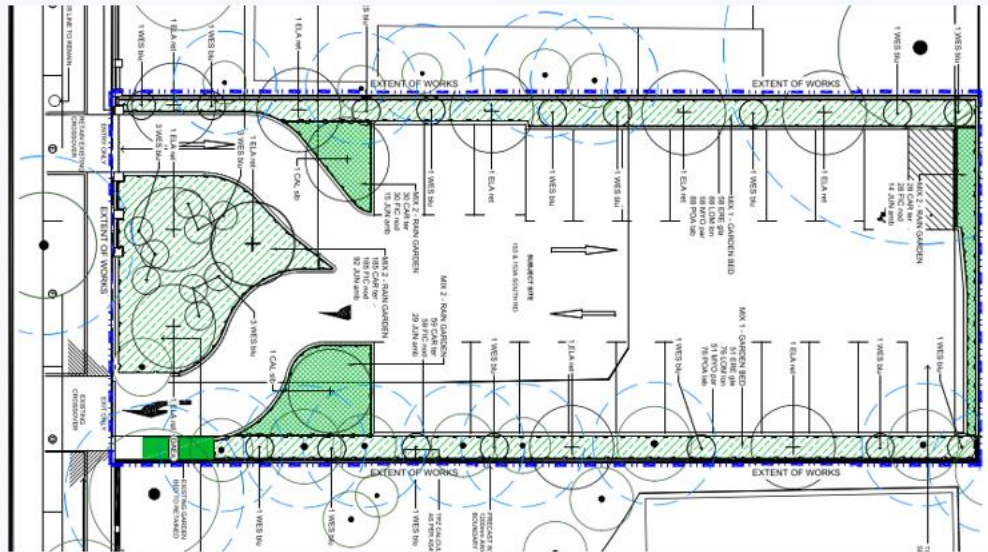
These new car parks go towards replacing the 17 car parking spaces proposed to be removed from the undercroft car park located under the year 5/6 building.

The proposed car park will utilize the existing crossovers to allow for a single entrance into the car park and a separate crossover to exit, this will allow for the existing street trees to be retained with minimal impact.



**Existing conditions.**





**Proposed landscaping to car park**

### Amended Permit Conditions

25. Changes are proposed to the conditions of the permit are shown in bold text. This includes changes to the permit preamble and the addition of conditions in regard to the new plans.

## PLANNING PERMIT

<b>Permit No.:</b>	PA2302446
<b>Planning scheme:</b>	Bayside Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	<ul style="list-style-type: none"> <li>• <b>163 South Road, Brighton East</b></li> <li>• 153 South Road, Brighton East</li> <li>• 153A South Road, Brighton East</li> <li>• 10 Ratho Avenue, Brighton East</li> <li>• 12 Ratho Avenue, Brighton East</li> </ul>



	<ul style="list-style-type: none"><li>• 8 Killeen Avenue, Brighton East</li><li>• 10 Killeen Avenue, Brighton East</li></ul>
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### THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
32.09	Use the land for a primary school/secondary school Use of land for a car park
44.05	Construct a building or construct or carry out works including a fence
52.06-2	A new use commencing.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Commencement

2. This permit will operate from the issued date of this permit.

#### Amended plans

3. Before the development starts, including demolition, bulk excavation and site preparation works, amended plans and an updated development summary must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans prepared by Urbis dated 28 November 2023, but modified to show:
  - a) The provision of acoustic treatments, a minimum of 2m in height, to the western and southern boundary fencing of the proposed car park located at 10 Ratho Avenue.
  - b) The plans updated to show 10 Ratho Avenue front fencing to be replaced with green steel picket fencing to be consistent with the fencing associated with school properties within Ratho Avenue.
  - c) The plans updated to remove the bicycle parking spaces within the front setback of 10 Ratho Avenue and replaced with landscaping.
  - d) The provision of a detailed landscape plan showing the extent of planting
  - e) The plans updated to show locations of all lighting associated with the car park at 10 Ratho Avenue.
  - f) A notation indicating lighting in the car parks will be baffled.
  - g) **The plans prepared by Forum Studio, 'St Leonards College – Carparking' dated 14/10/2025, updated to show:**
    - a. **locations of all lighting associated with the car parks located at 8-10 Killeen Avenue and 153 South Road.**



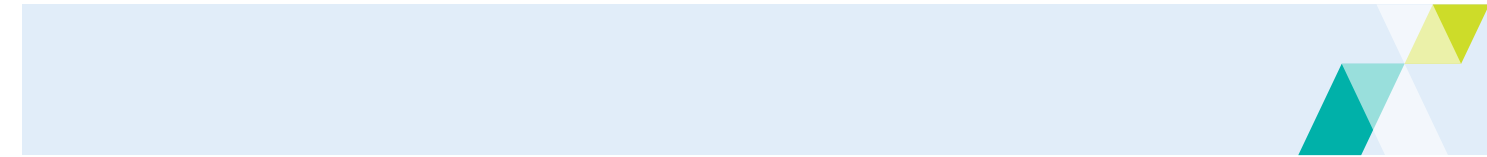
- b. **remove all vehicle access from Killeen Avenue to the Killeen Avenue carpark, all access to be via the current access arrangements located in Ratho Avenue. remove redundant crossovers located on Killeen Avenue, kerb and channel and nature strip to be reinstated.**
  - h) **The landscaping plans prepared by Urbis, 'South Rd & Killeen Ave carparking', dated 25/09/2025, updated to reflect any changes to development plans.**
  - i) **The plans prepared by Forum Studio, the 'Gate House' dated 23/07/2025, amended to show the FFL of the gatehouse to ensure that the FFL meet Melbourne Water conditions.**
  - j) **The provision of a Parking Management Plan.**
4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

#### **Lighting – ongoing compliance**

5. All outdoor lighting must be baffled and/or located to prevent light from the site/s causing detriment to the locality and preserve the existing amenity of any nearby sensitive interface to the satisfaction of the Responsible Authority.

#### **Tree Protection**

6. Prior to the commencement of any building and or demolition works on the land, a Tree Protection Zone (TPZ) must be established and maintained on the subject land (and nature strip if required) during and until completion of all buildings and works including landscaping, around the following trees in accordance with the distances and measures specified below, to the satisfaction of the Responsible Authority:
- a) Tree Protection Zones are to be erected around the street tree number 1 in accordance with the Arboricultural Assessment and Report prepared by Arborist Reports Australia dated 30<sup>th</sup> October 2023.
  - b) Tree Protection Zone measures are to be established in accordance to Australian Standard 4970-2009 and including the following:
    - i. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
    - ii. Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1319.
    - iii. Mulch across the surface of the TPZ to a depth of 100mm and undertake supplementary watering in summer months as required.
    - iv. No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the Responsible Authority.
    - v. All supports and bracing should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.
    - vi. All sub surface utilities and utility connection points, inspection pits and associated infrastructure trenching and installation are to be designed so that they are located outside the TPZs of retained trees, to the satisfaction of the Responsible Authority. Utility conduits can be located beneath TPZs but must be installed using trenchless excavation (eg: boring) and installed to a minimum depth of 0.6 metres below natural grade.
    - vii. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
    - viii. Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorised person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.

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7. Before the development starts, including demolition, excavation, piling site preparation works and works to remediate contaminated land:
- A Tree Protection Management Plan (TPMP), setting out how Bayside City Council owned nature strip tree on Ratho Avenue will be protected during construction, must be submitted to and approved by the Responsible Authority. When approved, the TPMP will be endorsed and form part of the approval. The TPMP should generally follow the layout of Section 5 (i.e. General, Tree Protection Plan, Pre-construction, Construction stage and Post Construction) of AS 4970-2009 *Protection of trees on development sites*.
  - A tree protection fence must be erected around Bayside City Council owned nature strip tree on Ratho Avenue to comply with AS 4970-2009 *Protection of trees on development sites*.
8. The proposed works must not cause any damage to any retained existing street tree. Any existing street tree must not be removed, lopped or pruned (including root pruning) without the prior consent of Bayside City Council. Root pruning of any tree must be carried out to the satisfaction of Bayside City Council prior to the construction of buildings or works including crossover works.

Any Bayside City Council owned street trees shown on the endorsed plans to be removed must not be removed, lopped or pruned without prior consent from Bayside City Council. If removal is approved the amenity value along with removal and replacement costs must be reimbursed to Council by the developer.

### Landscaping Plan

9. Concurrent with the endorsement of plans, the landscape plan must be submitted to and approved by the Responsible Authority. The plan must show:
- Details of all surface finishes including pathways, driveways and parking spaces.
  - Plan updated to show the landscaped front setback of 10 Ratho Avenue.
  - A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
10. Landscaping must be implemented in accordance with the landscape plan to the satisfaction of the Responsible Authority. The plan must not be altered without the prior written consent of the Responsible Authority.

### Car park construction

11. Areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- Constructed;
  - Properly formed to such levels that they can be used in accordance with the plans;
  - Drained;
  - Line marked to indicate each car space and all access lanes;
- To the satisfaction of the Responsible Authority.
12. At all times car spaces, access lanes and driveways must be kept available for these purposes. Once constructed, these areas must be maintained to the satisfaction of Bayside City Council.

### Car park access

13. Except with the prior written consent of the Responsible Authority, the use of 10 Ratho Avenue as a car park authorised by this permit must only operate between the following days and hours:

Monday to Friday 7.00am – 6.30pm

Saturday 8.00am – 3.00pm



Access is to be restricted and the site is to be secured outside of these hours through the provision of a locked security gate to the Ratho Avenue frontage.

- 14. Except with the prior written consent of the Responsible Authority, the use of 8-10 Killeen Avenue as a car park authorised by this permit must only operate between the following days and hours:**

**Monday to Friday 7.00am – 6.30pm**

**Saturday 8.00am – 3.00pm**

**Access to the car park is to be via the existing entrance located on Ratho Avenue, is to be restricted to the use by staff and the site is to be secured outside of these hours through the provision of a locked security gate to the Ratho Avenue frontage.**

- 15. Except with the prior written consent of the Responsible Authority, the use of 153 South Road and 153A South Road as a car park authorised by this permit must only operate between the following days and hours:**

**Monday to Friday 7.00am – 6.30pm**

**Saturday 8.00am – 3.00pm**

**Access is to be restricted for the use by staff and the site is to be secured outside of these hours through the provision of a locked security gate to the South Road frontage.**

#### **Drainage**

16. The land must be drained to the satisfaction of Bayside City Council.

#### **Noise**

17. At all times noise levels emanating from the land must comply with the requirements of the *Environment Protection Regulations 2021 (as amended from time to time)* as measured in accordance with the Noise Protocol to the satisfaction of the Responsible Authority.

#### **General Amenity Provision**

18. The development and use must be managed so that the amenity of the area is not detrimentally affected, through the:
- Transport of materials, goods or commodities to or from the land;
  - Appearance of any building, works or materials,
  - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products.

To the satisfaction of the Responsible Authority.

#### **Melbourne Water Conditions**

19. Proposed car park must be designed to safely convey overland flow of up to 2.12 m<sup>3</sup>/s without causing any increase in flood level to adjacent private properties.
20. The portion of the proposed street facing fences and gates within the flooding extent must be open style with at least 50% openings. The applicable 1% AEP flood level for the location of Killeen Avenue carpark grades from 16.59 metres to AHD at the south-east corner of Killeen Avenue down to 16.38 metres to AHD at the north-west corner of the property boundary.
21. Imported fill within the flooding extent must be kept to a minimum.



- 22. Pavements, kerbs and garden beds must be kept as close to existing natural surface levels as practical.**
- 23. Finished ground floor level of the proposed Gatehouse must be set no lower than 18.18 metres to Australian Height Datum (AHD) which is 300mm above the applicable adjacent flood level of 17.88 metres to AHD.**

**Permit Expiry**

24. This permit will expire if:
- a. The development is not started within two years of the date of this permit; or
  - b. The development is not completed within four years of the date of this permit; or
  - c. The use is not commenced within two years of the completion of the development.

Pursuant to Section 69 of the *Planning and Environment Act 1987*, the Responsible Authority may extend:

- d. The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- e. The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

# Recommendation



26. The proposed amendments are generally supported by the various formal and informal referral agencies.
27. A condition of permit will require vehicular access to the proposed car park to be limited only from Ratho Avenue
28. **It is recommended that the amended Planning Permit No. PA2302446-1** for the buildings and works at 'St Leonards College' at 8 Killeen Avenue , Brighton East, subject to conditions.
29. It is recommended that the applicant, referral authorities and objectors be notified of the above in writing.



**Prepared by:**

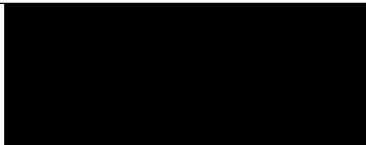
I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- 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: Cath te Lintelo

Title: Senior Planner, Development Approvals and Design

Signed:



Phone:

Dated:

3 February 2026

**Reviewed / Approved by:**

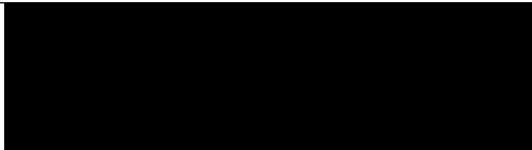
I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

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

Title: Manager, Development Approvals and Design

Signed:



Phone:

Dated:

6 February 2026