

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

13 January 2024

Divyaa Sundaravadivel
Planner, Development Approvals and Design
Department of Energy, Environment and Climate Action
8 Nicholson Street, East Melbourne VIC 3000

Via Email Only: hannah.x.scott@delwp.vic.gov.au, divyaa.sundaravadivel@delwp.vic.gov.au

Dear Divyaa,

RE: PA2302604: 53 George Street, Scoresby (St Judes Catholic Primary School) – Section 50 Amendment

Echelon Planning acts for St Judes Primary School for planning matters relating to 53 George Street, Scoresby (the subject site) and Planning Permit Application 2302604 (the planning application).

The purpose of this letter is to request an amendment under Section 50 of the Planning and Environment Act 1987. This request is supported by the following enclosed documents:

- Revised Architectural Plans (Law Architects, January 2024)
- Revised Planning Report (Echelon, December 2023)

The following changes are proposed:

- The total area of the building has increased from 394m² to 400m².
- The south-west corner of the building envelop has changed.
- The services plant now extends along the entirety of the northern wall.
- The roof shape has changed with more comprising of open roofing made of galvanised steel.
- The two existing structures associated with Building A and Building D are remaining, but the roofs are being replaced.
- The shape of the pergola has changed with no increase to height.
- All of the building elevations include changes to the number and location of windows. There is no overall increase in window numbers, simply changing to match the changes to the building envelope.
- The overall building height has increased from 6.4 metres to 7.1 metres and the roof ridgeline is increasing from 5 metres to 5.2 metres. The main increase in height is to the pop-up roof.
- The landscape design has changed to remove the curved design along the eastern section of the outdoor area.
- Rainwater tanks are now located in the garden bed in the north-east corner of the development area.

The majority of the above changes are considered to be minor and assist in the functionality of the new building. None of the changes alter the proposed developments compliance with the planning scheme.

The proposed amended building height will not dominate the surrounding area and is considered an acceptable built form outcome as the majority of the building has a height of 5.2 metres with only the pop-up roof having a height of 7.1 metres.

We look forward to receiving DTP's considerations. If you have any queries, please feel free to give me a call on 0488 373 925.

**ADVERTISED
PLAN**

Kind Regards,



Antony Duffill
Associate Director, Echelon Planning

20 November 2023

Statutory Planning Services
Department of Transport and Planning
8 Nicholson Street, East Melbourne VIC 3000

RE: 53 George Street, Scoresby 3179 – Planning permit application for building and works associated with an existing Education centre (St Jude’s Catholic Primary School)

Echelon Planning acts for St Jude’s Catholic Primary School in support of a planning permit application relating to their land at 53 George Street, Scoresby (the subject site).

The proposal is for building and works to construct a new Junior Learning building which includes three new General Learning Areas, a breakout room, canteen and wellbeing area. Landscaping, a new student plaza and seating areas are proposed around the new building.

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

- Architectural Plans prepared by Law Architects (October 2023).
- Current Copy of Title.
- Town Planning Report prepared by Echelon Planning (November 2023).
- Environmentally Sustainable Measures Plan (October 2023).

The application is accompanied by a Metropolitan Planning Levy Certificate.

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 0457 567 691.

Kind Regards,



Madeleine Kruspe
Urban Planner, Echelon Planning

