

ADVERTISED PLAN



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17 March, 2026

By email stephen.murphy@transport.vic.gov.au

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Dear Mr Murphy,

Application No: PA2504012

Land: 737 – 743 Hawthorn Road, Brighton East VIC 3187

Thank you for your correspondence requesting additional information received by our office via email 30 January 2026.

In response to your request for additional information, we respond with the following:-

Certificate of Title

We enclose an updated Certificate of Title that has since consolidated the subject site, No.737 Hawthorn with the school site, No.739 – 743 Hawthorn Road.

You will note there are no restrictions, covenants or agreements that are registered on title.

Amend Application

We note the preamble of Planning Permit 5/2014/514/5 (*the permit*) reads as follows:-

Use of the land for childcare centre, kindergarten, primary school, secondary school, to construct and carry out works and a reduction in the car parking requirements in accordance with the endorsed plans...'

We confirm, the use of the education centre will no longer accommodate *child care* or *kindergarten* services. The education centre will be used solely as a *primary* and *secondary school* only.

Further, in relation to 'the permit', we respectfully submit the following permit conditions are superfluous in the event our application to amend 'the permit' is deemed appropriate. These conditions are as follows:-

Condition 3

Prior to the commencement of the development hereby approved, the owner/permit holder must enter into an agreement under Section 173 of the Planning and Environment Act 1987 which, in addition to the usual machinery provisions, provides that all of the land known as 737 Hawthorn Road, Brighton East, which is to be developed as a car park, must, except with the written consent of the responsible authority, only be used as a car park in association with the child care centre, kindergarten and primary/secondary school uses at 739 – 743 Hawthorn Road, Brighton East, to the satisfaction of the responsible authority.

For the reasons outlined above the two (2) titles have now been consolidated and the redevelopment of the part of the site for the purpose of the basement car park and food tech building above, makes it clear the building and associated car park cannot be used for any other purpose other than as an Education Centre.

Condition 9 related to the at grade car park, stating:-

Within six months of the date of this permit the area(s) set aside for vehicle parking and accessways must be constructed, drained and line marked to the satisfaction of the responsible authority. Such areas must be kept available for these purposes at all times.

The newly amended plans if approved renders the above permit condition superfluous.

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The updated traffic assessment identifies the land use and confirms the provision of onsite car parking is now compliant with the updated provisions of Clause 52.06 of the Bayside Planning Scheme. As result, the following permit triggers apply

- *A permit is required to use the land for the purpose of a education centre (primary school and secondary school pursuant to Clause 32.09-2 of the Bayside Planning Scheme.*
- *A permit is required to construct and carry out works in associated with a Section 2 use pursuant to Clause 32.09-10 of the Bayside Planning Scheme.*
- *A permit is required to construct a building or construct or carry out works in a Heritage Overlay pursuant to Clause 43.01-1 of the Bayside Planning Scheme.*
- *A permit is required to create or alter access to a transport Road Zone 2.*

We suggest the planning permit preamble should read:-

Use of the land for Education Centre (primary school and secondary school), to construct and carry out works associated with a section 2 use and to constrict and carry out works in a Heritage Overlay in accordance with the endorsed plans...'

Amended Architectural Plans

A fresh set of plans have been provided nominated as Job No.2419 Sheet No.'s TP100 – 106; TP110 – 112; TP201 – 205; TP301 – 302; and Sheet No.TP401. Where drawings have been amended, these are identified as Revision 03 dated 11 March, 2026.

In response to the request for additional information, we confirm the following:-

- Dimensions added to all car parking spaces and accessways.
- Details of carparking signage details.
- Details of accessway gradients.
- Renders of the rear yard.
- Annotations added specifying room purposes.

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Amended traffic engineering assessment

Traffix Group have amended their Traffic Engineering Assessment dated March 2026. We confirm the report provides the following additional information:-

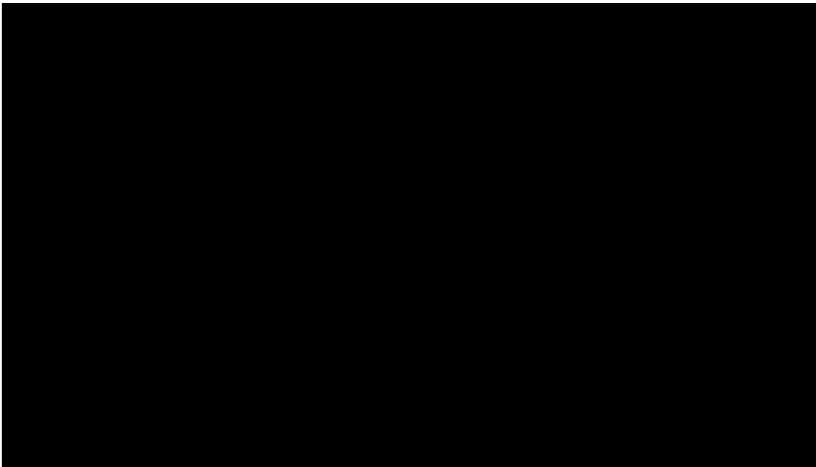
- Swept path analysis to *all* onsite car parking spaces.
- Swept path analysis associated with the basement entry.
- Amended traffic assessment against the newly gazetted VC277, Clause 52.06 Car Parking provisions.

Staging of development

We confirm, there will be no staging of this development.

Thank you for the opportunity of providing this information. We trust this information satisfies Council's request for further information and we look forward to the application progressing to advertising.

Should you have any further questions, please do not hesitate to contact our offices.



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