7.1.2 TPA/48008/A - 374-384 BLACKBURN ROAD, GLEN WAVERLEY - EXTENSION OF TIME

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application is for an extension of time to Planning Permit TPA/48008/A, for the development and use of the land for the purpose of a place of worship, alteration of access to a transport zone and a reduction in the standard car parking rate at 374-384 Blackburn Road, Glen Waverley.

The original permit was issued on 1 August 2018.

The permit has been extended on three (3) previous occasions. The latest extension of time was granted on 24 July 2024 requiring the development to commence by 1 August 2026. The development has not commenced.

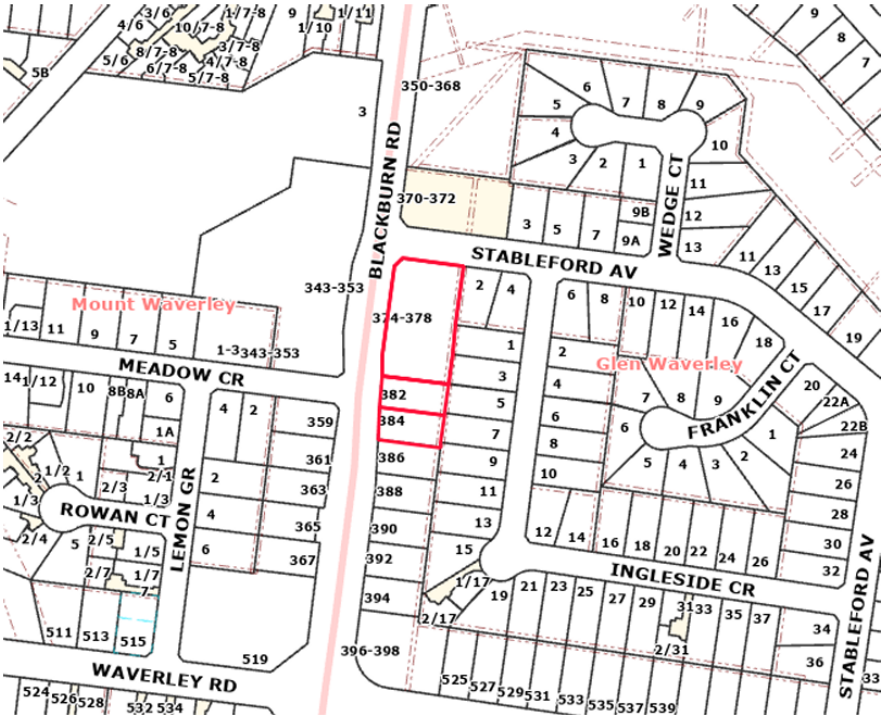
The reason for presenting this report to Council is this is the fourth extension of time request sought for this permit, and the period of time sought to extend the permit exceeds six (6) years.

The proposed extension of time is considered consistent with the relevant provisions of the Monash Planning Scheme. It is recommended that a one (1) year extension be granted to commence the development.

RESPONSIBLE PLANNER:	Michaela Harding
WARD:	Scotchmans Creek
PROPERTY ADDRESS:	374-378 Blackburn Road, Glen Waverley
ZONING:	Neighbourhood Residential Zone – Schedule 3
OVERLAY:	Vegetation Protection Overlay – Schedule 1
EXISTING LAND USE:	Place of Worship
RELEVANT POLICY:	**Municipal Planning Strategy** Clause 02.01 – Context Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans **Planning Policy Framework** Clause 13.07-1S – Land Use Compatibility

	Clause 13.07-1L-01 – Non-Residential Use and Development in Residential Areas Clause 15.01-1S & 1R – Urban Design Clause 15.01-2S – Building Design Clause 15.01-4S & 4R – Healthy Neighbourhoods Clause 15.01-5S – Neighbourhood Character Clause 15.01-5L – Monash Preferred Neighbourhood Character Clause 15.03-2S – Aboriginal Cultural Heritage Clause 18.01-3S & 3R – Sustainable and Safe Transport Clause 18.02-3R – Principal Public Transport Network Clause 19.02-3S & 3R – Cultural Facilities Clause 19.03-3S – Integrated Water Management Clause 19.03-3L – Stormwater Management Clause 19.03-5S – Wate and Resource Recovery **<u>Particular Provisions</u>** Clause 52.06 - Car Parking Clause 52.29 - Land Adjacent to the Principal Road Network Clause 52.34 - Bicycle Facilities Clause 53.18 - Stormwater Management in Urban Development Clause 65 - Decision Guidelines

LOCALITY PLAN



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue an extension of time to Planning Permit No. TPA/48008/A for the development and use for the purpose of a Place of Worship, alteration of access to a Transport Zone and reduction in the standard car parking rate pursuant to the provisions of Section 69(2) of the Planning and Environment Act 1987.

1. **That in accordance with Section 69(2) of the Planning and Environment Act 1987, the time for commencement of the development be extended by a further one (1) year. The development must commence by 1 August 2027 and be completed by 1 August 2029.**

COUNCIL PLAN STRATEGIC OBJECTIVES

A well-planned and future ready city

An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

BACKGROUND

History

Planning Permit No. TPA/48008 was issued on 1 August 2018 for the development and use of land at 374 – 378 Blackburn Road, Mount Waverley, for the purpose of a place of worship (comprising the demolition of existing building and construction of a new building), alteration of access to a Road Zone Category 1 and a reduction in the standard car parking rate.

Condition 1 plans were endorsed 18 June 2021.

Amended Planning Permit TPA/48008/A was issued on 2 May 2023. This amended permit retained the existing church building and permits the development of a new two storey building (to include offices, meeting room, kitchen, and function and event areas) to be used in association with the place of worship, along with under croft car parking.

Condition 1 plans under the amended permit have not been endorsed.

The permit has been extended on three (3) occasions being the July 2020, October 2022 and July 2024. The current expiry date for the commencement of the approved development was 1 August 2026.

The extension of time request was made on 30 July 2026, prior to the commencement expiry date, in accordance with the requirements of the *Planning and Environment Act 1987.*

Attachment 1 "Development Plans – 374-384 Blackburn Rd" details the decision plans for Planning Permit No. 48008/A.

Attachment 2 "Approved Amended Permit – 374 – 384 Blackburn Rd" details Amended Planning Permit TPA/48008/A.

Site and Surrounds

The subject site is located at the south-east corner of Blackburn Road and Stableford Avenue in Glen Waverley. It is made up of three parcels of land being Nos. 374-378, 382 and 384 Blackburn Road.

The site has a combined frontage of 98.87 metres to Blackburn Road, 34.44 metres to Stableford Avenue with a corner splay of 12.5 metres. The total site area is approximately 3,960 square metres.

The subject site currently contains a church with associated car parking (374-378 Blackburn Road) with the two remaining properties each containing a single storey dwelling.

The area comprises a mix of single and double detached dwellings from the post-World War II era along with more recently constructed dwellings. Waverley Private Hospital is opposite to the west across Blackburn Road and the Scotchman's Creek Trail is in the area to the north.

An aerial photograph of the subject site and surrounding land can be found attached to this report **(Attachment 3 "Aerial Photograph – 374-384 Blackburn Rd")**.

Attachment 4 "Zoning and Overlays Map – 374-384 Blackburn Rd" details the zoning and overlays applicable to the site and surrounding land.

PROPOSAL

The applicant has requested an extension of the permit commencement date by a further two (2) years, stating the reason for the significant delays is due to the time required to gather funding for the project.

PERMIT TRIGGERS

Pursuant to the provision of Section 69 (1) of the *Planning and Environment Act 1987:*

> *"Before the permit expired or within 6 months afterwards, the owner or occupier of the land to which it applies, or another person with the written consent of the owner, may ask the responsible authority for an extension of time."*

The request was made before the permit expiry date. Accordingly, Council can consider a further extension to the commencement date for the development under the provisions of the *Planning and Environment Act 1987.*

ASSESSMENT

The total elapsed time between the date of issue of the permit and the date of the request to extend the permit is 7 years and 11 months.

The Supreme Court decision Kantor v Murrindindi Shire Council 18 AATR 285 (1997) established the following tests to determine if a permit should be extended:

- Whether there has been a change of planning policy.
- Whether the landowner is seeking to "warehouse" the permit.
- Intervening circumstances bearing on the grant or refusal of the extension.
- The total elapse of time.
- Whether the time limit originally imposed was adequate.
- The economic burden imposed on the landowner by the permit.
- The probability of a permit issuing should a fresh application be made.

These tests must be considered on balance, meaning that an application does not necessarily need to meet all tests. These tests are considered in detail below.

Whether there has been a change of policy

Since the issue of the permit the following relevant amendments have been introduced:

Amendment VC289 gazetted on 15 September 2025 to introduce a planning permit requirement to remove, destroy or lop a tree greater than 5 metres in height with a trunk circumference of greater than 0.5 metres and a canopy diameter of at least 4 metres. Exemptions apply including for minor lopping, removal for safety and emergency purposes and for trees associated with Clause 54 and 55 applications and provisions also apply for replacement planting. The transitional provisions of Clause 52.37 provide that these provisions do not apply to existing permit approvals issued before the approval date of the Amendment.

Amendment VC277 gazetted on 18 December 2025, amended Clause 52.06 (Car Parking) to reduce parking rates in locations well serviced by public transport and better align requirements with demand.

Whether the landowner is seeking to "warehouse" the permit

Warehousing is the obtaining of permits with no intention of acting on them in the foreseeable future to obtain a windfall by selling the land. Whilst a considerable period of time has passed since the original approval, it is acknowledged that significant funding is required for the proposed re-development of the site. The applicant has also foreshadowed a further amendment to be lodged, demonstrating that the owner is not attempting to 'warehouse' the permit.

Intervening circumstances bearing on the grant or refusal of the extension

There are no intervening circumstances bearing on the grant or refusal of the extension.

The total elapse time

Should the extension be approved, the total amount of elapsed time would be seven (7) years and eleven (11) months. This is not fatal to the application in isolation, given the broad compliance with current planning policy.

Whether the time originally imposed was adequate

The original time limit imposed was two years for commencement, which is the standard condition of approval and considered adequate for this development.

The economic burden imposed on the landowner by the permit

It is not considered that any conditions of the permit would have placed an increased economic burden on the landowner. The conditions and required documentation are standard for this sort of development. It is acknowledged that there would likely be an economic burden on the landowner if the permit was not extended, considering plans for the development and landscaping have been approved and the cost of making a new application should the extension not be supported.

The probability of a permit issuing should a fresh application be made

If a fresh application was to be made, it is likely that a permit would be issued. It is considered that the proposed development remains suitable for the subject site and area and meets the relevant planning policy.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

It is considered appropriate to grant a further extension of time to the permit.

The proposal on balance meets the tests established in the Supreme Court decision Kantor v Murrindindi Council (1997).

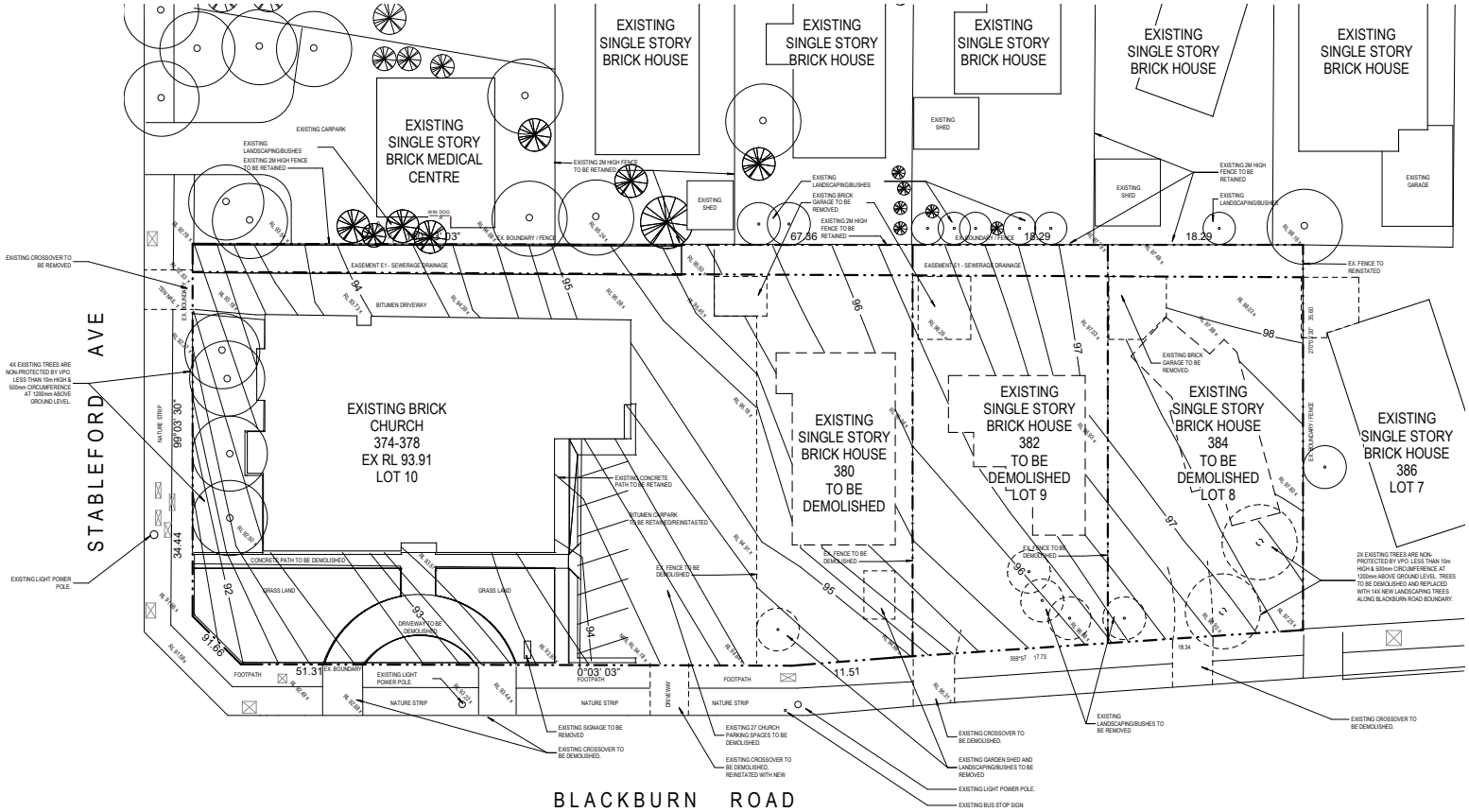
The development outcome is largely appropriate, and the permit conditions are current and relevant.

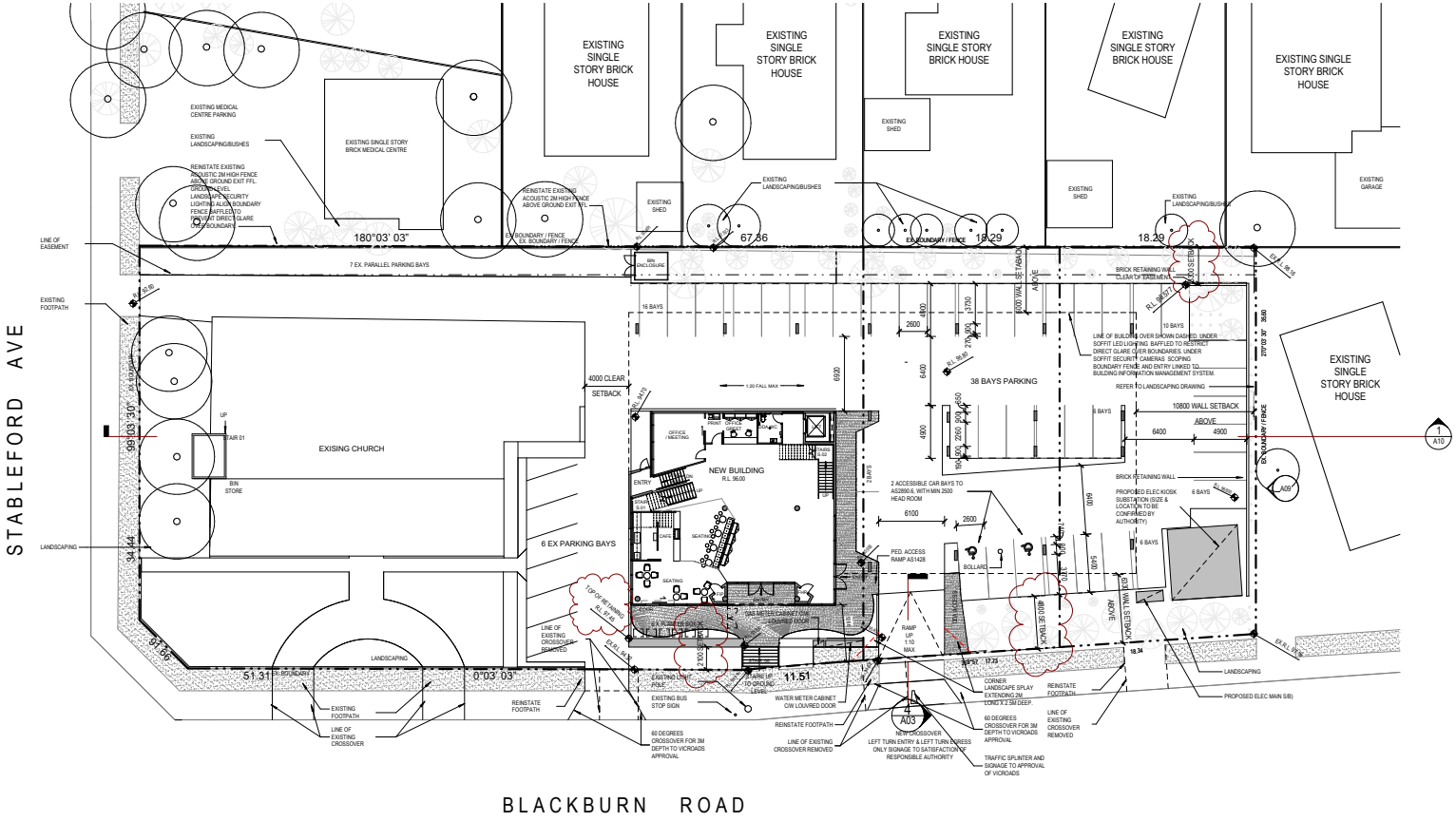
It is recommended that Council approve the extension for one (1) year for the commencement of the development.

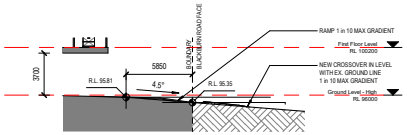
ATTACHMENT LIST

1. Development Plans - 374-384 Blackburn Rd [**7.1.2.1** - 10 pages]
2. Approved Amended Permit - 374 - 384 Blackburn Road [**7.1.2.2** - 10 pages]
3. Aerial Photograph - 374-384 Blackburn Rd [**7.1.2.3** - 1 page]
4. Zoning and Overlays Map - 374-384 Blackburn Rd [**7.1.2.4** - 1 page]

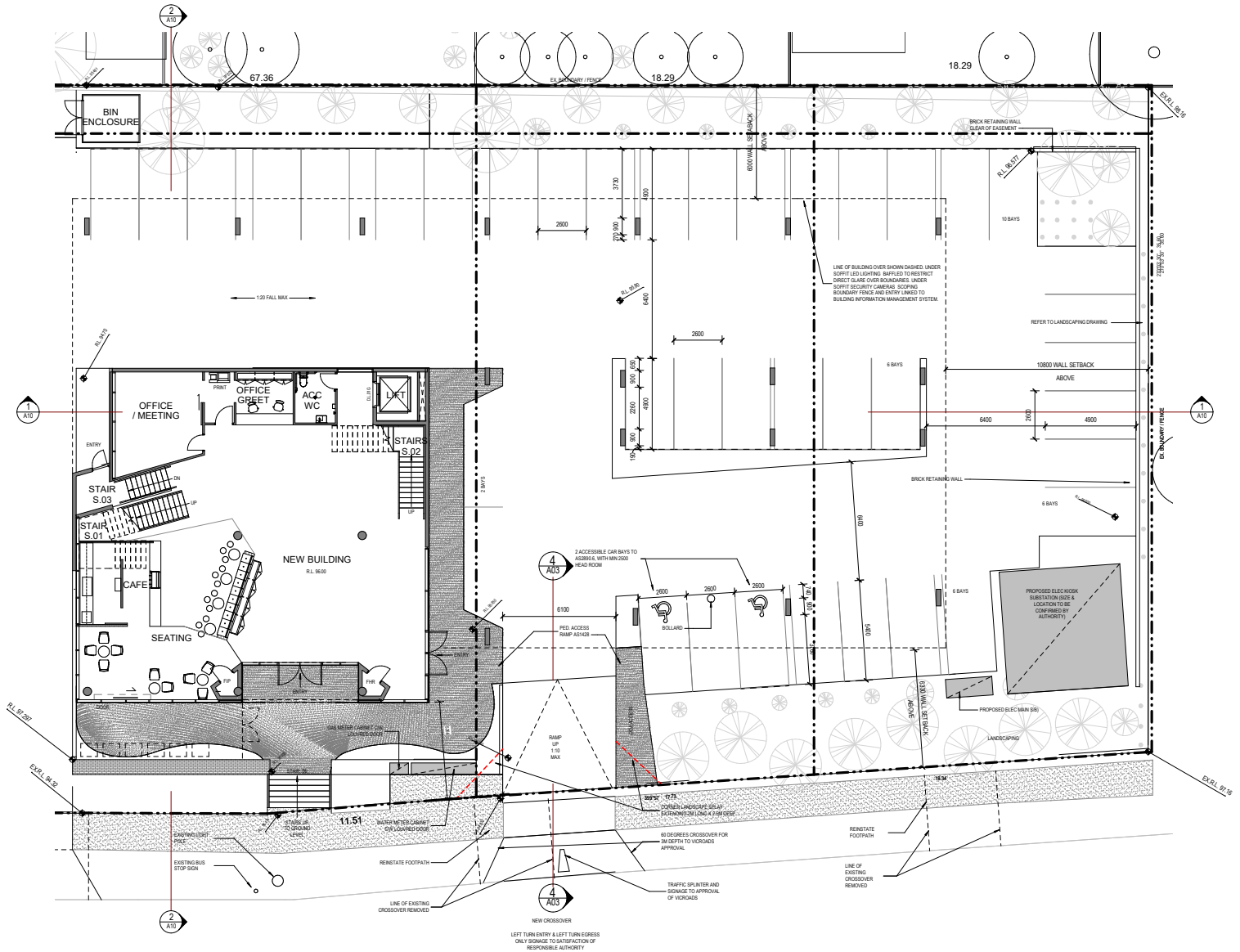

EX. TWO STORY WAVERLEY PRIVATE HOSPITAL NO. 343 (PARKING UNDER)
PARKING GROUND LEVEL
EX. TWO STORY BRICK MEDICAL CENTRE. NO. 370
PARKING 32 BAYS
EXISTING TWO STORY BRICK HOUSE No.3
EXISTING SINGLE STORY BRICK HOUSE No.5
EXISTING SINGLE STORY BRICK HOUSE No.7
STABLEFORD
ROAD
BLACKBURN
MEADOW CRS
CR
SIDE
EX. BRICK CHURCH NO. 374-378 LOT 10
PARKING
EXISTING TWO STORY BRICK HOUSE No.4
EX. SINGLE STORY BRICK MEDICAL CENTRE. NO.
EXISTING BUS STOP
EX. PARKING 27 BAYS
EXISTING SINGLE STORY BRICK HOUSE No.1
EX. SINGLE STORY BRICK HOUSE TO BE DEMOLISHED NO. 380
EXISTING SINGLE STORY BRICK HOUSE No.3
EX. SINGLE STORY BRICK HOUSE TO BE DEMOLISHED NO. 383 LOT 9
EXISTING SINGLE STORY BRICK HOUSE No.5
BOUNDARY EXTENT OF WORKS
EX. SINGLE STORY BRICK HOUSE TO BE DEMOLISHED NO. 385 LOT 8
EXISTING SINGLE STORY BRICK HOUSE No.7
EXISTING SINGLE STORY BRICK HOUSE No.9
EXISTING SINGLE STORY BRICK HOUSE No.385 LOT 7
EXISTING SINGLE STORY BRICK BUILDING No.359
EXISTING SINGLE STORY BRICK BUILDING No.361

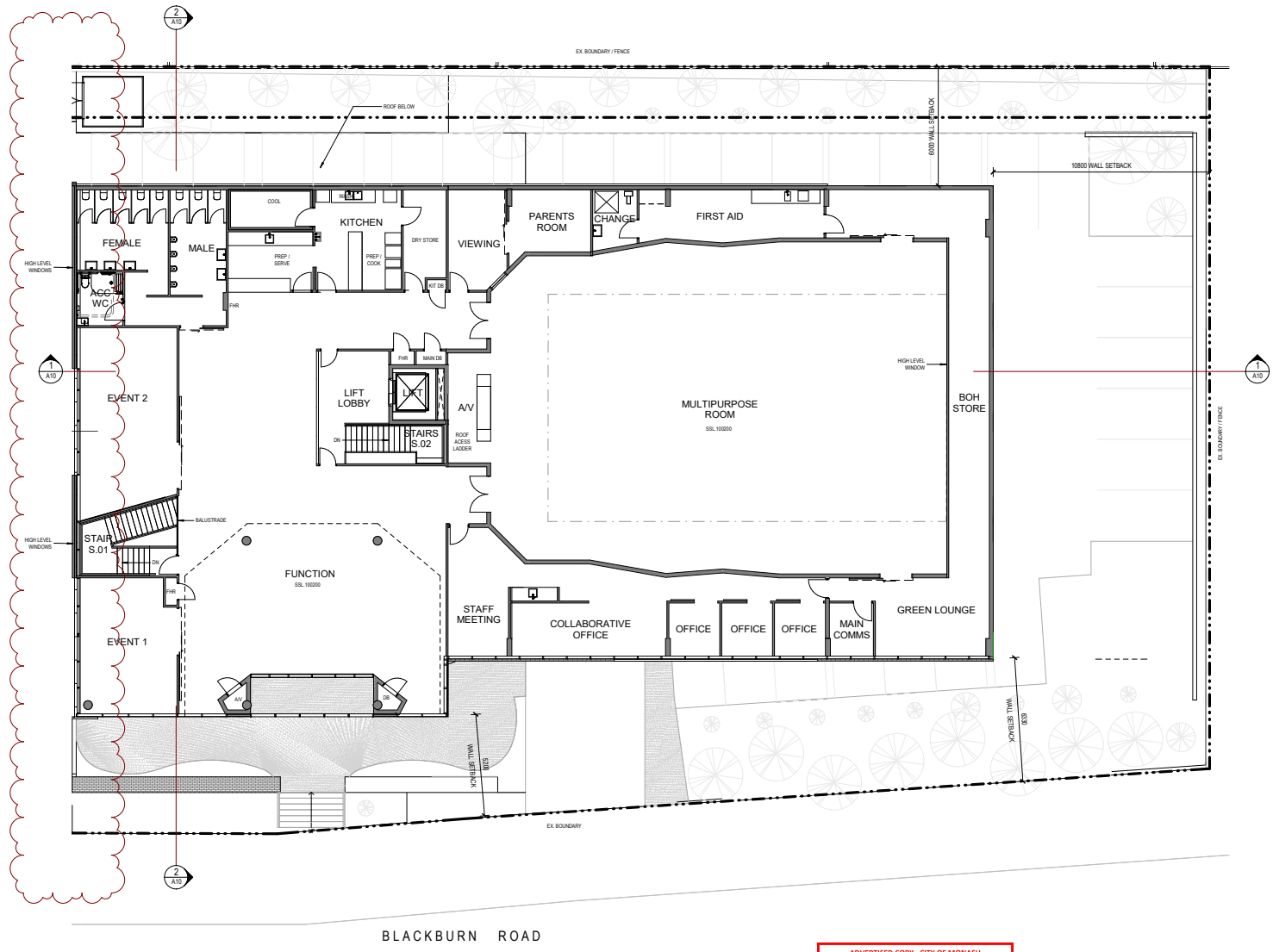

EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING BRICK CHURCH 374-378 EX RL 93.91 LOT 10
EXISTING SINGLE STORY BRICK HOUSE 380 TO BE DEMOLISHED
EXISTING SINGLE STORY BRICK HOUSE 382 TO BE DEMOLISHED LOT 9
EXISTING SINGLE STORY BRICK HOUSE 384 TO BE DEMOLISHED LOT 8
EXISTING SINGLE STORY BRICK HOUSE 386 LOT 7
STABLEFORD AVE
BLACKBURN ROAD
EXISTING CROSSOVER TO BE REMOVED
4X EXISTING TREES ARE NON-PROTECTED BY VPO. LESS THAN 10m HIGH & 500mm CIRCUMFERENCE AT 1200mm ABOVE GROUND LEVEL.
EXISTING LIGHT POWER POLE.
EXISTING CARPARK
EXISTING LANDSCAPING/BUSHES
EXISTING 2M HIGH FENCE TO BE RETAINED
EXISTING SHED
EXISTING GARAGE
EXISTING BRICK GARAGE TO BE REMOVED.
EXISTING 2M HIGH FENCE TO BE RETAINED
EX. FENCE TO REINSTATED
EASEMENT E1 - SEWERAGE DRAINAGE
BITUMEN DRIVEWAY
EXISTING CONCRETE PATH TO BE RETAINED
BITUMEN CARPARK TO BE RETAINED/REINSTASTED
EX. FENCE TO BE DEMOLISHED
EX. FENCE TO BE DEMOLISHED.
CONCRETE PATH TO BE DEMOLISHED
GRASS LAND
DRIVEWAY TO BE DEMOLISHED
EXISTING LIGHT POWER POLE.
FOOTPATH
NATURE STRIP
DRIVEWAY
EXISTING SIGNAGE TO BE REMOVED
EXISTING CROSSOVER TO BE DEMOLISHED.
EXISTING 27 CHURCH PARKING SPACES TO BE DEMOLISHED.
EXISTING CROSSOVER TO BE DEMOLISHED. REINSTATED WITH NEW
EXISTING CROSSOVER TO BE DEMOLISHED.
EXISTING GARDEN SHED AND LANDSCAPING/BUSHES TO BE REMOVED
EXISTING LIGHT POWER POLE.
EXISTING BUS STOP SIGN
EXISTING LANDSCAPING/BUSHES TO BE REMOVED
EXISTING CROSSOVER TO BE DEMOLISHED.
2X EXISTING TREES ARE NON-PROTECTED BY VPO. LESS THAN 10m HIGH & 500mm CIRCUMFERENCE AT 1200mm ABOVE GROUND LEVEL. TREES TO BE DEMOLISHED AND REPLACED WITH 1 NEW LANDSCAPING TREES ALONG BLACKBURN ROAD BOUNDARY.
67.66
18.29
18.29
51.3
0°03' 03"
11.51
34.44
99°03' 30"
91.66
25
35.60


STABLEFORD AVE
BLACKBURN ROAD
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING MEDICAL CENTRE PARKING
EXISTING LANDSCAPING/BUSHES
EXISTING SHED
EXISTING GARAGE
EXISTING SINGLE STORY BRICK HOUSE
180°03' 03"
67.56
18.29
18.29
LINE OF EASEMENT
EXISTING FOOTPATH
7 EX. PARALLEL PARKING BAYS
16 BAYS
EXISING CHURCH
4000 CLEAR SETBACK
BIN STORE
LANDSCAPING
90°03' 30"
34.44
62.66
6 EX PARKING BAYS
NEW BUILDING
R.L. 96.00
38 BAYS PARKING
10 BAYS
6 BAYS
10800 WALL SETBACK ABOVE
6400
4900
2 ACCESSIBLE CAR BAYS TO AS2890.6, WITH MIN 2500 HEAD ROOM
6100
2600
PED. ACCESS RAMP AS1428
BOLLARD
BRICK RETAINING WALL
PROPOSED ELEC KIOSK SUBSTATION (SIZE & LOCATION TO BE CONFIRMED BY AUTHORITY)
REFER TO LANDSCAPING DRAWING
LINE OF BUILDING OVER SHOWN DASHED. UNDER SOFFIT LED LIGHTING BAFFLED TO RESTRICT DIRECT GLARE OVER BOUNDARIES UNDER SOFFIT SECURITY CAMERAS SCOPING BOUNDARY FENCE AND ENTRY LINKED TO BUILDING INFORMATION MANAGEMENT SYSTEM.
EX BOUNDARY FENCE
EXISTING SINGLE STORY BRICK HOUSE
A10
A09
51.31
0°03' 03"
11.51
EXISTING BUS STOP SIGN
EXISTING LIGHT POLE
WATER METER CABINET CW LOUVRED DOOR
REINSTATE FOOTPATH
LINE OF EXISTING CROSSOVER REMOVED
60 DEGREES CROSSOVER FOR 3M DEPTH TO VICROADS APPROVAL
NEW CROSSOVER LEFT TURN ENTRY & LEFT TURN EXRESS ONLY SIGNAGE TO SATISFACTION OF RESPONSIBLE AUTHORITY
TRAFFIC SPLINTER AND SIGNAGE TO APPROVAL OF VICROADS
CORNER LANDSCAPE SPLAY EXTENDING 2M LONG X 2.5M DEEP.
PROPOSED ELEC MAIN S/B)
A03


RAMP 1 in 10 MAX GRADIENT
First Floor Level
RL 100200
NEW CROSSOVER IN LEVEL WITH EX. GROUND LINE
1 in 10 MAX GRADIENT
Ground Level - High
RL 96500
3700
5850
4.5°
R.L. 95.81
R.L. 96.35




BIN ENCLOSURE
67.36
18.29
18.29
OFFICE / MEETING
OFFICE GREET
ACC WC
LIFT
STAIRS S.02
STAIR S.03
STAIR S.01
NEW BUILDING
R.L. 96.00
CAFE
SEATING
ENTRY
1:20 FALL MAX
LINE OF BUILDING OVER SHOWN DASHED. UNDER SOFFIT LED LIGHTING. BAFFLED TO RESTRICT DIRECT GLARE OVER BOUNDARIES. UNDER SOFFIT SECURITY CAMERAS. SCOPING BOUNDARY FENCE AND ENTRY LINKED TO BUILDING INFORMATION MANAGEMENT SYSTEM.
REFER TO LANDSCAPING DRAWING
10800 WALL SETBACK ABOVE
6000 WALL SETBACK ABOVE
BRICK RETAINING WALL CLEAR OF EASEMENT
BRICK RETAINING WALL
10 BAYS
6 BAYS
2 BAYS
2 ACCESSIBLE CAR BAYS TO AS2890.6, WITH MIN 2500 HEAD ROOM
PED. ACCESS RAMP AS1428
BOLLARD
PROPOSED ELEC KIOSK SUBSTATION (SIZE & LOCATION TO BE CONFIRMED BY AUTHORITY)
PROPOSED ELEC MAIN S/B
LANDSCAPING
RAMP UP 1:10 MAX
RAMP DOWN
STAIRS UP TO GROUND LEVEL
WATER METER CABINET C/W LOCKABLE DOOR
EXISTING LIGHT POLE
EXISTING BUS STOP SIGN
REINSTATE FOOTPATH
LINE OF EXISTING CROSSOVER REMOVED
60 DEGREES CROSSOVER FOR 3M DEPTH TO VICROADS APPROVAL
TRAFFIC SPLINTER AND SIGNAGE TO APPROVAL OF VICROADS
NEW CROSSOVER
LEFT TURN ENTRY & LEFT TURN EGRESS ONLY SIGNAGE TO SATISFACTION OF RESPONSIBLE AUTHORITY
EX.R.L. 96.16
EX.R.L. 97.16
EX.R.L. 97.26
EX.R.L. 96.52
EX. BOUNDARY / FENCE
BLACKBURN ROAD



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Drawing Status

CONSTRUCTION PHASE

Rev	Date	Description
1	31/07/17	Town Planning Application
3	28/05/18	Town Planning Amended Drawings
5	27/04/21	Town Planning Amended Drawings
6	26/05/21	Issue for Endorsement
9	29/07/22	Town Planning Amended

Building Surveyor

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Level 2, 167-169 Queens Street, Melbourne, VIC 3000

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PO Box 76, Ivanhoe, VIC 3079

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onemilligrid
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159 Keele Street, Collingwood, VIC 3066

Structural Engineer

CYSUM
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5 Finlay Drive, Williams Landing, VIC 3027

Services, Civil Engineer

Cobalt Engineers
PH. 0402 680 853
Tower 5, Level 23, 727 Collins St, Docklands VIC 3008

Client

CHRISTIAN LIFE ASSEMBLY
374-378 Blackburn Road
Glen Waverley VIC 3150

Ph. 9886 4799

Practitioner of Record

EKIST

Suite 164,
585 Little Collins Street,
Melbourne VIC 3000

Ph. 0432 987 378

Project

Christian Life Assembly
374-384 Blackbourn Road Glen Waverley VIC

Drawing Title: **Proposed Floor Plan - First Level South**

Architectural Drawings

Drawn	Checked	Approved	Scale
SH	WL	SL	1 : 100

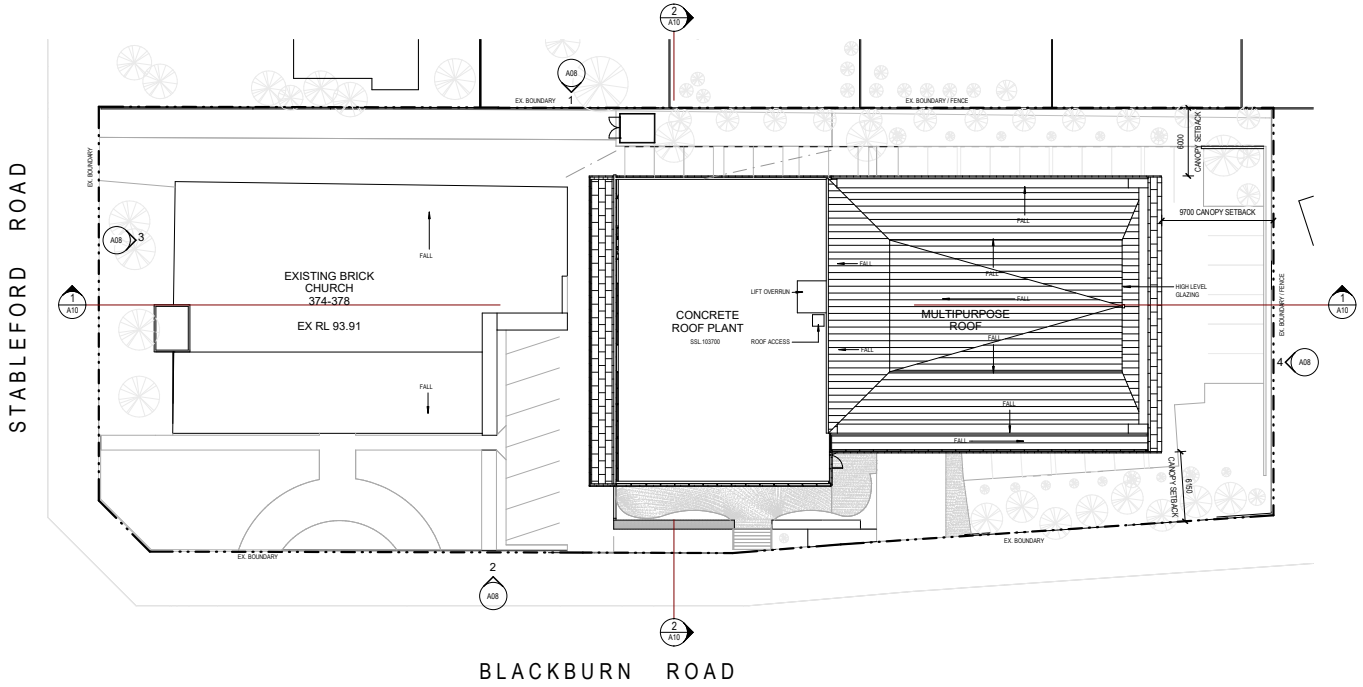
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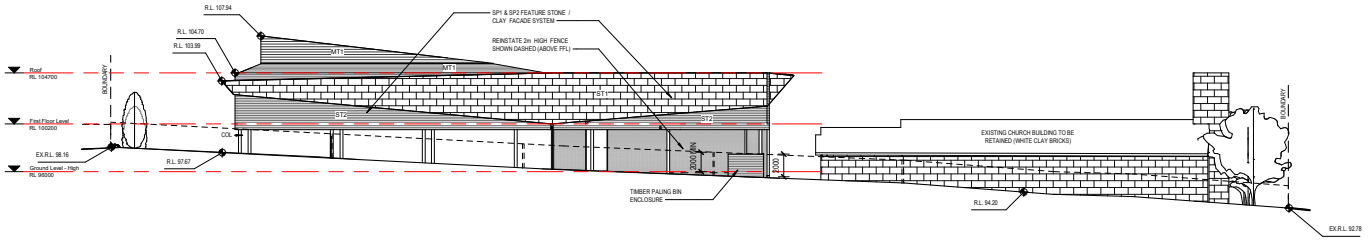
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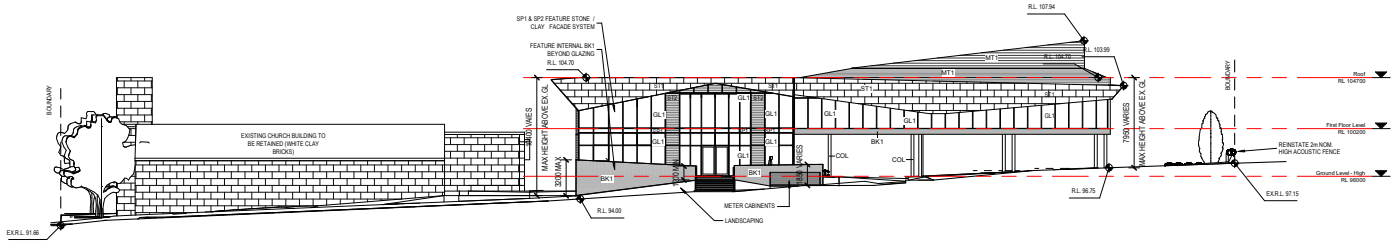
Revision: **9**

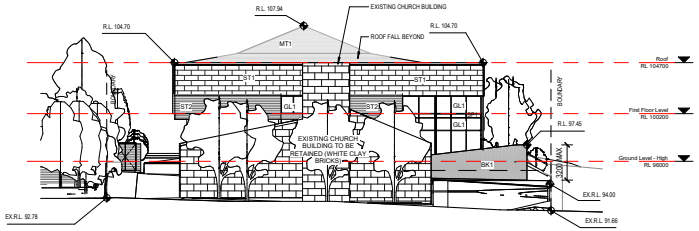
TP A06

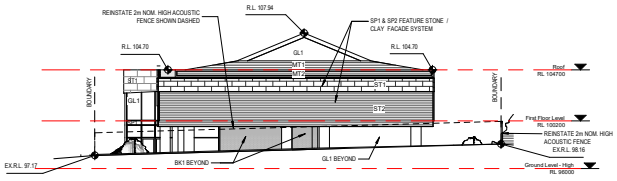
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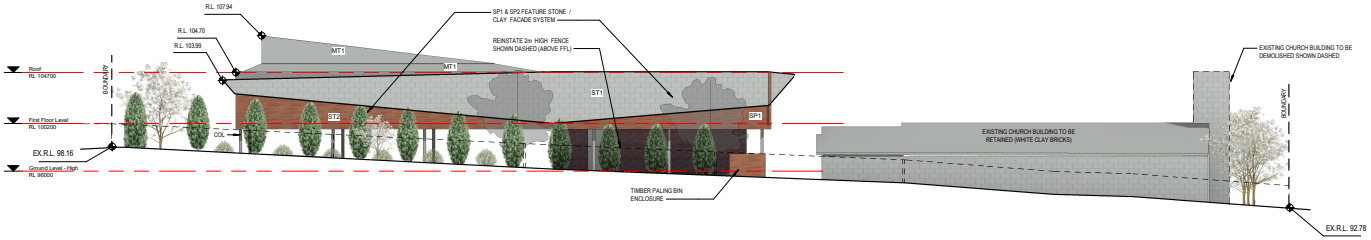

STABLEFORD ROAD
BLACKBURN ROAD
EX. BOUNDARY
EX. BOUNDARY / FENCE
EX. BOUNDARY
EX. BOUNDARY
EXISTING BRICK CHURCH 374-378
EX RL 93.91
CONCRETE ROOF PLANT
SSL 103700
LIFT OVERRUN
ROOF ACCESS
MULTIPURPOSE ROOF
HIGH LEVEL GLAZING
9700 CANOPY SETBACK
6000 CANOPY SETBACK
6150 CANOPY SETBACK
FALL
A08
A10

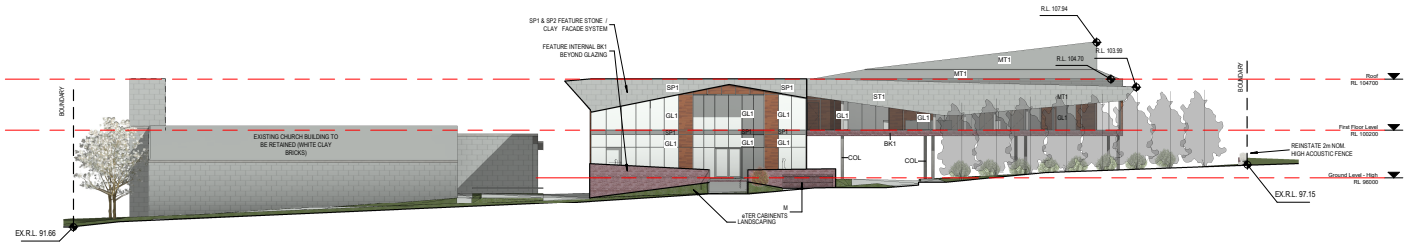

R.L. 107.94
SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
R.L. 104.70
R.L. 103.99
REINSTATE 2m HIGH FENCE SHOWN DASHED (ABOVE FFL)
MT1
ST1
ST2
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 98000
BOUNDARY
COL
EX.R.L. 98.16
R.L. 97.67
3000 MAX
1000
TIMBER PALING BIN ENCLOSURE
EXISTING CHURCH BUILDING TO BE RETAINED (WHITE CLAY BRICKS)
R.L. 94.20
EX.R.L. 92.78


SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
FEATURE INTERNAL BK1 BEYOND GLAZING
R.L. 104.70
R.L. 107.94
R.L. 103.99
MT1
ST1
ST2
GL1
BK1
COL
BOUNDARY
EXISTING CHURCH BUILDING TO BE RETAINED (WHITE CLAY BRICKS)
MAX HEIGHT ABOVE EX. GL
750 VARIES
3000 MAX
METER CABINETS
LANDSCAPING
R.L. 94.00
R.L. 96.75
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 98000
REINSTATE 2m NOM. HIGH ACOUSTIC FENCE
EX.R.L. 97.15
EX.R.L. 91.66

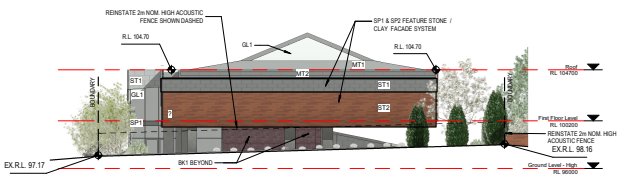

R.L. 107.94
EXISTING CHURCH BUILDING
R.L. 104.70
ROOF FALL BEYOND
MT1
ST1
ST2
GL1
BK1
BOUNDARY
EXISTING CHURCH BUILDING TO BE RETAINED (WHITE CLAY BRICKS)
R.L. 97.45
3000 MAX
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 98000
EX.R.L. 94.00
EX.R.L. 91.66
EX.R.L. 92.78

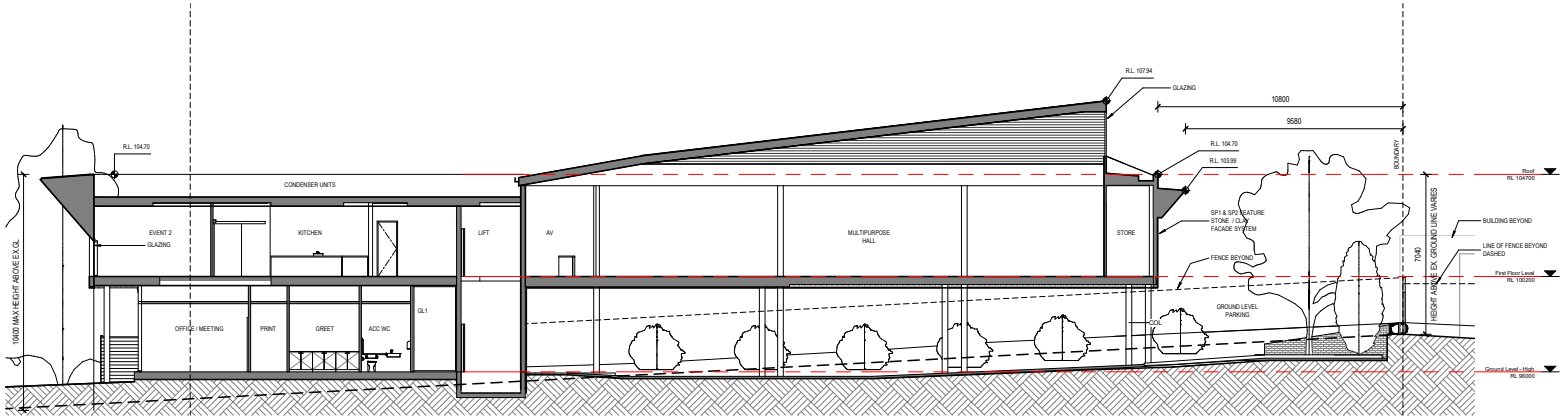

REINSTATE 2m NOM. HIGH ACOUSTIC FENCE SHOWN DASHED
R.L. 107.94
SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
R.L. 104.70
GL1
MT1
ST1
ST2
BK1 BEYOND
GL1 BEYOND
BOUNDARY
Roof RL 104700
First Floor Level RL 100200
REINSTATE 2m NOM. HIGH ACOUSTIC FENCE
EX.R.L. 98.16
Ground Level - High RL 98000
EX.R.L. 97.17

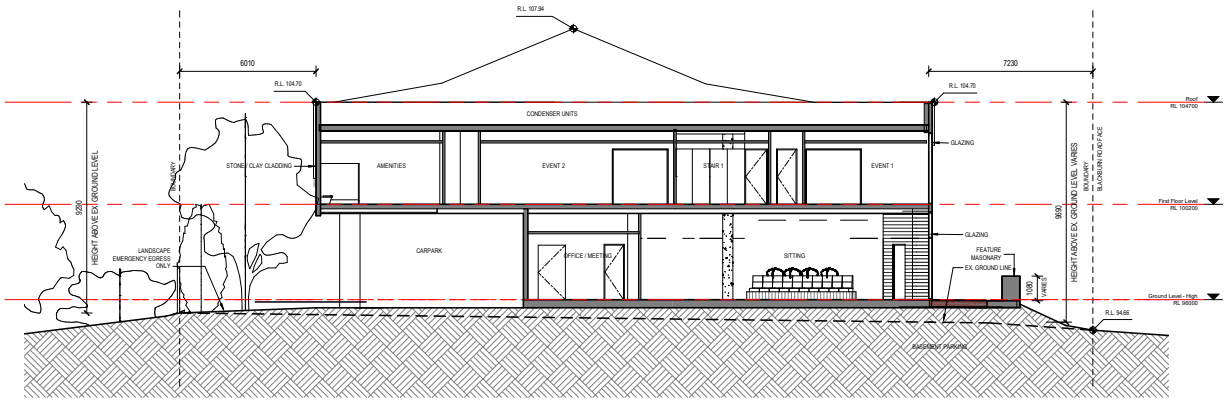

R.L. 107.94
R.L. 104.70
R.L. 103.99
SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
REINSTATE 2m HIGH FENCE SHOWN DASHED (ABOVE FFL)
EXISTING CHURCH BUILDING TO BE DEMOLISHED SHOWN DASHED
EXISTING CHURCH BUILDING TO BE RETAINED (WHITE CLAY BRICKS)
TIMBER PALING BIN ENCLOSURE
EX.R.L. 98.16
EX.R.L. 92.78
BOUNDARY
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000

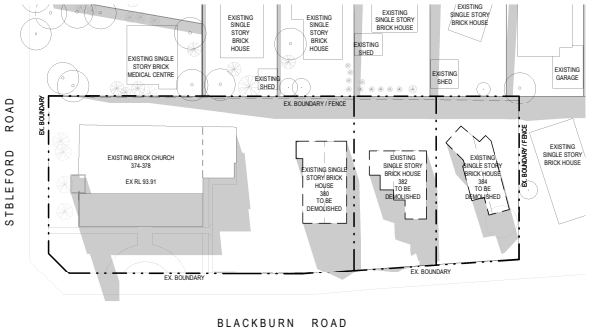

SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
FEATURE INTERNAL BK1 BEYOND GLAZING
R.L. 107.94
R.L. 103.99
R.L. 104.70
EXISTING CHURCH BUILDING TO BE RETAINED (WHITE CLAY BRICKS)
REINSTATE 2m NOM. HIGH ACOUSTIC FENCE
EX.R.L. 97.15
EX.R.L. 91.66
BOUNDARY
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000

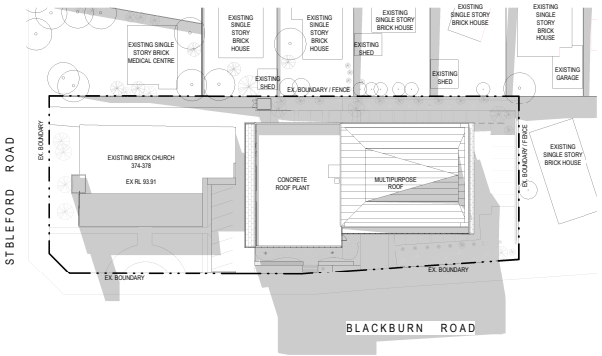

EXISTING CHURCH BUILDING
R.L. 104.70
ROOF FALL BEYOND
EX.R.L. 92.78
EX.R.L. 91.66
BOUNDARY
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000

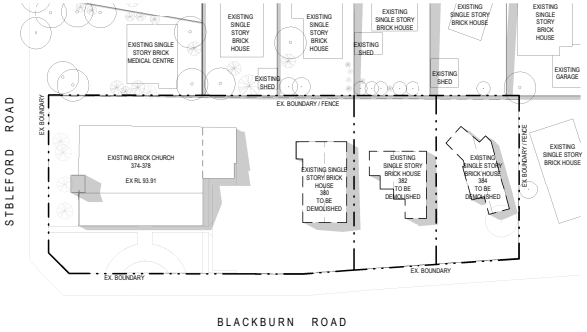

REINSTATE 2m NOM. HIGH ACOUSTIC FENCE SHOWN DASHED
SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
R.L. 104.70
EX.R.L. 97.17
EX.R.L. 98.16
BK1 BEYOND
BOUNDARY
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000

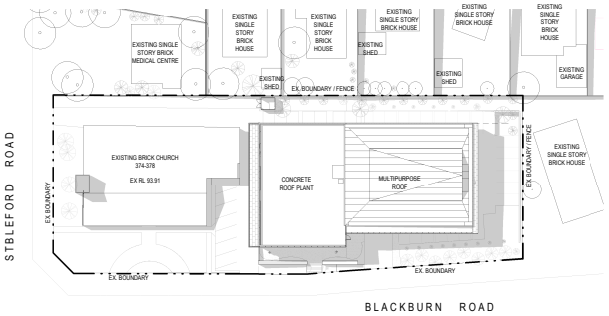

R.L. 107.94
GLAZING
10800
9580
R.L. 104.70
R.L. 103.99
CONDENSER UNITS
EVENT 2
GLAZING
KITCHEN
LIFT
AV
MULTIPURPOSE HALL
STORE
SP1 & SP2 FEATURE STONE / CLAY FACADE SYSTEM
FENCE BEYOND
BOUNDARY
7040
HEIGHT ABOVE EX. GROUND LINE VARIES
BUILDING BEYOND
LINE OF FENCE BEYOND DASHED
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000
OFFICE / MEETING
PRINT
GREET
ACC WC
GL1
GROUND LEVEL PARKING
COL
9000 MAX HEIGHT ABOVE EX GL

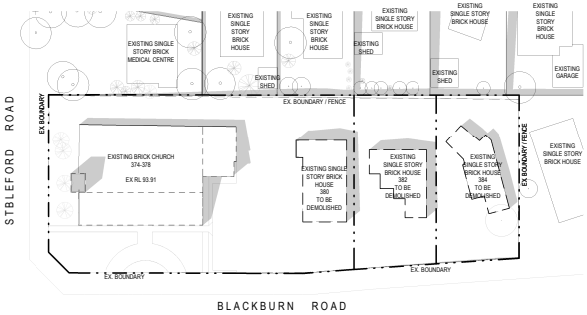

R.L. 107.94
6010
7230
R.L. 104.70
CONDENSER UNITS
GLAZING
STONE / CLAY CLADDING
AMENITIES
EVENT 2
STAIR 1
EVENT 1
BOUNDARY
9050
HEIGHT ABOVE EX GROUND LEVEL
CARPARK
OFFICE / MEETING
SITTING
FEATURE MASONRY
EX. GROUND LINE
1080 VARIES
9930
HEIGHT ABOVE EX. GROUND LEVEL VARIES
BOUNDARY BLACKBURN ROAD FACE
LANDSCAPE EMERGENCY EGRESS ONLY
R.L. 94.66
BASEMENT PARKING
Roof RL 104700
First Floor Level RL 100200
Ground Level - High RL 96000

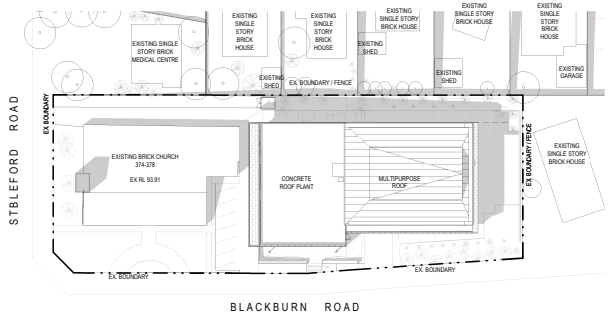

STBLEFORD ROAD
BLACKBURN ROAD
EX. BOUNDARY
EX. BOUNDARY / FENCE
EXISTING BRICK CHURCH 374-378
EX RL 93.91
EXISTING SINGLE STORY BRICK HOUSE 380 TO BE DEMOLISHED
EXISTING SINGLE STORY BRICK HOUSE 382 TO BE DEMOLISHED
EXISTING SINGLE STORY BRICK HOUSE 384 TO BE DEMOLISHED
EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SHED
EXISTING GARAGE


STBLEFORD ROAD
BLACKBURN ROAD
EX. BOUNDARY
EX. BOUNDARY / FENCE
EXISTING BRICK CHURCH 374-378
EX RL 93.91
CONCRETE ROOF PLANT
MULTIPURPOSE ROOF
EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SHED
EXISTING GARAGE


STBLEFORD ROAD
BLACKBURN ROAD
EX. BOUNDARY
EX. BOUNDARY / FENCE
EXISTING BRICK CHURCH 374-378
EX RL 93.91
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EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SHED
EXISTING GARAGE


STBLEFORD ROAD
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EX. BOUNDARY / FENCE
EXISTING BRICK CHURCH 374-378
EX RL 93.91
CONCRETE ROOF PLANT
MULTIPURPOSE ROOF
EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SHED
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STBLEFORD ROAD
BLACKBURN ROAD
EX. BOUNDARY
EX. BOUNDARY / FENCE
EXISTING BRICK CHURCH 374-378
EX RL 93.91
CONCRETE ROOF PLANT
MULTIPURPOSE ROOF
EXISTING SINGLE STORY BRICK MEDICAL CENTRE
EXISTING SINGLE STORY BRICK HOUSE
EXISTING SHED
EXISTING GARAGE

Section 63, 64, 64A and 86 Reg 22
Form 4

PLANNING PERMIT

Permit No.: **TPA/48008/A**

Planning Scheme: **Monash Planning Scheme**

Responsible Authority: ***Monash City Council***

ADDRESS OF THE LAND

374 - 384 Blackburn Road Glen Waverley

THE PERMIT ALLOWS

Development and use for the purpose of a Place of Worship, alteration of access to a Transport Zone and a reduction in the standard car parking rate.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development starts, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit.

   The plans must be generally in accordance with the plans submitted with the application, but modified to show:

   a) External walls of the building to be of brick, brick veneer or stone (as required by covenants C812500, C900483 and C726109 registered on titles to the land).

   b) Access arrangements to Blackburn Road in accordance with condition 25 and 26.

   c) Provision of a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) from the edge of each vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.

   d) A minimum of 2 accessible car parking spaces provided on site. The accessible parking spaces should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 289 0.6. The vehicle path to and from each accessible space shall have a minimum headroom of 2200mm. The headroom above each dedicated space and adjacent shared area shall be a minimum of 2500mm.

Date issued:
1 August 2018

Signature for the Responsible Authority:

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e) Details of proposed security measures for the site and carpark outside of operating hours

f) Details of the proposed lighting measures for the site. All lighting must be baffled and located so as not to cause nuisance to adjoining and nearby residential properties.

g) The location of the bollard in the shared area adjacent to the accessible spaces is to be amended in accordance with AS 2890.6 2009.

h) Compliance with the car parking dimensions of table 2 of Clause 52.06-9 of the Monash Planning Scheme for the two parallel parking bays

i) Correlation between the number of carparking spaces shown on the plans and the numerical figure of carparking spaces shown on the plans.

2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

3. Before the occupation of the buildings allowed by this permit, landscaping as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

4. The total number of persons on site must not exceed 300 persons excluding Christmas and Easter services (and other significant holy days on the Christian Calendar) where not more than 400 persons may be onsite at any one time unless otherwise approved in writing by the Responsible Authority.

5. The total number of persons attending weekday activities (other than church services) must not exceed 250 unless otherwise approved in writing by the Responsible Authority.

6. Unity Services and Youth Group must cease activities by no later than 10.00 pm and the premises vacated by 10.30 pm, unless further approved in writing by the Responsible Authority.

7. Prior to the use commencing, a traffic management plan must be submitted and endorsed by the Responsible Authority. The plan must address traffic management measures to manage traffic and car parking when significant patron numbers are expected on Special Holy Days (e.g. Christmas and Easter services).

8. A minimum of 4 bicycle parking spaces must be provided on site. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme

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9. The amenity of the area must not be detrimentally affected by the use or development, through the:

   a) transport of materials, goods or commodities to or from the land;

   b) appearance of any building, works or materials;

   c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;

   d) presence of vermin;

10. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.

11. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.

12. Any waste storage rooms must be constructed so to prevent the entrance of vermin and must be able to be easily cleaned. The floor must be graded to a sewer connection located within the waste storage room.

Traffic conditions

13. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
   a) constructed to the satisfaction of the Responsible Authority;
   b) properly formed to such levels that they can be used in accordance with the plans;
   c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
   d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
   e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

   Parking areas and access lanes must be kept available for these purposes at all times.

14. The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below: The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below:

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a. Driveway to provide at least 2.1m headroom beneath overhead obstructions.
b. Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
c. Ramp grades (except within 5 metres of the frontage) to be designed as follows:
   i. Maximum grade of 1 in 4.
   ii. Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
d. A passing area at least 6.1m wide and 7m long provided at the Blackburn Road entrance of the property.

Transport for Victoria conditions

15. Unless otherwise agreed in writing by Head, Transport for Victoria, before the development starts, amended plans must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plan must be generally in accordance with the Proposed Site Plan but modified to include:
    a. Clearly dimensioned plans showing the proposed access point on Blackburn Road;
    b. Traffic splitter island showing left-in/ left-out access point;
    c. Signage and line marking plan to reinforce turning movements out of the site
16. Prior to the commencement of the use, the new crossover and driveway is to be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria.
17. Prior to the occupation of the development, all disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of the Responsible Authority (RA) and at no cost to VicRoads.
18. Prior to the commencement of the use of the development hereby approved, the access crossover and associated works must be provided and available for use.
19. Vehicles must enter and exit the land in a forward direction at all times.
20. The level of the footpaths must not be lowered or altered in any way to facilitate access to the site.
21. The accessible parking space must be designed in accordance with the Australian Standards for off-Street Parking for people with disabilities, AS/NZS 2890.6.

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22. The loading and unloading of goods from vehicles must only be carried out on the land.

23. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Blackburn Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.gov.au

24. The existing bus stop and associated infrastructure on Blackburn Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction, is to be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.

25. Access via the existing crossover (to Blackburn Road) is to remain exit only.

26. Access at the southern crossover must be restricted to left in/left out only.

Drainage conditions

27. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:-
    a) trench grates (150mm minimum internal width) located within the property; and/or
    b) shaping the driveway so that water is collected in a grated pit on the property; and/or
    c) another Council approved equivalent.

28. Stormwater discharge is to be detained on-site to the predevelopment level of peak stormwater discharge.

29. The design of the stormwater system must direct the entire site's stormwater drainage to the north-west corner of the property where it must be collected and free drained via a pipe to the Council pit in the nature strip to be constructed to Council Standards. (A new pit is to be constructed if a pit does not exist or is not a standard Council pit.) If the point of discharge cannot be located then notify Council's Engineering Division immediately.

30. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be

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permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

31. Any required fire services, electricity supply, gas and water meter boxes must be discreetly located and/or screened to compliment the development to the satisfaction of the Responsible Authority. Any required services must be cleared detailed on endorsed plans forming part of this permit.

Construction Management Plan

32. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
    a) measures to control noise, dust and water runoff;
    b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
    c) the location of where building materials are to be kept during construction;
    d) site security;
    e) maintenance of safe movements of vehicles to and from the site during the construction phase;
    f) on-site parking of vehicles associated with construction of the development;
    g) wash down areas for trucks and vehicles associated with construction activities;
    h) cleaning and maintaining surrounding road surfaces;
    i) a requirement that construction works must only be carried out during the following hours:
        - Monday to Friday (inclusive) – 7.00am to 6.00pm;
        - Saturday – 9.00am to 1.00pm;
        - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).

33. The owner and management of the premises must ensure that any noise emanating from the premises, during and post construction, must not exceed the standards of the State Environment Protection Policies No. N1 and must on request provide evidence to Council of Compliance with the policies.

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34. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

35. At the immediate request of the Responsible Authority noise testing must be taken to demonstrate compliance with EPA noise requirements. Noise testing is to be undertaken at no cost to the Responsible Authority.

36. Motors for equipment and air-conditioning/heating units to be located where no noise nuisance created to neighbours or insulated/sound proofed

37. This permit will expire in accordance with section 68 of the Planning and Environment Act 1987, if one of the following circumstances applies:
    - The development is not started before 2 years from the date of issue.
    - The development is not completed before 4 years from the date of issue.

    In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date,

NOTES:

A. Building approval must be obtained prior to the commencement of the above approved works.

B. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

C. Unless no permit is required under the Monash Planning Scheme, no sign must be constructed or displayed without a further written approval from the Responsible Authority.

D. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Chief Environmental Health Officer before occupation.

E. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.

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F. Any new drainage connections onto a Council easement drain and work within the road reserve requires the approval of the City of Monash's Engineering Division prior to the works commencing. Three copies of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit.

G. Engineering permits must be obtained for new or altered vehicle crossings and civil works within the road reserve and these works are to be inspected by Council (tel. 9518 3690).

H. Any redundant crossings are to be removed and reinstated with kerb and channel to the satisfaction of Council.

I. One printed copies of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage requirements of this permit.

J. An on-site detention system for storm events up to the 1% AEP event is to be retained on-site for the basement car park. The detention system for the basement is to be separate from the detention system for the property, which is to be at ground level and discharge by gravity.

K. A Licensed Surveyor or Civil Engineer (who is a Registered Building Practitioner) must certify that the stormwater detention system including all levels, pits, pipes and storage volumes is constructed in accordance with the approved plans. The certifier's registration number must be included on the certificate.

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Signature for the Responsible Authority:

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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief Description of Amendment	Name of responsible authority that approved the amendment
2 May 2023	• Preamble amended • Condition 1, 4, 8, 15, 16 amended • Condition 25 renumbered to 27 and remaining conditions renumber accordingly • New Condition 25 & 26	Monash City Council

Date issued:
1 August 2018

Signature for the Responsible Authority:

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

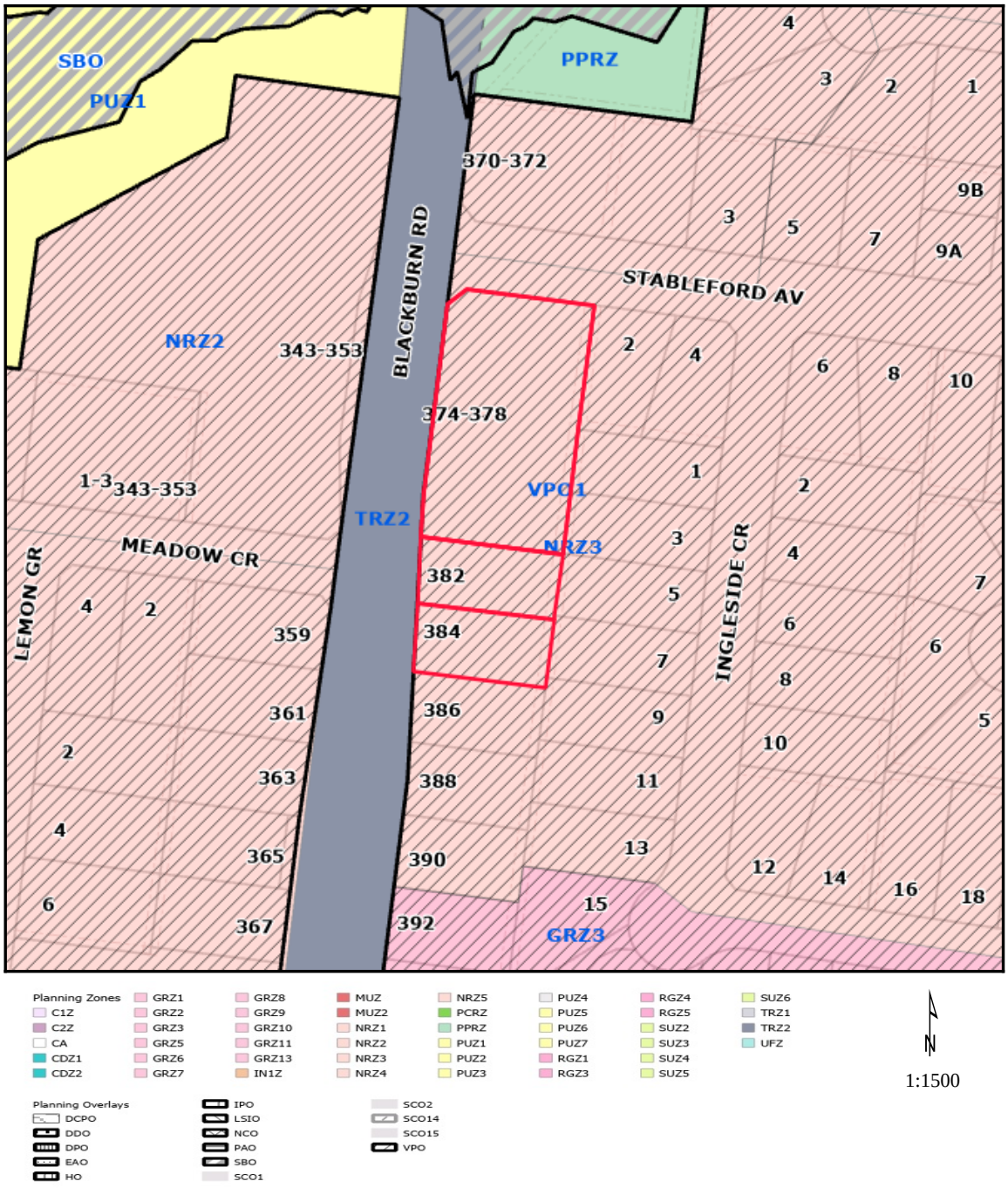
1. A permit for the development of land expires if-
   - the development or any stage of it does not start within the time specified in the permit, or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if-
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.


BLACKBURN RD
STABLEFORD AV
WEDGE CT
INGLESIDE CR
FRANKLIN CT
MEADOW CR
LEMON GR
ROWAN CT
370-372
374-378
343-353
382
384
386
388
390
392
359
361
363
365
367

Planning Overlays and Zones



Address: 374-384 Blackburn Road GLEN WAVERLEY VIC 3150

Area:

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.