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**MSM**

MSM & Associates Pty Ltd

6 Apsley Place  
Seaford VIC 3198  
P 03 9770 0280  
F 03 9781 4688  
[www.msmarchitects.com.au](http://www.msmarchitects.com.au)  
[msmarch@msmarchitects.com.au](mailto:msmarch@msmarchitects.com.au)  
ABN 31 055 969 376

27 November 2024

Att: Tran Ly – Senior Town Planner  
City of Greater Dandenong  
225 Lonsdale Street  
Dandenong VIC 3175.

*Via email: [Tran.Ly@cgd.vic.gov.au](mailto:Tran.Ly@cgd.vic.gov.au)*

Dear Tran,

**RE: Mt Hira College 185 Perry Road, Keysborough, VIC 3173.  
PLA24/0102 – Application to amend a permit (PLN19/0199)**

This cover letter is for the application PLA24/0102 to amend a permit (PLN19/0199), the application being for the addition of lights to the existing soccer pitch at Mt Hira College, 185 Perry Road, Keysborough.

The lights are proposed to the existing soccer pitch at the school, refer to Existing Overall Site Plan 1521 A001 revC0 for the location which is noted as being 'Existing School Playing Field' on this drawing. The lighting design is to be in accordance with the lighting design ELA240905A (2no. pages), Mt Hira College Soccer Pitch Lighting Proposals by Environmental Lighting Australia.

We also include the updated Town Planning Drawing 1390 TP01 [Rev C] which clearly shows the Existing Soccer Pitch and the location of the 4no. light poles in accordance with Environmental Lighting Australia lighting design drawings. And additional notes have been added to confirm the light switching and lighting levels according to the information provided below in this letter.

The lights are to be manually switched on from the switchboard when required, this will require a senior person on the school staff with a key to access the switchboard, and there will be a timed off switch set for 11pm should the lights be left on and forgotten to be manually switched off. The lighting levels will be set to 100Lux, which is the minimum light level for soccer training.

The soccer pitch will be utilised for school activities such as training or late games where the school may be hosting an event where several games may be played, and the event may last into the evening. The community may also make use of the soccer pitch after school hours as it is located on the same site as the Keysborough Turkish Islamic and Cultural Centre. The school will not be hiring the soccer pitch to the general public.

We seek to amend the wording on the permit from "THE PERMIT ALLOWS: To construct buildings and works associated with Stage 3 of development for the purpose of extensions to the existing education centre and ancillary sporting facilities and to display advertising signage" to the following:

**THE PERMIT ALLOWS:**

**To construct buildings and works associated with Stage 3 of development for the purpose of extensions to the existing education centre and ancillary sporting facilities, *including external lighting for playing fields*, and to display advertising signage.**

The information contained in this letter is in addition to what has been provided on the Application to Amend a Planning Permit Form dated 20 September 2024, refer to attached, and does not change information already provided on this form. We have therefore not amended the application form.

Should you have any further queries or wish to discuss the contents of this letter, please do not hesitate to contact me on 9770 0280.

Yours Sincerely,

NATASHA STONE  
Director  
**MSM & Associates Pty Ltd**

Encl.    Drawing 1521 A001 revC0 Existing Overall Site Plan  
          Drawing 1390 TP01 RevC Existing Site Context Plan  
          ELA240905AEnvironmental Lighting Australia – Mt Hira College Soccer Pitch Lighting Proposals (2 pages)  
          Application to Amend a Planning Permit Form dated 20 September 2024

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[msmarch@msmarchitects.com.au](mailto:msmarch@msmarchitects.com.au)  
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19 November 2024

Att: Tran Ly – Senior Town Planner  
City of Greater Dandenong  
225 Lonsdale Street  
Dandenong VIC 3175.

*Via email: [Tran.Ly@cgd.vic.gov.au](mailto:Tran.Ly@cgd.vic.gov.au)*

Dear Tran,

**RE: Mt Hira College 185 Perry Road, Keysborough, VIC 3173.  
PLA24/0102 – Application to amend a permit (PLN19/0199)  
RFI response**

Further to your request for additional information in your letter dated 6 November 2024 (attached), we respond as follows:

Item 1 – Cover Letter – See attached letter from MSM & Associates Pty Ltd dated 19 November 2024

Item 2 – Updated Application Form. There has been additional information provided on the cover letter, but there has been no changes to the proposals outlined in the original Application Form, and therefore the form has not been updated.

Item 3 – Section 173 Agreement – See attached updated copy of title including all encumbrances and the Section 173 Agreement

Item 4 – Updated Plans. There has been additional information provided on the cover letter, and therefore we have updated Town Planning Drawing 1390 TP01 to Rev B to capture the additional information provided on the cover letter.

Item 5 – Area of Cultural Heritage Sensitivity. Refer to attached letter from MSM & Associates Pty Ltd dated 19 November 2024 – Area of Cultural Heritage / Significant Ground Disturbance.

Should you have any further queries or wish to discuss the contents of this letter, please do not hesitate to contact me on 9770 0280.

Yours Sincerely,

NATASHA STONE  
Director  
**MSM & Associates Pty Ltd**

Encl. Council letter, 6 November 2024 - Request for Further Information and Preliminary Assessment Concerns  
Cover letter from MSM & Associates Pty Ltd, dated 11 November 2024  
Updated title information including Section 173 Agreement  
Updated plan - Town Planning Drawing MSM1390 TP01 to Rev B  
Letter from MSM & Associates Pty Ltd, dated 11 November 2024, re Significant Ground Disturbance

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