

Apply for a planning permit

Before you start



Department
of Transport
and Planning

Are you in the right place?

Only applications where the [Minister for Planning is the responsible authority](#) are to be lodged through this portal.

Check the schedule to Clause 72.01 of your [local planning scheme](#) to see which responsible authority issues planning permits for your location.

You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - [find out about fees for planning applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?

Organisation

Organisation name

BAPS Swaminarayan Sanstha, Australia Ltd

Business phone number

0433178840

Email

akshardham.pc@au.baps.org

Address type

Street address

Street address

**ADVERTISED
PLAN**

Unit type

Unit number

Level number

Site or building name

Street number 40

Street name Eleanor Street

Suburb Rosehill

Postcode 2142

State NSW

Owner details

The owner is the applicant Yes

**ADVERTISED
PLAN**

Preferred Contact

First name Madeline

Last name Winneke

Mobile 0386399706

Work phone 0386399706

Organisation Urbis Ltd.

Job title

Email mwinneke@urbis.com.au

Address type Street address

Street address

Unit type

Unit number

Level number 10

Site or building name

Street number 477

Street name Collins Street

Suburb Melbourne

Postcode 3000

State VIC

ADVERTISED
PLAN

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes

Enter the pre-application number PPA-940

Land details

Planning scheme Casey

At least one location must be provided to submit this form. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

Upload and scan land titles to automatically populate street addresses

1. Upload documents 30. Certificate of Titles.pdf

2. Scan uploaded documents

- Detected street addresses will be added to the list below.

- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

Scan results

1 of 1 files could not be scanned

Location could not be detected in the following files:

- 30. Certificate of Titles.pdf

You may delete the file and try again, or enter the location details below

Manual location details

It is strongly recommended that you use the map to search and select locations for land related to this request. Manually entering or editing locations could cause delays in your request processing if that location cannot be found.

Application details

Describe your proposal	Use and development of the land for a Place of Worship (BAPS Hindu Mah## Mandir), including associated buildings and works, access to the TRZ2 (Western Port Highway), native vegetation removal, creation and variation of easements, and any reduction or waiver of bicycle facility requirements.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
Please select the application category	Change or extension of use Other buildings and works (including septic tanks, dams, earthworks) Native vegetation removal Other vegetation removal
Enter the estimated cost of any development for which the permit is required	\$190,037,135
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate

**ADVERTISED
PLAN**

Metropolitan planning levy application reason	Cost of works exceeding MPL threshold.
What is the current land use?	Agriculture Residential / Accommodation Vacant
Describe how the land is used and developed now	• The three northern properties (1390–1410 Western Port Highway) were until recently used by the Five Star Indoor Arena Equestrian Centre for the purpose of an equestrian centre. Development on these properties consists of two single storey dwellings and a number of sheds and training grounds, with much of the remainder of the site developed for horse paddocks and dressage arenas. • The seven southern properties (1420–1450 Western Port Highway) feature rural residential development, comprising five rural dwellings and associated outbuildings.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Place of assembly
Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No

**ADVERTISED
PLAN**

Additional details

Does this application involve the creation or removal of dwellings? Yes

Dwelling

Dwelling type	Houses
Number of dwellings currently on site	6
Number of dwellings being demolished as part of application	6
Number of new dwellings being built	0
Does the application involve native vegetation removal?	Yes

**What is the Native Vegetation
Removal Report (NVRr)
number?**

What is the credit extract id?

**Does this application involve the
creation or removal of lots?** No

**Does the activity require
preparation of a Cultural
Heritage Management Plan
(CHMP)?** Yes

Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

**ADVERTISED
PLAN**

Supporting documents

27. MPL003509.pdf
000. Formal Submission Cover Letter (Urbis) July 2026.pdf
19. Traffic Engineering Assessment (Traffix Group) 24 April 2026.pdf
19.5. TfV Letter Response (Traffix Group) June 2026.pdf
2. Arboricultural Impact Assessment (Melbourne Tree Care) 17 April 2026.pdf
11. Wildlife Management Plan (Nature Advisory) April 2026.pdf
23. Overview of Hindu Worship and Religious Use within the BAPS Hindu Mahā-Mandir.pdf
00. Clause 53.22 Eligibility Letter Response & Project Snapshot.pdf
7. Engineering Servicing Report (Cossill Webberley) 23 April 2026.pdf
8. Ecological Lighting Advice (NDY) 11 February 2026.pdf
9.5 DEECA Referral Response (Nature Advisory) June 2026.pdf
21. Invest Victoria Feasibility Letter.pdf
4.5 Additional Elevations (Peddle Thorp Architecture) June 2026.pdf
12. Sustainability Management Plan (NDY) 20 April 2026.pdf
14. Hydrogeological Assessment (Atma Environmental) 22 April 2026.pdf
15. Preliminary Site Investigation (Atma Environmental) 22 April 2026.pdf
3. Architectural Plans (Peddle Thorp Architecture) June 2026 (UPDATED).pdf
16. Landscape Design Report (Aspect Studios) July 2026 (UPDATED).pdf
10. Land Management Plan (Nature Advisory) April 2026.pdf
28. Feature and Level Survey.pdf
22. BAPS Hindu Mahā-Mandir, Cranbourne South - A Brief Introduction.pdf
6. Environmental Noise Assessment (Marshall Day) 22 April 2026.pdf
18. Stormwater Management Plan (Water Studio) 20 April 2026.pdf
30. Certificate of Titles.pdf
29. Updated QS Advice - BAPS Hindu Mahā-Mandir, Melbourne 13032026.pdf
0. Town Planning Report, Rev 2 (Urbis) April 2026.pdf
24. Corresponding Traditional Names on Architectural Plans - April 2026.pdf
20. Waste Management Plan (Traffix Group) 20 April 2026.pdf
25. Memorandum of Advice Characterisation of Use and Ancillary Use Questions (Paul Connor SC) April 2026.pdf
5. Bushfire Planning Report (Nature Advisory) March 2026.pdf
13. Geotechnical Site Investigation (Ground Science) 22 April 2026.pdf
1. Agricultural Survey (Ecovision) 20 April 2026.pdf
9. Flora and Fauna Assessment (Nature Advisory) April 2026.pdf
17. Landscape and Visual Impact Assessment (Peter Haack Consulting) 1 July 2026 (UPDATED).pdf
26. Social and Economic Benefit Report (Urbis) May 2026.pdf
4. Architectural Design Package (Peddle Thorp Architecture) June 2026 (UPDATED).pdf

**ADVERTISED
PLAN**

3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX, OBJ, 3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the [technical guidance for submission](#) to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact visualisation@transport.vic.gov.au for assistance.

3D digital model

Fees and payment

[View planning and subdivision fees](#)

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)	ADVERTISED PLAN
Class	1	
Fee amount	\$1,537	
Fee description	Use only	

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	\$67,249.40
Fee description	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	22
Fee amount	\$1,537

Fee description	A permit not otherwise provided for in the regulation
------------------------	---

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

Total amount to pay	\$68,786.40
----------------------------	-------------

Payment method	EFT
-----------------------	-----

BSB	033-875
------------	---------

Account and reference number	170133631
-------------------------------------	-----------

EFT confirmation	I confirm that the fee has been paid via EFT
-------------------------	--

Submit

Applicant declaration	I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application
------------------------------	---

Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting [Development assessment](#)

**ADVERTISED
PLAN**