

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	Crowther& Sadler Pty Ltd
Business phone number	03 5152 5011
Email	contact@crowthersadler.com.au
Address type	PO Box
PO Box address	

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PO Box

722

Owner details

The owner is the applicant

No

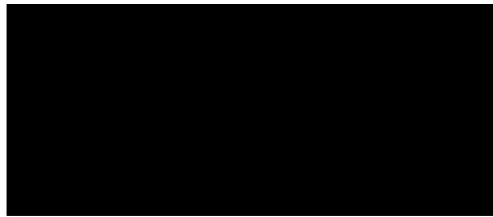
Is the owner a person or organisation?

Organisation

Organisation name

East Gippsland Steiner Education Group Inc

Business phone number



Email

Address type

Preferred Contact

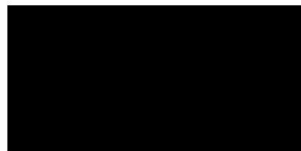
First name

Kate

Last name

Young

Mobile



Work phone

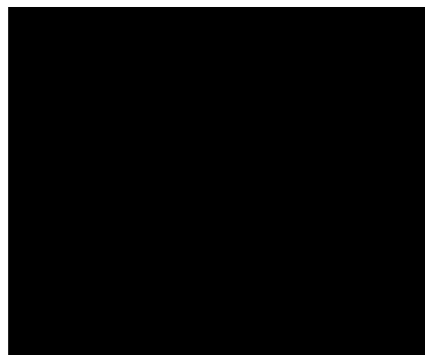
Organisation

Crowther & Sadler Pty Ltd

Job title

Director - Town Planner

Email



Address type

PO Box address

PO Box

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Pre-application meeting details

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

Yes

Enter the pre-application number PRE24000012

Pre-application name PRE24000012 3 Caldwell Court Johnsonville VIC 3902-Pre-Application Meeting

Land details

Planning scheme East Gippsland

Location

Location type Street address

Street address

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Application details

Describe your proposal Use and development of an education centre (Primary school, Secondary school and Kindergarten) Display of business Identification sign, reduction in car parking and reduction of bicycle facilities

Is this application a combined S96A application (i.e. a combined amendment and planning permit application)? No

What is the application trigger? Other

Please specify the provision or clause the application is required under (if known)? 32.03-1, 32.03-4, 44.02-2, 52.05-2, 52.06-3, 52.34-2

Please select the application category
Change or extension of use
Other buildings and works (including septic tanks, dams, earthworks)
Waiving of parking requirement
Signage
Other

Enter the estimated cost of any development for which the permit is required Failed to convert value: 3500000000

What is the current land use? Vacant

Describe how the land is used and developed now Vacant land

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Yes

Does this application look to change or extend the use of this land?

What is the proposed land use? Education Centre

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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

Additional details

Does this application involve the creation or removal of dwellings? No

Does the application involve native vegetation removal? No

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

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

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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).

Supporting documents

20474 CoT Vol_12473_Fol_363 - merged.pdf
20474 Transport Impact Assessment.pdf
Soil Report.pdf
20474 CoT Vol_12473_Fol_362 - merged.pdf
20474 Report.pdf
20474 Bushfire Assessment.pdf
20474 StormRatingReport - WCS.pdf
20474 StormRatingReport - Stage 1.pdf
Building Services Masterplan.pdf
20474 Existing Cond V1.pdf
GRA.pdf
CHMP 17760_1720 Princes Highway Johnsonville
CHMP_20September2021.pdf
Building Services Plan - Stage 1.pdf
Compiled Plan Set.pdf

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@delwp.vic.gov.au for assistance.

3D digital model

Fees and payment

[View planning and subdivision fees](#)

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Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	1
Fee amount	\$1453.40
Fee description	Use only

Fee

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Fee type Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class 15

Fee amount \$28291.70

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 \$15,000,000 and not 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 \$1453.40

Fee description A permit not otherwise provided for in the regulation

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Fee

Fee type Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class 22

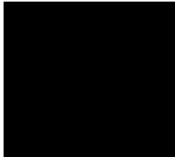
Fee amount \$1453.40

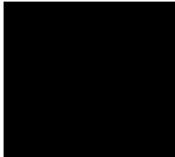
Fee description A permit not otherwise provided for in the regulation

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

Total amount to pay \$30471.80

Payment method 

BSB 

Account and reference number 

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

Submit

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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 approvals](#)

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