

ADVERTISED PLAN

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

Australian Christian College Casey c/- Christian Education Ministries Ltd

Business phone number

0407283549

Email

buildingdevelopment@cem.com.au

Address type

Street address

Street address

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Unit type

Unit number

Level number 3

Site or building name

Street number 200

Street name CENTRAL COAST HIGHWAY

Suburb ERINA

Postcode 2251

State NSW

Owner details

The owner is the applicant No

Is the owner a person or organisation? Organisation

Organisation name Discover Church

Business phone number 0407283549

Email buildingdevelopment@cem.com.au

Address type Street address

Street address

Unit type

Unit number

Level number

Site or building name

Street number 200

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Street name CENTRAL COAST HIGHWAY
Suburb ERINA
Postcode 2251
State NSW

Preferred Contact

First name Sarah
Last name Hartley
Mobile 0407283549
Work phone
Organisation Christian Education Ministries Ltd
Job title Development Manager
Email buildingdevelopment@cem.com.au
Address type Street address

Street address

Unit type
Unit number 304
Level number 3
Site or building name
Street number 200
Street name CENTRAL COAST HIGHWAY
Suburb ERINA
Postcode 2251

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State

NSW

Pre-application meeting details

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

Yes

Enter the pre-application number

PPA-1270

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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

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

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	Staged Masterplan of existing school to a student cap of 1500 students and Stage 1 building (with cap of 875 students) including carparking, landscaping and associated civil works.
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)?	Green Wedge Zone 35.04-1, Signage 52.05-11, CarParking 52.06-3, LSIO 44.04, ESO 42.01-2, BMO 44.06-2
Please select the application category	Change or extension of use One or more new buildings Native vegetation removal Signage
Enter the estimated cost of any development for which the permit is required	\$95,000,000
Is there a metropolitan planning levy requirement?	Yes
Metropolitan planning levy application type	Current levy certificate
Metropolitan planning levy application reason	Cost > \$2Million
What is the current land use?	Education Centre
Describe how the land is used and developed now	Education centre (school) for P-12 aged students, associated vehicle entry and parking.
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Education Centre
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?	Yes

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Contact DTP for advice on how to proceed before continuing with this application

Additional details

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

Does the application involve native vegetation removal? Yes

What is the Native Vegetation Removal Report (NVR) number? 31220260417L40

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)? No

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).

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Supporting documents

Appendix C - Architectural final 24.04.26.pdf
Appendix A -
Volume_12661_Folio_467_VicPackageSearch_1774934593.pdf
Appendix J - BCA Capability Report_ ACC Casey_R1.pdf
Appendix K - 43850.271-275.Pearcedale.Rd.Cranbourne.FFA.FIN01.20260427 (2).pdf
Appendix M - 8412 2604020 AIA CEM Pearcedale Cranbourne South 271 Rd.pdf
Appendix B - Amended Planning Permit 271-275 Pearcedale Road Cranbourne South PPA25-0073 (2) (1) (2).pdf
Appendix D - ACC CASEY LANDSCAPE DA PACKAGE LR.pdf
Appendix L - Bushfire 13.02 - 271-275 Pearcedale Road, Cranbourne V1.1.pdf
Appendix E - P0063738 271-275 Pearcedale Road TIA and GTP 260415 & GTP FINAL.pdf
Appendix I - Stormwater & Flooding Reports.pdf
Appendix F - WMP - 271-275 Pearcedale Road, Cranbourne South-RevB.pdf
Appendix H - 20240419 Services Infrastructure Report V4.pdf
Appendix G - RPT_P0063738_Sustainability Management Plan_Final v01_20260409 & Section J Assessment.pdf
Appendix N - ACC_Casey_ForecastingSchoolDemand_2026.pdf
Appendix P - Pearcedale Road F+L Plan SUB LAYOUT VERSION 2.pdf
271-275 Pearcedale Road, Cranbourne South - Planning Report.pdf
18130-02-2410 Casey Primary - DA Design StatementV2.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@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)

Class	16
Fee amount	\$65,458.10
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*

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

Total amount to pay	\$65,458.10
Payment method	EFT
BSB	033-875
Account and reference number	170129181

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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](#)

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