

# ADVERTISED PLAN

## Town Planning Report

Expansion of an Education Centre  
(Primary & Secondary School)

271-275 Pearcedale Road,  
Cranbourne South

Issued  
6/05/2026

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Melbourne Office  
1 Glenferrie Road  
PO Box 61  
Malvern VIC 3144  
Tel: (03) 9524 8888

[beveridgewilliams.com.au](http://beveridgewilliams.com.au)

**BW**  
Beveridge Williams

Client: Christian Education Ministries  
Issued: 6/05/2026  
Version: 2  
Prepared by: Tim Campelj  
Checked by: B Stewart  
Project Manager: Alisanne Boag  
Project Number: 2501872

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## Revision Table

Rev	Description	Date	Authorised
0	Draft	15/04/26	B Stewart
1	Draft V2	06/05/26	B Stewart
2	Draft V3	08/05/26	B Stewart

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## 1. INTRODUCTION

Beveridge Williams acts on behalf of Australian Christian College Casey (ACC ) in seeking a planning permit for the further development of the existing school at the site. This application seeks the expansion of an existing education centre at 271-275 Pearcedale Road, Cranbourne South, being Land in Lot 1 on Plan of Subdivision 928673W (subject site).

Christian Education Ministries (CEM) is a not-for-profit, non-denominational Christian education provider operating across Australia. Established in 2003, the organisation operates a network of 16 schools, 3 early learning centres, and a national distance education program, collectively serving approximately 6,800 students and employing over 900 staff. CEM's operations focus on delivering accessible, high-quality education within a Christian framework while supporting diverse communities in metropolitan and regional locations throughout Australia.

Planning Permit No. PlnA00729/14 was approved 16 October 2016 by the City of Casey (Council) for Stage 0 of the development. It included use and development for an education centre, buildings and works within LSI0 and ESO. Whilst the preamble of the permit does not include vegetation removal or creation of easements, the conditions on the permit clearly indicate that these elements were also included.

Australian Christian College Casey (ACC) now seeks to obtain approval for the next stage of the school and a masterplan of the site detailing future stages. This includes classrooms, play areas, an oval, car parking and the like.

The site is zoned Green Wedge Zone (Schedule 2) under the Casey Planning Scheme (the scheme). The entire site is encumbered by the Environmental Significance Overlay (Schedule 4), while parts of the site are encumbered by the Bushfire Management Overlay and Land Subject to Inundation Overlay.

This report sets out details of the site and its environs, the proposal and an assessment against the pertinent planning controls and policies of the Casey Planning Scheme.

Table 1 provides a brief summary of the site, the proposal and relevant controls.

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**Table 1: Application Summary**

<b>Site Address</b>	271-275 Pearcedale Road, Cranbourne South
<b>Title Particulars</b>	Lot 1 on Plan of Subdivision 928673W
<b>Restrictions/Caveats</b>	N/A
<b>Existing Easements</b>	<p>There are 2 existing drainage easements over the site both are 3.02m wide, one runs along the western boundary and one runs east west through the middle of the site.</p> <p>Both of the easements are for the purpose of Drainage and are marked E1 on the subject title.</p> <p>See Figure 1 for details of the existing easement.</p>
<b>Site Area</b>	7.771 ha
<b>Current Land Use</b>	<p>The subject site is being developed in accordance Planning Permit No. PlnA00729/14 which allows the use and development of an education centre for up to 125 Students.</p> <p>The school commence operation on day 1 of term 2, 2026</p>
<b>Proposal</b>	Buildings and works associated with an existing education centre, vegetation removal and associated works for a Staged Expansion of the existing School to have a proposed capacity of 1500 students. This application is for the approval of Stage 1 of the school, and to outline the ultimate Masterplan, to be approved on a Stage by Stage basis.
<b>Applicable Zones and Overlays</b>	<p>Green Wedge Zone (Schedule 2)</p> <p>Bushfire Management Overlay (BMO) – part site</p> <p>Environmental Significance Overlay (ESO Schedule 4) – whole site</p> <p>Land Subject to Inundation (LSIO) – part site</p>
<b>Permit Triggers</b>	<p>Buildings and Works – Green Wedge Zone Clause 35.04-1</p> <p>Signage – Clause 52.05-11</p> <p>Carparking Assessment – Clause 52.06-3</p> <p>Land Subject to Inundation Overlay - Clause 44.04</p> <p>Environmental Significance Overlay Clause 42.01-2</p> <p>Bushfire Management Overlay Clause 44.06-2</p>
<b>Cultural Heritage</b>	The site is not within an area identified as an area including Cultural Heritage Sensitivity
<b>Assessing Authority</b>	Department of Planning & Transport
<b>Applicant</b>	ACC Casey c/- Christian Education Ministries
<b>Contact</b>	<p>Sarah Hartley</p> <p>Christian Education Ministries</p> <p>Erina, NSW 2250</p> <p>Email: sarahhartley@cem.com.au</p>

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## 2. CHRISTIAN EDUCATION MINISTRIES

Christian Education Ministries (CEM) is an Australian not-for-profit organisation that supports the establishment and operation of independent Christian schools within various state education systems, including Victoria. The organisation provides governance, educational and administrative support to affiliated schools, which deliver curriculum aligned with Victorian requirements while incorporating faith-based educational principles.

In Victoria, CEM supported schools operate within the regulatory framework established by the Victorian Registration and Qualifications Authority (VRQA) and other relevant state agencies. The organisation has experience in managing educational facilities across metropolitan and regional contexts, with an emphasis on educational outcomes, student wellbeing and appropriate site management.

From a land use planning perspective, CEM seeks to develop and operate education facilities that are compatible with their surrounding context and responsive to local planning controls. This includes consideration of built form, access, traffic, amenity impacts and community integration, consistent with the objectives of planning in Victoria and the orderly provision of community infrastructure.

### 2.1. School Catchment and Demand

The proposed new school site is urgently required to meet the growing educational needs of families in the City of Casey's Growth Area and surrounds. Multiple data points confirm that the catchment area is facing a surge in population, coupled with a shortage of available independent school places. See Appendix N for reports in relation to the proposed school. In summary:

#### 1. Population growth will drive significant student demand

The Victorian Government's planning data indicates that an additional 60,000 residents will settle within the school's catchment area over the next 20 years. The local population is forecast to grow by 32% by 2046, while the school aged population is set to grow even faster at 44%. This extraordinary increase highlights the need for proactive planning to ensure children have access to quality education close to home.

#### 2. Existing schools cannot meet future demand

There will need to be many new schools to keep up with the demographic changes. Plus, demand for Independent Schools is growing across Australia. Without a new independent school, families seeking educational choice will be left without options, and state schools will face unsustainable pressure.

#### 3. Suitable land for schools is scarce

Land parcels large enough to host a school are increasingly difficult to secure in this growth corridor. Failure to act now will result in missed opportunities to establish much-needed educational infrastructure on an appropriate site.

#### 4. A 1,500-student school is the appropriate scale of response

The combination of strong, planned population growth, current enrolment pressure, and limited land availability clearly demonstrates that a 1,500-student school is not only justified but essential. This scale will enable the school to meet a substantial share of projected demand and as demonstrated by recent new school examples in growth corridors, represents a viable model.

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### 3. SUBJECT SITES AND SURROUNDS

#### 3.1. Subject Site and Existing Approval for A School

The land which is the subject of this application is known as 271-275 Pearcedale Road, Cranbourne South and is legally described as Lot 1 on Plan of Subdivision 928673W. The site is regular in shape, is 7.771 ha, and has a primary frontage to Pearcedale Road of approximately 280m metres.

The site is zoned Green Wedge Zone (Schedule 2), and improved by an existing school and associated development. The site is encumbered by two (2) drainage easements, that are 3.02m wide. One easement runs parallel along the western boundary and the other east-west through the middle of the site. Both of the easements are for the purpose of Drainage and are marked E1 on the subject title. A copy of the Title is provided at **Appendix A**.

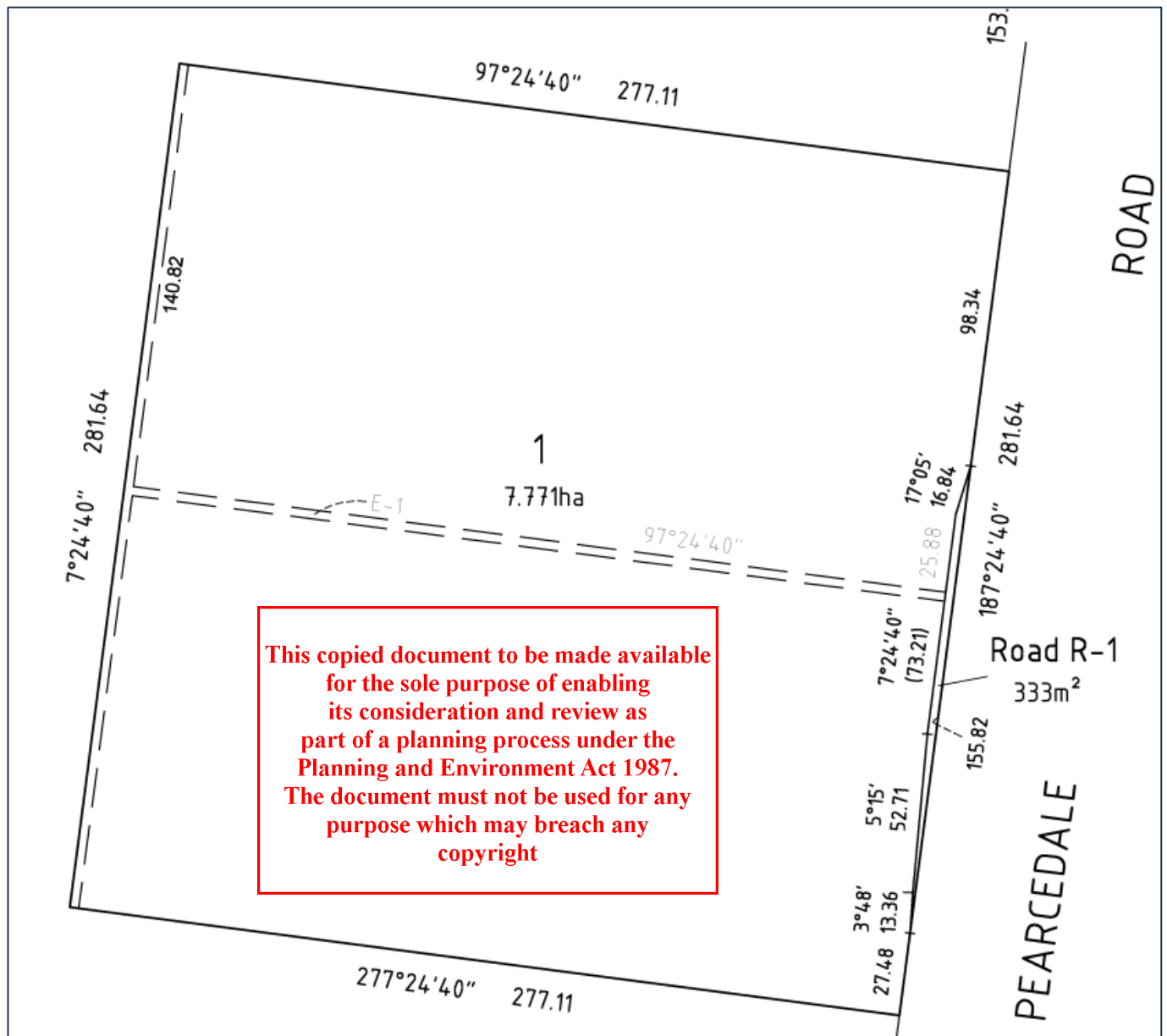


Figure 1: Subject site - existing plan of subdivision

As detailed early within this report, the subject site has been developed in accordance with Planning Permit No. PlnA00729/14 with the school opening in Term 2 of 2026. The extent of works undertaken to date is illustrated within **Figure 3** below. The approval permits one building containing classrooms, offices and amenities. A sealed access has been constructed which is centrally located and adjoining the front title boundary. While car parking is to be located to the north of the entry and east of the of school building.



Figure 2: Google Earth image of former broiler farm on the site (February 2013)

The site was originally a broiler farm, which reportedly finished operations in approximately 2014. The layout of the broiler farm is shown in Figure 2 above. An environmental audit was required to be undertaken as part of the planning permit PInA00729/14, for the establishment of the existing school on site.

Prior to these works commencing, there were also two (2) dwellings located on site, which have since been demolished.

Existing vegetation is located throughout the site, but is generally located near or on the property boundaries and within the southwestern corner of the site.

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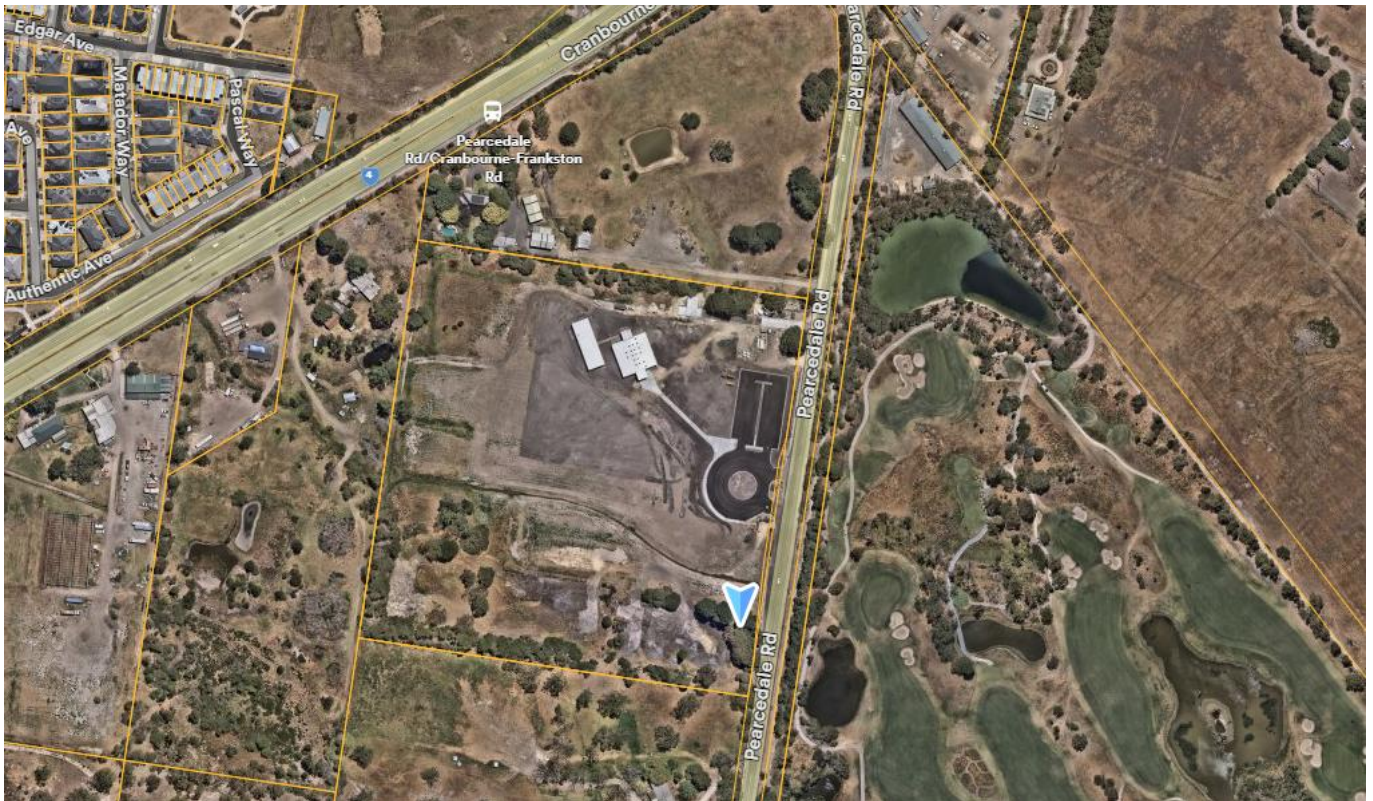


Figure 3: Subject site aerial (Source: Nearmap, February 2026)

### 3.2. Site Surrounds

The subject site is located within the City of Casey, approximately 3.5 kilometres south west of the Cranbourne Activity Centre. The site is also to the east of the Brompton Lodge Precinct Structure Plan (PSP) and west of the Botanic Ridge PSP. Immediately to the north of the subject site is 780 Cranbourne-Frankston Road, Cranbourne South.

Land immediately to the east of the site is Pearcedale Road which is zoned Transport Zone 3. Pearcedale Road is a sealed two lane road with no kerb and gutter. A shared path is located to the eastern side of the road. Opposite Pearcedale Road is Settler Run Golf and Country Club. The golf club includes an 18 hole golf course, tennis courts, function centre and other hospitality offerings. The land is zoned Framing Zone (Schedule 1), while low density residential development has been integrated into the golf course design which is zoned General Residential Zone (Schedule 1).

Land immediately to the south is 269 Pearcedale Road, which is zoned Green Wedge Zone (Schedule 2). The site is improved by a single storey dwelling and ancillary outbuildings and farm sheds.

To the west of the site is 750 Cranbourne-Frankston Road. Existing on the site is a dwelling house and ancillary outbuildings. The site appears to be used for agricultural purposes. There is also an existing dam located to the southern portion of the site.

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Figure 4: Subject site aerial context (Source: Nearmap, February 2026)

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**4. PROPOSAL**

This application seeks approval for a Staged School Masterplan to guide the long-term development of the site. In addition, the application seeks approval for Stage 1 of the Master Plan, which represents the initial phase of development proposed at this time.

The school is to proposed to delivered over 5 stages as indicated within the 'Site Plan Staging' prepared by CEM. These 5 stages are to include:

- Stage 0 – Existing school as approved under planning permit PInA00729/14
- Stage 1 – Three storey primary school building
- Stage 2 – Multi purpose centre
- Stage 3 – Tech building
- Stage 4 – Secondary school building
- Stage 5 – Manual Arts Building

Approval is sought for a masterplan covering the first five stages of development. Detailed plans are provided as part of this application to facilitate the construction of Stage 1. It is intended that detailed plans for subsequent stages will be endorsed via a Secondary Consent process, where those plans are consistent with the approved masterplan.

**4.1. Existing Use and Development**

Casey City Council (Council) approved Planning Permit No. PInA00729/14 (Stage 0) which permitted the 'use and development of education centre' on 16 October 2016. The development is well progressed with the development mostly completed in April 2026. On this basis, the use of the land for the purpose of education centre (i.e. primary and secondary school) is already established. As such, no further planning approval is required for the use.

Planning Permit No. PInA00729/14 considered access, drainage and built form as part of the development of the site. The development for these aspects of the original permit for have been substantially completed as shown in Figure 3.

**4.2. Student and Staff Numbers**

Student and Staff numbers will continue to increase as the School Masterplan progresses and each stage is delivered. The below table illustrates the increase to total staff and student numbers for each Stage. For completeness, the approved number of staff and students for Stage 0 have been included in the table.

**Table 2: Staged breakdown for students and staff**

Stage	Students	Staff
0*	125	12
1	875	14
2	875	43
3	875	53
4	1250	77
5	1500	116

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\* Planning Permit PInA00729/14 allows for the development of an Education Centre with not more than 125 Students

**4.3. Proposed Development**

The proposed development plans are located in Appendix C.



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Figure 6: 3D Render of the proposed School in the Ultimate Layout

The proposed staging of works is illustrated in the Masterplan Staging Plan. Detailed plans for Stage 1 are included as part of this application. Specifically, the Stage 1 works are shown on the Stage 1 Development Plan drawing, which includes:

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- Three storey building (Primary Building), as shown in figures 5, 6 & 7.
- Outdoor Play area
- Proposed Oval
- Relocated of the existing approved swale
- Bio-retention Basin
- Additional car parking area
- Additional associated landscaping

The Primary Building proposed for Stage 1 will have a total footprint of 1,800m<sup>2</sup>, will contain 3 stories, and will have an overall height of 13.8m.

An architectural statement which outlines the design intent is included at Appendix O. The intent of the proposed design is to demonstrate a sensitive and considered response to its Green Wedge setting. Through careful siting, restrained built form, and a strong emphasis on landscape integration, the development strives to achieve a balance between functional educational requirements and the preservation of the area's rural character.

It is proposed to provide signage as follows:

- An internally illuminated wall sign is proposed on the eastern boundary which will have a maximum area of 10.12m<sup>2</sup>.

This is illustrated on the Stage 1 Signage Details plan, which is part of the town planning drawings package (**Appendix C**). Details of the internal illuminated signs are also included on this plan.

The proposed dimensions of each sign are as follows:

- Wall Sign Lettering – 6183mm (height) x 1188mm (width)
- Wall Sign Crest – 1980mm (height) x 1980mm (width)

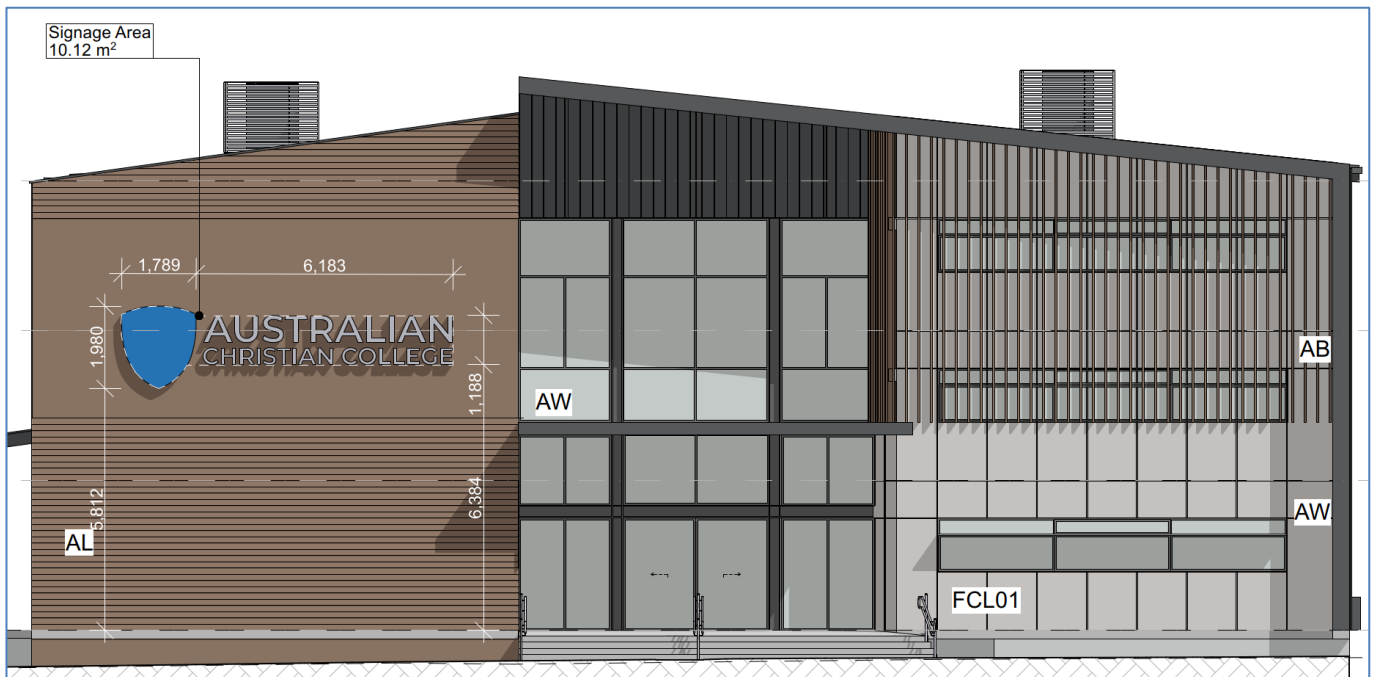


Figure 7: Primary Building – East Elevation

## 5. PLANNING CONTROLS AND ASSESSMENT

The subject site is located within the City of Casey and is subject to the provisions of the Casey Planning Scheme. This section outlines applicable policy and planning controls and provides an assessment of the proposal against these provisions.

### 5.1. Casey Planning Scheme

#### 5.1.1. Municipal Planning Strategy

The Municipal Planning strategy notes that Casey forms part of the Casey-Cardinia Growth Area and is characterised by five distinctive geographical regions noted as Established Areas, Growth Areas, Casey Foothills, Casey Farm, and Casey Coast.

The subject site is located in the Casey Farms area, close to the boundary of the Casey Growth and Casey Established areas as shown in the figures below. To the east of the site, and located within the Casey Established area, is the Settlers Run Golf & Country Club, while the land to the north west of Cranbourne-Frankston Road is part of the Casey Growth Area and has been developed for Residential purposes.

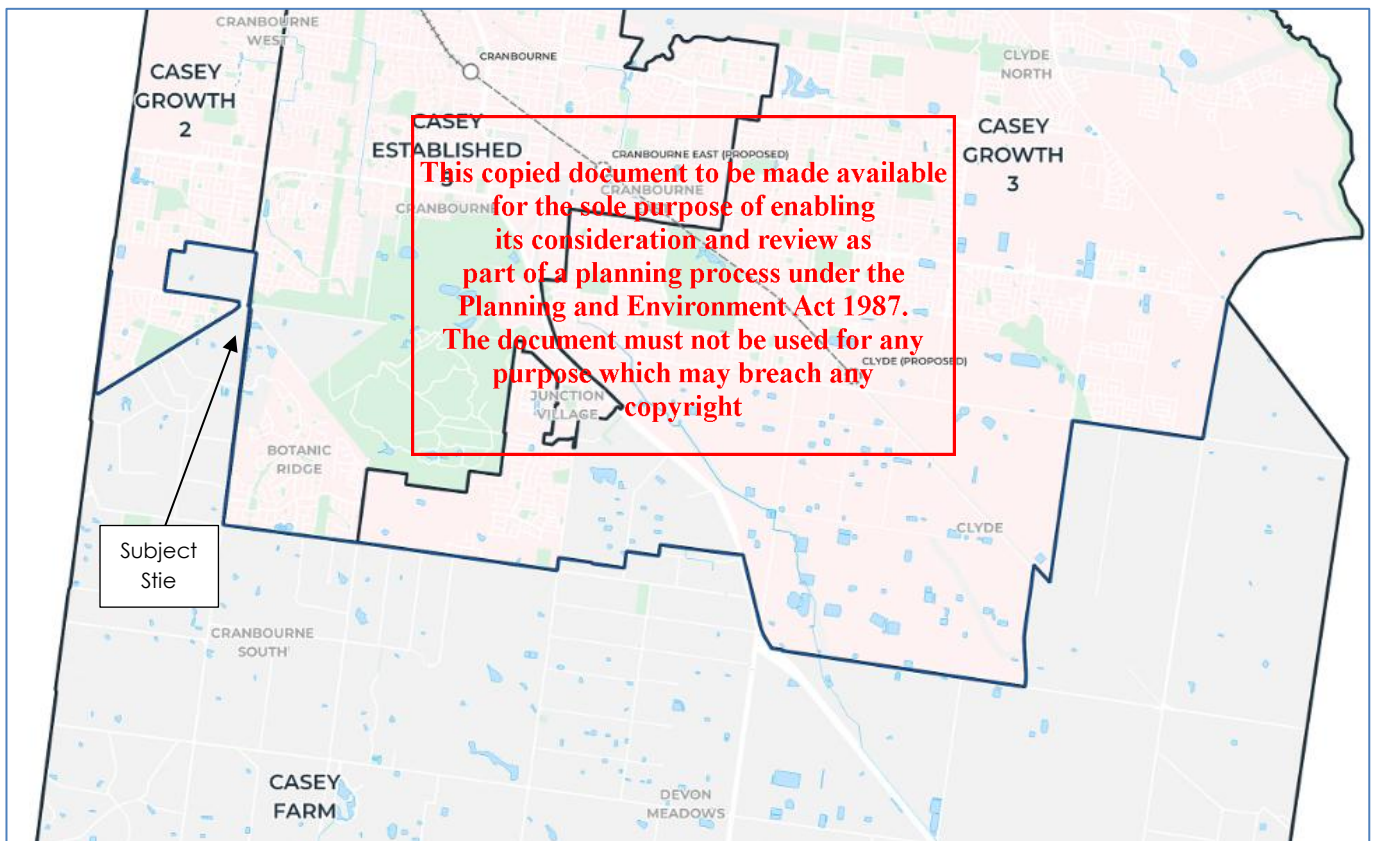


Figure 8: Casey's Regions (Clause 02.04-2)

The Municipal Planning Strategy also recognises the importance of Green Wedge areas noting that they make a valuable contribution to the identity and prosperity of Casey and provide important resources for agriculture, biodiversity and other non-urban purposes such as recreation and tourism.

The strategy notes that these areas are experiencing increased pressure to accommodate urban uses that are having challenges locating within the Urban Growth Boundary. The strategy notes the importance of the considerations involved in locating non-agricultural uses in the Green Wedge, ensuring that these developments are sited and designed to avoid the loss of valuable agricultural land, poor servicing and adverse impacts on landscape and environmental qualities.

The school is in a location that will have minimal impact on the on the surrounding land uses. The development of the site has allowed for the replacement of the former broiler farm on the site which closed approximately 10 years ago. The subject site is located close to residential uses and sensitive uses and would not allow for such a development in today's planning environment, due to the requirements for buffers as outlined in the *Victorian Code for Broiler Farms - Plus 2018 Amendments (Department of Primary Industries,2009) (Broiler Code)*. This proposal has allowed for the rehabilitation of the site, which is suitably located close to existing residential areas, and close to suitable transport and servicing infrastructure.

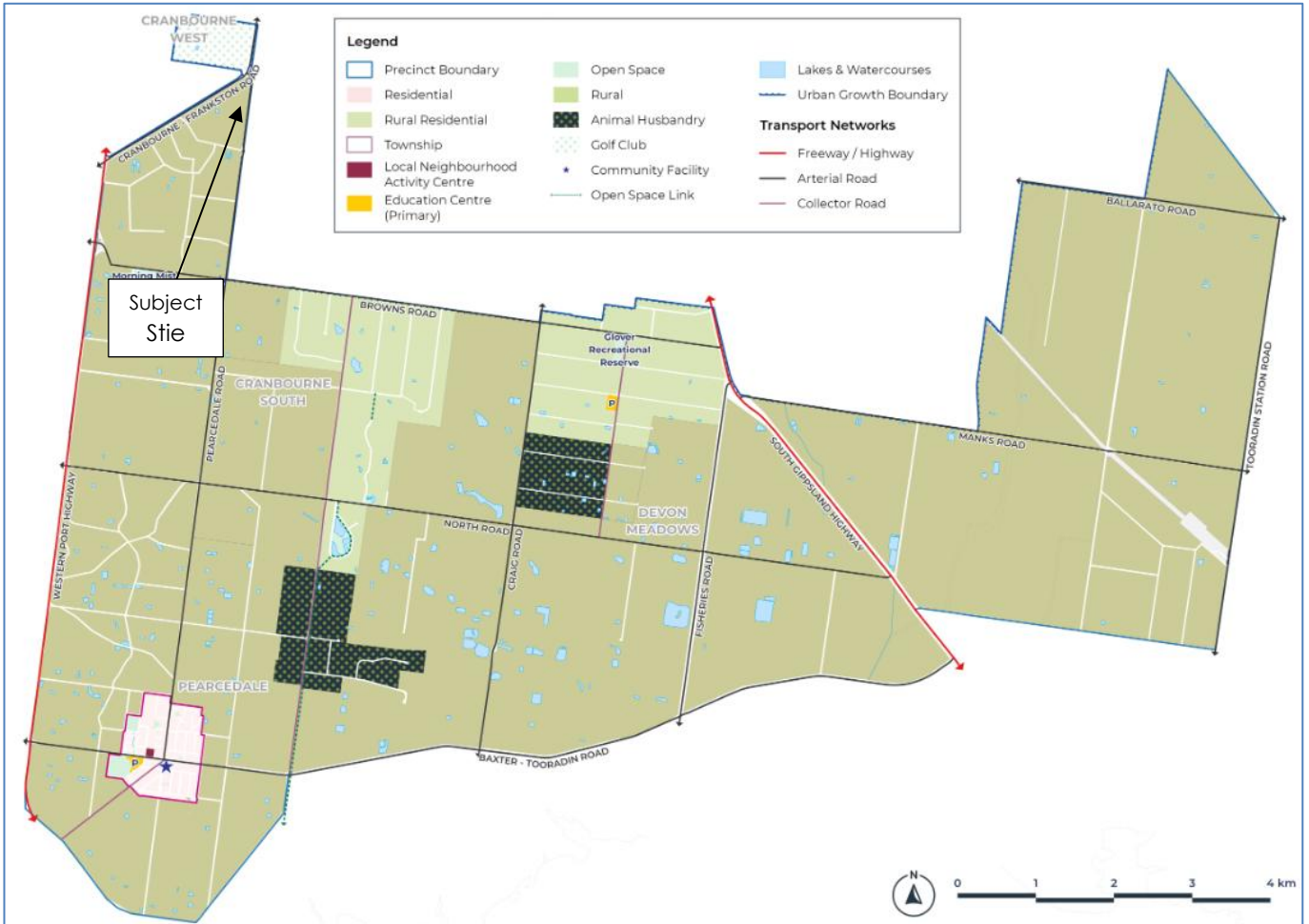


Figure 9: Casey Farm (Clause 02.04-7)

The site is located at the northern end of the Casey Farm area as shown at Clause 02.04-7 of the Municipal Planning Strategy (Figure 9) and in a location that transitions to an urban growth area.

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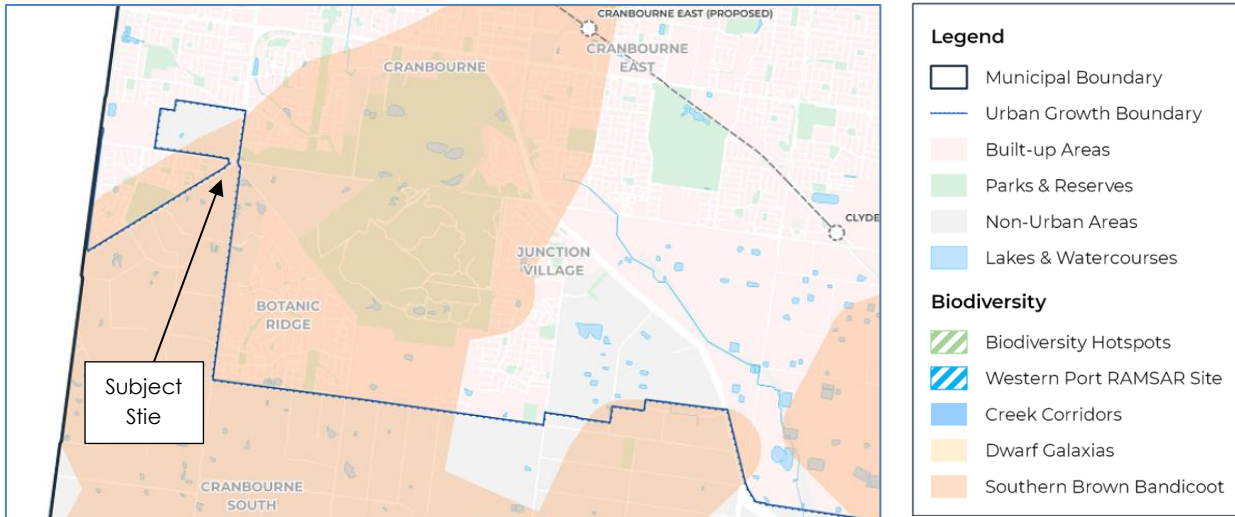


Figure 10: Areas with significant biodiversity values (Clause 02.04-5)

The site is also located at the northern end of an area shown to have the potential to support habitat for the Southern Brown Bandicoot as shown at Clause 02.04-7 of the Municipal Planning Strategy (Figure 10).

The Flora and Fauna report prepared by Biosos, and contained in Appendix K, identifies the presence of Southern Brown Bandicoots at the site and triggers referral to the Department of Climate Change, Energy the Environment and Water (DCCEEW) in accordance with the EPBC Act. Our client proposes to work with both the DTP and DCCEEW to progress the assessment in relation to is matter.

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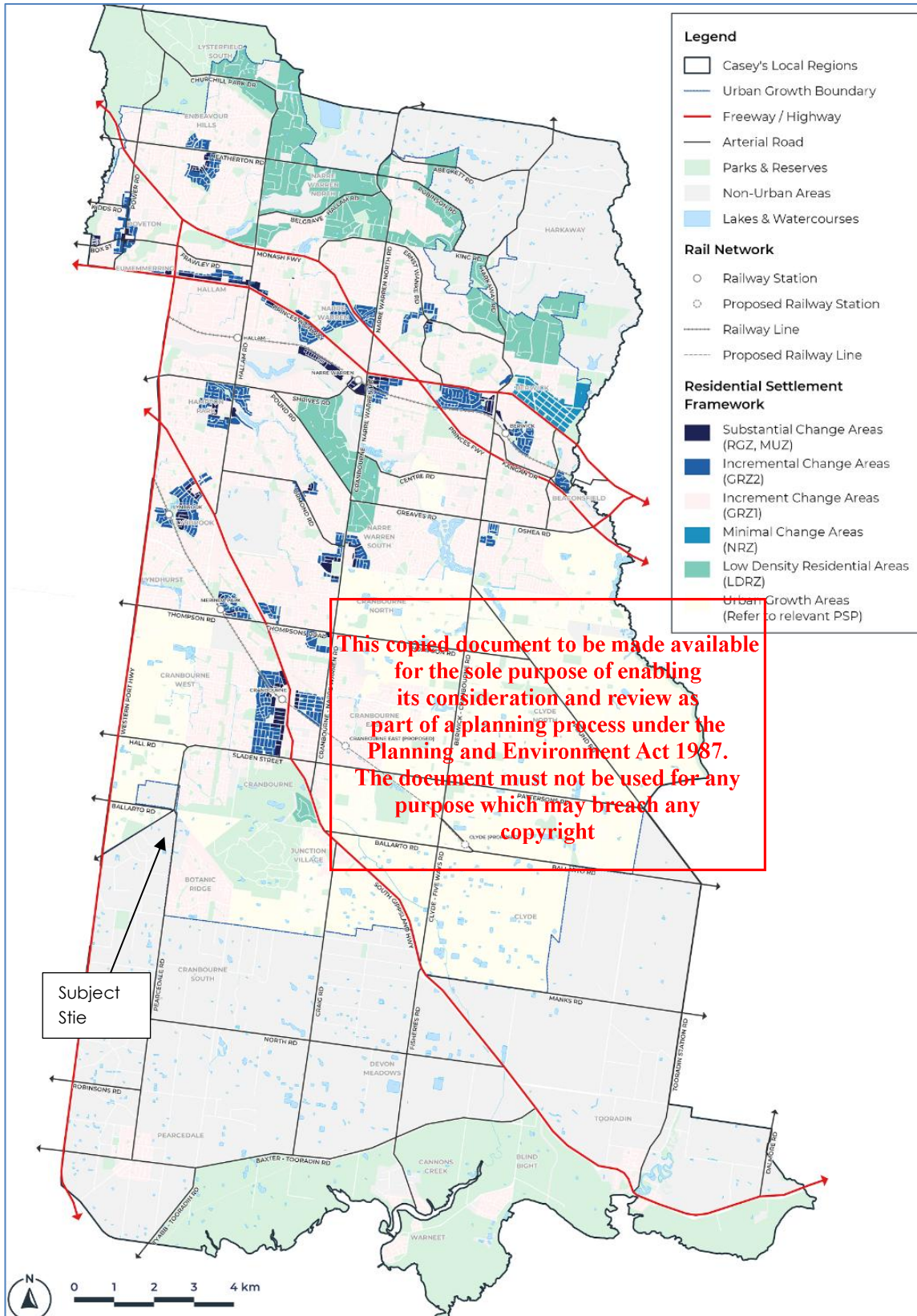


Figure 11: Residential settlement framework plan (Clause 02.04-4)

The subject site is also shown in the context of the whole city of Casey, as being located outside but immediately adjacent to the residential settlement framework (Figure 11). The site is very close to the divide between the more urban areas to the north and east and the more rural areas to the south. The site is also close to areas transitioning from rural to urban uses via new Precinct Structure Plan areas. Brompton Lodge PSP is located to the north of Frankston Road, while Botanic Rodge PSP (Stage 4) and earlier stages is located to the east of Pearcedale Road.



Precinct 2 is known as the Urban Growth Boundary Interface Precinct as has the following strategies:

- *Locate non-rural uses, particularly primary and secondary schools and places of worship in Pearcedale and, specifically within part of the Precinct bounded by Cranbourne-Frankston Road, Pearcedale Road and Browns Road due to the precinct's proximity to the Urban Growth Boundary and already fragmented smaller parcel sizes.*
- *Support environmentally sustainable agriculture and horticulture.*
- *Support use and development for animal breeding and training for the horse racing industry.*
- *Design development to retain the rural character of the precinct.*
- *Protect and enhance native vegetation cover to provide habitat and movement corridors for native fauna, without exacerbating bushfire risk.*

The first strategy of Precinct 2 gives guidance in relation to non-rural uses. It particularly highlighted the northern triangle of precinct 2, between Cranbourne-Frankston Road, Pearcedale Road and Browns Road, as being suitable for primary or secondary schools. This strategy is consistent with the *Green Wedge Management Plan* which includes at Section 12.2.2 the Future Directions/Preferred Land Uses for the precinct. Importantly it contemplates a school within this precinct, where in relation to Precinct 2 it notes:

*"provide a preferred location for non-rural uses such as primary and secondary schools and Places of Worship, specifically within the area bounded by Cranbourne-Frankston Road, Pearcedale Road and Browns Road, subject to strategic justification."*

The proposed expansion of the existing school assists in the availability and the demand of educational facilities for new communities and benefits the broader community, which is consistent with **Clause 11.02** which seeks to ensure that services as provided for new and emerging communities.

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**Clause 12 Biodiversity**

The objective of Clause 12 Biodiversity is:

- *To protect and enhance Victoria's biodiversity.*

CEM engaged Biosis to review the biodiversity of the site. A copy of the Biosis report is provided as Appendix K to this report. As noted, the site has previously been used for a Poultry farm, which has been decommissioned and rehabilitated via an environmental audit at the site. Biosis noted that the study area is dominated by planted and introduced vegetation, with large sections of the site additionally disturbed through past clearing, earthworks, the former broiler farm on the site and the construction of the temporary swale drain associated with the approved works for the existing school on the site.

They noted that the southern and western boundary vegetation generally consists of rows of mature Giant Honey Myrtle *Melaleuca armillaris* subsp. *armillaris*, along with eucalyptus trees and scattered blackberry *Rubus* sp. thickets. A shrub layer is mostly absent, with the exception of blackberry, and the ground cover includes a mixture of exotic grasses, which become sparse underneath the rows of Giant Honey Myrtle. A diversity of common woodland birds was recorded within these patches of vegetation. Numerous pest species consisting of European Rabbits were observed, and their high density was evident through diggings, burrows and scats across much of the site.

A drainage line extends along the length of the western boundary of the study area, and continuing along approximately half of the southern boundary. Sections of the drain are open, with dense exotic grasses comprising the fringing vegetation, while other sections are shaded by myrtles and eucalypts, with little fringing or aquatic vegetation present. The water in the drain was low at the time of the assessment, with sections reduced to damp depressions and other sections containing shallow pools of stagnant water.

Based on an assessment of low likelihood of occurrence and poor quality of habitat of threatened fauna species, it is concluded that the only EPBC Act listed species with potential to occur within the study area is Southern Brown Bandicoot.

## Clause 13 Environment Risks and Amenity

Clause 13 notes the following in relation to Environmental Risk and Amenity:

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:*
  - *Land use and development compatibility.*
  - *Effective controls to prevent or mitigate significant impacts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

In addressing bushfire risk, an assessment has been undertaken by Fire Risk Consultants. Their report includes an assessment consistent with Clause 13.02 and is included in Appendix L. Their report includes a bushfire hazard site assessment, and a bushfire hazard landscape assessment,

The bushfire risk assessment undertaken by Fire Risk Consultants confirms that the proposed development site at 271-275 Pearcedale Road is generally low risk due to its fragmented surrounding landscape and managed vegetation. However, the site is located within the BPA, triggering the need to consider Clause 13.02 and Specification 43 of the National Construction Code.

The improvements proposed by the development in terms of Environmental Risk and Amenity include:

- Rehabilitating the former broiler farm on the site as required under the original planning approval for the site.
- Providing a dedicated habitat corridor along the southern boundary of the site.
- Managing stormwater across the site to improve stormwater management and treatment
- Proposing management systems which will reduce the prevalence of introduced pests and weeds.

In summary the quality of the environment will be improved by bringing the development of the land as opposed to the derelict poultry farm that existed prior to the proposed development of the site.

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## Clause 14 Agriculture

As noted earlier, the subject site has not been used for agricultural related industries since approximately 2014 when the former broiler farm at the site closed down, and the site is currently used as a school.

The location of the site close to residential areas, and the relatively small size of the lot, limits the potential for the land to be successfully used for commercial agricultural purposes.

The subject land has been identified as a suitable location for a school within strategic policy. Adjoining land is not used for agricultural purposes and is generally used as rural lifestyle properties, while the land to the east of the site is used as a golf course.

## Clause 15 Built Environment and Heritage

### Environmental Risk and Amenity

Clause 15 notes the following in relation to Environmental Risk and Amenity:

- *Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.*
- *Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.*

- *Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.*
- *Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.*
- *Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.*

The design vision for the school has been carefully designed to respond to the unique qualities of its Green Wedge context, reinforcing the semi-rural character of the area while delivering a contemporary, high-quality educational environment. The design balances built form with landscape, ensuring development is recessive, respectful, and integrated within its broader setting.

The palette of external materials has been selected for durability, serviceability, and low-maintenance performance. External sun shading devices, water-saving fittings, and LED lighting contribute to improved energy efficiency. Durable internal fittings and robust finishes support a long building lifecycle.

The building has been designed to provide compliant, continuous accessible paths of travel to, into, and throughout all areas of the school. Accessible facilities are integrated across the campus, ensuring an inclusive environment that accommodates users of varying needs and abilities.

While expressing a contemporary architectural character, the design remains sympathetic to its rural setting through the use of natural hues and restrained façade treatments.

The design has incorporated pre-lodgement feedback received through the design process. These elements include clustered building footprints, maintaining open view lines across the locality, generous landscape setbacks, retaining existing mature trees, and incorporating natural materials.

For further details, please refer to Appendix N which contains the Architectural Design Statement for the proposed school expansion.

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## **Sustainability Management (SMP)**

Assessment of the project's sustainability performance has also been undertaken using recognised ESD tools, including BESS, Blue Factor tool/ MUSIC Modelling for Stormwater management, and Speckel (Better Building) & ABCB calculators for energy performance, in accordance with the Casey Planning Scheme Clause 15.01-2L-03 Environmentally sustainable development.

A Sustainability Management Plan report has been completed by Urbis and is included as Appendix G. This report provides an overview of the proposed development sustainability strategy and how ESD considerations and objectives have been considered in the design.

The SMP outlines how the proposed development addresses the policy's key strategies, including:

- *Energy performance: reducing energy use and peak demand through passive design measures and provision for renewable energy technologies.*
- *Integrated water management: minimising potable water use, utilising alternative water sources, and improving stormwater quality through water sensitive urban design.*
- *Indoor environmental quality: enhancing occupant comfort, daylight access, and air quality while reducing reliance on mechanical systems.*
- *Transport: prioritising walking, cycling, and public transport, and supporting low-emission vehicle infrastructure.*
- *Waste management: promoting waste avoidance, reuse, and recycling, and ensuring flexibility for future waste needs.*
- *Urban ecology: protecting biodiversity, mitigating urban heat island effects, and encouraging productive landscapes.*

- *Management: Looking at operational practices, maintenance, and monitoring to ensure ongoing sustainability performance.*
- *Innovation: Recognises initiatives that go beyond standard ESD requirements to deliver additional environmental benefits.*

## Waste Management

A Waste Management Plan has also been provided at Appendix F. The Plan demonstrates that waste can be effectively managed at the site to ensure the safe, efficient, and compliant management of waste generated during construction, and operation, while maximizing recycling and minimizing landfill waste.

## Clause 18 Land Use Transport

At the policy level, Land Use and Transport has the following objectives:

- *To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*
- *To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.*
- *To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.*
- *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.*

To respond to traffic and transport matters the proponent has engaged Urbis traffic engineers to consider vehicular access arrangements, internal circulation, car parking provision and layout, traffic generation and impacts on the surrounding road network, bicycle parking provision, and loading and waste collection arrangements. The proposal utilises the previously approved vehicle entry point, carparking locations, school bus assets and existing connections to the pedestrian pathways.

Urbis consider the following elements of the proposal in making their assessment:

- Car Parking Provision
- Vehicular Access and Car Parking Layout
- Traffic Generation and Impact
- Bicycle Parking Provision and Layout
- Loading and Waste Collection Arrangements

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In summary the assessment found that:

- The proposed provision exceeds the statutory car parking requirements for the site and is considered sufficient to accommodate anticipated staff parking demand across all stages of the school's development.
- The internal road network provides clear and efficient access to car parking areas, pick-up and drop-off zones and bus bays for private bus services.
- The proposed Stage 1 development, and the broader master plan, is not expected to result in any significant adverse impact on the safety or operation of Pearcedale Road at the proposed access points.
- A total of 113 bicycle spaces will be provided in Stage 1, located near the eastern car park and the school's main entrance, which satisfies the minimum statutory requirements.
- This proposed arrangement allows all servicing and waste collection activities to occur in a controlled manner within the site, without reversing movements onto the public road network, and is considered acceptable from a transport engineering perspective.

For further details, please refer to Appendix E for the Traffic and Transport report prepared by Urbis for the proposed school expansion.

## Clause 19 Infrastructure

The objective of Clause 19.02-2s is to:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

The site is well located within the Cranbourne South area and has good access to the local and city wide transport network. As outlined in the Traffic and Transport and Green Travel Plan, found in Appendix E, the site has access to a bus along Cranbourne-Frankston Road, and to an off-road shared use path of the eastern side of Pearcedale Road.



Figure 14: Existing Shared Path along the east side of Pearcedale Road

A private school bus service currently operates from the existing school campus as outlined in figure 15 below, and will be transitioned to the proposed site once the new campus is operational. The service currently supports students travelling from key residential areas, including Frankston, Langwarrin, Cranbourne West and Clyde North.

An indicative representation of the existing school bus route is provided in Figure 15 below. It is noted that school bus routes are inherently flexible and may be adjusted over time in response to changes in student demand and enrolment patterns.

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Figure 15: Indicative bus route map

The site has also been designed to accommodate up to eight (8) school buses, comprising a mix of vehicle sizes ranging from 11-seater to 57-seater buses. Dedicated bus pick-up and drop-off locations are provided on the eastern side of the site, adjacent to the main school campus entrance.

During Stage 1, five (5) bus spaces will be provided adjacent to the main school entrance, accommodating full-size 57-seater vehicles as the site progresses. When not in operation, buses may be stored within designated on-site bus parking areas, within available car parking spaces, or within overflow parking areas located in the north-western portion of the site.

The site can be connected to all required services, and associated works. All services will be provided to the satisfaction of the responsible authorities. See attached a building services infrastructure report from BSE consultants which can be found in Appendix H, which specifically discusses sewage, power, and potable water connections. All connections are available in Pearcedale Road, and can be utilised subject to detailed design.

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## 5.2. Zones and Overlays

### 5.2.1. Green Wedge Zone – Schedule 2

The site is subject to Clause 35.04 Green Wedge Zone and the associated Schedule 2 to the Zone (GWZ2).

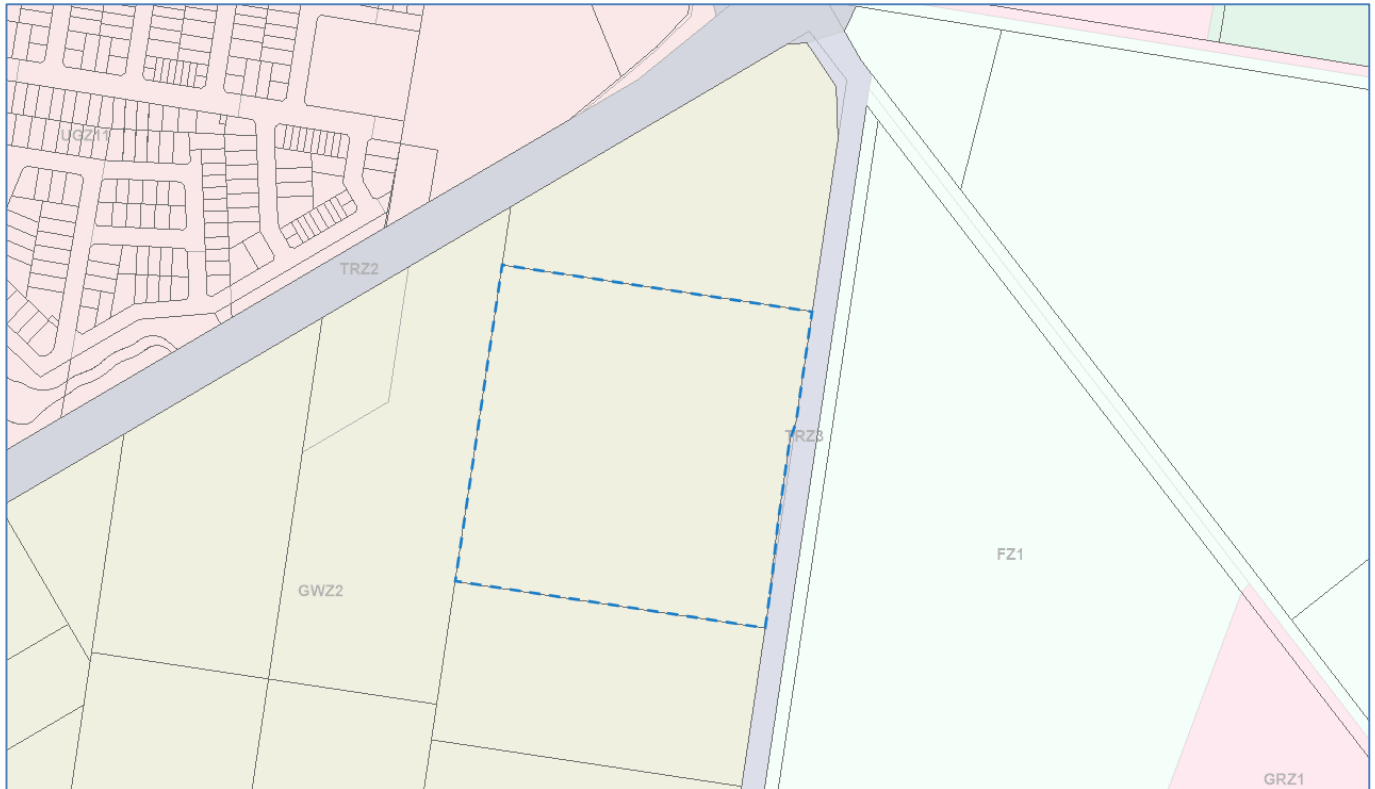


Figure 16: Subject site zoning plan

The purpose of the Green Wedge Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Due to the existing Planning Permit (PInA00729/14), the use of the land for the purpose of 'education centre' is already approved.

In accordance with Clause 35.04-5, a permit is required for buildings and works associated with a use in Section 2 of Clause 35.04-1, which includes education centre (primary and secondary school).

The proposed building and works will be implemented by a Staged Masterplan of the primary and secondary school, and are consistent with the relevant decision guidelines as per Clause 35.04-6. Please see Table 3 which provides a full response to the relevant GWZ Decision Guidelines.

**Table 3: Response to GWZ Decision Guidelines**

Decision Guidelines	Response
<b>General Issues</b>	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed education facility is consistent with the Municipal Planning Strategy and the Planning Policy Framework by supporting community infrastructure that meets demonstrated local need while respecting the green wedge values of the area. The proposal is appropriately sited, of a scale commensurate with its context, and does not prejudice the long-term purpose or integrity of the Green Wedge.
Any Regional Catchment Strategy and associated plan applying to the land.	The proposal will not adversely affect regional catchment objectives. Stormwater will be managed through best-practice onsite detention to maintain existing drainage patterns. Stormwater assets have been designed in consultation with Melbourne Water and have been informed by feedback received during the original application for a school at the site.
The capability of the land to accommodate the proposed use or development.	The site is capable of accommodating the proposed education facility having regard to its size, generally flat topography, established access arrangements, and availability of reticulated services. The development footprint is contained within a limited portion of the site, allowing for generous setbacks, landscaping, drainage infrastructure and the retention of rural character.
How the use or development relates to rural land use, rural diversification, industrial resource management, natural or cultural heritage management, recreation or tourism.	The education facility represents a community-serving use that is compatible with the strategies of Precinct 2 of the Western Port Green Wedge Management Plan.
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	The proposal is compatible with surrounding land uses, which include a mix of non-residential and low-intensity rural activities. Adequate setbacks and building design will ensure an appropriate interface with adjoining properties.
Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.	The education facility will deliver essential community infrastructure supporting the wellbeing and educational needs of the growing population within the City of Casey. Its location within the Green Wedge Zone reflects the scale of land required, operational needs, and site availability, noting that comparable suitably sized and configured sites are not readily available within urban areas without causing unacceptable amenity and traffic impacts. The proposal is consistent with the intended role of Precinct 2 of the Western Port Green Wedge Management Plan.
The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.	The development has been designed to respond to the rural character of the area through mid-scale built form, articulated building layout, muted materials, and landscape buffers that soften visual impact and maintain landscape qualities.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	There are no existing or approved current Extractive Industry Work Authorities within 500 metres of the site. Accordingly, the proposal will not be adversely affected by noise, dust, vibration, or traffic associated with extractive industry activities.
<b>Rural Issues</b>	

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Decision Guidelines	Response
The maintenance of agricultural production and the impact on the rural economy.	The proposal will not result in a meaningful loss of productive agricultural land and will not undermine the rural economy. The development footprint is limited and does not compromise surrounding agricultural operations.
The environmental capacity of the site to sustain the rural enterprise.	The site's environmental characteristics allow the proposed development to be accommodated without placing undue pressure on natural systems. Landscaping, stormwater management, and soil protection measures will ensure long-term site stability.
The need to prepare an integrated land management plan.	An integrated approach to land management has been incorporated through landscape design, drainage management, and ongoing site maintenance practices that ensure compatibility with surrounding rural land use.
The impact on the existing and proposed rural infrastructure.	The proposal will connect to existing infrastructure networks where available and will not place unreasonable demands on rural infrastructure. Traffic volumes and service requirements can be accommodated within the existing road network.
The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.	Any future expansion would be subject to further planning approval and would be assessed to ensure no adverse impact on adjoining land uses, agricultural activities, or green wedge values.  The masterplan identifies the school as a long term strategy for delivery of education service within the location. It will give confidence to protection the key environment attributes at the site and certainly to adjoining landowners.
The protection and retention of land for future sustainable agricultural activities.	The proposal retains substantial areas of the site for open space and landscaping, ensuring that the development is visually consistent with other development in the green wedge.
<p><b>Environmental issues</b></p>	
The impact of the use or development on the flora and fauna on the site and its surrounds.	The development avoids areas of environmental significance. No significant loss of native vegetation is proposed, and landscaping will enhance local biodiversity through appropriate planting and a weed management regime.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	Landscape buffers, including a 20-metre buffer along the southern boundary, together with targeted revegetation and Referral to DCCEEW relating to the EPBC-listed Southern Brown Bandicoot (as recommended by Biosis), will protect and enhance biodiversity values and habitat connectivity.
How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.	The proposal incorporates sustainable land management practices including WSUD principles, and energy-efficient building design.
The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.	NA – reticulated sewage is provided.
<p><b>Design and siting issues</b></p>	
The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.	Buildings have been designed and sited to minimise visual prominence. Design quality and material selection respond to the rural setting and reduce visual impact.
The location and design of existing and proposed infrastructure services which	Infrastructure services are located and designed to minimise visual intrusion and integrate sensitively with the surrounding landscape.

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Decision Guidelines	Response
minimises the visual impact on the landscape.	
The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.	Proposed landscaping, together with the retention of selected mature trees will minimise the impact of the proposal on the character of the area.
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 .	There are no existing or approved current Extractive Industry Work Authorities within 500 metres of the site. Accordingly, the proposal will not be adversely affected by noise, dust, vibration, or traffic associated with extractive industry activities.
<b>Primary school or secondary school issues</b>	
Access being provided via an all-weather road with dimensions adequate to accommodate emergency vehicles and not rely on local residential streets for access.	The site will be accessed via an all-weather road constructed to appropriate standards to accommodate emergency vehicles.
Access by public transport, or if public transport is not available or adequate, transport may be provided by the school. Where transport is provided by the school the parking of buses should be accommodated on site.	The site is accessible by existing public transport services and bus drop-off and pick-up to minimise traffic impacts on surrounding roads.
Connection to reticulated sewerage if available or if not available, the wastewater must be treated and retained on-site in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.	The development has access to the existing sewage infrastructure in Pearcedale Road.  Adequate potable water storage will be provided for operational and firefighting purposes, and electricity will be supplied via the existing network.
In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 .	N/A
Connection to a reticulated potable water supply or an alternative potable water supply with adequate storage for school use as well as for fire fighting purposes.	The site has access to a reticulated potable water supply, as well as water for firefighting purposes.
Connection to a reticulated electricity supply or an alternative energy source.	Electricity will be supplied via the existing network

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5.2.2. Environmental Significance Overlay (Schedule 4 – ESO4)

The entire of the subject site is subject to the Environmental Significance Overlay, Schedule 4 (ESO4).

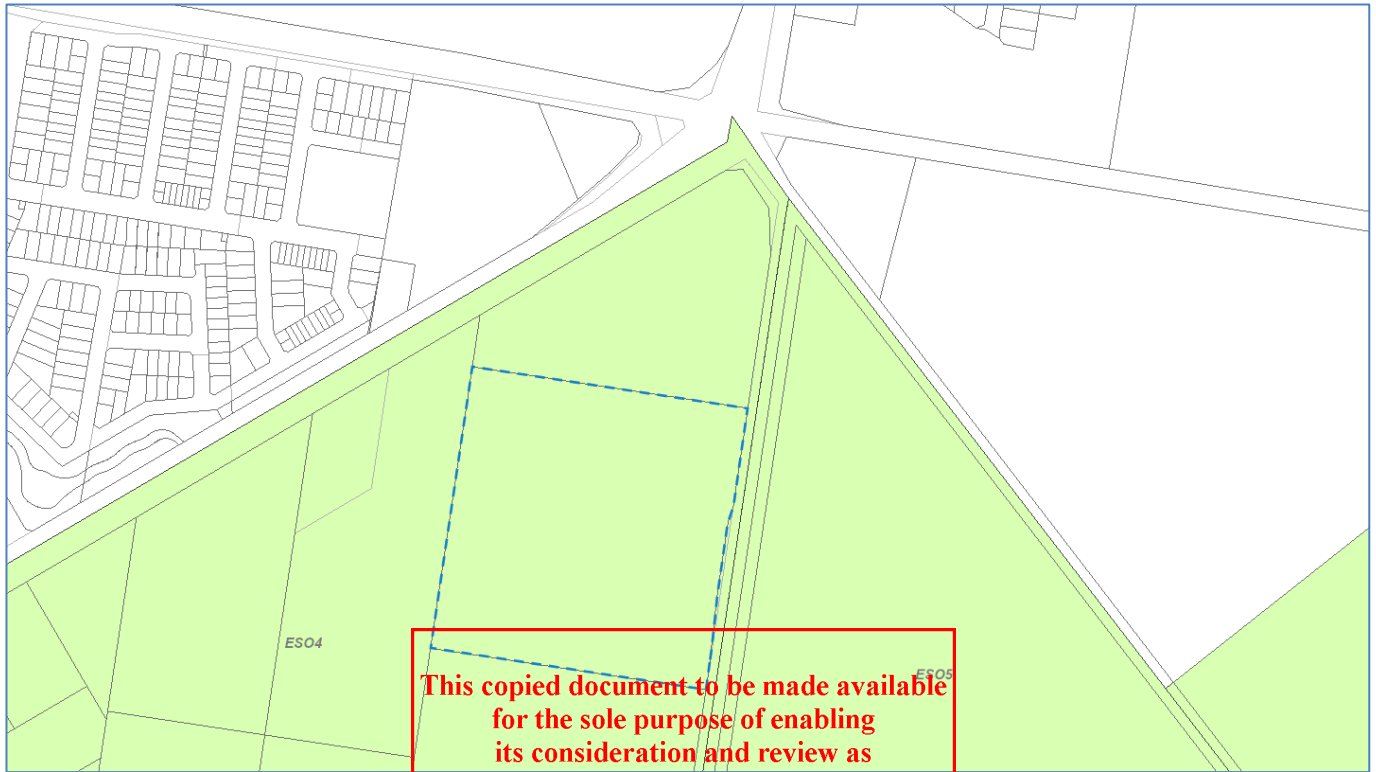


Figure 17: Environmental Significance Overlay (ESO4)

The purpose of the Environmental Significance Overlay (ESO4) is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

As noted earlier, the school is located on land historically used as a broiler farm and is currently operating as a school. The rehabilitation of the former broiler farm at the site, together with the proposed landscaping works and the provision of a 20-metre biodiversity corridor along the southern boundary, with active weed and pest management, will improve also environmental outcomes and ensure the development is compatible with the identified environmental values. The proposed stormwater management strategy also allows for the retention and treatment of stormwater flows across the site. The proposal is therefore consistent with, and aligned to, the intent of ESO4.

5.2.3. Bushfire Management Overlay (BMO)

As noted earlier in this report bushfire assessment has been undertaken by Fire Risk Consultants. Their report follows on from earlier assessments provided as part of the original application for a school at the site. The proposed layout of the school masterplan has taken the presence of the BMO into consideration by positioning all the proposed buildings outside of the BMO. Inside the BMO area it is proposed to construct an oval, and drainage infrastructure, which will assist in minimising the build up of potential fuel sources for bushfires.

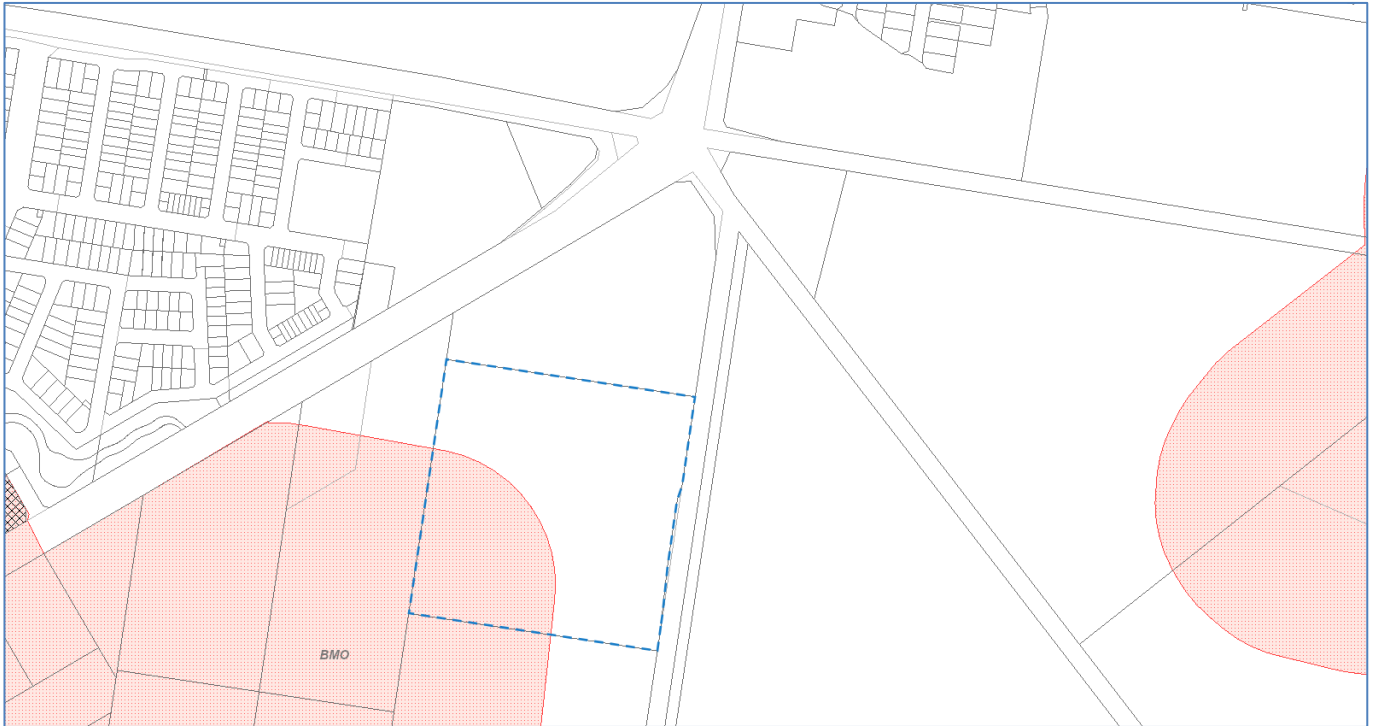


Figure 18: Bushfire Management Overlay (BMO)

The site is also located in a Bushfire Prone Area (BPA) as shown in Figure 19. This will inform the choice of building materials as part of the development.

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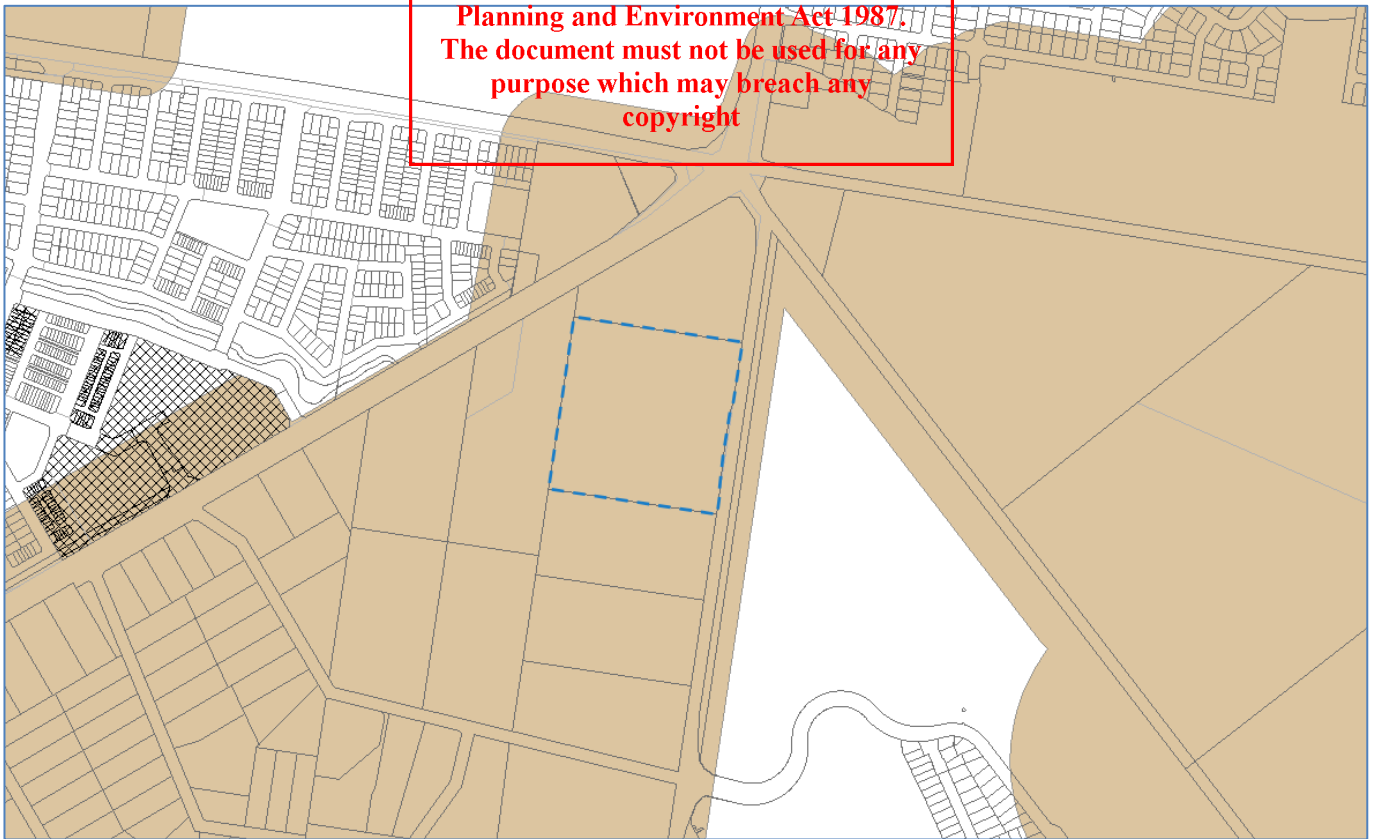
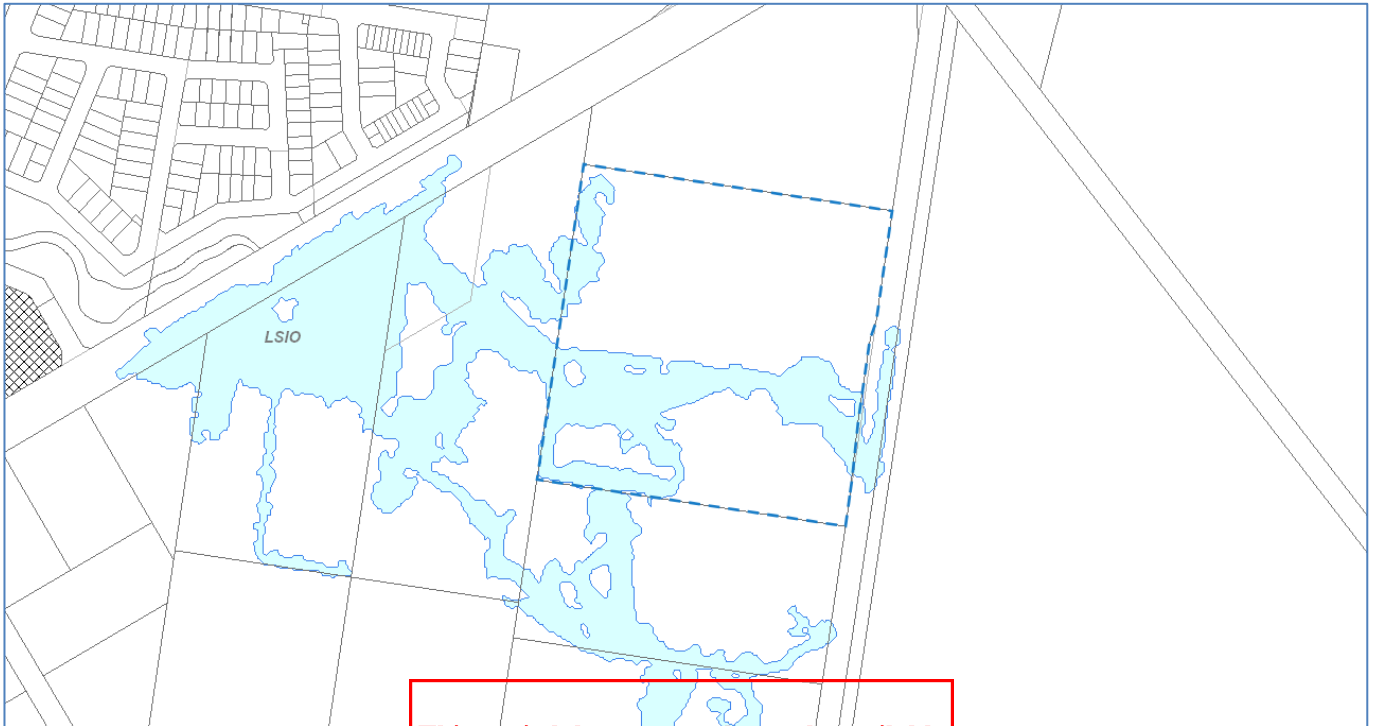


Figure 19: Bushfire Prone Area (BPA)

The report by Fire Risk Consultants is located in Appendix L.

5.2.4. Land Subject to Inundation Overlay



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Consideration of Stormwater management has been considered as part of the original application and has been updated for consideration of the expansion of the site. The Flood Impact Assessment Report Masterplan Stage has been completed by Woolacott's Consulting Engineers, and can be found in Appendix I.

The flood analysis indicates that the southern and part of the northern sides of the site are affected by a 1% AEP flooding event, consistent with the council's flood map. Flood levels range from 55.27m AHD to 58.30m AHD, with most of the site classified as an H1 flood hazard, posing no risk to people or vehicles. To mitigate flood impacts, the following measures are proposed:

- Re-aligned grass swale, wrapping the eastern boundary of the site, running along the southern boundary of the site before tailing out to the western boundary of the site.
- Building finished floor levels (FFL) to be set minimum 600mm above the applicable flood level.
- Pool-style fencing to be provided to the perimeter of swales and bioretention basins to provide protection to pedestrians.
- The flood planning level (FPL) is equivalent to the 1% AEP applicable flood level + 0.6m freeboard. As the proposed buildings are unaffected by overland flow, the flood level nearest to each building is adopted as the applicable flood level for the purposes of determining the FPL.

The proposed stormwater management measures for the proposed site include a stormwater drainage network, on-site detention, water quality treatment and swales for overland flow. The stormwater drainage network consists of a sub-surface pit and pipe network connecting to the realigned overland flow swale (LPOD). On-site detention is required to reduce post-development flows to pre-development conditions. Stormwater treatment systems are required to reduce pollutant loads from impacting the downstream drainage network.

Table 2: Building FFLs				
Building Number	Building Name	Adjacent Flood Level (m AHD)	Flood Planning Level (m AHD)	Building FFL (m AHD)
B1	Manual Arts	55.85	56.45	57.40
B2	MPC	56.39	56.99	58.50
B3	Secondary	57.09	57.69	58.50
B4	Tech / Admin	57.81	58.41	58.50
B5	Primary	57.81	58.41	58.50

Figure 21: Proposed building finished floor levels

The proposed building finished floor levels are equal to or above the flood planning level. The proposed development introduces afflux of less than 20mm and has no adverse impacts on surrounding developments.

5.3. Particular Provisions

5.3.1. Clause 52.05 Signs

Under the provisions of the Green Wedge Zone, the subject site is subject to Category 3 under Clause 52.05 Signs. The table at Clause 52.05-11 Category 3 – High amenity areas specifies that a permit is required for a business identification sign.

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The proposed business identification signs are modest and reasonable in the context of the proposed development and the emerging built form. The signs will ensure the school can be appropriately identified without resulting in visual clutter or a loss of amenity for the wider area. The proposal, therefore, aligns with the objectives of Clause 52.05.

5.3.2. Clause 52.06 Car Parking

The master plan provides a total of 254 on-site car parking spaces, distributed across three car parking areas located to support both primary and secondary school operations. Car parking will be delivered progressively in line with each stage of development. The proposed provision exceeds the statutory car parking requirements for the site and is considered sufficient to accommodate anticipated staff parking demand across all stages of the school's development.

Vehicular access to the site will be provided via a primary access point on Pearcedale Road with separated entry and exit movements, including left-turn-only exit arrangements, and a secondary exit-only access further north. The internal road network provides clear and efficient access to car parking areas, pick-up and drop-off zones and bus bays. Pedestrian footpaths are provided throughout the site, supporting safe internal movement and minimising conflict between vehicles and pedestrians.

For further details on car parking and traffic, please refer to the Transport Impact Assessment in **Appendix E**.

5.3.3. Clause 52.17 Native Vegetation

As the site is over 4,000m2, Clause 52.17 (Native Vegetation) will apply. Within the Victoria Planning Provisions, 'Native vegetation' is defined as: Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses. Dead trees (with a Diameter at Standard Height of 40cm or more) have been assessed and included in this report, as these trees may require a permit for removal under clause 52.17.

A Native Vegetation Report has been produced by Biosis, contained within Appendix L, which specifies that removal of a patch of 0.132ha is proposed together with a patch of scattered trees of 0.156ha, and a total of 5 small scattered trees.

For further details regarding native vegetation, please refer to the Preliminary Arboricultural Assessment in **Appendix M**.

### 5.3.4. Clause 52.34 Bicycle Facilities

Bicycle parking will be provided across the school campus to support staff and student cycling and to encourage more sustainable travel choices. A total of 113 bicycle spaces will be provided in stage 1, located near the eastern car park and the school's main entrance, which satisfies the minimum statutory requirements. A detailed assessment of bicycle parking for the remaining stages of the masterplan will be undertaken on a stage-by-stage basis.

For further details, please refer to Appendix E for the Traffic and Transport report prepared by Urbis for the proposed school expansion.

### 5.3.5. Clause 53.02 Bushfire Planning

Bushfire Risk has been considered by Fire Risk Consultants as discussed in Section 5.2.3 as noted above. The clause has the purpose to ensure that the development of land prioritise the protection of human life and strengths community resilience to bushfire. The development is in compliance with this clause to ensure human life and community is prioritised.

The bushfire risk assessment undertaken by Fire Risk consultants, contained within Appendix L, confirms that the proposed development site is generally low risk due to its fragmented surrounding landscape and managed vegetation.

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### 5.3.6. Clause 53.19 Non-Government Schools

The purpose of Clause 53.19 is to:

- To facilitate new non-government schools.
- To facilitate upgrades and extensions to existing non-government schools.

This proposal will see the upgrade of an existing school to allow for a school that offers an extensive range of Primary and Secondary School educational opportunities for the local community. The expanded school will add to the range and depth of educational opportunities in the City of Casey.

### 5.3.7. Clause 72.01-1 Non-Government Schools

Pursuant to Clause 72.01-1, the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the *Planning and Environment Act* (being those parts of the act relating to planning permits), and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school.

This application meets the relevant criteria for assessment by the Minister under this clause as the application is for a proposal for a Primary school or secondary school where the estimated cost of development is in excess of \$3 million.

## 6. CONCLUSION

This report has been prepared in support of a planning permit application for buildings and works associated with an existing education centre (primary and secondary school) at 271–275 Pearcedale Road, Cranbourne South. It seeks approval of an education facility that will ultimately cater for 1500 student via a Staged Master-planned process. Detailed plans for the Stage 1 buildings and works are provided with this submission.

The proposal seeks to expand a previously approved school site within the Green Wedge Zone. The subject land is strategically positioned within Precinct 2 of the Western Port Green Wedge Plan, an area specifically identified as suitable for non-rural uses such as primary and secondary schools due to its proximity to the Urban Growth Boundary.

The proposed staged masterplan provides a guide for the long-term development of the school while ensuring that each stage can be appropriately managed and assessed as it progresses. Stage 1 represents a well-designed expansion of the school. The expansion is appropriately sited, and includes landscaped elements to respond to the semi-rural character of the locality and to minimise visual, environmental and amenity impacts on adjoining land.

The proposal has been assessed against the relevant provisions of the Casey Planning Scheme, including the Municipal Planning Strategy, the Planning Policy Framework, and applicable zones, overlays and particular provisions. The assessment demonstrates that the proposal is consistent with State and local planning policies that support the timely delivery of essential community infrastructure, in a location that meets demonstrated community need.

Comprehensive technical assessments accompanying the application confirm that potential impacts relating to traffic, stormwater, bushfire risk, biodiversity, and infrastructure provision can be appropriately managed and mitigated through detailed design and standard permit conditions. Importantly, the proposal does not result in an unreasonable loss of agricultural land, and does not undermine green wedge values.

The expansion of the school will deliver a significant community benefit by providing much-needed educational infrastructure within a high-growth area of the City of Casey. It will offer increased access to primary and secondary education, contribute to educational choice, and support the wellbeing of existing and future communities.

Having regard to the demonstrated need for the facility, the suitability of the site, the orderly and staged nature of the development, and the proposal's strong alignment with the objectives of the Casey Planning Scheme, it is respectfully submitted that the application presents an appropriate and well-considered planning outcome and warrants approval.

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**APPENDIX A: CERTIFICATE OF TITLE**

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**APPENDIX B: EXISTING PLANNING PERMIT & ENDORSED PLANS**

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**APPENDIX C: PROPOSED TOWN PLANNING DRAWINGS**

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**APPENDIX D: LANDSCAPE PLAN**

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**APPENDIX E: TRAFFIC IMPACT ASSESSMENT & GREEN TRAVEL PLAN**

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**APPENDIX G: SUSTAINABILITY MANAGEMENT PLAN**

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**APPENDIX J: BCA CAPABILITY REPORT**

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