

ADVERTISED PLAN



19 February 2026

Erin Baden-Smith
Manager, Development Assessment
Department Transport and Planning

Via DTP Portal

Dear Erin,

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RE: New Non-Government School Planning Application at 840 Yan Yean Road, Doreen (Plenty Valley Christian College (PVCC))

Plenty Valley Christian College seeks a planning permit for buildings and works to upgrade their existing P-12 campus at 840 Yan Yean Road, Doreen (subject site) and the installation of business advertising signage. The proposal includes a new Primary building that replaces two transportable modular buildings.

The proposal will facilitate an increase in student places from 951 to 1,034 students and 10 more staff will be employed. However, given that the student cap instated by the SUZ3 will not be exceeded by the application, and the application is in general accordance with the PVCC Master Plan (2008), the use remains Section 1 and so the expansion does not require a planning permit.

Pursuant to Clause 72.01-1, the Minister for Planning is the responsible authority for this application because the development costs exceed \$3 million.

The proposed development will facilitate consolidating and improving essential existing school facilities and is strongly supported by the planning policy framework, the land's zoning and the relevant provisions of the planning scheme.

The permit application is supported by the following documents:

- Planning Report by RPV (March 2026)
- Architectural plans of the buildings and works by CO.OP Studio (March 2026)
- Arborist Report by Melbourne Tree Care (March 2026)
- Landscape Schematic Plan by Melbourne Tree Care (March 2026) (refer to Page 11 of Arborist Report)
- Traffic Impact Assessment by T&TS (March 2026)
- Current title.

For information purposes the following is also supplied:

- Bushfire Risk Assessment by BAL Assessments (September 2024). This was prepared for a current PSA to amend PVCCs Master Plan and increase student cap imposed by SUZ3 (PSA currently under preliminary assessment at DTP (Minister is the PA).
- CFA advice letter provided of the above PSA.

We look forward to receiving your consideration and if you have any queries, please call me on 0488-373-925.

Kind Regards,



Antony Duffill
Director, Rapid Planning Victoria

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