



# Planning Application Report

**Plenty Valley Christian College**

**840 Yan Yean Road, Doreen**

**Expansion of Existing Use/Buildings and Works Proposal**

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**Prepared by:**



**March 2026**

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## Contents

1. Introduction .....	3
2. Site and Surrounds .....	5
2.1 Site.....	5
2.2 Surrounds.....	6
2.3 Title .....	8
3. Background Technical Investigations .....	9
4. The Proposal .....	11
5. Nillumbik Planning Scheme .....	14
5.1 Planning Policy Framework .....	14
5.2 Zoning .....	19
5.3 Overlay.....	21
5.4 Particular Provisions .....	22
5.5 Aboriginal Cultural Heritage .....	28
5.6 Bushfire Prone Areas.....	30
5.7 Summary of Required Approvals.....	31
6. Planning Assessment.....	32
6.1 Assessment against relevant Planning Policy .....	32
6.2 Assessment against relevant Planning Controls .....	34
7. Conclusion .....	37

## Appendix A – Title

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## 1. Introduction

RPV have prepared this Planning Report on behalf of Plenty Valley Christian College (PVCC) in support of a planning permit application for the expansion of the existing Education centre use and buildings and works to upgrade their existing campus at 840 Yan Yean Road, Doreen (subject site).

The proposal will facilitate an increase in student places from 951 to 1,034 students and will result in the employment of ten more staff. The proposal includes a new Primary building that replaces two transportable modular buildings.

The following modifications to the existing car parking layout for the school is also proposed:

- Allocation of 24 car parking spaces within Car Park 4 for staff use only.
- Removal of all 23 staff car parking spaces within Car Park 5.
- Extension of Car Park 8 (gravel) to the north-west to provide an additional 31 staff spaces (90 degree parking).
- Extension of Car Park 8 between Car Park 7 and 8 to provide an additional 5 staff spaces (90 degree parking, west side) and 4 staff spaces (parallel parking, east side).
- Provision of 9 additional student bicycle parking spaces (33 space total) will be provided east of the existing bike racks.

Upon completion of these modifications to car parking, the site will accommodate 305 off-street car parking spaces, including 138 staff spaces and 167 visitor spaces. The site currently provides 289 off-street car parking spaces, comprising 97 staff spaces and 192 visitor spaces.

This report assesses the proposal against the relevant provisions of the Nillumbik Planning Scheme and potential impacts on amenity, vegetation, stormwater management, road infrastructure/parking and the surrounding area.

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

This Planning Report is organised as follows:

- Section 2 – Site Context
- Section 3 – Background and technical investigations
- Section 4 - The Proposal
- Section 5 – The Nillumbik Planning Scheme
- Section 6 – Planning Assessment
- Section 7 – Conclusion

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The permit application is supported by the following documents:

- 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.

The proposed development will facilitate upgrading, improving and consolidating 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.

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## 2. Site and Surrounds

### 2.1 Site

The subject site is located at 840 Yan Yean Road, Doreen and is developed as a P12 school (Education centre), Early Learning Centre (ELC) and Church (Place of worship).

The land is approximately 16.36ha, is irregular in shape and contains several school buildings, car parks, access driveways, sports grounds and associated school facilities. Buildings are generally located in the western and central parts of the site (refer to **Figure 1** overleaf).

The site rises gently from west to east to a ridge in the centre of the site. The site then falls steeply in the eastern part toward the eastern boundary. Due to the topography and landscaping, the existing buildings and infrastructure do not dominate the landscape or restrict views. The College's landscape is characterised by open areas and informal native plantings.

The College's learning areas comprise modular, single and 2-storey buildings varying in age from the 1980s through to the most recently completed K-2 building completed in 2018. The permanent building stock is principally brick veneer construction with Colorbond roofing and concrete floor slabs. The College occupies a sloping site, with some permanent buildings located on top of the section of the site sloping down to the east. However, most are located on the more level centre area. The Early Years Centre is in the west part close to Yan Yean Road. Some buildings are split level or have multi-level points of access. Landscaped courtyards are also tiered to account for the slope and provide outdoor learning areas.

The Modulares are disbursed around the site with a number located at the south-west near the main Car Park and then others across the central spine of the site. These Modulares are used for a mixture of Primary and Lower Secondary classes.

Vehicle access to the site from Yan Yean Road, which abuts the western boundary and is in a Transport Zone 2 (TRZ2) and Transport Zone 3 (TRZ3). There is a main access from a round-about and a secondary access, which is an exit only located 70m south of the round-about. A further emergency/maintenance vehicle access point is provided from Yan Yean Road, adjacent to the northern boundary of the site. A footpath is located on the west side of Yan Yean Road and there is a pedestrian crossing that links the school to this path in the vicinity of the ELC. While the site abuts Edward Henty Avenue to the east, formal access is not provided from this road.

Nine car parking areas currently provide a total combined 284 car spaces at the site for staff and visitors (194 spaces are available for visitors and 90 are available for staff). There is space available to increase this number.

There are three racks providing 24 bicycles spaces east of the maintenance shed. Substantial area/facilities are currently utilised for private buses (7 private buses are catered for). This capability is also able to be expanded.

Waste collection occurs from three waste collection areas, adjacent to the maintenance building, and north-west of the multi-purpose Hall and in the car park to the east of the administration buildings.

Power has been upgraded with site developments and the College has its own solar systems. Town water, gas and sewer are connected, with on-site dams that provide water for grounds maintenance.



SITE CONTEXT PLAN  
Plenty Valley Christian College (840 Yan Yean Road, Doreen VIC 3754)



Figure 1 – Subject Site

## 2.2 Surrounds

The subject land’s immediate surrounds are characterised by residential, rural residential and farming uses as follows:

- West: Land to the west (beyond Yan Yean Road) is in the Urban Growth Boundary (UGB) and has been developed with the residential areas of Doreen, Mernda, South Morang and Yarrambat. A childcare centre is immediately adjacent the site to the west.
- South and East: Larger rural residential allotments neighbour the site. These comprise open areas for animal keeping and small stands of vegetation. There are neighbouring dwellings located close to the site boundaries. The dwelling to

the east has recently been constructed indicating a conscious choice to position the dwelling to obtain views to the east.

- North: To the north of the site, and also in the green wedge, are small rural properties and further north is a State primary school (Doreen Primary) and poultry farm.

The site is approximately 680m from the Yan Yean and Bridge Inn Road intersection. Yarrambat Park is approximately 1km away from the site.

The subject site is in Nillumbik’s Green Wedge and abuts the Urban Growth Boundary (UGB) (refer to **Figure 2** below which shows the delineation of urban land west of Yan Yean Road and green wedge land to the east). The residential suburbs to the west of the site include Doreen, Yarrambat, Mernda and South Morang. These are amongst Victoria’s fastest growing areas and have experienced significant growth in the past decade.

There are pockets of vegetation and scattered trees on the surrounding lots to the north, south and east. The land has been cleared in the past presumably for grazing and is altered substantially from its natural state.



Figure 2 – Subject Site and area (source Google maps)

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## 2.3 Title

The subject site is more formally known as Lot 1 on PS503260U and lists the landowner as Plenty Valley Christian Education Ltd.

The following two S173 Agreements are registered to title:

- Agreement R518218D: Relates to completion of roadworks required by condition 2 of planning permit P3935.
- Agreement AE016561N: Relates to a boundary realignment permitted by planning permit 564/2002/14P. The agreement restricts Lot 1 and Lot 2 from being subdivided to increase the number of lots.

The agreements relate to planning permits previously issued for the land and are not impacted by the current proposal.

There is an easement shown on the title plan located along the southern boundary of the site that is in favour of SPI Electricity. Again, this is not impacted by the proposal.

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## 3. Background Technical Investigations

The following technical investigations have been supplied with this application:

### 3.1 Arboriculture Report

An arboriculture report has been prepared in support of the planning application by Melbourne Tree Care (February 2026) to assess the trees that might be impacted by the development and provide notional Root and Structural Root Zones for the trees to be retained.

Each tree proposed to be removed has been planted. None of the trees trigger a permit under Clause 52.17 (Native vegetation) or any other planning control. Council's General Local Law does not apply to the subject site because the site is not in a residential area.

Page 11 of the arboriculture report provides a preliminary landscape plan. It is requested that a requirement for a detailed landscape plan be imposed as a condition of permit.

### 3.2 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared to support the application by T&TS. The TIA assesses the implications of increasing student numbers from 951 to 1,034 students and whether the proposal, which includes modifications to the provision of car parking at the school, is in accordance with Clause 52.06.

The TIA notes that the upon completion of the proposed modifications to car parking, the site will accommodate 305 off-street car parking spaces, including 138 staff spaces and 167 visitor spaces. And that the site currently provides 289 off-street car parking spaces, comprising 97 staff spaces and 192 visitor spaces.

The key findings of the TIA follow:

- The provision of 305 off-street car parking spaces (138 staff spaces and 167 visitor spaces) exceeds the statutory car parking requirement of 174 spaces under Clause 52.06 of the Nillumbik Planning Scheme by 131 spaces.
- The proposal meets the expected peak parking demand generated by Stage 1, based on observed demand rates for both staff and visitors.
- The internal car parking layout modifications, including the expansion of staff parking areas and improved distribution of parking across the campus, will

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support efficient on-site circulation and provide adequate capacity for the projected Stage 1 demand.

- The provision of 9 additional student bicycle parking spaces meets the statutory bicycle facility requirements under Clause 52.34 of the Nillumbik Planning Scheme.
- The Yan Yean Road / Orchard Road / School Access intersection has been designed to accommodate the ultimate 1,120-student cap, which exceeds Stage 1 enrolments.
- The intersection upgrade works will be constructed immediately following Stage 1 occupation, and therefore the intersection is expected to operate satisfactorily during and after Stage 1.
- There are no traffic engineering reasons why the responsible authority should not grant approval for the Stage 1 development of Plenty Valley Christian College as documented.

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### 4. The Proposal

The proposal is for the expansion of the existing Education centre use and buildings and works associated with an existing Education centre (non-government P-12 school).

#### Increase in Student Numbers

The proposal will facilitate the increase in student numbers from 951 to 1,034 students. This number remains below the maximum allowable at the school, which is 1,120 as per the Special Use Zone – Schedule 3 (SUZ3) and current school master plan (dated 2008).

The future enrolments are expected to comprise the following by December 2027 when the new Primary building is completed and fully occupied:

- Kindergarten: 66 children (no change)
- Primary School: 480 children (increased) and 150 students in Years 5 and 6
- Secondary school: 488 (increased).

#### Increase in Staff Numbers

It is proposed to increase employees on site at any one time for the primary school by 10 staff once the Primary building is fully occupied. This will then mean that 80 primary and 80 secondary staff will work at the school.

#### Demolition and Tree Removal

- Two existing single storey relocatable buildings located side-by-side in the position where it is proposed to build the new Primary building.
- Playground and play equipment, shade sail and landscaping located directly to the west of the basketball courts.
- The car parking area to the west of the basketball courts containing 22 spaces where it is proposed to build the new Primary building.
- The removal of several planted tree including Trees 327, 329, 330, 331, 337, 338, 339, 340, 341, 342 and 344.
- Light pole.
- Retaining walls, footpaths and timber and gravel steps.

#### Building and Works

The proposed works include the removal of two existing relocatable buildings, a playground, several planted trees and a car parking area comprising 22 car spaces, and

construction of a new split level Primary building as illustrated by the plans prepared by CO-OP Studio.

The location of the proposed works is in the south-western part of the site, to the north of Block T4 and to the west of the basketball courts.

The finished new building will be split level with an under-croft and ground level that is to contain the majority of the new gross floor area. The building and associated works will create:

*Ground Floor (approx. 1019.4sqm)*

- General learning rooms x 3
- Art classroom x 1
- Music classroom x 1
- Innovation space x 1
- Staff room, offices, reception, staff outdoor area
- Meeting rooms and breakout areas
- Children's Amenities
- Internal lift/External stairs
- Outdoor learning areas x 3.

*Under-croft (267sqm)*

- Library.

*Colours and materials*

- Custom orb metal sheet (Shale Grey)
- Perforated metal sheet (Champagne Kinetic Matt)
- Aluminium Window Frames (Charcoal)
- Solid Aluminium Cladding (Champagne Kinetic Matt)
- Brick (Chillingham White)
- Steel Canopy (Champagne Kinetic Matt)
- Timber-look Soffit (Silvertop Ash)
- Metal Roof (Colorbond Surfmist)
- Metal Balustrade (Champagne Kinetic Matt)
- External paving (Aggregate Paving).

*New landscaping*

- New landscaping is proposed in the surrounds of the building to provide an attractive environment for staff and students. Please refer to page 11 of the arboriculture report for a preliminary landscape plan. The plan illustrates that

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landscaping is integrated into the building design and will provide a positive contribution to the site.

#### Proposed Modifications to Car Parking

The following modifications to the existing car parking layout for the school is also proposed:

- Allocation of 24 car parking spaces within Car Park 4 for staff use only.
- Removal of all 23 staff car parking spaces within Car Park 5.
- Extension of Car Park 8 (gravel) to the north-west to provide an additional 31 staff spaces (90 degree parking).
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## 5. Nillumbik Planning Scheme

The following section outlines the key policy considerations of the State and Local Planning Policy Frameworks as well as the planning controls which apply to the site and proposal. An assessment of the proposal against the planning assessment framework will be addressed in Section 6 of this report.

### 5.1 Planning Policy Framework

The Planning Policy Framework seeks to guide development in a manner which benefits local communities and the wider region. State policy seeks development that ensures that Victoria continues to thrive, is economically competitive and provide benefits to the wider community in terms of liveability.

The following clauses are relevant to the proposed amendment:

- Clause 2 – Municipal Planning Strategy
- Clause 11 – Settlement
- Clause 13 – Environmental Risks and Amenity
- Clause 14 – Natural Resource Management
- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 19 – Infrastructure

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The key policy directions which emerge from these include:

- Clause 02.02 'Vision' seeks to enable a better future for Nillumbik residents and encourage healthy, safe, and resilient communities through the provision of quality services, and to provide infrastructure and plan for a built environment which respects and preserves the unique character of the Green Wedge.
- Clause 02.03 'Settlement' seeks to focus development within established townships and urban areas to take advantage of existing infrastructure and maintain the viability of these areas and to protect the green wedge from incompatible land use and development.

- Clause 02.03-7 ‘Economic Development (Business and Employment)’ focuses on strengthening existing enterprises and facilitating new business initiatives that respect the Nillumbik Shire’s environmental, social and economic development principles.
- Clause 11.01-1S ‘Settlement’ Promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1S ‘Settlement’ Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Clause 11.01-1R ‘Green wedges – Metropolitan Melbourne’ seeks to protect the green wedges of Metropolitan Melbourne from inappropriate development and support development in the green wedge that provides for environmental, economic, and social benefits.
- Clause 12.01-1S ‘Protection of biodiversity’ seeks to support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas and ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity.
- Clause 11.02-1S ‘Supply of urban land’ - Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 12.01-1L ‘Protection of biodiversity in Nillumbik’ aims to conserve bushland and encourage revegetation.
- Clause 12.05-2L ‘Rural landscapes in Nillumbik’ encourages uses, buildings and works to maintain or enhance the landscape character of the locality, including significant views to the site.
- Clause 13.02-1S ‘Bushfire planning’ seeks to plan to strengthen the resilience of settlements and communities and prioritise protection of human life. Education centres are a listed use where bushfire risk should be considered when assessing planning applications.
- Clause 13.02-1L ‘Bushfire management in Nillumbik’ seeks to encourage buildings in locations where the actions necessary to mitigate bushfire risk minimises the impact on the environment.
- Clause 13.05-1S ‘Noise management’ - Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use

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separation techniques as appropriate to the land use functions and character of the area.

- Clause 15.01-1S 'Urban design' = Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Clause 15.01-2S 'Building design' - Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Clause 15.01-5S 'Neighbourhood character' - Ensure development respects existing neighbourhood character or contributed to a preferred neighbourhood character.
- Clause 17.01-1S 'Diversified economy' seeks to strengthen and diversify the local economy and support rural economies to grow and diversify.
- Clause 19.02-2S 'Education facilities' seeks to:
  - *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities*
  - *Consider demographic trends, existing and future demand requirements, and the integration of facilities into communities in planning for the location of education facilities.*
  - *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
  - *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.*
  - *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
- Clause 19.03-3S 'Waste and resource recovery' Sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

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## 5.2 Key Strategic Documents & Studies

### Plan Melbourne 2017-2050 (March 2017)

Plan Melbourne was released by the Victorian Government in March 2017. It is a 35-year blueprint for the future growth of Melbourne. It envisages that Melbourne will grow to a city of close to 8 million people by 2050. A purpose of the plan is to address Melbourne's infrastructure, housing, employment and environmental challenges with an integrated approach to planning and development that includes land use, transport, and social and community infrastructure.

Direction 4.5 of Plan Melbourne is to 'plan for Melbourne's green wedges and peri-urban areas' and aims to:

- *Define and protect areas that are strategically important to the metropolitan area and the state, for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources*
- *Protect and manage the value of green wedges consistent with green wedge management plans*
- *Avoid development in locations where there is risk to life, property, the natural environment and infrastructure from natural hazards such as bushfire and flooding*
- *Provide for non-urban breaks between urban areas.*

### Nillumbik Green Wedge Management Plan (November 2019)

Nillumbik's vision for the management of the green wedge is:

*'Management of the Nillumbik green wedge will lead the way in supporting a vibrant, resilient, connected and diverse community; living in the landscape to enhance the environmental, social and economic sustainability of Nillumbik's green wedge.'*

The goals of the management plan are:

1. Engaged and connected communities
2. Safe and healthy environments
3. Active and creative people
4. A prosperous economy
5. Responsible leadership

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## Planning for Melbourne's Green Wedges and Agricultural Land Action Plan (March 2024)

The action plan summarises policies adopted by the Victorian Government aimed at protecting Melbourne's green wedges and Victoria's agricultural land. The actions are organised around the following six themes:

- *Protecting Melbourne's Food Bowl*
- *Planning for Future Farming*
- *Securing the Right to Farm*
- *Establishing Stronger Protections*
- *Adopting Smarter Land Use*
- *Setting Tighter Controls.*

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The action plan seeks to strengthen planning controls for Melbourne's green wedges and peri-urban agricultural land in order to protect farmland and other land uses such as resource extraction, prevent land use conflict and protect significant features within these areas. Key actions include:

- *Updating planning policy to emphasise non-urban values, purpose and character of the green wedges*
- *Updating Planning Practice Note 31 (currently not available) relating to green wedge management to better direct green wedge planning at the local level*
- *Developing a new Planning Practice Note for urban-rural interface areas that manages land use pressures and supports a permanent edge to growth.*

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## 5.3 Zoning

### Special Use Zone – Schedule 3 (SUZ3)

The entire site is in the SUZ3 as shown in **Figure 3** overleaf. The purpose of the VPP section of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.*

Clause 37.01-2 (Use of land) states that any requirement in the schedule to this zone must be met.

The purpose of Schedule 3 (Plenty Valley Christian College) to the zone is:

- *To provide for the continued use and development of land for an education centre.*
- *To provide for the use and development of the land in accordance with the Plenty Valley Christian College Master Plan, March 2008.*
- *To protect and enhance the planning provisions under the Planning and Environment Act 1987.*
- *To protect and enhance natural resources and the biodiversity of the site.*
- *To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.*

The Clause 1.0 (Table of uses) includes Education centre as a Section 1 (Permit not required) use on the condition that:

- *Must be generally in accordance with the Plenty Valley Christian College Master Plan, March 2008; and*
- *The number of students present at any time must not exceed 1,120 children/students.*

The Clause 1.0 (Table of uses) includes Education centre as a Section 3 (Prohibited) use if the Section 1 condition is not met. This means that a planning application cannot be submitted to increase student numbers above the cap. It is noted that the proposed increase in student numbers from 951 to 1,034 students will not exceed the current

cap. It is further noted that the proposal to increase student and staff numbers does not require a planning permit, given that the student cap will not be exceeded.

Clause 37.01-4 states that a permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise. Any requirement in the schedule to the zone must be met.

Clause 4.0 (Buildings and works) states that any building or works associated with a childcare centre or education centre must be generally in accordance with the *Plenty Valley Christian College Master Plan, March 2008*.

There is a Buildings and works application requirement to provide detailed plans.

There are Decision Guidelines listed for Buildings and works applications that require the Responsible Authority (RA) to consider compatibility with the *Plenty Valley Christian College Master Plan, March 2008*, any relevant Regional Catchment Strategies, surrounding landscapes and adjoining land uses. The RA is to also consider design and siting issues, rural issues and environmental issues.

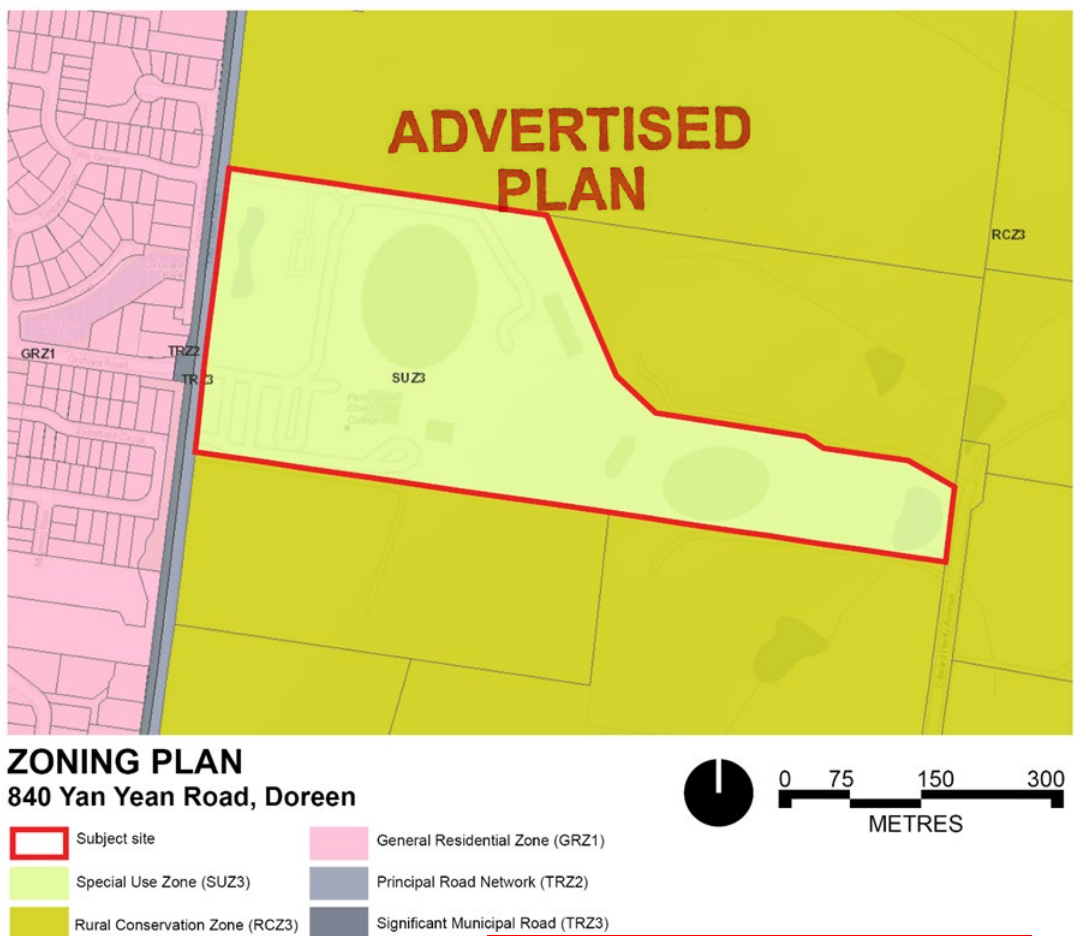


Figure 3 – Subject Site and SUZ3

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## 5.4 Overlays

### Public Acquisition Overlay – Schedule 1 (PAO1)

Land along the western boundary of the site is affected by the PAO1 (acquisition for Road Purposes) as shown in **Figure 4** overleaf. The purpose is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land which is proposed to be acquired by a Minister, public authority or municipal council.*
- *To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.*
- *To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.*

Clause 45.01-1 (Permit required) states that a permit is required to use land for any Section 1 and Section 2 use in the zone and construct buildings and works.

Clause 45.01-3 (Referral of applications) states that an application must be referred under section 55 of the *P & E Act 1987* to the acquiring authority for the land.

Clause 1.0 of the PAO schedule lists the acquiring authority as Head, Transport for Victoria.

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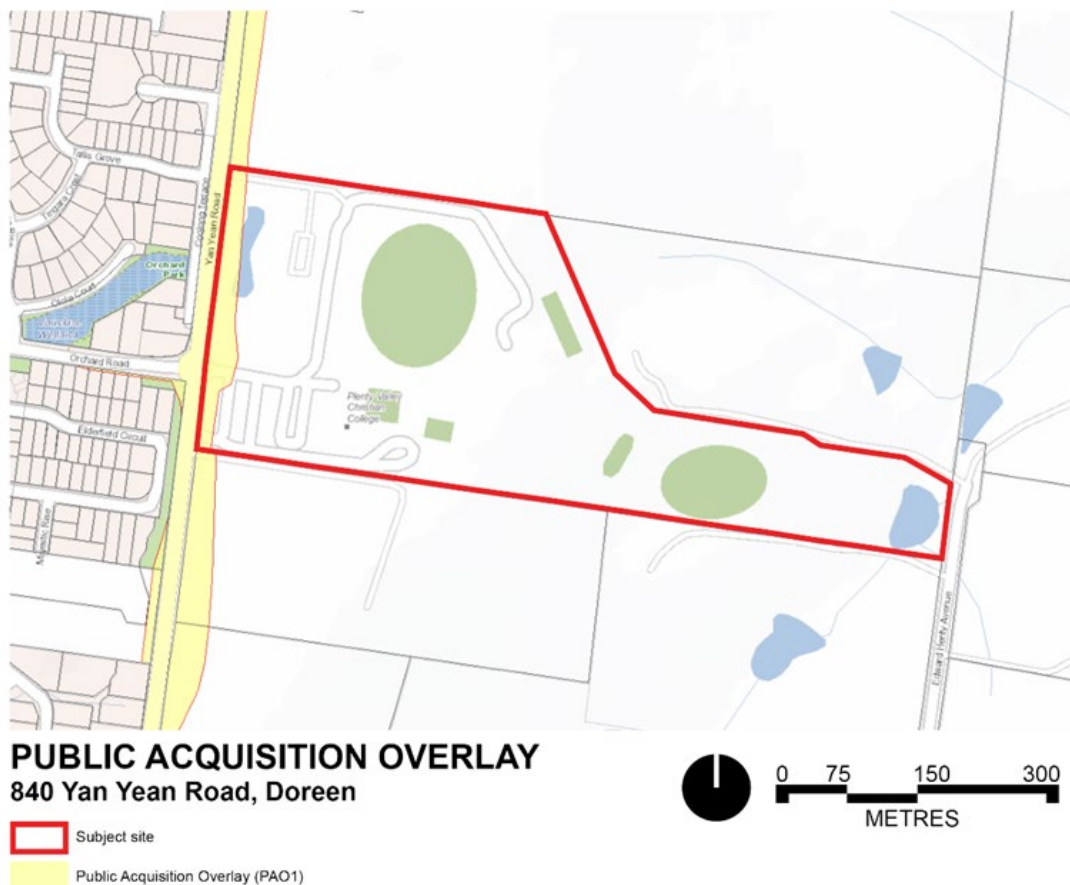


Figure 4 – Subject Site and DCPO

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### Environmental Significance Overlay – Schedule 1 (ESO1)

The eastern part of the site is affected by the ESO1 (Sites of Faunal and Habitat Significance) and a very small part of the western area of the site as shown in **Figure 5** overleaf. The purpose is:

- 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.

The objective of Schedule 1 is:

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- To protect and enhance regional and strategic habit links, including sites of faunal and habitat significance identified in (Beardsell 1997) Sites of Faunal and Habitat Significance in North East Melbourne.

The statement of environmental significance is:

*Much of the Shire is heavily vegetated and supports a diverse range of native fauna and flora. Some species are listed under the Flora and Fauna Guarantee Act. There are specific sites occurring on both private and public land that have been identified as being of particular importance within the Sites of Faunal and Habitat Significance in North East Melbourne (Beardsell 1997). Identification, protection and enhancement of the environmentally significant sites and strengthening of connecting habitat links will assist in the maintenance of biodiversity within the Shire and surrounding areas.*

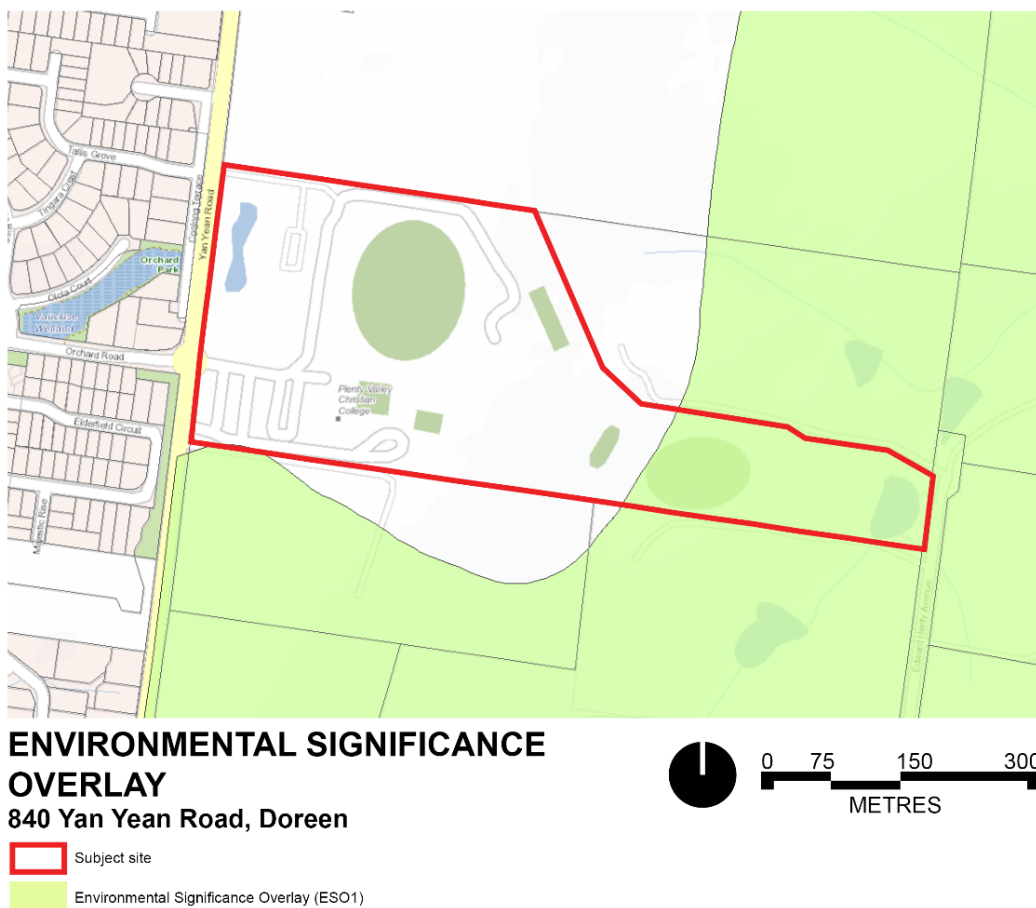


Figure 5 - Subject Site and ESO1

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Clause 42.01-2 states that a planning permit is required for buildings and works. However, no development is proposed in the curtilage of the ESO1 and so the overlay is not relevant to this planning application.

**Specific Controls Overlay – Schedule 13 (SCO13)**

A western part of the site is affected by the SCO13 as shown in Figure 6 below. The purpose is:

- To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

SCO13 introduces the Incorporated Document “Yan Yean Road (Kurrak Road to Bridge Inn Road) (Stage 2) Upgrade Project Incorporated Document, May 2021” into the Nillumbik Planning Scheme.

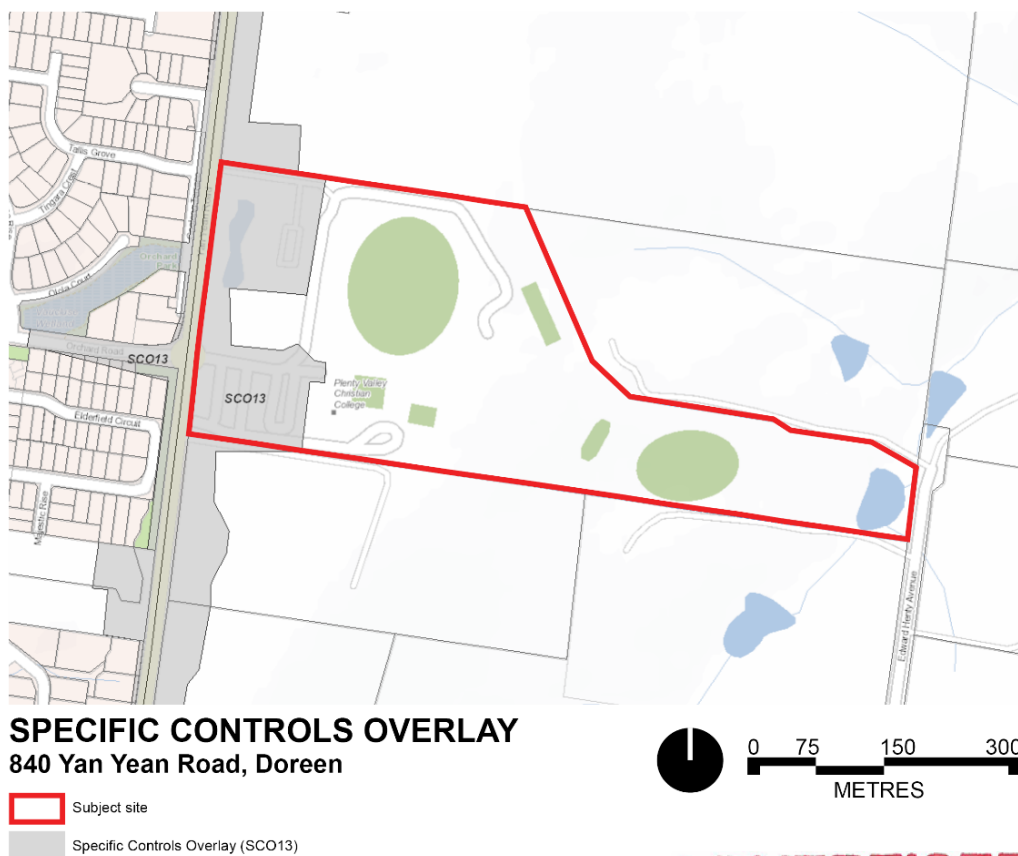


Figure 6 – Subject Site and SCO13

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No development is proposed in the curtilage of the SCO13 and so the overlay is not relevant to this planning application.

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## 5.5 Particular Provisions

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### Clause 52.05 Signs

The purpose of Clause 52.05 is:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

New signage is proposed on an internal façade as illustrated on the architectural plans.

Pursuant to the SUZ3, sign requirements are Category 3 – High Amenity Areas at Clause 52.05-13. Business identification signs are Section 2 – Permit required.

A planning permit is therefore required for the proposed signage.

### Clause 52.06 Car Parking

The purpose of Clause 52.06 is:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Please refer to the TIA prepared by T&TS for the planning application. This assesses the proposed increase in student and staff numbers and the proposal's compliance against Clause 52.06.

The TIA finds that the proposed provision of 305 car parking spaces comfortably exceeds the Clause 52.06-5 statutory requirements of providing 174 spaces for the Child Care Centre, Primary and Secondary School uses occurring at the site.

Further, the Car Parking Demand Assessment included in the TIA finds that the empirical demands at the school's peak times are also satisfied.

**Clause 52.17 Native Vegetation**

The purpose of the clause is *“to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.”*

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply if the table to Clause 52.17-7 specifically states that a permit is not required. A relevant exemption is for the removal of planted vegetation.

Given only planted native vegetation is to be removed as part of the application, a permit consideration is not triggered under clause 52.17 given that an exemption in the Clause 52.17-7 table is applicable.

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**Clause 52.34 – Bicycle Facilities**

This provision aims to encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34-5, the following bicycle parking rates apply to primary school developments:

- *Employee spaces: 1 to each 20 employees; and*
- *Student spaces: 1 to each 5 pupils over year 4.*

Please refer to the TIA prepared by T&TS for the planning application. This assesses the proposed increase in student and staff numbers and the proposal’s compliance against Clause 52.34.

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The TIA finds that the proposed provision of 9 additional student bicycle spaces meets the requirements of Clause 52.34 of the planning scheme. It also finds that no additional staff spaces are required.

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### Clause 52.37 – Canopy Trees

A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone (Clause 52.37-2).

Given that the site is in the Special Use Zone, the clause is not applicable to the application.

### Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 (Stormwater Management in Urban Development) applies to the proposed buildings and works. The purpose of the clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-5 (Stormwater management objectives for buildings and works) including Standard W2 is applicable to buildings and works applications and should be met through the stormwater management system being designed to:

- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban*
- *Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

Clause 53.18-6 (Site management objectives) including Standard W3 is applicable. To meet the standard, an application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Stormwater.*
- *Litter, concrete and other construction wastes.*
- *Chemical contamination.*

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### Clause 53.19 – Non-Government Schools

This provision helps to streamline the process for development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

As per Clause 53.19-2, an application to which Clause 53.19 applies is exempt from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act (i.e. there is no opportunity for the planning application to be appealed to VCAT by a third party).

### Clause 62.02 – General Exemptions (Buildings and Works)

Relevant exemptions from permit requirements under Clause 62.02 include:

- Gardening
- A fence
- Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.
- Disability access and disability facilities associated with an education centre (not including a lift external to a building).

### Clause 65.01 Decision Guidelines – Approval of an Application or Plan

Pursuant to Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must consider:

- The effect on the environment, human health and amenity of the area.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

## 5.6 PVCC Master Plan

The Plenty Valley Christian College Master Plan, March 2008 applies to the land and provides a physical plan (refer to **Figure 7** Overleaf), a list of further development works, development and landscape objectives and a program for the implementation of the plan.

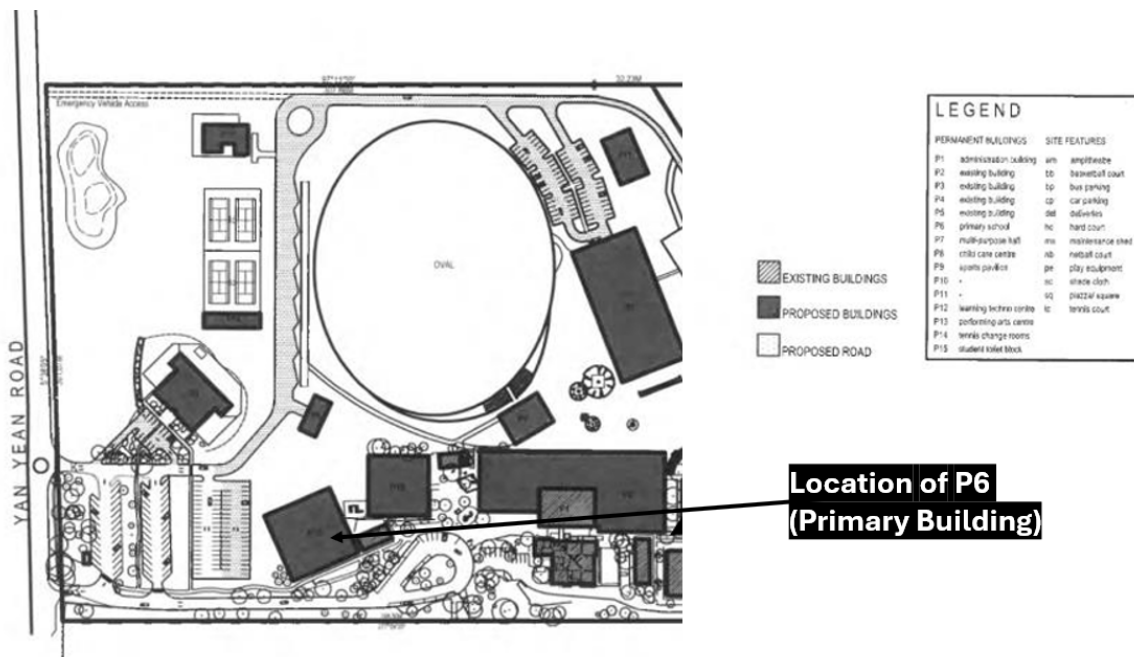


Figure 7 – Plenty Valley Master Plan and Primary Building

The Primary Building is listed in the “Implementation of the Master Plan” table at Section 7.0 as Stage 1 and has notation “P6” on the illustrated master plan.

As shown in **Figure 7** above, the master plan’s illustrated location for the Primary Building is closely aligned to the location that is proposed as part of this planning application.

The key relevant Master Plan built form development objectives include:

- *Employing muted tones and non-reflective materials*
- *Being sited away from prominent locations in the landscape.*
- *Sited and designed to minimize silhouette above hilltops and ridgelines*
- *Minimising the appearance of bulk and mass*
- *Significantly screening buildings from key public vantage points.*

An assessment against the above built form objectives is provided at Section 6 of this report.

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## 5.7 Aboriginal Cultural Heritage

The site is not subject to Aboriginal Cultural Heritage Sensitivity pursuant to the *Aboriginal Heritage Act 2016*.

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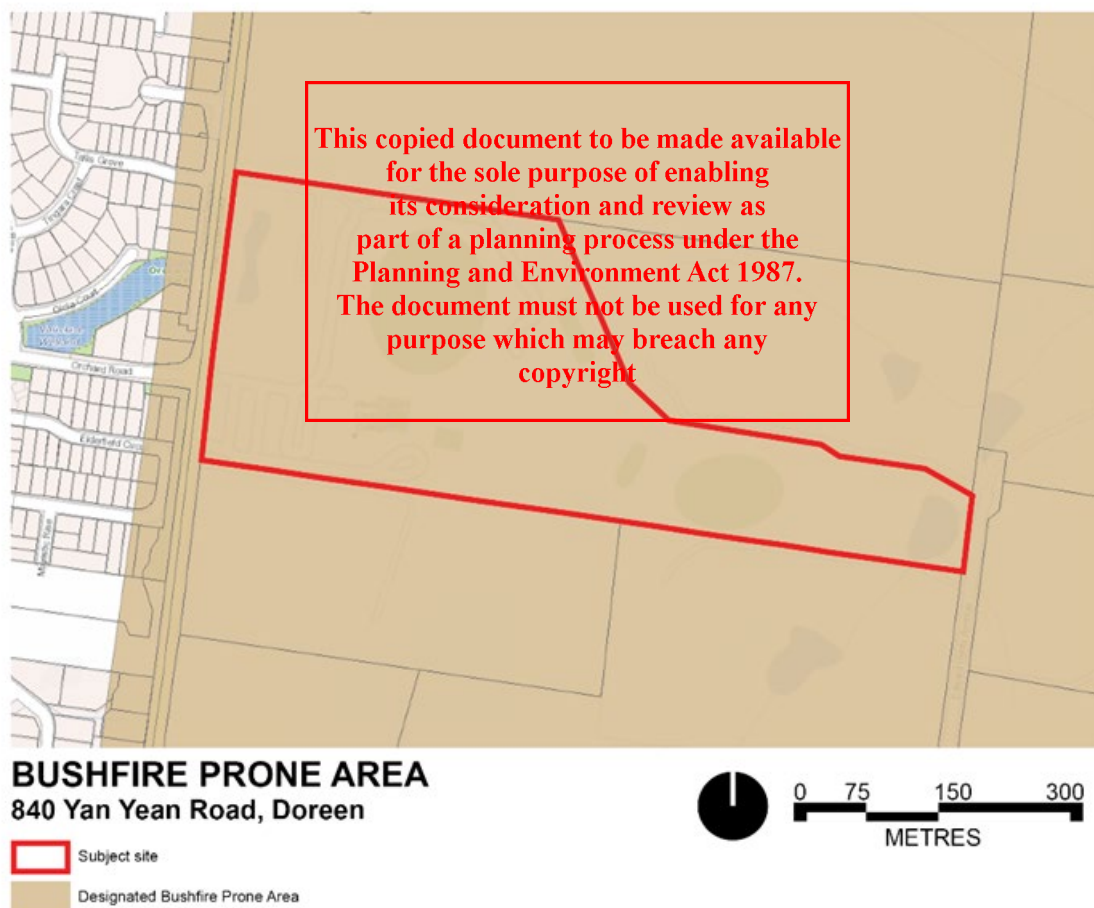
## 5.8 Bushfire Prone Areas

The site is designated a Bushfire Prone Area (refer to **Figure 8** below).

A Bushfire Assessment Report has been previously prepared for the site by BAL Assessments (September 2024) which accompanied a Planning Scheme Amendment (PSA) currently under review at DTP to increase student number permitted at the site and introduce a new school master plan.

The report assesses bushfire risk and includes an assessment against Clause 13.02-1S (Bushfire planning) which is policy that must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area; or
- Proposed to be used or developed in a way that may create a bushfire hazard.



**Figure 8.** Bushfire Prone Land

A key finding of the BAL Report was that the new buildings shown as proposed on the new masterplan document around the perimeter of the school site (including the

Primary building now proposed) meet the Specification 43 Distances from Classifiable vegetation.

Further, the site was assessed as being safe for access and egress to BAL-Low areas. A BAL-Low area is an area where there is no “classifiable” bushfire hazard vegetation, in accordance with AS3959.

A referral response was supplied to DTP from CFA in relation to the PSA that is dated 5 December 2024. CFAs response included recommendations “to facilitate the project post-amendment”. These are centred on ensuring compliance with Victoria Part G5 of the National Construction Code 2022 (Part G5) which now includes detailed requirements for schools in designate Bushfire Prone Areas and provides Specification 43 as the ‘deemed to satisfy’ (DTS) measures for achieving these requirements.

The Bushfire Risk Assessment supplied with the PSA (BAL Assessments, September 2024) cites Specification 43 and acknowledges that any future development proposal at the site will need to comply.

A building surveyor has been engaged and is working closely with CO.OP to ensure that the proposed building is designed to meet specification 43. However, a final assessment can only occur once detailed development drawings are prepared and the building permit process occurs.

## 5.9 Summary of Required Approvals

A planning permit is required for the proposed buildings and works under the following provision of the planning scheme:

- *Clause 37.01-4: A permit is required to construct a building or construct or carry out works.*
- *Clause 52.05-2: A permit is required to construct or put up for display a sign in Section 2. A business identification sign is proposed.*

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## 6. Planning Assessment

The proposal seeks to increase student and staff numbers, remove portable buildings and planted vegetation and construct a new split level Primary building as illustrated by the plans prepared by CO.OP Studio.

### 6.1 Assessment against relevant Planning Policy

The proposal complies with PPF and LPPF policies encouraging quality education facilities and the protection of local character and amenity by achieving the following:

#### Planning Policy Framework

- The proposal upgrades and enhances facilities at an existing school adjacent an established residential area and will help address the future educational requirements of the broader community, aligning with Clauses 11.01-1S, 11.02-3S, and 19.02-2S.
- The proposal supports Clause 13.02-1S 'Bushfire planning' which seeks to plan to strengthen the resilience of settlements and communities and prioritise protection of human life. The planning application will not increase bushfire threat. A building surveyor has been engaged and is working closely with CO.OP to ensure that the proposed building is designed to meet specification 43. However, a final assessment can only occur once detailed development drawings are prepared and the building permit process occurs.
- In accordance with Clauses 15 and 15.01-2S, the proposed works at the school are designed to provide a pleasant, safe, healthy, accessible, and functional learning environment.
- The newly developed building will be well within the confines of the site and will be difficult to perceive from beyond the property boundaries. However, it will display high quality architectural design, consistent with Clause 15. The new works will integrate into the existing school environment and will be embellished by landscaping at the building edges.
- Safe access will be maintained via the existing access driveway and car parking areas consistent with Clause 15.01-2S and Clause 19.02-2S.
- The proposal is supported by Clause 19.02-2S through:
  - Maximising the site's capacity to accommodate improved primary school education facilities in response to current and future community educational needs.

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- Developing new buildings/works in a manner that is sensitive to adjacent land uses, with careful consideration given to location and design to minimise potential impacts.

### Local Planning Policy Framework

- The proposal furthers Council’s vision of creating healthy, safe, and resilient communities through the provision of quality services, and to provide infrastructure to address community needs, consistent with Clause 02.02. The proposal is for the consolidation of education infrastructure at an existing school which is a sustainable approach to the provision of essential services.
- The proposal supports council and State policy aiming to protect Nillumbik’s Green Wedge from inappropriate development including Clauses 02.03 ‘Settlement’ and Clause 11.01-1R ‘Green wedges – Metropolitan Melbourne’. The new building is sensitively located in amongst existing school buildings and will be difficult to perceive from beyond the site boundaries. The building’s architecture is of high quality and the height at two storeys (split level) is commensurate to surrounding school buildings. While a minor increase to the intensity of development will occur, this only represents an approximate 1% increase in the site’s impervious surfaces, noting that two transportable buildings will be removed to make way for the new building.
- The proposed building location will not impact the natural environment, biodiversity or rural landscapes and meets Clause 12.01-1L ‘Protection of biodiversity in Nillumbik’ and Clause 12.05-2L ‘Rural landscapes in Nillumbik’. High value vegetation will not be impacted by the proposal and additional landscaping with species appropriate to the area will be established. As discussed, the location of the building amongst others existing at the site with a similar height and form will mean that it will be difficult to perceive from beyond the site boundaries including in the surrounding rural landscapes.
- The proposal will not increase bushfire risk at the site in accordance with Clause 13.02-1L ‘Bushfire management in Nillumbik’. The new building will be designed in accordance with current building regulations and will be safer than the existing transportable buildings that it will replace.

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## 6.2 Assessment against relevant Planning Controls

### Special Use Zone – Schedule 3

The proposal is consistent to the Purpose and Decision Guidelines of the SUZ3, discussed as follows:

#### Purpose

- The proposal respects the existing rural/residential character, noting that planning policy specifically allows for non-government school facilities to differ from dwellings in both function and form, including height, scale and mass.
- The development is modest in scale and as discussed, will lead to a relatively minor increase in development intensity at the site (approximately 1% increase in impervious surfaces will result). The building will replace two transportable buildings and will have a two-storey split level height that is commensurate with the existing school buildings at the site.
- The proposal supports an educational facility that meets community needs in a suitable location adjacent a growing residential area, close to transport, pedestrian links, and open space.

#### Decision Guidelines

- The proposal is in accordance with the Municipal Planning Strategy and the Planning Policy Framework, as outlined above.
- The proposal is in general accordance with the *Plenty Valley Christian College Master Plan, March 2008* (as discussed below under separate heading).
- There will be no overshadowing of existing rooftop solar systems on neighbouring dwellings, with no nearby residences affected. The proposed low-scale design is compatible with the rural/residential neighbourhood.
- The design aligns with Clause 19.02-2S, featuring appropriate scale and bulk for non-residential use, and fits harmoniously with the surrounding built environment and landscaping.
- Generous landscaping and garden beds are planned.
- Waste collection will remain unchanged.
- The proposed additional car parking and bicycle parking spaces satisfy both statutory planning scheme requirements and empirical demand (refer to the TIA prepared in support of the application).

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Planning Permit Application  
Rapid Planning Victoria (RPV)

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**Clause 52.05 - Signs**

A business sign is proposed to be located internal to the site on the new building’s northern façade. This is to identify the purpose of the building and display the school’s initials PVCC.

The signage will not result in a loss of amenity for the area and is consistent to the purpose of the clause. The signage will be sympathetic to the design of the building, is modest in size, will be coloured to match the colours of the building and is positioned internal to the site.

**Clause 53.18 – Stormwater Management in Urban Development**

The proposal aligns with the intent of the clause by addressing stormwater impacts on the environment and contributing to environmental cooling (with landscaping intended to help lower temperatures within the school grounds).

The proposal satisfies the objectives and requirements outlined in Clauses 53.18-5 and 53.18-6 as detailed below:

Clause 53.18-5

- Waste collection will continue to be collected privately from a designated area within the building, preventing litter from entering the drainage system.
- Landscaped gardens will provide footings, habitats, and attractive spaces.

Clause 53.18-6

- Construction activities at the site will be carefully managed to prevent waste, chemicals, and sediment from entering the drainage system.
- A Construction Management Plan can outline procedures designed to avoid unacceptable environmental impacts throughout the construction phase.
- Considering the infill nature of the development and the established urban surroundings, significant erosion during construction is not anticipated.

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**6.3 Assessment against the PVCC Master Plan 2008**

The proposal is in general accordance with the *Plenty Valley Christian College Master Plan, March 2008*.

The Primary Building is listed in the Implementation of the Master Plan table at Section 7.0 as Stage 1 and has notation P6 on the illustrated master plan. As shown in Figure 7 of this report, the location of the p6 building in the illustrated master plan closely aligns to location proposed for the building in this planning application.

The planning application also meets the key Master Plan built form objective as follows:

- The colours and tones for the building are muted, non-reflective and are sympathetic to the environmental and rural context.
- The building is clustered amongst others and will not be prominent in the rural land landscape or from the public domain.
- The building is sympathetic to the topography and is not bulky or with excessive mass.

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## 7. Conclusion

The proposal demonstrates appropriate compliance with State and Local Planning Policy, the SUZ3, and other relevant planning scheme provisions, including Clause 52.05 – Signs and Clause 53.18 – Stormwater Management in Urban Development. It involves upgrading an existing school to deliver essential educational facilities that will benefit the local community.

The proposal is generally in accordance with the *Plenty Valley Christian College Master Plan, March 2008*. The siting of the building is consistent to the illustrated Master Plan, and the building design and location is consistent to the key built form objectives.

This development is designed to address current and future educational demand by providing high-quality learning environments and related amenities for students. The plans ensure integration with the surrounding built form. The building will be difficult to perceive beyond the site boundaries and will not compromise rural vistas, biodiversity aims and the environment generally.

The proposed works are expected to positively contribute to the character of the area without causing adverse impacts on the amenity of neighbouring properties. The new building has been carefully designed to enhance the existing built form, incorporating appropriate setbacks and preserve high quality vegetation at the site.

In light of the proposal's strong alignment with the relevant assessment criteria, approval of the application and endorsement of the submitted plans is respectfully sought.

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## Appendix A - Title

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