

Traffic Impact Assessment Report

Plenty Valley Christian College, Stage 1

840 Yan Yean Road, Doreen

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Plenty Valley Christian College

March 2026

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1 INTRODUCTION

1.1 Background

Transport & Traffic Solutions Pty Ltd (T&TS) has been engaged by Plenty Valley Christian College (PVCC) to prepare a Traffic Impact Assessment Report (TIAR) in support of their proposal to construct a new primary building (Stage 1) east of the existing main car park to accommodate an increase in enrolments from 951 to 1,034 students. The proposed building footprint will require the removal of 22 staff car parking spaces.

T&TS prepared a TIAR in support of the college's proposal to amend Schedule 3 to Clause 37.01 Special Use Zone (SUZ3) of the Nillumbik Planning Scheme. The amendment aims to increase the maximum number of students on site at any time from 1,120 to 1,500 students and to introduce a new updated Incorporated Document to replace the 'Plenty Valley Christian College Master Plan March 2008.

Refer to the Plenty Valley Christian College Masterplan - Traffic Impact Assessment Report, Revision B, dated 9 September 2024 for details.

1.2 References

The following references were used to assist in the preparation of this report:

- Department of Transport and Planning, VicPlan and Planning Schemes Online, State Government of Victoria, Accessed February 2026.
- Austroads Guide to Road Design, Austroads Guide to Traffic Management, Australian Standards, and the VicRoads Supplement to the Austroads Guide and Australian Standards, as detailed in this report.
- Plenty Valley Christian College Site Plan, Co. Op Studio, Project No. 100383, Rev C, 23 January 2026.
- Other documents as referenced within this report.

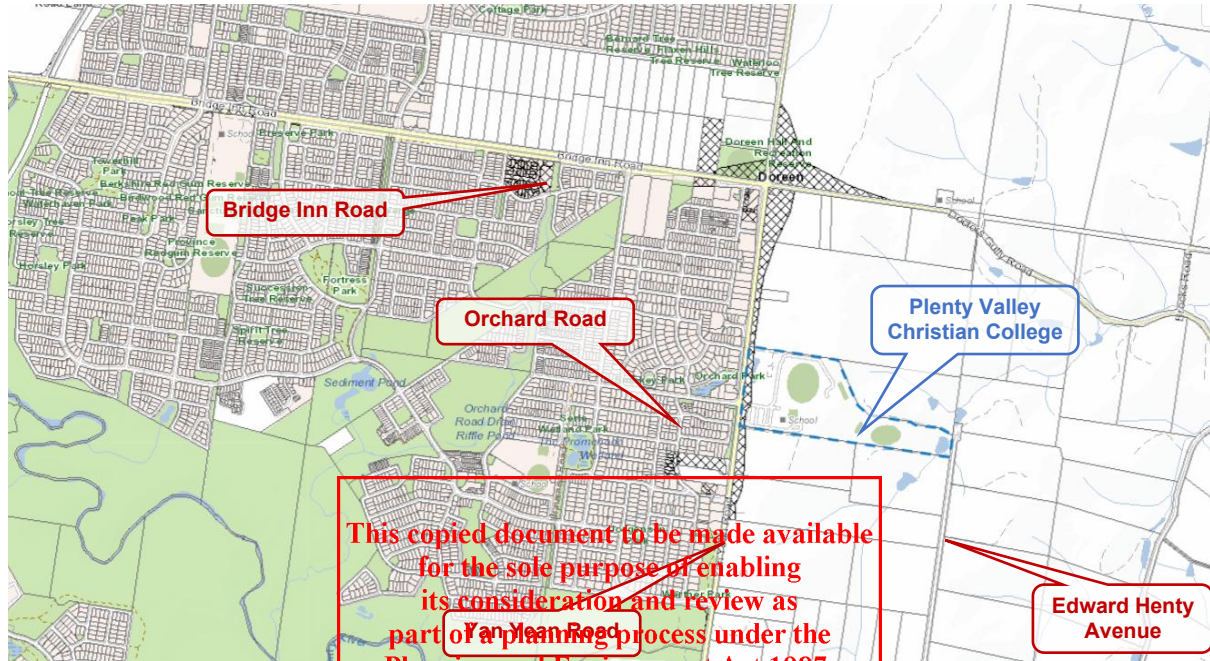
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2 EXISTING CONDITIONS ASSESSMENT

2.1 Site Location

Plenty Valley Christian College is located at 840 Yan Yean Road, Doreen. It is bounded by Yan Yean Road to the west (300 metre frontage), rural properties to the north and south, and Edward Henty Avenue to the east (80 metre frontage). Refer Figure 2.1 for the college's location.



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Figure 2.1: Locality Plan¹

Refer Sections 2 of the T&TS Masterplan TIAR for further details on the infrastructure located within the college site, vehicle and pedestrian access arrangements, existing road network characteristics including traffic volume survey data, car parking occupancy survey data, crash statistics, and transport, bicycle facilities and path network.

As the Yan Yean Road upgrade works have now commenced, the survey data including crash statistics data as detailed in the Masterplan TIAR will not be updated.

2.2 Yan Yean Road Upgrade

Victoria's Big Build is currently upgrading Yan Yean Road between Bridge Inn Road and Yan Yean Road. The upgrade will consist of the following works (refer Figure 2.2):

- Build a new lane in each direction between Kurrak and Bridge Inn roads.
- Replace the roundabouts at Orchard Road and Bridge Inn Road with new traffic lights.
- Install new traffic lights at North Oatlands Road, Bannons Lane, Jorgensen Avenue and Activity Way.
- Build new roundabouts at Heard Avenue and Youngs Road.
- Upgrade the signalised intersection at Ironbark Road.
- Install new signalised pedestrian crossings south of Worns Lane and north of Youngs Road.
- Build new walking and cycling paths along both sides of Yan Yean Road.

¹ <https://mapshare.vic.gov.au/vicplan/>, February 2026



Figure 2.2: Project Overview Map: Yan Yean Road Upgrade

Construction works are underway and expected to be completed by January 2025.

The upgrade will occur in two sections, Northern Works Package (Intersection of Bridge Inn Road, Yan Yean Road and Doctors Gully Road) and Southern Works Package (remaining section of Yan Yean Road up to Kurrak Road). Construction on the Northern Works Package started in November 2025, with the Southern Works Package expected to follow in mid-2026.

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3 PROPOSED DEVELOPMENT

The proposed development (Stage 1) involves constructing a new primary building east of the existing main car park to accommodate an increase in student enrolments from 951 to 1,034. The future enrolments are anticipated to comprise:

- Kindergarten: 66 children (No change)
- Primary School: 480 children (Increase)
- Secondary School: 488 children (Increase)

Once the new building is fully occupied (end of 2027), the maximum number of employees on site at any one time is expected to increase to 80 primary school staff and 80 secondary school staff, while ELC staffing will remain at 12 employees.

The college site currently provides 289 off-street car parking spaces, comprising 97 staff spaces and 192 visitor spaces. Details provided below.

- Visitor Parking (CP1 to CP4, Part CP6 & CP9) – A total of 192 visitor car parking spaces is provided as follows:
 - CP1 – Twenty-six (26) unrestricted No. 45 degree angle car parking space.
 - CP2 – Thirty-one (31) unrestricted No. 45 degree angle car parking spaces.
 - CP3 – Forty-three (43) unrestricted No. 90 degree angle car parking spaces.
 - CP4 – Forty-three (43) unrestricted No. 90 degree angle car parking spaces.
 - Part CP6A - Four (4) unrestricted No. 90 degree angle parking spaces
 - CP9 - Forty-five (45) unrestricted No. 90 degree angle parking spaces
- Staff & Student Parking (CP5-CP8) – A total of 96 off-street staff & student car parking spaces is provided as follows:
 - CP5 - Twenty-three (23) unrestricted No. 90 degree angle parking spaces including one accessible car parking space.
 - CP6 - Twenty-eight (28) unrestricted No. 45 degree angle and parallel parking spaces including one accessible car parking space.
 - Part CP6A - Four (4) unrestricted No. 90 degree angle parking spaces including one accessible car parking space.
 - CP7 -Twenty (20) unrestricted No. 90 degree angle parking spaces including three accessible car parking spaces.
 - CP8- Twenty-two (22) unrestricted No. 90 degree angle parking spaces.

Refer Figure 3.1 for the car parking locations.

As part of the Stage 1 works, the following modifications to the existing car parking layout will occur:

- Allocation of 24 car parking spaces within Car Park 4 for staff use only and reallocation of 2 spaces for accessible parking including the associated shared area.
- 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).

Upon completion of Stage 1, the site will accommodate 305 off-street car parking spaces, including 138 staff spaces and 167 visitor spaces.

An additional 9 student bicycle parking spaces (33 space total) will be provided east of the existing bike racks.

No other changes are proposed to the college site. Refer to Appendix A for the proposed Stage 1 Site Plan.

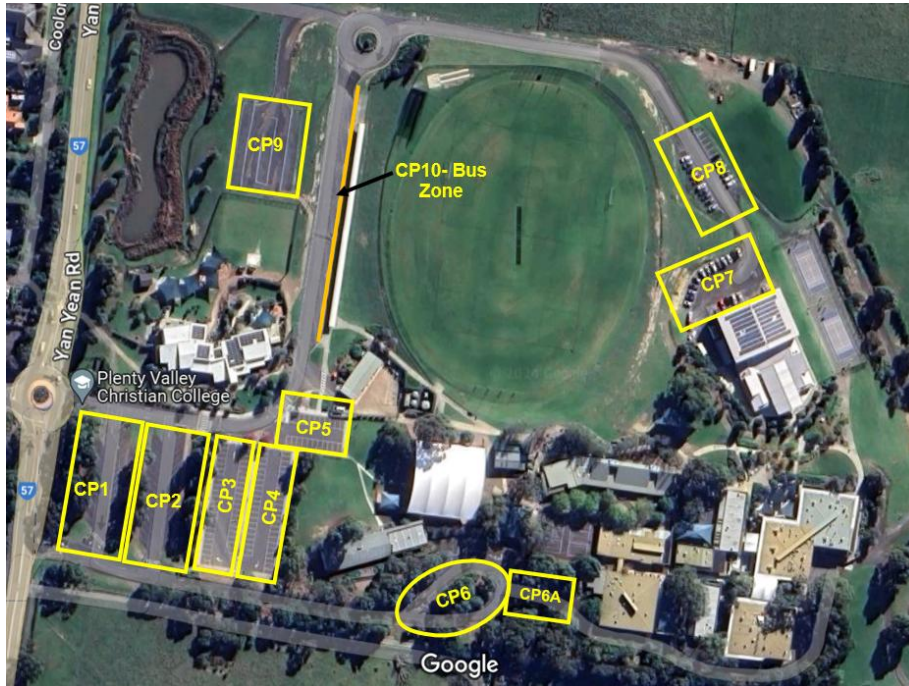


Figure 3.1: Site Plan²

4 PARKING ASSESSMENT

4.1 Car Parking

4.1.1 Car Parking Requirement

Clause 52.06 of the Nillumbik Planning Scheme outlines the car parking requirements in accordance with State and Local Planning Policy for a proposed new use or change in use within Nillumbik City Council. Clause 52.06-5, Table 1 specifies the number of car parking spaces required for different land uses. Table 4.1 summarises the statutory car parking requirements for the Early Learning Centre (ELC), Primary School and Secondary School, based on the increased staff numbers proposed as part of the development.

Table 4.1: Car Parking Requirement

Use	Rate & Measure	Quantity	No. of Spaces Required
Kindergarten (Child Care Centre)	0.22 spaces to each child ¹	66	14
Primary School	1 space to each employee (maximum number on site at any time)	80	80
Secondary School	1 space to each employee (maximum number on site at any time)	80	80
Total			174

¹ New car parking provisions under Clause 52.06 came into effect on 18 December 2025. For a child care centre use, the parking rate and measure changed to 1 space per employee. As no changes are proposed to the kindergarten use, the previous planning scheme rate continues to apply.

As shown in Table 4.1, PVCC has a statutory requirement equivalent to 174 car parking spaces, comprising 14 spaces for the ELC, 80 spaces for the primary school, and 80 spaces for the secondary school. The provision of 305 car parking spaces (138 staff spaces and 167 visitor spaces) exceeds the statutory requirement by 131 spaces.

² <https://www.bing.com/maps/aerial>, accessed May 2023.

4.1.2 Car Parking Demand Assessment

A car parking demand assessment has been completed based on the existing parking demand generated by PVCC, as outlined in Section 2.4.1.3 of the Masterplan TIAR. The assessment adopts observed demand rates of 0.54 visitor parking spaces per student driven to the college and 0.8 parking spaces per staff member. Using these demand rates and considering the number of students who are driven to the college, the anticipated peak parking demand for Stage 1 is summarised in Table 4.2.

Table 4.2: Car Parking Demand

	Visitor	Staff	Total
No. of Students	1034		1034
% Driven	30	-	30
No. Students Driven	310	-	310
No. Staff	-	172	172
Parking Demand Rate	0.54	0.8	-
Parking Demand	167	138	305
Parking Provision	167	138	305
Difference	0	0	0

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Based on Table 4.2, PVCC is expected to generate a peak parking demand equivalent to 305 car parking spaces, comprising 138 staff spaces and 167 visitor spaces. Therefore, once the Stage 1 development is fully occupied, the PVCC car park is anticipated to adequately accommodate peak staff and visitor parking demand.

4.2 Bicycle Facilities

Clause 52.34-5, Table 1 of the Nillumbik Planning Scheme sets out the minimum number of bicycle spaces required for a proposed change in use within Nillumbik City Council. Based on the proposed increase in primary and secondary school student and staff numbers, the statutory bicycle parking requirement is summarised in Table 4.3.

Table 4.3: Bicycle Parking Requirement

Use	Rate & Measure	Proposed Increase	No. of Spaces Required
Primary School	1 space to each 20 employees	+5 employees	0
	1 space to each 5 pupils over year 4	+32 students ²	6
Secondary School	1 space to each 20 employees	+5 employees	0
	1 space to each 5 pupils	+14 students ²	3
Total			9

² 2024 Enrolments: 378 Primary School Students (118 students in year 5 and 6) and 474 Secondary School Students.

As shown in Table 4.3, PVCC has a statutory requirement to provide an additional 9 student bicycle parking spaces and no additional staff bicycle spaces. The provision of 9 additional student bicycle spaces meets the requirements of Clause 52.34 of the planning scheme.

5 TRAFFIC ASSESSMENT

An assessment of the existing Yan Yean Road / Orchard Road / School Access intersection has not been undertaken for the following reasons:

- The proposed intersection upgrade has been designed to accommodate the ultimate cap of 1,120 students, which is greater than the Stage 1 enrolment of 1,034 students; and
- The intersection works will be completed immediately following the occupation of Stage 1.

Given the above, the intersection is expected to operate satisfactorily upon completion and occupation of Stage 1 of the development.

6 CONCLUSION

The proposal to expand Plenty Valley Christian College as part of Stage 1, increasing enrolments to 1,034 students is considered acceptable from a traffic engineering perspective for the following reasons:

- 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.
 - 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 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.

Therefore, 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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APPENDIX A – STAGE 1 SITE PLAN

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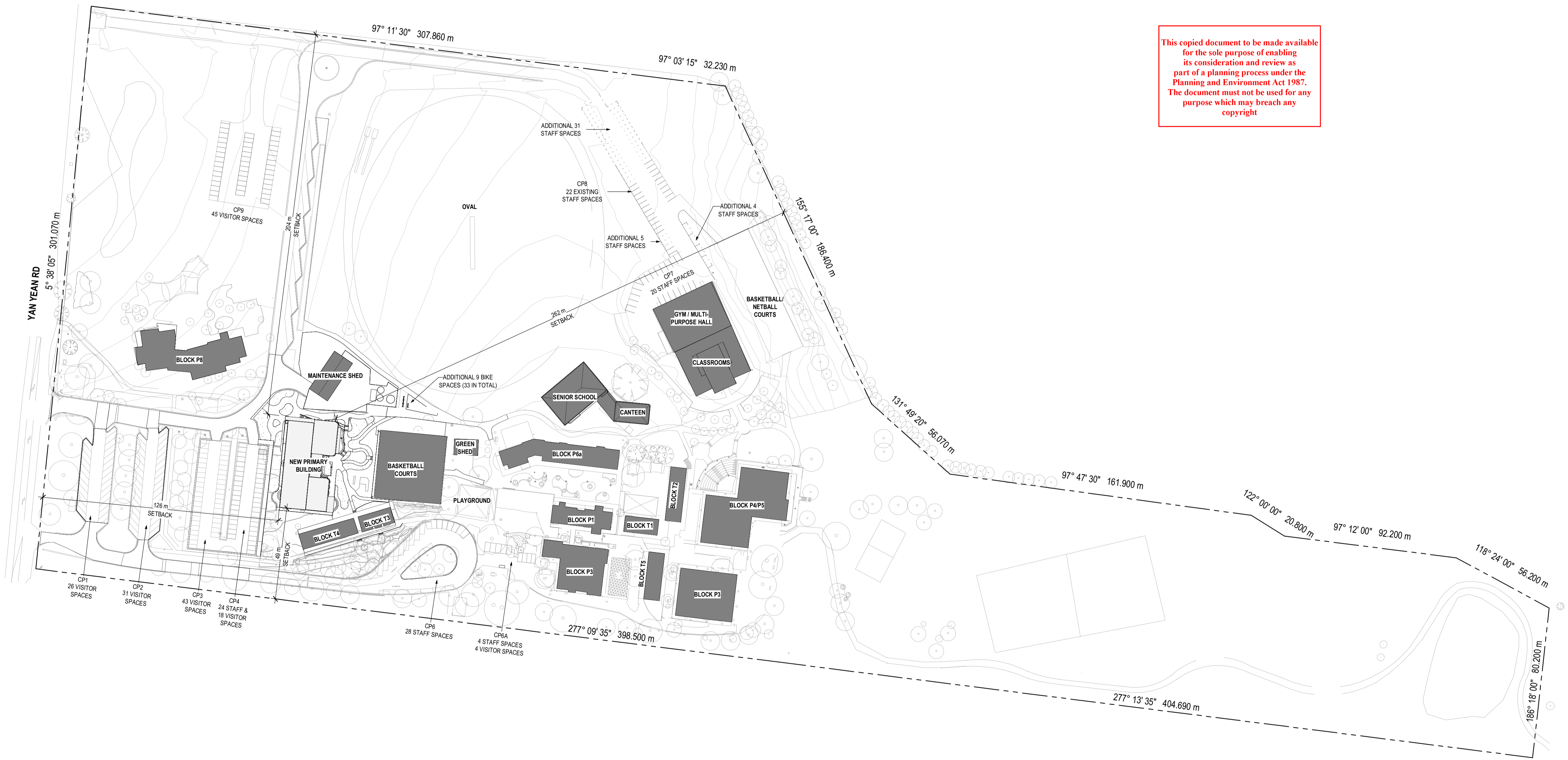
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A	Town Planning	06/03/2026	SC
REV	DESCRIPTION	DATE	APP
CLIENT	Plenty Valley Christian College		

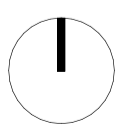
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PROJECT
NEW PRIMARY BUILDING

PROJECT NUMBER
100383

DRAWING
SITE LOCATION PLAN

SCALE 1 : 1200 @ A1



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