



**CATHOLIC  
EDUCATION  
MELBOURNE**

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Mr T Marks  
Acting Director – Outer Melbourne  
Victorian Planning Authority  
Level 25, 35 Collins Street  
MELBOURNE VIC 3088

Dear Mr Marks

**Re: Exhibition of Amendment C106mth to the Mitchell Planning Scheme (Beveridge North West Precinct Structure Plan)**

I refer to the above matter and offer the following comments.

Three non-government school sites are identified on the Beveridge North West Precinct Structure Plan (PSP), which is consistent with the future demand for Catholic schools in this area identified by Catholic Education Melbourne (CEM). We support the future provision of two Catholic primary schools and one Catholic secondary school.

CEM require a 3 hectare site for a primary school to allow for education facilities that include 2.6 hectares to accommodate the primary school and an additional 0.4 hectares to accommodate our own ancillary education facilities. A 7 hectare site is required for the secondary school.

Three road frontages for a Catholic school site with a site dimension achieving a 60:40 ratio is the optimum preferred outcome.

Suggested changes to the exhibited Beveridge North West Precinct Structure plan to address the principles outlined above include:

**Western non-government school location**

In relation to the location of the westernmost non-government school we advise that the non-government school is relocated to the north of the local town centre adjacent to the linear park along the creek. This removes the site from being directly opposite the proposed government school site and the local community facility. It is also necessary to ensure that:

- A safe pedestrian/bicycle link is provided to connect to the broader road network and community facilities.

**Central non-government school location**

CEM has no objection to the proposed location for a Catholic secondary school but requires that:

- The site has an area of at least 7 hectares with the site dimension providing a 60:40 ratio
- A safe pedestrian link is provided to the open space area to the south over the collector road
- A safe pedestrian/bicycle link is provided to connect to the broader road network and community facilities.



### Eastern non-government school location

CEM has no objection to the proposed location for a Catholic primary school but requires that:

- The site has an area of at least 3 hectares with the site dimension providing a 60:40 ratio.
- A safe pedestrian/bicycle link is provided to connect to the broader road network and community facilities.

### Designation of Catholic school sites

The Precinct Infrastructure Plan at page 52 in Appendix 4 identifies the schools intended for non-government (Catholic) schools as 'Private Education'.

It is considered that the more appropriate designation would be "Non-government Education Provider" as this is the terminology typically used for Future Urban Structure Plan.

### PSP Background report

There is no background report exhibited in association with the Beveridge North West PSP.

A recent change in policy at the VPA is to no longer designate Catholic education as the lead agency identified to deliver non-government education in the Precinct Infrastructure Plan (PIP) table of the Precinct Structure Plan.

The policy change noted that Catholic education would remain as the lead agency in the background report. The significance of the background report is that it directs landowners to contact CEM to acquire non-government school sites. There is no background report in association with the Beveridge North West PSP and landowners are likely to seek offers for non-government school sites from the market.

The lack of a background report is significant. It forms part of the VPA *Standard Approach for Non Government School Sites in Precinct Structure Plans* document, as agreed between CEM and the VPA; and it is the key outcome for CEM as part of the process of working with the VPA to strategically justify the sites identified as non-government schools, and therefore Catholic schools, on the PSP.

A copy of the most recent draft of the VPA pamphlet, ***VPA Standard Approach for Non-Government School Sites in Precinct Structure Plans***, is attached.

The background report is the only means available in the PSP process to provide a degree of certainty of provision and delivery of future Catholic schools in growth areas.

CEM requests that the VPA honour the process outlined in the *Standard Approach for Non Government School Sites in Precinct Structure Plans*. In lieu of a background report, the VPA is obliged to provide a mechanism to ensure greater certainty in the delivery of Catholic schools in the Beveridge North West PSP in return for our commitment to engage in the process and ensure the optimal delivery of education infrastructure to this future community.

Should you wish to discuss the matter do not hesitate to contact Mr Col Mackin, Manager, Planning on 9267 0228 or [cmackin@cem.edu.au](mailto:cmackin@cem.edu.au).

Yours sincerely



Jim Miles  
Acting Executive Director

26 / 09 / 2019

Attach.



## VPA STANDARD APPROACH FOR NON GOVERNMENT SCHOOL SITES IN PRECINCT STRUCTURE PLANS

The following table outlines the standard approach currently taken by the Victorian Planning Authority (VPA) when Precinct Structure Plans (PSPs) show strategically justified non-government school sites.

**Note:** This approach may vary over time and/or to reflect the individual characteristics of a Precinct Structure Plan.

Section	Approach
Background Report	Background Reports will note a situation where a relevant school provider or education sector (for example, the Catholic education sector, or the independent schools sector) has provided strategic justification for the provision of any relevant non-government school sites that are shown in a PSP.
Future Urban Structure Plan	The Future Urban Structure Plan (FUS) will show sites that have been strategically justified for non-government schools as "potential non-government school" or "existing non-government school", as appropriate. A hatched overlay will be used, with the underlying land use showing through. The Future Urban Structure will show the type of school on each site (i.e. Primary, Secondary, Special Needs etc.), as appropriate.
Vision & Objectives	The following Objectives will be included in PSPs: <i>Provide for all non-government school site(s) to meet a strategically justified need for both independent and Catholic education in the area.</i>
Requirements	The following Requirements will be included in PSPs: <i>Where the Responsible Authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the zone / applied zone.</i> (Note: The following additional guidance on how the Responsible Authority will exercise its discretion may be considered for inclusion in PSPs.) <i>In order to satisfy the Responsible Authority that a site is unlikely to be used for a school, it is necessary to demonstrate that:</i> <ul style="list-style-type: none"> <li>• <i>The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area; and</i></li> <li>• <i>The school site is no longer strategically justified having regard to the provision of schools in the locality, including land not within the Precinct Structure Plan, as appropriate; and</i></li> <li>• <i>The landowner provides the responsible authority with evidence that:</i> <ul style="list-style-type: none"> <li>- <i>Genuine negotiations have been had with a range of educational providers regarding the use of the site as a school and the sale of the site to the educational provider/s; and</i></li> <li>- <i>The educational provider(s), do not intend to purchase the site, and use the site as a school.</i></li> </ul> </li> </ul> <i>Schools and community facilities must be designed to front, and be directly accessed from a public street with car parks located away from the main entry.</i> <i>Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the Responsible Authority.</i>
Guidelines	The following Guidelines will be included in PSPs: <i>Schools should be provided with three street frontages where practicable.</i> <i>The location of key entries to schools and community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.</i>



Section	Approach						
	<p><i>Community facilities, schools, and sports fields which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.</i></p> <p><i>Any additional non-government school, educational, community, or civic infrastructure not shown on the Future Urban Structure Plan should be located:</i></p> <ul style="list-style-type: none"> <li><i>• within or proximate to a town centre or community hub / the local convenience centre or council community building, as appropriate</i></li> <li><i>• On or proximate to a connector road</i></li> </ul>						
Precinct Infrastructure Plan (PIP)	<p>Where the strategic justification for the provision of a non-government school site has been demonstrated the PIP will identify the relevant site as being delivered by a non-government provider.</p> <p>The non-government school provider does not have to own the site already, and may not proceed to secure the site. The option remains for the site to be developed by other providers.</p> <p><u><i>A note included in the PIP section of the Precinct Structure Plan – “Refer to the Background Report for detail of the non-government provider that has provided strategic justification for the non-government school site identified on the PSP.”</i></u></p>						
Land Use Budget	<p>Non-government school sites that are shown in a Greenfield PSP will be excluded from the Net Developable Area (NDA).</p> <p>This approach will also be applied where ancillary uses (such as places of worship, child care centres, kindergartens and community facilities) are totally integrated within the school development.</p>						
Statutory Provisions	<p>In Greenfields, statutory provisions will be used to remove the need for a planning permit to use non-government school sites for the purpose of a school by including the following specific provisions in the schedule to the Urban Growth Zone:</p> <p><i>Specific provisions – Use of land within the applied Residential Zone</i></p> <p><i>The following provisions apply to the use of land where a Residential Zone is applied by this Schedule.</i></p> <p><b>Table 2: Use</b></p> <table border="1"> <thead> <tr> <th>USE</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><b>Primary school</b></td> <td><i>A permit is not required to use land for a Primary school or ancillary uses (such as places of worship, place of assembly, child care centres, kindergartens and community facilities) are totally integrated within the school development, on land shown as Potential Non Government Primary School / Potential Non Government P-12 School.</i></td> </tr> <tr> <td><b>Secondary school</b></td> <td><i>A permit is not required to use land for a Secondary school or ancillary uses (such as places of worship, place of assembly, child care centres, kindergartens and community facilities) are totally integrated within the school development, on land shown as Potential Non Government Secondary School / Potential Non Government P-12 School.</i></td> </tr> </tbody> </table>	USE	CONDITION	<b>Primary school</b>	<i>A permit is not required to use land for a Primary school or ancillary uses (such as places of worship, place of assembly, child care centres, kindergartens and community facilities) are totally integrated within the school development, on land shown as Potential Non Government Primary School / Potential Non Government P-12 School.</i>	<b>Secondary school</b>	<i>A permit is not required to use land for a Secondary school or ancillary uses (such as places of worship, place of assembly, child care centres, kindergartens and community facilities) are totally integrated within the school development, on land shown as Potential Non Government Secondary School / Potential Non Government P-12 School.</i>
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Infrastructure Contribution Plans (ICPs) &	<p>The following text will be used in all DCPs and ICPs</p> <p><b>SCHOOLS</b></p> <p><i>The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under a Development Contribution Plan/<u>Infrastructure Contributions Plan.</u></i></p> <p><b>LAND USES EXEMPT FROM CONTRIBUTIONS</b></p> <p><i>Where land is subdivided or developed for the purpose of a non-government</i></p>						

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Section	Approach
Development Contribution Plans (DCPs)	<i>school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the Collecting Agency the development infrastructure levy and where applicable, the community infrastructure levy in accordance with the relevant plan.</i>

