



Department of Education and Training

Schools and Regional Services

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Tony Marks
Acting Director – Outer Melbourne
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Dear Mr Marks

Re: Public consultation on the Craigieburn West Precinct Structure Plan and draft amendment to the Hume Planning Scheme

Thank you for your correspondence of 17 November 2020 providing the Department of Education and Training (DET) with the opportunity to provide a submission on the Craigieburn West Precinct Structure Plan (PSP) and accompanying draft amendment to the Hume Planning Scheme.

The PSP allocates land for two proposed government primary schools and one proposed government secondary school, and identifies additional land for the expansion of the existing Mickleham Primary School. DET will advise you separately regarding the interim names for the proposed government schools.

The number of proposed government schools in the PSP is appropriate, based on projected development of approximately 8,300 new homes to accommodate an estimated residential population of between 22,200 to 25,800 residents (Amendment CXXXHume Explanatory Report, p. 3).

DET notes the formal advice it provided to the Victorian Planning Authority (VPA) on 29 July 2020 on the draft PSP as part of the Agency Validation Stage and appreciates that some of the issues raised have subsequently been addressed. However, there are still some outstanding issues, which we have described in the **Appendix**.

In addition, DET would appreciate VPA's confirmation that there is no impact of potential hazards, such as slope, extra high transmission lines and high-pressure gas pipelines, on the proposed school sites, and that the ultimate location of these sites was selected to avoid significant impacts on DET in terms of the cost of building, occupational health and safety considerations, and the impact on emergency management and accessibility.

If you would like to discuss the issues outlined in this correspondence further, you may contact Ms Lidia Orsini, Acting Manager Provision Planning, Infrastructure and Planning Branch, Department of Education and Training, on (03) 8688 7785 or by email: provision.planning@education.vic.gov.au.

Yours sincerely

Erin Giles

Erin Giles
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22 / 12 /2020

APPENDIX

DEPARTMENT OF EDUCATION AND TRAINING (DET) - ISSUES TO BE ADDRESSED AS PART OF THE CRAIGIEBURN WEST PSP AND DRAFT AMENDMENT

Reference to government schools

All references to 'government primary school', 'government year P-6 school' or similar should be amended to 'proposed government primary school'.

All references to 'government secondary school', 'proposed government High School', 'government year 7-12 school' or similar should be amended to 'proposed government secondary school'.

Number and width of roads adjoining government schools

The PSP Requirement R34 (page 37) states:

Education facilities must have a minimum of two road frontages (three preferred), with one connector road abutting the school with a road easement wide enough to allow for school bus movement while accommodating on-street parking and two way traffic movement.

In order to provide clarity on the various road functions, (including student drop-off zones, on-street parking and bus parking) and facilitate safety and efficiency of traffic and pedestrian movement, especially at pick-up and drop-off times, DET requests that R34 be amended as follows (red strike-through text denotes deletion and green text denotes addition):

Education facilities must have a minimum of two road frontages (three preferred). These roads must have sufficient width to provide student drop-off zones and on-street indented parking, in addition to other street functions. ~~with one~~ At least one of these must be a connector road ~~abutting the school~~ with a road easement wide enough to allow for school bus movement ~~parking~~ while simultaneously accommodating on-street parking and two way traffic movement.

Separation of government schools from other land uses

The PSP Guideline G6 (page 16) states:

'Subdivision should provide for a street separating development from waterways, sporting reserves and local parks and the linear reserve.'

However, DET seeks that government schools not be separated by streets from sporting reserves, local parks, linear reserves and community facilities. It is however important for government schools to be separated by a street from residential and commercial land uses and waterways.

On this basis, DET requests that the following new requirement be added to clarify the type of land use that should be separated from a government school by a street:

Subdivision must provide for a street separating government schools from all surrounding land uses other than sporting reserves, local parks, linear reserves and community facilities.

Reorientation of Mickleham Primary School

It is noted that Requirement R3 (page 15) has been added to the PSP to address the concerns DET raised about Mickleham Primary school being inaccessible from its northern and western frontages to arterial/proposed arterial roads: Mickleham Road and Mt Ridley Road respectively. Requirement R3 should be amended to provide clarity on the intent, particularly as the word 'internal; may be read to imply internal to the school site. The following edits are suggested (red strike-through text denotes deletion and green text denotes addition):

'In order to reorient school buildings and access away from adjoining arterial roads (Mickleham Road and Mt Ridley Road), subdivision adjacent to the existing Mickleham Primary School (and the proposed expansion) as indicated on Place Based Plan (Plan 4) must provide ~~an internal~~ subdivision layout which facilitates access to the Sschool from the ~~internal local~~ road network.

Local streets adjacent to ~~the~~ Mickleham Primary School (and the proposed expansion) ~~school~~ must have sufficient width to provide student drop-off zones and on-street indented parking, in addition to other street functions. At least one of these must be a connector road with provide a road easement wide enough to allow for school bus movement/parking, while simultaneously accommodating on-street parking and two way traffic movement in accordance with the ~~the~~ Department of Transport's guidance for public transport and land use development.'

Inclusion of kindergartens in local community facilities

The local community facilities shown adjacent to Government Primary Schools on 'Plan 4 Place Based Plan' (page 14) should include a kindergarten to comply with the State Government's commitment to locate kindergartens adjacent to all new government primary schools. The key on the Plan for Community Facilities could be amended to read '*Local community facilities (including kindergarten)*'

DET notes that there is no proposed community facility adjoining the proposed government mid school site. It is understood that this area will be serviced by another community facility in the adjoining Craigieburn R2 PSP. DET would like to continue discussions regarding the need for a local community facility (including a kindergarten) adjoining the proposed mid government primary school.

DET requests that the following new Guideline is included in the PSP to facilitate easy, safe and efficient drop-offs to both a government primary school and kindergarten facility:

The frontage for both a proposed government primary school and a kindergarten should be close to each other to encourage a single drop off for parents who have children attending both facilities.

Consistency between land use budget tables and plan

The land use listed as 'Government school' in 'Table 1: Precinct land use budget' (page 13) and 'Appendix 4.2 Parcel specific land use budget table' (page 48) should be amended to read:

Proposed government school (including expansion to existing school)

The 'Existing government school' land is listed as 2.04 hectares (ha) in the 'Precinct land use budget'. This does not align with the areas stated for specific parcels in Appendix 4.2, which add up to 2.05 ha.

In Appendix 4.2, Parcel 4 is stated to allocate 0.10 ha of '[Proposed] government school' land. However, 'Plan 3: Land Use Budget' (page 12) does not show any proposed government school land within Parcel 4.

Proposed government secondary school site size

'Appendix 4.2 Parcel specific land use budget table' (page 48) shows that parts of the Proposed Secondary School site are contained within three land parcels: Parcel 9 (1.55 ha), Parcel 10 (1.81 ha) and Parcel 14 (4.70 ha), which total 8.06 ha. The proposed site size is 0.34 ha smaller than the standard 8.4 ha site area the DET requires for secondary schools in greenfield areas.

DET requires an additional 0.34 ha be allocated to the proposed government secondary school site and suggests that this could be achieved by moving the adjoining recreational facility (SR-02) slightly further north.

Timing for delivery

'Appendix 4.1 Precinct infrastructure table' (page 45) includes timing for the purchase of land and construction of each government school, with a 'M-L' term timeframe for the proposed government schools and 'S-M' timing for the Mickleham Primary School expansion. It is suggested that either the heading 'timing' be relabelled 'indicative timing' or that a footnote is added, stating that 'The Department of Education and Training will determine when each school will be needed'. It is also recommended that the timeframes for delivery are defined within the PSP.

'Appendix 4.1 Precinct infrastructure table' also states the timing for the 'purchase of land and construction of a Community Centre collocated with Mickleham Primary School expansion' (CI-01) is M-L term, whereas the timing for expansion of Mickleham Primary School is S-M term. It is suggested that the timing for CI-01 should change to S-M term to ensure coordinated delivery of both the school expansion and early childhood/kindergarten services.

Employment generation

'Appendix 4.9 Employment generation in precinct' (page 69) includes the number of estimated jobs that will be generated by 'Government primary school (including existing Mickleham Primary)' and 'Government secondary school', applying a jobs per campus ratio. A note should be included stating the source of these estimations. Also, the number of jobs generated by Mickleham Primary School should be excluded, as they are existing and will not be created by development of the precinct.

The way in which the total number of jobs for 'All education facilities' has been calculated in the table is confusing and should be explained or removed.

Precinct infrastructure delivery

Under Section '3.8 Precinct infrastructure delivery' (page 41) DET suggests including the following two new Requirements:

- In sub- section '3.8.1 Development staging' (page 41):

In staged subdivisions, land containing a proposed government school site, adjoining community centre and streets adjoining the school site should all be included in the same stage.

- In sub-section '3.8.2 Subdivision works' (page 42):

Land allocated for a proposed government school should be fully serviced (including installation of all utility infrastructure and connection, and construction of all roads surrounding the school site) before the Department of Education and Training acquires the school site.

Permit exemption in Schedule 12 to Clause 37.07

The proposed *Schedule 12 to Clause 37.07 Urban Growth Zone, 2.3 Specific provisions – Use of land* states that a permit is not required for a primary school or a secondary school, with the condition:

'On land identified as 'potential non-government school' in the incorporated Craigieburn West Precinct Structure Plan.'

Whilst it is likely that the intention is to exempt government schools from requiring a permit, specifying non-government schools may be interpreted as implying that government schools do require a permit. To avoid confusion, DET request that the condition be amended as follows:

'For non-government schools, oOn land identified as 'potential non-government school' in the incorporated Craigieburn West Precinct Structure Plan.'