

Robert Panozzo

Expert Witness Statement

**Review of Government Secondary School &
Active Open Space Provision in the Draft
Craigieburn West Precinct Structure Plan**

April 26, 2021

Prepared on behalf IRD Developments Pty Ltd

C/O - Gadens

Level 13, Collins Arch, 447 Collins Street

Melbourne 3000

EXPERT WITNESS DETAILS

This section outlines relevant information about Robert Panozzo, Principal Consultant and co-founding Director of Australian Social & Recreation Research Pty Ltd (“ASR” or “ASR Research”), who prepared the following expert witness report.

Personal Details

Name: Robert Panozzo

Address: Suite 7 / 321 Chapel Street, Prahran 3181

Education Qualifications

2003 -2004: Graduate Certificate in Environment and Planning – RMIT University

1986 - 88: Bachelor of Social Science (Socio-Environmental Assessment and Policy) - RMIT. Obtained degree with distinction.

Area of Expertise

I have worked as a social researcher and planner specialising in community infrastructure assessments since 1992. My curriculum vitae, summary of experience, project information and declaration are attached.

Expertise in Preparing the Report

Robert has had over two decades of experience as a social planner of a broad range of community infrastructure such as open space, community centres and schools. ASR Research specialises in providing advice to both developers, local Councils and State agencies on how to most effectively and efficiently provide for the many services and facilities local communities require to satisfy their social needs. This advice, prepared in the form of detailed assessments, has covered many land use contexts, from the outer fringes of Melbourne in new housing estates, to significant infill redevelopments.

I have been responsible for the preparation of numerous PSPs, largely on behalf of the Victorian Planning Authority (formerly the Metropolitan Planning Authority), Local Government and developers. All of these assessments involve an analysis of enrolment demand for education facility needs and recreation demand for active open space reserves. These include:

Robert Panozzo – Expert Witness Statement

Review of Government Secondary School & Active Open Space Provision in the Draft Craigieburn West Precinct Structure Plan

Western Metropolitan Region

- Toolern Precinct Structure Plan Community Infrastructure Assessment
- Melton North Community Infrastructure Assessment
- Taylors Hill West Community Infrastructure Assessment
- Mt Atkinson Community Infrastructure Assessment
- Rockbank Regional Community Infrastructure Assessment
- Eynesbury Community Infrastructure Assessment
- Melton Township Local Structure Plan

Northern Metropolitan Region

- Greater Beveridge Community Infrastructure Scoping Study
- Greenvale Community Infrastructure Assessment
- Lockerbie Community Infrastructure Assessment
- Lockerbie North Community Infrastructure Assessment
- Merrifield West Community Infrastructure Assessment
- Wollert – Quarry Hills Community Infrastructure Assessment
- Mernda – Doreen Growth Area Community Infrastructure Assessment
- Epping North Growth Area Community Infrastructure Assessment

South Eastern Metropolitan Region

- Clyde and Cranbourne Nth Community Infrastructure Assessment
- Botanic Ridge: Review of Community Infrastructure Requirements

In relation to education facility assessments I have most recently been involved in the preparation of the:

- Former Kingswood Golf Course Education Facility Needs Assessment (2020) for AS Residential Property No. 1 Pty Ltd;
- Clarkefield School Needs Assessment (2020) for APD Projects;
- Eynesbury Education Facility Needs Assessment (2017) for the Hyde Property Group;
- Review of Government Secondary School Requirements within the Pakenham East Precinct Structure Plan (2017) for Parklea Pty Ltd;
- Victoria University (Melton Campus) Education Facility Needs Assessment (2017) for Victoria University; and
- Evaluation of Opening Enrolments of Recently Established Catholic Primary Schools (2015) for Catholic Education Melbourne.

I was also significantly involved with the preparation of the *Planning for Community Infrastructure in Growth Area Communities* (2008), a much cited document in the preparation of PSPs in Melbourne's growth areas.

Instructions Which Defined the Scope of This Report

I, Robert Panozzo, was engaged by Gadens on behalf of IRD Developments Pty Ltd (IRD - "the client") to review the appropriateness of Government secondary school and active open space provision proposed by the draft Craigieburn West Precinct Structure Plan, November 2020 (Draft PSP).

I understand that IRD Developments Pty Ltd (IRD) owns land located at 250 Olivers Road, Mickleham ("subject site"). The subject site is approximately 8 hectares in size and approximately 90% of the subject site will be subject to a future School Zone (for a proposed Government secondary school) and proposed active open space reserve.

Gadens have instructed me to consider any and all matters I consider relevant including:

- the appropriate locational criteria for the location of a school site in a new, greenfield community;
- whether the designated School Zone over the IRD Land is an appropriate and/or sustainable location from an economic and social analysis perspective;
- if the current School Zone designation is not appropriate, which alternative location/s are appropriate for the future school site.

Facts, Matters and Assumptions Relied Upon

In the course of my investigations I have based my assessment on:

1. The contents and development assumptions of the draft Craigieburn West Precinct Structure Plan;
2. The current and planned supply and distribution of Government secondary schools and active open space reserves within the City of Hume including other approved PSP schools sites and active open space reserves identified by the Victorian Planning Authority;
3. Education participation rates for the City of Hume using 2016 ABS Census of Population and Housing data;
4. Population forecasts prepared on behalf of the City of Hume by .id consulting;
5. Government school planning and provision standards used by the Department of Education & Training; and
6. Public open space guidelines and standards outlined in the Victorian Planning Authority's *Precinct Structure Planning Guidelines* (2009)

Documents & Data Taken into Account

The following documents and data have also been taken into account:

- Draft Craigieburn West Precinct Structure Plan (November 2020);
- City of Hume population and household forecasts, 2016 to 2041, prepared by .id, November 2017
- 2016 ABS Census of Population and Housing;
- Precinct Structure Planning Guidelines (2009), Victorian Planning Authority.

Identity of Persons Undertaking This Work

I am solely responsible for the preparation of the report.

Summary of Opinions

A summary of opinions is provided in the attached report: “Review of Government Secondary School & Active Open Space Provision in the Draft Craigieburn West Precinct Structure Plan”.

Declaration

I have made all the inquiries that I believe are desirable and appropriate and confirm that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Robert Panozzo
ASR Research Pty Ltd
Suite 7 / 321 Chapel Street, Prahran

Monday, 26 April 2021

Robert Panozzo

Expert Witness Statement

**Review of Government Secondary School
Provision in the Draft Craigieburn West
Precinct Structure Plan**

Final Report

April 26, 2021

Prepared on behalf IRD Developments Pty Ltd

C/O - Gadens

Level 13, Collins Arch, 447 Collins Street

Melbourne 3000

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1 Introduction

1.1 Purpose of Review

I, Robert Panozzo, was engaged by Gadens on behalf of IRD Developments Pty Ltd (IRD - “the client”) to review the appropriateness of Government secondary school provision and active open space proposed by the draft Craigieburn West Precinct Structure Plan, November 2020 (Draft PSP).

I understand that IRD Developments Pty Ltd (IRD) owns approximately 8 hectares of land located at 250 Olivers Road, Mickleham (“subject site”, the location of which is shown below in Figure 1).

Figure 1 – Subject Site Location



As shown in Figure 2 on the following page, approximately 90% of the subject site (shown as Parcel 10) will be subject to a future School Zone (for a proposed Government secondary school) and a future active open space reserve¹ (to cater for organised outdoor sport²). The co-location of these two forms of community infrastructure and other community facilities is generally encouraged by Part 2 of the VPA’s Precinct Structure Planning Guidelines (2009)³. In my experience as community infrastructure planner the co-location of a Government Secondary College and active open space reserve is strongly encouraged as a means of providing local communities with an opportunity to establish recreation infrastructure for organised sport in an efficient and effective manner. Outcomes include improved accessibility and sporting club viability, shared school and

¹ Source: Draft Craigieburn West Precinct Structure Plan (page 30). This reserve is identified as Park Id item “SR-02” in the credited open space table and described as a 9.5 hectare ‘local sports reserve’. The locational attributes of this reserve are described as ‘located mid-section, north of the town centre and co-located with the proposed government High School, to serve the immediate catchment, and accessible via the connector street network’.

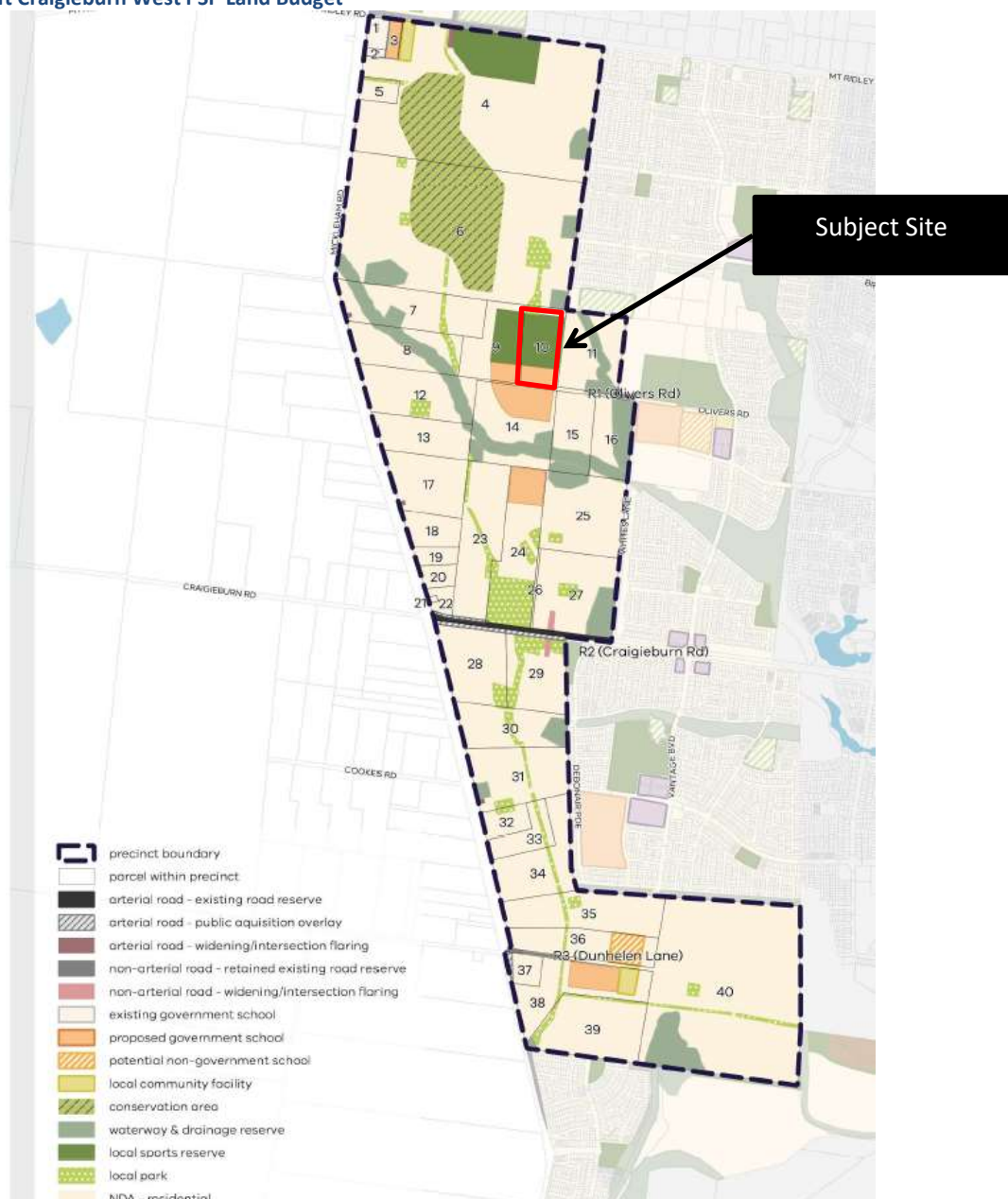
² Source: Victorian Planning Authority (2009), Precinct Structure Planning Guidelines: Part 2 Preparing the Precinct Structure Plan (page 53). Active open space is defined as ‘land set aside for the specific purpose of formal outdoor sports by the community.’

³ Source: Victorian Planning Authority (2009), Precinct Structure Planning Guidelines: Part 2 Preparing the Precinct Structure Plan (Element 4, Standard 1, page 29)

community utilisation, and providing opportunities for shared funding sources (e.g. Local government and State Government). Compared to Government Primary school, Government secondary schools have the advantage of being larger in size (8.4 hectares) and thus provide an opportunity to establish a larger playing field for organised sport or a larger indoor recreation centre (i.e. 3+ courts) for sports such as basketball and indoor netball.

Figure 2 also reveals that both the proposed Government secondary school site encompasses three separate landholdings (parcel 9 owned by Deague Group, parcel 10 owned by IRD & parcel 14 ownership unknown) and the proposed active open space reserve two landholdings (Parcels 9 & 10).

Figure 2 - Draft Craigieburn West PSP Land Budget



The VPA Projects Standing Advisory Committee made directions that prior to the Hearing, the Victorian Planning Authority is to meet with the Department of Education & Training and I&R (face-to-face or via video conference) to further discuss the basis of the school site selection, including the provision of relevant background documents. This meeting occurred on April 19, 2021. During this meeting the VPA referred I&R to its selection criteria on page 46 of its Part A submission (refer to Attachment 4 for a copy of the VPA’s response). Prior to the Directions Hearing meeting, the VPA disclosed a letter dated 29 July 2020 from the Victorian School Building Authority (VSBA) to the VPA in response to its request to validate and comment on the draft Craigieburn West PSP (refer to Attachment 5 for a copy of this letter).

1.2 My Instructions

Gadens have instructed me to consider any and all matters I consider relevant including:

- the appropriate locational criteria for the location of a school site in a new, greenfield community;
- whether the designated School Zone over the IRD Land is an appropriate and/or sustainable location from an economic and social analysis perspective;
- if the current School Zone designation is not appropriate, which alternative location/s are appropriate for the future school site;
- the appropriate locational criteria for the location of an active open space reserve in a new, greenfield community;
- whether the designated active open space reserve over the IRD Land is an appropriate location; and
- if the current active open space designation is not appropriate, which alternative location/s are appropriate for the future active open space site.

1.3 The Craigieburn West PSP

The Craigieburn West Precinct Structure Plan (the PSP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of Hume City Council, Government agencies, service authorities and major stakeholders. The document describes the vision for the area as follows:

- Craigieburn West will develop as a series of predominantly residential neighbourhoods supported by a local Town Centre and adjoining residential areas.
- The precinct will leverage its unusual linear form by creating a series of walkable neighbourhoods arranged along a north–south spine comprising open space links and key road connections. The precinct will also seek to embed heritage and landscape features within and around it by capitalising on opportunities to maximise views to nearby volcanic cones and integration with established native vegetation.

- The central spine will support the primary place-making focus - creating energy and activation. The PSP features schools, community hubs, and diverse housing typologies linked with a range of open spaces, including conservation reserves, active open space and a network of local parks.
- The PSP will complete the structure planning process for the area, completing the delivery of green links within and beyond the PSP boundaries and provision of a sensitive built form interface to rural land west of Mickleham Road/Urban Growth Boundary.
- The PSP will complete the catchment to surrounding activity centres external to the PSP, including Craigieburn Central, Aston Village and Highlands Village, while also providing for local facilities, including a centralised activity centre co-located with open space and community facilities, and a series of proposed government and potential non-government schools.

2 Review of Proposed Government Secondary School Provision

2.1 Government Secondary School Review Objectives

The objectives of my Government secondary school review were to:

1. Assess whether the number of Government Secondary schools proposed by the PSP is appropriate given the context of the number of dwellings proposed by the PSP and the existing and proposed supply of Government schools in the wider study area; and
2. Assess whether the location of Government Secondary school proposed by the PSP is appropriate.

2.2 School Review Methodology

I used the following methodology to address the assessment objectives:

- Compare the Study Area and Greater Melbourne education participation rates by sector type using 2016 ABS Census data (refer to Attachment 1 which compares secondary school enrolment participation rates of the Study Area to the Greater Melbourne Statistical Division).
- Documenting the number of existing schools in the Study Area by sector and type.
- Prepare a map showing all the existing and planned Government secondary schools within the Study Area.
- Reviewing dwelling and population forecasts for the Study Area from the year 2020 to 2041 (refer to Attachment 2 for more details); and
- Calculating education enrolment and facility requirements using Department of Education and Training (DET) school planning provision benchmarks and the application of 2016 education participation rates by sector in the Study Area (refer to Attachment 3 for more details).

2.3 Government School Provision Benchmarks

There are two key Government education provision benchmarks used for PSP planning purposes. These are:

- 1 Government Primary School per 3,000 dwellings (3.5 ha site); and
- 1 Government Secondary School per 10,000 dwellings (8.4 ha site).

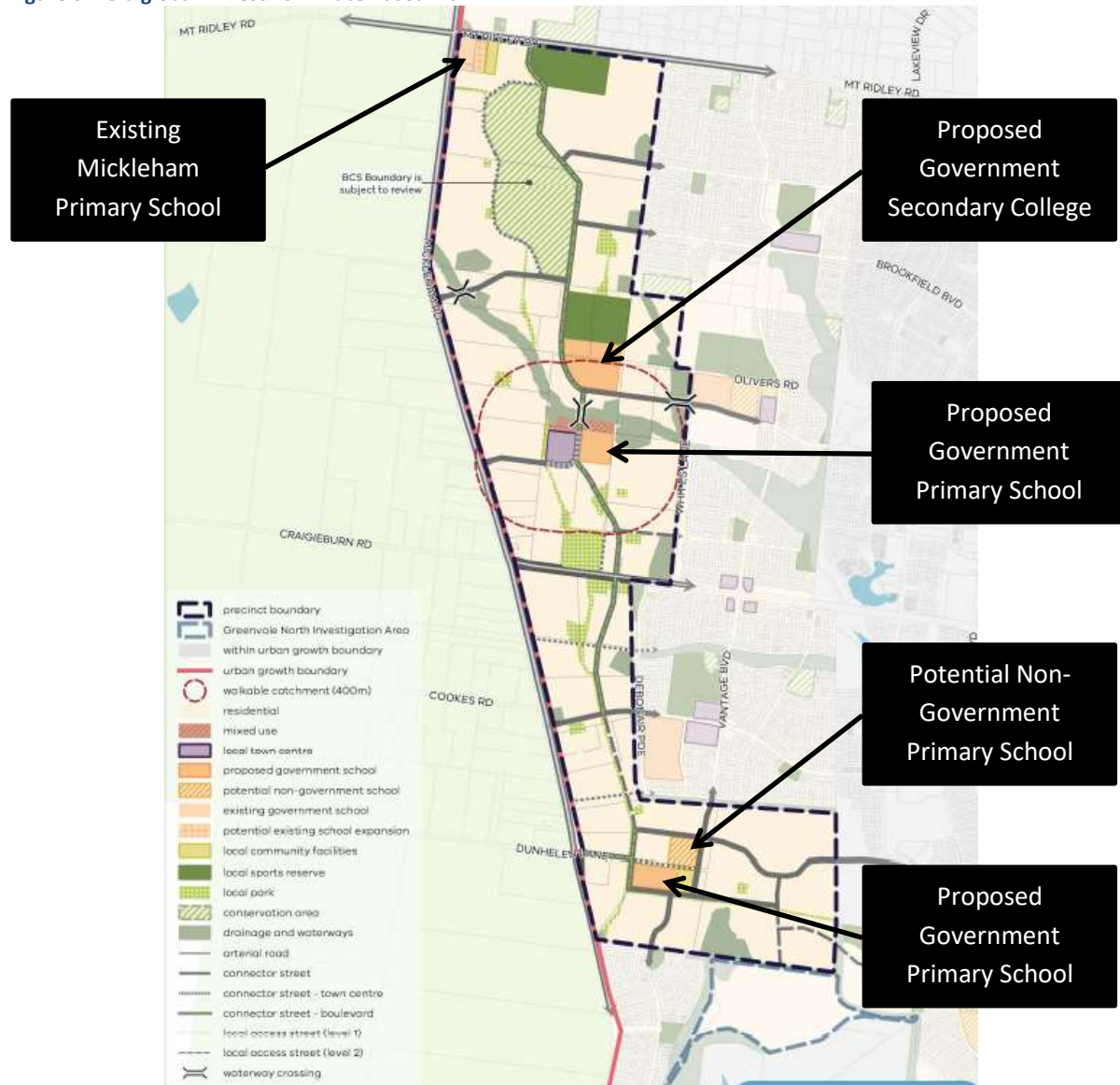
The Department of Education and Training (DET) also identifies a long-term enrolment (LTE) objective for each primary and secondary school. These are:

- Government Primary Schools: 450-475 long term enrolments and generally with a maximum capacity of 600 enrolments; and
- Government Secondary Schools: 1,100 long term enrolments and generally with a maximum capacity to accommodate 50% more (approximately 1,600 to 1,700 enrolments).

2.4 Existing and Proposed Craigieburn West PSP School Provision

Figure 3 on the following page shows both existing and proposed schools identified by the Place Based Plan for the Craigieburn West PSP. The existing Mickleham Primary School (a Government school) is located at the far north western corner of the PSP area and is identified in the PSP document as a school which will be expanded. In addition to this existing school, the PSP proposes one (1) new Government Secondary College in the centre of the PSP area, two (2) new Government Primary Schools (one within the centre of the PSP and one at the southern end) and one (1) potential non-Government Primary School located at the southern end of the PSP area.

Figure 3 – Craigieburn West PSP: Place Based Plan



Source: Craigieburn West Precinct Structure Plan – Draft for Public Consultation (November 2020), Victorian Planning Authority

2.5 Assessment Study Areas

To assist with the review of Government school provision, a Study Area (SA) was constructed using a combination of Statistical Area Level 2⁴ (SA2) localities and the boundaries used in the City of Hume Small Area Population Forecasts⁵. The SA was used to identify the number and type of existing and planned schools and calculating projected education enrolment demand.

The SA consists of the following SA2s:

⁴ Source: Australian Bureau of Statistics, Statistical Area Level 2 (SA2) ASGS Ed 2016 Digital Boundaries. SA2s are medium-sized general purpose areas built up from whole Statistical Areas Level 1 (SA1). Their purpose is to represent a community that interacts together socially and economically.

⁵ Source: City of Hume Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, November 2017

- Mickleham – Yuroke (within which the Craigieburn West PSP is located); and
- Craigieburn – West;
- Craigieburn – North;
- Craigieburn – Central; and
- Craigieburn - South.

The SA2s forms the basis of the Victoria in Future 2019 (VIF2019) estimates prepared by the Department of Environment, Land, Water and Planning (DELWP). Victoria in Future is the official state government projection of population and households. Projections are based on trends and assumptions for births, life expectancy, migration, and living arrangements across all of Victoria. For Local Government Areas (LGA), smaller areas (VIFSAs) and Australian Statistical Geography Standard Areas Level 2 (SA2) and above, the VIF2019 covers the period to 2036.

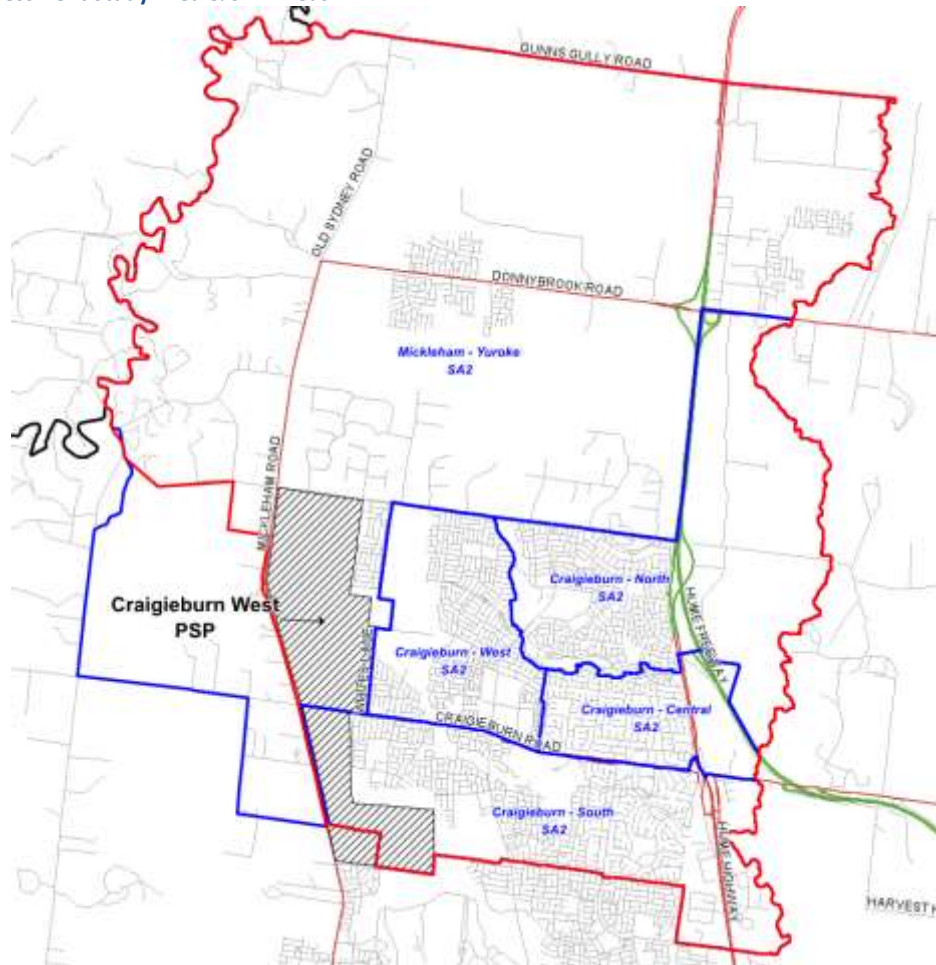
However, for the purposes of this review the City of Hume’s population and household forecasts were used for the following reasons:

- A longer projection period – whereas the VIF2019 forecast period for SA2 locations extends only as far as the year 2036, the City of Hume forecasts extend to the year 2041; and
- A more refined geographic area – although the City of Hume geographic structure within the SA is broadly similar to the SA2 boundaries, it is slightly smaller by excluding much of the rural area west of Mickleham Road which contains very little existing population and falls outside Melbourne’s Growth area boundary.

A relatively large study area provides more capacity to understand the impact of population change on education facilities with larger population catchments such as Government and Non-Government secondary schools.

The SA boundary, based on the City of Hume’s small area geographic structure, is shown in red in Figure 4 on the following page. The SA2 boundaries are shown in blue.

Figure 4 - Assessment Study Area & SA2 Areas



Source: Australian Bureau of Statistics, Statistical Area Level 2 (SA2) ASGS Ed 2016 Digital Boundaries

2.6 Existing School Provision

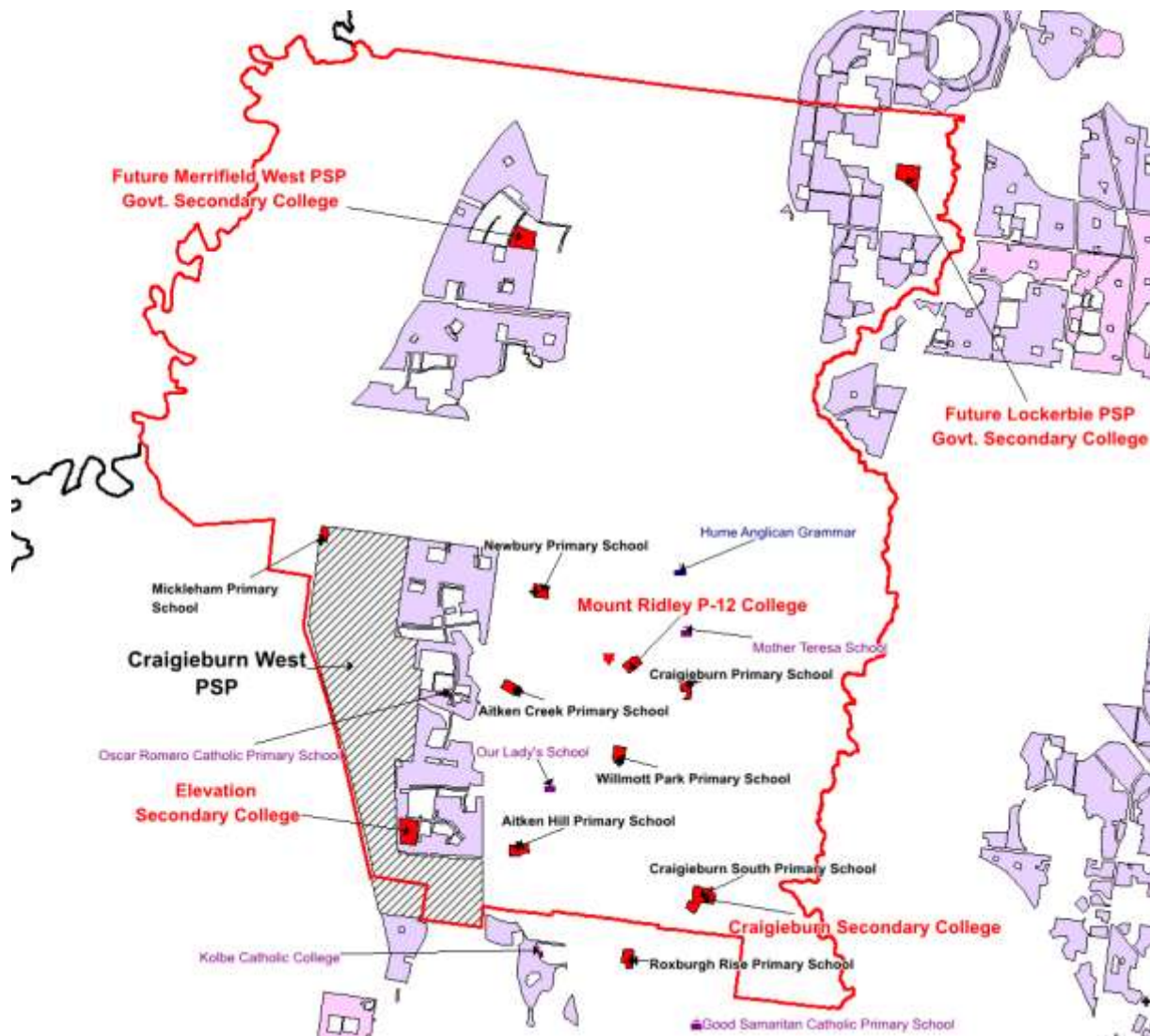
As shown in Table 1 below the entire Study Area currently contains a large number and diversity of schools. The Study Area includes 14 school sites, 71% of which are Government school sites, 22% of which are Catholic school sites and 7% of which are other independent school sites. The majority of school sites (72%) are dedicated primary schools, followed by dedicated secondary schools (14%) and combined primary and secondary schools (14%).

Table 1 – Existing School Sites by Sector and Type within Study Area

<i>School Sites</i>	<i>Total No. of School Sites</i>	<i>% of School Sites within Study Area</i>
<i>Total Government Primary school sites</i>	<i>7</i>	<i>50%</i>
<i>Total Government Primary / Secondary School sites</i>	<i>1</i>	<i>7%</i>
<i>Total Government Secondary school sites</i>	<i>2</i>	<i>14%</i>
<i>Total Government Special Needs School</i>	<i>0</i>	<i>0%</i>
<i>Total Government English Language School</i>	<i>0</i>	<i>0%</i>
<i>Total Government School sites</i>	<i>10</i>	<i>71%</i>
<i>Total Catholic Primary school sites</i>	<i>3</i>	<i>22%</i>
<i>Total Catholic Primary / Secondary school sites</i>	<i>0</i>	<i>0%</i>
<i>Total Catholic Secondary school sites</i>	<i>0</i>	<i>0%</i>
<i>Total Catholic School sites</i>	<i>3</i>	<i>22%</i>
<i>Total other independent Primary school sites</i>	<i>0</i>	<i>0%</i>
<i>Total other independent Primary / Secondary school sites</i>	<i>1</i>	<i>7%</i>
<i>Total other independent Secondary school sites</i>	<i>0</i>	<i>0%</i>
<i>Total other independent (e.g. special needs sites)</i>	<i>0</i>	<i>0%</i>
<i>Total other independent school sites</i>	<i>1</i>	<i>7%</i>
<i>All school sites</i>	<i>14</i>	<i>100%</i>

The location of all existing schools is shown in Figure 5 on the following page.

Figure 5 - Existing Schools within Study Area



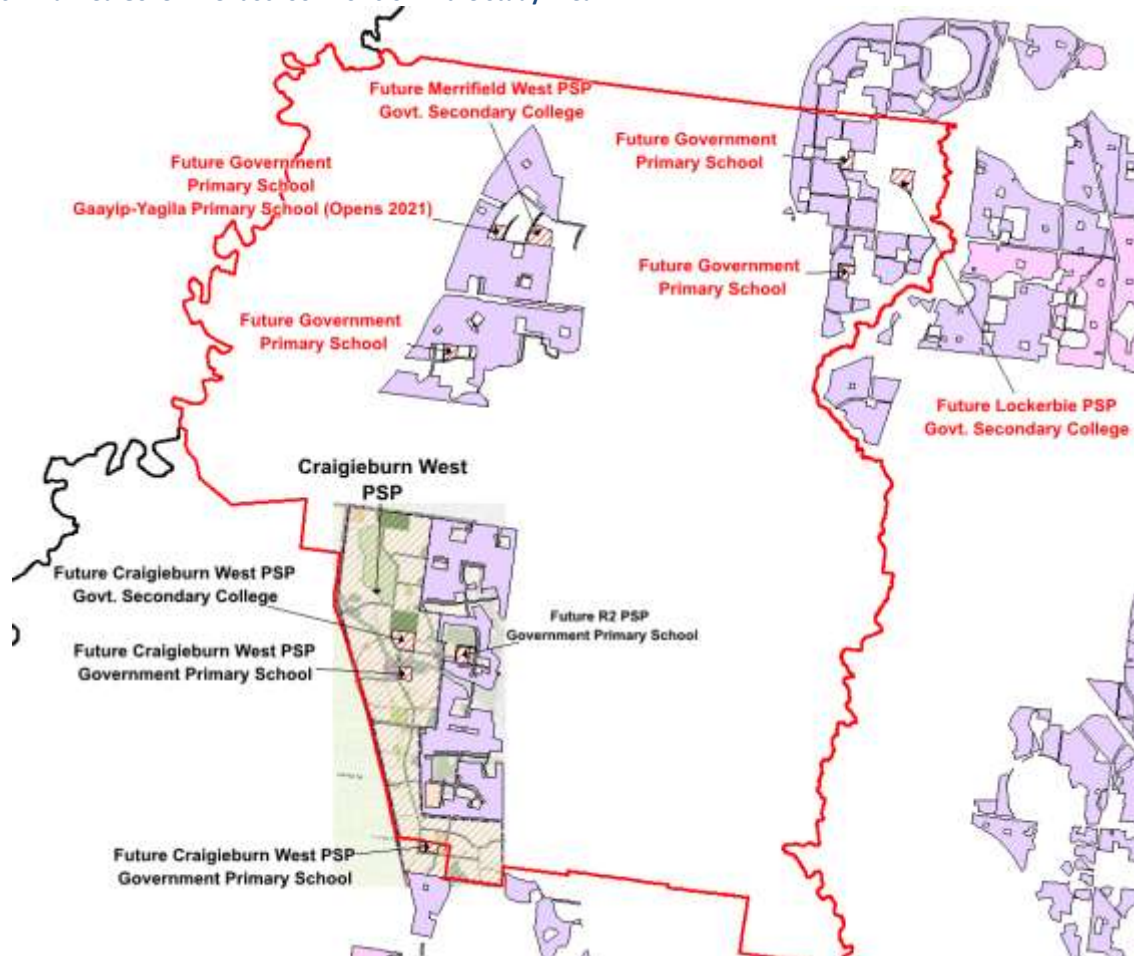
2.8 Planned Government Schools

A significant feature of the Craigieburn West PSP is its proximity to some of Melbourne's most significant growth corridors in the Northern Growth Corridor.

These growth corridors contain multiple Precinct Structure Plan (PSP) locations which are at varying stages of the planning approvals process. Figure 6 below shows the location of proposed school sites in the SA including the approved PSPs of Craigieburn R2, Merrifield West and Lockerbie. There are currently 10 additional Government future schools proposed within the SA including those within the draft Craigieburn West PSP (2 Government Primary Schools and 1 Government Secondary School). Other Government school sites include the future Craigieburn R2 PSP Primary School, two Government Primary Schools and 1 Government Secondary School within the Merrifield West PSP and two Government Primary Schools and 1 Government Secondary School within the Lockerbie PSP.

By full development, the Study Area will contain 20 Government Schools consisting of 6 Government Secondary schools and 15 Government Primary schools.

Figure 6 – Planned Government School Provision in the Study Area



2.9 Assessment of the Number and Type of Government Schools Proposed

In order to assess whether both the Craigieburn West PSP and wider Study Area will have an adequate number of Government Secondary schools to cater for future demand, a number of enrolment and facility-based calculations were prepared using enrolment participation assumptions and provision benchmarks typically used by the Department of Education & Training (DET) in growth area locations. These calculations are presented in Attachment 3 of this report. A summary of these estimates is shown in Table 2 below. It shows that across the SA approximately 5 Government Secondary schools may be required to satisfy demand by 2041 (approximately 9,300 enrolments).

Table 2 – Projected Government School Enrolments & Site Requirements by 2041 within the Study Area

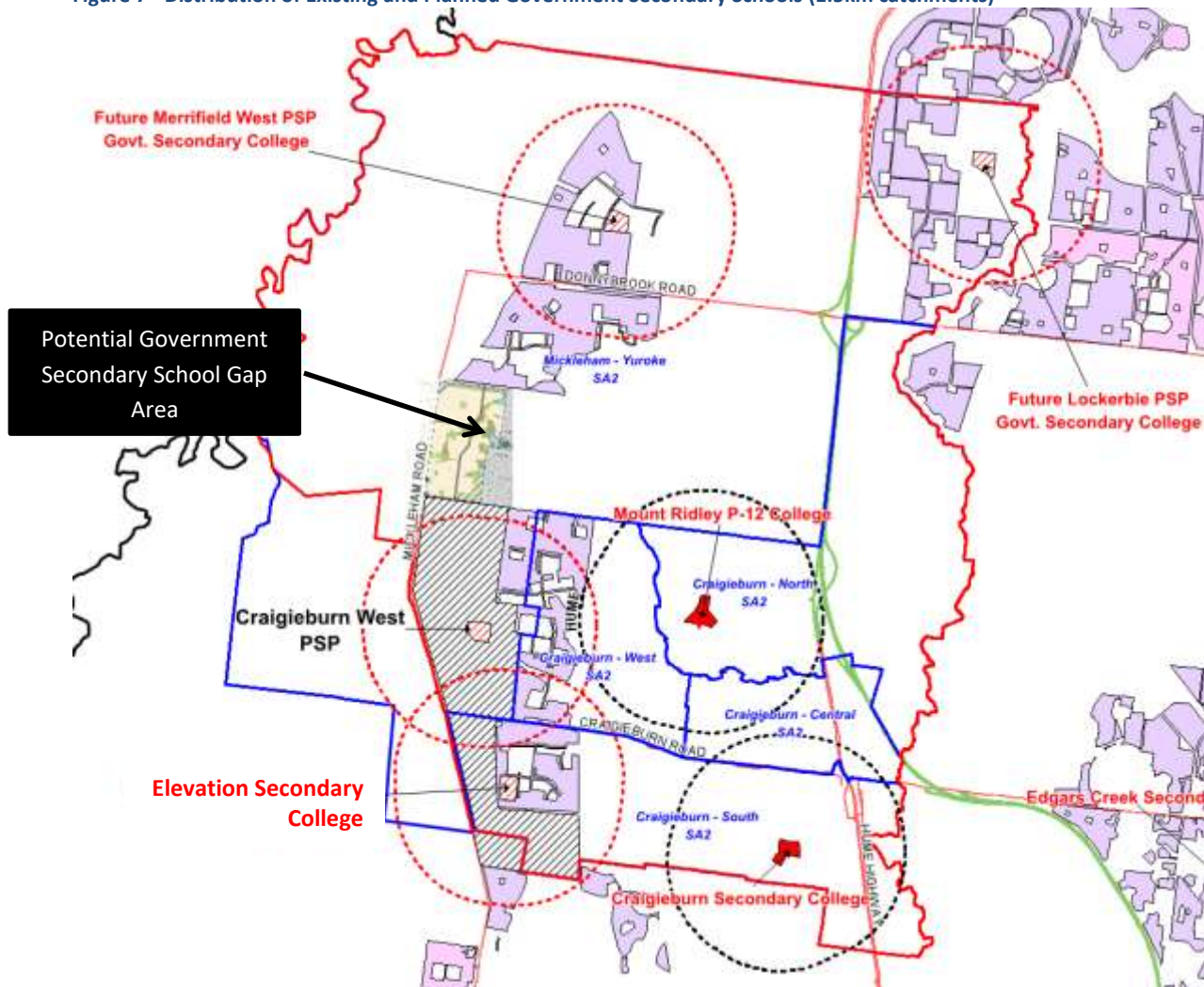
	Craigieburn (North - Central)	Craigieburn (South West - South)	Kalkallo	Mickleham (Balance)	Mickleham (CDA)	Total Study Area
Govt. Secondary Schools						
Govt Secondary Enrolments	2,570	1,470	1,394	2,711	1,177	9,323
Govt Secondary School Sites	1.5	0.8	0.6	1.2	0.5	4.7

These estimates are generally consistent with the extent of existing and planned Government School provision documented in this report. However, the estimates indicate a potential need for 5 Government Secondary schools compared to the 6 currently anticipated across the SA, this should be interpreted with some caution due to the larger population catchments secondary schools tend to draw enrolments from. Consequently, this review is generally satisfied with the number of Government Secondary Schools proposed for the SA.

2.10 Distribution of Government Secondary Schools

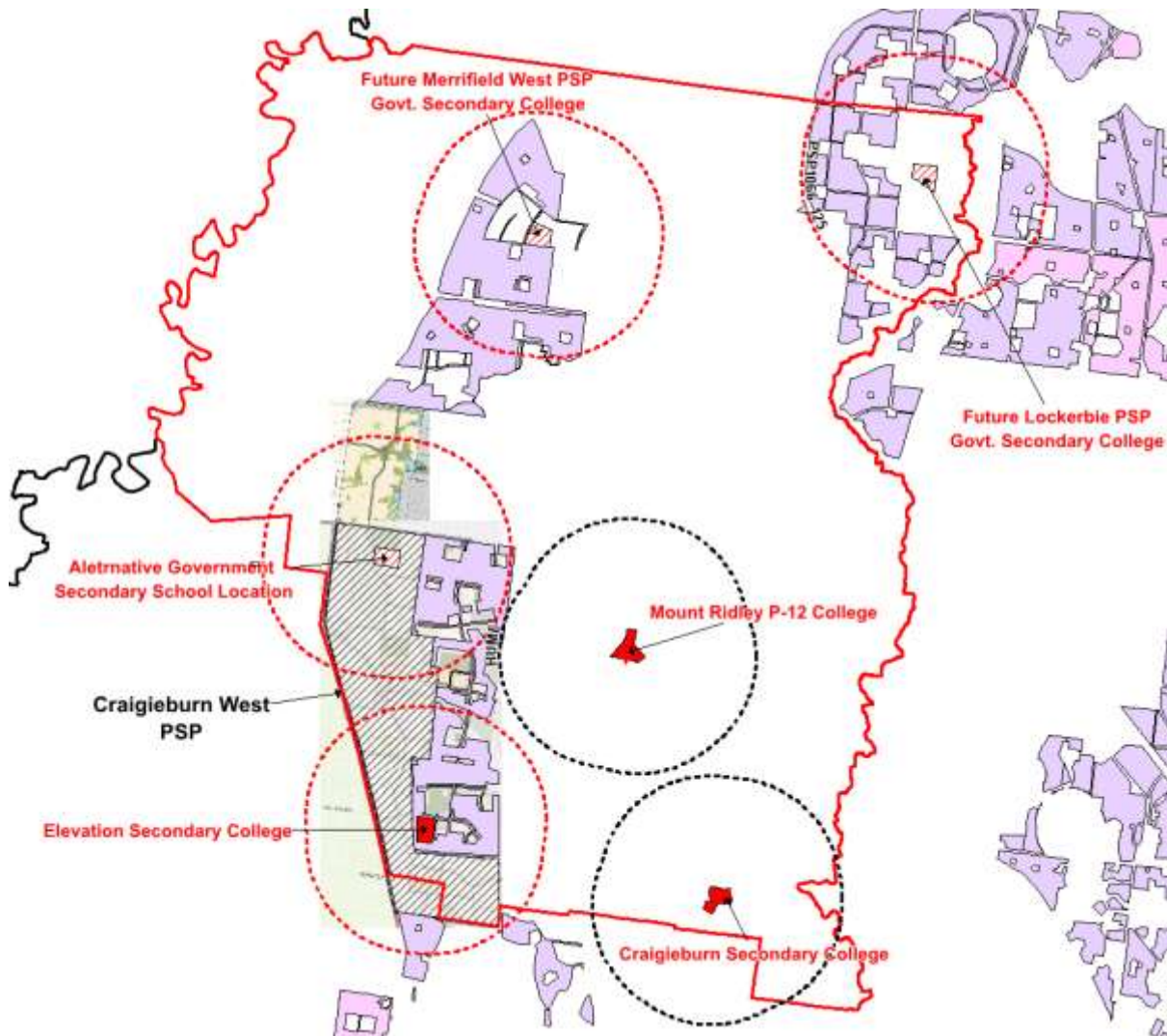
Figure 7 below shows the 1.5-kilometre catchments for each existing and proposed Government Secondary school in the Study Area. This clearly shows a potential provision gap area stretching from the southern portion of the Merrifield West PSP to the Lindum Vale PSP. The Lindum Vale PSP (September 2018) anticipates a residential dwelling yield of approximately 1,700, and the Merrifield West PSP (March 2012 and then updated June 2018) anticipates a yield of approximately 6,900. However, I understand that both these PSPs assume relatively conservative residential densities and may well underestimate the number of dwellings and population generated by these combined areas.

Figure 7 - Distribution of Existing and Planned Government Secondary Schools (1.5km catchments)



The gap area I have identified could be addressed by moving the Government Secondary school currently proposed for the Craigieburn West PSP further north within the PSP as shown in Figure 8 below.

Figure 8 – Alternative Distribution of Existing and Planned Government Secondary Schools

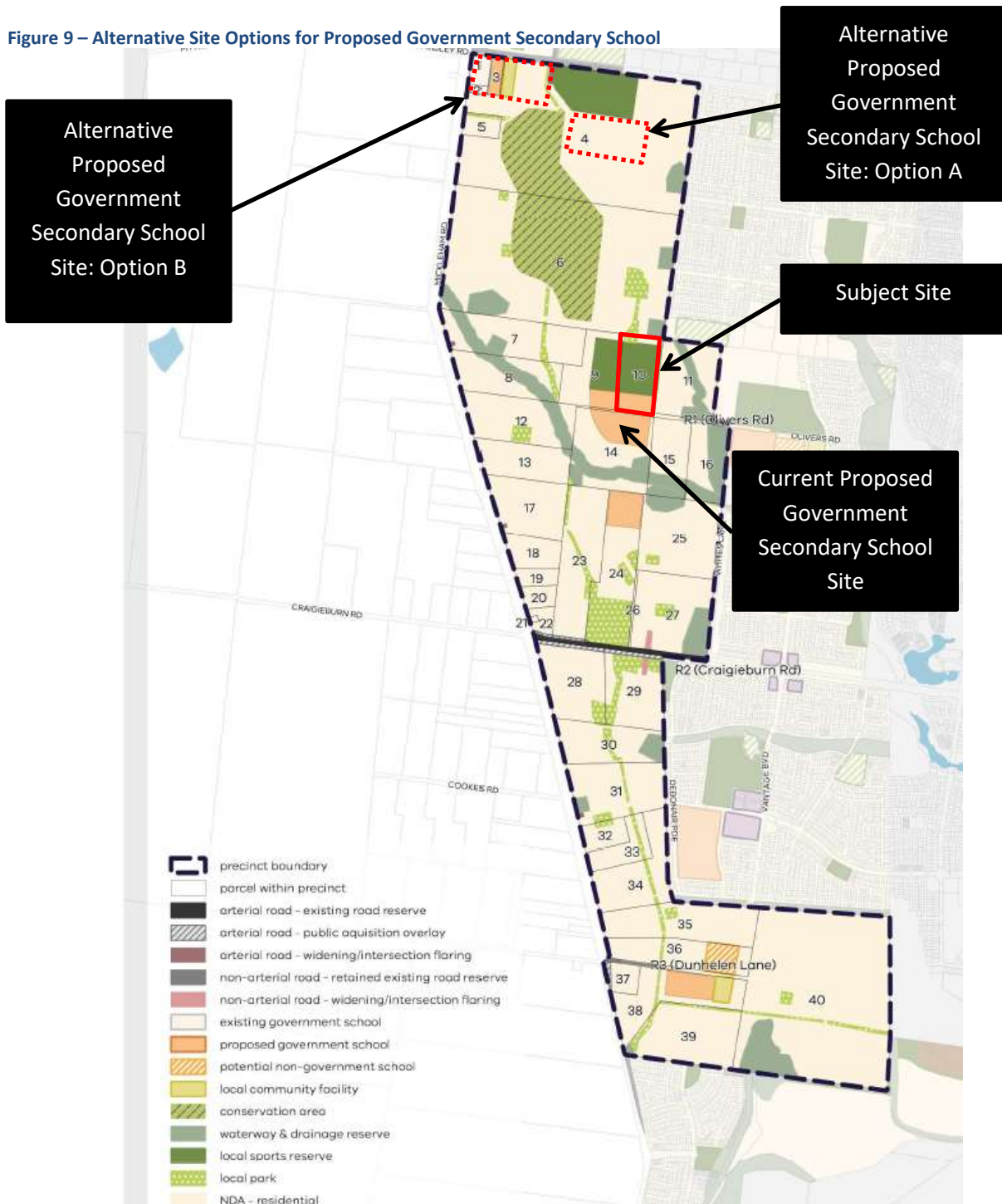


In terms of a more specific alternative site location, I have illustrated two options in Figure 9 on the following page.

- **Option A** involves relocating the proposed Government Secondary to a site abutting the southern boundary of the proposed northern active open space reserve. This option also has the advantage of being able to negotiate the purchase of the site with a single landowner (of Parcel 4).
- **Option B** involves relocating the proposed Government Secondary to a site west of the proposed northern active open space reserve. Although an excellent alternative location, this option has several disadvantages including multiple land ownership parcels and the need to reassess the future role and function of the existing Mickleham Primary School (including its proposed expansion) and the adjacent community facility.

In my opinion Option A offers the most feasible and reasonable alternative site location for the proposed Government Secondary school.

Figure 9 – Alternative Site Options for Proposed Government Secondary School



3 Agency Feedback Regarding Proposed Government Secondary School

3.1 Victorian School Building Authority Feedback

In response to the VPA's written request (26/06/2020) to validate and / or comment on the Government school provision proposed by the Draft Craigieburn West PSP, the Victorian School Building Authority (VSBA) provided the VPA with a written letter (29/07/2020). In that letter, the VSBA states that:

"The number of proposed government schools in the PSP is appropriate, based on verbal advice received from the Victorian Planning Authority (VPA) on 10 July 2020 stating that there would be a potential dwelling yield of 8,300 with an average of 2.8 persons per dwelling. It is noted that more definitive population projections are to be confirmed/prepared by the VPA".

The VSBA also makes a number of other comments in relation to issues such as street frontage requirements, site ownership and site location.

In relation to the proposed Government Secondary School, the VSBA makes the following comments:

- "*
- 1. Number of street frontages** – Street frontages to be revised having regard to comments made in Attachment 1 under 'Street design'. It should be noted that a road separating the proposed school site from the adjacent residential area to the east of the site should be provided.
 - 2. Site ownership** – It is noted that the site comprises a number of parcels but it is not known how many land owners there are and whether there will be complications associated with site acquisition.
 - 3. Safety of adjoining connector road** – Further detail is requested to ensure that the curved collector road adjoining the school will facilitate safety and efficiency of traffic and pedestrian movement, especially at pick-up and drop-off times.
 - 4. Width of adjoining connector road** – Whilst the Draft PSP Document indicates that bus stop facilities should be designed as integral parts of activity generating land uses including schools, this has not been confirmed through detailed road design at this stage. It is our expectation that the adjoining connector road will have a width of at least 25m and be capable of supporting bus parking and a bus stop.
 - 5. Location** - The proposed school site is located close to Elevation Secondary College and whilst it provides better access coverage for the northern section of the PSP, its southern area will be shared with Elevation Secondary School. Further clarification about population projections is required in order to assess this".

3.2 Part A Submission (Victorian Planning Authority, April 2021)

A public consultation on the draft PSP commenced on 17 November 2020 and concluded on 18 December 2020. A total of 42 submissions were received. In response, the VPA prepared its “Part A” submission which represents a whole of government position, unless otherwise indicated. The VPA received submissions from several State Government agencies and departments. This document provides the agreed position (unless otherwise stated) of the following:

- Department of Transport;
- Department of Education and Training (Victorian School Building Authority);
- Melbourne Water;
- Yarra Valley Water (in its capacity as utility provider);
- Department of Environment, Land, Water and Planning (DELWP) – Melbourne Strategic Assessment; and
- Department of Environment, Land, Water and Planning – Land Management.

The Part A submission indicates that four submissions (18, 20, 28, 39) were received relating to the provision and location of the following three Government schools:

- Secondary School
- Primary School (central)
- Primary School (southern).

In relation to the proposed Government Secondary School the VPA states its position as follows:

“In response to Submissions (28, 35) regarding the Government Secondary School, the VPA notes the need for the school was identified after the co-design workshop and, accordingly, the location was determined in consultation with DET at that time.

The location of the school is driven by balancing the following considerations:

- *Catchments – DET identified the need for a Secondary school in the Precinct north of Craigieburn Road.*
- *DET School location guidelines – the proposed location meets all of the school location guidelines, except that it is on multiple land parcels.*
- *Good planning practice:*
 - *Co-location and place-making principles – the proposed Secondary school is directly adjacent to a sports reserve, and in close proximity to the primary school located in Craigieburn R2 PSP and the local town centre. Co-location with the aforementioned community assets strengthens the desirability of the walkable catchment, increases the sense-of place, and improves the attractiveness of higher density living.*

No other location within the PSP provides a balanced outcome to the considerations outlined above, to the extent that the proposed location does”.

3.3 Implications of Agency Feedback

Having considered the feedback of both the VSBA and VPA I believe the VSBA’s comments in relation to the location of the proposed Government Secondary School is very significant and adds weight to the case for relocating this school further north in the PSP. The VSBA acknowledges that the proposed school site is located close to Elevation Secondary College and that the southern catchment area of the proposed school “will be shared with Elevation Secondary School”. PSPs provide a unique opportunity to locate schools efficiently and effectively in relation to catchment distributions. A shared catchment area between two Government secondary schools leads to uneven catchments and an inequitable access outcome. In my opinion the demand generated by the Lindum Vale PSP and southern area of the Merrifield PSP for Government Secondary schools has not been adequately considered in the feedback provided by both the VSBA and VPA.

4 Review of Active Open Space Provision

4.1 Active Open Space Review Objectives

The objectives of the active open space review were to:

1. Assess whether the quantum of active open space proposed by the PSP is appropriate given the requirements outlined in the PSP Guidelines; and
2. Assess whether the distribution of active open space proposed by the PSP is appropriate given the requirements outlined in the PSP Guidelines.

As I have previously indicated, the PSP Guidelines define active open space as ‘land set aside for the specific purpose of formal outdoor sports by the community.’ The other major forms of public open space are delivered in the form of unencumbered passive open space⁶ and encumbered land⁷. Although neither passive open space nor open space derived from encumbered land is the focus of my evidence, I do refer to these types of spaces in the following sections for contextual purposes only.

⁶ Source: Victorian Planning Authority (2009), Precinct Structure Planning Guidelines: Part 2 Preparing the Precinct Structure Plan (page 55). Passive open space is defined as ‘open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.’

⁷ Source: Victorian Planning Authority (2009), Precinct Structure Planning Guidelines: Part 2 Preparing the Precinct Structure Plan (page 54). Encumbered land is defined as ‘land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields). This is not provided as a credit against public open space requirements. However, regard is taken to the availability of encumbered land when determining the open space requirement.’

4.2 Active Open Space Review Methodology

The following methodology was used to address the assessment objectives:

- Compare and assess the quantum of active open space proposed for the Craigieburn West PSP against the VPA's Precinct Structure Planning Guidelines (2009); and
- Compare and assess the distribution of active open space proposed for the Craigieburn West PSP against the VPA's Precinct Structure Planning Guidelines (2009).

4.3 Public Open Space and Community Facility Guidelines

The VPA PSP Guidelines (2009) include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision. Key open space guidelines include:

- Provide a network of quality, well-distributed, multi-functional and cost effective open space, catering for a broad range of users that includes:
 - Local parks within 400m safe walking distance of at least 95% of all dwellings;
 - Active open space within one kilometre of 95% of all dwellings;
- Linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within one kilometre of 95% of all dwellings.
- Indicatively set aside 4% of Net Developable Area (NDA) for unencumbered local passive open space; and
- Indicatively set aside 6% of NDA for active open space - sports grounds and outdoor court based facilities such as tennis and netball.

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site.

The contribution these encumbered assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived as each PSP site provides unique topographical, hydrological and environmental characteristics.

Standard 1 ("S1") of Element 4 of Part 2 of the PSP Guidelines (Community Facilities) includes active open space references along side other community facilities and states that:

“ Community facilities (e.g. schools, community centres, active open space) are generally collocated with each other, and located either close to a town centre or with good visual and physical links to a town centre.

Lower density community uses (e.g. active open space) are generally further from the town centre than higher density community uses (e.g. childcare and community centres).”

Standard 5 (“S5”) of Element 5 of Part 2 of the PSP Guidelines (Open Space and Natural Systems) refers specifically to active open space and states that:

“ Active open space should be:

- Of an appropriate size, i.e. sufficient to incorporate two football/ cricket ovals, but small enough to enable regular spacing of active open space provision across the precinct. This configuration would generally require at least eight hectares;*
- Appropriate for its intended open space use in terms of quality and orientation;*
- Located on flat land (which can be cost effectively graded);*
- Located with access to, or making provision for a recycled or other sustainable water supply;*
- Designed to achieve sharing of space between sports, and*
- Linked to pedestrian and cycle paths”.*

4.4 Proposed Craigieburn West PSP Open Space Provision

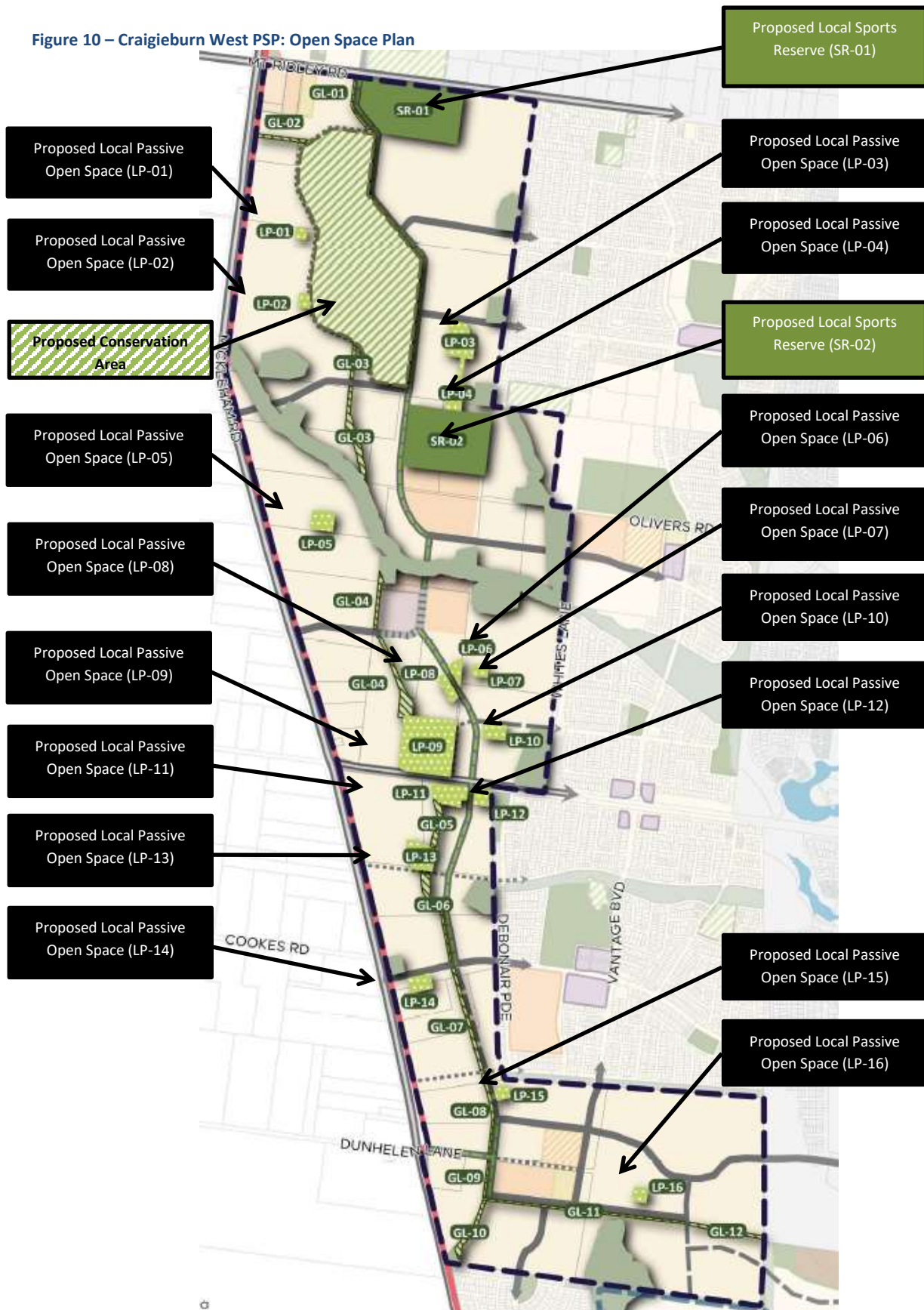
Figure 10 on the following page shows the current open space proposed by the Craigieburn West PSP consisting of two (2) sports reserves, sixteen (16) local passive open spaces, one large (1) conservation reserve, large expanses of drainage reserve land (particularly along Aitken Creek) and linear open spaces. Table 3 below shows the Precinct Land Use Budget proposed by the Craigieburn West PSP. In relation to open space, it shows that approximately 118 hectares of the PSP is set aside for open space purposes, consisting of 76 hectares of service open space (i.e. conservation reserve land - 9.1% of NDA; and waterways and drainage reserve land - 9.3% NDA) and almost 42 hectares of credited open space (i.e. local sports reserves – 4.59% of NDA; and local passive open space – 5.5% of NDA).

Table 3 - Precinct Land Use Budget: Open Space

Open space			
Service open space			
Conservation reserve	37.70	6.70%	9.10%
Waterway and drainage reserve	38.55	6.85%	9.30%
Sub-total service open space	76.24	13.56%	18.40%
Credited open space			
Local sports reserve (ICP land)	19.00	3.4%	4.59%
Local network park (ICP land)	22.78	4.1%	5.50%
Sub-total credited open space	41.78	7.4%	10.08%
Total all open space	118.02	21.0%	28.49%

Source: Craigieburn West Precinct Structure Plan – Draft for Public Consultation (November 2020), Victorian Planning Authority

Figure 10 – Craigieburn West PSP: Open Space Plan



Source: Craigieburn West Precinct Structure Plan – Draft for Public Consultation (November 2020), Victorian Planning Authority

4.5 Assessment of the Quantum of Active Open Space Proposed

When assessed against the VPA's PSP Guidelines the quantum of public open space proposed appears generally satisfactory. Although the Craigieburn West PSP proposes a much higher allocation of unencumbered passive open space (5.5% of NDA compared to the 4% recommended by the Guidelines) and relatively less active open space (4.59% of NDA compared to the 6% recommended by the Guidelines), the overall provision of unencumbered public open space (10.08%) achieved by the PSP is consistent with the target of 10% of NDA recommended by the Guidelines.

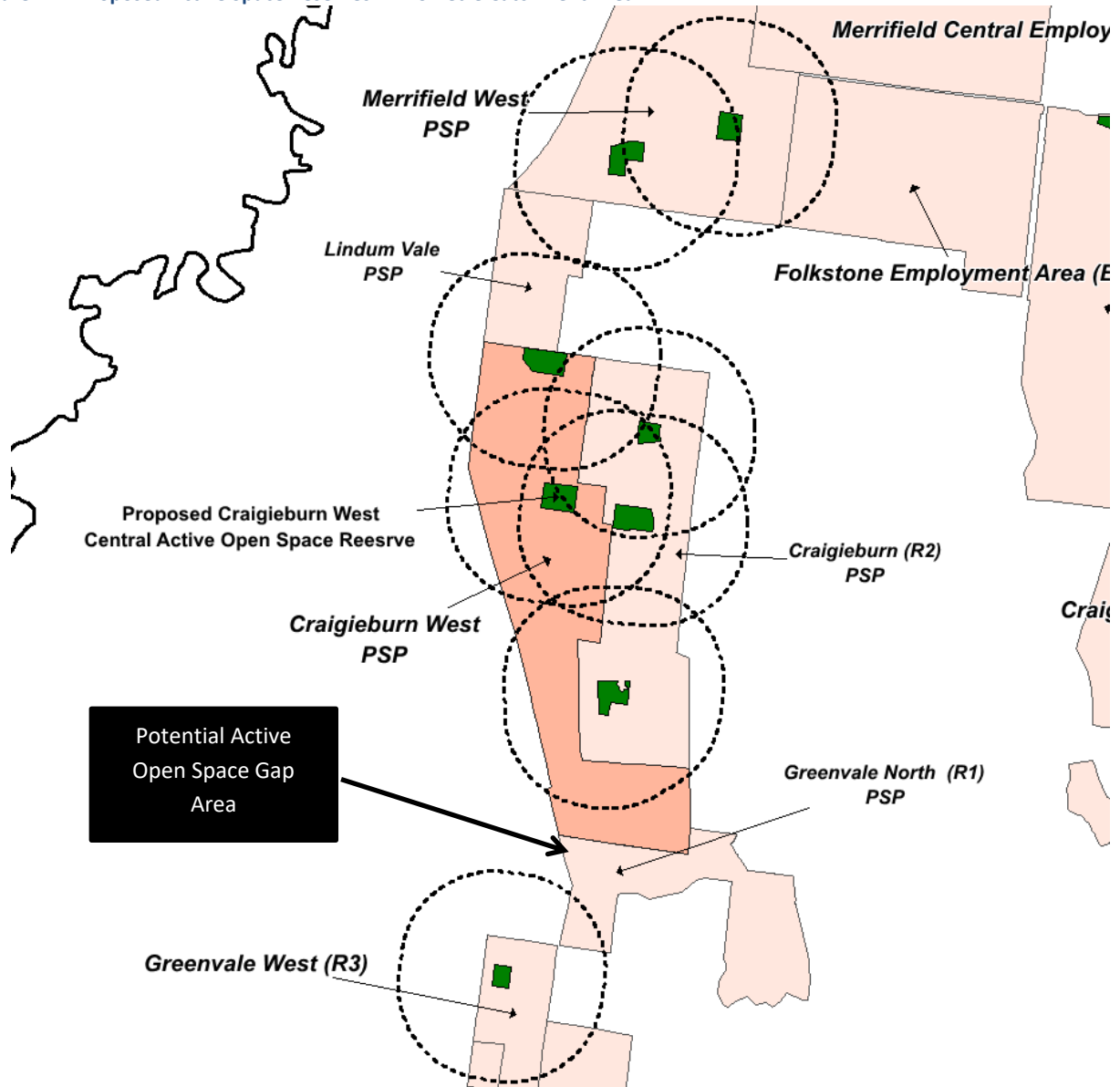
4.6 Assessment of the Distribution of Active Open Space Proposed

Figure 11 on the following page assesses the local active open space provision locations proposed by the Craigieburn West PSP (and neighbouring PSP locations such as Craigieburn (R2) to the east, Greenvale North (R1) and Greenvale West (R3) PSP to the south, and Lindum Vale PSP and Merrifield West PSP to the north) against the 1-kilometre distance of at least 95% of all dwellings standard recommended by the VPA Guidelines.

Figure 11 clearly shows the highly congested nature of the active open space catchments encompassing the central active open space reserve location (SR-02) proposed by the Craigieburn West PSP. This location is only a short distance from both the central active open space reserve (AR03) and northern active open space reserve (AR01) proposed by the Craigieburn (R2) PSP to the east.

Figure 11 also clearly shows that there is a potential gap area in the far southern section of the PSP and the western portion of the Greenvale North (R1) PSP.

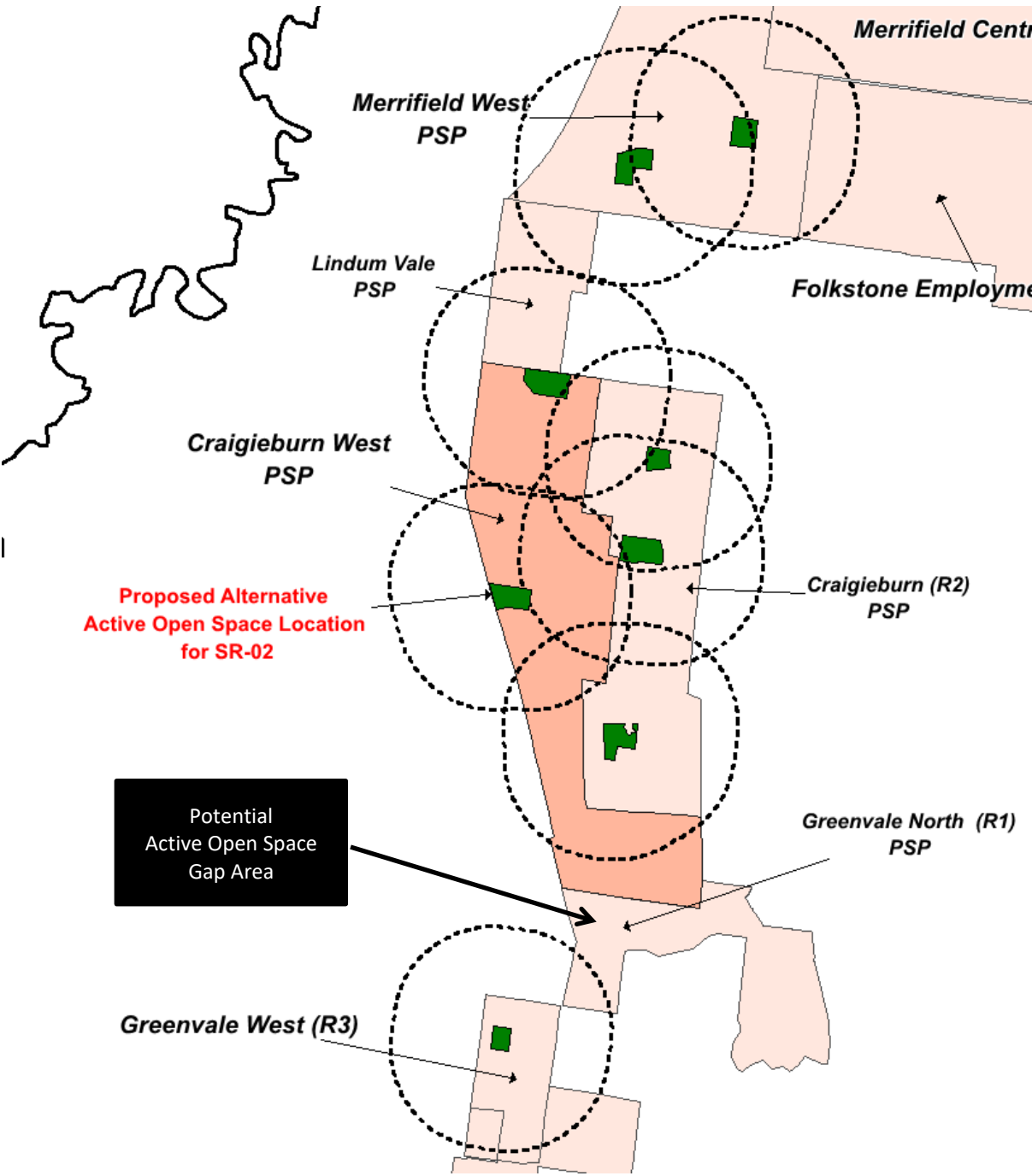
Figure 11 – Proposed Active Space Reserves 1-Kilometre Catchment Area



One potential option for reducing the high degree of overlap of these proposed active open space reserves is to relocate the central active open space reserve (SR-02) proposed by the Craigieburn West PSP further south east, as shown in Figure 12 on the following page.

Alternatively, it may be more prudent to locate SR-02 at the far southern end of the Craigieburn West PSP (a gap location) to provide residents at the southern end of the PSP and people living in the western half of the Greenvale North (R10 PSP better access to active open space reserves.

Figure 12 – Alternative Site Options for Proposed SR-02 Active Open Space



5 Conclusions & Recommendations

A number of conclusions and recommendations can be drawn based on the analysis presented in this report. These are summarised below against the specific objectives of my review.

Review Objective 1: Assess whether the number of Government Secondary schools proposed by the PSP is appropriate given the context of the number of dwellings proposed by the PSP and the existing and proposed supply of Government schools in the wider study area.

Conclusions & Recommendations

The estimates calculated by my report are generally consistent with the extent of existing and planned Government School provision documented for the Study Area. Although the estimates indicate a potential need for 5 Government Secondary schools compared to the 6 currently anticipated across the SA, this should be interpreted with some caution due to the larger population catchments secondary schools tend to draw enrolments from. Consequently, this review is generally satisfied with the number of Government Secondary Schools proposed for the SA.

Review Objective 2: Assess whether the location of the Government Secondary school proposed by the PSP is appropriate.

Conclusions & Recommendations

- This review has identified a potential Government Secondary School provision gap area to the north of the Craigieburn West PSP, stretching from the southern portion of the Merrifield West PSP to the Lindum Vale PSP.
- This gap area could be addressed by moving the Government Secondary school currently proposed for the Craigieburn West PSP further north within the PSP.
- In terms of a more specific alternative site location, I have illustrated two options in Figure 9 of my report.
 - **Option A** involves relocating the proposed Government Secondary to a site abutting the southern boundary of the proposed northern active open space reserve. This option also has the advantage of being able to negotiate the purchase of the site with a single landowner (of Parcel 4).
 - **Option B** involves relocating the proposed Government Secondary to a site west of the proposed northern active open space reserve. Although an excellent alternative location, this option has several disadvantages including multiple land ownership parcels and the need to reassess the future role and function of the existing Mickleham Primary School (including its proposed expansion) and the adjacent community facility.

- In my opinion Option A offers the most feasible and reasonable alternative site location for the proposed Government Secondary school for two main reasons: 1) one land parcel in single ownership; and 2) it retains the co-location attributes of Government secondary school and active of open space identified in the current draft PSP.

Review Objective 3: Assess whether the quantum of active open space proposed by the PSP is appropriate given the requirements outlined in the PSP Guidelines

Conclusions & Recommendations

When assessed against the VPA's PSP Guidelines the quantum of public open space proposed appears generally satisfactory. Although the Craigieburn West PSP proposes a much higher allocation of unencumbered passive open space (5.5% of NDA compared to the 4% recommended by the Guidelines) and relatively less active open space (4.59% of NDA compared to the 6% recommended by the Guidelines), the overall provision of unencumbered public open space (10.08%) achieved by the PSP is consistent with the target of 10% of NDA recommended by the Guidelines.

Review Objective 4: Assess whether the distribution of active open space proposed by the PSP is appropriate given the requirements outlined in the PSP Guidelines.

Conclusions & Recommendations

My analysis has found there a high level of overlap in the active open space catchments encompassing the central active open space reserve location (SR-02) proposed by the Craigieburn West PSP. This location is only a short distance from both the central active open space reserve (AR03) and northern active open space reserve (AR01) proposed by the Craigieburn (R2) PSP to the east.

Figure 11 of my evidence also clearly shows that there is a potential gap area in the far southern section of the PSP and the western portion of the Greenvale North (R1) PSP.

One potential option for reducing the high degree of overlap of these proposed active open space reserves is to relocate the central active open space reserve (SR-02) proposed by the Craigieburn West PSP further south east, as shown in Figure 12 of my evidence.

Alternatively, it may be more prudent to locate SR-02 at the far southern end of the Craigieburn West PSP (a gap location) to provide residents at the southern end of the PSP and people living in the western half of the Greenvale North (R10 PSP) better access to active open space reserves.

Attachments

Attachment 1 – Comparison of Craigieburn (Suburb) & and Greater Melbourne Statistical Division Secondary School Participation Rates by Sector Type

Table 4 - Comparison of Craigieburn (Suburb) & and Greater Melbourne Statistical Division Secondary School Participation Rates by Sector Type: 2016 ABS Census

	Craigieburn (Suburb) (2016 ABS Census)		Greater Melbourne Statistical Division (2016 ABS Census)	
<i>Secondary School Type</i>	<i>Number</i>	<i>%of 12 to 17 Year Old Population (5,662)</i>	<i>Number</i>	<i>%of 12 to 17 Year Old Population</i>
Government	2,325	60%	149,913	50%
Catholic	612	16%	64,045	21%
Other Non-Government	532	14%	60,099	20%
Total	3,469	89%	274,054	91%

Source: Based on data from 2016 ABS Census of Population and Housing

Attachment 2 – Study Area Population & Dwelling Forecasts: 2016 to 2036

Table 5 – Projected Dwellings for Study Area

	Year							
	2020	2021	2026	2031	2036	2041	No. Change from 2020 to 2041	% Change from 2020 to 2041
Craigieburn (North - Central)	12,675	13,114	14,636	15,082	15,128	15,168	2,493	20%
Craigieburn (South West - South)	6,487	6,689	7,301	7,546	7,886	7,973	1,486	23%
Kalkallo	783	983	2,299	3,909	5,459	6,354	5,571	711%
Mickleham (Balance)	2,776	3,399	6,722	9,926	11,306	11,926	9,150	330%
Mickleham (CDA)	811	846	1,499	2,704	4,028	5,358	4,547	561%
Total Study Area	23,532	25,031	32,457	39,167	43,807	46,779	23,247	99%

Source: City of Hume Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, November 2017

Table 6 – Projected Population for Study Area

	Year							
	2020	2021	2026	2031	2036	2041	No. Change from 2020 to 2041	% Change from 2020 to 2041
Craigieburn (North - Central)	40,156	41,271	44,884	44,996	44,233	43,724	3,568	9%
Craigieburn (South West - South)	20,892	21,442	22,965	23,211	23,989	23,920	3,028	14%
Kalkallo	2,266	2,860	6,840	11,676	16,240	18,670	16,404	724%
Mickleham (Balance)	9,481	11,679	22,819	33,328	37,337	38,592	29,111	307%
Mickleham (CDA)	2,416	2,531	4,582	8,303	12,346	16,269	13,853	573%
Total Study Area	75,211	79,783	102,090	121,514	134,145	141,175	65,964	88%

Source: City of Hume Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, November 2017

Table 7 – Projected Secondary School Age Population for Study Area

	Year							
	2020	2021	2026	2031	2036	2041	No. Change from 2020 to 2041	% Change from 2020 to 2041
Craigieburn (North - Central)	3,252	3,432	3,982	3,786	3,517	3,358	106	3%
Craigieburn (South West - South)	1,682	1,714	1,872	1,926	1,962	1,907	225	13%
Kalkallo	160	205	520	908	1,332	1,592	1,432	895%
Mickleham (Balance)	702	857	1,749	2,702	3,214	3,376	2,674	381%
Mickleham (CDA)	174	192	362	678	1,021	1,367	1,193	686%
Total Study Area	5,970	6,400	8,485	10,000	11,046	11,600	5,630	94%

Source: City of Hume Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, November 2017

Attachment 3 – Projected Secondary Education Enrolments and Facility Requirements by 2041

Table 8 – Education Enrolment and Facility Projections by 2041 based on City of Hume Population and Household Forecasts, 2016 to 2041

	Provision ratio / participation Rate	Description of measure	Source of measure	Craigieburn (North - Central)	Craigieburn (South West - South)	Kalkallo	Mickleham (Balance)	Mickleham (CDA)	Total Study Area
Secondary Schools									
Govt Secondary Enrolment	60%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Craigieburn (Suburb)	2,570	1,470	1,394	2,711	1,177	9,323
Govt Secondary School	1 school per 10,000 dwellings	No. of Government Secondary Schools	Department of Education & Training	1.5	0.8	0.6	1.2	0.5	4.7
Catholic Secondary Enrolment	16%	% of 12-17 year old population	As above	2,570	1,470	1,394	2,711	1,177	9,323
Non Gov Secondary Enrolment	14%	% of 12-17 year old population	As above	685	392	372	723	314	2,486
Total Secondary Enrolment	89%	% of 12-17 year old population	As above	3813	2,181	2,068	4,022	1,746	13,830

Attachment 4 – Victorian Planning Authority Part A Submission Response

Education Facilities

The Craigieburn West PSP proposes:

- two new government primary schools
- one new government secondary school
- one non-government school
- proposed expansion of the existing Mickleham Primary School.



Craigieburn West PSP – Part A (April 2021)

Four Submissions (18, 20, 28, 30) relate to the provision and location of education facilities of three Government schools:

- Secondary School
- Primary School (central)
- Primary School (southern).

VPA Position

Location of Government Secondary School

In response to Submissions (28, 35) regarding the Government Secondary School, the VPA notes the need for the school was identified after the co-design workshop and, accordingly, the location was determined in consultation with DET at that time.

The location of the school is driven by balancing the following considerations:

- Catchments – DET identified the need for a Secondary school in the Precinct north of Craigieburn Road.
- DET School location guidelines – the proposed location meets all of the school location guidelines, except that it is on multiple land parcels.
- Good planning practice:
 - Co-location and place-making principles – the proposed Secondary school is directly adjacent to a sports reserve, and in close proximity to the primary school located in Craigieburn R2 PSP and the local town centre. Co-location with the aforementioned community assets strengthens the desirability of the walkable catchment, increases the sense-of place, and improves the attractiveness of higher density living.

No other location within the PSP provides a balanced outcome to the considerations outlined above, to the extent that the proposed location does.

Location of Primary School (central)

In response to Submission 18 regarding the location of the primary school, the VPA's position is that the school location has been supported by DET and aligns with the co-location principles used to inform the location of schools. The proposal to move the school further north to is not supported.

Location of Primary School (southern)

Submission 20 is considered resolved (as indicated by the emailed response from the submitter, which is reflected in **Appendix 1 - Submissions Response Table** (Submission 20.01).


Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the minor changes set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

Attachment 5 – Victorian School Building Authority (VSBA) Response Letter to the VPA

COR2053721

33 St Andrews Place
East Melbourne Victoria 3002
Telephone (03) 9637 2000
DX210083



Tony Marks
Acting Director – Outer Melbourne
Victorian Planning Authority
tony.marks@vpa.vic.gov.au

Dear Mr Marks

Thank you for your correspondence of 26 June 2020, requesting validation/comments in relation to the Draft Craigieburn West Precinct Structure Plan (PSP), to assist with the Agency Validation stage of the precinct structure planning process.

The Victorian School Building Authority (VSBA) has reviewed the draft PSP documentation and wishes to make the following comments in relation to the PSP population projections and number, distribution and site features of the government schools that are proposed.

The Department of Education and Training understands that the PSP allocates land for two proposed government primary schools and one proposed government secondary school. It also identifies additional land for the expansion of the existing Mickleham Primary School. The number of proposed government schools in the PSP is appropriate, based on verbal advice received from the Victorian Planning Authority (VPA) on 10 July 2020 stating that there would be a potential dwelling yield of 8,300 with an average of 2.8 persons per dwelling. It is noted that more definitive population projections are to be confirmed/prepared by the VPA.

Upon reviewing the Draft PSP and Draft Plan Set, the VSBA seeks clarification on a number of matters (see **Attachment 1**) and requests further discussion on a number of items (see **Attachment 2**). We have also marked up our suggested changes directly in the Draft PSP and Plan Set documents, which align with the matters raised in these two attachments (see **Attachment 3**).

It would be appreciated if you could provide information in response to the clarifications requested in **Attachment 1** and confirm with VSBA whether the changes in **Attachments 2** and **3** will be made to the PSP prior to it being released for public consultation.

For further information, you may contact [REDACTED], [REDACTED], Infrastructure and Planning, Victorian School Building Authority, Department of Education and Training on [REDACTED] or by email: [REDACTED]

We look forward to continuing to work with you to resolve the items we have raised.

Yours sincerely



A/Director Infrastructure and Planning
Victorian School Building Authority

29 / 07 / 2020

Attachment 1 – General items for further clarification

1. **Population/dwelling yields** – No dwelling or population yields have been provided in the report, only the net developable area, a minimum average density and a higher density sought for a 400m walkable catchment of the local town centre (the area of which is not provided). We also seek clarity around the household size assumption – we understand that 2.8 people per household has been used, but any change to this is to be confirmed. Without more definitive population projections we are unable to confirm whether the proposed school distribution is acceptable to DET.
2. **Land ownership** – Parcel specific information including site ownership has not been provided and is required in order ensure that sites can be easily acquired to provide the proposed government schools in the locations proposed.
3. **Site size** – Confirm the land size allocated for each proposed government school, and whether the total allocation of 16.86ha included in the Precinct Land Use Budget includes the proposed expansion to the existing Mickleham Primary School.
4. **Street delivery** – The Craigieburn West Infrastructure Contributions Plan (ICP) has not been provided and is required in order to enable DET to understand the roads abutting the proposed school sites are within the same parcel of land as the adjoining land owner(s) and to understand the timing of the delivery of roads abutting school sites.
5. **Street design** –The Draft PSP includes a requirement (R30) that 'education facilities must have three road frontages, one of which must be a connector street'. DET provided the following text for Beveridge North West PSP, which might be useful.
 - a. *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'.*

(Note: The VSBA generally requests that a connector road is 25 metres wide, however, a reduced road width may be acceptable if the VPA is able to provide cross sections and traffic analysis to demonstrate a narrower width can still accommodate the outcomes as outlined in the dot point above regarding road widths).
 - b. Another road of minimum 21 metres is also requested.
6. **Provision of bus parking** – Whilst the Draft PSP Document and Plans indicate that bus parking is likely to be provided on the connector streets abutting the schools, the public transport routes are only marked as 'likely' on the Transport Plan and the integration of bus stop facilities with schools is only a discretionary guideline (G11). We request that this be strengthened to a requirement.
7. **Potential hazards** – As the Regional Context Plan and Precinct Features Plan (Appendices 3.3 and 3.4 to the PSP, respectively) have not yet been provided, potential hazards are unknown. Further information is required to ensure that that proposed schools are located an appropriate distance from potential hazards and/or other appropriate infrastructure solutions. In particular:
 - a. *Extra High Transmission Lines (at least 400m is the DET standard)*
 - b. *High pressure gas pipelines*



- c. *The Aitken Creek and proposed drainage scheme, which proposes a wetland (ACWL-03) to adjoin the Proposed Government Primary School (Mid) and a sediment basin (ACSB-06) to adjoin the proposed Secondary School (separated by a connector road).*
- d. *Any land contamination based on the study area's long history of agricultural land uses, and any other sources of air or noise pollution.*

Attachment 2- School specific items requiring further discussion

2.1 Proposed Government Primary School (Mid)

1. **Number of street frontages** – Street frontages to be revised having regard to comments made in Attachment 1 under 'Street design'.
2. **Opportunities for integrated community facilities** – The Place Based Plan shows a 'connector street – boulevard' separating the proposed government school from the local community facilities. It is a DET standard that no roads separate community facilities and school, in order to enable opportunities for integrated facilities. If this cannot be achieved, then it is expected that the connector street be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the school site, in accordance with Requirement 31 in the Draft PSP document. It should be noted that a road separating the proposed school site from any other surrounding uses (i.e. mixed use and residential) should be provided. This does apply to community facilities and open space.
3. **Opportunity for integrated open space facilities** – The school is not proposed to be located adjoining open space. A local park (LP-02) is located approximately 100 metres to the north of the proposed school site, which means that the DET objective for integrated open space and schools and standard that no roads separate open space and schools is not met by the Draft PSP.
4. **Location** – The proposed school site is located quite close to Mickleham Primary School, which will result in reducing its school zone significantly. VSBA would like to explore whether there are any opportunities slightly south. Updated population projections would assist to confirm whether any revised distribution is acceptable to DET.

2.2. Proposed Government Primary School (South)

1. **Number of street frontages** – Street frontages to be revised having regard to comments made in Attachment 1 under 'Street design'.
2. **Link to cycling and walking network** – The proposed linear park network provides off-road walking and cycling access to the school for students living in the northern parts of the school zone only. We request that the linear park network be extended to link the western part of the proposed South government primary school catchment, shifting the 'endpoint' for the linear park network to the local park referred to in the Open Space Plan as LP-10.
3. **Opportunities for integrated community facilities** – The Place Based Plan shows a connector street separating the proposed government primary school from the local community facilities. It is a DET standard that no roads separate community facilities and school, in order to enable opportunities for integrated facilities. If this cannot be achieved, then it is expected that the connector street be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the school site, in accordance with Requirement 31 in the Draft PSP document. It should be noted that a road separating the proposed school site from any other surrounding uses (i.e. other than community facilities uses) should be provided. It should be noted that a road separating the proposed school site from any other surrounding uses (i.e. residential) should be provided. This does apply to community facilities and open space.



2.3 Proposed Government Secondary School

1. **Number of street frontages** – Street frontages to be revised having regard to comments made in Attachment 1 under 'Street design'. It should be noted that a road separating the proposed school site from the adjacent residential area to the east of the site should be provided.
2. **Site ownership** – It is noted that the site comprises a number of parcels but it is not known how many land owners there are and whether there will be complications associated with site acquisition.
3. **Safety of adjoining connector road** – Further detail is requested to ensure that the curved collector road adjoining the school will facilitate safety and efficiency of traffic and pedestrian movement, especially at pick-up and drop-off times.
4. **Width of adjoining connector road** – Whilst the Draft PSP Document indicates that bus stop facilities should be designed as integral parts of activity generating land uses including schools, this has not been confirmed through detailed road design at this stage. It is our expectation that the adjoining connector road will have a width of at least 25m and be capable of supporting bus parking and a bus stop.
5. **Location** - The proposed school site is located close to Elevation Secondary College and whilst it provides better access coverage for the northern section of the PSP, its southern area will be shared with Elevation Secondary School. Further clarification about population projections is required in order to assess this.