



## Department of Education

Schools and Regional Services

2 Treasury Place  
East Melbourne Victoria 3002  
Telephone: 03 9637 2000  
DX210083

COR25157947

Martina Johnson  
Acting Executive Director – Metropolitan Melbourne  
Victorian Planning Authority  
[Martina.Johnson@vpa.vic.gov.au](mailto:Martina.Johnson@vpa.vic.gov.au)

Dear Ms Johnson

**RE: RESPONSE TO PUBLIC CONSULTATION ON THE MELTON EAST PRECINCT  
STRUCTURE PLAN, INFRASTRUCTURE CONTRIBUTIONS PLAN AND DRAFT  
AMENDMENT C244MELT TO THE MELTON PLANNING SCHEME**

Thank you for your correspondence of 4 March 2025 providing the Department of Education (DE) with the opportunity to comment on the Melton East Precinct Structure Plan (PSP) and accompanying draft amendment to the Melton Planning Scheme as part of the public consultation process.

DE notes that the PSP allocates land for four (4) proposed government primary schools and one (1) proposed government secondary school.

The number of proposed government school sites in the PSP is considered to be appropriate, with this assessment based on projected development within the PSP area of approximately 12,200 new homes to accommodate an estimated residential population of 38,000 residents. It must be noted that this advice may change if the dwelling and/or population forecasts were to change significantly.

DE refers to the proposed government school sites as:

1. *Lightwood Proposed P6*
2. *Peppercorn Proposed P6*
3. *Nissan Hut Proposed P6*
4. *Sugar Gum Proposed P6*
5. *Peppercorn Proposed 7-12*

DE advises that the interim names of the proposed government school sites can be shared with other stakeholders and can be included in the PSP. A copy of the Draft Place Based Plan incorporating the above-mentioned interim names has been attached for your perusal.

DE notes that it has provided extensive informal input and advice to inform the development of this precinct structure plan, and has provided written comments to the Victorian Planning

Authority (VPA) dated 12 April 2024 as part of the Agency Validation stage of the precinct structure planning process. DE appreciates that some of the issues raised have subsequently been addressed. However, there are still some outstanding issues, which are outlined in the **Appendix**.

As detailed in the appendix, DE is particularly concerned about the location of *Peppercorn Proposed P6* due to its medium potential for contamination. According to the Victorian Government School Site Selection Criteria, proposed government school sites should not be located on contaminated or potentially contaminated land, as defined under Ministerial Direction 1, Section 6.

Under Planning Practice Note 30 (Table 3: Recommended Approach to Assessing Potentially Contaminated Land), use or development of a site for sensitive use (including a primary or secondary school, kindergarten, childcare centre or pre-school centre) can only be considered if a Preliminary Risk Screen Assessment (PRSA) or an Environmental Audit Statement confirms the site is suitable for the intended use. This assessment must specify: (1) the conditions required for decontaminating the land, and (2) measures to ensure the site is safe for sensitive uses.

In the absence of a PRSA or Audit Statement for the Peppercorn Proposed P6 site DE is unable to confirm the suitability of this land for a primary school and collocated early learning facilities. DE is unable to support the placement of the proposed primary school on land with a medium or high potential for contamination within this PSP.

If you would like to discuss the issues outlined in this correspondence further, you may contact [REDACTED], Senior Planner, Infrastructure and Planning Branch, Department of Education on [REDACTED] or by email: [provision.planning@education.vic.gov.au](mailto:provision.planning@education.vic.gov.au).

Yours sincerely

*Lidia Orsini*

**Lidia Orsini**  
Director  
Infrastructure and Planning Branch  
School Provision and Establishment Division

31/03/2025

Cc: Genna Walkley, Strategic Planning Manager, [Genna.Walkley@vpa.vic.gov.au](mailto:Genna.Walkley@vpa.vic.gov.au)

## Melton East PSP Public Consultation Comment Table

Agency: Department of Education

Contact (name, email, phone):

Date: 25-Mar-25

Item Number	Page Number		
	Reference	Section	DE comment
	Objective/Requirement/ Guideline/Table/Plan/ Appendix/Other		Explain why the change has been requested
1	59	Plan 2: Place Based Plan	As per Melton East PSP Background Report March 2025 - Figure 20, Peppercorn Proposed P6 site is located on land flagged with 'medium potential for contamination'.
	(Location of Peppercorn Proposed P6 - potentially contaminated land)		DE is particularly concerned about the location of Peppercorn Proposed P6 due to its medium potential for contamination. According to the Victorian Government School Site Selection Criteria, proposed government school sites should not be located on contaminated or potentially contaminated land, as defined under Ministerial Direction 1, Section 6.  Under Planning Practice Note 30 (Table 3: Recommended Approach to Assessing Potentially Contaminated Land), Peppercorn Proposed P6 can only be considered if a Preliminary Risk Screen Assessment (PRSA) or an Environmental Audit Statement confirms the site is suitable for the intended use. This assessment must specify: (1) the conditions required for decontaminating the land, and (2) measures to ensure the site is safe for sensitive uses, including secondary schools. These conditions and measures must be agreed upon by the department before site selection or approval.
2	65	PIP REFERENCE NO.LP-01 - Local Park - Passive Open Space - Provision of land for a local park	The Lead Agency for the delivery of the local park has been marked as 'Department of Education'.  DE requests from VPA that the lead agency section of the LP- 01 local park be updated to be 'Melton City Council'.
3	96	Appendix 8: Plan 16 - Utilities	DE notes that Nissan Hut Proposed P6 seems to be impacted by the proposed GWW sewer easement traversing its site (purple dashed line).  DE requests clarification from VPA on why this utility is not located within the road alignment to the west. This clarification will help DE understand its impact (if any) on the school design.



