

STP REF: 24018
17th December 2025

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[REDACTED]
Statutory Planner
Department of Transport and Planning

Via email: [REDACTED]

RE: PA2503901 - 775 & 799 HIGH STREET, MELTON WEST - FURTHER
INFORMATION RESPONSE

Dear Ann-Marie,

We refer to the further information requested for the above application. Find below a summary of the further information sought and corresponding written response.

This response is accompanied by the following documents:

- Preliminary Site Investigation (Atma Environmental)
- Bushfire Risk Assessment (SolveTP)

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1. Planning Permit Application Form

Revised application form to include land use triggers and any triggers under Clause 52.29 Land adjacent to a Road Zone of the Melton Planning Scheme. Clarification of whether a planning permit is required pursuant to Clause 52.29 Land adjacent to a Road Zone of the Melton Planning Scheme to use the land at 799 High Street as an education centre. It is noted that this application seeks to use 799 High Street, Melton as an education centre, see discussion below.

A planning permit is required under Clause 52.29 to:

- Create or alter access to a road in a Transport Zone 2, or for the
- Subdivide land adjacent to a road in a Transport Zone 2.

The proposed accessways are to High Street, a local road. It does connect to a road in a Transport Zone 2 further west of the proposed crossover however there are no physical alterations proposed to that land which immediately adjoins the subject land.

This position is consistent with the accepted approach of *Curie v Mornington Peninsula SC (Part Redacted) [2022] VCAT 1052*, which found that for there to be a permit trigger, the proposal needs to require physical alterations and not merely an increase in intensity as the Peninsula PLU decision had considered. Notwithstanding that, the site does not have direct access to a Road in a Transport Zone 2.

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2. Bushfire

A Preliminary Risk Assessment for Bushfire prepared by a suitably qualified professional. The assessment must confirm the following:

- a) that the level of risk is not inappropriate or insurmountable for the proposed uses on the land, and*
- b) whether there needs to be any conditional requirements to ensure risks are appropriately managed and/or that the development is redesigned as if necessary.*

The subject land is not identified by a Bushfire Management Overlay as having any significant bushfire risk. Notwithstanding that, the land is located on the fringe of a designated bushfire prone area.

Clause 13.02 states that in a Bushfire Prone Area, bushfire risk should be considered when assessing application for use and development of the land for an "education centre".

Appended to this response is a Bushfire Hazard Landscape Assessment and a Bushfire Hazard Site assessment which demonstrates that the level of bushfire risk is low and given the existing and future intended uses will remain so in perpetuity. There are no additional bushfire mitigation measures which are necessary to be implemented into the design or built form.

3. Environmental risk

A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or proposed use; or An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970

A preliminary Site Investigation has been prepared which was inclusive of soil sampling. Based on the findings within the report, it was concluded that the site presents a low potential for contamination and that the site is suitable for the proposed use in accordance with Planning Practice Note 30. Further investigation is not required prior to development.

We assume that the information requested has been satisfied in full.

We would respectfully request that the application proceed to a decision as soon as is able.



Principal B. Comm., M. Planning (Prof) MPIA

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