

Melton East Precinct Structure Plan

Background Report



March 2025 (Updated 12 March 2025)

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1 INTRODUCTION

The Victorian Planning Authority (VPA) in consultation with Melton City Council (MCC) is preparing a Precinct Structure Plan (PSP) for the Melton East precinct. A PSP is a strategic planning document that sets the vision and framework for developing new communities and is the primary tool for guiding urban development in the growth areas of Melbourne. It is a long-term plan that will determine how the future community of Melton East will develop over the next 20-30 years.

The Melton East precinct is included in the Western Growth Corridor Plan (2012) which sets a strategy for the long-term development of the western corridor of Melbourne.

In summary, the Melton East PSP:

- Enables the transition of non-urban land to urban land.
- Sets the vision for how the land should be developed and the outcomes to be achieved.
- Provides objectives, requirements and guidelines for land use, development and subdivision to guide the delivery of quality urban environments in accordance with the PSP Guidelines (2021).
- Identifies the infrastructure projects required to ensure that future residents, visitors, and workers within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle.
- Provides government agencies, the council, developers, investors, and local communities with certainty about future development.

1.1 Purpose of this report

The background report summarises the key planning assessments and outcomes that have informed the preparation of the Melton East PSP and the Infrastructure Contributions Plan (ICP).

More specifically, this report:

- Summarises the strategic and physical context of the precinct.
- Identifies the land use and development needs for the precinct.
- Assesses the PSP's response to the Hallmarks of the PSP Guidelines, including how the precinct is meeting the Guidelines performance targets.
- Outlines how the technical studies have helped to inform the preparation of the PSP.
- Supports the preparation of the Planning Panel Part A and Part B submissions.

1.2 PSP Guidelines and PSP 2.0 process

The [PSP Guidelines: New Communities in Victoria](#) (the Guidelines) is a Victorian Government initiative to ensure the VPA and other planning authorities prepare plans for places that enable best practice, liveable new communities. The Guidelines ensure a consistent, best-practice approach to the PSP development process and outline the intended performance of new 20-minute neighbourhoods to be articulated by PSPs.

The PSP 2.0 process is established under the Guidelines and sets aspirational targets including co-design of the PSP, streamlining PSP preparation, and optimising the PSP product to embrace innovation and deliver government policy.

The PSP 2.0 process aims to:



- Achieve up-front, early resolution of issues.
- Gain better and earlier information on infrastructure demands to inform agency planning and budget bids.
- Update guidance on PSP content reflecting new government policy and promoting innovation.
- Provide stronger guidance in PSPs for staging of development.

Further information on the PSP 2.0 process can be found on the [VPA website](#).

Figure 1 illustrates how best practice inputs identified through the PSP process feed into The Guidelines Integrated Framework to deliver a PSP.

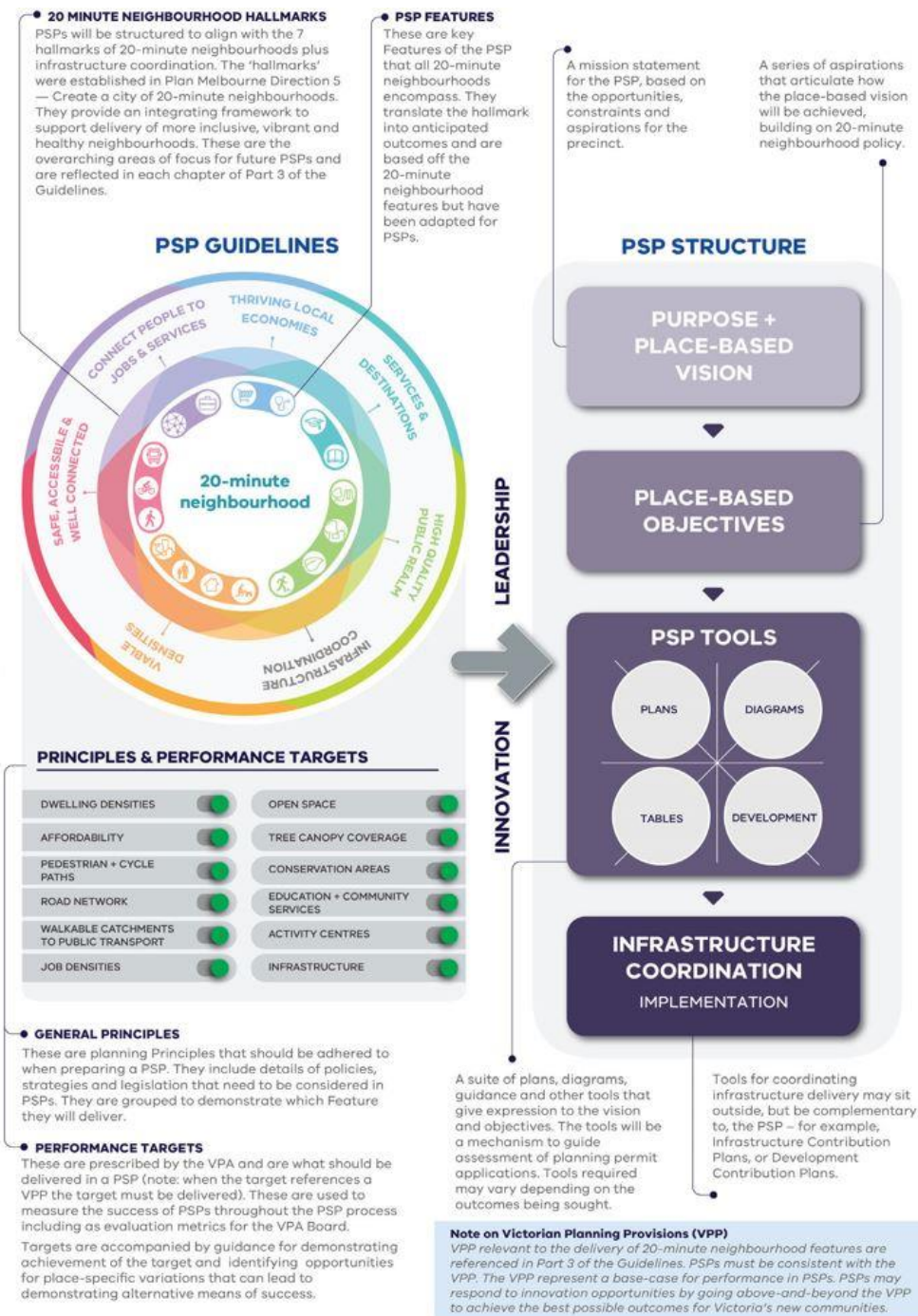
Figure 1 Framework for delivering PSPs



Framework for delivering PSPs (Source: VPA)

The Guidelines has a hierarchy of elements to explain what needs to be considered and delivered in a PSP (see Figure 2). Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

Figure 2 Hierarchy of elements



Figures 1 and 2 highlight the framework for delivering PSPs under The Guidelines and the hierarchy of elements under the 20-minute neighbourhood metric. Successful implementation of both the coordination and innovation pathways will require significant stakeholder buy-in, and a greater effort and commitment from stakeholders will be required to pursue the innovation pathway for desired outcomes.

PSPs make use of these (and other tools) to give expression to the vision and objectives, including plans, diagrams, tables, and requirements. Further, PSPs provide a mechanism to prepare and assess planning permit applications for subdivision, use and development.

2 STRATEGIC CONTEXT

2.1 Policy and legislation context

2.1.1 Federal policy and strategies

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places defined in the EPBC Act as matters of national environmental significance. Areas within the Melton East precinct have been identified for conservation purposes consistent with the Biodiversity Conservation Strategy (BCS) under the EPBC Act. The Melton East PSP and the draft amendment provides statutory tools to ensure adequate protection of these conservation areas consistent with EPBC Act.

2.1.2 State policy and strategies

Plan Melbourne 2017 – 2050

Plan Melbourne 2017-2050 provides high-level strategic guidance for land use and development across the metropolitan area. Within *Plan Melbourne 2017-2050*, the PSP area is identified as an 'urban area' of the Western Region.

Western Growth Corridor Plan 2012

The Growth Corridor Plans were prepared by the Victorian Planning Authority (then the Growth Areas Authority) and released by the Minister for Planning in June 2012. The plans seek to accommodate a substantial amount of Melbourne's future housing and employment land supply over the subsequent 30 to 40 years by providing a framework to guide the planning of new communities in each corridor.

The Melton East PSP is located within the Western Growth Corridor (WGC) in the City of Melton, approximately 35 kilometres from the Melbourne Central Business District. The Melton East PSP is bounded by Melton Highway to the north, Kororoit Creek to the north-east, the Western Freeway to the south, Leakes Road to the east and the township of Melton to the west (see Figure 4).

The Melton East PSP together with the adjoining PSP areas identified in the WGC will undergo a full transition of land use as part of large scale residential, commercial and industrial development, with extensive population growth and demographic change. The WGC is anticipated to eventually accommodate a population of approximately 377,000 people and 164,000 jobs.

The WGC includes land within the municipalities of Melton and Wyndham. The projected growth within the WGC has informed the broader sub-regional network of service and infrastructure provision. This means that as well as providing its own local services, the Melton East PSP planning needs to ensure there is no shortfall or loss of services within the broader growth area context.

The WGC anticipates the Melton East precinct to develop as a primarily residential PSP.

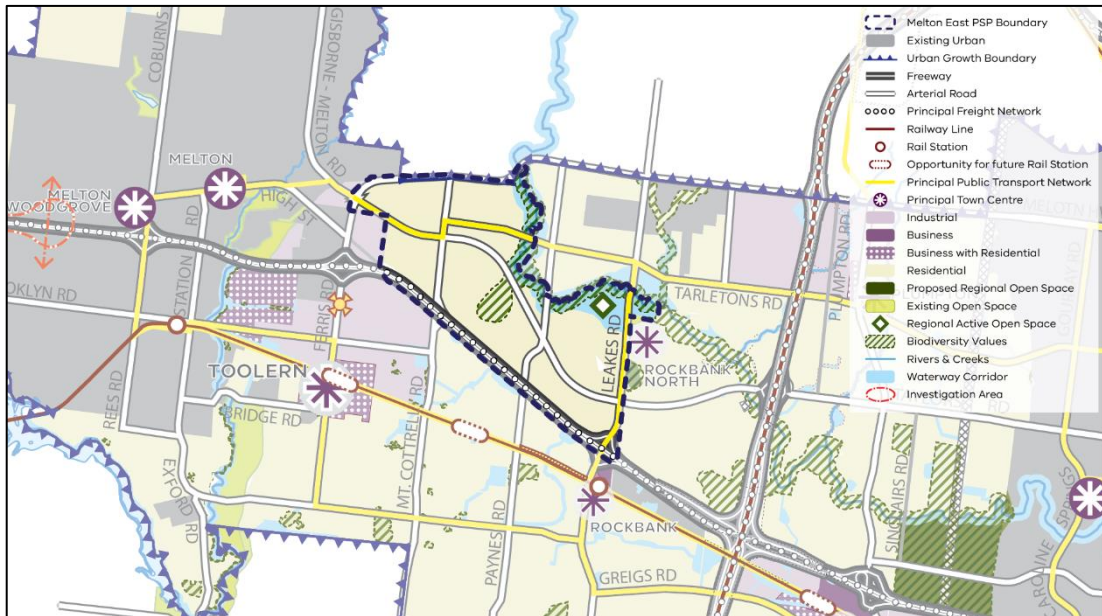


Figure 3 Western Growth Corridor (2012)

Melbourne Strategic Assessment

The Melbourne Strategic Assessment (MSA) was undertaken in 2009 in response to the Commonwealth EPBC Act. The MSA focuses on matters of national environmental significance. Four conservation strategies were developed as part of the MSA commitments, including the Biodiversity Conservation Strategy (BCS). The BCS covers the biodiversity offsets required under the EPBC Act.

The Melton East PSP contains a BCS conservation area along the Kororoit Creek Corridor, including the central seasonal herbaceous wetland (see Figure 5). This area is identified as Conservation Area 15 (Western Growth Corridor: Growling Grass Frog corridors (north)), it will protect the future populations of Growling Grass Frogs by connecting populations in the Kororoit Creek and Toolern Creek.

Ministerial Direction 11- Strategic Assessment of Amendments

The Melton East PSP will be implemented through an amendment to the Melton Planning Scheme (C244Melt) (the draft amendment). The draft amendment has been assessed in accordance with the criteria set out in Ministerial Direction 11 and its implementation of the objectives of planning in Victoria by providing for the fair, orderly, economic, and sustainable use of land identified for urban purposes.

The draft amendment has addressed environmental impacts as the pattern of land use and development was guided by technical studies for the area relating to flora and fauna, flooding, and drainage. The draft amendment has addressed the relevant social and economic effects and is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities. The draft amendment has considered the relevant social, environmental, and economic effects, and the draft amendment will result in a net community benefit. The explanatory report for draft amendment C244Melt includes a full assessment of this direction.

Ministerial Direction 12 – Urban Growth Areas

Ministerial Direction 12 applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the UGZ. Therefore, the Ministerial Direction applies to the draft amendment. The explanatory report for draft amendment C244melt includes a full assessment of this direction.

2.1.3 Metropolitan, regional, and local policies

Melton Landscapes – Significant Landscape Features Strategy

The City of Melton lies in the Western Volcanic Plain and the Uplands of Victoria, distinguishable by its extensive flat and undulating basaltic plains, grasslands, pockets of dense vegetation, volcanic hills and waterways.

The strategy identifies existing and potential future threats and challenges to the protection of Melton's significant landscape features. The strategy will be used to inform planning scheme policy and to assist planning decision-making, so that future development is responsive to the landscape and embeds a sense of place throughout the municipal community.

Landscape features recognised for protection in the Melton East PSP precinct include:

- The Kororoit Creek and Western Grasslands:
 - Creek formation over a basalt plain.
 - Biodiversity assets - including future habitat corridors of the Growling Grass Frog.
 - Highly significant Aboriginal cultural heritage values.
- Dry Stone Walls:
 - Remnants of Melton's pastoral history.

Moving Melton Integrated Transport Strategy

The City of Melton is advocating for critical transport infrastructure (public, active and road) in order to provide for their rapidly growing population and reduce the current levels of car dependency where 85% of the population rely on cars for everyday transport and work trips.

Melton City Council will work with the community, developers and other levels of government to make improvements to the transport system and deliver a sustainable, integrated transport network that meets the needs of city now and in future.

The principles which underpin this strategy are:

1. Improved, resilient and sustainable mode choices.
2. Easy to use, safe, reliable and frequent transport network and facilities.
3. Connected transport network – Connecting the communities of the City of Melton to each other and beyond.
4. A transport system to develop City of Melton as a centre for employment, services and recreation to provide social and economic opportunities.

The Melton East PSP supports the implementation of the Moving Melton Integrated Transport Strategy by providing for an active transport network that connects key destinations within the precinct and promoting density in suitable locations that enables the economically feasible provision of public transport.

Melton City Council Open Space Strategy

The City of Melton recognise the importance of providing open space for the physical and psychological health benefits it brings to their citizens. Further, how it brings economic and social strength to the community by creating attractive and lively neighbourhoods.

To plan how open space can be adequately provided for across the growing municipality, the strategy identifies the current and future trends for open space use, as well as the barriers and motivators to participation. It also classifies the different types of open space and the facilities and service standards that each encompass.



In response to the strategy, the Melton East PSP will mostly cater to a younger demographic of citizens with young children, through the provision around 38 hectares of active open space at different scales (local and district) respectively.

2.2 Melton East precinct context

2.2.1 Aboriginal cultural heritage

The Aboriginal Heritage Act 2006 determines a system of Registered Aboriginal Parties (RAPs) that are largely responsible for Aboriginal heritage matters within their current registered area. The Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Council (WWCHAC) is the RAP and Traditional Owners for the Melton East precinct (ACHIA 2022).

Melton East is located within the traditional lands of the Woi wurrung, also known as Wurundjeri, within the clan boundaries of the Kurung jang balug. The Woi wurrung were part of the East Kulin language group, which includes four language groups: Woi wurrung, Bun wurrung, Daung wurrung (Taungurong) and Ngaura- illam wurrung (Djadjawurung) (the Wada wurrung to the west making up the fifth language group of the Kulin nation). The East Kulin share a closely related language and other kinship systems such as religion, marriage, and trade (ACHIA 2022).

The Melton area is relatively flat to gently undulating across a historic volcanic plain. The broad range of vegetation in this area would have historically provided an abundance of resources to the Wurundjeri people, including wood and bark for tools, plant and animal resources for food and medicinal purposes, and fibres for netting and bags (ACHIA 2022). The volcanic plains of Melton also offered layers of ochre. It is usually white and is seen in many road cuttings around the area. Ochre is still a crucial pigment used in cultural ceremonies today (Nicholson and Nicholson 2016).

Waterways and swamp areas would have provided further food sources, such as eels, fish, birds and eggs. In Melton East, a significant waterway is the Kororoit Creek, and accompanied by the adjacent stony rises this corridor is known to have been a place of gathering and focused activity (ACHIA 2022).

Wurundjeri people maintain ongoing cultural connections with the Melton region.

2.2.2 Post-contact cultural heritage

European pastoralists first settled in Melton in the 1830's and 1840's, drawn to the vast volcanic grasslands, waterways and optimal access to both harbours in Melbourne and Geelong (Melton City Council Heritage Strategy 2017-2021). Pastoral practices grew in the decades that followed, seeing the division of larger lots for the settlement of smaller farms (many sheep runs and dairy holdings). Markers of this pastoral time are still seen across the municipality today, where there are historical road alignments, bridges, dry stone walls, dams and small homesteads (PCHA 2022, Melton City Council Heritage Strategy 2017-2021).

In the mid-20th century, during World War 2, Melton was pivotal in connecting Australia to the rest of the world. Several signalling stations are located across the region, including the Australian Beam Wireless Receiving Station (which is protected in the Victorian Heritage Register as VHR H2278) and the Former Army Radio Station at Diggers Rest (PCHA 2022).

After the arrival of reticulated water from the Djerriwarrh Dam in 1963, the municipality quadrupled in size to 16,500 people by 1978 (PCHA 2022, Melton City Council Heritage Strategy 2017-2021). During this time Melton was also formally recognised as a 'satellite' city by the state government and many civic projects were delivered to support its growth 1978 (PCHA 2022, Melton City Council Heritage Strategy 2017-2021).



2.2.3 Surrounding PSPs and land use

Melton Township:

The Melton Township is a satellite city with a population of approximately 40,000 people. The township is separated from the established metropolitan area by 9 kilometres of land transition from non-urban to urban land uses, only interrupted by Rockbank, a largely established suburb between the rail corridor and the Western Freeway.

The Melton Township is linked to the Metro rail network by V/line services on the Melbourne–Ballarat line. In 2022 it was announced that the Melton line will become level crossing free to help improve services for commuters and decrease congestion through the Western Corridor. Future electrification of the line has also been identified by the Victorian Government but the timing and delivery of this is still uncertain.

The Melton Township remains the civic heart of the municipality, offering a range of employment, education and social opportunities. It also continues to facilitate residential growth particularly in the areas of Botanica Springs, Arnold's Creek and Melton Township North, which together will see the population of the township grow to approximately 55,000 residents.

Toolern and Paynes Road PSP:

The Toolern and Paynes Road precincts are located to the south of Western Freeway and the Melton East precinct, approximately 33 kilometres from the Melbourne CBD. The combined area of the PSPs is approximately 2,400 hectares, planning for a range of land uses including a significant northern employment area and residential land for 55,000 new residents. It is anticipated that 33,000 jobs will be created through the Toolern PSP, many of which are generated by the Cobblebank Metropolitan Activity Centre which features a new train station, community facilities, retail uses, outdoor and indoor recreation facilities and the future Melton Hospital which is expected to be delivered by 2029.

Rockbank PSP:

The Rockbank PSP is located to the Southeast of the Melton East PSP, adjacent to the Toolern PSP. This PSP facilitates growth from the existing Rockbank township, planning for 22,800 new residents, as well as a Major Town Centre that is centralised around the Rockbank Train Station.

Rockbank North PSP:

Lying to the east of the Melton East precinct, Rockbank North will provide an important link between the Township of Melton and the established Melbourne metropolitan area. It is 442 hectares in area, unlocking 7,300 new lots for a future population of 20,400 residents. Taylors Road will serve as the primary gateway to the precinct, whilst Beattys Road provides a critical link to the future Major Town Centre.

Warrensbroom PSP:

The Warrensbroom PSP lies directly north of the Melton East precinct, with the Kororoit Creek forming its southern boundary. The Warrensbroom PSP will mostly comprise of industrial and employment land uses, with a smaller residential offering. Planning for the Warrensbroom PSP will commence between 2029/30 and 2033/34, identified on Horizon 3 of the State Government's 10-year Greenfields plan.

A context map showing surrounding PSPs is included below at Figure 4.

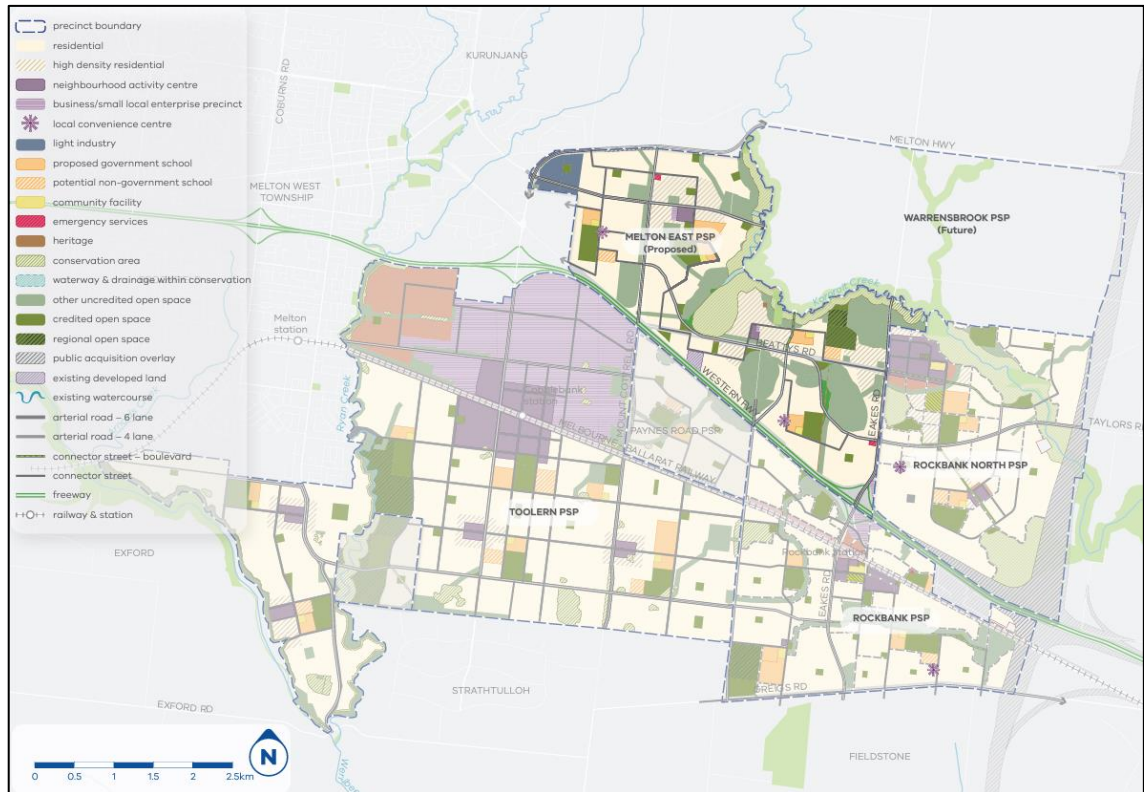


Figure 4 Surrounding PSP Context

2.3 Melton East local context

2.3.1 Landscape

The natural characteristics and landform of the Melton East precinct is reflective of the historic Victorian Volcanic Plain on which it lies, with smaller parcels of dense vegetation (native shrubbery and trees), expansive fertile plains and grasslands. The topography of the precinct is also relatively flat, with only a moderate fall of approximately 1 in 100 metres from the northern boundary.

Steeper slopes within the precinct present where there are natural depressions. The most notable area is the Kororoit Creek and seasonal herbaceous wetland which extends for 4.5km falls from 109m in the north to 95m in the east.

Figure 5 Melton East precinct topography, Landscape and Visual Impact Assessment, Urbis, 2022

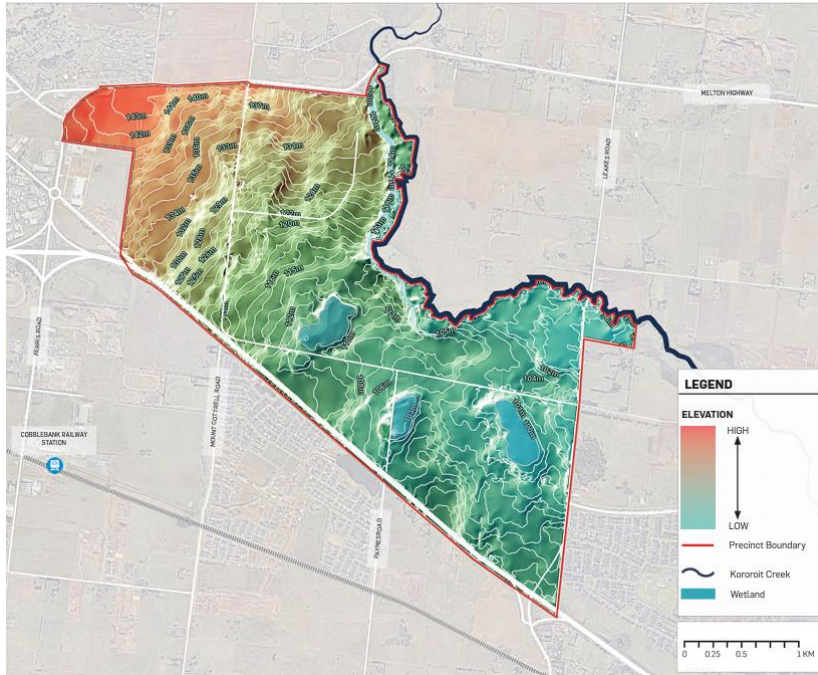
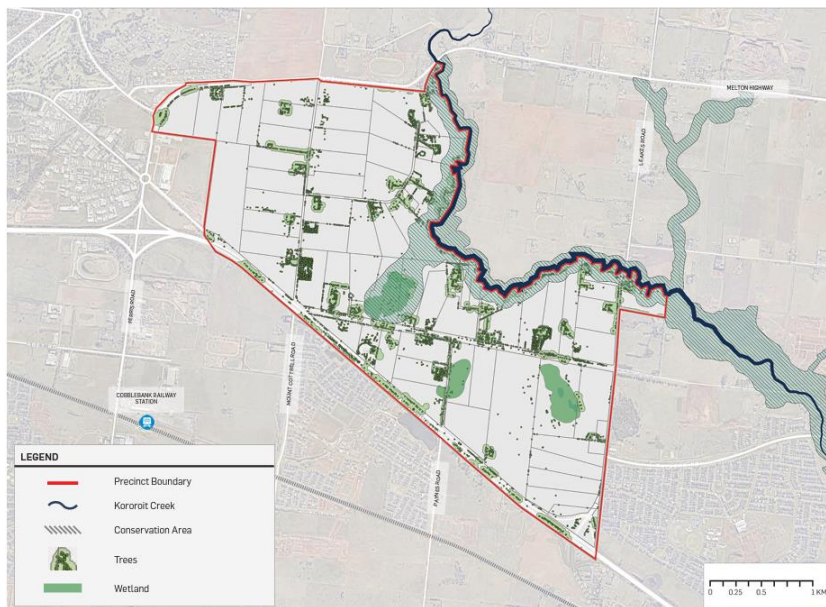


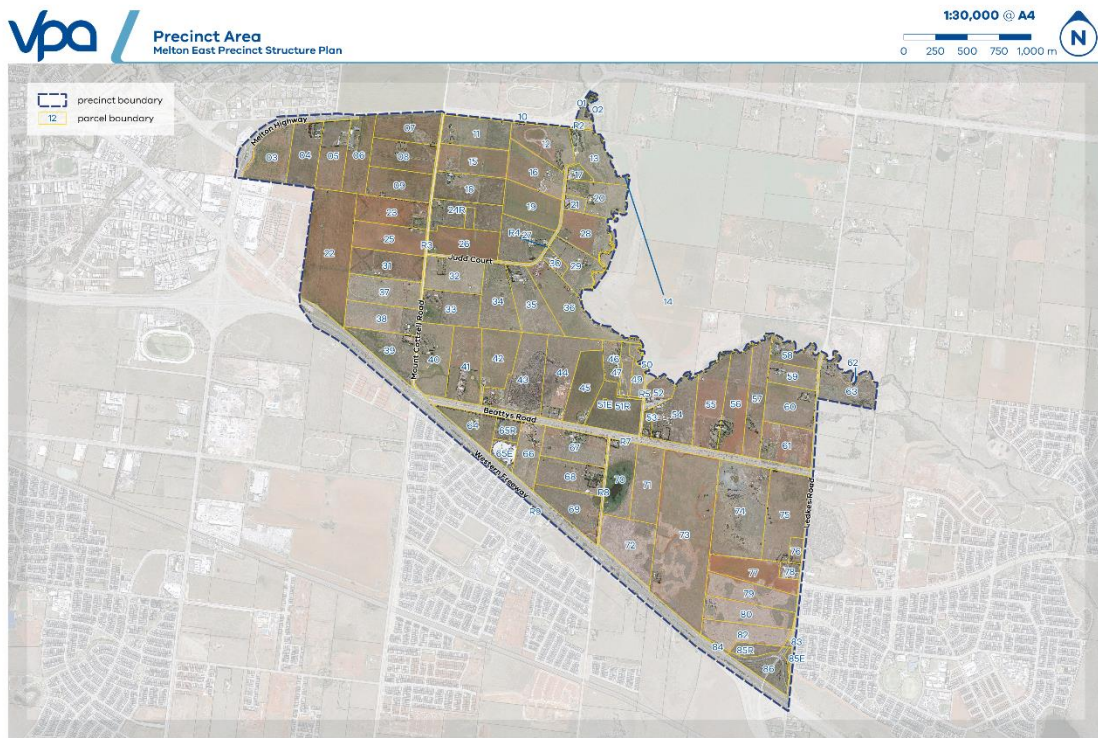
Figure 6 Melton East precinct vegetation, Landscape and Visual Impact Assessment, Urbis, 2022



2.3.2 Lots and ownership

The Melton East PSP area contains a total of 86 individual land parcels, roughly ranging in size from 1.6 to 55 hectares. Existing land parcels predominately front Beattys Road or Mount Cottrell Road. Figure 5 shows the total number of parcels in the precinct and their corresponding parcel number for the purposes of the PSP and ICP.

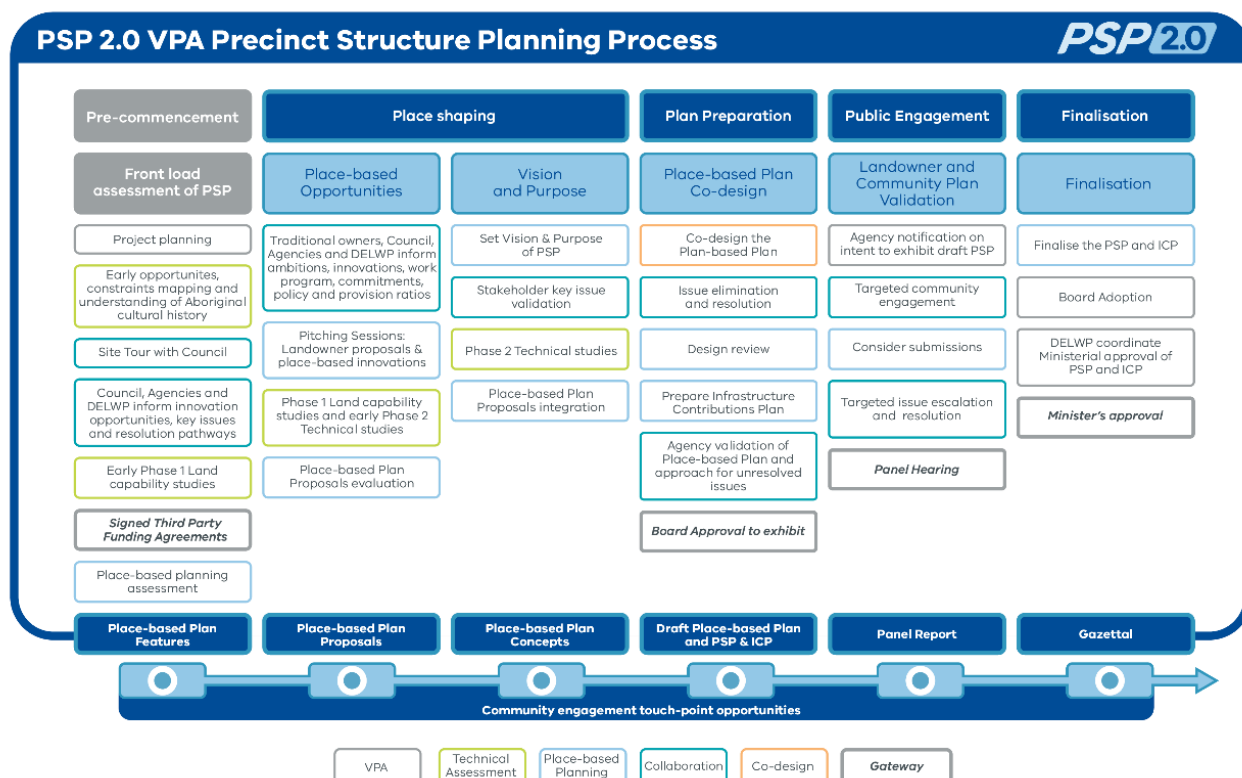
Figure 7 Melton East landownership boundaries



3 MELTON EAST PSP PLAN PREPARATION

This section provides an overview of the PSP process for preparation of the Melton East PSP, including details of the background reports undertaken to inform the PSP. Melton East PSP was prepared in line with the PSP 2.0 process shown in Figure 8.

Figure 8 PSP 2.0 Process



3.1 Vision and purpose for Melton East PSP

The vision and purpose of the Melton East PSP has developed throughout the preparation of the PSP. An initial vision was formed during the [Pitching Sessions](#) and was refined through the [Vision and Purpose stakeholder engagement workshop](#).

The overarching vision for the Melton East PSP is as follows; underpinned by 4 key themes and their ideals:

Melton East will be an innovative and sustainability-focused precinct delivering a network of 20-minute neighbourhoods, uniting the surrounding precincts as the missing piece to the West Growth Corridor, and providing key connections to Kororoit Creek as an attractive destination.

Theme 1 - People and places:

- High quality urban design outcomes.
- Various sizes and diverse housing typologies.
- Continuous engagement with Wurundjeri people.
- Connected open space areas.
- Lively and engaged community.
- Activity centres to have access to public transport, local community, retail services and open space.



Theme 2 – Access and movement:

- Well-connected road network
- East–west connectivity
- Use of existing road reserves
- Quality walking and cycling network

Theme 3 – Environment and sustainability:

- Maximise tree canopies
- Preserving and enhancing existing natural features
- Precinct focus on water and Kororoit Creek
- Integrated water management strategy (IWMS)
- Renewable hydrogen gas to provide clean energy.

Theme 4 – Servicing and utilities:

- Development staging to commence in the east of the PSP and move west
- Connecting nearby infrastructure services
- Two wetlands and blue-green networks will be provided for drainage
- Class B water provided for irrigation



3.2 Co-design workshop

The VPA in collaboration with Melton City Council and Niche Planning Studio held Co-Design Workshops in November 2022 to inform the preparation of the Melton East PSP, as part of the PSP 2.0 process.

The purpose of the Co-Design workshop was to provide an opportunity for creative collaboration between stakeholders including landowners, state government agencies, local government and the VPA to:

- To review, discuss and validate the draft Melton East place-based plan.
- To receive genuine feedback and test levels of support for the draft plan.



- To capture innovative ideas to shape and inform the PSP.
- To build partnerships to achieve the PSP vision and purpose.
- To involve stakeholders in the PSP process and work through competing agendas.

Participants on the day worked through 3 exercises (Validation of elements, Identification of issues and Solutions and ideas) for 5 key themes which underpin the structure of the Melton East place-based plan:

- Access and movement
- Activity centres.
- Community facilities and schools
- Open space and heritage
- Sustainability and innovation.

A detailed summary of the Melton East PSP Co-design Workshop is available on the Melton East PSP [website](#).

3.3 Plan preparation and agency validation

Agencies, including Melton City Council, are integral participants and have an essential role in validating and supporting opportunities presented through the PSP. Following the co-design workshop, a working draft of the PSP and planning scheme ordinance was prepared by the VPA for consultation with key agencies and stakeholders.

The VPA commenced the agency validation process by circulating a draft version of the PSP and planning scheme ordinance to key agencies in March 2024. During this phase, the VPA held regular discussions with Melton City Council and select agencies, including the Department of Transport and Planning (DTP), Melbourne Water, the Department of Energy, Environment and Climate Action (DEECA) MSA to resolve key issues and policy positions to refine the draft amendment package ahead of public consultation.

3.4 Background reports and technical studies

The background reports and technical studies are integral to the preparation of the Melton East PSP to inform and support the elements and future urban structure of the precinct. A summary of the reports can be found at Appendix 1 and the full reports are available on the Melton East PSP [website](#).

Technical report	Consultant	Status
Arboricultural Assessment and Report	TreeLogic	Completed 2022
and Kororoit Creek Arboricultural Assessment and Report		Completed 2023
Aboriginal Cultural Heritage Impact Assessment	Unearthed Heritage	Completed 2025
Aboriginal Cultural Values Assessment	Unearthed Heritage	Completed 2025
Aboriginal Cultural Heritage Permit Report	Unearthed Heritage	Completed 2025 (awaiting WWCHAC endorsement)
Bridge Feasibility Analysis	GHD	Completed 2024
Bushfire Risk Assessment	Terramatrix	Completed 2023
Climate Resilience Assessment	Hip v. Hype	Completed 2023



Community Infrastructure Assessment	ASR Research	Completed 2022
Economic and Retail Assessment	Urbis	Completed 2022
Integrated Transport Assessment	AECOM	Completed 2025
Integrated Transport Modelling	AECOM	Completed 2025
Integrated Water Management	Alluvium	Completed 2023
Landscape and Visual Impact Assessment	Urbis	Completed 2022
Land Capability Assessment	Jacobs	Completed 2022
Post-contact Heritage Assessment	Ecology and Heritage Partners	Completed 2023
Utilities Servicing Assessment	Aurecon	Completed 2022
Social and Affordable Housing Report and	Urbanxchange	Completed 2023
Social and Affordable Housing Assessment	VPA (model by SGS Planning and Economics)	Completed 2025
Sodic Soils Assessment	Jacobs	Completed 2023
Statement of Significance	Ecology and Heritage Partners	Completed 2023
Infrastructure Designs and Costings	SMEC	Completed 2025

4 THE PSP RESPONSE TO THE GUIDELINE HALLMARKS

This section describes how the features of the Melton East PSP provide a place-based response to the hallmarks, features and performance targets contained in the PSP Guidelines 2021 (the Guidelines).

4.1 Viable densities

Section 3.1 of the PSP relates to the Guidelines hallmark 'Viable Densities'. The stated purpose of the hallmark is "to deliver housing/population at densities that make local services and transport viable".

The hallmark identifies four key features required to be delivered by a PSP:

- F1. Housing diversity
- F2. Ability to age in place
- F3. Affordable housing options
- F4. Safe streets and space

The delivery of these features and corresponding targets in the context of the Melton East precinct is assessed below.

4.1.1 Housing diversity

The Guidelines describe the feature of 'housing diversity' as being "diversity of housing, including lot size and built form, to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs."

The relevant performance targets are T1-T3 which specify an overall development density of 20dw per NDHA across the PSP, and 30dw per NDHA within proximity to local centres and places of higher amenity. T3 requires that at least three distinct housing typologies be delivered in higher density areas.

The PSP proposes the following place-based response to this feature:

- Plan 3 Housing shows the proposed location and spatial distribution of residential development comprised of an 'amenity area' and a 'balance area'. Application of the amenity area has been informed by the 'amenity-based density model', in accordance with the methodology articulated in the Guidelines, applies a higher level of residential density to locations within 400m of activity centres, open space and the Principal Public Transport Network.
- The Melton East PSP's Housing Plan identifies two separate areas of increased density, where land within 400m of neighbourhood activity centres is prescribed a 40dw per NDHA density, compared to 30dw per NDHA for all other amenity areas. This has been proposed to allow improve housing diversity and affordability in the precinct in the most appropriate locations, as well as to offset the significant amount of land required for open space throughout the precinct needed for conservation and drainage infrastructure.
- Balance areas, i.e. residential land that is not in an amenity area, is prescribed a residential density of 20dw per NDHA.
- Objective 1 relates to the provision of contextually responsive urban form comprised of a variety of dwelling typologies. The objective is proposed to be implemented by Requirement 1 and Guideline 1 which require applications for development to be in accordance with Plan 2 and demonstrate how housing diversity will be delivered. These provisions are consistent with the outcomes anticipated by T3.

The planned density of development in the amenity area is approximately 35dw per NDHA, which is consistent with the outcomes sought by T1. The overall development density across the precinct is 27dw per NDHA, which is consistent with the outcomes specified by T2. Overall, it is considered that the PSP appropriately delivers the PSP Guidelines' feature of 'housing diversity.'

4.1.2 Ability to age in place

The Guidelines describe the feature of 'ability to age in place' as 'accessible housing and specialised housing that enables people to 'age in place'".

There are no specific performance targets applicable to this feature, however, the Guidelines note that the PSP should include a Housing Plan and place specific guidance relating to the preferred location of special needs housing types.

The PSP proposes the following place-based response:

- Objective 2 relates to the provision of a range of housing that will support diverse housing options. The Objective is proposed to be implemented through Requirements 1 and Guidelines 3-5 which encourage the provision of social and affordable housing.
- Guideline 6 also provides guidance relating to the provision of specialised housing such as retirement living or aged care.

Overall, it is considered that the PSP appropriately delivers the guidelines feature of 'ability to age in place.'

4.1.3 Affordable housing options

The Guidelines describe the feature of 'affordable housing options' as "affordable housing options – including social housing – that provide choices for very low, low and moderate-income households."

The relevant performance target for this feature is T4, which requires a PSP to set a minimum target for the provision of affordable housing.

In considering the appropriate response to the feature, the VPA prepared an Affordable Housing Needs Assessment using a model prepared by SGS Economics and Planning. The model incorporates a range of inputs relating to future statewide demand for social and affordable housing and makes recommendations as to how this could be distributed at a more localised level.

The outputs of the model have been incorporated into the assessment report and are summarised as follows:

- Subsidised market housing demand is 314 dwellings or approximately 2% of all dwellings in the PSP.
- Social housing demand is 12,19 dwellings or approximately 9% of all dwellings in the PSP.
- Between subsidised market housing demand and social housing demand, the total demand for affordable housing in the precinct area is 12% of all dwellings.
- Anticipated demand for 1-bedroom dwellings is highest, comprising 46% of subsidised market housing demand and 52% of social housing demand.

The relevant sections of the PSP that implement the findings of the Affordable Housing Needs Assessment are as follows:

- Objective 5 specifies a target of 12% of affordable housing to be delivered. The objective is proposed to be implemented by Guidelines 3-5, which encourages residential subdivision and development to contribute towards the affordable housing target and includes guidance on preferred locations for affordable housing (e.g. in proximity to high-amenity areas). These provisions are consistent with the outcomes specified by T4.



- Table 4 of the PSP provides guidance on the targeted income ranges and number of bedrooms within dwellings that affordable housing should contribute towards.

Overall, it is considered that the PSP appropriately plans for and promotes provision of affordable housing consistent with the PSP Guidelines.

4.1.4 Safe Streets and space

The Guidelines describe the feature of 'safe and secure streets' as "diverse streetscapes and neighbourhoods that support the type of density and housing preferred in the local area."

There are no specific targets that are applicable to this feature, however, the Guidelines note that the PSP should consider variations to urban form and the scale and composition of streets to support diverse housing and increased densities.

The PSP proposes the following place-based response to this feature:

- The PSP includes a full suite of plans and diagrams to depict the preferred future urban structure, including a Place Based Plan (Plan 2), a Housing Plan (Plan 3), and a Movement Network Plan (Plan 4) that shows the proposed layout of major street connections, location of future parks and open spaces, and distribution of residential density.
- The PSP includes a range of requirements and guidelines relating to the design and delivery of streets, opens spaces, and housing that are consistent with the PSP features articulated in the Guidelines.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'safe streets and spaces'.

4.2 Safe, accessible and well connected

Section 3.2 of the PSP relates to the Guidelines' hallmark 'Safe, Accessible & Well Connected. The stated purpose of the hallmark is "Be safe, accessible and well connected for pedestrians and cyclists to optimise active transport".

The hallmark identifies three key features required to be delivered by a PSP:

- F5. Movement and place
- F6. Walkability and safe cycling networks
- F7. Public transport

The delivery of these features and corresponding targets in the context of the Melton East precinct is assessed below.

4.2.1 Movement and place

The Guidelines describe the feature of 'movement and place' as being "A transport network that balances the role of the movement of goods, people and places."

The relevant performance target for this feature is T5, which specifies that a PSP should provide a 1.6km road grid with safe and efficient connections, adjusted to reflect local context.

As shown on the Place Based Plan (Plan 2) and the Movement Network Plan (Plan 4) The PSP proposes to establish an arterial road network comprised of a combination of new connections and upgrades to existing roads, which includes:



- Tarletons Road (new east-west road connection)
- Mount Cottrel Road (upgrade to existing north-south road connection)
- Taylors Road (east-west connection made up of mixture of new roads and upgrades to existing roads)
- Paynes Road (new north-south road connection)
- Leakes Road (upgrades to existing north-south road)

The arterial network is supported by a network of connector streets that will provide primarily for local movements. The proposed arterial and connector street network is also shown on the Placed Based Plan and Movement Network Plan.

In considering the appropriateness of the proposed road network, the VPA engaged AECOM to undertake a Strategic Transport Modelling Assessment, and an Integrated Transport Assessment. A further summary of the AECOM report and its findings are contained in **Section 5**, in summary:

- The proposed arterial network will provide an appropriate level of strategic transport connectivity, both within the precinct and at key points of integration with adjoining areas, and wider regional network. This is consistent with T5 of the Guidelines.
- VITM modelling indicated that the proposed road network will provide an appropriate level of capacity across the network for the predicted traffic volumes and demands.

In addition to the findings of the AECOM report, the PSP also proposes the following place-based provisions in response to the feature:

- Objectives 6 and 7 relate to providing a transport network that is well integrated with adjoining areas and connected to key destinations. The objectives are proposed to be implemented by Requirements 7 and 8, and Guidelines 8-12 which relate to the design of subdivisions and the street network.

Having regard to the findings of AECOM's reports, it is considered that the PSP appropriately delivers the Guidelines feature of 'movement and place.'

4.2.2 Walkability and safe cycling networks

The Guidelines describe the feature of 'walkability and safe cycling networks' as being "a high amenity, safe, accessible, direct and comfortable walking and cycling environment."

The relevant performance targets for this feature are T6-8 inclusive. T6 and T7 specify that, where possible, the arterial and connector street network should provide walking and off-road cycling paths that connect with the Principal Cycle Network and Strategic Cycling Corridors. T8 specifies pedestrian and cycle crossings should be provided at 400-800m intervals along potential barriers to accessibility such as arterial roads and waterways.

The PSP proposes the following place-based response to this feature:

- Plan 4 Movement Network shows the proposed location and alignment of future on and off-road shared paths that follow the arterial road and connector street networks, as well as dedicated off-road paths along the Kororoit Creek and the Western Freeway.
- The proposed active transport network is well connected and integrated with the Principal Cycle Network and Melton City Council's Strategic Cycling Connections.
- Indicative cross sections for the street network are provided Appendices 5 and 6 of the PSP, which show how the on and off-road shared user paths and footpaths are to be provided. This is consistent with T6 and T7 of the Guidelines.



- The Movement Network Plan also shows the location of proposed intersections and dedicated pedestrian signals, which have been spaced at approximately 400m along the road network taking into account local conditions. This is consistent with the outcomes specified by T8 of the Guidelines.
- Three bridges accommodating vehicle movements and three dedicated pedestrian bridges are proposed along the Kororoit Creek corridor to address potential barriers to accessibility. This is also consistent with T8 of the Guidelines.
- Objectives 7-9 relate to providing safe and accessible connections between key destinations and reducing the reliance on private vehicles. The objectives are proposed to be implemented by Requirements 7 and 8, and Guidelines 8-12 which relate to the design of subdivisions and the street network.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'walkability and safe cycling networks.'

4.2.3 Public Transport

The Guidelines describe the feature of 'public transport as being "A public transport network that is supported by high intensity uses and connectivity between key destinations and major trip generating facilities."

The relevant performance target for this feature is T9, which states that a 95% of planned future dwellings within the PSP should be located within a specified distance to a train station (800m), tram stop (600m), or future bus route or bus capable road (400m).

Figure 1 (performance summary) of the PSP shows that 99% of the planned future dwellings are within 400m of a planned future bus route or bus capable road, which exceeds the 95% target of Guidelines T9.

Accordingly, it is considered that the PSP appropriately delivers the Guidelines feature of Public Transport.

4.3 Connect people to jobs and higher order services

Section 3.3 of the PSP relates to the Guidelines hallmark 'Connect People to Jobs & Higher-Order Services'. The stated purpose of the hallmark is to "Facilitate access to quality public transport that connects people to jobs and higher order services".

The hallmark identifies two key features required to be delivered by a PSP:

- F8. Well-connected to public transport, jobs & services within the region
- F9. Local employment opportunities

The delivery of these features and corresponding targets in the context of the Melton East precinct is assessed below.

4.3.1 Well-connected to public transport, jobs & services within the region

The Guidelines describe the feature of 'well-connected to public transport, jobs & services within the region' as being "Diverse economic activity, employment and investment within regional, state and nationally significant areas."

The relevant performance target for this feature is T10, which states that land sufficient for local employment and economic activity should be provided to facilitate one job per dwelling located within the wider growth corridor.

The PSP proposes the following place-based response to this feature:



- Plan 5 Employment and Activity shows the proposed location and spatial distribution of employment generating activities in the PSP. These include light industry (approximately 20ha), mixed-use activity centres (approximately 5.5ha) and small local enterprise precincts (Approximately 1.5ha).
- The PSP performance summary table (Figure 1) confirms that the PSP is expected to deliver approximately 2,000 jobs once fully developed, which equates to approximately one job per six dwellings.
- Although the overall level of job generation is less than the one job per dwelling target specified by T10, the target applies to the broader growth corridor rather than an individual PSP. For this reason, expectations concerning the level of employment generation are generally set by the Western Growth Corridor Plan, which envisages Melton East to be a primarily residential PSP. In this instance therefore, the proposed level of employment generation is considered appropriate.
- As shown on the Movement Network Plan, the PSP will also provide new public transport and active transport connections to the Toolern PSP employment area on the southern side of the Western Freeway, which is a major employment generator for the Western Growth Corridor.
- Objectives 10 and 11 relate to the provision of a mixture of industry and business that will reduce the need for workers to travel out of the region for employment. The objective is proposed to be implemented by Requirement 18 and 19, and Guideline 13 which relate to the delivery of employment land.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of well connected to public transport, jobs and services in the region.

4.3.2 Local employment opportunities

The Guidelines describe the feature of 'local employment opportunities' as being "local economic activity and employment opportunities that provide jobs and services close to where people live."

There are no specific performance targets applicable to this feature, however, the Guidelines note that the PSP should include an Employment and Activity Centre Plan that identifies appropriate locations for mixed use employment.

As discussed above, Plan 5 Employment and Activity shows the proposed location and spatial distribution of employment generating activities in the PSP. Objectives 10 and 11 and their corresponding Requirements and Guidelines address matters relating to the provision of employment land. Requirement 19 makes specific reference to the level of anticipated job generation for the different employment areas.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local employment opportunities.'

4.4 High quality public realm

Section 3.4 of the PSP relates to the Guidelines hallmark 'High Quality Public Realm'. The stated purpose of the hallmark is to "offer high-quality public realm and open space".

The hallmark identifies four key features required to be delivered by a PSP:

- F10. Local recreational spaces and facilities
- F11. Heritage, green streets and spaces
- F12. Environmental and biodiversity value
- F13. Sustainable water

The delivery of these features and corresponding targets in the context of the Melton East precinct is assessed below.



4.4.1 Local recreational spaces and facilities

The Guidelines describe the feature of 'local recreational spaces and facilities' as being "networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity."

The relevant performance targets for this feature are T11 and T12. T11 sets a minimum provision target for open spaces at 10% of NDA, comprised of local parks (3-5%), and sports and reserves (5-7%). T12 requires all dwellings to be within walkable distance of a local park (400m) or reserve (800m).

The PSP proposes the following place-based response to this feature:

- Plan 6 Public Realm shows the proposed location and spatial distribution of open space and their corresponding walkable catchments. Local parks have been located to maximise accessibility throughout the precinct, and consideration has been given to co-locate local parks with higher value trees identified in the Arboricultural Assessment.
- The Summary Land Use Budget in Appendix 2 shows that the PSP has 480.6ha of net residential developable area, with a total of approximately 38ha (7.54% of NDA) for local open space. Approximately 12ha (2.4% of NDA) is proposed for local parks, and 26ha (5.18% of NDA) for local sports reserves.
- The PSP performance summary table (Figure 1) confirms that 82% of proposed dwellings will be being within 400m of a local park, which is 13% less than the 95% target specified by T11. It also shows that 85% of dwellings will be within 800m of a local sports reserve, which is 15% less than the 100% target specified by T12.

Although the proposed open space provision does not meet the target specified by T11 and T12, it is considered appropriate in this case as:

- The proposed provision of land for sports reserves (5%) is within the 5-7% range specified by T11
- VPA in consultation with Melton City Council considered the open space provision of the precinct, resulting in the proposed 30 hectare regional active open space being separated between Melton East PSP and future Warrensbrook PSP to the north.
- In addition to local parks and sports reserves, the PSP includes a significant amount of land (54% NDA) dedicated to stormwater management (i.e. the DSS) and conservation (i.e. the Kororoit Creek corridor). These spaces will offer visual amenity, significant walking and cycling opportunities and a diverse range of open space experiences for the local community.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local recreational spaces and facilities.'

4.4.2 Heritage, green streets and spaces

The Guidelines describe the feature of 'heritage, green streets and spaces' as being "treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment."

The relevant performance targets for this feature are T13, T14 and T15, which relate to the provision of canopy trees (T13 and T14) and lots with good solar orientation (T15).

In considering the appropriate response to the feature, the VPA commissioned Treelogic to undertake two arboricultural assessments of the precinct to determine the extent of any existing vegetation that may be suitable for retention. A landscape and visual impact assessment was also commissioned. A summary of the findings of both reports is contained within Section 5 of the report.



Objective 15 relates to protecting and incorporating features of the natural environment that will make a positive contribution to local character, amenity and ecology. The objective is proposed to be implemented through:

- Requirements 22-23 and Guidelines 16-18, which relate to the minimum provision of 30% canopy tree coverage within the public realm, and guidance relating to how this is to be implemented.
- Guideline 2 which seeks to maintain prominent viewlines as part of subdivision design.

These provisions are consistent with the outcomes specified by T13. The suite of street cross sections are provided in Appendix 5 of the PSP which demonstrate how canopy trees can be provided within the street reserve.

In addition to matters relating to canopy trees, viewlines and green streets, the feature also requires consideration of Aboriginal cultural heritage and values through the design of the public realm (F11.2 and F11.3) however no specific targets are given.

In considering the appropriate response to this feature, the VPA project team has been in ongoing consultation and engagement with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, who are the Registered Aboriginal Party (RAP) for the Melton East precinct. As part of the engagement process, the VPA also commissioned Unearthed Heritage to undertake assessments relating to Aboriginal cultural heritage impact (ACHIA) and Aboriginal cultural values (CVA), and to assist with the granting of a Cultural Heritage Permit (CHP).

The findings the ACHIA and CVA are described in detail in Section 5, but in summary:

- There are currently six Aboriginal places registered in the study area, however, additional places are likely to be found across the entire precinct.
- A method for predicting and mapping the likelihood for discovering archaeological heritage features was developed. The predictive sensitivity mapping shows a general pattern of features being more likely to be discovered in areas of elevated land, and in proximity to existing or historic water sources such as the Kororoit Creek and former wetland areas.
- The ACHIA recommends that areas of high archaeological sensitivity be retained in their current form and, where possible, rehabilitated to stabilise them from erosion.

In addition to the ACHIA and CVA, further assessment was undertaken to determine the preferred location for future bridges crossing the Kororoit Creek. The assessment was undertaken in collaboration with Wurundjeri and involved the issuing of a Cultural Heritage Permit to for detailed site investigations by way of pit excavations.

Having regard to the findings of the Unearthed Heritage Reports, the ongoing engagement with Wurundjeri, and the approved Cultural Heritage Permit, PSP proposes the following place-based response to this feature:

- Plan 7 Water shows the proposed location and spatial distribution of land required for delivery of the Drainage Services Scheme. Areas of assessed as having high, moderate-high and moderate archaeological sensitivity per the Unearthed Heritage reports generally coincide with land that would ordinarily be required for Melbourne Water's Drainage Services Scheme. In accordance with the recommendations of the reports, Melbourne Water has proposed to locate key water treatment assets outside of the high sensitivity areas and retain them in a natural state.
- The Precinct Infrastructure Plan in Appendix 1 shows the proposed location of vehicle and pedestrian bridges that will cross Kororoit Creek. The proposed locations have been determined through ongoing engagement with Wurundjeri and detailed site investigation that culminating in an approved Cultural Heritage Permit.
- Objective 15 relates to the protection and integration of Aboriginal cultural heritage and values as part of development. The objective is proposed to be implemented by Guidelines 32-33, which



provide guidance relating to the preparation of Cultural Heritage Management Plans, and recognition of cultural heritage values as part of development.

- An Aboriginal Cultural Values Plan is also provided at Plan 10 which shows features of cultural interest and potential sensitivity to be considered through the development process.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of ‘heritage, green streets and spaces.’

4.4.3 Environmental and biodiversity value

The Guidelines describe the feature of ‘environmental and biodiversity value’ as being “protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors, natural wetlands and grasslands.”

The relevant performance target for this feature is T16, which states that all conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

The Melton East precinct is subject to the Melbourne Strategic Assessment and is required to protect Conservation Areas shown in the Biodiversity Conservation Strategy (BCS) Conservation Area 15. This is achieved through the application of the RCZ, ESO and IPO to the conservation area at the recommendation of the Department of Environment, Energy and Climate Action.

The PSP proposes the following place-based response:

- Plan 6 Public Realm shows the proposed location of 90ha ‘conservation area’ of land distributed along the Kororoit Creek Corridor. The conservation land will give effect the requirements of the Melbourne Strategic Assessment, and Biodiversity Conservation Strategy, which is consistent with T16.
- Objective 18 of the PSP relates to the long-term conservation of significant flora and fauna. The objective is proposed to be implemented through Requirements 25-32 which relate to various aspects of the design and delivery of conservation land, to the satisfaction Department of Energy, Environment and Climate Action and the responsible authority where appropriate.
- Biodiversity concept plans are included in the Appendix of the PSP in order to provide further information on environmental values and how the areas adjoining the BCS can be suitably developed.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of ‘environmental and biodiversity value’

4.4.4 Sustainable water

The Guidelines describe the feature of ‘sustainable water’ as being “sustainable water, drainage and wastewater systems that enhance catchment resilience and maintain or enhance the safety, health and wellbeing of people and property now and in the future.”

The relevant performance targets for this feature are T17, which states that IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline.

In considering the appropriate response to the feature, the VPA commissioned Alluvium to provide an Integrated Water Management Issues and Opportunities Report. A full description of the report and its findings is provided in Section 5, but in summary, the report recommends the following:



- Avoiding or minimising development within the catchment of wetland number 3, which is a seasonal herbaceous wetland that forms part of the conservation area.
- Installation of suitable drainage and WSUD assets to regulate flow, improve quality and maintain optimal hydrological regime of water entering wetlands.
- Use through methods such as rainwater harvesting and recycling to reduce the consumption of potable water
- Use of passive irrigation to support the implementation of canopy tree targets, in particular through the implementation of 'shade way' street connections.

Having regard to the recommendations of the Alluvium report, the PSP proposes the following place-based response to this feature:

- Plan 7 Water shows the proposed location and spatial distribution of key water infrastructure features within the PSP.
- Objective 21 relates to the management of stormwater in a safe, effective and integrated manner that protects waterways and biodiversity. The objective is proposed to be implemented through R35-44, and Guidelines 21-26 which relate to various aspects concerning the delivery of the drainage services scheme, and consideration of integrated water management mechanisms and implementation.
- Table 15 identifies a series of Integrated Water Management Strategic Outcomes that provide direction and context for future work to be undertaken by operational entities involved in the delivery of three waters infrastructure.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'sustainable water'.

4.4.5 Noise Influence Areas (new section added 12 March 2025)

The Melton East PSP and accompanying planning scheme amendment includes a new methodology for the identification of land with the potential to be impacted by noise.

A desktop assessment of potential noise sources in the precinct was undertaken by the VPA using criteria included within Clause 58.04-3 (Noise impact objectives) of the planning scheme as a suitable basis. Features in the precinct that were deemed to have a potential noise impact are:

- The Western Freeway;
- The Melton Highway;
- The existing Freeway service centre at 1789/1913 Western Freeway, Rockbank;
- Future 6 lane arterial roads;
- Existing industrial-zoned land to the west of the precinct;
- The future light industry area at the north-west corner of the precinct.

The Noise Influence Area Plan in the PSP identifies a 300m buffer from each of these features. An application requirement for an Acoustic Assessment Report in the UGZ13 links to land within a noise influence area to ensure that potential noise impacts on development are given due consideration at the planning permit stage.

The application requirement in the UGZ Schedule 13 was developed in collaboration with the Environment Protection Authority.

4.5 Services and Destinations

Section 3.5 of the PSP relates to the Guidelines hallmark 'Services and Destinations'. The stated purpose of the hallmark is to "provide services and destinations that support local living".



The hallmark identifies two key features required to be delivered by a PSP:

- F14. Local schools and community infrastructure
- F15. Lifelong learning opportunities

The delivery of these features and corresponding targets in the context of the Melton East precinct is assessed below.

4.5.1 Local schools and community infrastructure

The Guidelines describe the feature of 'local schools and community infrastructure' as being "education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use."

The relevant performance target for this feature is T18, which specifies accessibility targets for key pieces of community infrastructure, including that 70% of planned dwellings should be within 800m of a government primary school, and 80% of dwellings should be within 800m of a community facility.

In considering the appropriate response to the feature, the VPA engaged directly with various community infrastructure providers, and also commissioned ASR research to provide a Community Infrastructure Needs assessment. A full description of the ASR report and its findings is included in Section 5, but in summary it recommends the following be provided:

- Four government primary schools, and one government secondary school.
- Two non-government primary schools
- Two Level 1 and two Level 2 multipurpose community centres

Having regard to the recommendations of the ASR report, and engagement with community service providers, the PSP proposes the following place-based response:

- Plan 11 Community Infrastructure shows the proposed location and spatial distribution of key community infrastructure features, and their corresponding 800m walkable catchments. The provision of education and community facilities is in accordance with the recommendations of the ASR report.
- The PSP performance summary table (Figure 1) confirms that 84% of dwellings will be within 800m of a government primary school, which exceeds the target specified by T18 by 314.
- The PSP performance summary table (Figure 1) confirms that 78% of dwellings will be within 800m of a community facility, which is 2% short of the target specified by T18. This is considered acceptable in this instance due to the small size of the shortfall, and the contextual challenges faced by the PSP in terms of the shape and the fragmented pattern of land ownership, as well as significant barriers poised by transport and drainage.
- Objective 24 relates to the level of provision of community infrastructure. The objective is proposed to be implemented through R53, which relates to the delivery of infrastructure in accordance with the needs of the community.
- Objective 24 relates to the delivery of high-quality community spaces. The objective is proposed to be implemented through Requirements 54-56, and Guidelines 35-40, which relate to various matters concerning design and implementation.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local schools and community infrastructure.'

4.5.2 Lifelong learning opportunities

The Guidelines describe the feature of 'lifelong learning opportunities' as being "education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives."

There are no relevant performance targets for this feature, however the Guidelines note that a community infrastructure needs assessment should be prepared that identifies likely community needs.

As described above, in preparing the PSP the VPA commissioned ASR research to provide a Community Infrastructure Needs assessment and engaged directly with a range of community infrastructure providers.

In addition to land for schools and community facilities, the ASR report provides recommendations relating to further facilities and services that may be required by the future community, including (but not limited to):

- Kindergartens
- Maternal and child health
- Neighbourhood learning centres
- Health services
- Emergency services.

It is noted that the majority of potential services described will be accommodated as part of the land dedicated to community facilities in the PSP. In addition, the PSP also proposes two 5000sqm sites for the provision of emergency services facilities in the north and east of the precinct, which are also shown on Plan 11 Community Infrastructure. These sites were requested by the Department of Justice and Community Safety on behalf of emergency service providers, and were strategically placed on higher order roads to maximise their accessibility.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'lifelong learning opportunities.'

4.6 Thriving local economies

Section 3.6 of the PSP relates to the Guidelines hallmark 'Thriving Local Economies'. The stated purpose of the hallmark is to "facilitate thriving local economies".

The hallmark identifies one key PSP features that is required to be delivered by a PSP:

- F16. Thriving local economies

The delivery of this feature and corresponding target in the context of the Melton East PSP is assessed below.

4.6.1 Thriving local economies

The Guidelines describe the feature of 'thriving local economies' as being "activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, have strong transport links and meet the changing economic, climate and social needs of a place."

The relevant performance target for this feature is T19, which states that 80-90% of dwellings should be within 800m of an activity centre.



In considering the appropriate response to the feature, the VPA commissioned Urbis to provide an Economic and Retail Needs assessment. A full description of the report and its findings is included in Section 5, but in summary it recommends the following:

- Based on planned future population and predicted retail spend, the report recommended the provision of two Local Activity Centres, one in the northwest of the precinct, and one more centrally located.
- Noting that the recommended locations for the Local Activity Centres would result in small gaps in the retail catchment, the report also recommends potential locations for Local Convenience Centres in the south-east, and in the south of the Northern sector.
- The Local Convenience Centres should not be large, but flexible to allow a range of uses.

Having regard to the recommendations of the Urbis report, the PSP proposes the following place-based response:

- Plan 5 Employment & Activity Centres shows the proposed location and distribution of activity centres in the PSP, and their corresponding 800m walkable catchments. The provision of activity centres is in keeping with the recommendations of the Urbis report.
- The PSP performance summary table (Figure 1) confirms that 87% of dwellings will be within 800m of an activity centre, which exceeds the target specified by T19 by 7%.
- Objective 26 relates to provision of convenient access to everyday retail and commercial needs. The objective is proposed to be implemented through R57-R59 and G41 which relate to the delivery and design of activity centres, and emphasising their role as focal points of the community.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of ‘thriving local economies.’

4.7 Infrastructure coordination

Section 3.7 of the PSP relates to the Guidelines hallmark ‘Infrastructure Coordination’. The stated purpose of the hallmark is “Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability”.

The hallmark identifies two key features required to be delivered by a PSP:

- F17. Staging and location of development
- F18. Innovative and sustainable infrastructure delivery

The delivery of these features and corresponding target in the context of the Melton East precinct is assessed below.

4.7.1 Staging and location of development

The Guidelines describe the feature of ‘staging and location of development’ as being “directing the staging and location of development within a PSP to:

- use available capacity in existing infrastructure
- support the orderly and economic extension or augmentation of existing infrastructure
- match the timely provision of new infrastructure.

This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.”



The relevant performance target for this feature is T20, which states that all basic and essential infrastructure with spatial requirements should be identified in the future place-based structure plan.

As part of considering the appropriate response to the feature, the VPA commissioned SMEC to design and estimate cost of infrastructure associated with the proposed transport network. A description of the report and its findings is included in Section 5, in summary:

- A total of 17 intersection items, 6 culvert items, 3 road bridge items and 11 road items have been designed and costed for the PSP.

Having regard to the recommendations of the SMEC report, the PSP proposes the following place-based response:

- Plan 12 Infrastructure Development and Staging shows the proposed spatial layout of key transport projects intended to be delivered as part of the PSP, as well as indicative development staging areas.
- Staging areas have been informed by consultation with key infrastructure providers, and by calculations to determine the estimated ICP levy to be collected in a stage. These calculations aim to ensure that the cost of the infrastructure to be delivered in a stage is commensurate with the levy that will be collected. Section 3.7.2 speaks to the details of the infrastructure and development staging initiatives.
- A Precinct Infrastructure Plan and corresponding table (Table 23) are provided in Appendix 1 and provide full details regarding all transport and community infrastructure to be delivered in the precinct.
- Objectives 29 and 30 relate to the orderly staging of development and the timing and coordinated delivery of infrastructure. The objectives are proposed to be implemented through Requirements 62, 63, 64, 70-77, 79, 80 and Guidelines 45, 46, 48, 49 and 54.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of ‘staging and location of development.’

4.7.2 Innovative and sustainable infrastructure delivery- Infrastructure and development staging plans

The Guidelines describe the feature of ‘innovative and sustainable infrastructure delivery’ as “actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.”

There is no relevant performance target for this feature, however the Guidelines note the PSP should identify potential opportunities for delivery innovation, and that all infrastructure commitments should be identified in the Precinct Infrastructure Plan and Melton East Infrastructure Contributions Plan (ICP).

In 2023, the Victorian Government approved an immediate review of growth area precinct structure planning (the PSP Review) to identify possible interventions to improve the function and liveability of communities as part of a new approach to land, planning and precincts.

In this context, Government has requested that PSPs include Infrastructure and Development Staging Plans (IDSP) to ensure that development occurs in an orderly manner and aligns with efficient infrastructure provision or proposed delivery and ensure permits cannot be issued if infrastructure cannot support the anticipated growth.

This also features in a *10-year Plan for Melbourne’s Greenfields* which states that “staging provisions will be included in future PSPs as required to ensure infrastructure delivery keeps pace with development and land can be adequately serviced when it is released.”



Staging provisions and IDSPs will form part of all current and future PSPs prepared by the VPA in accordance with Government direction

The Melton East IDSP has two proposed stages and is implemented primarily through R62 of the PSP alongside other Guidelines in the Infrastructure coordination section of the PSP. A detailed description of the proposed stages and rationale can be read in the Infrastructure and Development Staging Background Report (Appendix 1).

It can be considered that the addition of IDSP in the Melton East PSPs is an appropriate response to this feature.

5 TECHNICAL REPORT SUMMARIES

5.1 Arboriculture Assessment

Two arboricultural reports were prepared to inform the PSP, being the *Arboricultural Assessment and Report, Precinct Structure Plans – Melton East July 2022 (Treelogic)* and the *River Red Gum trees Kororoit Creek, Melton East PSP May 2023 (Treelogic)*.

5.1.1 Purpose

The Arboricultural Assessment Report was commissioned to provide information on the species, origin, dimensions, structure, health and retention value of the trees within the PSP area. This information is then used to identify trees that can be cleared without a planning permit pursuant to the Schedule to Clause 52.17 of the Melton Council Planning Scheme, and influences the location of active open space in the development of the Melton East Place Based Plan.

The River Red Gums report was commissioned to investigate the trees associated with Kororoit Creek.

5.1.2 Key findings and recommendations

Key findings of the 2022 Arboricultural Assessment and Report include:

- The identification and assessment of 782 tree features in the precinct, comprising 590 trees and 190 tree groups based on their species, condition and ecological and cultural significance to the area.
- 12 trees were attributed a 'High' rating.
- 587 trees were attributed a 'Moderate' rating (Sub-classified further as Moderate A, B or C).
- 159 trees were attributed a 'Low' rating.
- 25 trees were attributed a rating of 'Very Low'.

Key findings of the 2023 River Red Gum Arboricultural Assessment include:

- The identification and assessment of a further 230 tree features, comprising 227 trees and 33 tree groups.
- 50 trees were attributed an arboricultural rating of 'High'.
- 151 trees were attributed an arboricultural rating of 'Moderate' (Sub-classified further as Moderate A, B or C).
- 25 trees were attributed a rating of 'Low'.

With respect to the classification of trees, the report recommended:

- High value trees be retained and protected.
- Moderate A Moderate B trees should be retained wherever possible, and Moderate C trees could be retained.
- Low value trees do not need to be a constraint on design intent and outcome.
- Very Low trees are unsuitable to be retained.
- The River Red Gum trees along the Kororoit Creek should be retained as a relatively undisturbed patch of vegetation.

5.1.3 Implementation

All trees identified across both assessments as 'high value' have been included on the Native Vegetation Retention and Removal Plan as "vegetation that must be retained" or "vegetation patch that must be retained". This plan corresponds to the provisions of Clause 52.17 and the Schedule to Clause 52.17 and effectively means any native vegetation in the precinct that is not explicitly identified in the Native Vegetation

Retention and Removal Plan as “must be retained” does not require a planning permit for native vegetation removal.

Whilst the report stated that Moderate A and Moderate B trees *should* be retained, these trees have not been identified as ‘must be retained’ in the Native Vegetation Retention and Removal Plan as the sheer quantum of these trees, if included in the plan, would create considerable difficulties at the planning permit stage. Therefore, only high value trees have been identified. Trees with a moderate rating have been co-located with planned active open space where possible and consistent with other active open space location criteria.

A corresponding guideline has also been included in the ‘High quality public realm’ section of the PSP which seeks to encourage subdivisions to incorporate high-value trees into subdivision design, e.g. in street layout and design.

A significant quantity of high-value trees are included within the Kororoit Creek MSA Conservation Area, which is not proposed for urban development and will therefore enable the majority of trees to be retained in situ.

The background reports identify Tree Protection Zones for high-value trees which will limit work required by developers and Melton City Council at the planning permit stage.

5.2 Aboriginal Cultural Heritage Impact Assessment

5.2.1 Purpose of the study

An Aboriginal Cultural Heritage Assessment was prepared by Unearthed Heritage to inform planning for the Melton East PSP by identifying the presence of tangible Aboriginal Cultural Heritage elements in the precinct and providing recommendations on how the PSP can maximise protection of Aboriginal Cultural Heritage.

5.2.2 Key findings and recommendations

The desktop assessment component identified the following:

- There are currently six Aboriginal places registered in the study area;
- All of the registered Aboriginal cultural material is exclusively represented by stone artefacts;
- A general pattern of artefact distribution exists, with a general background of isolated and low-density occurrences across the volcanic plain with higher frequency and density associated with elevated land, and the highest frequency and density in proximity to major water sources such as Kororoit Creek and former swamps.
- It is likely that isolated or low-density occurrences of stone artefacts will occur across the entire study area and areas of increased sensitivity (higher frequency / density stone artefact scatters) are likely to be associated with:
 - Proximity to Kororoit Creek;
 - Stony rise landforms, particularly stony rise landforms in proximity to a water source (noting only *potential* stony rises were identified and none have been explicitly confirmed);
 - Margins of former or current swamps;
 - Proximity to Ryans Creek and Toolern Creek in the northwest.

A field survey was conducted over four days – 20-23 June 2022. Previously registered Aboriginal places were reinspected and the study area (where access was possible) was surveyed through a combination of focused sample survey and targeted landform analysis inspection. Three new Aboriginal places were identified (two artefact scatters and one low density artefact distribution). Additionally, two artefacts relating to a previously registered Aboriginal place were identified and recorded. Observations around landform, archaeological sensitivity and disturbance were also documented.



Archaeological sensitivity predictive mapping was developed to assist in guiding planning, future development and Aboriginal heritage management within the PSP, with the aim of predicting likely locations of Aboriginal places. The report notes, however, that the mapping does not encompass predictions regarding cultural values and/or intangible heritage to Aboriginal people. A scientific model cannot be relied upon in totality to predict the risk of impacting on Aboriginal places, and can only be confirmed in consultation with traditional owners.

The predicted archaeological sensitivity map is shown at Figure 9 below.

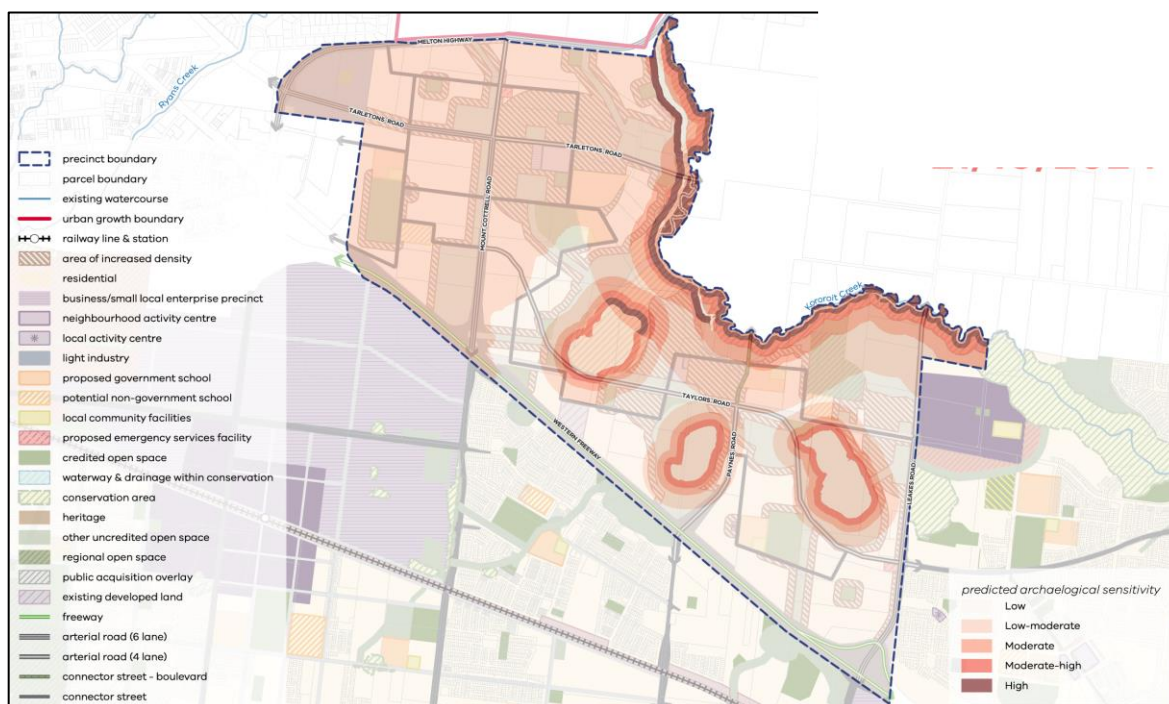


Figure 9 Predicted archaeological sensitivity model

The report provides the following recommendations for each category of archaeological sensitivity:

- **High** – Should be retained in their current form and, where possible, be rehabilitated to further stabilise them from erosion. Works should be designed to minimise impacts and be placed largely on top of the surface, to avoid impacting below the surface. Future land use in the form of conservation land, passive open space or reserves is encouraged.
- **Moderate-High** – Consideration should be made to retain these areas in their current form, and where possible, be rehabilitated to stabilise them from erosion. Future land use in the form of conservation land, passive open space and reserves is encouraged.
- **Moderate** – Development impact should be minimised where possible. This could be through establishing passive open space or similar.
- **Low-moderate and low** – interpretative material and or Wurundjeri language / naming should be incorporated into planning/design, in consultation with the RAP.

5.2.3 Implementation

Areas of high, moderate-high and moderate archaeological sensitivity coincide with land required for conservation and/or Melbourne Water's Drainage Services Scheme and will therefore be predominantly retained in a natural state.

For the balance of the PSP area, a guideline has been included in the PSP which seeks for development to incorporate interpretative material (e.g. explanatory signage) in new developments and utilise Wurundjeri language in naming in consultation with WWCHAC.

The Aboriginal Cultural Heritage Impact Assessment also informed the preparation of further technical work regarding Aboriginal Cultural Heritage, being the Aboriginal Cultural Values Assessment (discussed at Section 5.3) and the Cultural Heritage Permit Report (awaiting endorsement by WWCHAC prior to publication).

5.3 Aboriginal Cultural Values Assessment

5.3.1 Purpose of the study

The purpose of the Melton East PSP Aboriginal Cultural Values Assessment, prepared by Unearthed Heritage, is to document the known past, contemporary and ongoing cultural values associated with the Melton East precinct through collection and collation of information provided by Wurundjeri Elders in order to assist in planning work and development designs within the study area.

5.3.2 Key findings and recommendations

Two walks-on-country with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) were conducted and key discussion points were captured. The findings were synthesised into 8 key recommendations for the future of the Melton East precinct which are summarised as follows:

- 1. Cultural Heritage Management and Protection**
 - a. Preparation of mandatory and voluntary Cultural Heritage Management Plans (CHMP).
 - b. Ensure that development within 200m of waterway avoids harm in accordance with a CHMP, or if no CHMP exists, where possible avoid development within 200m of waterways.
- 2. Protect Aesthetic and Natural Attributes within the Melton East Precinct**
 - a. Improve and maintain the health and connectedness of Kororoit Creek and other waterways.
 - b. Protection of rock escarpments.
 - c. Protection of sightlines via open space allocations.
 - d. Identification, reinstatement and protection of indigenous flora and fauna populations.
- 3. Caring for Country**
 - a. WWCHAC management and consultation inclusion.
- 4. Conservation of the Melton East Precinct**
 - a. Preservation of sensitive landscape types such as stony rises, escarpments and water sources.
 - b. Ensure that development within 50m of a waterway avoids harm in accordance with a CHMP, or if no CHMP exists, where possible avoid development within 50m of waterways.
 - c. Protection of sightlines via planning controls.
 - d. Ensure water runoff from roads is appropriately managed and that stormwater drainage is sufficient to protect residences during flood events.
- 5. Supporting Cultural practice in Melton East**
 - a. Ensure opportunities for WWCHAC to have continued connection to Country including ongoing access and place naming.
- 6. Wetland locations**
 - a. Further research of the population numbers of the Growling Grass Frog in the study area.
- 7. Interpretation**
 - a. Can encompass a large range of medium and formats (e.g. language, signage and education for future communities).

- b. Ongoing education/communication opportunities for WWCHAC to engage with local community to pass on information about culture and to promote understanding of wetlands.

8. Further research

- a. A series of research topics that would improve understanding of Aboriginal Cultural Heritage have been identified, including topics regarding flora and fauna, history of Aboriginal people, flooding, soil profile and more.

5.3.3 Implementation

Features in the precinct that were identified in the Cultural Values Assessment as having Aboriginal Cultural Heritage significance have been mapped on a Cultural Values Plan which has been included in the PSP.

Guidelines have also been included in the PSP which seek to:

- Encourage voluntary CHMPs on areas of identified Aboriginal Cultural Heritage Significance;
- Incorporate significant features such as potential stony rises and rock outcrops into the open space network as part of subdivision; and
- Encourage the use of interpretation material and traditional place naming in the design of new communities in consultation with WWCHAC.

5.4 Bushfire Risk Assessment

5.4.1 Purpose of the study

The Melton East Precinct Structure Plan Bushfire Assessment June 2023 was completed by Terramatrix to assess the bushfire hazard risk that exists in the precinct and inform how future development can respond to bushfire risk. The report also outlines the applicable Victorian planning and building controls that relate to bushfire hazard risk, noting Clause 13.02-1S *Bushfire planning* in the Planning Policy Framework (PPF) is particularly important.

5.4.2 Key findings and recommendations

Key findings and recommendations of the report are summarised as follows:

- The Melton East PSP is in a relatively low bushfire risk landscape, with bushfire behaviour with the potential for neighbourhood-scale destruction not credible.
- No part of the study area or land surrounding the study area (over 7km) it is affected by the Bushfire Management Overlay (BMO).
- All hazard interfaces along the precinct boundary will comprise a perimeter road providing adequate development setbacks from Grassland utilising Melton Highway in the North, Leakes Road to the east, and Western Freeway to the south.
- Areas of higher hazard vegetation are likely to be retained or small, narrow and isolated patches will be created in the Kororoit Creek corridor. Any additional vegetation in the creek corridor will not pose a significant threat if new and existing development is sufficiently setback from them by the distances as identified in the report.
- A 19m setback from the proposed vegetation within the BCS Conservation Reserve, Open Space reserves and Drainage reserves will provide enough separation distance to ensure development is not exposed to RHF above 12.5kW/m².
- A 48m setback will be required from existing vegetation in the Rockbank North PSP opposite Leakes Road, noting the Leakes Road reserve will act as a significant portion of the total setback required.



5.4.3 Implementation

The VPA developed a Bushfire Hazard Plan for the PSP that highlights the corresponding setbacks required for development to occur. The VPA has developed a set of requirements and guidelines informed by the findings of the Bushfire Assessment that have been included in the PSP to ensure that development can occur safely in the precinct.

Application Requirements and Conditions for the preparation and implementation of a Bushfire Management Plan have been included in Schedule 13 to the Urban Growth Zone for any land identified as containing a bushfire hazard area on the Bushfire Hazard Plan in the PSP.

5.5 Climate Resilience Assessment

5.5.1 Purpose of the study

The Melton East Climate Resilience Assessment (Hip v. Hype) November 2022 was prepared with the aim of looking at climate change impacts and climate-resilience initiatives that could be integrated into the PSP. The assessment highlights anticipated climate change impacts, with a range of objectives, targets and actions developed to improve the precinct's climate resilience. The Report summarises various policy documents relevant to Melton East, explores historic and expected weather patterns and the expected climate change impacts with a detailed risk assessment and preliminary suite of actions to respond to these.

5.5.2 Key findings and recommendations

In relation to the climactic conditions of the precinct, the report found:

- Melton East typically has 30% less annual rainfall compared to areas in the south-east of Melbourne.
- Kororoit Creek poses a flood risk during extreme rainfall events.
- The PSP area generally has low levels of vegetation and canopy coverage. Established trees are concentrated around existing road and creek corridors.
- The site is exposed to significant levels of urban heat largely due to the absence of vegetation and canopy cover, as well as dry ground conditions. Land development can exacerbate the effect.

Particular areas of focus for the PSP are therefore:

- Addressing urban heat island effect through increasing canopy cover and integrated water management initiatives.
- Minimising greenhouse gas emissions of the transport network through:
 - The integration of land use and transport;
 - Providing opportunities for safe, efficient public transport infrastructure (bus capable roads and proximity to town/convenience centres);
 - Providing a safe, connected, and integrated active transport network; and
 - Locating community and retail infrastructure in convenient locations to reduce the length and number of transport trips (20-minute neighbourhoods).

There is a suite of recommended outcomes for development in the assessment that are not suitable for inclusion in the PSP because they go beyond the role of the PSP. Examples of these include features of new homes constructed in the PSP area, which would need to be implemented through a restriction on title created as part of the subdivision of land. The construction of dwellings on subdivided lots in the precinct would not trigger a planning permit and therefore does not provide an opportunity for these outcomes to be prescribed in buildings and works applications.



Examples of these initiatives include:

- Mandating solar panels on new homes;
- Constructing new homes with reflective materials to reduce urban heat island effect; and
- All dwellings maximising energy performance, including appliances.

5.5.3 Implementation

Having regard to the role of the PSP as a high-level structure plan to guide the form of future development, the focus of implementing the recommendations of the assessment has been on precinct-wide outcomes rather than the individual home scale. Relevant initiatives that support environmentally sustainable development (ESD) and climate resilience include:

- Promoting 20-minute neighbourhoods by co-locating activity centres with community infrastructure, and promoting higher-density development around high-amenity areas to support future public transport provision;
- Provision of a bus-capable road network and shared path network that connects key areas within the precinct;
- Mitigating urban heat island effect through requirements in the PSP for subdivisions to achieve a 30% canopy tree cover target in the public realm, using species that suit the environmental conditions of the area;
- A guideline for Connector Streets in the precinct to provide for 40% canopy tree cover to promote active transport usage by reducing urban heat island effect on key transport corridors.
- O20 which seeks the creation of a sustainable urban landscape that encourages climate change adaptation and enhancement of existing biodiversity and landscape values within the precinct, implemented through R22-24 and G35.
- O32 which seeks to encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct, implemented through R65, R66, R68, R69 and G51.

An application requirement for residential buildings (2+ more dwellings) and non-residential development (such as town centres) to complete an environmental sustainable design report or sustainability management plan that demonstrates how development will achieve best practice sustainable design, using an appropriate sustainable design tool such as the Built Environment Sustainability Scorecard, has been included in the UGZ13.

Whilst all recommendations of the assessment cannot be implemented by the PSP, the assessment acts as a guide for developers and Melton City Council on future ESD initiatives that can be pursued as part of future planning permit applications.

The integrated water management issues and opportunities report discussed below will also positively contribute towards ecologically sustainable development in the precinct.

5.6 Community Infrastructure Assessment

5.6.1 Purpose of the study

The Melton East Precinct Structure Plan Community Infrastructure Assessment was prepared by ASR Research Pty Ltd to:

- Identify the community infrastructure required in Melton East to accommodate for future population growth.



- Conduct an audit of existing and planned community infrastructure provision neighbouring the PSP area.
- Identify all relevant State and local strategies and plans likely to inform the planning and delivery of social infrastructure.
- Inform discussions with Melton City Council on their strategic need to deliver specific community infrastructure forms within Melton East.
- Assess the need for a variety of specific community infrastructure types in the precinct.

5.6.2 Key findings and recommendations

Key findings and recommendations of the assessment are contained in Table 2 below.

Table 2 – Community Infrastructure Needs Assessment findings summary

Land Use	Facility	Required	Description/Quantity
Early Years services	Kindergartens	Yes	Approximately 21 kindergarten rooms, located within all proposed multipurpose community centres and co-located with proposed government primary schools.
	Maternal and Child Health	Yes	Approximately 5-6 consulting rooms located within multipurpose community centres
	Long Day Care	Yes	Provided by private sector/not for profit.
	Youth Services	Potentially	No demand / supply measure available – potential to deliver as part of multipurpose community centres.
Education	Government Primary Schools	Yes	4 school sites
	Government Secondary Schools	Yes	1 school site
	Government Specialist Schools	No	No demand measure applicable. Not requested by the Department of Education.
	Higher Education	No	Planned provision identified in the Cobblebank MAC Urban Design Framework
	Non-Government Schools	Yes	2 school sites based on feedback from the Melbourne Archdiocese Catholic Schools.
	Library	No	Planned Rockbank North PSP Library will cater for future demand.

Community meeting spaces	Neighbourhood House/ Learning centre	Yes	Two, suitable for incorporation within Level 2 multipurpose community centres.
	Level 1 multipurpose community centre	Yes	2.
	Level 2 multipurpose community centre	Yes	2.
	Level 3 multipurpose community centre	No	Subject to agency consultation. Planned Rockbank North PSP Level 3 Community Centre will cater for future demand
Major Open Space	Drainage land for informal recreational purposes such as trails	Yes	Location and type to be determined by Melbourne Water.
	Regional open space	Yes	15-hectare regional park which will perform a dual regional / local sports reserve role and make provision for 3 ovals and outdoor playing courts.
	Local passive open space	Yes	13.7-22.8 hectares distributed across the PSP area for residential, and 0.45 hectares for employment.
	Local formal & informal active open space	Yes	Yes, 1 x 10ha & 2 x 8ha active open space reserves.
Indoor recreation facilities	Multipurpose indoor court facility	No	No requirement – allocation for Melton East can be included in the Rockbank North PSP (Aintree Major Activity Centre)
	Aquatic leisure centres	No	No requirement - allocation included in the Rockbank North PSP.
Health Services	Local GP Clinics	Yes	Approximately 4 medical centres delivered by the private sector.
	Acute/Sub-acute services	No	Not required due to proximity of future Melton Hospital.
	Community health services	Potentially	Subject to DH funding.
Police and Emergency Services	Police Station	No	No interest identified through agency validation.
	Ambulance Station	Yes	Designation of a 5,000sqm site requested by the Department of Health during the agency validation process.

	Fire Services Victoria	Yes	Designation of a 5,000sqm site requested by Fire Rescue Victoria and the Department of Justice and Community Safety during the agency validation process.
	Vic SES	No	No interest identified through agency validation.
Residential aged care	Residential aged care	Yes	Subject to market / developer interest.

5.6.3 Implementation

The PSP plans for:

- Four government primary schools;
- One government secondary school;
- Two potential non-government school sites;
- Two level one community centres;
- Two level two community centres;
- Three sports reserves; and
- A 15-hectare regional active open space facility.

The location of these schools in the precinct have been planned in collaboration with the Department of Education, ensuring schools meet site selection criteria where possible whilst maximising accessibility to surrounding residential populations.

Community centres have been co-located with government primary schools to facilitate a single drop-off location, consistent with guidance from the Department of Education. Level one community facilities have been allocated a land area of 0.8 hectares and level two community facilities have been allocated a land area of 1 hectare, consistent with the recommendations of the assessment.

Sports reserves have also been co-located with government primary schools where possible, noting the regional active open space facility was unable to be co-located with the nearest government primary school because of the need for school sites to be located within a single landholding. The school remains within reasonable walking distance to the regional active open space facility and is connected via an east-west connector street.

Melton City Council requested that community facilities have a direct interface with a future sports reserve, so this has been accommodated in the arrangement of land uses in the Place Based Plan.

The regional active open space facility is sized at 15 hectares, rather than the 30 hectares identified in the report and the Western Growth Corridor Plan, due to difficulties in determining a suitable location due to the flooding impacts adjoining the Kororoit Creek. Therefore, a decision to split the 30-hectare provision between the Melton East PSP and future Warrensbrook PSP was reached with Melton City Council, to avoid a long-term under-provision in the region.

5 out of 15 hectares of the Regional Active Open Space facility is located within the floodplain, which has been supported by Melton City Council. This 5ha will provide for a lower-order training oval, with the higher order sports facilities and pavilions to be located outside the floodplain.



In response to the feedback from DJCS, FRV and the Department of Health, two 5,000sqm 'proposed emergency services facility' sites have been designated in the Place Based Plan, in locations that prioritise access to the road network at the request of the agencies.

5.7 Economic and Retail Assessment

5.7.1 Purpose of the study

The Melton East Precinct Structure Plan Economic and Retail Assessment (Urbis) July 2022 was prepared to:

- Understand the trends in population, employment and retail land in Melton East and the wider regional context.
- Assess the demand for retail and employment activity within Melton East.
- Determine the location and scale of Activity Centres and employment land in Melton East.

5.7.2 Key findings, methodology and recommendations

The potential need for activity centre floorspace was analysed based on the segmentation of the PSP into three sectors (Figure 10) as follows:

- Northern sector – generally defined as everything north of the Kororoit Creek Wetland at the centre of the precinct.
- Central sector – area that extends east of the Kororoit Creek Wetland, with the exception of land included within the eastern sector.
- Eastern sector – land that is within the 800m catchment of the future Rockbank North major activity centre opposite Leakes Road.

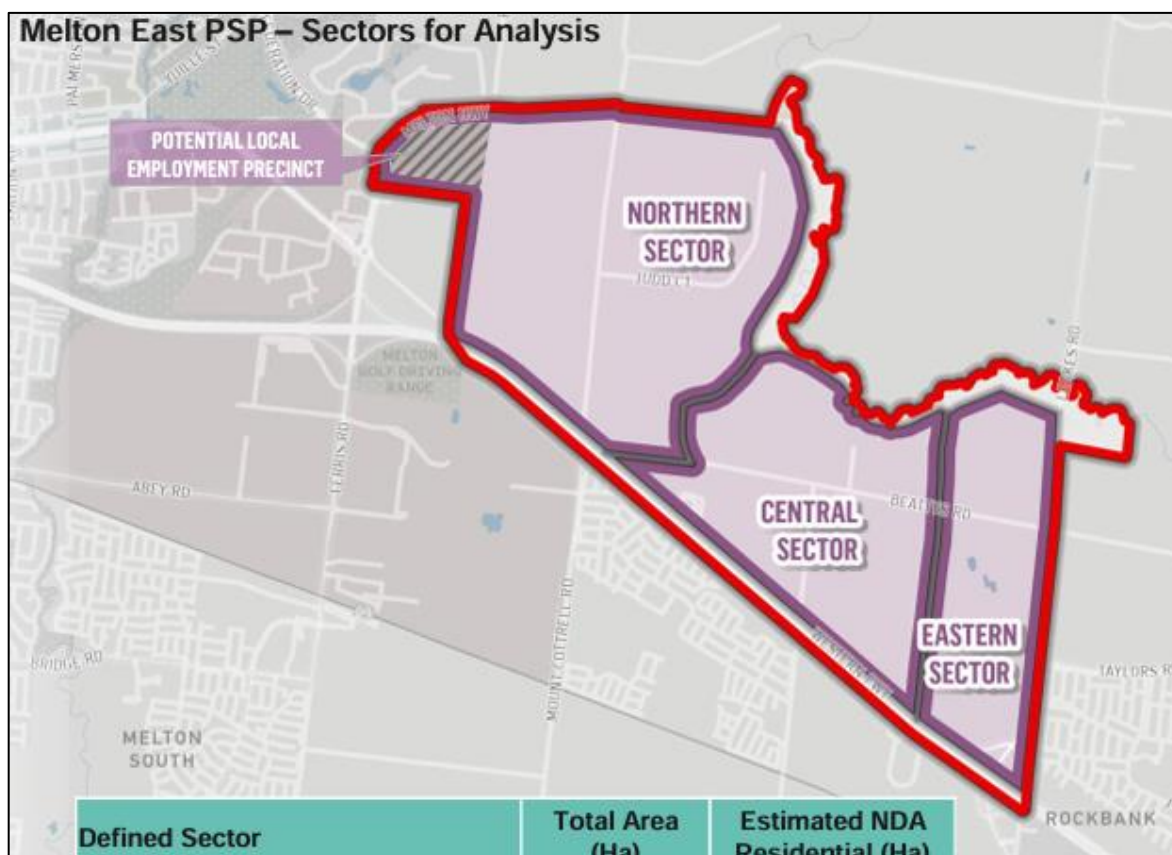


Figure 10 Extent of Sectors used for Economic and Retail Analysis

The report then provides different population projections for each sector based on projected population density and a household population of 3.1 people.

The report analysed supermarket need and found that under most population scenarios, there is demand for around three full-line supermarkets and potentially another smaller format store. The report recommended splitting the supermarkets across two centres rather than three or more centres given the stronger performance and greater range of retail and non-retail uses supported in centres with multiple supermarkets. Centres should be central to the population they serve, located along major roads to allow public and private transport access, and maximise the share of the developable residential area within 800m of a centre.

Therefore, the report recommended an indicative arrangement of centres (shown below in Figure 11), with the northern centre being the larger (2+ supermarket) centre given most of the population will be located in the northern extent of the precinct.

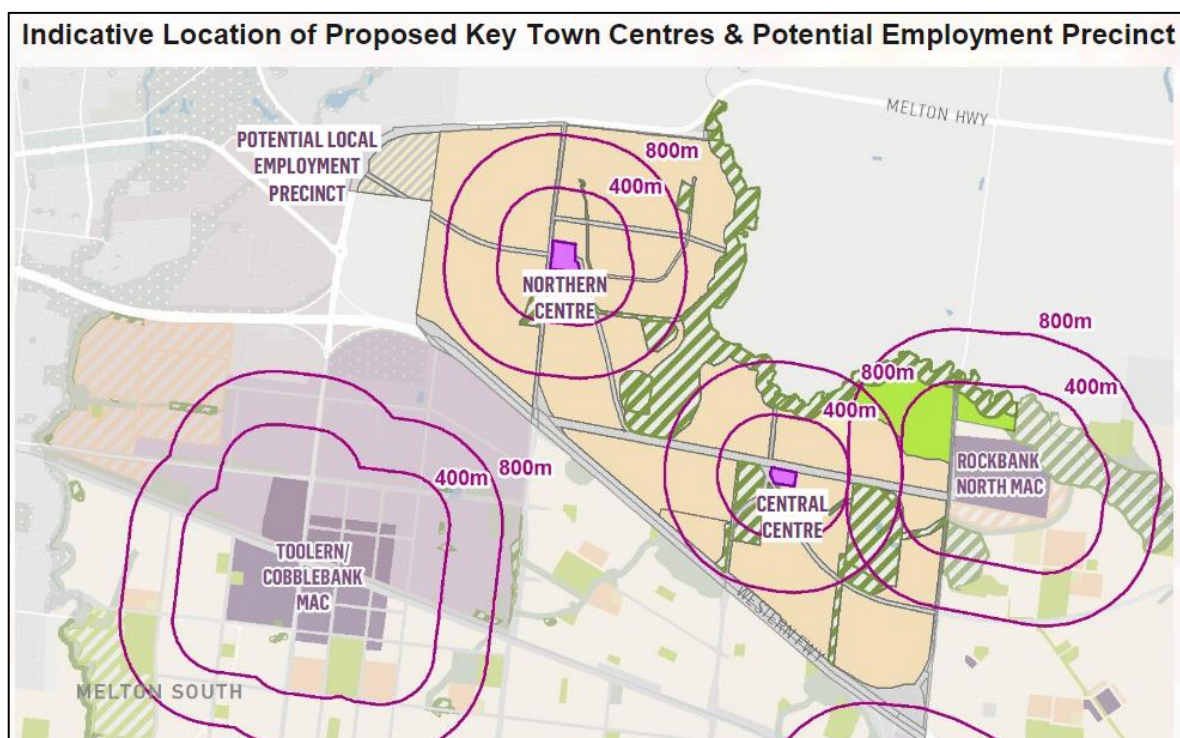


Figure 11 Indicative Location of Proposed Neighbourhood Activity Centres & Potential Employment Precinct

The report conducted a review of previous PSPs on their floorspace per capita ratio and identified an average of 1.3sqm of retail floorspace provided per resident. For Melton East, it was recommended retail provision relative to population be 0.5sqm per future resident given available access to several major centres immediately outside the PSP meant that new centres could not support Discount Department Stores that would elevate their discretionary retail role.

Based on the 22 dwellings per hectare scenario, and a 50% floorspace to land area ratio to account for vehicle and pedestrian manoeuvring areas, the report found:

- The northern activity centre generates 14,500sqm of retail and 3,000sqm of commercial floorspace (totalling 17500sqm), resulting in a recommended town centre size of 3.5 hectares; and
- The central activity centre generates 6,000sqm of retail and 1,000sqm of commercial floorspace (totalling 7,000sqm), resulting in a recommended town centre size of 1.4 hectares.

Furthermore, the report notes that because of the potential 800m accessibility gaps shown with two centres, potential locations for local convenience centres in Melton East would be the south-east entrance with exposure to Leakes Road, and in the south of the Northern sector, along a main road or co-located with other activity generators. These centres should not be large (approximately 2,000sqm), but flexible to allow a range of retail or commercial uses.

5.7.3 Implementation

Location

The location of the neighbourhood activity centres was chosen based on the recommendations of the assessment, with one larger town centre located in the northern sector and a smaller centre located in the central sector. Centres have been located along the connector road network to promote accessibility, and

have been located as centrally as possible within their respective 'sectors' in order to optimise the activity centre catchment.

Both local convenience centres have been located to maximise accessibility for residential areas outside 800m of each of the neighbourhood activity centres, and have been co-located with future government schools to create opportunities for shared trips and to act as a community focal point.

Centres are located on bus-capable connector roads to allow for inclusion in the bus network in the future, and encourage active transport accessibility through off-ride two way bike paths and a separated pedestrian path.

Size

Melton East is using an adaptation of the PSP 2.0 amenity model involving a prescribed 40 dwellings per hectare within 400m of neighbourhood activity centres, 30 dwellings per hectare within 50m of local activity centres, open space and future PPTN, and 20 dwellings per hectare for all other residential land. This will influence the estimated future population of the precinct, and therefore it is important to ensure the estimated population is commensurate with the size of the town centres having regard to the assumptions of the Economic and Retail Assessment.

Population statistics were generated using an updated version of the Place Based Plan which incorporates the abovementioned density assumptions, as well as discounting land required for open space in the precinct. The resulting statistics were similar to the population projections of the 22 dwellings per hectare scenario in the economics report of 39,923, being 12,228 households and an estimated population of approximately 38,000 based on 3.1 people per dwelling.

Therefore, given the substantial alignment of estimated population figures, the recommended sizes of each activity centre have been adopted per the 22 dwellings per hectare scenario of the report – being a 3.5 hectare northern activity centre and a 1.4 hectare central activity centre.

The local convenience centres are allocated 1,000sqm of site area, consistent with the report's recommendation of this scenario.

5.8 Strategic Transport Modelling and Integrated Transport Assessment

5.8.1 Purpose of the studies

The Strategic Transport Modelling and Integrated Transport Assessment reports were prepared by AECOM to inform the transport infrastructure planned for Melton East including the road network, intersections, key public transport connections and bridges.

The Strategic Transport Modelling (STM) report provided an overview of the strategic modelling undertaken to support the Integrated Transport Assessment (ITA) and broader precinct structure planning process. The transport modelling was undertaken using the VITM, which relies on a range of Reference Case assumptions for the future network, public transport and land use. Multiple scenarios were tested to understand the underlying nature of future demand in the precinct and function of key planned arterial corridors in future traffic.

The ITA was prepared to assist the VPA to develop the Melton East PSP. The ITA used the outputs from the STM to inform the assessment of the transport network in the Melton East PSP.



5.8.2 Key findings and recommendations

Strategic Transport Modelling (STM)

The STM utilised the Victorian Integrated Transport Modelling (VITM), developed by the Department of Transport Planning. The modelling undertaken focused on an ultimate year of 2051.

The study area included the Melton East and Warrensbrook PSP areas and areas within 1.6 km of the PSP boundaries.

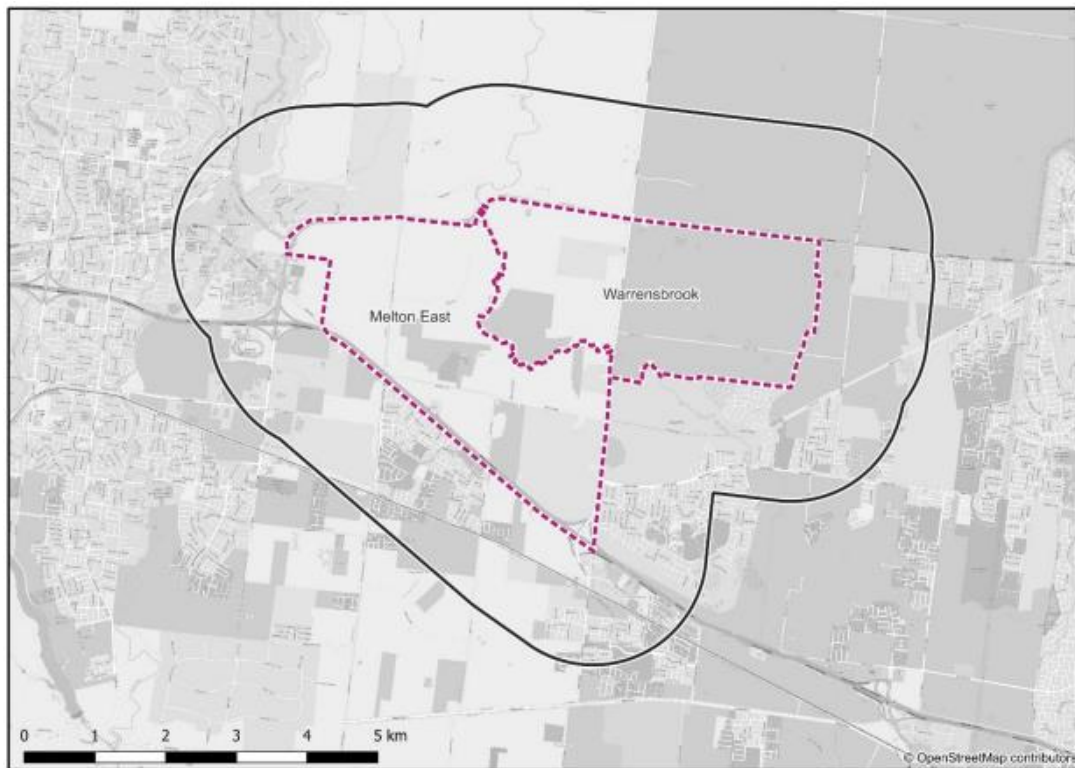


Figure 12 Strategic Transport Model study area

Four (4) transport scenarios were modelled:

1. Base Case – Based on the Draft PSP land use assumptions. Taylors Road, Leakes Road and Mount Cottrell Road were modelled with 6 lanes along their overall length in the base case.
2. Scenario 1 - Truncation of Paynes Road (removal of Paynes Road bridge across Kororoit Creek), and a realignment of the connector street joining Taylors Road to High Street, to ascertain the ability of Leakes Road and Mt Cottrell Road to carry traffic that would have used Paynes Road via a bridge over Kororoit Creek.
3. Scenario 2 - Reduction of lanes in various sections of the study area, in particular Leakes, Taylors and the northern section of Mt Cottrell Road.
4. Scenario 3 - Realignment of Taylors Road to follow the existing alignment of Beattys Road west of Leakes Road.

Conclusions drawn from the transport modelling were:

- Traffic on Taylors Road appears more locally-driven and less strategic than Tarletons Road. It is likely that Taylors Road's proximity to the Western Freeway plays a part in this dynamic. Traffic heading west on Taylors Road can travel a short distance south on Leakes Road and take

advantage of a higher prevailing speed and more direct access to Melton proper. Meanwhile, heading north to Melton Highway from Tarletons Road to travel west leads to the same access point of Federation Drive.

- The success of the precinct's public transport network will likely rest on service frequency.
- In all scenarios tested, the precinct did not face issues relating to oversaturation. Key arterials in the precinct show little signs of poor level of service in the future, with little variance between scenarios. Similarly, plots of volume/capacity indicate that – other than the Western Freeway and Melton Highway – the transport network in each scenario does not face issues of high congestion, with essentially no elements of the precinct's network exceeding V/C values of 0.8.
- Key pinch points identified related to roads leading into Melton East: Beattys Road, Federation Drive and Mt Cottrell Road, which all saw high volume/capacity ratios leading into the precinct in most scenarios. A low level of congestion across the precinct in each modelled scenario suggests that the ultimate network configuration is less constrained by fundamental network capacity and may be driven more by other considerations such as cost, amenity, or design considerations.

Integrated Transport Assessment

Based on the Strategic Transport Modelling and other assessment undertaken, AECOM made the following conclusions:

- The VITM modelling demonstrates that the higher order road network for the Base Case and Scenarios 1, 2 and 3 provides an appropriate level of capacity across the network for the predicted ultimate traffic demands for all scenarios.
- The draft PSP is broadly consistent with Scenario 2 of the VITM modelling, which reduced number of lanes on Taylors Road (from Mount Cottrell Road to Leakes Road), Leakes Road (from Melton Highway to Taylors Road) and Mount Cottrell Road (from Melton Highway to Tarletons Road) from 6-lanes to 4-lanes.
- The reduced number of lanes did not adversely impact the Volume-to-Capacity (V/C) ratios of the internal road network during the peak periods and minimal reassignment of traffic was observed compared to the Base Case indicating that these roads can function acceptably as 4-lane arterials under ultimate conditions.
- The designation of Taylors Road between Mount Cottrell Road and Leakes Road as a primary arterial with a 34m / 4-lane cross-section is appropriate based on the predicted volumes that it will carry.

Recommendations include:

- Consider including custom cross-sections for the following road segments:
 - Melton Highway (between Ryans Lane and the Kororoit Creek) to reflect the rural interface on the north side of the road.
 - Beattys Road (west of Leakes Road) to address the availability of an existing 60m road reserve for a connector street.
 - Taylors Road (east and west of Paynes Road) to address the availability of an existing 60m road reserve for a 4-lane primary arterial.
- Consider the removal of IN-01 signalised intersection, with the intersection retained as a left-in / left-out access.
- Update the off-road paths shown on the draft PSP to include off-road shared paths and bike paths that will be provided along arterial roads and connector streets, as well as address any gaps in the network (e.g. the shared path along the Western Freeway in the vicinity of Mount Cottrell Road and the shared path along Kororoit Creek east of Leakes Road).
- Include four Pedestrian Operated Signals (POS) to improve crossing opportunities on sections of the arterial network where road segments exceeded 800m, as follows:
 - Tarletons Road – adjacent to the roundabout connection to Melton Highway / Federation Drive



- Tarletons Road – on the west side of the Kororoit Creek (a path under the road bridge could potentially be investigated in lieu of a POS, subject to determining feasibility during detailed design)
- Taylors Road – midway between IN-10 and IN-11
- Taylors Road – midway between IN-13 and IN-16.

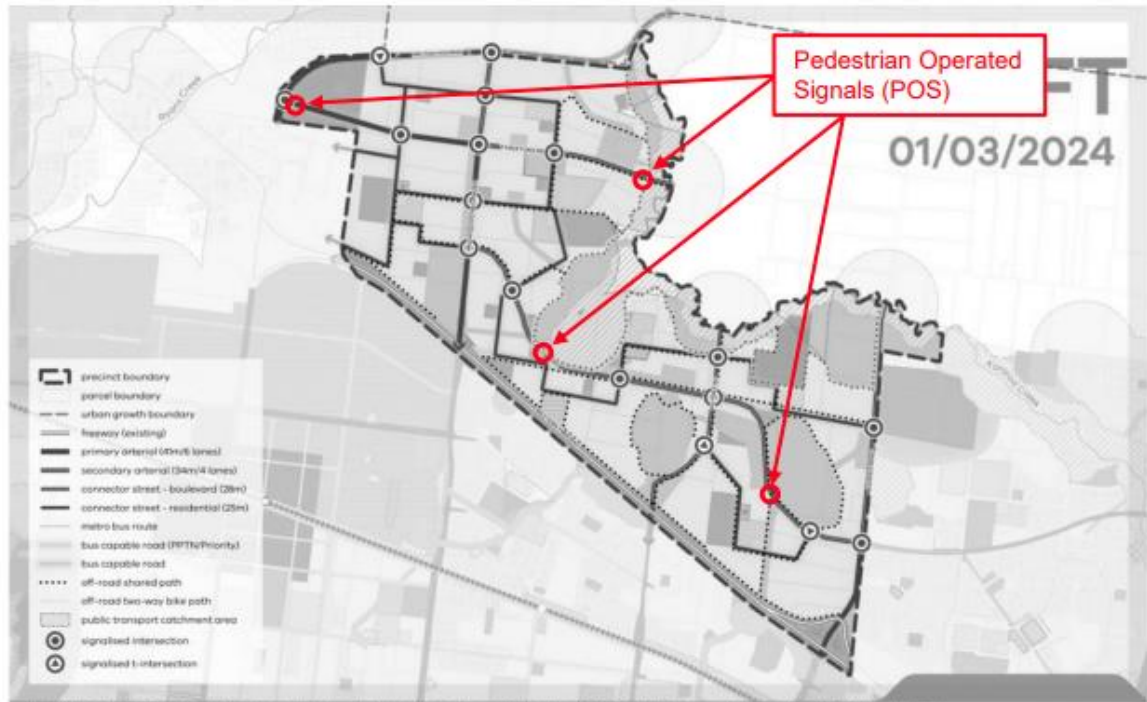


Figure 13 ITA recommended locations for Pedestrian Operated Signals

Implementation

The road network incorporated in the Place Based Plan and Movement Network Plan is based on the findings and recommendations of the reports. With respect to arterial roads in the precinct:

- Mt Cottrell Road, between Tarletons Road and the Melton Highway, is a 6-lane secondary arterial.
- Leakes Road starting from the southern precinct boundary is a 6-lane primary arterial until Taylors Road where it then reduces to a 4-lane secondary arterial through to the Kororoit Creek bridge.
- Taylors Road is a 4-lane secondary arterial.
- Tarletons Road is a 6-lane primary arterial from the western precinct boundary through to Mt Cottrell Road and reduces to a 4-lane secondary arterial through to the Kororoit Creek bridge.

The Movement Network Plan shows signalised pedestrian crossings in locations recommended by the assessment and includes information on the location and type of cycling and shared user path infrastructure available on each road.

5.9 Bridge Feasibility

5.9.1 Purpose of the study

The purpose of the Melton East PSP Bridge Study Final Feasibility Assessment Report (GHD, March 2024) is to consider the location of two new bridge crossings over Kororoit Creek at Tarletons Road and Paynes

Road, with respect to cultural heritage impacts, environmental impacts, transport network and value management.

5.9.2 Key findings and recommendations

A preliminary feasibility study was conducted which assessed three options for each bridge, totalling 6 options (Figure 14).

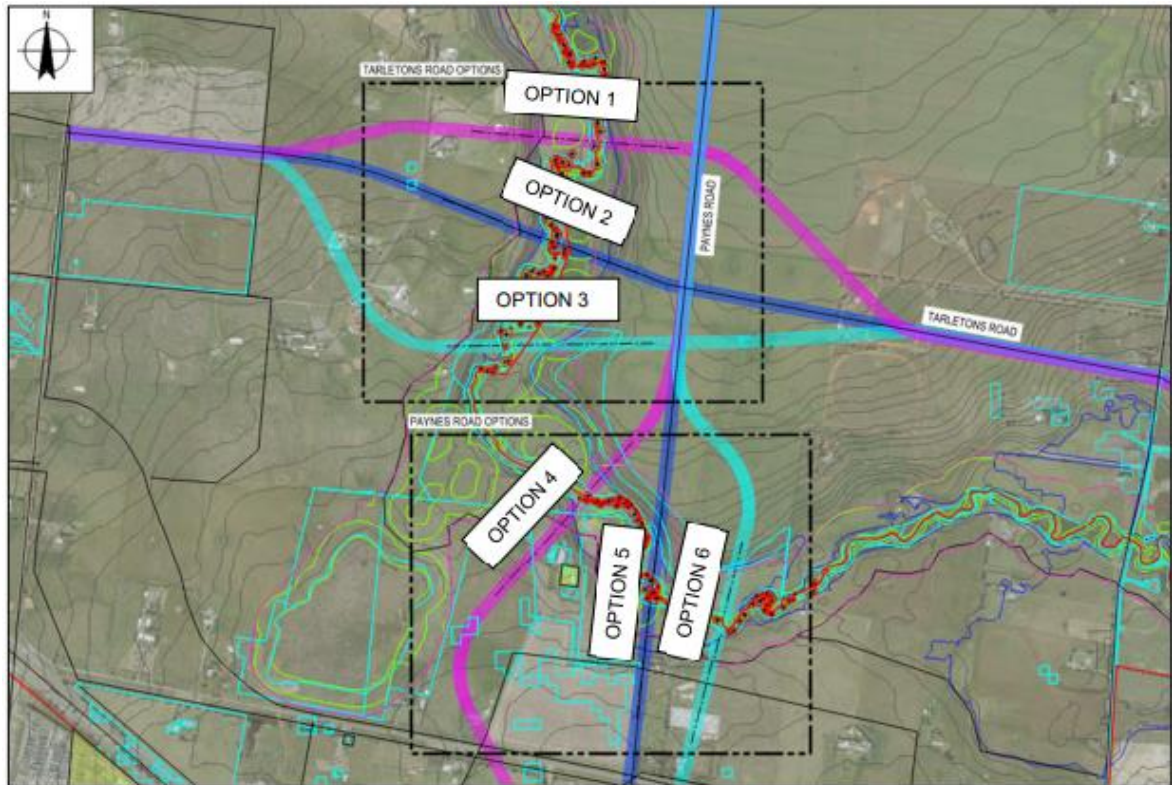


Figure 14 Preliminary feasibility alignment options

The assessment used a traffic light system to represent the suitability of each option against the given criteria. A summary of the traffic light assessment is shown in Figure 13 below.

Alignment	Cultural Heritage Impact	Environmental Impact	Transport Network	Value Management
Tarletons Road options				
Option 1	Orange	Orange	Orange	Red
Option 2	Red	Red	Green	Orange
Option 3	Red	Green	Red	Green
Paynes Road options				
Option 4	Orange	Orange	Red	Green
Option 5	Red	Red	Green	Red
Option 6	Orange	Green	Orange	Orange

Figure 15 Summary of options assessment against provided criteria

Tarletons Road Alignment

The preferred Tarletons Road alignment is based upon initial option 2 with modifications, being approximately 199m long and requiring four piers. An extract of the aerial is shown at Figure 14 below, and an extract of the longitudinal section is shown at Figure 15, noting the green and red hatches indicate fill and cut areas respectively. Key notes on how they perform with respect to the criteria are listed below.

- **Cultural Heritage Impact** –Kororoit Creek applies a 200m buffer area of Aboriginal Cultural Heritage Sensitivity, all bridge alignments will impact Aboriginal cultural heritage. The preferred alignment seeks to minimise the impact to Aboriginal cultural heritage through engagement with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWWCHAC).
- **Environmental Impact** – there are three tree protection zones (TPZs) of Moderate-B arboricultural rating nearby to Kororoit Creek. The proposed road alignment also impacts wetland conservation areas in the BCS. Advice from the DEECA MSA team is that there is flexibility to adjust the wetland to suit this bridge alignment. Whilst any bridge alignment within the BCS area will have some impact on environmental values, this alignment was considered to comparatively have a 'low' environmental impact due to the following:
 - The alignment does not affect an s-bend or complex undulating section of the creek.
 - Avoids 'high' and 'moderate-A' rates trees in the Arboricultural Assessment;
 - Minimises the distance across the BCS area.
- **Transport Network** – The alignment is considered to have a low impact to the transport network given it only involves a modest deviation from the West Growth Corridor Plan alignment.
- **Value Management** – Indicative costs estimated the total delivery cost of the bridge alignment to be \$55,477,324.

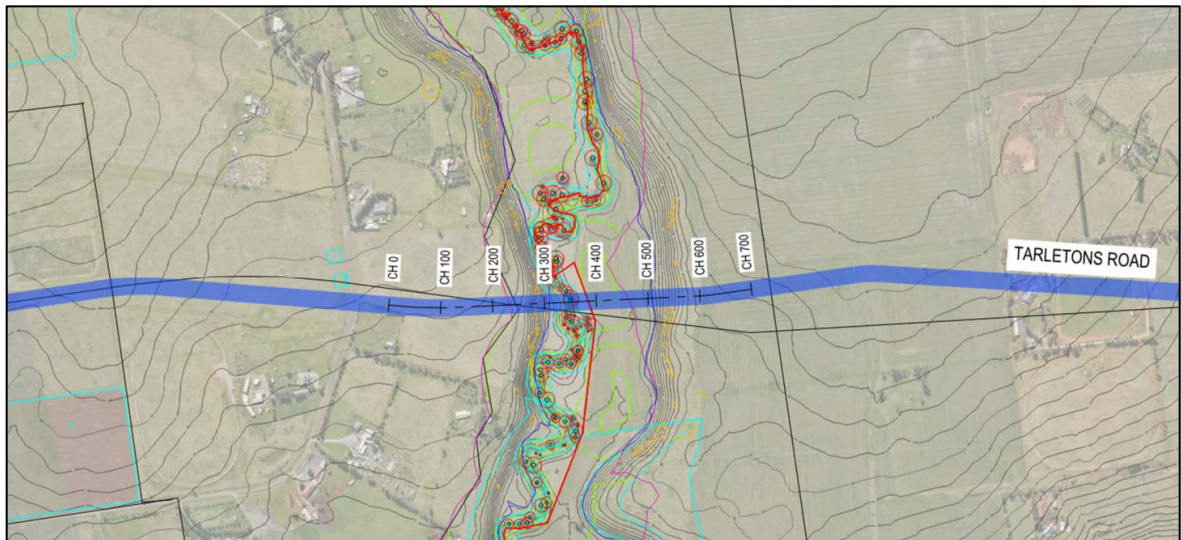


Figure 16 Tarletons Road preferred alignment (aerial)

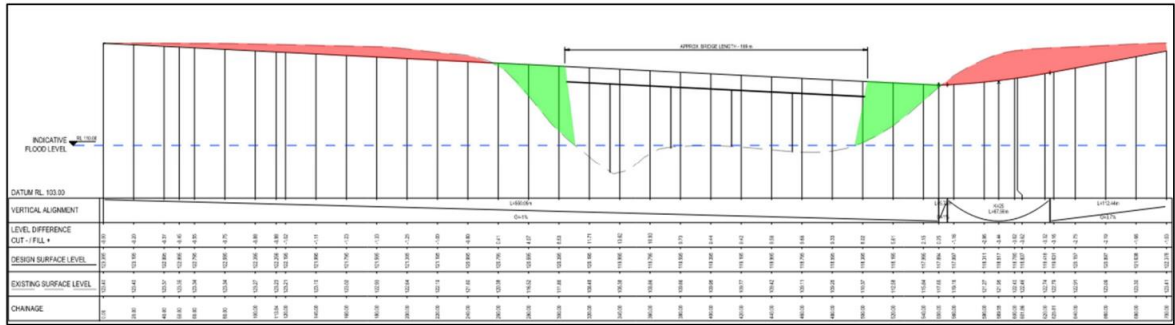


Figure 17 Tarletons Road preferred alignment (longitudinal section)

Paynes Road Alignment

The preferred Paynes Road alignment is based upon initial Options 5 and 6 with modifications. The proposed bridge location is approximately 159m long and requires five piers. An extract of the aerial is shown at Figure 16 below, and an extract of the longitudinal section is shown at Figure 17, noting the green and red hatches indicate fill and cut areas respectively. Key notes on how they perform with respect to criteria are listed below.

- **Cultural Heritage Impact** – As per the Tarletons Road bridge, any bridge alignment will impact cultural heritage. However, impacts can be minimised through engagement with WWWCHAC.
- **Environmental Impact** – The alignment does not impact any TPZs or GGF wetland conservation areas. Whilst any bridges inside the BCS area will have environmental impacts, the alignment scored a 'low' environmental rating due to the following:
 - The alignment does not affect an s-bend or complex undulating section of the creek.
 - Avoids significant trees identified in the arboricultural assessment.
 - Minimises the distance across the BCS area.
 - This section of the creek has been significantly impacted from existing farming uses including the abandonment of machinery and metal close to the creek corridor.
- **Transport Network** – The alignment has minor deviation from the West Growth Corridor Plan alignment and is therefore assessed to have a low impact to the transport network.
- **Value Management** – Indicative cost estimates indicated a total delivery cost of \$43,684,645.

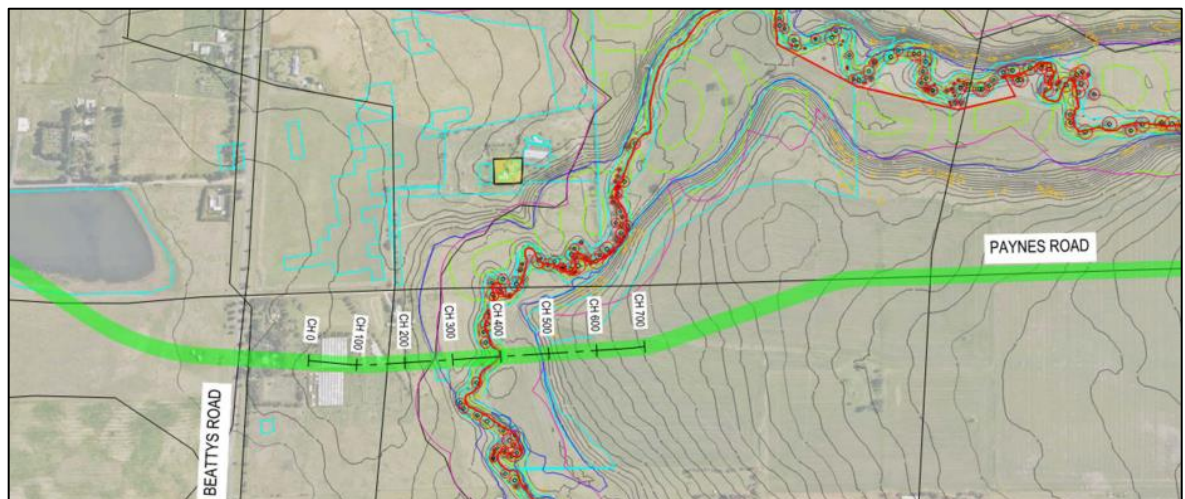


Figure 18 Paynes Road preferred alignment (aerial)

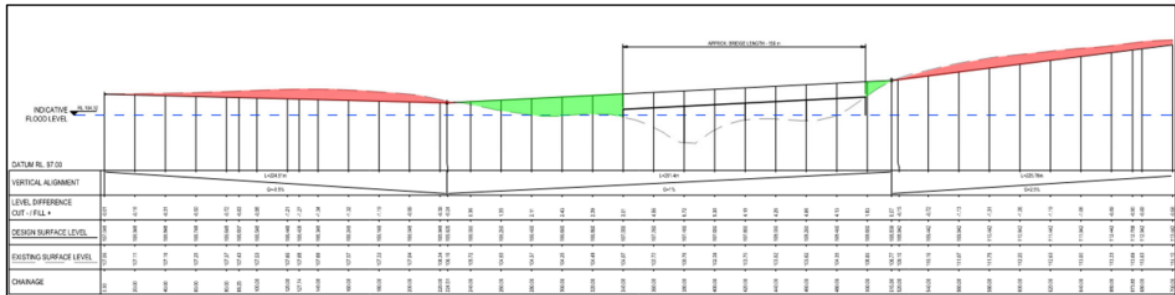


Figure 19 Paynes Road preferred alignment (longitudinal section)

5.9.3 Implementation

The VPA undertook further consultation with WWWCHAC as per the recommendations of the report, in which a Cultural Heritage Permit to undertake preliminary excavations was obtained. A report containing the findings of this has been prepared which is awaiting endorsement from WWWCHAC prior to publication. The report will be made publicly available upon endorsement by WWWCHAC.

The bridge alignments recommended by GHD were pursued and implemented into the Place Based Plan of the PSP. Both bridges were costed in detail with these costs being adopted for the purposes of the ICP. The ICP designs and costings are discussed further in Section 5.18.

5.10 Integrated Water Management

5.10.1 Purpose of the study

The aim of Integrated Water Management (IWM) Issues and Opportunities Report (Alluvium, May 2023) is to identify opportunities in the precinct to deliver IWM outcomes to contribute to the precinct's vision and achieve positive social, economic and environmental outcomes for the future community.

5.10.2 Key findings and recommendations

Key contextual findings with respect to IWM in Melton East are as follows:

- The Melton East PSP area is almost entirely within the Kororoit Creek catchment.
- Mean annual rainfall is lower (510mm) than Metropolitan Melbourne (700mm).
- The Kororoit Creek no. 3 wetland is a Seasonal Herbaceous Wetland (SHW) and is filled by a 605 Ha catchment that is predominately in the precinct, and is hydrologically disconnected from Kororoit Creek.
- A key challenge for the Growling Grass Frog Habitat, Wetland No. 3, will be a Drainage Services Scheme that mimics the natural drying and wetting regime necessary to sustain a seasonal herbaceous wetland.

The report recommended a series of ecohydrology principles for DSS assets in the precinct:

- Prevent development (as far as practicable) within the SHW catchment. It is accepted that this is not entirely practicable, however increasing infiltration and other actions like early construction of treatment and diversion assets, will mitigate impacts on the SHW from non-sequential development.
- Create a hydrologic buffer between the catchment and the SHW. Again, it is accepted that this may not be practicable to be applied across the entire catchment.

- Install suitable drainage and WSUD assets to regulate flow, improve quality and maintain optimal hydrological regime of water entering wetlands.
- Design wetlands as per the Growling Grass Frog wetland design considerations.
- Identification of an alternative water supply to maintain suitable water levels within GGF wetlands (including groundwater or rainwater).
- Understand the role of groundwater in supporting ecological assets (i.e., identify groundwater dependent ecosystems).

Other recommended mechanisms for the PSP to deliver IWM outcomes mentioned by the report:

- Reduce potable water use. This can be done through:
 - Rainwater harvesting at the lot scale for internal and external residential use.
 - Class B recycled water for irrigation of open space.
 - Place-based community scale rainwater harvesting.
- Current Council investigations into the potential for communal rainwater harvesting should be incorporated into PSP planning.
- Support liveability and ecological objectives, through:
 - Using 'shadeways' and passive irrigation of street trees to increase canopy cover, reduce impacts of urban heat and improve liveability.

5.10.3 Implementation

Melbourne Water's DSS has been designed to respect the existing environmental conditions of Kororoit Creek and the SHW, to help refine meeting the water quality and timing of suitable quantities to be delivered with the wetlands to restore their ecological function and condition.

The PSP has included a series of requirements and guidelines in the 'high quality public realm and infrastructure coordination' sections that guide development towards delivering meaningful IWM outcomes in development.

Relevant requirements include:

- Integration of integrated water management solutions and sensitive design outcomes into landscape plans and stormwater management plans;
- The need for permit applications to demonstrate their contribution towards IWM outcomes, including outcomes prescribed in the Melton East IWM Assessment, and other strategic documents such as the Healthy Waterway Strategy to implement IWM solutions consistent with the objectives of the CSIRO's Best Practice Environment Management Guidelines.

Relevant guidelines include:

- Recommendation of a consideration of a range of IWM options in developments, including the use of rainwater tanks, passive irrigation of street trees and several other measures.
- Designing the layout of roads, road reserves and public open space to optimise water use efficiency.
- Ensuring integrated water management systems are designed to enable connection of treated stormwater to GGF wetlands and two other rehabilitated wetlands.

5.11 Land Capability Assessment

5.11.1 Purpose of the study

The Melton East Land Capability Assessment (Jacobs, August 2024) was prepared to;

- Identify potential sources of contamination, hydrogeological, hydrological, geomorphological, and geotechnical issues across the Melton East PSP.
- Inform the land capability of affected sites across the PSP and inform the VPA with respect to Ministerial Direction 1 – Potentially Contaminated Land.

5.11.2 Key findings and recommendations

Contamination:

A desktop assessment of historical and existing land uses in the precinct was undertaken to determine a potential for contamination rating for each property in the precinct (see Figure 20 below). Site inspections also occurred where access was permitted. The findings of this assessment were:

- 5 properties were identified as having a high potential for contamination. This includes an operational service station, as well as properties containing extensive scatters of surface wastes and/or stockpiles of fill.
- 11 properties were identified as having a medium potential for contamination. This includes locations where relatively widespread or more substantial areas of potential contamination associated with stockpiles and general dumped materials.
- 64 properties were classified as having no potential for contamination – noting that this classification is based off guidance included within *Planning Practice Note 30 – Potentially Contaminated Land* (PPN30), and the actual potential for contamination on the land cannot be unequivocally ruled out based on the level of assessment conducted.

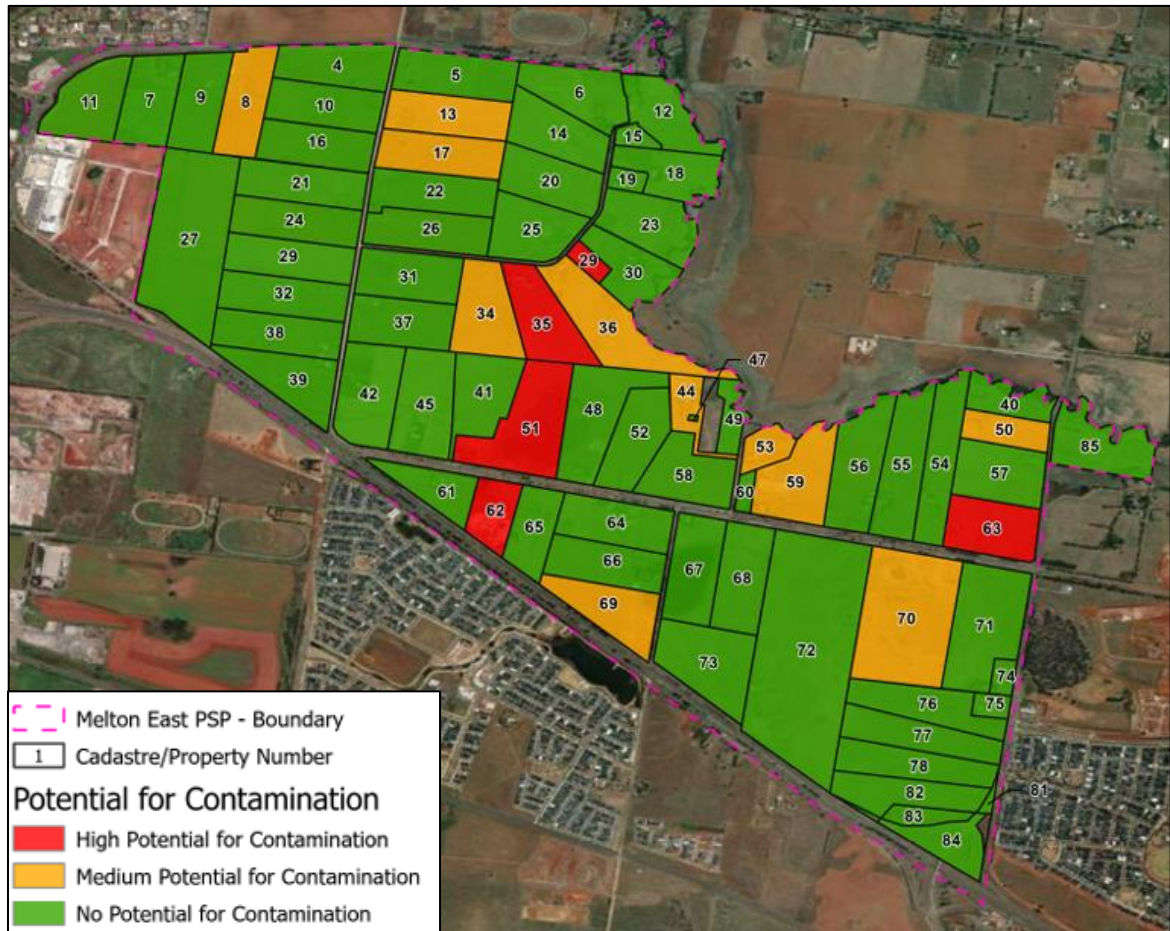


Figure 20 Melton East Land Capability – Potential for contamination

Geotechnical:

The assessment found that key geotechnical issues associated with development of the precinct include depth and reactivity of the basaltic clay and alluvium influence on the site classification, change variable ground conditions, foundation selection, differential settlement, subgrade performance, excavations and site accessibility.

Fill material, if present, is expected to be uncontrolled and may not be suitable for development in its current state.

Areas subject to poor drainage may comprise soft material which provides low bearing capacity for foundations.

Hydrogeology:

Key findings regarding hydrogeology related to the potential for shallow depth to groundwater to exist in some areas of the site, specifically near to Kororoit Creek and in the southeast of the precinct. There may be areas that have poor sub-soil drainage and are susceptible to water-logging. A field investigation into groundwater elevation and quality is recommended to confirm these findings.

Hydrology:

Regarding hydrology, the report found the 1 in 100 Year Flood Extent is associated with the Kororoit Creek to the north-east section of the Melton East PSP – but it is noted that this is subject to change based on the development of the precinct's Drainage Services Scheme by Melbourne Water.

Geomorphology:

The precinct is located on soils that have formed from weathering of local New Volcanic Basalt rock. Topsoils typically have better structural stability but subsoils may be sodic/dispersive and susceptible to erosion.

5.11.3 Implementation

Contamination:

For land identified as containing medium or high potential for contamination, the need to conduct a PRSA and/or Environmental Audit has been deferred through:

- For medium potential sites, a requirement included in the UGZ13 for parcels to complete a PRSA prior to the subdivision or use and development of land.
- For high potential sites, the application of the EAO to the land.

The EAO has not been applied to medium potential sites given the potential long-term negative associations with the EAO even after a PRSA has been completed on the land, noting the EAO can be removed by a prescribed amendment if an environmental audit is undertaken but not for a PRSA.

Hydrology and Hydrogeology:

The hydrological and hydrogeological conditions of the precinct have been considered by Melbourne Water in their development of the Drainage Services Scheme. The PSP appropriately manages flooding risk in the precinct by ensuring flood-prone areas and areas required for flood storage are not able to be developed. The UGZ13 also requires preparation of a stormwater management plan which, among other things, will ensure the existing surface and subsurface drainage conditions on the site are appropriately considered at the planning permit stage.

Geotechnical and geomorphology:

A Sodic Soils Assessment was procured by Jacobs which addresses many of the recommendations related to geotechnical and geomorphology-related recommendations of the Land Capability report. The findings of that assessment are discussed separately.

5.12 Landscape and Visual Impact Assessment

The Melton East PSP Landscape and Visual Analysis (September 2022) was prepared by Urbis to:

- Identify key landscape and visual characteristics of the PSP area.
- Identify significant views to, from and within the precinct.
- Provide recommendations for future development that is considerate of these features.

5.12.1 Key findings and recommendations

Key findings and recommendations of the report are as follows:

- Kororoit Creek is the most significant visual resource of the site. Linear views to Kororoit Creek should be made available, particularly where they would reinforce visual or landscape elements within the precinct such as the Selection Wall or linear tree plantings along Paynes Road. The use of smaller linear open spaces along these sight lines could be explored to allow for clear views and added amenity.
- The use of a shared path around the boundary of the conservation area would serve multiple roles including:
 - Allowing for active transport movement across the precinct.



- Acting as a visual and physical buffer between residential development and the conservation zone.
- Development should create internal view lines from high-use public locations such as proposed shared paths with views towards visual features including the creek corridor, riparian vegetation, heritage places and wetlands.
- The retention of heritage items as visual markers will prompt design opportunities and maintain existing visual character across parts of the site.
- Where possible prohibit built form along any prominent high points (such as the escarpment along Kororoit Creek).
- The north-western corner of the precinct is higher and offers panoramic views to the Melbourne CBD.

5.12.2 Implementation

The PSP has sought to protect view lines and promote enjoyment of the natural landscape through:

- Identification of shared paths adjoining Kororoit Creek, wetlands and waterways;
- Inclusion of guidelines that promote consideration of view corridors in street layouts to places of visual interest, and for above-ground utilities to be located outside of key view lines identified in the assessment.

5.13 Post-contact Heritage Assessment

5.13.1 Purpose of the study

The Melton East PSP Post Contact Heritage Assessment (September 2022) was prepared by Ecology and Heritage Partners to:

- Investigate the historical post-contact cultural values and the statutory obligations of the Melton East Precinct Structure Plan.
- Develop and recommend management strategies for the sites of historical value in the area.

5.13.2 Key findings and recommendations

Key findings and recommendations of the assessment are as follows:

- There are six historical heritage places located within the study area that have been previously recorded to have a statutory protection shown below in Table 1.

Table 1 Recorded heritage places with a statutory protection

Register & Place Number	Place Name	Place Type	Within Study Area?
VHI D7822-0302	Dry Stone Wall	Farming and Grazing	Yes
VHI H7822-2301 HO135	Beattys Road Bluestone Cottage and Cistern Former Fulham Park	Residential Buildings (Private)	Yes
HO54	Bridge Over Kororoit Creek	Transport - Road	On the boundary
HO119	House	Residential Buildings (Private)	Yes
HO205	Selection Wall	Farming and Grazing	Yes

- Due care is recommended to be taken at potential archaeological sites. These sites are:
 - The property at 28-100 Water Reserve Road, Grangefields.
 - Water Reserve, Ford and Windmill, 107-121 Water Reserve Road, Grangefields.
 - 942-968 Leakes Road, Grangefields.
- One new historical heritage site was identified, a Nissen Hut at 1232-1290 Beattys Road, Grangefields. It is recommended that a Heritage Overlay is applied to the Nissen Hut and an additional 10 metres around it.
- The Selection Dry-stone wall should be retained and integrated into the development plans in line with Council Policy. Any repairs, reinstatement and maintenance of the wall should be consistent with the original construction style.

5.13.3 Implementation

The recommended protection of the Beattys Road Nissen Hut involved the procurement of a Statement of Significance for the Nissen Hut. This is discussed in more detail in the following section of this background report.

The draft amendment to implement the Melton East PSP seeks to retain all existing Heritage Overlays in the precinct, and proposes to apply the Heritage Overlay to the Nissen Hut and 10m in all directions surrounding the hut stopping at the property boundary.

The decision to not extend the Heritage Overlay curtilage into the Beattys Road reserve has been made having regard to guidance within *Planning Practice Note 1: Applying the Heritage Overlay*, which states there will be occasions where the heritage curtilage should be reduced in size as the land is of no significance, and that uncomplicated and easily recognised boundaries leave little room for potential dispute in terms of the land affected by any future overlay. As there is no expectation for this section of Beattys Road to be designed to have regard to the heritage significance of the Nissen Hut, having the heritage curtilage end at the property boundary and not extend into the road reserve was deemed appropriate.

All existing and proposed heritage places within the PSP area are shown within the Melton East PSP. The PSP includes several elements that seek to encourage and preserve post-contact heritage sites within the Melton East PSP:

- An objective to ensure development recognises and incorporates the post contact heritage of the region to contribute to neighbourhood structure and place-based character.
- A series of requirements and guidelines that seek to retain the Selection Dry Stone wall in situ, and guidance for preferred outcomes that maximise heritage significance in scenarios where this is not possible.
- Requirements for development of land adjoining heritage places to have regard to the heritage significance of the site and provide a sensitive interface, and have the heritage place be well integrated and recognised within the broader subdivision.

The UGZ13 also includes provisions for sites containing heritage places that seek to support and enhance post contact heritage values as the precinct develops:

- Subdivisions of 10 or more lots must demonstrate how the subdivision will respond to and integrate sensitively with heritage places and their surrounding areas;
- Subdivisions must include a condition that requires a conservation management plan to be approved for the heritage place, including entering into a S173 Agreement to conduct works for the purposes of restoration and repair in accordance with the conservation management plan.

5.14 Statement of Significance – Nissen Hut

5.14.1 Purpose of the study

The purpose of the Beattys Road Nissen Hut Heritage Citation Report, prepared by Ecology & Heritage Partners, was:

- To investigate the context for the history of the Nissen Hut and its significance to the City of Melton.
- To provide recommendations for the retention and protection of this heritage asset.

5.14.2 Key findings and recommendations

The Heritage Citation Report found that the Nissen Hut (The Hut) located at 1232-1290 Beattys Road, Grangefields, is of historical significance because of its association with the pastoral history of the Melton East region and the role of Melton in Australia's military history. The Hut is a tangible connection to World War II and serves as a reminder of the role that Melton played in Australia's military history. Nissen huts are becoming increasingly rare.

Key information regarding its use and physical condition includes:

- The Hut has previously been used as a shearing shed and is now used for storage.
- It is approximately 13m in length and has no windows, with central double doors on each of the northern and southern ends of the hut, and a central single dormer door on the western and eastern elevations.
- The Hut is in fair condition, although the exposed raised timber base shows signs of decomposition such as unattached planks and damaged timber.
- The Hut has been previously relocated.

The review of the history of the Hut and a comparative analysis of Nissen huts in the post-war era within the City of Melton shows that many of the remaining Nissen huts in Victoria have no heritage protection or are being protected by being included in the Heritage Overlay of the relevant Planning Scheme. Those that are included in the Victorian Heritage Register are those that have an association with a wider site.

The Nissen Hut retains architectural features of the building type and is a tangible connection to the military and agricultural history of the City of Melton. Therefore, the report recommends inclusion of the Hut in the Heritage Overlay of the Melton Planning Scheme.

Melton City Council to determine if the site is suitable to allow prohibited uses via the schedule to the Heritage Overlay and whether the structure can be moved from its location within the precinct.

The Hut is pictured at Figure 21 below.



Figure 21 Beattys Road Nissen Hut

5.14.3 Implementation

As previously mentioned, the Heritage Citation Report and Post-Contact Heritage Assessment recommend inclusion of the Hut in the Heritage Overlay, and this is proposed as part of the draft amendment to incorporate the Melton East PSP into the Melton Planning Scheme. The Statement of Significance is proposed to be incorporated into the Melton Planning Scheme so that future development of the Beattys Road Nissen Hut can have regard to its heritage significance, pursuant to the provisions of the Heritage Overlay (HO207).

5.15 Affordable Housing Needs Assessment

5.15.1 Purpose of the study

The Affordable Housing Needs Assessment was prepared to inform key stakeholders on the local need for affordable housing and housing assistance within Melton East, including the expected types of housing required such as dwelling size and depth of subsidies.

5.15.2 Key findings and recommendations

The report:

- Identifies a 12% demand for affordable housing within the PSP area.
- Provides a breakdown of the anticipated demand for the number of bedrooms required in a dwelling for people who are in need of social or affordable housing.
- Provides statistics and metrics on social and affordable housing need based on income band.

5.15.3 Implementation

To implement the findings of the Report to the extent permitted within the planning framework, guidelines have been included in the PSP that seek to:

- Encourage residential subdivision and development to contribute towards a 12% affordable housing target.
- Include further guidance on the targeted income ranges and number of bedrooms within dwellings that affordable housing should contribute towards based on the findings of the report.
- Promote social and affordable housing products in high-amenity areas.

5.16 Sodic Soils Assessment

5.16.1 Purpose of the study

The purpose of the Melton East Precinct Sodic Soils Assessment (April 2023) prepared by Jacobs is to assess the distribution of sodic and dispersive soils and erosion risks and to consider their implications for future planned development in the Melton East PSP Area.

5.16.2 Key findings and recommendations

In summary, the report found that precinct area soils are predominantly dispersive, with 48% of samples identified as sodic soils. The report included several recommendations for the precinct based on the assessment conducted of the precinct's soil profile:

- Drainage and seasonal wetlands should be identified and reserved as linear green spaces to maintain their important hydrological function in retaining and temporarily storing water in the landscape and regulating the flow of water and nutrients throughout a catchment. Surface ground cover measures are critical for protecting the soils against dispersion and erosion.
- Constructed waterways/drainage assets will need to be designed with specific consideration to the erosion risks associated with sodic and dispersive soils. A high level of engineering will be required to create waterway/drainage assets that are stable and can withstand the volume of water that will be generated from developed areas. Where possible, it is recommended that waterway/drainage corridors include wetlands and swales to assist with the attenuation and treatment of stormwater runoff.



- Further increases in runoff from urban development may result in increased erosion of Kororoit Creek. Engineering works may be required to stabilise this waterway so that it is resilient to stormwater runoff from future land development. Further consideration should be given to discharge of stormwater into constructed wetlands on the Kororoit Creek floodplain, prior to entering the waterway.
- Cutting into steep slopes will expose underlying subsoils, and erosion risk is increased with slope. Cut batters must be designed with consideration of the erodibility of the soils. Stable linings that are resistant to rainfall and runoff will be required.
- Development on sodic and dispersive soils may have on and off—site impacts, which potentially include:
 - Poor ability to establish vegetation due to adverse soil chemical conditions.
 - Poor infiltration and increased volumes of stormwater runoff.
 - Dispersion of topsoil and subsoil.

5.16.3 Implementation

The soil profile of the precinct has been considered by Melbourne Water in their development of the precinct's DSS. Seasonal herbaceous wetlands in the precinct are being retained in situ to provide for flood storage, with new retarding basins located adjoining these areas.

To ensure development in the precinct appropriately considers the risks presented by sodic and dispersive soils, the UGZ13 requires:

- Landscape masterplans prepared for subdivisions to recognise and respond to any sodic soils.
- Preparation of a sodic and dispersive soils management plan for subdivisions to appropriately consider the risks they pose, and ensure mitigation measures can be implemented throughout construction.
- A permit to subdivide land to have a condition requiring the implementation of recommendations in the sodic and dispersive soils management plan.
- Preparation of a stormwater management plan that includes consideration of existing surface and subsurface conditions on site.

Guidelines have also been included in the *Infrastructure Coordination* section of the PSP which seek for subdivision and development in areas identified as being affected by sodic and/or dispersive soils to manage and mitigate the potential risk of erosion in the master planned design response, construction phase and on an ongoing basis.

The ICP also includes the design and delivery of all infrastructure items affected by sodic and dispersive soils which includes specific design outcomes (such as batter ratios) and risk management at construction stage.

5.17 Utilities Servicing Assessment

5.17.1 Purpose of the study

The purpose of the Melton East Precinct Structure Plan Utilities Servicing Assessment (September 2022), prepared by Aurecon, is:

- To identify the existing infrastructure of service authorities and their proposed servicing strategies, within and around the Melton East PSP area that will support the future development of the precinct.
- To identify Class A recycled water and stormwater opportunities within the PSP.
- To identify the potential for interim sewerage and temporary sewage services for non-sequential developments.



5.17.2 Key findings and recommendations

Key findings and recommendations of the assessment according to utility is outlined below.

Sewerage:

- It is expected that most of the catchment can drain by gravity to the east of the PSP.
- Greater Western Water have provided and reviewed the future sewer servicing strategy, however, the pipe sizing and subsequent easement requirements may alter based on actual projected lot growth.
- The need for interim Pump Stations and temporary assets to cater for nonsequential developments could impact the current servicing strategy plans.

Electricity:

- Some existing 22kV feeders are already highly loaded and are expected to be augmented to increase capacity and supply greater demand loads.
- New roads in the precinct will change electricity servicing alignments.

Telecommunication:

- Further exploration of new telecommunication servicing contracts is required.

Roads

- The location of future roads should be provided to each of the Service Authorities to facilitate future infrastructure requirements, servicing alignments and establish a greater understanding of land area and easement requirements.

5.17.3 Implementation

The following inclusions have been incorporated into the PSP and draft amendment to support the delivery of utilities in the precinct as part of future planning permit applications:

- Existing above-ground powerlines have been factored into the preliminary design and costings of ICP-funded intersections.
- Inclusion of a utilities plan in the appendix of the PSP to guide the location of key utilities in a manner that limits impacts to conservation areas.
- A series of requirements and guidelines that:
 - Outline that the cost of local infrastructure is to be met by the developer;
 - Guide trunk services to be placed along the general alignments shown on the utilities plan.
 - Require the identification of any above ground utilities at the subdivision stage to ensure effective integration with the surrounding neighbourhood.

5.18 ICP Transport Concept Designs and Costs

5.18.1 Purpose of the study

The purpose of the Melton East PSP – ICP Transport Concept Designs & Costs Report (7 February 2025), prepared by SMEC, is to identify concept designs for key infrastructure required in the precinct and attribute a land take and costing for each piece of infrastructure for inclusion in the Supplementary Levy ICP.

5.18.2 Key findings and recommendations

SMEC designed and costed:



- 11 Road projects;
- 17 Intersections;
- 3 Road Bridges; and
- 6 Culverts.

The design philosophy for road projects utilised by SMEC has been to align carriageways as close to existing pavements wherever possible and practical. The assumption for cost estimating is that pavements would need to be upgraded and pavement rehabilitation works are expected.

Intersections utilise typical turn lane lengths as per the VPA intersection benchmark drawings, which typically allow for deceleration to the stop line as a minimum. The report notes turn lane lengths at detailed design will need to be reconfirmed based on traffic modelling undertaken at such time in the future.

Bridges 1 and 2 (Tarletons Road and Paynes Road Kororoit Creek crossings) adopted the grade lines and 1 in 100-year flood levels provided in the GHD report to ensure compliance with Melbourne Water requirements. The grade line for Bridge 3 (Leakes Road interim bridge crossing) was lifted by approximately 1m at the creek crossing to provide additional flood immunity in the absence of 1 in 100-year flood level information, as it is understood that the bridge floods in its current condition. The levels of the bridge will need to be verified at the detailed design phase to ensure the flood standard is appropriately met.

SMEC reviewed the indicative design and costings of Bridges 1 and 2 which were prepared by GHD, and noted that those designs and costings were ultimate, not interim designs, and therefore SMEC's costings for these bridges have been updated to reflect the interim two-lane bridges proposed.

A series of shared-use paths and cyclist only paths have been included as part of the road projects, being 3m wide consistent with the Engineering Design and Construction Manual for Subdivision in Growth Areas and Austroads guidelines. Typical footpath widths of 1.5m have been allowed for in accordance with the VPA typical cross-sections.

Culverts funded by the ICP have been developed to a high-level concept design and have been based on flow rates provided by Melbourne Water. The precise discharge rates and exact sizing of culverts should be confirmed at detailed design as some of the provided flows will be heavily dependent on the future road design levels.

The report provides extensive appendices providing designs and costings of each of the abovementioned projects.

5.18.3 Implementation

The report has been used to create the Melton East Infrastructure Contributions Plan. In particular, the costs and description of transport projects have been included in Tables 5 and 6 in the ICP, which contributes towards the total levy rate for the precinct.

It is noted that the Head, Transport for Victoria has requested a series of Public Acquisition Overlays (PAO) be applied to land within the Melton East PSP for road construction purposes. The PAO includes, but is not limited to, land at the Leakes Road and Taylors Road intersection, which is identified as IN-17 in the ICP. DTP-Transport have indicated that the ICP Ultimate Design of IN-17 will need to be modified to accommodate additional elements, and this will increase the ICP land take. It is anticipated that any changes to the ICP road extent will be accommodated within the area currently identified as PAO (and total land take required for the infrastructure items) area proposed as part of the draft amendment. The effect is likely to be an increase in the ICP contribution area and a decrease in the PAO, total overall land-take will likely remain the same.



6 APPENDIX

Infrastructure and Development Staging Background Report

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