

Our Ref: 24029  
Doc Name: 20250321 Melton East PSP Submission - RAL  
RAL/ral

21 March 2025

The Chief Executive Officer  
Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne Victoria 3000  
Attention: Genna Walkley  
Via online submission and email: [Genna.Walkley@vpa.vic.gov.au](mailto:Genna.Walkley@vpa.vic.gov.au); [MeltonEast@vpa.vic.gov.au](mailto:MeltonEast@vpa.vic.gov.au);

Dear Sir or Madam,

**Melton East PSP and Proposed Rezoning  
367- 429 Tarletons Rd, Bonnie Brook**

We write to advise that Taylors acts for the owners of 367- 429 Tarletons Rd, Bonnie Brook. The land is located on the southeast corner of Leakes and Tarletons Rd; and abuts the north side of Kororoit Creek. It is located adjacent to the northern boundary of the Melton East PSP, within the future Warrensbrook PSP.

**Background**

Taylors has previously contacted you (14 May 2024 – Copy attached) in relation to the development potential of this land which is not reflected in the current anomalous urban floodway zoning. Please note that that correspondence now forms part of this submission.

Our previous investigations and correspondence identified that the land was filled in accordance with authority approvals, during the 1990's and is now predominantly above the relevant flood levels. As part of that process, alternative drainage flowpaths and easements were created around the northern and eastern perimeters of the land. Accordingly, the current zoning does not reflect the conditions on site and is no longer appropriate. On that basis, we sought to have the land included in the current PSP and amendment to rectify this anomaly. We maintain that to ensure the Kororoit Creek Upper Drainage Scheme and the future Warrensbrook PSP can proceed based on accurate background information, the land should be included in planning scheme amendment C244melt to apply the Urban Growth Zone to the land (and remove the UFZ from the land).

In addition to the details below, please also refer to the following appendices:

- Appendix A – Aerial View of Site.
- Appendix B – Site Topography.
- Appendix C - View of Site from Tarletons.
- Appendix D – Subject Site – Area of Potential Development.
- Appendix E – Potential Development Layout.

Accordingly, to avoid compromising the future planning of the land, the Warrensbrook PSP and the Kororoit Creek Upper Drainage Scheme, any reference to the land and indicative impacts or future uses must be removed from plans within the Melton East PSP and that the zoning accurately reflects the site characteristics and the previously approved and completed works. In this regard, we make the following submission.

### **Extent of Amendment**

It is intended to implement the Melton East PSP through Amendment C244melt. As detailed above, whilst the subject land is not within the Melton East PSP boundary, the land impacts the design of the Kororoit Creek Upper Drainage Scheme and therefore the urban structure of the Melton East PSP.

Proper and orderly planning principles therefore dictate the inclusion of the land in amendment C244 to ensure that the current characteristics of the land and are recognised and the anomalous zoning corrected to ensure that the Kororoit Creek Upper Drainage Scheme, Melton East PSP and the future Warrensbrook PSP can all proceed based on accurate background information.

### **PSP Plans**

**Plan 3** of the PSP document – Housing - appears to indicate future open space (amenity) over the subject land:



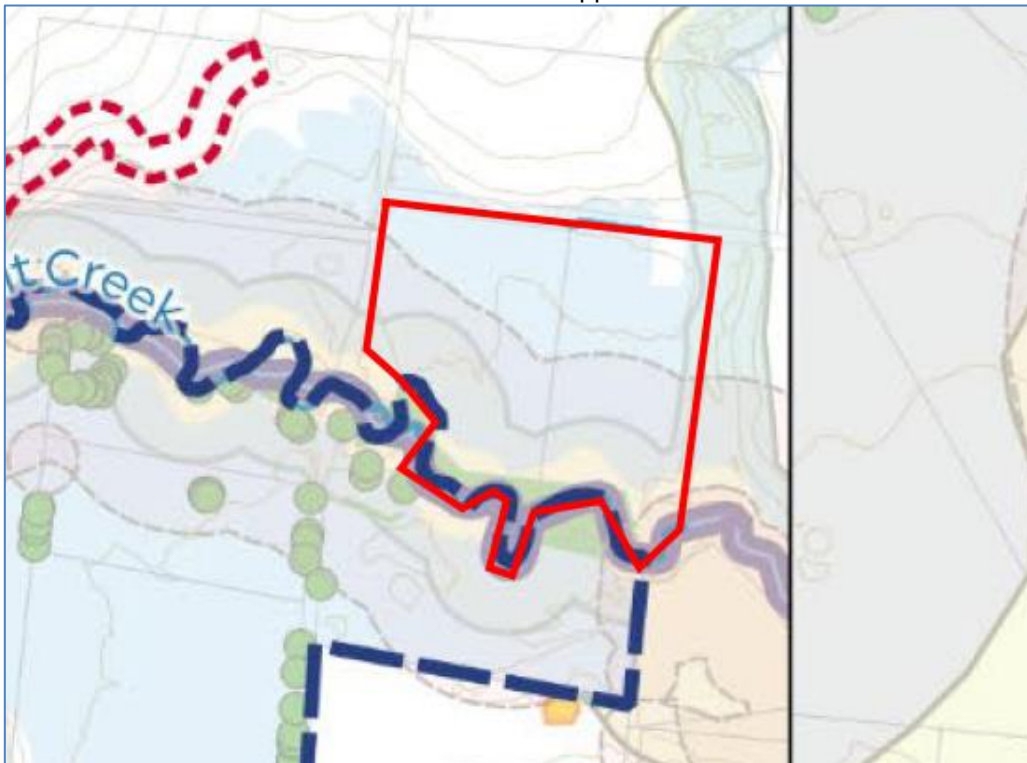
The inclusion of this designation has no basis and does not reflect any investigation outcomes. Therefore, all indicated “green” areas outside of the boundaries of the PSP must be deleted from plan 3.

**Plan 8** of the PSP document – Native Vegetation Retention & Removal - appears to indicate a vegetation patch that must be retained within the southern part of the land.



Native vegetation matters related to the land will be considered in conjunction with the Warrensbrook PSP. The land is not within the Melton East PSP and this designation must be deleted from plan 8.

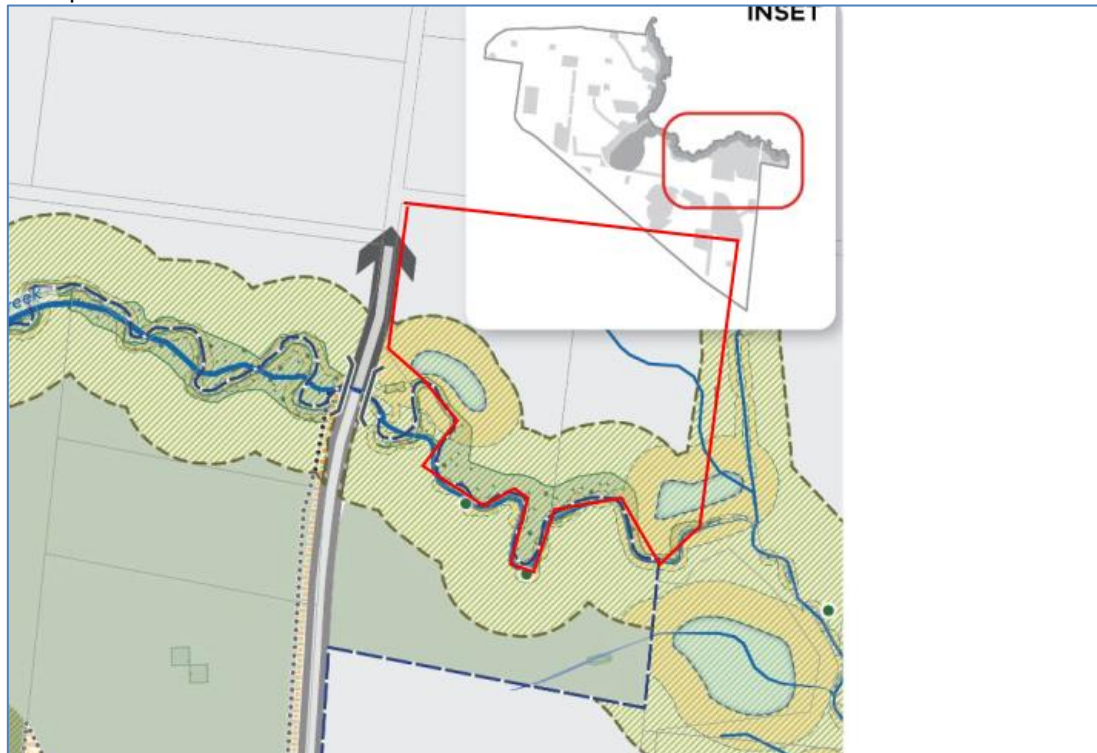
**Plan 10** of the PSP document – Aboriginal Cultural Values – indicates an area of cultural heritage sensitivity within the southern half the land. Refer also to Plan 17 at Appendix 9.



This is based on the proximity to the Kororoit Creek and has no consideration for the significant disturbance that has occurred previously on the land, which in accordance with the Aboriginal Heritage Act regulations, means the land has no cultural heritage significance. Cultural heritage issues related to the land will be

considered in conjunction with the Warrensbrook PSP. The land is not within the Melton East PSP and this designation must be deleted from plan 10.

**Figure 6** of the PSP document - Conservation Area Concept Plan East – indicates conservation areas within the southern part of the land.



Again, this land is not part of the PSP currently under consideration and all references to future outcomes should be based on the Kororoit Creek Upper DS, which in turn needs to be based on the current site conditions and the findings of the Water Technology 2024 report. Any concept plan outside of the Melton East PSP should then be deferred to the Warrensbrook PSP consideration and deleted from the current plans.

The above plan anomalies are replicated within multiple supporting documents including the Infrastructure and Development Staging Plan Background Document (Pages 3, 5 and 11). These plans must all be updated to remove any information outside of the PSP boundary to avoid confusion and any pre-emption of the future Warrensbrook PSP which may compromise the development potential of our client's land.

We welcome the opportunity to meet with you to discuss this matter further. We also welcome the opportunity to present further to the Planning Panels Victoria hearing at the appropriate time. Please do not hesitate to contact the undersigned to arrange further discussions or any further information you may require.

Regards



**ROSS LAMONT**  
**Principal Town Planner**

Enc: Taylors submission – 14 May 2024  
Water Technology Report  
Appendices A-E

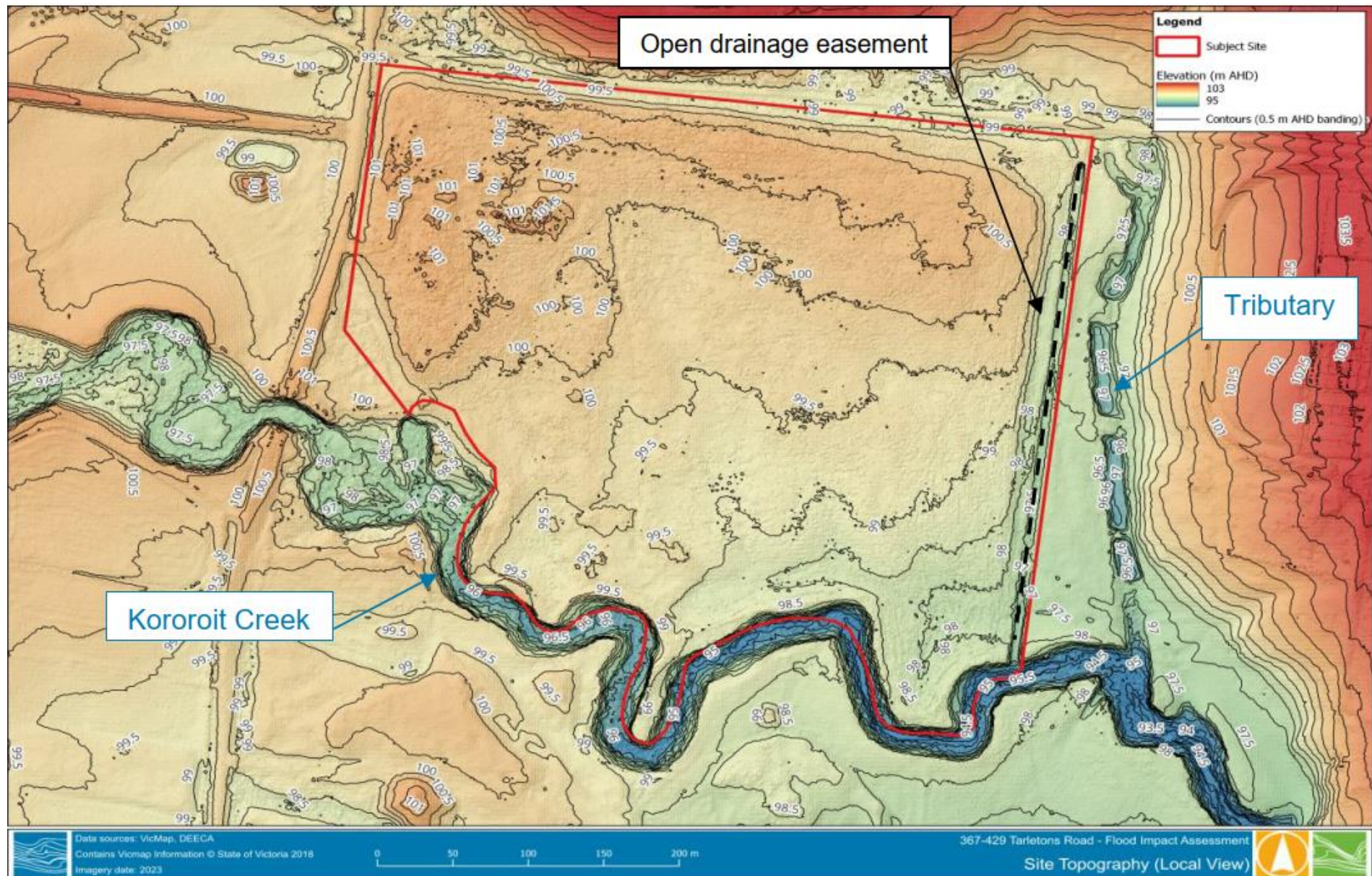


Appendix A – Aerial View of Site. Looking North Showing Filled Site and Surrounding Drainage Infrastructure.





Appendix B – Site Topography (Water Technology 2024)



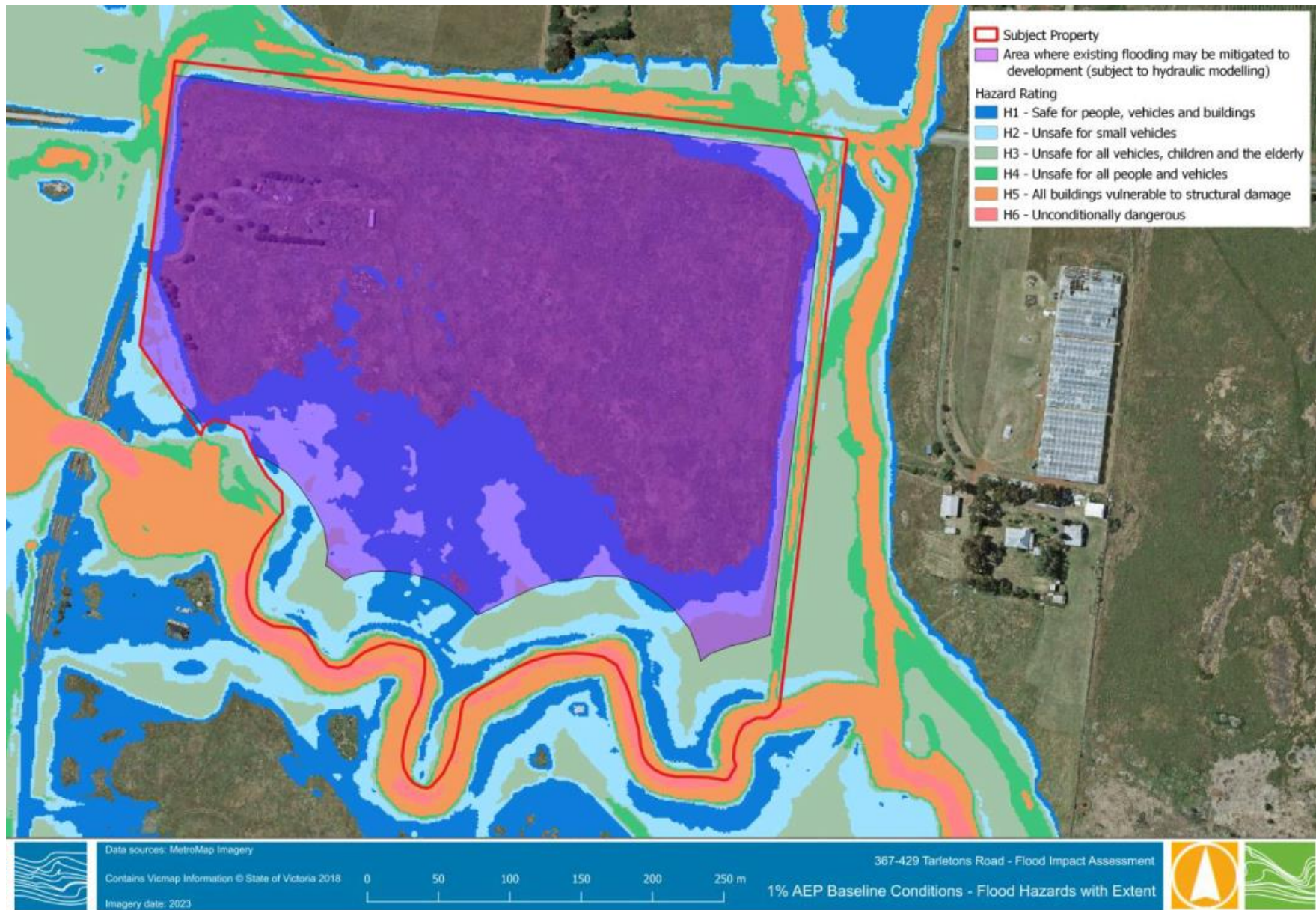


Appendix C - View of Site from Tarletons Rd Showing Drainage Infrastructure and Extent of Filling on the Land



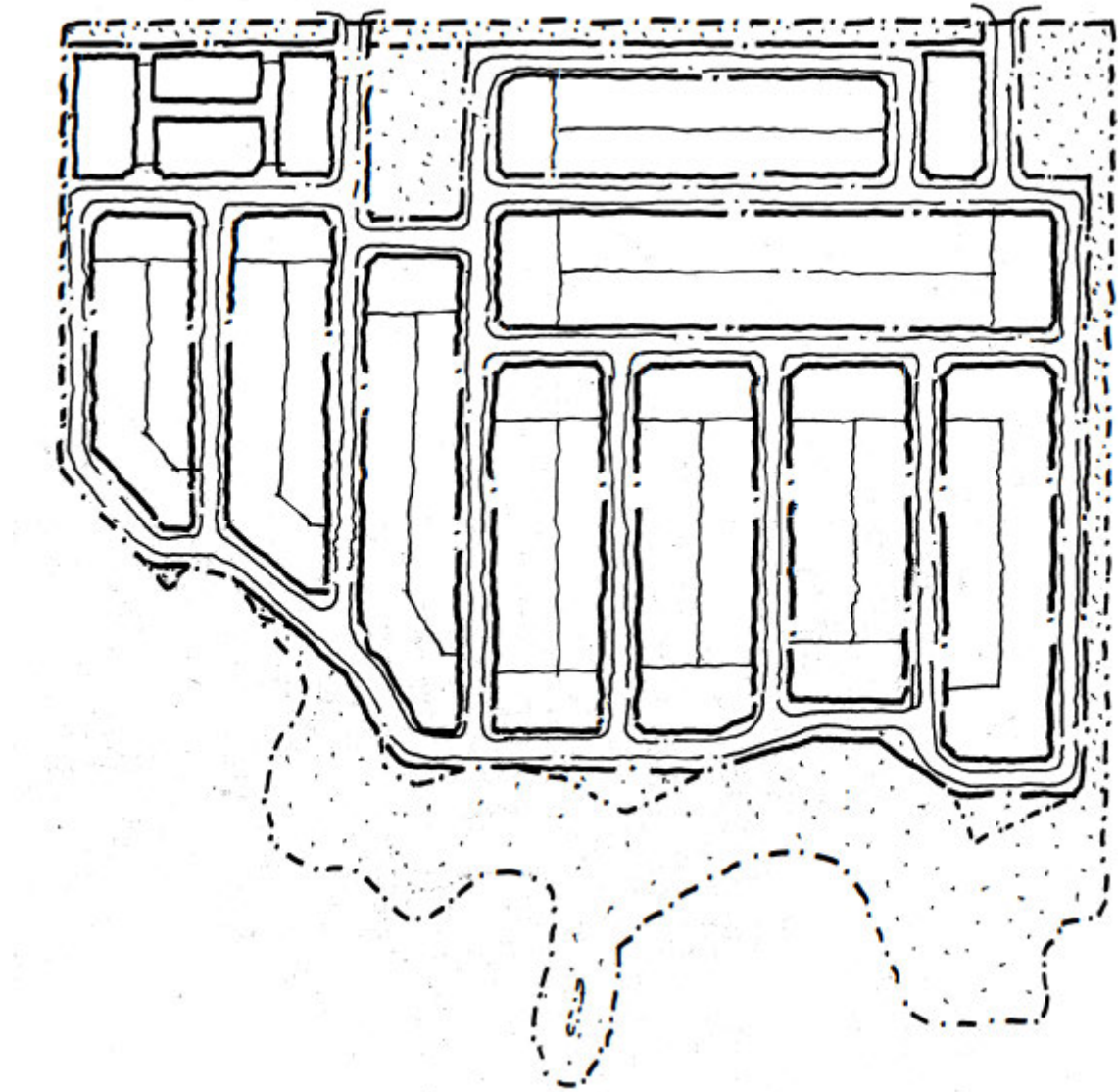


Appendix D - Subject Site – Area of Potential Development (Shown Purple) (Water Technology 2024)





Appendix E – Potential Development Layout



Our Ref: 24029/E  
Doc Name: 20240514 Report to authorities - RAL  
RAL/ral

14 May 2024

The Chief Executive Officer  
Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne Victoria 3000  
Attention: Justin O'Meara - Executive Director Metropolitan Melbourne

Via email: [info@vpa.vic.gov.au](mailto:info@vpa.vic.gov.au) [justin.omeara@vpa.vic.gov.au](mailto:justin.omeara@vpa.vic.gov.au)

The Chief Executive Officer  
Melton City Council  
PO Box 21,  
Melton, VIC 3337  
Attention: [InternetEnquiries@melton.vic.gov.au](mailto:InternetEnquiries@melton.vic.gov.au)  
Via email: [InternetEnquiries@melton.vic.gov.au](mailto:InternetEnquiries@melton.vic.gov.au)

The Chief Executive Officer  
Melbourne Water Corporation  
PO Box 4342  
Melbourne VIC 3001  
Attention: [InternetEnquiries@melton.vic.gov.au](mailto:InternetEnquiries@melton.vic.gov.au)  
Via email: [InternetEnquiries@melton.vic.gov.au](mailto:InternetEnquiries@melton.vic.gov.au)

Dear all,

**367- 429 Tarletons Rd, Bonnie Brook  
Melton East and Warrensbrook PSPs and Proposed Rezoning**

We write to advise that Taylors acts for the owners of 367- 429 Tarletons Rd, Bonnie Brook. The land is located on the southeast corner of Leakes and Tarletons Rd; and abuts the north side of Kororoit Creek.

The land is zoned for urban floodway purposes, however this is an anomaly as it was previously filled in accordance with Melton Council and Melbourne Water approvals, during the 1990's and is now predominantly above the relevant flood levels. Accordingly, the current zoning does not reflect the conditions on site and is no longer appropriate.

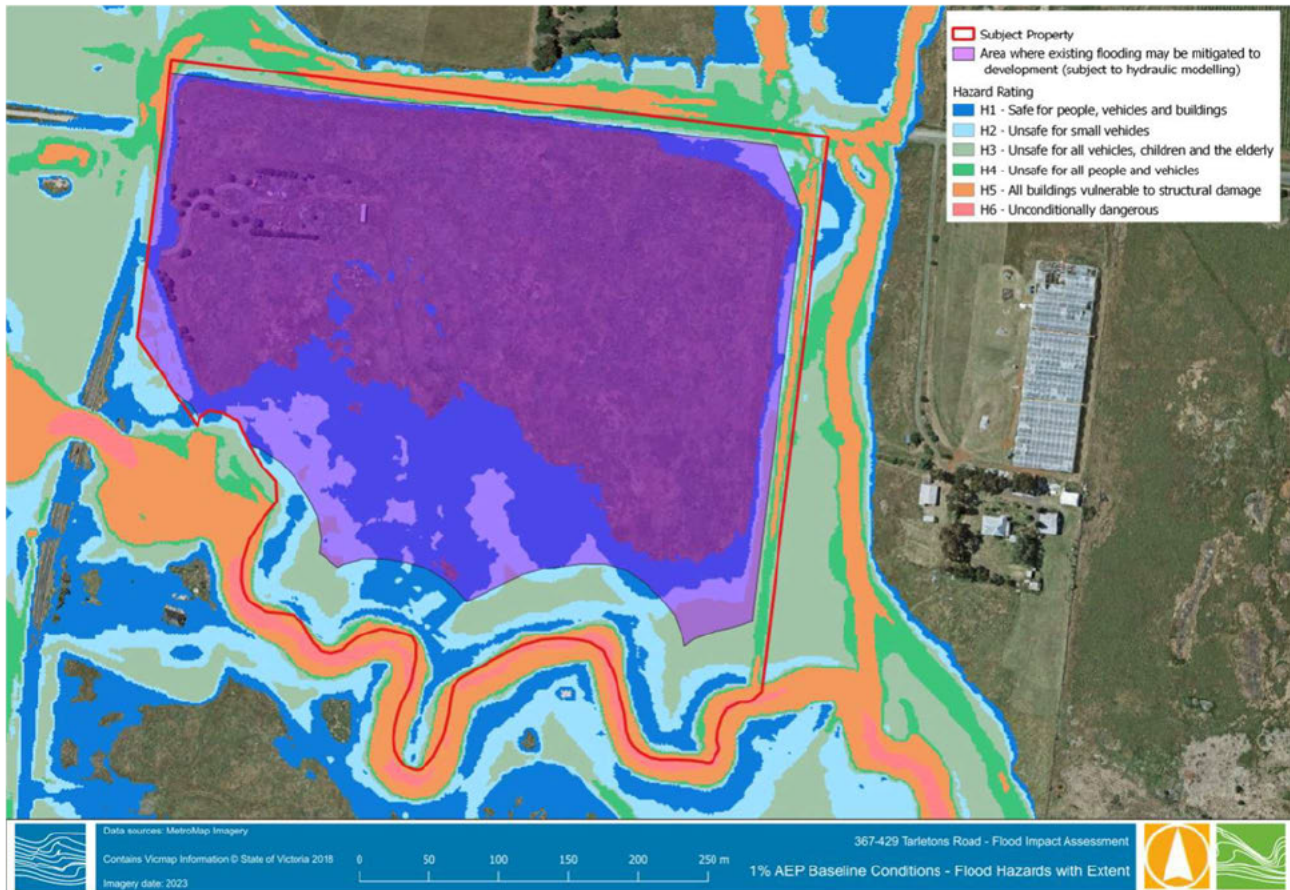
Our client wishes to take the opportunity as part of the Melton East PSP amendment, or the future Warrensbrook PSP amendment to obtain Council, VPA and Melbourne Water support to correct this planning anomaly and to recognise the development potential of the land by including the land in an Urban Growth Zone as part of forthcoming planning scheme amendments.

It can be seen in the attached report by Water Technology Consultants that:

- A creek levels survey has been undertaken and site levels obtained.
- An easement for drainage purposes has been created in conjunction with the previous 1990's works along and within the northern and eastern boundaries of the property, to manage drainage in conjunction with the north to south overland flow path through the property to the east.
- An assessment has been undertaken based on flows obtained updating Melbourne Water's existing hydrological RORB model.
- The southern region of the subject property (adjacent to Kororoit Creek) is generally prone to overland flows, while the majority of the property is generally clear from overland flows under both current climate and predicted 2100 climate conditions.
- Low flood hazard criteria ratings are applicable to the property and to Leakes Rd.



- Some flood hazard exists within Tarletons Rd although it is expected that this can be mitigated through the ultimate construction of Tarletons Road, drainage upgrades and flowpaths provision that would be constructed in conjunction with the development of the site. The details of this can be confirmed by future modelling.
- Provision can be made for a buffer to Kororoit Creek.
- The northern portion of the property land is suitable for development as indicated in purple in the image below (Figure 5-3 in the report):



Accordingly, we request that Melbourne Water, Melton Council and Victorian Planning Authority:

- Have regard to the results of this investigation in the preparation of the relevant Melbourne Water Development Services Scheme;
- Consider the development potential of the property in conjunction with the Warrensbrook PSP preparation, once it progresses; and
- In anticipation of the Warrensbrook PSP, include the property in the Melton East PSP planning scheme amendment to correct the current zoning anomaly by rezoning the land from Urban Floodway Zone to Urban Growth Zone.

We welcome the opportunity to meet with you all to discuss this matter further. Please do not hesitate to contact the undersigned to arrange further discussions or any further information that may be required.

Regards

**ROSS LAMONT**  
Project Manager

Enc: Water Technology Report  
Property details plan  
Cc: