

31 March 2025

Victorian Planning Authority  
RE: Melton East  
GPO Box 2392  
Melbourne VIC 3001

Via email: [meltoneastpsp@vpa.vic.gov.au](mailto:meltoneastpsp@vpa.vic.gov.au)

Dear Sir / Madam

**Draft amendment C244melt to the Melton Planning Scheme**

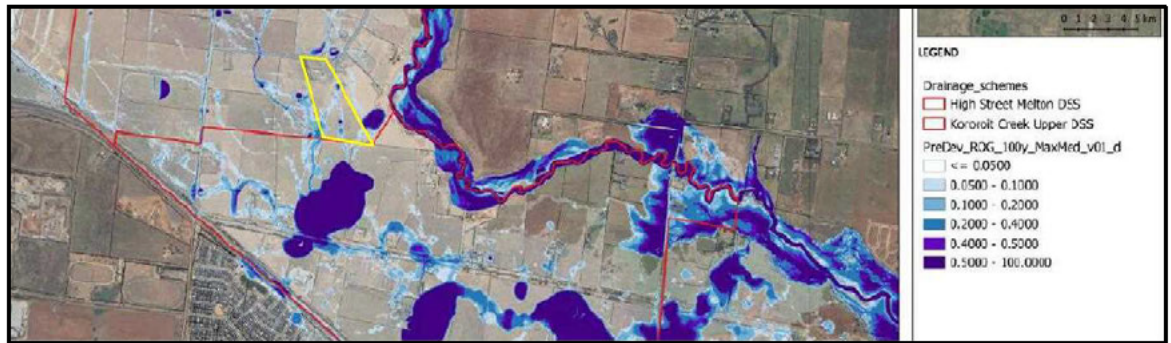
**1. Introduction**

- 1.1 YWY Unit Pty Ltd (**YWY Unit**) is the owner of the land at 11 Judd Court, Grangefields (**Property**).
- 1.2 The Property has a total area of approximately 13.05 hectares and is Parcel ID ME-35 in the proposed Melton East Precinct Structure Plan (**Melton East PSP**) and the Melton East Infrastructure Contributions Plan (**Melton East ICP**).
- 1.3 YWY Unit makes the following submission in relation to draft amendment C244melt to the Melton Planning Scheme (**Amendment**).

**2. Submission**

Excessive uncredited open space

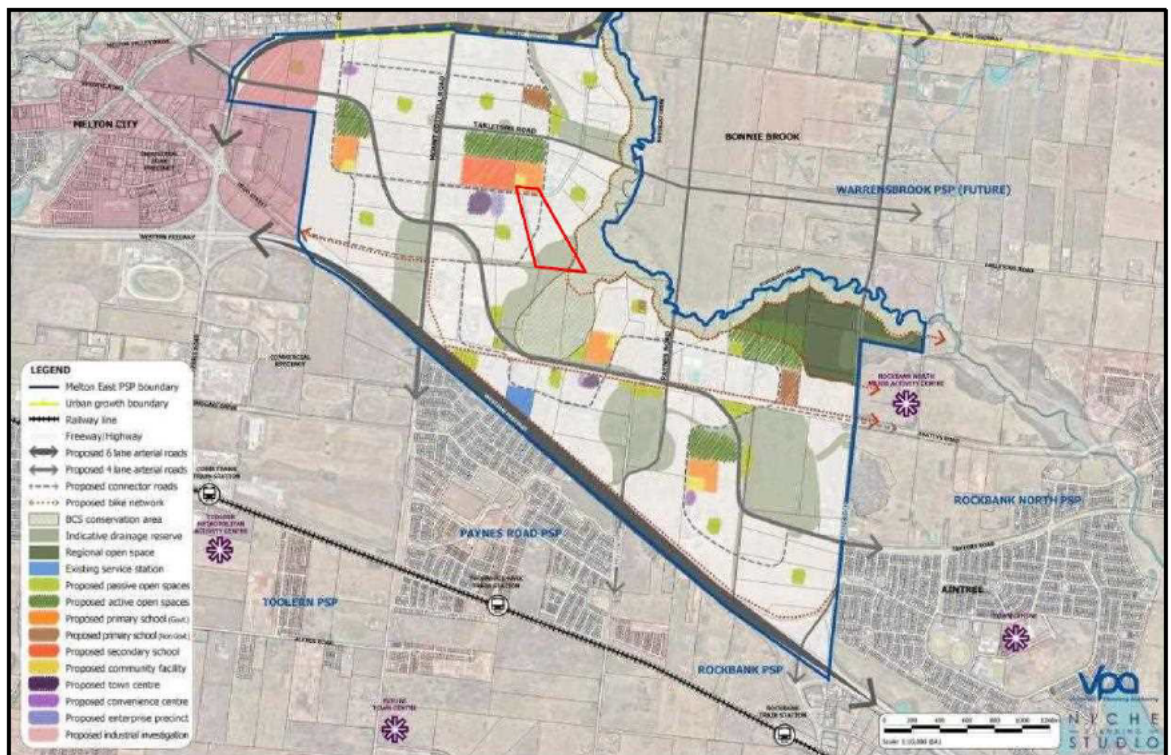
- 2.1 The Property is proposed to be excessively and unreasonably encumbered by uncredited open space. The total amount of uncredited open space proposed at the Property is 5.3 hectares and represents:
  - (a) 40.61% of the total area of the Property; and
  - (b) 142% of the Property's proposed net developable area (3.74 hectares).
- 2.2 Of the 5.3 hectares of uncredited open space proposed at the Property:
  - (a) 4.442 hectares is proposed to be encumbered for drainage purposes; and
  - (b) 0.88 hectares is encumbered for conservation purposes.
- 2.3 There is a failure in the documentation concerning both the Melton East PSP and the Melton East ICP to identify how this land will be dealt with and how our client is intended to be compensated if this land ultimately fulfills these functions.
- 2.4 Further, whilst the conservation reserve might be fixed in accordance with the Biodiversity Conservation Strategy, the drainage reserve is not.
- 2.5 The proposed drainage scheme unreasonably prejudices the Property. The drainage scheme should be modified to relocate asset WLRB5 away from the Property and increase its developable area.
- 2.6 Additionally, it should be acknowledged by the planning authority that the Property is not encumbered by pre-development flooding and, should the drainage scheme not be revised to reduce the extent to which the Property is encumbered, compensation for land reserved for drainage purposes should reflect this. This is evidenced by the following extract of the Predeveloped maximum flood depths 1% AEP model in the Kororoit Creek Upper and High Street Melton DSS Design Functional Design Report February 2025.



**Figure 1:** Extract of predeveloped maximum flood depths 1% AEP model at Figure 12 of the Kororoit Creek Upper and High Street Melton DSS Design Functional Design Report February 2025 with the Property outlined yellow.

#### Inappropriate location for sports reserve and school

- 2.7 Originally, it was proposed that a P-6 local government school and sports reserve would be located on the north side of Judd Road.<sup>1</sup> This layout provided for a centralised core of community facilities including a primary school secondary school, community centre and sports reserve, with surrounding residential land able to be efficiently and cost-effectively developed. This layout is depicted in the below extract of an earlier version of the proposed place based plan.



**Figure 2:** Extract of Plan 5 of Melton East PSP Co-design Workshop Summary April 2023 with the Property outlined red.

- 2.8 For unknown reasons, the P-6 local government school and sports reserve have been relocated to the south side of Judd Road in the exhibited Melton East PSP. As a result:
- (a) these facilities are no longer central to their catchments; and
  - (b) the residential land surrounding these facilities is spatially constrained and will be unable to be efficiently and cost-effectively developed.
- 2.9 This layout is depicted in the below extract of current version of the proposed future urban structure.

<sup>1</sup> See co-design workshop summary April 2023.





**Figure 3:** Extract of Place Based Plan in Melton East PSP with the Property outlined red.

- 2.10 In the current version of the proposed future place based plan, the 3.74 hectares of net developable area at the Property:
- (a) is wedged between proposed sports and drainage reserves;
  - (b) has no road access; and
  - (c) is entirely dependant on the future development of the land to its west before it can be developed.
- 2.11 The future place based plan should be modified to return the P-6 local government school and sports reserve to their original positions on the north side of Judd Court to improve the accessibility of those facilities and enable the surrounding residential land to be more efficiently and cost-effectively developed.
- 2.12 Notably, it appears from the Co-design Workshop Summary that at the time a decision was made to move the P-6 local government school and sports reserve to the south of Judd Court, a different drainage strategy was being contemplated. This evidenced by the plan included at Figure 2 above which shows a smaller portion of the Property being encumbered for drainage purposes compared to the current version of the proposed future place based plan. In combination, the changes to the drainage strategy along with the relocation of the P-6 local government school and sports reserve have resulted in there being a highly inefficient housing development area wedged between drainage and community facilities .

### 3. Conclusion

- 3.1 We thank you for the opportunity to make this submission.
- 3.2 We are currently obtaining technical advice in relation to the Amendment and reserve the right to expand on this submission.
- 3.3 Please contact me if you have any queries.

Yours faithfully

**YWY Unit Pty Ltd**

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