GROWLAND

20 March 2025

Genna Walkley
Strategic Planning Manager – West Team
Victorian Planning Authority
C/- Melton East PSP
GPO Box 2392
Melbourne Vic 3001

Dear Genna,

RE: Draft Amendment C244melt - Melton East PSP - Community Consultation

I represent Growland, a land developer with property holdings in Melton East (2 High Street and 592-610 Mount Cottrell Road), in response to the public consultation on the Melton East PSP led by the Victorian Planning Authority (VPA). We acknowledge the collaborative effort between the VPA, Melton City Council, State Government agencies, service authorities, and landowners in preparing this plan. Our comments focus on key aspects of the PSP, aiming to contribute to a more efficient and cost-effective outcome for the Melton East community.

Summary

Growland would like to raise significant concerns regarding the Melton East PSP:

- We believe all staging should be removed from the Melton East PSP as it may result in years of delays and unsatisfactory temporary outcomes.
- We believe, if staging is required, it be revised within the Melton East PSP to prioritise Critical Drainage Constraints and consider Existing Infrastructure as part of Stage 1.
- We believe the population density numbers are incorrect and result in an over-provision of social infrastructure.
- We believe the distribution of parks is inefficient.

Melton East PSP and ICP

Melton East PSP

Infrastructure and Development Staging

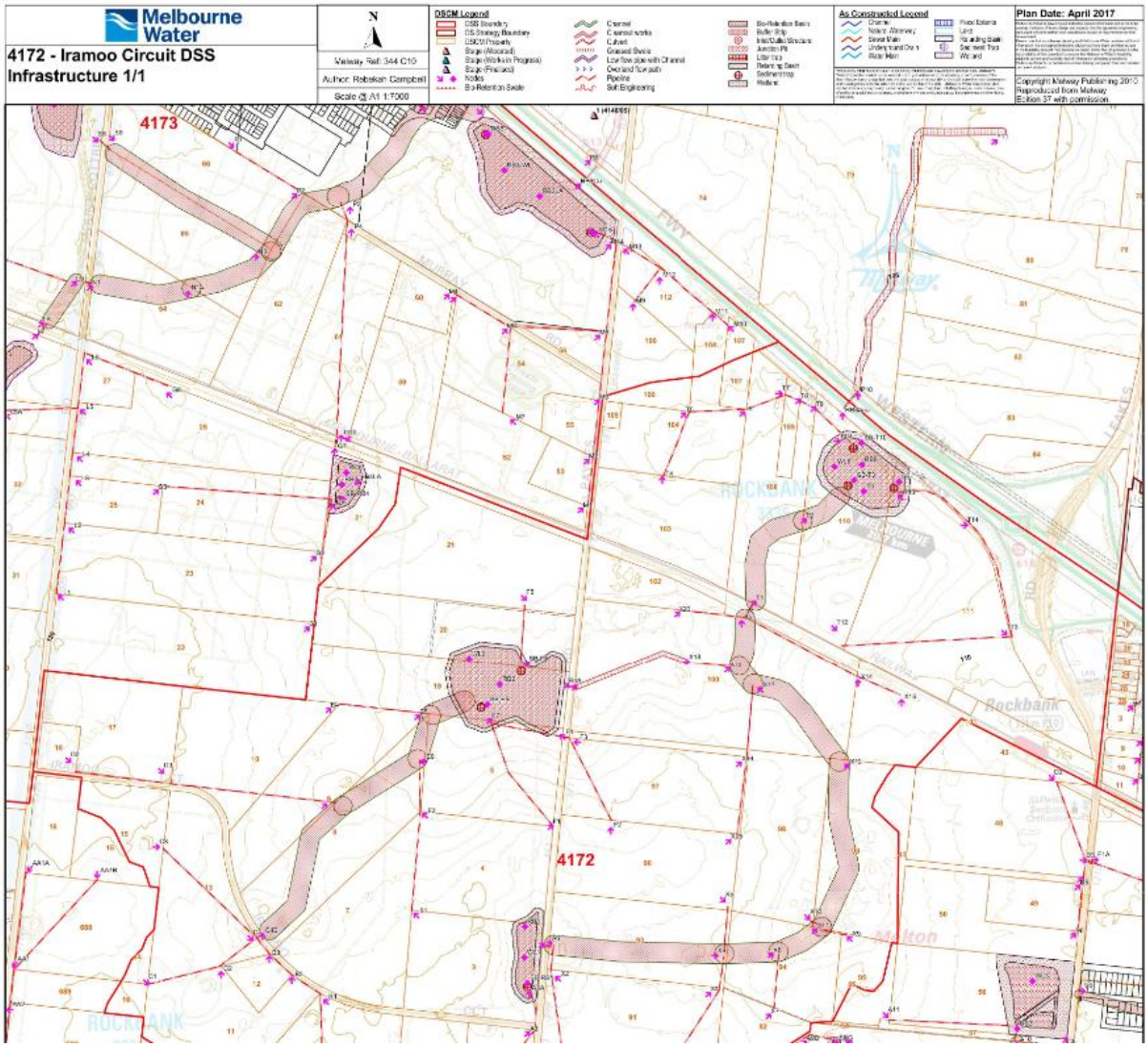
Reference - Melton East PSP – Infrastructure and Development Staging Plan Background Document

Staging as an issue

We have a fundamental problem with staging in PSP's as a philosophy. There are and will always be situations where land holdings in PSP areas are not owned by active developers. As a result, it is practically impossible to ensure that any particular phase of the PSP will be developed in an orderly manner. Therefore, all staging in PSP's should be removed.

Why staging is a poor tool – example

We draw attention to the Toolern PSP, which was gazetted in 2010. There is a substantial amount of land in Toolern which is owned by developers. However, only minimal development has occurred. Why is this? Why has land that has been available for development for 15 years not been developed? The simple reason is, an artificial staging has been created due to the fact that the downstream precinct, Melton East, does not have a PSP and therefore drainage outfalls are not available.



See above the Iramoo DSS. The entire catchment relies on drainage assets to the north of the freeway, in Melton East. As Melton East does not have a PSP, there is no benefit in any assets being built, or access being provided by downstream landowners.

See above aerial photo from 4 December 2024. Note there is only minor development in the Iramoo DSS / Toolern PSP. What development has occurred, is as a result of temporary retardation basins. Temporary basins create additional issues:

- They add cost to developments, which is passed onto purchasers;
- Melton City Council does not favour the use of temporary basis, due to amenity and maintenance issues;
- Only a small portion of the land can be developed until there is a permanent outfall.

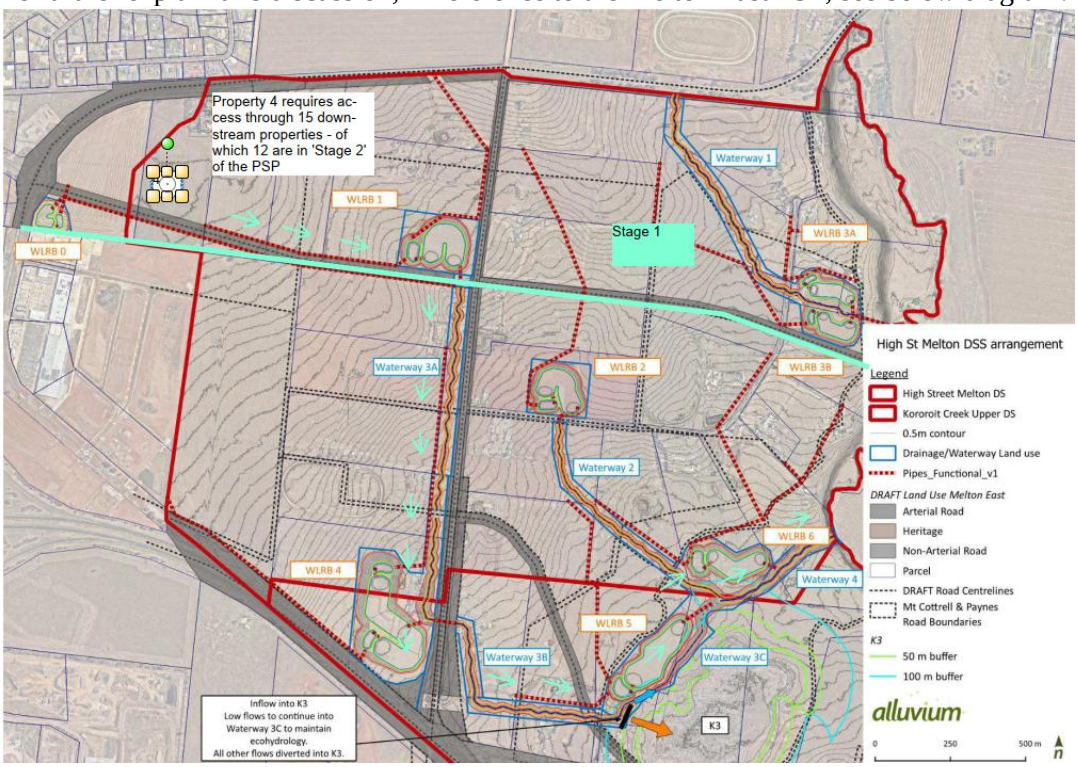
It could be argued that a solution must have been found for the Thornhill Park development, in the Paynes Road PSP. This development also relies on the 'Stage 2' Melton East PSP area for drainage.

The history of the Thornhill Park development is that the developer built the infrastructure up to the boundary of the 'Stage' or 'Precinct' and then had no option but to hand over the process of delivering downstream works north of the Freeway to Melbourne Water. Not only did the subsequent process to obtain access take many years, but it is also by no means a satisfactory result. There is no permanent outfall, and as a result the Paynes Road depression is now subject to substantial and more regular inflows. While considerable work is currently being undertaken to design appropriate flows for the herbaceous wetlands, one of these wetlands is now regularly under water.

See below an aerial photo from 1 January 2024. The Paynes Road depression is essentially flooded, while the Eastern / Leakes Road depression is dry. What effect does this have on a seasonal herbaceous wetland? All of this could have been minimised if the land was available for development.

The effect of artificial barries to development is to slow development and encourage inappropriate outcomes. Similar outcomes can be seen in other development fronts. Take for example Devon Meadows and Casey Fields South. Both these areas are being developed at a slower rate than would be possible if land was available downstream in Clyde South for drainage assets. Why, we ask, re-create these issues by creating artificial stage barriers, when we have the ability to remove them?

To further explain this discussion, in reference to the Melton East PSP, see below diagram:

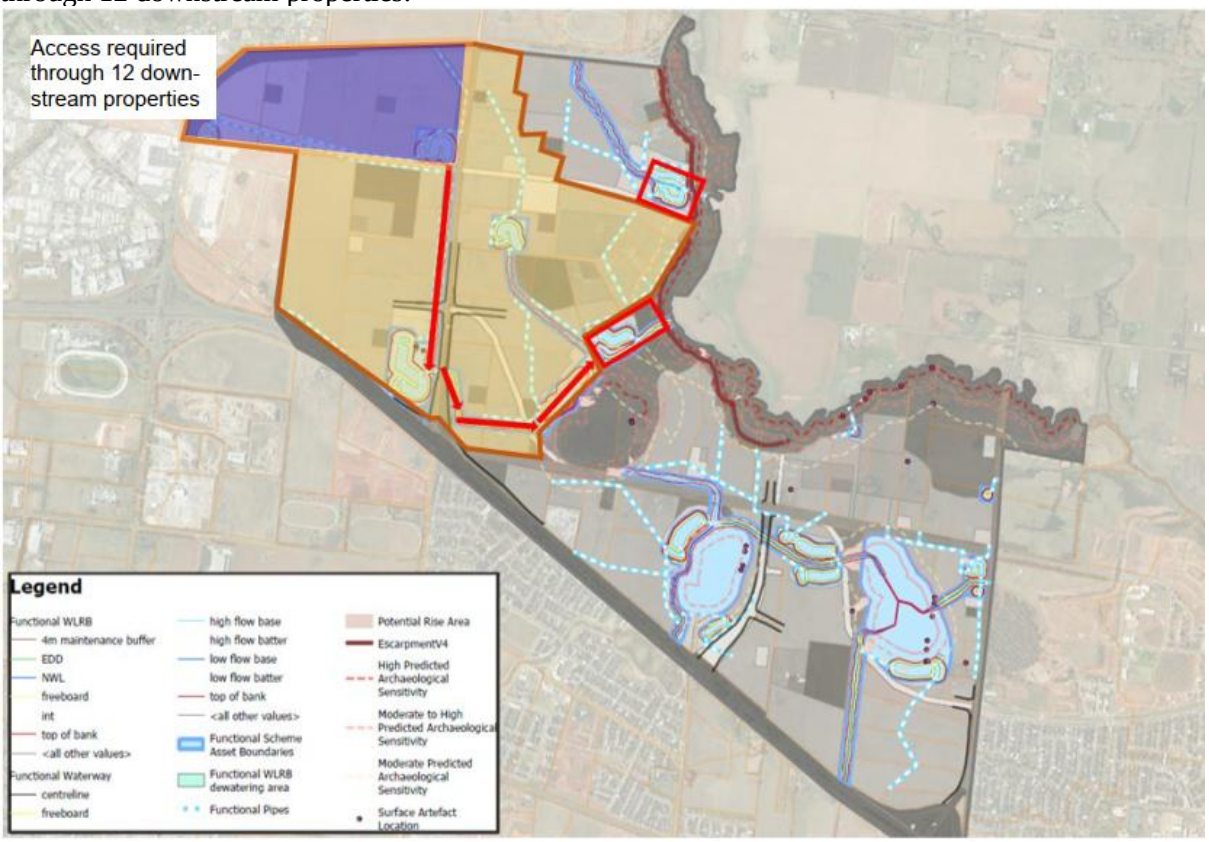


The property numbered '4' is identified as being in 'Stage 1' of the PSP due to proximity to services. While this property may have access to some services, including, most obviously, roads - it does not have access to sewer or drainage outfalls. In fact, access is required through no less than 15 downstream properties to achieve the ultimate drainage outfall. To obtain access agreements through 15 properties is a feat in itself. To make matters worse, however, 12 of these properties are identified in 'Stage 2' of the PSP. Why would a landowner in 'Stage 2' want to deliver infrastructure on their land? What is the benefit to them? These landowners will rightly feel unfairly treated by the PSP process, by being shunted into 'Stage 2', and will look to make up some of this loss by charging excessive license fees for upstream developers to obtain access, if they allow access at all. All of this adds cost and time to development, which is of course passed on to purchasers. Downstream landowners will also need to be incentivised to progress planning and engineering design on their sites to enable external works by others.

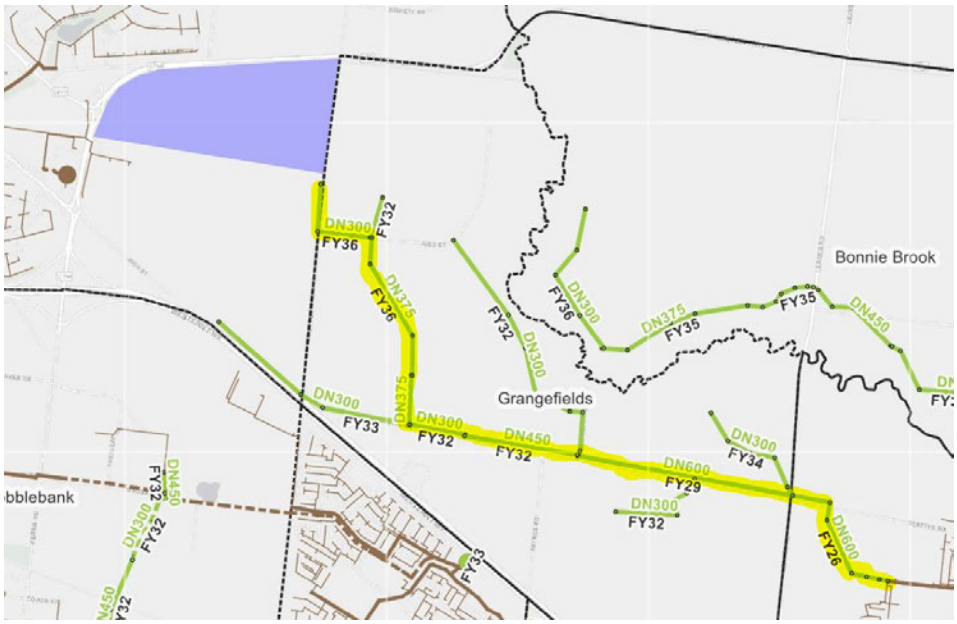
The document which identifies proposed staging is 'Melton East PSP Infrastructure and Development Staging Plan Background Document – March 2025'. This document drastically oversimplifies the importance of staging in relation to drainage. There is essentially only one scentence referring to drainage infrastructure in the report:

'Once the outfalls are built, the site risks will be reduced and the order of the preferred drainage development will then move up from the outfall.'

If only it were that easy. As stated earlier, there is a portion of proposed 'Stage 1' that requires access through 12 downstream properties:

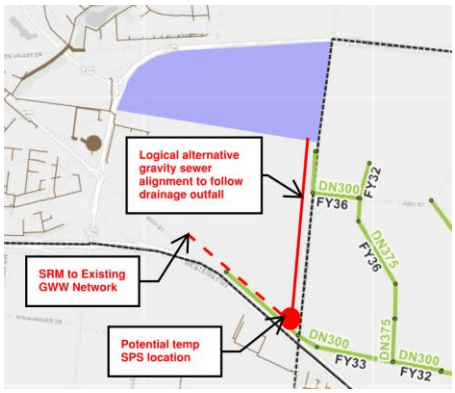


Furthermore, this portion of proposed 'Stage 1' requires over 5km of downstream branch sewer with large associated bring forward costs that will negate reimbursements. The current planned alignment (highlighted below in yellow) includes delivery through a significant number of properties on the eastern side of Mt Cottrell Road to deliver the ultimate branch sewer outfall for the site.



If the ultimate outfall is unfeasible to deliver with initial developlment due to cost, access or other planning issues, then there are opportunities to deliver interim sewer assets via temporary sewer pump stations and rising mains. However, these assets are expensive and are also not preferred for servicing as they impose additional maintenance regimes on the water authority. These temporary assets should therefore be located in sensible locations that will benefit as many committed developers and shovel ready sites as possible.

Greater Western Water would be willing to investigate reconfiguring and optimising the current planned sewer network should it be more efficient and economical. This would need to consider the various costs and timing impacts/opportunities between options given the more detailed aspects informing preferred planning solution. As an example, the below solution would service all Melton East PSP sites on the western side of Mt Cottrell Road, without reliance on any sewer works to the east of Mt Cottrell Road. Having the sites directly south of the purple area, sequenced to be delivered at the same time or earlier through PSP staging provisons, would allow this to happen.



Proposed Staging

Notwithstanding that there should not be staging in PSP's, if this flawed staging approach is to be a feature of PSP's, the proposed staging needs to consider all available infrastructure. For instance, since commencement of the PSP preparation some years ago, there has been significant development

to the west of the PSP area. Infrastructure, including a sewer network, water, roads and electricity has now been delivered up to the boundary of the PSP. As a result, the western portion of the Melton East PSP area is now substantially easier to service than a great deal of the balance area. It is in fact one of the easiest precincts to develop.

We reference **Annexure A,** a servicing report provided by Arcadis, showing how the land at the western end of the PSP, up to Mount Cottrell Road, can be readily serviced.

Reference – Figure 1: Melton East Utilities Plan

Source - Melton East PSP – Infrastructure and Development Staging Plan Background Document

Constructed infrastructure to boundary of MEPSP

As can be seen above, development has been completed to the boundary of the PSP as part of the West Pines development.

The below proposed staging considers the additional infrastructure which is available on the western boundary of the PSP. In the western portion of the PSP area, the Stage 1 land is also substantially closer to the drainage outfall.

Proposed alternative staging

A more appropriate way to determine stages in PSP's would be to give a different weighting to the importance of drainage infrastructure for the heat map analysis. This can be justified by the knowledge that all other services are ultimately easier to deliver, given access to build them is available through existing road reserves.

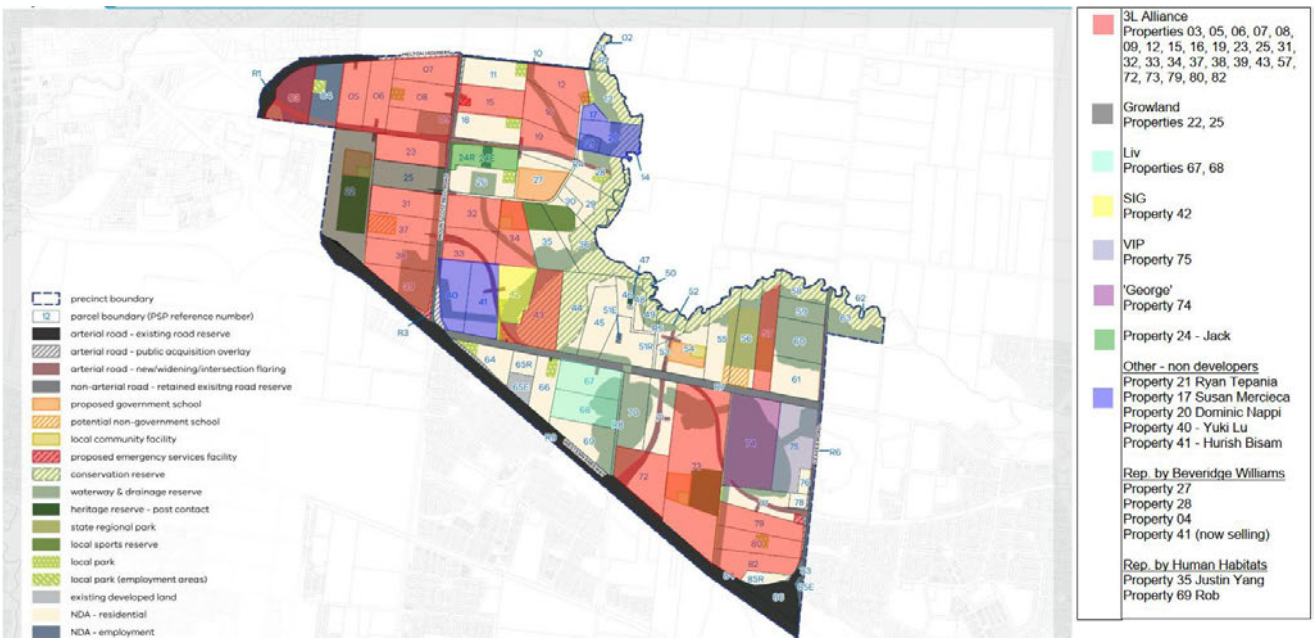
Water mains, electricity and telecommunication can all be delivered along existing road reserves. Temporary measures can be adopted for sewer and roads. A temporary sealed road for example can be built as an interim measure along existing road reserves. This is not the case for drainage, which often requires wide waterways or large basins, on private land which is not accessible.

See below our preferred revised staging plan. This plan takes into all infrastructure:

- Drainage has the highest priority, all areas have easier or direct access to drainage outfalls, and;
- All other existing services are available adjacent to the stages – on the eastern and western boundaries.

The above staging would allow much more efficient and orderly development of the precinct.

This proposed staging also takes into account the majority land ownership by developers, who can better access the land collectively for servicing. If this staging is adopted, development will start immediately on both fronts, while if the current staging prevails, development will only commence in the eastern precinct. Note the proposed alternative staging also ensures there is a school and active open space in the western section of stage 1, this does not occur in the current plan.



Management of staging is unclear what triggers will enable commencement of stage 2. As stated above, it is impossible to ensure all land within a stage of a PSP area will be developed in a timely manner. This is clearly a reason not to impose staging at all, however if staging is to occur, how is it managed? How are non-developer landowners encouraged to develop or sell their land? What incentive will there be for landowners to enable delivery of key stage 1 outfalls through stage 2 properties? At what point is stage 2 able to commence? We understand out of sequence applications may be made, but will these be considered to be generally in accordance with the PSP?

Summary

Staging of PSP's is a poor method of encouraging orderly development, period. If staging is to continue to be a theme, access must be provided to private land in order to unsure developments can proceed efficiently.

Utilities Servicing Assessment

Reference – Melton East PSP Utilities Servicing Assessment by Aurecon

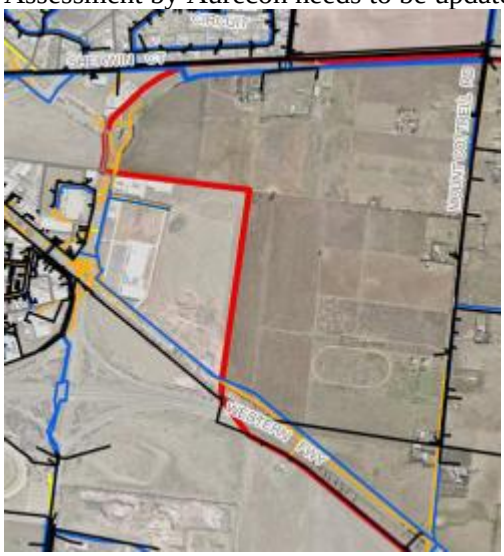
General

As a general comment the report is dated, having been produced in 2019. Significant infrastructure on both the western and eastern boundaries of the precinct has been built since publication.

Gas

Gas can be removed from this report as it is no longer permitted in residential development.

The following diagram and resultant assessment in the Melton East PSP Utilities Servicing Assessment by Aurecon needs to be updated:



Cultural Heritage

Studies have been undertaken to determine mandatory CHMP requirements. All reference to voluntary CHMP's should be removed to avoid ambiguity.

Community Infrastructure

Reference – Melton East Precinct Structure Plan Community Infrastructure assessment – ASR Research

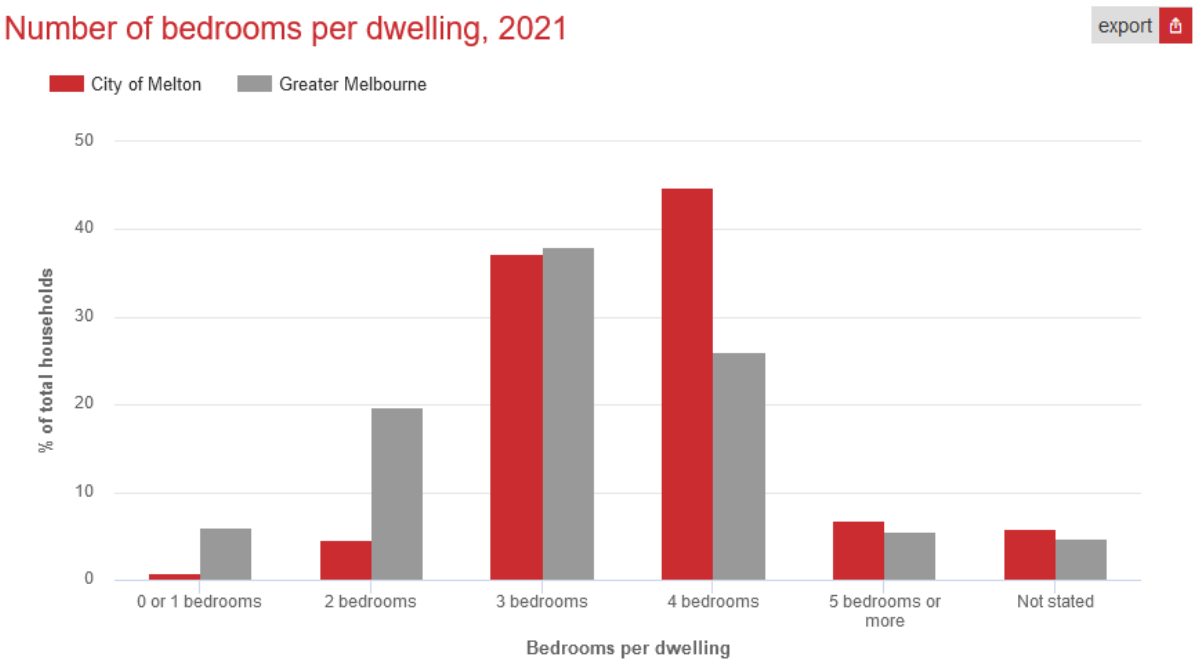
Population

We contend there is substantial errors regarding population and demographic assumptions in this report, which then reflect a higher level of social infrastructure than is required and an incorrect mix of social infrastructure.

The ASR report identifies population density of 3.1 persons per household. As a result, the anticipated population of the PSP is 37,906 based on total number of dwellings being 12,908. This may be an accepted population density per household in areas of a standard Greenfields precinct, with housing density of 15 to 18 dwelling per hectare. However, it cannot be an accurate estimation of population where there is significantly higher dwelling densities proposed, more akin to middle ring Melbourne.

The 2021 census recorded 60,338 dwellings in the city of Melton, with an average number of persons per dwelling of 3.1. The city of Melton has a traditional greenfield density of houses, and therefore a high proportion of larger houses. The percentage of dwelling types (as at 2021) is as follows:

Dwelling type	City of Melton
0 or 1 bedroom	0.9%
2 bedroom	4.6%
3 bedroom	37.2%
4 bedroom	44.8%
5 or more bedroom	6.7%
Other	5.8%
Total	**100.0%**



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

This distribution of dwelling types is in stark contrast to housing typologies that will be necessary to achieve the proposed densities in the Melton East PSP. An average of 3.1 persons per dwelling should be considered only in relation to the comparable 'lower' or 'Balance' density land use category.

The likely mixture of property typologies in Melton East PSP is more likely to be as follows:

Dwelling type	City of Melton
0 or 1 bedroom	10.0%
2 bedroom	30.0%
3 bedroom	40.0%
4 bedroom	20.0%
5 or more bedroom	0.0%
Other	0.0%
Total	**100.0%**

As a comparison, the 2021 census recorded an average of 2.52 people per dwelling throughout Victoria. This is still a conservative density, given the high proportion of larger dwellings in the middle and outer suburbs, where the majority of the population lives.

A more likely population will be in line with the below estimation:

Land type	% (estimate)	Area (Ha)	Density (dwellings / hectare)	Persons / household	Number persons
High Amenity	20%	96.12	40	1.5	5,767
Standard	30%	144.18	30	2.1	9,083
Balance	50%	240.3	20	3.1	14,899
Total / Average	**100%**	**480.6**		**2.3**	**29,749**

By adopting more likely population figures, this has a marked impact on the infrastructure required. The reduced population would result in a reduction in infrastructure required in the order of 22%. In real terms, this means:

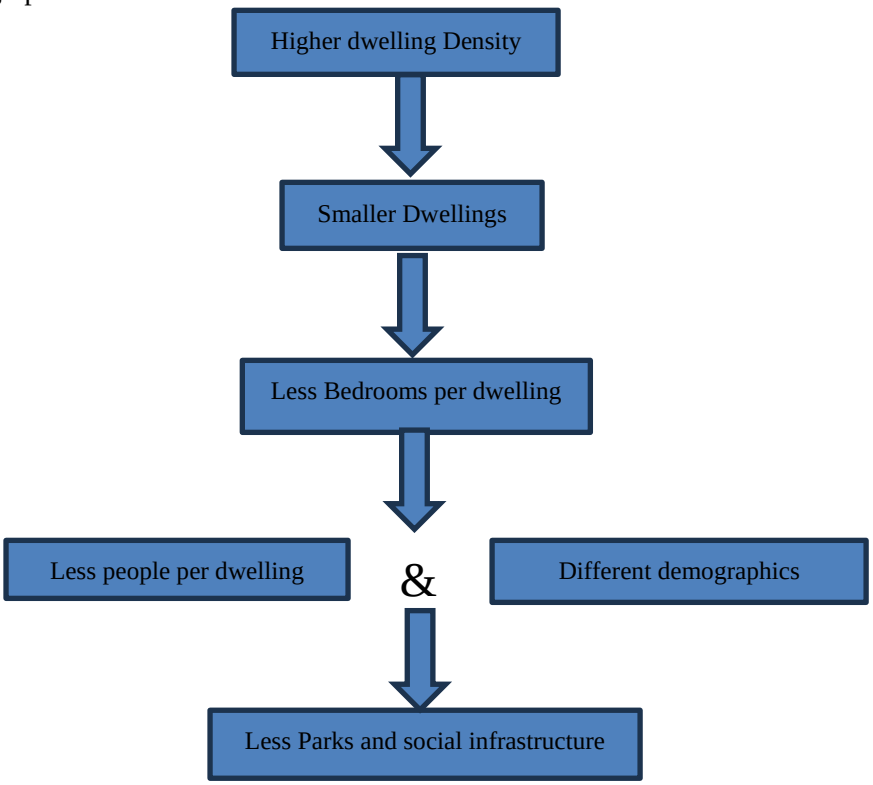
- One less P-6 government school
- 5 less kindergarten room
- 1 less Maternal & Child Health Room
- 2 less Child Care centres
- No level 3 community centre
- One less Sports Reserve

Demography

As discussed earlier, the higher overall density will result in a different mix of dwelling typologies, with a greater proportion of 1- and 2-bedroom dwellings. As a result, there will be an inherent difference in the demographics. In a traditional Greenfields setting, there are a larger number of larger dwellings, 4 and even 5-bedroom homes suitable for growing families. As a result, there will be an inherent larger proportion of younger people, who are actively involved in sports. With the proposed densities and the resultant smaller dwellings, this will not be the case.

Smaller homes will result in less population overall (as discussed above) and also in a different spread of Service Age Group (in reference to Table 4 in ASR report). There will be a greater proportion of single adults in dwellings, single parent households, divorced fathers with infrequent visitation from children, smaller families, families with younger children, and downsizers. This will therefore result in a much lesser need for sports facilities. The demographic in the Melton East PSP is more likely to make use of passive open space, which is already a large proportion of the PSP, and local parks.

See below – diagram representing the effect of higher density development on population numbers and demographics:



Summary

It is our recommendation that the ASR report be updated to consider a much smaller, and different demographic mix of population. It is no longer acceptable to use the metrics of an outdated Greenfield PSP population and demographic mix of population.

Net Developable Area and Open Space provision

The PSP has a very low proportion of Net Developable Area. This is predominantly as a result of a very high proportion of drainage areas, both functional and environmentally sensitive historical wetlands. While necessary, this has a fundamental effect on the spread of usable residential land across the PSP. As a result, the current methodology for distribution of Local Parks and Sports Reserves should be reviewed. Due to the large areas of encumbered open space, it is simply not possible to have the right number of Sports Reserves (i.e. no more than 3) in the Melton East PSP and still achieve walkability to Sports Reserves of 400m from a dwelling. The fact that encumbered open space will be available for passive use is sufficient provision of access to open space. This philosophy should be used for provision of both Sports Reserves and Local Parks.

Parks

SR-01

It is unclear as to why a reserve of 10ha is proposed on 2 High Street. A park of this scale should surely be more central to the PSP – for example SR02. It would make more sense to be adjacent to the primary school / high school / NAC / and integrate with the creek.

SR-03

There is no justification for a 15-hectare reserve in any PSP area. This would be better suited to be located in the future Warrensbrook PSP. If this reserve is to be provided in the Melton East PSP, the over provision of land and facilities needs to be provided outside the ICP as there is no nexus between the State Park and the needs of the PSP. The ASR report admits that the open space exceeds the target of 5% to 7% due largely to a state metropolitan park. Why does an area with such low NDA, and high passive open space, need a state park?

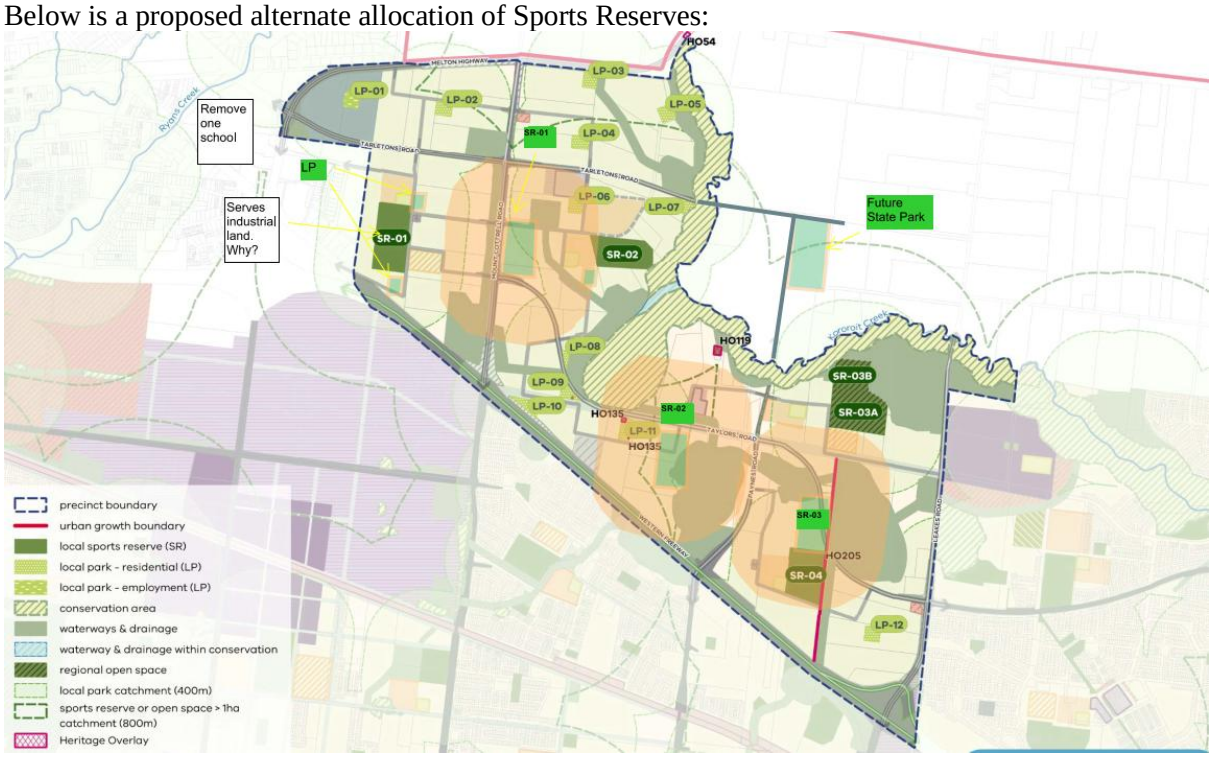
General

The distribution of Sports Reserves could be improved. A large area of the catchment for the reserve is either in the future Warrensbrook PSP, or the industrial area to the West of the PSP. In their current locations, there would need to be substantial cost sharing with adjacent PSP areas.

As discussed earlier, there is no justifiable need for the number or size of the Sports Reserves in the PSP. There should be no more than 3 Sports Reserves, each of 8 hectares in size. If a 10 hectare park is required, this should be located in the centre of the PSP. The best location is the current SR-02. In this location it would be:

- adjacent to the primary school
- adjacent to the secondary school
- adjacent to passive open space which will improve walking / cycling access and usability
- in close proximity to the neighbourhood activity centre

Below is a proposed alternate allocation of Sports Reserves:



Should the reserve SR-01 remain in its current location, however consideration could be made to relocate the reserve, and the P-6 school and CAC, adjacent to the industrial precinct to the west. This would provide a more suitable buffer to the industrial area, and could also result in the removal of one collector road along the western boundary of the sports reserve and school to provide more NDA.

Drainage

Reference – Melton East PSP: Integrated Water Management – Issues and Opportunities.

General

Drainage is one of the most complex and problematic issues in land development in Victoria currently. Although technical solutions are available, it is access to land which constrains development.

In the Melton East PSP area, no drainage outlets are controlled by major developers. Until access is available for drainage outlets, land development will be dramatically constrained. Only via temporary retardation on site will a portion of development be able to proceed.

We recommend that land is made available through compulsory acquisition, or under the Water Act, to allow development to proceed. Until this occurs, development will remain heavily constrained throughout the growth areas. At a time of a housing crisis, it has never been more difficult to develop land.

In addition to access requirements, there is a substantial amount of land taken by drainage assets which adds to the inefficiency of the PSP. Some of the land identified as being retained due to it being seasonal wetlands or depressions need to be interrogated. This land is not of state significance, and should be utilised as the footprint for ultimate drainage assets.

Passive Irrigation

The benefit of Passive irrigation is yet to be seen. The cost in design and construction of the infrastructure is high, and the benefit is not proven. Trees that have been passively irrigated now for 4-5 years show no better health than if they were not passively irrigated. Passive irrigation has long term maintenance costs, which are borne by the council.

Regional Stormwater Harvesting

In a PSP with extremely low NDA, and high land costs, this should be avoided at all costs.

Western and Eastern Depression, and Indigenous Cultural Heritage

These areas should be utilised for passive open space, education, cultural heritage areas, indigenous planting. Utilisation of these areas effectively would reduce the need for formal reserves, and therefore increase Net Developable Area as required.

Variable Densities

Requirement R4 states ‘Lots with frontage widths of less than 10.5 metres must be rear loaded, unless the layout ensures the provision of canopy street trees, streetscape shading, servicing, infrastructure and on-street car parking to the satisfaction of the responsible authority.’ This requirement seems to be a result of the requirement for passive irrigation, a specific requirement of the City of Melton, as well as canopy trees.

This objective has merit, however a strict interpretation of this could result in an inability to deliver higher density housing. The requirement for canopy street trees is arbitrary. With narrower lots, provision of street trees becomes less formulaic i.e. is not just a matter of ‘one tree per lot’ standard provision. It is possible to achieve shading with less trees, depending on the species, for example. On street paring may be provided in the vicinity of the lot, rather than in front of the lot. This requirement should therefore be changed to a guideline.

Safe, accessible and well-connected

Guideline G12 states: Laneway design and layout should:

- Provide a laneway length between 50 metres to 80 metres
- Service a maximum of 8 to 10 dwellings per side
- Provide good passive surveillance into, along and through the laneway
- For laneways longer than 70 metres in length or L or T style arrangements, ensure passive surveillance is provided to the laneway via direct line of view from a habitable room on an adjoining rear loaded dwelling.

Servicing a maximum of 8 to 10 dwellings per side will reduce the ability to create the required density. On an 80m long laneway, for example, this only allows for 10 dwellings maximum at an average of 8m wide. The majority of terrace allotments are currently either 4.5m or 6m wide. These types of narrow dwellings are now extremely common and well designed. Utilising a mixture of 4.5m and 6m wide dwellings it should be possible to provide double that number of dwellings. We agree that there should be a suitable gap between dwellings, however a gap should only really be required in a run of 60m or more.

Typologies

Requirements around typologies should be relaxed. The market will determine what product is appealing. Developers should not be required to produce any specific type of product such as 'integrated/apartment developments'. These requirements reduce innovation and must be avoided. The density requirements are clear, however there should be some flexibility in achieving higher densities i.e. the 50m walkable catchment area could be flexible as long as there is sufficient density overall.

Affordable Housing

It is unclear how affordable housing is to be implemented.

Firstly, 12% affordable housing is onerous, this should be reduced to 8% as per the Officer South PSP.

Table 4 on page 18 of the PSP 'Affordable Housing delivery guidance' is important for context but is too prescriptive to be included in the final document. This should only be included in supplementary documents. The mix of dwelling types could change significantly over time and therefore this should not be considered as a prescriptive requirement by inclusion in the PSP. There is also an error, as the mix of subsidised housing and social housing does not add to 12%. Again, this mix should not be included in the PSP. There needs to be more flexibility as to the mix of product.

Climate Resilience

Reference: Melton East PSP Climate Resilience Assessment Implementation – Hip V Hype.

A minimum 30% permeability target withing streets - there is a question as to whether this means streets or development. If this means development, this target is not possible to achieve with density requirement in High Amenity area. This appears to be achievable for streets.

Melton East PSP – ICP

It would be helpful to separate the land value, sports fields and hard courts values from the allocation to sports reserve infrastructure.

Parks

The proposed State Park should not be part of this PSP. However, if it is to be included, it should not be funded by this PSP. There is no nexus between the needs of this future community and the provision of a State Park.

If current Sports Reserves are to remain, a significant proportion of funding needs to be attributed to future Warrensbrook PSP, the current subdivision to the west, state funded and added to existing and future PSP's in the City of Melton.

Removal of one of the reserves will bring the ICP closer to balance, as will the reduction of road hierarchy once the population numbers are corrected by 22%.

Cost reduction

As described earlier, the population of the PSP is overstated, and as a result there is substantial infrastructure that could be removed.

Community infrastructure

Through the reduced demand and rationalization of facilities, the below savings could be made:

Item	**Saving**
Community centre	$9,578,066
One less Sports Reserve	$13,039,821
Total	**$22,617,887**

Note additional cost saving of school in land and building not attributed to ICP – approximately $20M, not part of ICP.

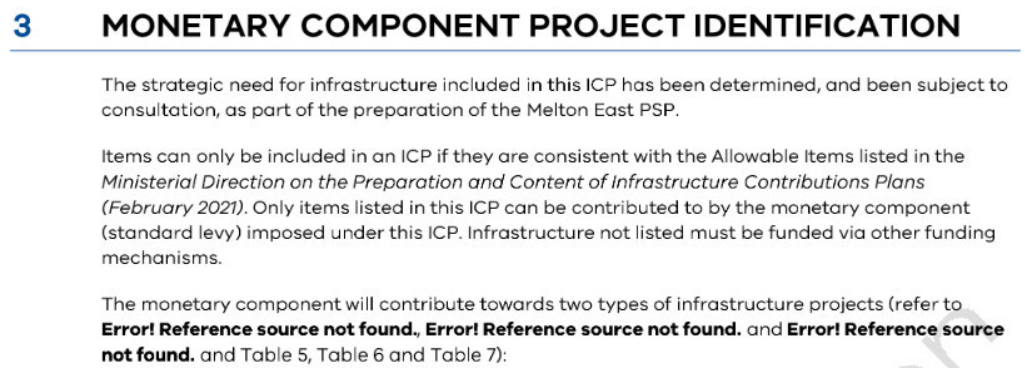
This saving in the above table alone is approximately a third of the shortfall of the ICP.

Roads

As a general comment, we do not see the value of adding new arterial roads when there are already existing road alignments that can be utilized. The extension of Taylors Road for example could easily be diverted to Leakes Road, and then existing Beattys Road. This would add minimal time to travel, and cost savings through land acquisition, culverts and road construction would offset a considerable amount of the cost overrun of the ICP. There is no justification for road RD-03-04 between IN-13 and IN-17.

Minor

Minor errors in the referenced text, for example:



3 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Melton East PSP.

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (February 2021)*. Only items listed in this ICP can be contributed to by the monetary component (standard levy) imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure projects (refer to **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.** and Table 5, Table 6 and Table 7):

- Inefficient land use / low NDA.
- Incorrect population density, leading to more community assets than required.
- Staging should not be imposed.
- Access to drainage is a critical issue.

Thank you for the opportunity to provide feedback. We look forward to hearing from the strategic team and look forward to a more efficient and cost-effective PSP for Melton East.

Kind Regards,

Guy Williamson
General Manager - Land Subdivision

ANNEXURE A – SERVICING REPORT

ARCADIS

Engineering Services Report

2 High Street, Melton

GROWLAND

19 March 2025

2 High Street, Melton

ENGINEERING SERVICES REPORT

Author [redacted]

Checker [redacted]

Approver [redacted]

Report Name 30265493.02-ESR-2_High_Street

Date 19/03/2025

Revision Text 03

Revision	Date	Description	Prepared by	Approved by
01	6/05/2021	Issue to Client	CP	JM
02	13/03/2025	Issue to Client	IO	SD
03	19/03/2025	Revised Layout	CP	SD

CONTENTS

1 INTRODUCTION

At the request of Growland, Arcadis have carried out a desktop assessment of the development potential from an engineering perspective for 2 High Street, Melton (Subject Site). As part of this assessment the available servicing and planning requirements for the site have been established and are detailed in this report.

Although early engagement has been carried out with service authorities, it should be noted that further investigations will be required in collaboration with servicing authorities to plan the logical extension and augmentation of services to support the development of the subject site.

Given the preliminary nature of proposed uses for the site, the objectives of this report are as follows:

- Identify what existing services and other infrastructure are available to the site.
- Establish if any servicing and planning requirements are being considered by the relevant authorities and stakeholders via email or phone enquiries, where deemed appropriate (or by making assumptions based on review of available documentation and Before You Dig Australia (BYDA).
- Highlight project risks and opportunities for further due diligence investigations upon completion of collating the available data.

This site services study is to address the following services and areas:

- Road access
- Drainage and Main Drainage
- Sewer
- Water supply
- Electricity supply
- Telecommunications

The information contained in this report has been obtained as a result of discussions with officers from the relevant authorities and information available on the authority websites for land development. This information may differ at a future date when development conditions are officially requested.

1.1 Site

The Subject Site is 33.93 hectares in size and located within the City of Melton approximately 35kms north-west of Melbourne CBD.

The site abuts an industrial development to the west, the Western Freeway and High Street road reserves to the south, and existing rural properties to the north and east including 592-610 Mount Cottrell Road which is also owned by Growland.

The majority of the site is vacant with a couple of trees on the boundary . See Figure 1 below for aerial overlay.

Figure 1 – Subject Site – Aerial Overlay (Nearmap 2025)

Figure 2 identifies the subject site zoning as 'UGZ – Urban Growth Zone' and there are currently no planning overlays on the site.

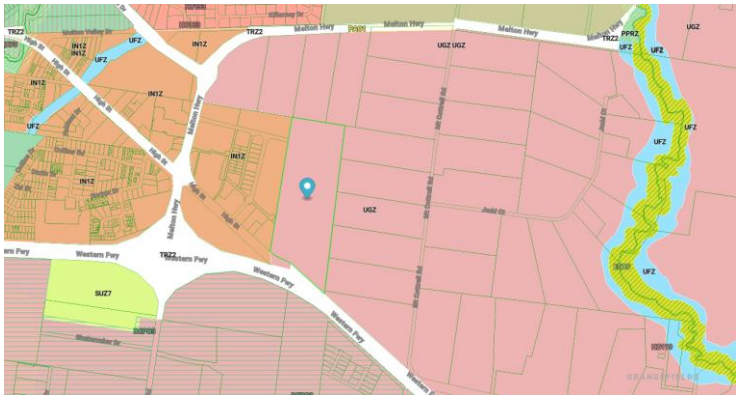


Figure 2 – Planning Zones and Overlays (Mecone Mosaic)

The existing development to the west at 24 High Street, Melton is within the 'IN1Z – Industrial 1 Zone'. This existing development is known as 'West Pines' which can be seen below in Figure 3, in reference to the subject site.

Figure 3 – West Pines Development (Facing East)

The site is located within the Melton East Precinct Structure Plan (PSP) Area (PSP No. 1076) which has been designated as a Horizon 1 priority in the VPA Business Plan 2024/2025. The Horizon 1 PSP's are under preparation which have a target completion by end of 2028 at the latest.

The VPA released public consultation documents for the PSP in early March 2025. This included the below draft Land Use Budget with the site shown as Property No. 22.

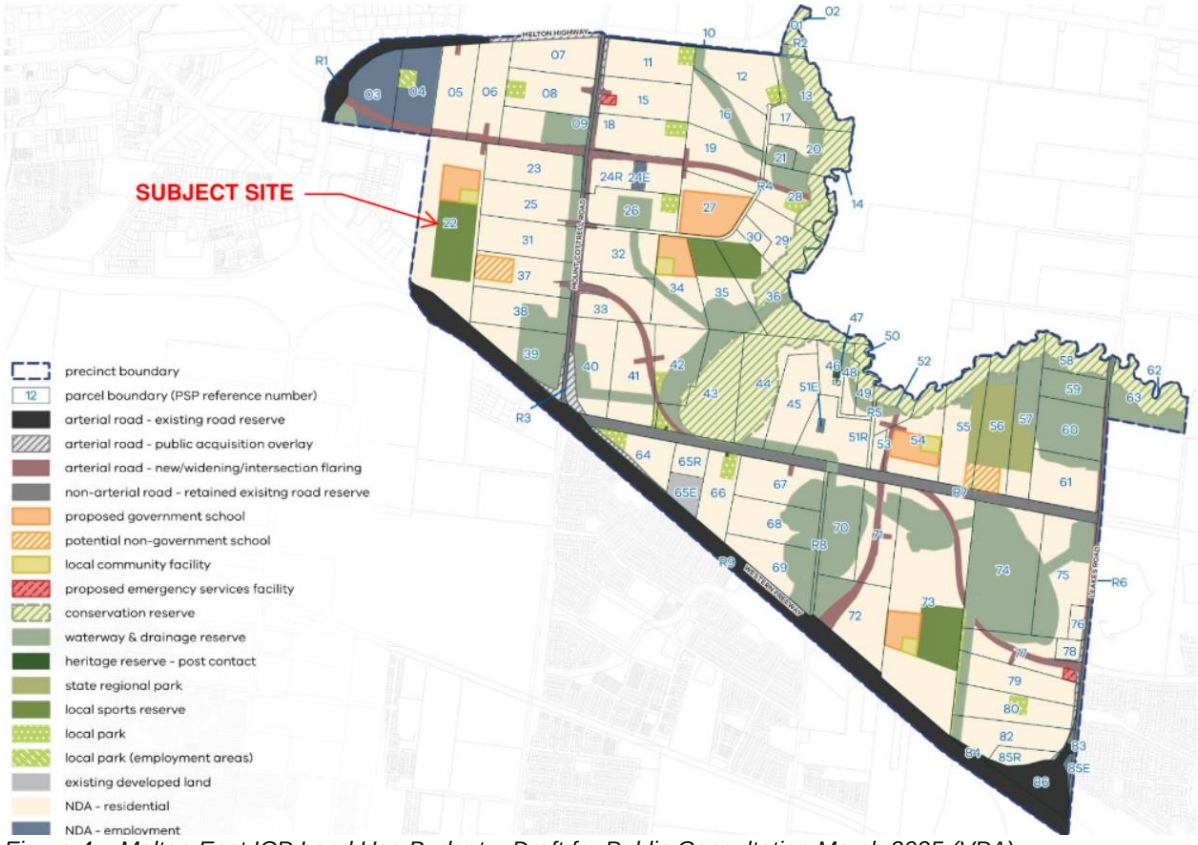


Figure 4 – Melton East ICP Land Use Budget – Draft for Public Consultation March 2025 (VPA)

Refer to preliminary town planning advice by Tract for further detail.

1.2 Proposed Development

Tract have prepared the below Draft Indicative Yield Plan based on the Draft PSP comprising 477 residential lots, a government primary school, community facility, sports reserve and associated road reserves.

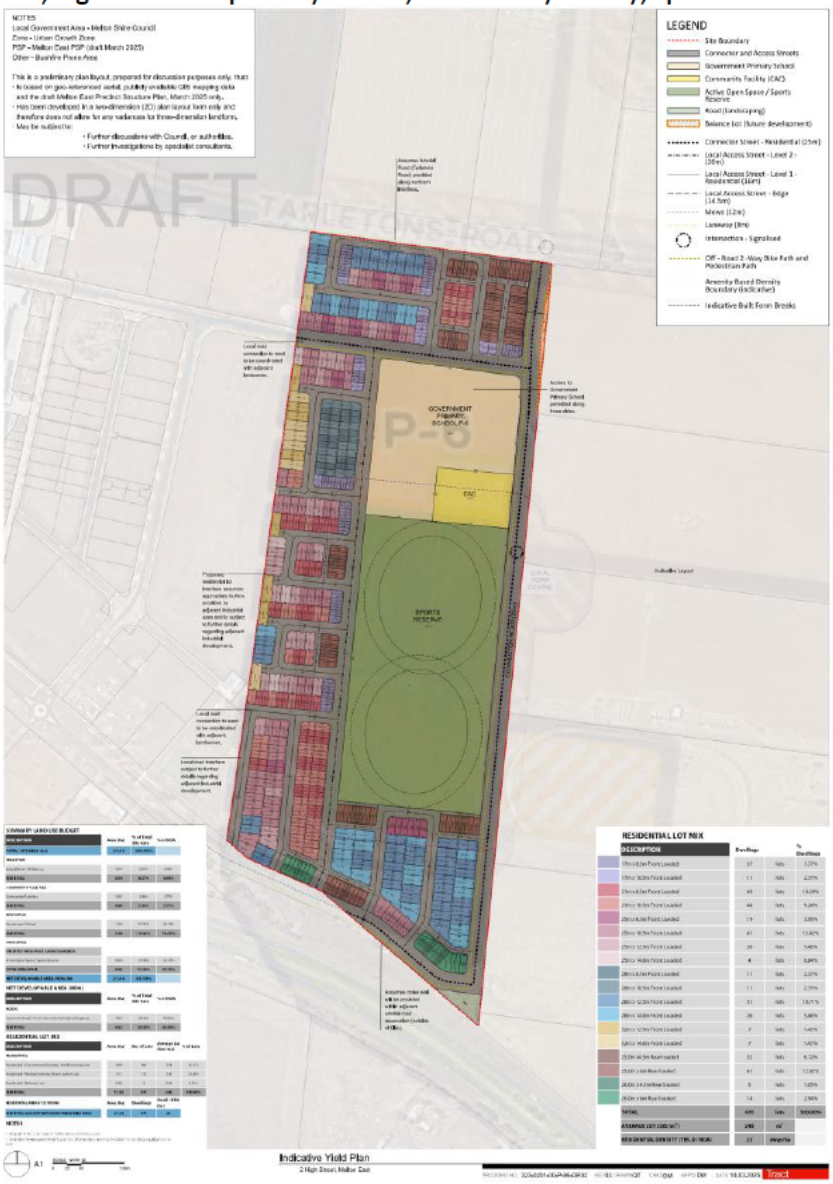


Figure 5 – Draft Indicative Yield Plan Revision 3 (Tract)

2 SERVICING INFORMATION

Service	Responsible Authority
Roads	Melton City Council
Stormwater Drainage & Main Drainage	Melton City Council & Melbourne Water
Sewerage	Greater Western Water
Water Reticulation	Greater Western Water
Gas Reticulation	AusNet Gas Services
Electrical Reticulation	PowerCor
Telecommunication	NBN

2.1 Roads

Melton City Council are the responsible authority for roadworks associated with the subject site.

High Street borders the site to the south which is the current access for the site. High Street has recently been upgraded to a council standard road from the Melton Highway to the south-eastern corner of the West Pines development, however it remains an unpaved rural road at the existing site entrance and terminates approximately 126m east of the site entrance.

Figure 6 – Existing entrance into Subject Site from High Street – Facing South-East (Google Street View)

The site has an additional access point via the adjoining connector street to the west which has been delivered up to the site boundary as part of the West Pines development via Navigation Drive.

Tract's current layout shown in Figure 5 shows the continuation of High Street into the site to provide suitable access for new residential development. This connection will occur via proposed internal connector streets along the site's southern and eastern boundary which is in accordance with the Draft PSP as be seen in the Movement Network Plan shown below in Figure 7.

From an access perspective, these existing connector streets that are already available at the site's western extents highlight that the site should be enabled to develop within early sequencing of the Melton East PSP. These connections could also unlock development to the neighbouring site's to the east. With early delivery of the subject site.

Figure 8 shows the road infrastructure items that have been proposed as part of the draft Infrastructure Contribution Plan (ICP) associated with the Melton East PSP. Of particular relevance to the site is the proposed 6-lane arterial road (RD-02) just beyond the northern boundary of the site (Tarletons Road) which will connect between Melton Highway and Mount Cottrell Road and the signalised intersection (IN-05) which will connect Tarletons Road with the internal connector street on the eastern boundary of the site. The southern leg of this intersection extends into the site and therefore will include some associated land equalisation as part of the ICP.

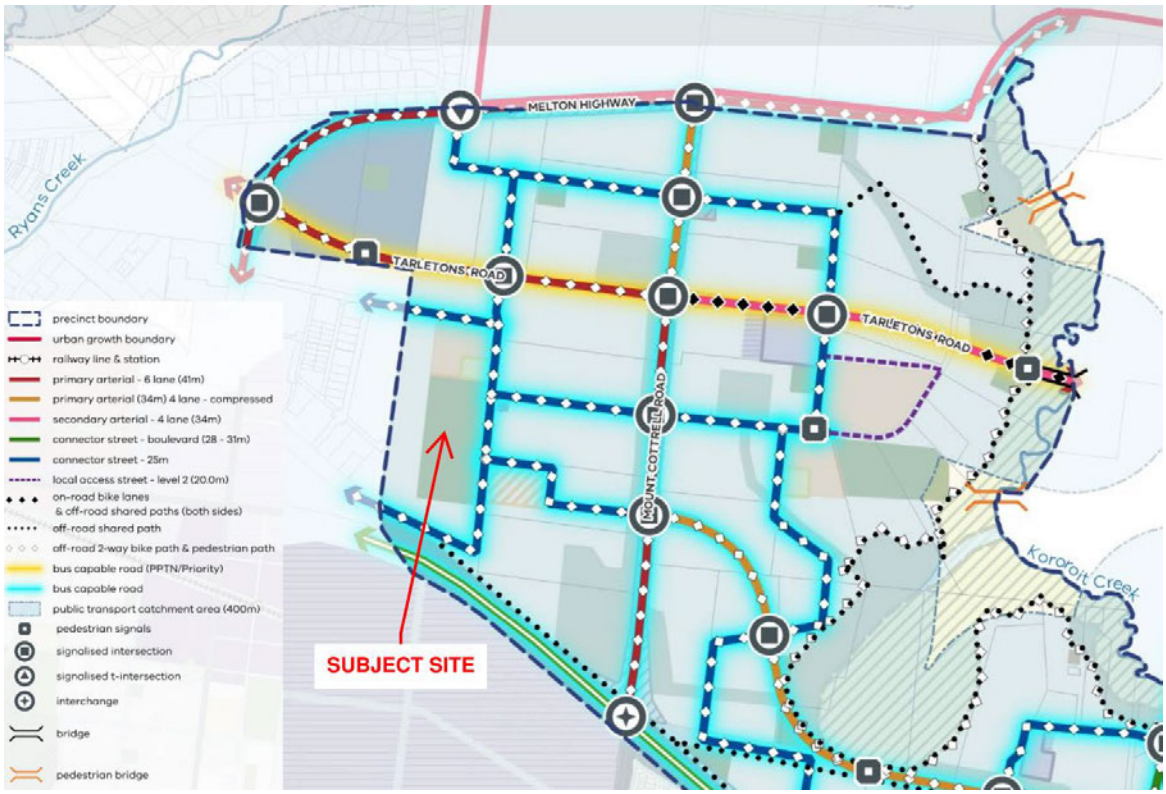


Figure 7 – Movement Network – Draft for Public Consultation March 2025 (VPA)

Figure 8 – Melton East Precinct Infrastructure Plan (VPA)

Confirmation of required external upgrades will be subject to finalisation of the PSP and preparation of a Traffic Impact Assessment (TIA) by a suitable traffic consultant.

2.2 Stormwater Drainage

Melton City Council and Melbourne Water are the responsible authorities for drainage and flooding in the precinct. The site is not subject to a Land Subject to Inundation Overlay (LSIO) however conveyance of stormwater will be a key control for site grading.

The site's overland flows generally fall to the south-east at a gentle slope of approximately 1%. The site ranges in heights of approximately RL 141m in the north-west corner to RL 131m on the south-eastern corner. As seen in Figure 9 Figure 1below, the wider area grades similarly to the south-east, towards Kororoit Creek which is approximately 2km directly east.

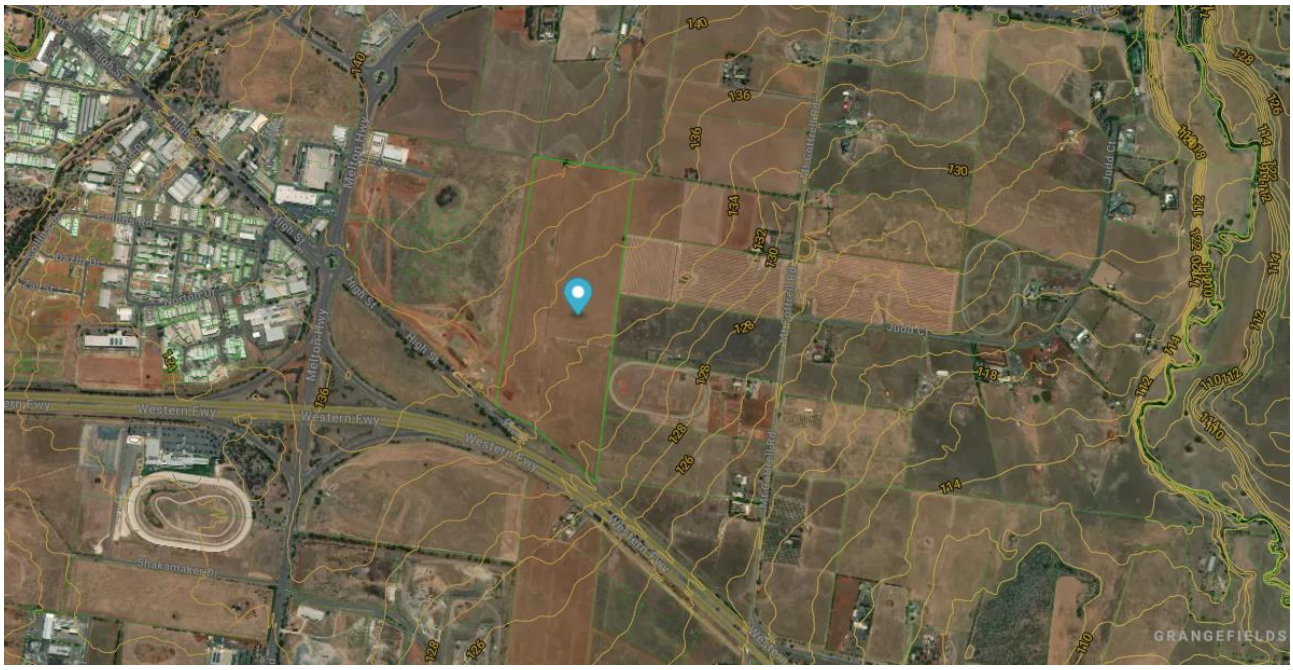


Figure 9 – Existing Contours at 2m Intervals (Mecone Mosaic)

Based on a BYDA search of the surrounding area we have not identified existing downstream stormwater infrastructure within close proximity to the site. The West Pines development which is upstream to the west has a pit and pipe network which outfalls to a temporary retarding basin (RB) and sediment basin within the south-east corner of that development area. This RB outlets via a temporary drainage channel along the subject site's southern boundary where it 'daylights' into the Western Freeway Road reserve presumably at pre-development flows.

The site is located within Melbourne Water's High Street Melton Development Services Scheme (DSS 4174). To assist with preparation of the Melton East PSP, Alluvium have undertaken Integrated Water Management (IWM) investigations which includes a Functional Design Report for the associated DSS's which has been released By Melbourne Water as part of the March 2025 public consultation process.

As seen in Figure 10, a scheme pipeline is proposed along the southern boundary of the site to convey flows collected from internal catchments as well from upstream to the west. Downstream, the flows are proposed to continue south via a scheme pipeline along the southern boundary of neighbouring site at 672-762 Mount Cottrell Road to a proposed wetland / retarding basin area for treatment (WLRB4). In is understood that the design of WLRB 4 is still under discussion.

Beyond WLRB 4, flows will outfall under Mt Cottrell Road to the east and beyond via proposed Waterway 3B towards the existing natural depression on 1232-1290 Beattys Road and/or Kororoit Creek (K3) where additional assets are proposed.

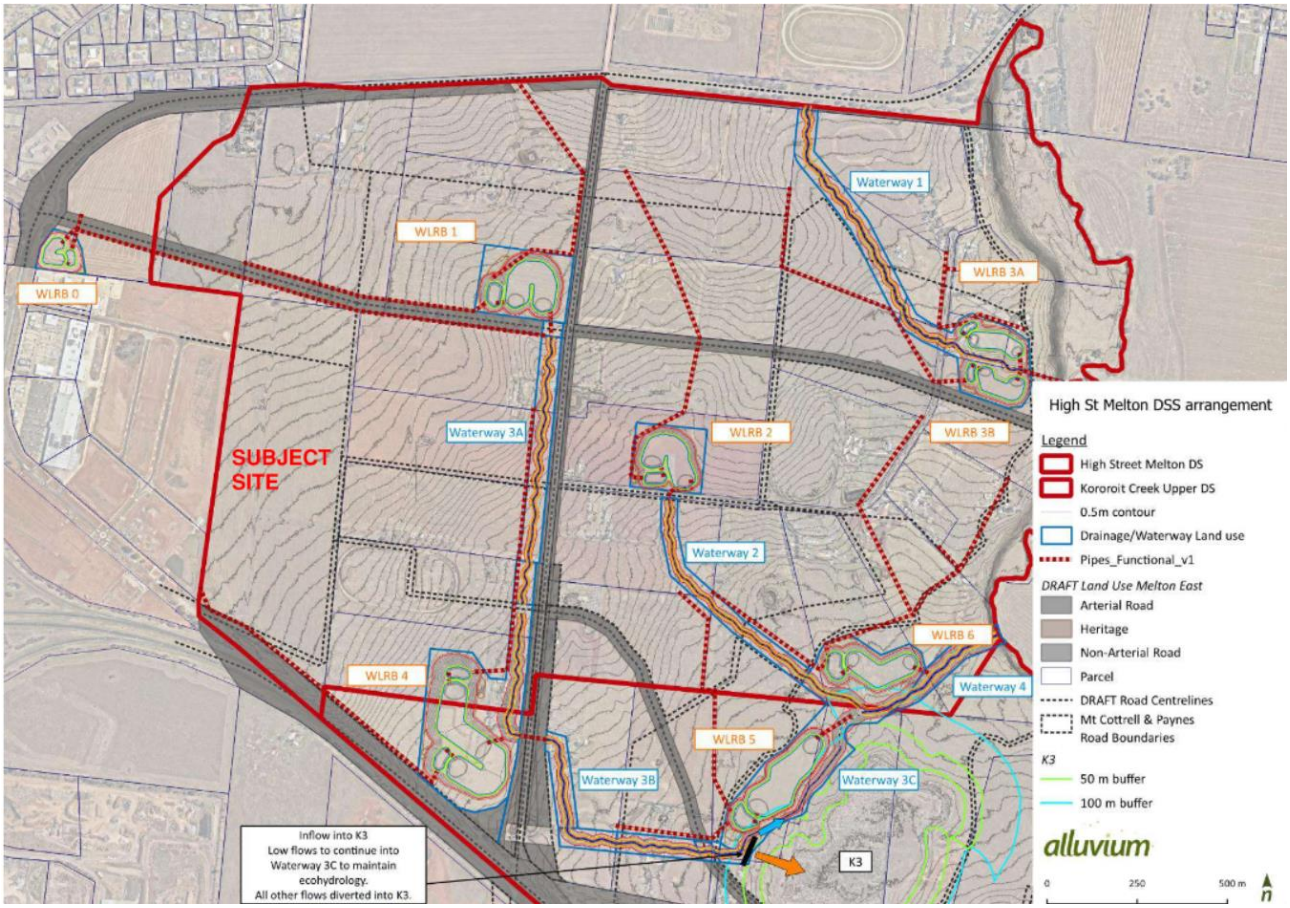


Figure 10 – Functional Design Plan Overview for High Street Melton DSS (Alluvium, February 2025)

Alluvium's Function Design Report (February 2025) also discussed the complexities regarding the existing waterbody located on 1232-1290 Beattys Road which is shown above as 'K3' and also referred to as 'Seasonal Herbaceous Wetland No. 3'. This is due to the fact that it is currently hydrologically disconnected from Kororoit Creek and will have stringent drying and wetting requirements to maintain due to its ecological properties. As shown in Figure 10, low flows will ultimately be diverted to WLRB 5, Waterway 5 and Kororoit Creek whilst all other flows will be diverted into K3 to maintain Ecohydrology.

Based on similar issues currently preventing progress of development within the nearby Iramoo Drainage Scheme, we recommend engaging with Alluvium at a suitable time to provide further advice on minimum downstream drainage scheme works required to progress development of the subject site, and ultimately to provide a Stormwater Management Strategy (SWMS) to support a planning permit application.

Interim quality and quantity measures may be required depending on the timing of downstream development including the proposed scheme pipeline and wetlands/waterways to the south. Water Sensitive Urban Design (WSUD) will need to be considered (i.e. sediment basin) and temporary retarding may be required on site to mitigate post development flows until downstream wetlands are constructed and in use. Confirmation of the management approach will require further discussion with Council and Melbourne Water.

To achieve an appropriate free draining outfall, temporary outfall works may also be required downstream of the site, which could include conveying stormwater flows through the Western Freeway reserve or through neighbouring properties to the east. Subject to timing of downstream development, downstream infrastructure may be brought closer to the site extents by others. Landowner consent will need to be negotiated should any works be required through downstream properties.

2.3 Sewerage

Greater Western Water (GWW) is the responsible authority for the provision of sewer reticulation to the site.

The closest existing GWW sewer assets are upstream to the west in the neighbouring West Pines development or to the south within the residential development areas off Mt Cottrell Road on the southern side of the Western Freeway.

As per Figure 11 below, sewer is ultimately proposed to outfall to the south-east via a branch sewer (starting at DN300 size from the south-east corner of the site. The closest existing connection point is currently at Woodlea Estate which requires approximately 5km of downstream sewer through multiple downstream properties and for large extents along Beattys Road. Infrastructure Financing Charges IFC) would be incurred up to 2033 for early delivery of this infrastructure.

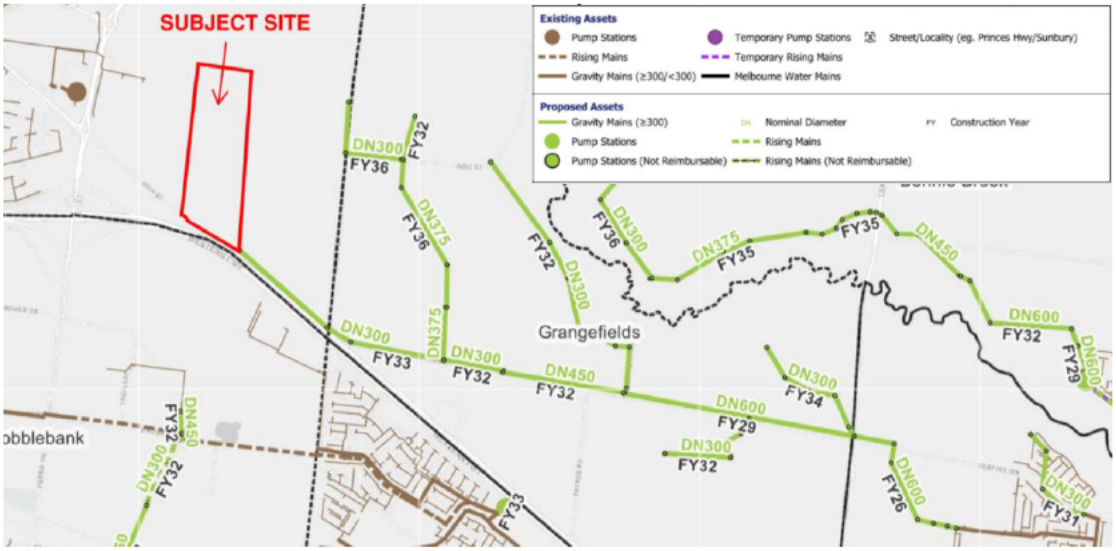


Figure 11 – January 2025 Sewer Network Servicing Plan (GWW) – Arcadis Annotated

Due to the extensive cost and amount of coordination required for the ultimate outfall, Arcadis has been in discussions with Greater Western Water to seek Preliminary Servicing Advice for options to enable an alternative temporary solution. Greater Western Water have agreed that it would be most feasibility for a temporary sewer pump station (SPS) at the eastern extremity/lowest point of proposed development, with a temporary sewer rising main (SRM) discharging to the existing sewer network.

The preferred SPS location would be in the south-east corner of the site, however it is understood that other neighbouring sites on the western side of Mount Cottrell Road, and southern side of future Tarletons Road will look to develop as soon as possible, and in that case a combined sewer strategy for this area should be considered. This area is shown below on Figure 12 in red and includes the subject site (PSP property No. 22, PSP Property No. 25 (also owned by Growland), and PSP Property No.'s 23, 31, 37, 38 and 39.

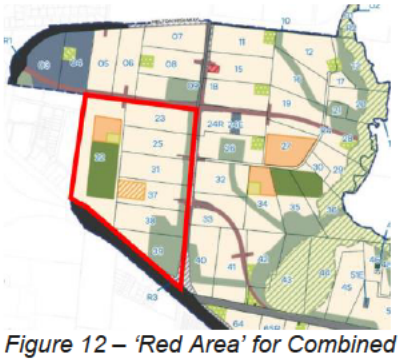


Figure 12 – 'Red Area' for Combined Landholdings for Potential Shared Temporary Sewer Servicing Strategy

One of the challenges with creating a shared sewer strategy for the 'red area' alone is that the current GWW planning has proposed for the area to outfall via two separate gravity outfalls as seen in Figure 11, meaning the ideal location for a temp SPS would be where those two outfalls meet. However, discussions are ongoing with GWW for properties 23 and 25 to instead outfall south instead of east which would be a logical solution to follow the drainage outfall via the waterway corridor along the eastern boundary interfacing Mt Cottrell Road. GWW are open to such plan reconfigurations should it be proved to be more efficient or economical.

To enable a shared SPS for the 'red area', the following markup has been provided below in Figure 13 with the corresponding legend and comments.

Legend	Comments
Magenta Circle	Ideal temp SPS location if only servicing the subject site.
Black Circle	Ideal temp SPS location if PSP Property No. 23 and 25 need to outfall east even in interim. We note this is illogical due to waterway/drainage outfall and constrained due to the number of properties northern branch sewer alignment passes through. Extensive landowner consent agreements will be required to enable this outfall prior to delivery of those sites.
Red Circle	Ideal temp SPS location at mutual low point for all sites for 'red area', within 'read area'.
Green Circle	Potential alternative temp SPS location for all sites within 'red area'. Subject to further investigation with WLRB4 design and preliminary site grading noting this would require realignment of branch sewer currently proposed along southern boundary of WLRB4.
Red Lines	Future ultimate branch sewer as per Figure 12 above
Brown Line	Logical revised or temporary gravity sewer outfall for northern portion of 'red area' (i.e. property 23 and 25). Requires further discussion with GWW and other landowners.
Blue Line	GWW preferred SRM alignment along Western Freeway reserve to existing GWW sewer network in High Street. Existing GWW sewer network in High Street.
Green Line	Alternative SRM alignment through site owned by others and Subject Site – 2 High Street (note GWW prefer alignment in an existing road reserve)
Magenta Line	Alternative SRM alignment through Growland owned sites and road reserve.
Orange Line	Alternative SRM outfall to existing GWW sewer network on the southern side of freeway

Figure 13 – Sewer Servicing Options – Arcadis Mark-Up

2.4 Water Reticulation

Greater Western Water (GWW) is the responsible authority for the provision of water reticulation to the site.

Based on a BYDA search (Figure 14) there is an existing DN300 dia potable watermain extends from High Street and runs within the southern site boundary, adjacent to the Western Freeway. This alignment should be surveyed and considered in the final urban design to ensure relocation can be avoided.

There is also existing potable water that has recently been delivered within the neighbouring site to the west, which will be available for connection. The assets have not yet been included on GWW's GIS system and hence not shown on BYDA mapping.

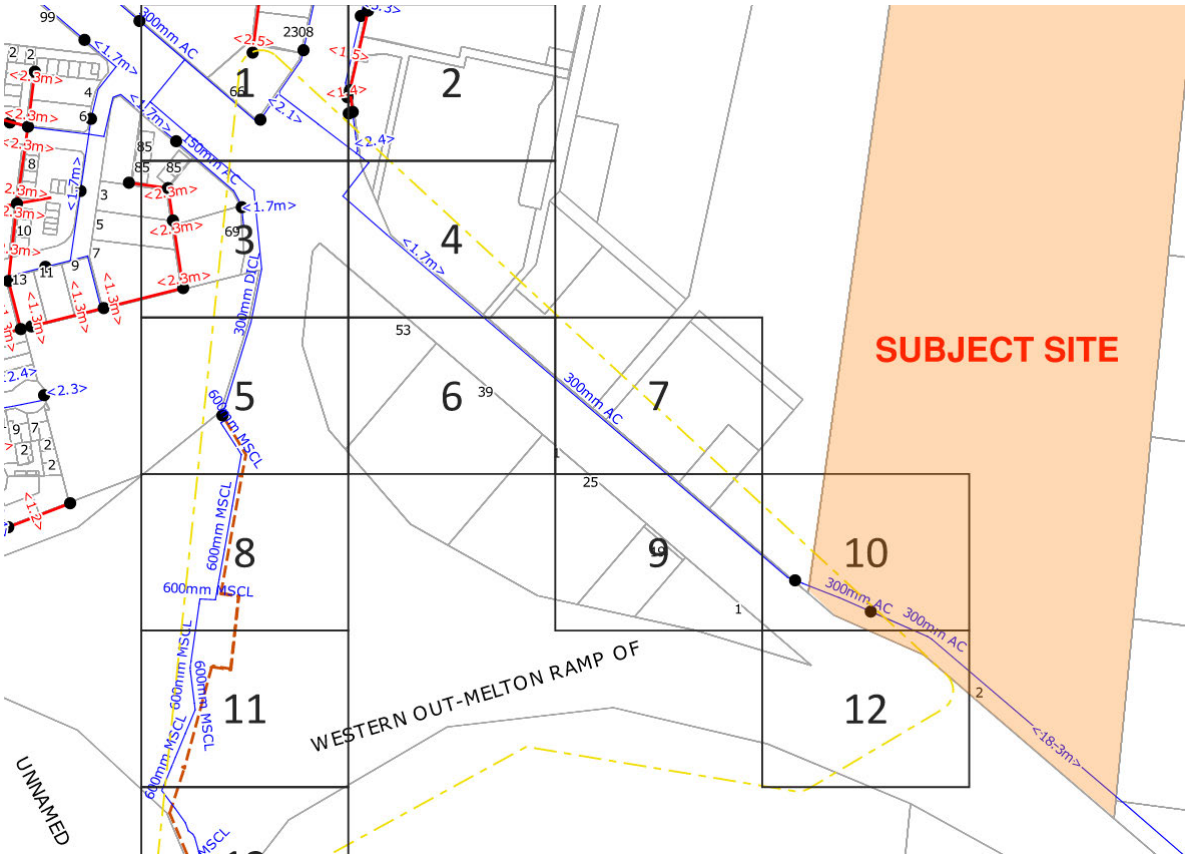


Figure 14 – Greater Western Water Existing Assets (BYDA)

As per Figure 15 below, the ultimate trunk water network surrounding the subject site has been shown with planned delivery dates in GWW's 2025 Water Network Servicing Plan. This shows a future DN225 main to be delivered by financial year of 2035 along the eastern boundary of the subject site, connecting from existing in the north at Melton Highway and aligning within the proposed internal connector road. Logical extension of the proposed DN225 to cover the full eastern frontage of the subject site will be required with development of the subject site. The FY35 DN225 connection will also be provided from the west which should already be available.

GWW also advised that there are no current plans for mandating Class A recycled water to residential in Melton East PSP, however through IWM optioneering for precinct/development scale there could be opportunities for Class A (from Thornhill Park), or Class B (Melton Hwy) uses that would be explored.

Figure 15 – January 2025 Water Network Servicing Plan (GWW) – Arcadis Annotated

2.5 Gas Supply

AusNet Services is the responsible authority for gas reticulation to the site however it is noted that as per Vic Governments current stance, gas will not be required for the proposed development.

Based on a BYDA search, there are existing gas mains currently the west of the site in High Street which would provide the required servicing for the site if it were required, subject to network capacity checks.

2.6 Electricity

Powercor is the responsible authority for electrical reticulation to the site.

This site has 3 phase 66kV and 22kV overhead mains conductors running along the southern boundary. There is also a 66kV feeder to the south which is from the Deer Park Terminal station to Melton zone substation No1 line (DPTS-MLN1) and travels west to Melton. Refer Figure 16 (Left).

There is a remote controlled recloser located on Pole 185 outside the frontage of the development (Figure 16 – Right), this may need to be relocated or removed at the time of removing the HV overhead line if this hasn't already occurred with recent industrial development to the west. Relocation would be at the developer's expense.

Arcadis recommend that a suitable electrical consultant be engaged to provide further advice, should this development be progressed. Arcadis are suitability qualified to provide this service.

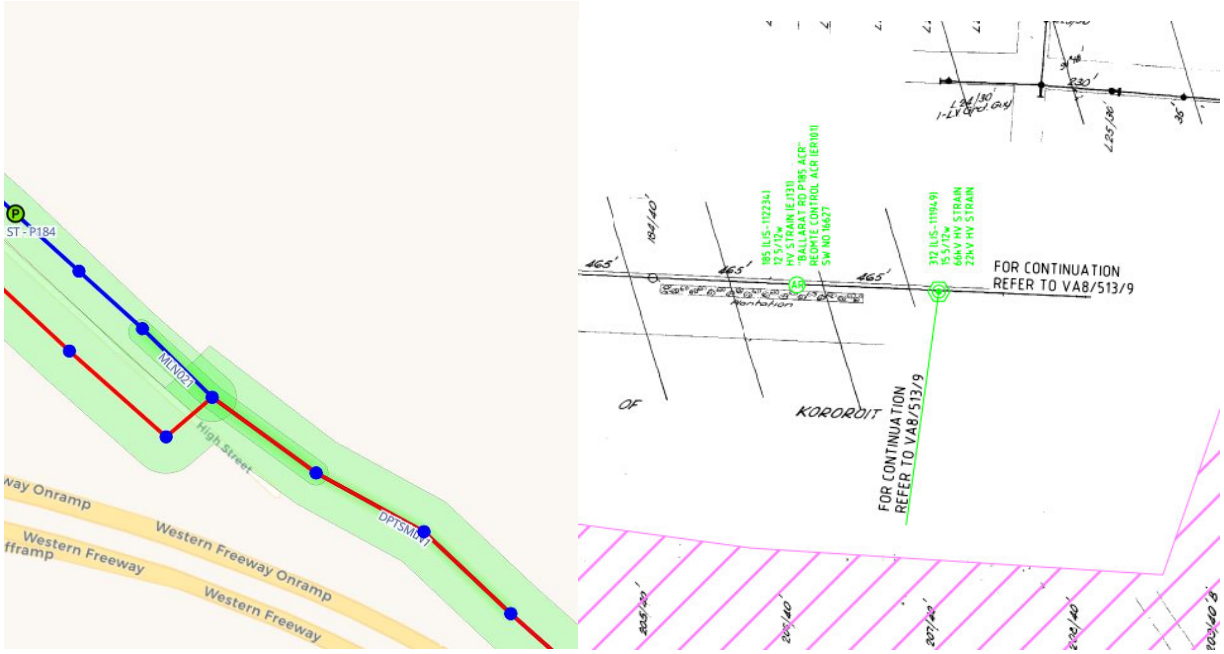


Figure 16 (Left) – Existing Electrical GIS *(Right) – Existing Remote Controlled Recloser*

2.7 Telecommunications

NBNco is the responsible authority for provision of telecommunication network to the site.

Preliminary servicing advice has been obtained from NBN who have advised that the subject site sits with NBN's fixed line footprint and no backhaul costs will be applicable (below). There are existing services in the neighbouring development to the west.

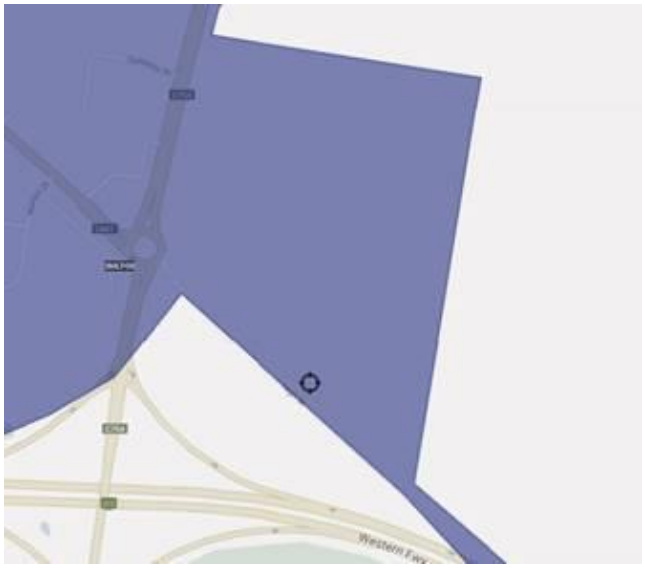


Figure 17 – NBN's fixed line footprint (NBN)

3 CONCLUSION

The site is located within the Melton East PSP which is still under preparation however draft documents have been released for public consultation in March 2025. As a result, the advice supplied in this report is also preliminary in nature and should be reviewed as new information becomes available.

Arcadis have identified that existing infrastructure is mostly available, within reasonable proximity to the subject site. A large amount of external works are required in order to provide the ultimate servicing requirements for the wider development area, however delivery of the subject site will bring a number of important service extensions from the west which will help unlock development for neighbouring sites directly to the east, including access form High Street and Navigation Drive.

External infrastructure will need to be brought to the development boundary and although some of these costs may be reimbursable by Authorities, they will need still to be cash-flowed and coordinated and may be subject to incremental financing charges (bring forward costs). Opportunities may be available for the delivery of required external assets by others or by negotiating with other dependent developers within the nearby area. Landowner consent for construction of infrastructure in downstream properties (if required) will also need to be discussed with relevant stakeholders.

Preparation of a stormwater management strategy (SWMS) will need to consider interim arrangements noting that some ultimate downstream drainage scheme works may not be delivered at time of development. Liaison with Council and Melbourne Water will be required with regards to the stormwater strategy as part of the planning permit process. A SWMS and IWMP should be developed as required.

Further Liaison with Greater Western Water will be required to determine a viable solution for providing a interim or ultimate sewer outfall and confirmation of network capacity in nearby assets to service the subject site. Further discussions will be required with various stakeholders, subject to further planning and timing, in order to establish the preferred solution.

Electrical and communications are available, with existing infrastructure within reasonable proximity to the subject site. It is recommended that an electrical consultant be engaged to further investigate servicing requirements, confirm existing external capacity to cater for the proposed development and commence Masterplanning of electrical & communications infrastructure, should the development progress.

Given the above information, Arcadis highlight that the site is well positioned for early development sequencing within Melton East PSP, subject to coordination with neighbouring developments directly to the east.

ARCADIS

[redacted]

The information provided within this report is preliminary and has been derived via formal and informal discussions with officers from the relevant authorities. This report has been prepared for the specific purposes discussed between Arcadis and the intended recipient. Arcadis Australia Pacific Pty Limited (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

Arcadis
Melbourne Office
Level 18
376-390 Collins Street
Melbourne VIC 3000
Ph: 03 8623 4000
www.arcadis.com