

Monday, 31st March 2025

Genna Walkley

Strategic Planning Manager

West Team

Victorian Planning Authority

Via email: MeltonEast@vpa.vic.gov.au

Dear Genna,

Melton East Precinct Structure Plan

Draft C244melt to the Melton Planning Scheme

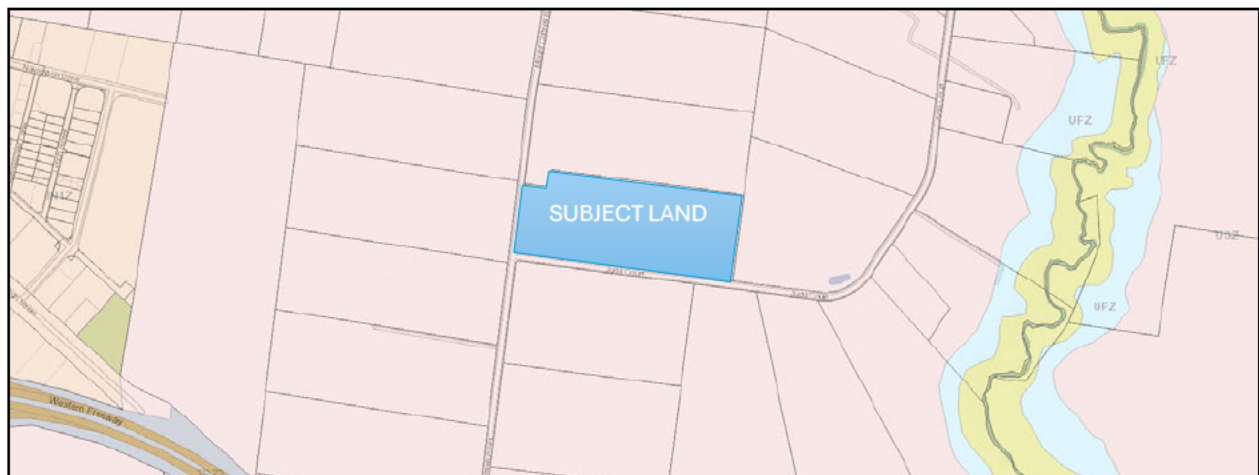
We, Grange Haven Pty Ltd, are the owner of land at 585-611 Mount Cottrell Road, Grangefields which is on land affected by the draft Melton East Precinct Structure Plan (PSP).

We understand that a draft Precinct Structure Plan has been prepared for Melton East and we thank the Victorian Planning Authority (VPA) for the opportunity to participate in this consultation process.

We note that we have previously been involved in the public consultation process which has informed the current draft documents and look forward to continuing to collaborate on this precinct.

The Amendment seeks to implement the Melton East PSP by introducing a new Schedule 13 to the Urban Growth Zone to the Melton Planning Scheme (Scheme) and applying it to the Melton East precinct.

Our land is located at 585-611 Mount Cottrell Road, Grangefields and is formally identified as Lot 5 on Plan of Subdivision 304449. The land is currently included within the Urban Growth Zone and is shown below:



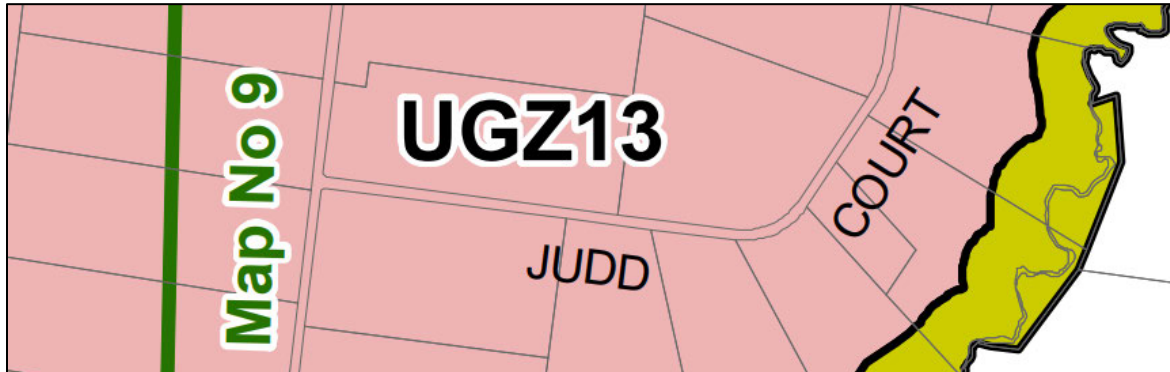
The land is known as Parcel 26 (identified under the draft PSP) and is proposed to contain the following as described in the Land Use Budget:

Total Area	12ha
Land Use	Residential
Arterial Road (PAO)	0.12ha
Arterial Road – New/Widening/Intersection Flaring (ICP Land)	0.37ha
Waterway and Drainage Reserve	3.53ha
Local Network Park (ICP Land)	1ha
Total Net Developable Area	6.99ha
Total Contribution Land	8.36ha
Total Transport	0.37ha
Total Residential Community and Recreation	1ha



Proposed Planning Scheme Provisions

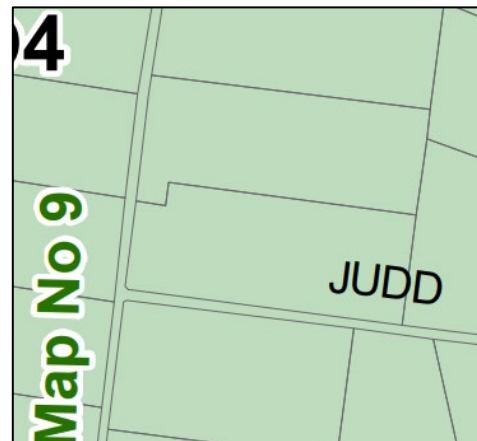
It is proposed to include a new Schedule 13 to the Urban Growth Zone in the Scheme that affects our land. New overlays relating to Public Acquisition (PAO15) and Infrastructure Contributions (ICO4) are also proposed.



Proposed Zoning Plan



Proposed Public Acquisition Overlay



Proposed Infrastructure Contributions Overlay

Draft Melton East PSP

The Vision for the Melton East PSP is stated to be:

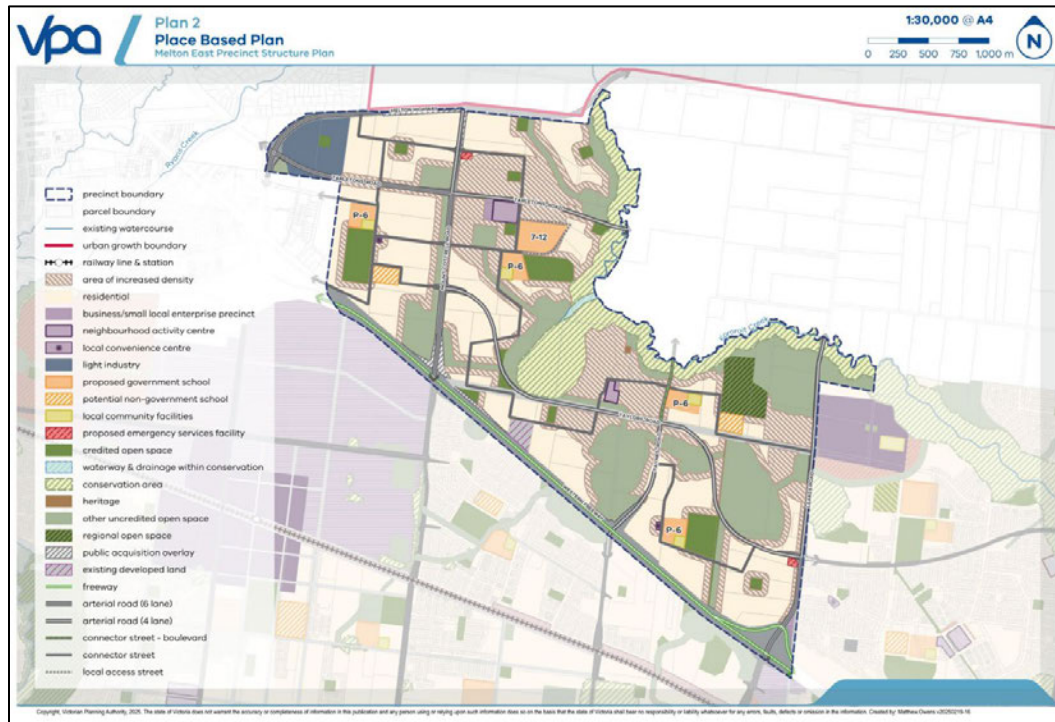
Melton East will be a sustainability-focused precinct delivering a network of walkable, safe and attractive neighbourhoods which leverage the natural beauty of the Kororoit Creek conservation area and wetlands. As an important piece in the Melton Economic Corridor located along the Western Freeway, the PSP will unite the surrounding precincts and key destinations, including Cobblebank Metropolitan Activity Centre, Aintree Major Town Centre and the Melton Township.

The draft PSP shows our land as:

- Residential + Area of Increased Density (Applied Zone, Residential Growth Zone 1)
- Other uncredited open space (RB-04) (Applied Zone, General Residential Zone)
- Credited open space (LP-06) (Applied Zone, General Residential Zone)

The land adjacent to our property is shown as:

- Neighbourhood activity centre and Business/small local enterprise precinct to the north. (Applied Zones Commercial 1 and 2 respectively)
- Proposed government school (7-12) to the east.
- Proposed government school (P-6) to the south.
- Uncredited open space to the south and to the west, across Mount Cottrell Road.
- Residential and Area of increased density.



Plan 2, Place Based Plan. Source: Draft Melton East PSP



Extract Plan 2, Place Based Plan. Source: Draft Melton East PSP

Mount Cottrell Road is shown as a 'Primary Arterial – 6 lane (41m)' road and the south and east boundary roads are shown as 'Connector streets (25m)'. All roads are shown to have an 'off-road 2-way bike path & pedestrian path'.

The Mount Cottrell Road/Judd Court intersection is shown as a signalised intersection and is known as 'IN-08'.



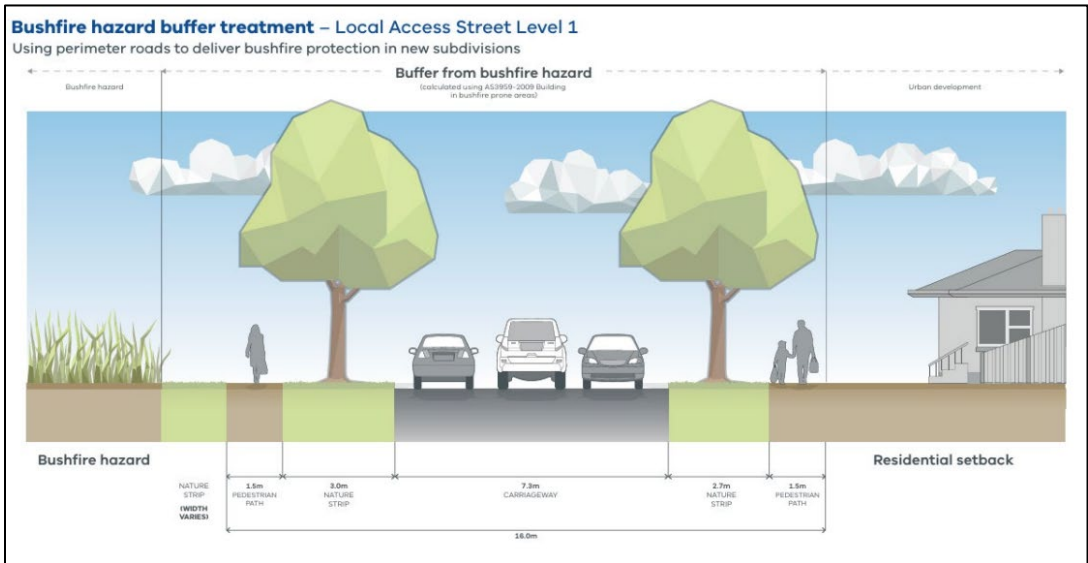
The subject land is included within the High Street Melton DS.

Retarding basin 'RB-04' is proposed to be located on the land.

An 'indicative class A recycled water trunk main' is shown adjacent to the southern boundary of the land. We assume this can public asset be accommodated within the road reserve; we do not support location or an easement relating to this asset over our land.



Land surrounding the proposed retarding basin is identified as ‘Bushfire Hazard Area A (19m)’. An indicative cross section for the proposed treatment of this area is shown at Appendix 5 and is reproduced below. We submit that this road cross-section be revisited, with wider nature strip able to be accommodated within the boundaries of the retarding basin asset.



Plans 6 & 13 (Precinct Infrastructure Plan) show a Local Park 'LP-06' at the north-eastern corner of the land.



In terms of infrastructure:

- Intersection IN-08 (Mount Cottrell/Judd intersection) is identified as a 'Primary/Connector Boulevard, Cross Signalised and Ultimate'. The components included in the ICP are the ultimate land and interim construction. The ultimate construction is not included.
- Local Park LP-06 is identified as passive open space and provision of land for a local park. The component included in the ICP is the ultimate land. The interim and ultimate construction are not included.

Location of Retarding Basin

We refer to the attached memorandum prepared by DPM Consulting which identifies that, while generally the siting and delineation of the contributing catchment to WLRB2 is agreed, opportunities exist for design refinements for more efficient land use outcomes. This information was presented and discussed with Melbourne Water and the VPA in the video conference session held on 25th March 2025. We refer to the attached for further detailed particulars.

The plan below shows the proposed ultimate PSP outcome for the subject land, with efficiencies in size and shape of the retarding basin assisting in terms of density of housing and layout.



Proposed Refinement of RB-04

Location and Size of Local Park (Option 1)

It is considered that the Local Park LP-06 is inappropriately located having regard to the orderly development of the precinct and equitable distribution of passive open space, consistent with Performance Target T12 of the Precinct Structure Planning Guidelines which states:

Open space and sports reserves should be located to meet the following distribution targets:

- *A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling*
- *A local park within a 400m safe walkable distance of each dwelling.*

Relevant VPP: Clause 56.05-2

Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.

We note that the 'Draft Final Melton East Community Infrastructure Assessment' prepared by ASR Research and dated 30 October 2024 recommends that the location of proposed passive open space within the residential component of the PSP be revised to meet the above targets.

The current location of LP-06 appears to be placed on the same north-south axis as proposed LP-03 and LP-04, without consideration for connectivity of the open space, equitable access to a local park for future residents or the development of our land as a whole.

The Precinct Structure Planning Guidelines: New Communities in Victoria (October 2021) (The PSP Guidelines) identify opportunity for green links created by waterways to be enhanced by the co-location of a linear public open space.

The Guidelines also seek an open space network that includes local parks that “*have a variety of sizes from 0.1 to 3.0 hectares*” (F10.1) and it is submitted that the provision of near identical 1.0ha local parks does not provide a suitably diverse range of open space typologies in this area. It also fails to build on the opportunities to provide usable open space adjacent to the waterway network.

The current location of LP-06 contributes to a fragmented parcel that is difficult to develop for residential purposes in an orderly manner. The current layout would result in an inefficient and convoluted local street network that does not support the higher density housing aspirations of the PSP, particularly in a key location adjacent to a neighbourhood activity centre.

The map below provides an alternative location for LP-06 that provides more equitable access to a local park for future residents. The relocation of this local park has the opportunity to provide a linear open space adjacent to a waterway corridor that will provide a more meaningful and connected contribution to the local open space network.



Option 1 - Proposed Relocation of LP-06

This option significantly increases the number of future dwellings within a 400m catchment of a Local Park.

The 400m catchment associated with the relocated LP-06 is shown in dark green above and clearly demonstrates the increased residential land included within the catchment of a Local Park.

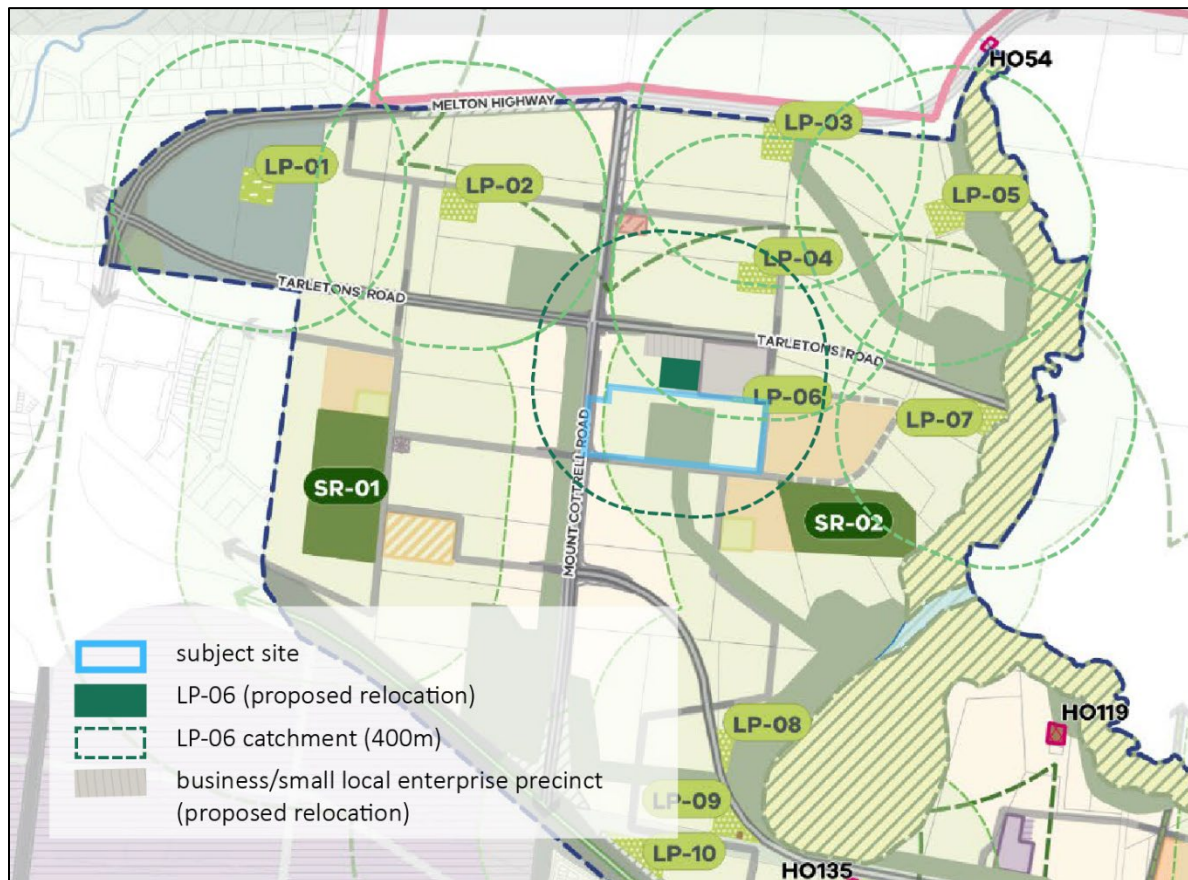
We note that the approach of co-locating open space with a drainage reserve was recently supported by the Panel appointed to consider Amendment C278ggee and this co-location is also reflected in the local of local parks within this PSP.

Location and Size of Local Park (Option 2)

While the provision of land for business/local convenience centre purposes to the north is supported, it is submitted that land set aside for these purposes should maximise frontage to the arterial road network.

It is submitted that the commercial land to the north of our property should be realigned, such that the frontage to Tarletons Road is maximised. This provides increased opportunity for employment land to benefit from arterial road frontage, while increasing the amenity of future residential land.

The proposed alignment below provides opportunity to co-locate the local park with the business/local convenience centre, creating a community hub / central core, offers greenery and recreation to soften a future largely urban expanse, which benefits from multi-purpose trips, and offers an diversity of local park contribution to the wider open space network.



Option 2 - Proposed Relocation of LP-06

Appreciating that our site is already encumbered by an uncredited open space area for the purposes of drainage, and our willingness to work with the VPA and Melbourne Water to deliver this asset for the wider precinct as a contribution (albeit, in a more efficient manner), it is unorderly and inequitable to further burden our land with a local open space contribution.

Similar to Option 1, the proposed location increases the number of future dwellings within 400m of a Local Park.

Option 2 provides increased opportunity to integrate the future activity centre with a Local Park, and in turn, the wider open space network. The placement of this park also presents an opportunity for activated frontages to the park while also extending the linear open space. This provides an almost uninterrupted link between the activity centre and the wider open space network via a future internal road layout.

It is considered that these alternate locations for the local space provides for the equitable development of parcels and avoids a situation where any one parcel is unreasonably burdened with loss of net developable area.

The resultant residential land is a more conventional layout, capable of being efficiently developed in accordance with the aspirations of the PSP to provide higher density, and in some instances, more affordable housing options.

As landowners in the precinct, we welcome the opportunity to further expand on this submission if required as well as participate in any future consultation.

Kind regards,

[REDACTED]

On behalf of Grange Haven Pty Ltd


[REDACTED]


[REDACTED]


Encl. Functional Design Review for Wetland WRLB2 prepared by PDM Consulting Group


28 March 2025

Grange Haven Pty Ltd
[REDACTED]

 (03) 9538 5000

 consulting@dpmvic.com.au

 dpmvic.com.au

 22 Business Park Drive,
Notting Hill, Victoria 3168

ABN 47 006 550 803
ACN 006 550 803

Subject: Proposed Planning Scheme Amendment C244melt | Functional Design Review for Wetland “WRLB2”

Subject Land : 585-611 Mount Cottrell Road, Grangefields

Dear [REDACTED]

DPM Consulting Group welcomes the opportunity to provide feedback on the draft Melton East Precinct Structure Plan (PSP) currently on exhibition. We confirm our engagement to act on behalf of the landowner of 585–611 Mount Cottrell Road, Grangefields (subject land), and fully support the broader submission provided by Contour Planning & Advisory in relation to this PSP.

We have reviewed the *Kororoit Creek Upper and High Street Melton DSS Functional Design Report* prepared by Alluvium (February 2025), with a particular focus on the proposed stormwater infrastructure referred to as Wetland Retarding Basin “WLRB 2” located on the subject land.

We commend the Alluvium team for their work and generally agree with the siting and delineation of the contributing catchment to WLRB2. However, following our own internal level design analysis, we have identified opportunities for design refinements that we believe can deliver more efficient land use outcomes while achieving the same objectives for stormwater management.

Our design inputs, assumptions and proposed refinements have been provided herein:

Input data:

Our design has been based on the following key input data:

- Cadastral Property boundaries sourced from VICMap
- Topography LiDAR elevation data to +/-100 mm accuracy

Key design refinements proposed by DPM:

Our revised concept maintains the intent of the Alluvium design but includes the following key refinements:

Horizontal/spatial parameters:

- Sediment Surface Area = 1,900 m²; 150 m² surplus to the Alluvium Design
- Sediment Drying Area = 1,110 m²; 320 m² surplus to the Alluvium Design to allow for any maintenance vehicle turning movements
- Macrophyte Zone = 13,000 m²; matches the Alluvium Design.

Level/elevation parameters:

- 1 in 6 batter slopes; consistent with the section 5.9 of the Alluvium Functional Design report.
- Normal Water Level (NWL) for both the sediment pond and macrophyte zone of 120 m AHD; this is higher than the level adopted in the Alluvium design by 1 metre. The 0.1 m difference between the sediment pond NWL and macrophyte zone has been ignored for the purpose of this exercise.
- Embankment Level of 121.50 m AHD; the peak flood level can be set 300 mm below this at 121.20 m AHD; this is higher than Alluvium peak flood level of 119.81 m AHD.
- Our design maintains peak flood storage of >11,600 m³, equal to or greater than the Alluvium design.
- The length to width and velocity requirements can be achieved in a two (2) configurations based on the DPM design as shown on the enclosed concept plan.

The table below compares the DPM and Alluvium design parameters:

Table 1 - Comparison of Alluvium and DPM Design Parameters

Design Parameter	Alluvium	DPM
Sediment Surface Area	1,750 m ²	1,900 m ²
Sediment Drying Area	780 m ²	1,100 m ²
Macrophyte Zone	13,000 m ²	13,300 m ²
Batter Slopes	1 (V): 6(H)	1 (V): 6(H)
Normal Water Level (NWL)	119 m AHD	120 m AHD
RB Peak flood level	119.81 m AHD	121.20 m AHD
Peak RB storage	11,600 m ³	>11,600 m ³
Average NWL width	60 m	60 m
Length to Width Ratio	3.86	4.0

Footprint Efficiency:

By raising the NWL by 1 m and maintaining 1:6 batters, we have compressed the footprint of the asset by approximately 6 m along its entire perimeter. This reduces the reserve area required for WLRB2 by approximately **0.7–0.8 hectares**. This recovered land, located between the wetland's northern boundary and the proposed Neighbourhood Activity Centre—can now contribute to Net Developable Area (NDA) and support a more logical urban design layout.

Catchment Control & Topography:

We note that by increasing the NWL by 1 m there is still opportunity to control WLRB2's contributing catchment. This is based on the following key topographic characteristics assuming a typical depth to outfall of approximately 3 m, based on an incoming 1800 mm diameter drain with 1200 mm of cover for the main contributing catchment. This results in a minimum finished surface around the wetland of 123.0 m AHD (i.e. = NWL + 3 m).

- The south-western corner of the WLRB has an existing surface level of 123.0 m and can therefore drain the majority of the contributing catchment to the sediment pond located in this location.

- The south-eastern corner of the WLRB has an existing surface level of 122.0 m which will require significant filling to gravitate a small local catchment (~1.5 ha) located in the south-eastern corner of the subject land to the proposed sediment pond on the western side of the wetland . Alternatively, this catchment could be connected directly to a macrophyte zone pool with a small Gross Pollutant Trap (GPT) during the design process.

Filling is envisioned to be required in any case along the connector road along the subject land's southern boundary to ensure the road achieves an acceptable grade and floodway safety criteria are achieved for the adjacent lots.

Future Design Flexibility:

Our design includes additional sediment drying and macrophyte areas as surplus to Alluvium's minimums, offering flexibility to account for any unforeseen requirements during the detailed design acceptance process. Opportunities for further refinement remain, such as potential lowering of the embankment to align with ultimate road levels given that the available storage volume exceeds the peak RB storage volume determined from Alluvium's RORB modelling. We further note that the waterway to the south that discharges this wetland can also have its invert raised by approximately 1 m (or slightly less) resulting significant savings in excavation volumes translating to a direct financial saving to Melbourne Water's High Street Melton Drainage Scheme (DS).

Strategic Value of Proposed Refinement:

The reduction in drainage reserve area (0.7–0.8 ha) represents a material gain in NDA within the PSP. Given the limited availability of Developable land in the Melton East PSP, this efficiency unlocks land that supports precinct targets for housing yield and walkable neighbourhoods, particularly given the subject land's proximity to the Neighbourhood Activity Centre.

We welcome further discussions with VPA, Melbourne Water, and relevant stakeholders to consider our refinements as part of the PSP's finalisation and subsequent DSS implementation.

Please do not hesitate to contact us on the undersigned should you require further detail.



BCivEng (Hons)

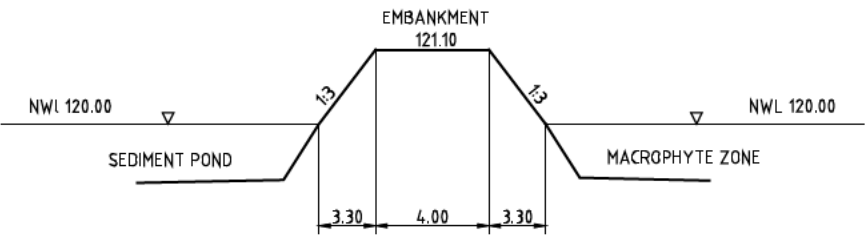
DPM Consulting Group



22 Business Park Drive, Notting Hill Victoria 3168 Australia



LEGEND	
	MACROPHYTE ZONE (NWL - 0.15m)
	EPHEMERAL / TERRESTRIAL BATTER
	SEDIMENT POND
	ACCESS TRACK
	SILT STORAGE AREA



SEDIMENT POND TO MACROPHYTE ZONE
N.T.S

FLOW PATH LENGTH = APPROX. 280m
AVERAGE WIDTH = APPROX. 60m
LENGTH TO WIDTH RATIO >4.0m



PRELIMINARY

REV.		REVISION	DATE	REG	ENG	LEGEND		22 Business Park Drive Notting Hill VIC 3168 A.C.N. 006 550 803 E: consulting@dpmvic.com.au W: www.dpmvic.com.au T: (03) 9538 5000			DRAWN: J.PETTIFER DESIGNED: L.PAPAZOIS CHECKED: J.MATHIOS AUTHORISED: PE REG NO: DATE: 19-03-2025	AUTHORITY: PROJECT: MELTON EAST PSP 585-611 MT. COTRELL RD - GRANGEFIELDS DETAILS: WETLAND CONCEPT - WLRB2	SCALE 1:1000 LEVEL DATUM AHD SHEET 1 OF 1 DRAWING No. 3351/WL2/W02 REV. P1
P1		PRELIMINARY ISSUE	24-03-2025	M.C.			GAS MAIN		HOUSE DRAIN PROPOSED/EX.		CHANNAGES AND TANGENT POINTS		
							WATER MAIN		PROPERTY INLET, DRAINAGE PITS		EXISTING SURFACE LEVEL		
							RECYCLED WATER MAIN		EX/FUT. INLET, DRAINAGE PITS		FINISHED LEVEL (TITLE BOUNDARY)		
							ELECTRICITY CABLE		EX/FUT. INLET, DRAINAGE PITS		DESIGN TOP/DOE OF BATTER LEVEL		
							TELECOMMUNICATIONS CABLE		SEWER LINE AND STRUCTURES		DESIGN PAVEMENT LEVEL		
							WATER CONDUIT		EX/SEWER LINE AND STRUCTURES		PROPOSED CONTOUR LINE & LEVEL		
							GAS CONDUIT		KERB AND CHANNEL		EXISTING CONTOUR LINE & LEVEL		
							RECYCLED WATER CONDUIT		EX/FUT. KERB AND CHANNEL		FILLING IN EXCESS OF 200mm		
							COMMUN SERVICES CONDUIT		KERB TO BE REMOVED OFFSITE		CATCH DRAIN AND INVERT LEVEL		
							T.B.M.		STRAIGHT SIGN		EX. BATTER		
							P.S.M.				PROP. BATTER		