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Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne VIC 3000
Submitted through Engage Victoria website

Dear Sir/Madam

**DRAFT MELTON EAST PRECINCT STRUCTURE PLAN
SUBMISSION ON BEHALF OF GOLD RUSH INVESTMENTS PTY LTD
677-761 MOUNT COTTRELL ROAD, GRANGEFIELDS**

Human Habitats acts on behalf of Gold Rush Investments Pty Ltd in relation to their property at 677-761 Mount Cottrell Road, Grangefields ("our client's site"). We write in response to the exhibition of the Draft Melton East Precinct Structure Plan (March 2025) ("the PSP") and the Draft Melton East PSP Drainage Strategy ("the DSS"). The PSP identifies our client's land for 'residential' purposes and includes a large area for 'other uncredited open space' within the southern half of the site.

On behalf of our client, we wish to make the following submission:

1. The drainage area proposed is oversized and should be reduced. The drainage area is not equitably located and unreasonably burdens our client's site.
2. The proposed residential and increased density areas across the site are supported.

Our justification and reasons for making this submission are outlined in the remainder of this correspondence.

1 Background

The site is located at the corner of Mount Cottrell Road and Beattys Road. The site has an approximate area of 14.44 hectares and currently provides for an existing dwelling with associated ancillary structures and agricultural uses. It has an approximate frontage of 470 metres to Mount Cottrell Road along the western boundary and approximately 169 metres to Beattys Road along the southern boundary.

There are several rows of planted trees surrounding the existing dwelling on site. These rows appear to have been planted as part of the agricultural use of the land.

The site is located within the Urban Growth Zone and is not mapped in any Overlays.



Figure 1 - Aerial view of subject site (highlighted in white)

2 Proposed Controls

The Melton East PSP seeks to deliver *a network of walkable, safe and attractive neighbourhoods which leverage the natural beauty of the Kororoit Creek conservation area and wetlands*. The intent of the PSP is to provide for *approximately 2,000 jobs and 12,908 dwellings, harmoniously blending the natural environment and modern urban living*

The draft Melton East PSP (MEPSP) dated March 2025 nominates the site for 'residential' uses, with a portion of the site designated for an 'area of increased density', 'other uncredited open space' and 'public acquisition overlay' (excerpt at Figure 2). The 'other uncredited open space' is to support 'waterways and drainage' as outlined in the PSP (excerpt at figure 3) and draft DSS prepared by Melbourne Water (excerpt at Figure 4).

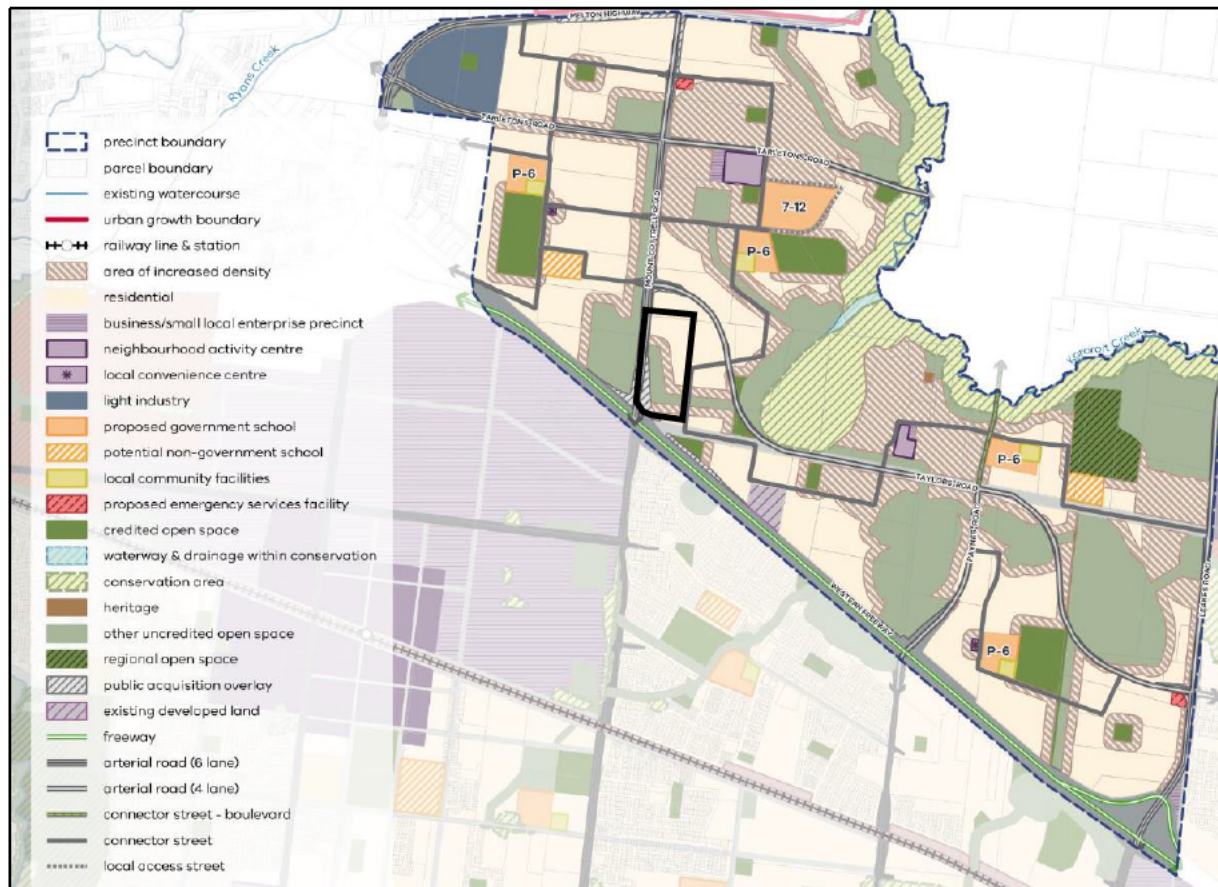


Figure 2 - Draft Melton East Place Base Plan (subject site outlined in black)

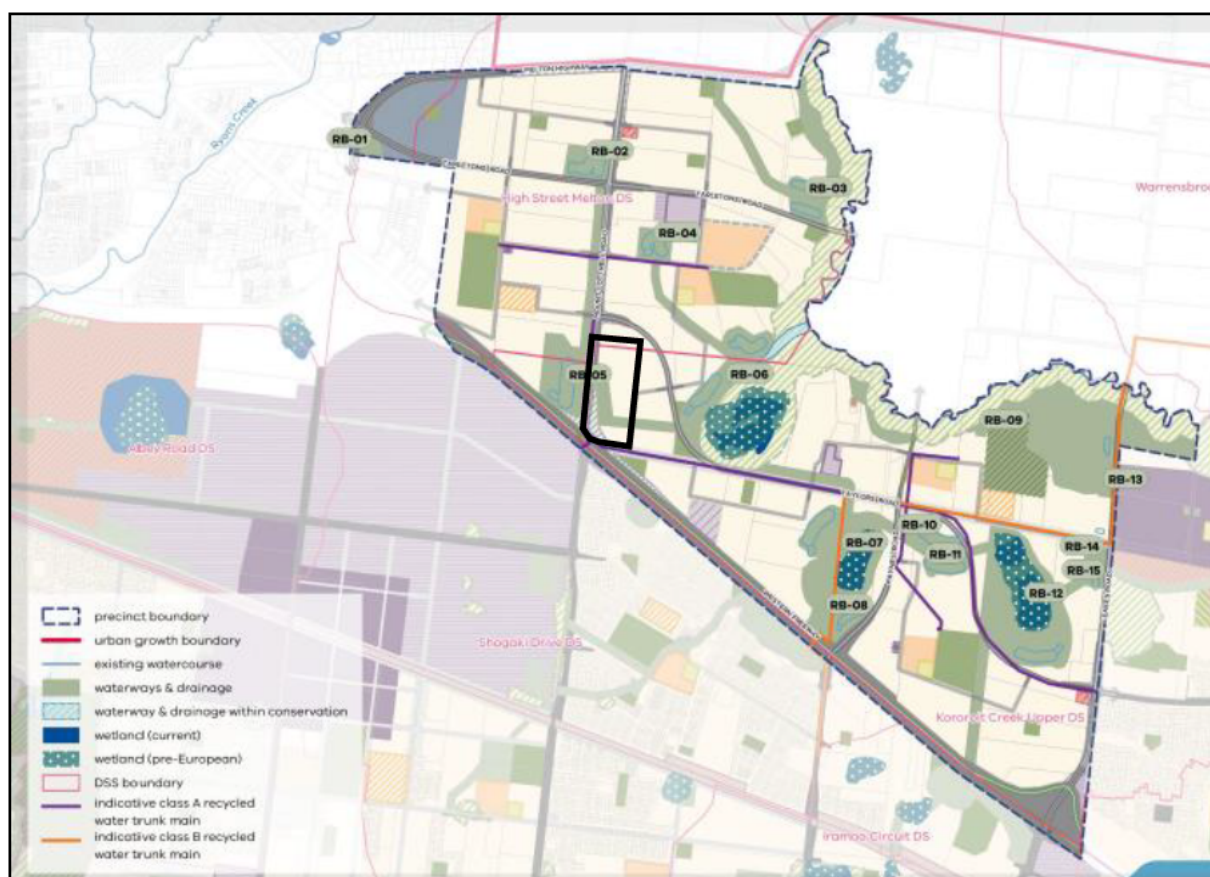


Figure 3 – Plan 7 Water, Melton East PSP (subject site outlined in black)

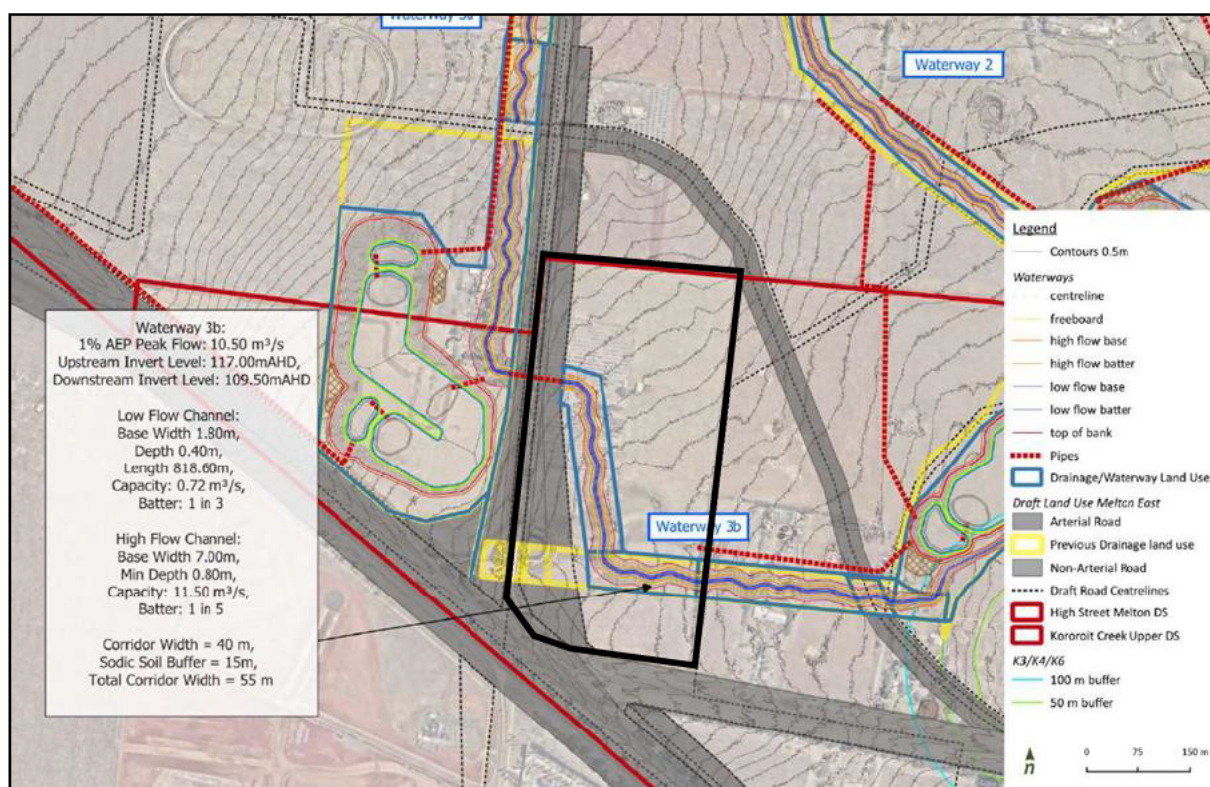


Figure 4 – Excerpt from Melton East PSP DSS (subject site outlined in black)

3 Submissions

On behalf of our client, we wish to make submissions regarding the imposed drainage corridor location, road widening and intersection and inclusion of increased density and residential development on the subject site. While our client is generally supportive of the draft Melton East PSP and supportive of the following key elements:

- Nomination of the land for residential purposes.
- The alignment of the connector road abutting the property boundary of our client's land.
- Inclusion of higher density areas across our client's land.

We do, however, raise concerns regarding how certain elements of the draft PSP will impact our clients' land; accordingly, we submit the following comments with respect to Drainage and the modest extent of the higher-density areas within the site. Each of these elements is discussed below:

3.1 Drainage

It is submitted that:

- The alignment of the existing drainage corridor unreasonably inhibits the efficient use and development of the land. Specifically, it is considered that the current alignment, which results in the excising of ~1.6 hectare parcel in the southeast of the site. The development of this parcel would be challenging and inefficient due to a significant proportion of the site likely requiring perimeter roads as an interface treatment.
- The proposed waterway to run through the site will ultimately restrict this intended land use and the ability to support increased density residential development on a site ideally located at the intersection of two arterial roads as you exit from the Western Freeway. This is reflected in the below markup of the MW DSS below.

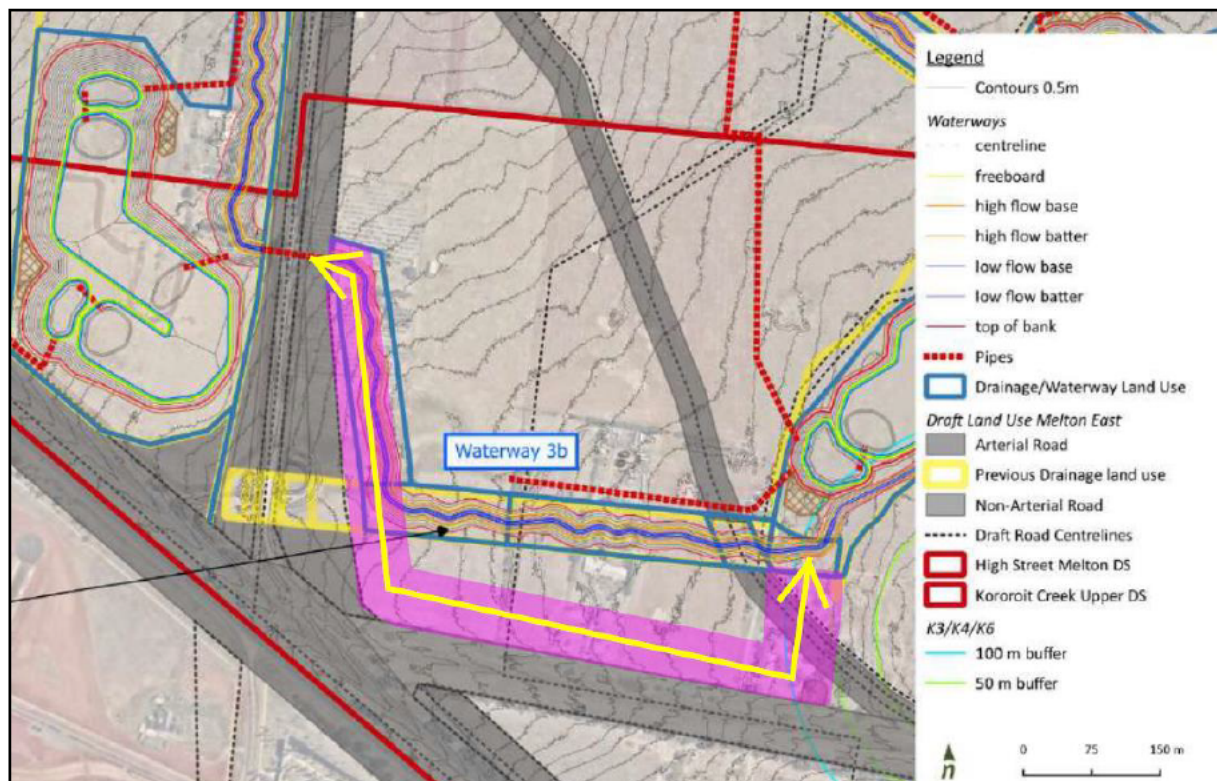


Figure 5 - Extract from Figure 71 of the DSS with proposed realignment in magenta and yellow arrow

- Furthermore, it is noted that the PSP provides for 300 hectares of encumbered public open space, with 204 hectares of this space proposed for drainage, already exceeding provision targets for the PSP.

- A review of the DSS and PSP details that the size of the drainage areas has been increased above what is required solely for drainage purposes to allow for vegetation retention. As the site is located within the Melbourne Strategic Assessment Area, vegetation has been identified as suitable for removal, provided the MSA Levy is paid.
- Reducing drainage sizes to accurately reflect the area required for drainage (excluding vegetation) will enable sites to be developed for residential use, optimising them to better meet the state's current housing needs.
- Noting the limited flooding in predevelopment conditions (as per figure 6) there is a lack of justification to understand why a significant portion of the site has now been identified for drainage. There is an ability to provide appropriate flows through a more efficient/confined drainage corridor. This would enable a greater proportion of the land to be developed creating housing opportunities, which in turn would address the significant housing need that exists across Greater Melbourne.

It is submitted that the proposed drainage width unnecessarily reduces the developable area and compromises the capacity of the site to deliver new housing. It is considered that amendments should be made to the location and extent of the drainage corridor to allow for a more equitable distribution of drainage land between adjacent sites to maximise residential benefits whilst still providing a positive stormwater outcome.

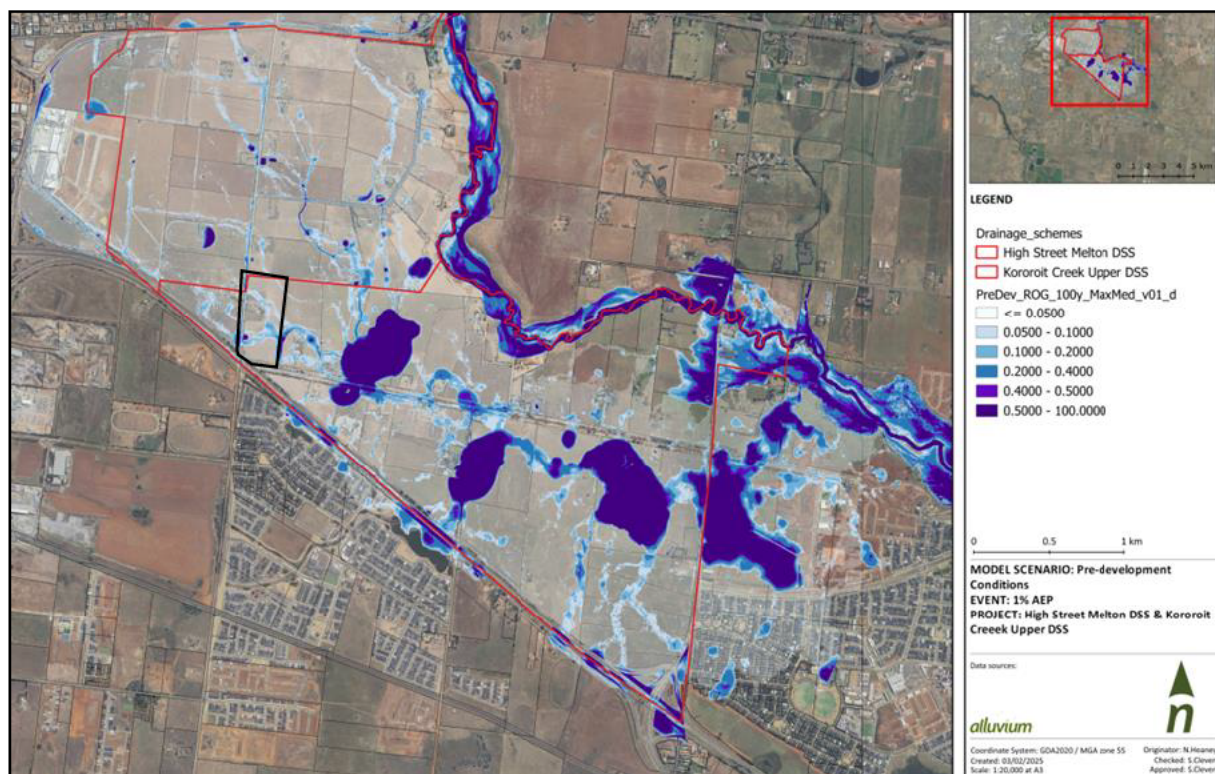


Figure 6 - Pre Development Conditions 1% AEP Flood Modelling

3.2 Increase Density / Residential Mapping

It is noted that majority of the subject site is envisioned to be 'residential land' with a portion of the site identified for an 'area of increased density'.

- We support the nomination of the site as having "area of increased density".
- We are of the view that there is a significant opportunity to expand the portion of the site nominated as "area of increased density". An expansion of the existing higher-density areas is considered reasonable and appropriate, given the excellent access to the broader road network and the quantity of services, amenities and open space in the immediate vicinity of the site, including the open space corridor that traverses the site.



4 Conclusion

Human Habitats acts on behalf of Gold Rush Investments Pty Ltd in relation to their property at 677-761 Mount Cottrell Road, Grangefields. Upon review of the draft Melton East PSP and draft DSS prepared by Melbourne Water, we have concerns with the size and location of the proposed drainage area. We believe our client's land will be unreasonably encumbered and its development potential unnecessarily reduced if the PSP is adopted in its current form.

Our client looks forward to continuing to engage in discussions with the VPA in the hope of agreeing a position on the strategic planning for the site. Notwithstanding, our client reserves the right to make further submissions to the draft PSP and DSS in due course, including appearing at a Standing Advisory Committee hearing.

If you would like to discuss this submission further, please do not hesitate to contact [REDACTED] via email to [REDACTED] or via phone on [REDACTED]. Alternatively please contact the undersigned at [REDACTED]

Yours sincerely

José Virguez
Director