

31 March 2025

Genna Walkley  
Strategic Planning Manager - West  
Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne, VIC 3000

Subject: Submission on the Draft Melton East Precinct Structure Plan (PSP)

Dear Genna,

We appreciate the opportunity to provide our submission on the draft Melton East Precinct Structure Plan (PSP) on behalf of the landowners of 1292 Beattys Road, Grangefields. We acknowledge the extensive work undertaken by the VPA and relevant authorities in preparing the PSP and its associated technical studies.

Following a detailed review of the exhibited PSP, including the Kororoit Creek Upper and High Street Melton DSS Functional Design Report prepared by Alluvium (February 2025), we provide the following comments and recommendations regarding stormwater infrastructure and urban structure refinements to enhance developable land efficiency.

Our submission primarily focuses on the proposed Wetland Retarding Basin "WLRB 5," Waterway "3B," and bypass Waterway "3C," which are currently planned to be located partly within our landholding. We generally support the functional design principles; however, we propose the following refinements to optimize land use:

1. Repositioning of Wetland "WLRB 5" – We propose relocating the wetland to the south-east corner of the site to utilize constrained land more effectively while retaining stormwater management functionality.
2. Relocation of Waterway "3B" – Shifting the waterway southwards to align with the former Beattys Road reservation will maximize net developable area (NDA) while maintaining appropriate hydraulic function.

3. Piping of Bypass Waterway "3C" – Given its relatively low flow rate, we propose piping this waterway along Taylors Road to conserve developable land without compromising drainage objectives.
4. Urban Design Benefits – These modifications will improve connectivity, reduce inefficient road layouts, and create a more cohesive urban structure that aligns with precinct planning goals.

These proposed refinements align with the broader strategic objectives of the PSP by unlocking additional developable land, improving housing yield, and enhancing the walkability of future neighbourhoods. We welcome further discussions with the VPA, Melbourne Water, and other stakeholders to explore the feasibility and integration of these changes within the PSP framework.

We also recommend a further review of urban design and infrastructure planning to ensure that the PSP supports efficient and feasible outcomes. We welcome the opportunity to work collaboratively with the VPA in addressing these broader planning matters.

Furthermore, we wish to reserve our rights to review and provide comments on any further refinements or amendments to PSP items as the process advances. This includes, but is not limited to, additional workshops, technical assessments, final design considerations, and matters discussed during any future Planning Panel proceedings.

We would like to express our appreciation for the extensive work undertaken by the VPA in preparing the PSP and ensuring a robust planning framework for the precinct.

Please find attached our detailed submission outlining our proposed refinements for your consideration.

Thank you for your consideration of our submission. We look forward to ongoing collaboration to achieve a well-balanced and effective PSP outcome. Please feel free to contact us should you require any further details.

Yours sincerely,

A black rectangular box redacting the signature of the representative.

SIG Group

31 March 2025

SIG Group  
Suite 1, Level 9, 5 Queens Road  
Melbourne, VIC

(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 “WRL 5”

**Subject Land :** 1292 Beattys 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 landowners of 1292 Beattys Road, Grangefields (subject land).

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 5”, Waterway “3B” and bypass Waterway “3C” associated with the Seasonal Herbaceous Wetland (SWH) “K3” proposed to be located partly on the subject land as shown in Figure 1 below.

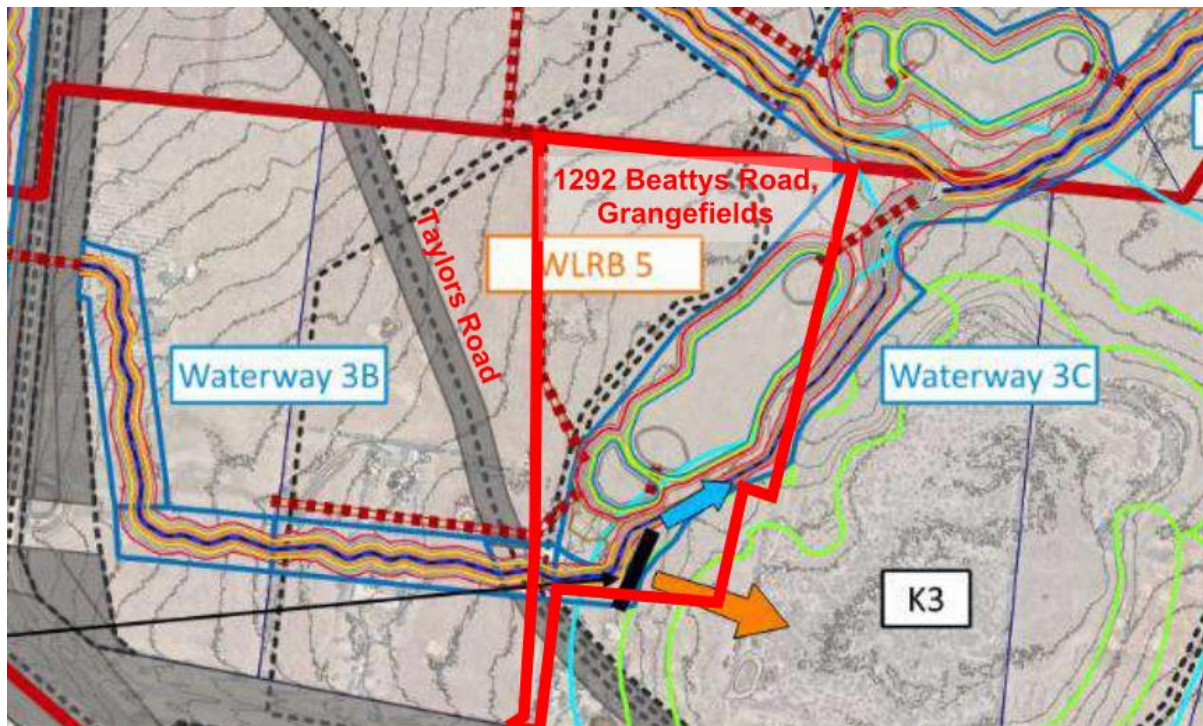


Figure 1 - Current functional design for WLRB5, Waterway 3Bg and Waterway 3C (Alluvium, 2025)

Based on our review of the current functional design proposed by Alluvium we generally agree with the design parameters adopted. However, we have proposed a slightly modified location for “WLRB 5” as we believe that there is a significant opportunity to utilise constrained land in the PSP and recover land more suitable for Net Developable Area (NDA).

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

#### Input data:

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

- Property boundaries based on cadastral survey sourced from VICMap
- Topography elevation data based on LiDAR to +/-50 mm accuracy sourced from DEECA

#### Design parameters:

The table below compares the DPM and Alluvium design parameters:

**Table 1 – Spatial design parameters**

Design Parameter	Alluvium	DPM
Sediment Surface Area	2,700 m2	2,700 m2
Sediment Drying Area	1,070 m2	1,200 m2
Macrophyte Zone	20,000 m2	20,000 m2

**Table 2 -Level/elevation design parameters**

Design Parameter	Alluvium	DPM
Batter Slopes	1 (V): 6(H)	1 (V): 6(H)
Normal Water Level (NWL)	109.5 m AHD	109.5 m AHD
RB Peak flood level	110.26 m AHD	110.2 m AHD
Peak RB storage	18,500 m3	>18,500 m3

As shown in the tables above, the DPM design is largely consistent with the Alluvium design parameters. The surplus in sediment drying area offers greater flexibility to account for any unforeseen requirements that may arise during the detailed design acceptance process and final subdivision layout.

#### Proposed Changes:

The changes proposed by DPM are founded on repositioning Wetland “WLRB5” and relocating Waterway “3B” further south of its current location. Figure 2 and Figure 3 provided further below show the current Alluvium and proposed DPM configurations, respectively.

It is also proposed that the low-flow bypass for Seasonal Herbaceous Wetland (SHW) “K3” be piped due east into the downstream waterway. Additional modifications to local roads and park layouts have been proposed to improve flexibility in the urban planning and design of the neighbouring western parcels.

A concept drawing for DPM’s proposal for Wetland “WLRB 5” and Waterway “3B” is enclosed with this letter.



[illegible]

## Wetland “WLRB5” Repositioning

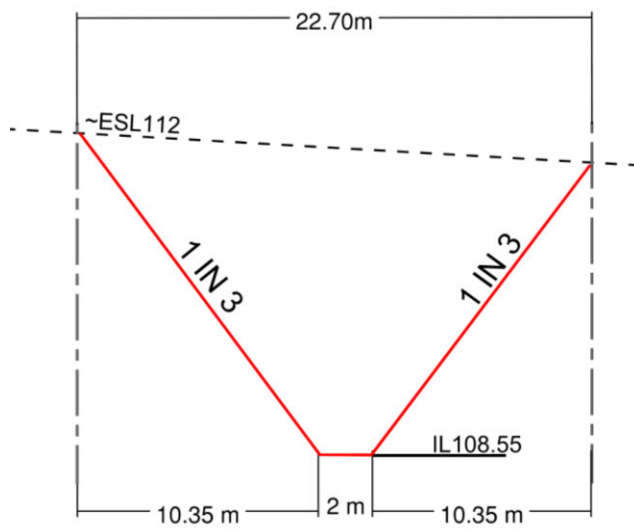
It is submitted that wetland “WLRB 5” is repositioned to the south-east corner of the subject land, absorbing some of the “trapped NDA” between the future Taylors Road realignment and the adjacent “K3” Seasonal Herbaceous Wetland (SHW). This shift follows the direction of the natural valley. The configuration of inlet and outlet pipelines has remained consistent with the Alluvium design.

## Waterway “3B” Relocation

It is submitted that in conjunction with the above change, “Waterway 3B” is shifted due south to abut the former Beattys Road reservation whilst remaining perpendicular to the contours. The modified alignment retains the same hydraulic function as the Alluvium design but absorbs the residual “trapped NDA” left from relocating Wetland WLRB5. Importantly, this alignment has been carefully designed to avoid any encroachment into the proposed Heritage Overlay HO27, which applies to the Nissen Hut at 1232–1290 Beattys Road.

## Piping Bypass Waterway “3C”

The current Alluvium design proposes a bypass waterway with a capacity of  $1.05 \text{ m}^3/\text{s}$  with a design of flow  $\geq 0.1 \text{ m}^3/\text{s}$  to replicate the wetting regime of SHW “K3”. A cross-section taken at the downstream end of waterway alignment based on the existing surface and the proposed invert levels in Alluvium’s functional design is provided in Figure 4 below.



**Figure 4: Cross-section at downstream end of “Waterway 6C”**

The cross-section reveals a top width of approximately 23 metres.

However, Table 35 of the Alluvium report nominates a top width of 7.0 metres—this does not reflect the increased depth required to drain diverted flows from Waterway 3b, as indicated in the section above.

Given the relatively low magnitude of flow and the disproportionate land take, DPM proposes that Waterway “3C” is removed, re-directed and piped along the Taylors Road alignment to discharge into Waterway “5” further east of SHW “K3”. This approach conserves developable land while achieving the intended hydraulic function.

## Potential Urban Design Improvements

The combination of the above changes to the PSP's stormwater infrastructure, provides the opportunity to enhance the urban layout to the west of Taylors Road as illustrated in Figure 3 by making the below key changes to the road network:

- Re-align the Connector Road to abut the waterway, this would have otherwise been required by local road.
- Re-align the Connector Road south of Taylors Road to create space for a more regular and linear park reserve that can be co-located with the proposed Heritage Overlay (HO27).

## Urban Structure Benefits

DPM believe that the proposed changes deliver several benefits to the overall urban structure:

- Elimination of "trapped" Net Developable Areas (NDA).
- Avoidance of fragmented land pockets that impede access and reduce connectivity.
- Reduction in redundant or inefficient road infrastructure.
- Creation of an expansive and cohesive NDA zone between Taylors Road, the waterway corridor, and the former Beattys Road reserve.

## Strategic Value of Proposed changes:

The proposed repositioning of "WLRB 5", re-alignment of Waterway "3B" and proposal to pipe bypass Waterway "3C" carrying flows small in magnitude 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.

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.



[Redacted]

BCivEng (Hons)

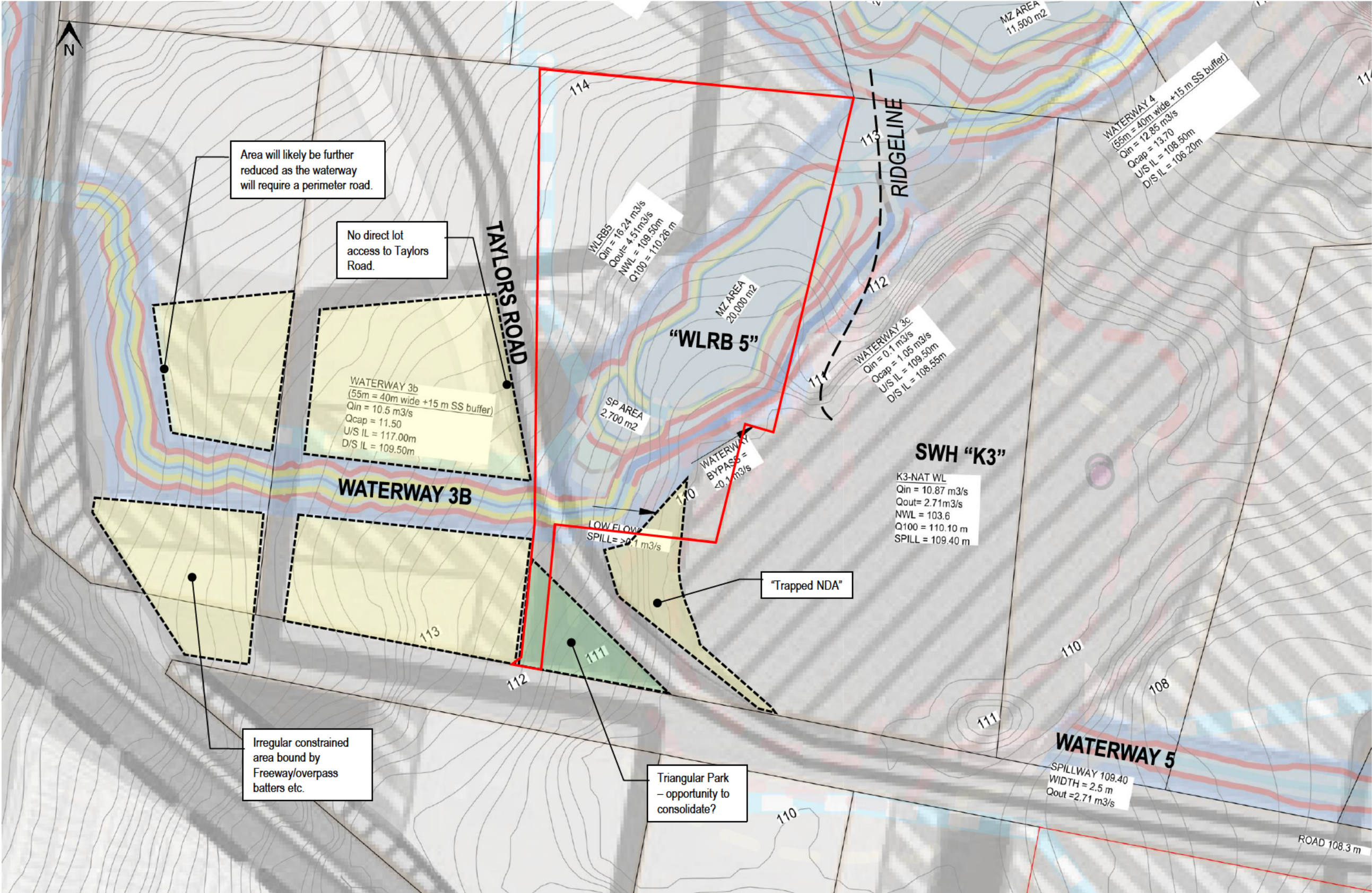
**DPM Consulting Group**

[Redacted]

22 Business Park Drive, Notting Hill Victoria 3168 Australia

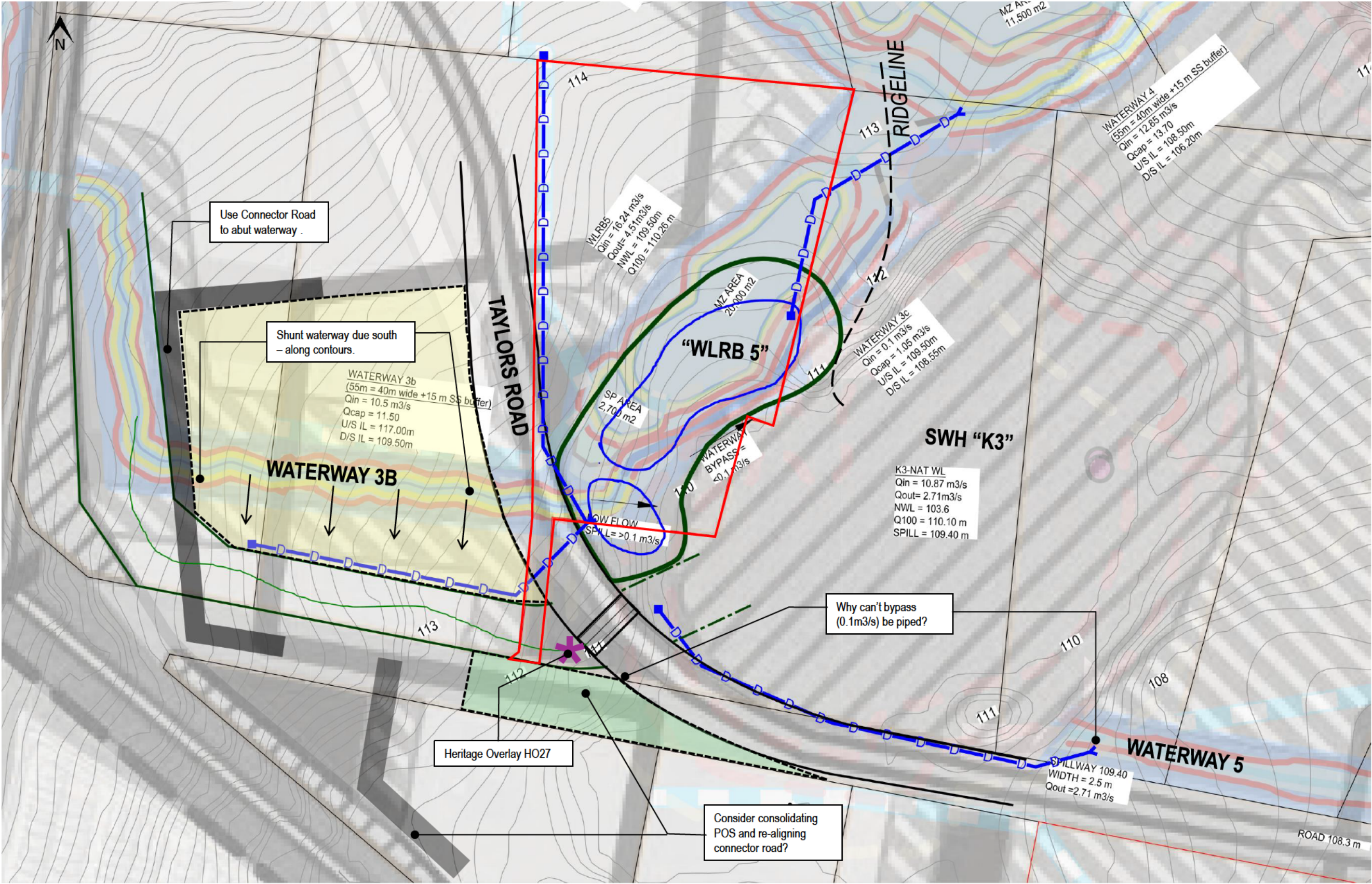


# CURRENT CONFIGURATION

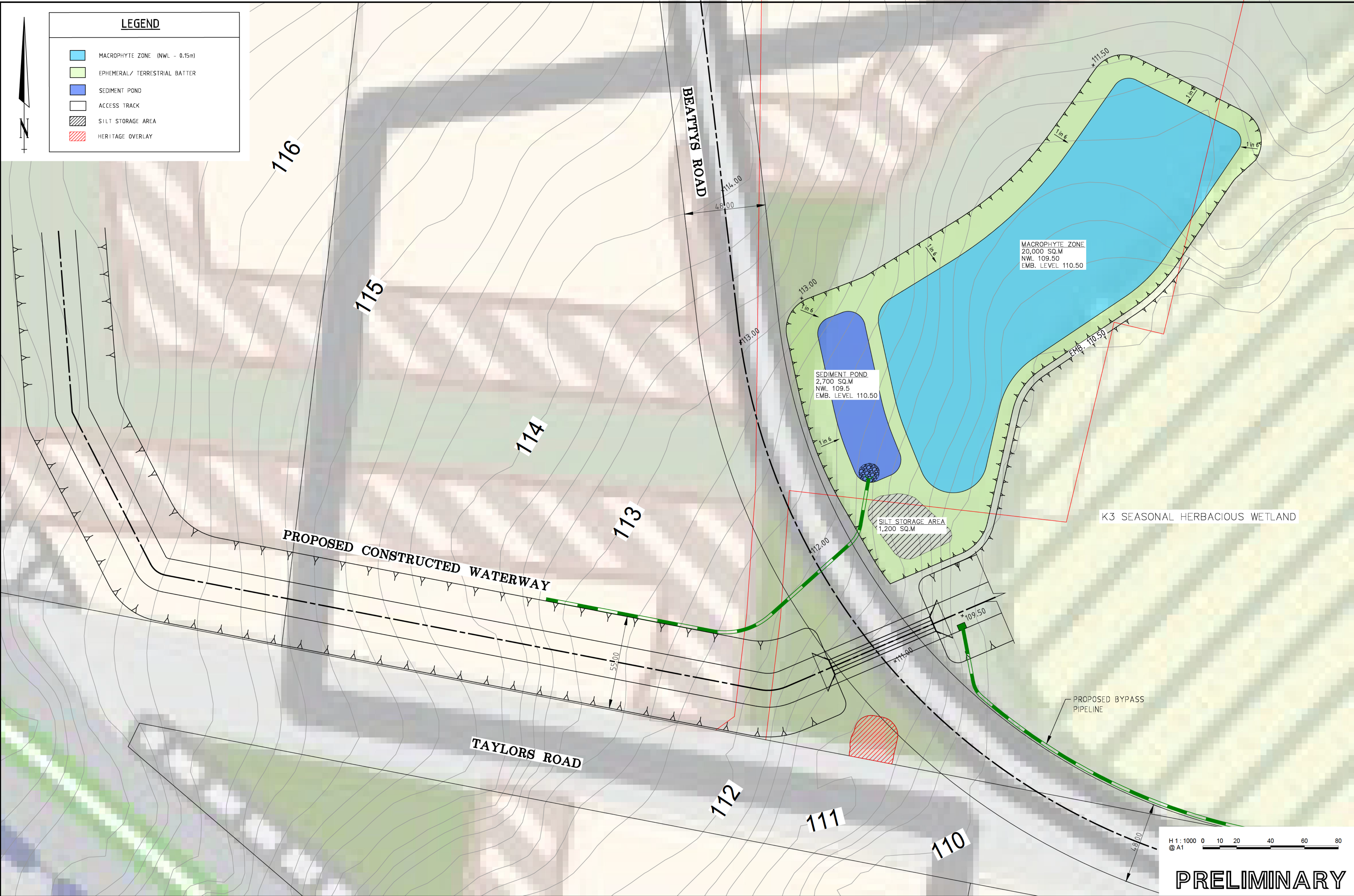




# PROPOSED CONFIGURATION







				<b>LEGEND</b>								
-	-	-	-		GAS MAIN		HOUSE DRAIN PROPOSED/EX.		CHAINAGES AND TANGENT POINTS	<div>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</div> <div></div>		
-	-	-	-		WATER MAIN		PROPERTY INLET, DRAINAGE PITS		EXISTING SURFACE LEVEL			
-	-	-	-		RECYCLED WATER MAIN		EX./FUT. INLET, DRAINAGE PITS		FINISHED LEVEL (TITLE BOUNDARY)			
-	-	-	-		ELECTRICITY CABLE		DRAINAGE PIT STAGE/NUMBER		DESIGN TOP/DOE OF BATTER LEVEL			
-	-	-	-		TELECOMMUNICATIONS CABLE		SEWER LINE AND STRUCTURES		DESIGN PAVEMENT LEVEL			
P1	PRELIMINARY ISSUE	31-03-2025	M.C.		WATER CONDUIT		EX. SEWER LINE AND STRUCTURES		PROPOSED CONTOUR LINE & LEVEL	<div></div>		
					GAS CONDUIT		KERB AND CHANNEL		EXISTING CONTOUR LINE & LEVEL			
					RECYCLED WATER CONDUIT		EX./FUT. KERB AND CHANNEL		FILLING IN EXCESS OF 200mm			
					COMBINED SERVICES CONDUIT		KERB TO BE REMOVED OFFSITE		CATCH DRAIN AND INVERT LEVEL			
					T.B.M.		PROP. BATTER		EX. BATTER			
REV.	REVISION	DATE	REG ENG									

SCALE	1:1000
LEVEL DATUM	AHD
SHEET 1	OF 1
DRAWING No.	3347/WL5/W02
REV.	P1

DRAWN:	J.PETTIFER	AUTHORITY:	----
DESIGNED:	L.PAPAZOIS	PROJECT:	<b>MELTON EAST PSP</b>
CHECKED:	J.MATHIOS		<b>1292 BEATTYS ROAD - GRANGEFIELDS</b>
AUTHORISED:	----	DETAILS:	<b>WETLAND CONCEPT - WLRB5</b>
PE REG NO:	----		
DATE:	----		