

Project No: 23013
Your Reference: Melton East PSP

27 March 2025

Melton East PSP project team
Victorian Planning Authority

Via online portal - <https://engage.vic.gov.au/project/meltoneast/participate>

Dear VPA,

Re: Melton East Precinct Structure Plan & Draft Planning Scheme Amendment C244melt

Submission on behalf of [REDACTED] Property 36, 10 Judd Court Grangefields

UDM Planning represents the landowner for Property 36 – 10 Judd Court, Grangefields – [REDACTED]. This submission seeks amendments to the Precinct Structure Plan (PSP) and any related draft planning scheme amendment documentation to deliver a more feasible, equitable, and cost-effective development outcome. Should these matters remain unresolved by the VPA, we request that the submission be referred to an independent Advisory Committee for consideration.

Constraints and Impacts on PSP Development

The PSP land use summary budget (Table 24) highlights significant constraints within this PSP due to:

- Conservation reserve: 9.12% of the total land area, and 18.27% of the net developable area.
- Waterway and drainage reserve: 18.03% of the total land area, and 36.12% of the net developable area.

These constraints have several critical implications:

1. High dwelling densities proposed across nearly half the PSP's net developable area.
2. High supplementary levy infrastructure contributions, exceeding \$340,000 per net developable hectare.
3. Significant land use inefficiencies with multiple properties having minimal developable land.

Constraints on our Client's Property

Plan 2 ('Place Based Plan') and Table 25 ('Property-specific land use budget') outline the following for our client's 17.41ha site (see Figure 1):

- Conservation reserve (Kororoit Creek): 9.81ha.
- Waterway and Drainage reserve: 1.33ha.
- Local sports reserve: 3.99ha.
- Leaving a net developable area of 2.28ha, primarily designated as an 'area of increased density'.

Key Challenges

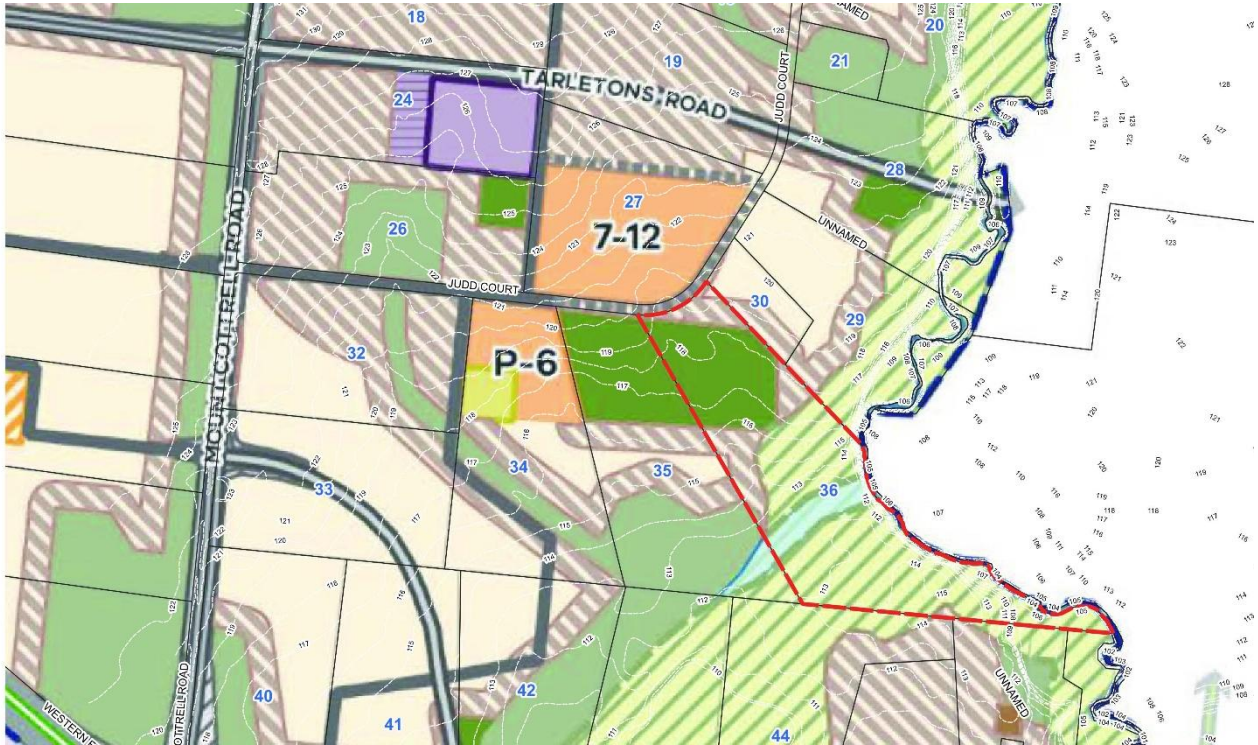


Figure 1 - Place Based Plan with 10 Judd Court highlighted in red

The extent of the Conservation reserve and placement of the sports reserve on our client's land are such that the 2.28ha of developable land presents several challenges:

- Irregular land parcels split across three disjointed and awkwardly shaped areas.
- Access constraints, reliant on adjacent landowners' development.
- Inefficient road placement due to the requirement for roads along both reserves, reducing developable land further. The Conservation reserve interface is a minimum 19m setback to be provided within a widened road reserve.
- Higher infrastructure and development costs, limiting feasibility.
- A 63.59% parcel contribution percentage as stated in the ICP schedule, one of the highest in the ICP area.

Figure 2 further elaborates on these challenges and those presented for the immediate precinct (plan also attached), including:

- Long frontages to both the sports reserve, school and drainage and conservation reserves increases road construction percentage in area, leading to increased development costs, reduced developable land and potentially reduced yields.
- Isolated pockets of development with high costs given connector road and drainage reserve interfaces.
- Estimated precinct dwelling yield of 548 lots.
- Single access point to area south of the school and sports reserve from the Connector Road to service estimated 205 dwellings give the surrounding constraints.

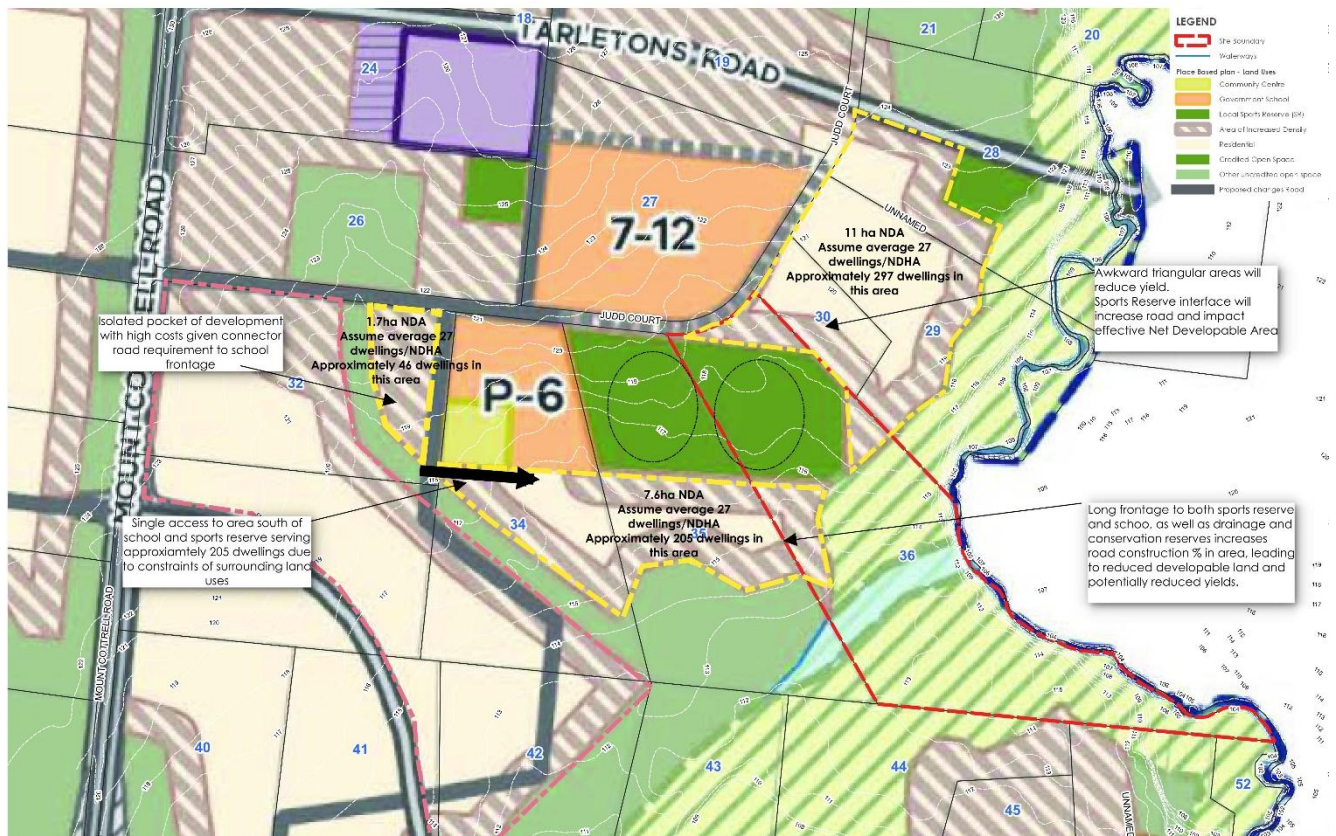


Figure 2 - Analysis of Place-Based Plan

Strategic logic

The Officer Employment PSP Advisory Committee report recently emphasised that the Committee's role is to assess the strategic logic behind the choices made by authorities. It also highlighted that alternative approaches can be considered to determine whether the selected strategy is justified and appropriate.

In this context, we note the following:

- The boundaries of the Conservation reserve are fixed under the Biodiversity Conservation Strategy. While we acknowledge these boundaries as presented in the PSP, we maintain that there is a valid argument for ensuring adequate compensation for affected landowners.
- The preferred location of schools within the PSP appears to be primarily influenced by the convenience of placing them on a single landholding. While this may align with the Victorian Schools Building Authority acquisition strategy, it should not be the sole determinant for the placement of a community asset and should not result in an overall inefficient development layout for others.
- The positioning of neighbourhood activity centres on sites with high driver exposure is a well-established planning principle to enhance site visibility and accessibility.
- The co-location of open spaces and community infrastructure is a fundamental planning principle. Both the PSP 2.0 guidelines and the outcomes of the PSP co-design workshop emphasise the importance of integrating passive and active open space reserves with blue-green infrastructure. This approach maximises land use efficiency and delivers enhanced amenity outcomes. Specifically, the inclusion of green paths and linking corridors support environmental, active mobility and liveability objectives. In this case, strong connections to Kororoit Creek and adjoining wetlands are central to the Melton East PSP vision.

Given these considerations, alternative land use structures that better align with this vision should be explored—particularly within the neighbourhood that includes Property 36. The proposed alternative is outlined below.

Proposed Alternative

Given these inefficiencies, our submission presents an alternative Place-Based Plan that restructures the immediate precinct to:

- Deliver more functional, contiguous, and developable land parcels.
- Improve access and road efficiency.
- Benefits both our client and adjacent property owners.

This revised approach shown in Figure 3 (and attached) ensures a more feasible, equitable, and cost-effective development outcome for the precinct.

This alternative plan:

- Establishes a cohesive green corridor– integrating drainage infrastructure, the sports reserve, and the conservation reserve - through the precinct, enhancing broader connectivity to schools and the neighbourhood activity centre.
- Realigns the connector street for a more direct, balanced and efficient route to Taylors Road and also reduces the amount of one-sided road to be provided by developers.
- Creates functional, well-configured, and fully developable land parcels for Property's 32, 34, 35 and 36.
- Ensures all properties can be developed independently, eliminating reliance on adjacent landowners to proceed first.
- Transforms the connection between the sports and conservation reserves from a tokenistic link into a genuinely integrated space that can be developed with drainage, shared path and landscaping infrastructure.

The Place-Based Plan structure north of Judd Court is retained. It is recommended relocating the local park currently proposed on Tarletons Road to a more central location within the precinct, potentially within Property 29.



Figure 3 - Proposed Alternative precinct arrangement

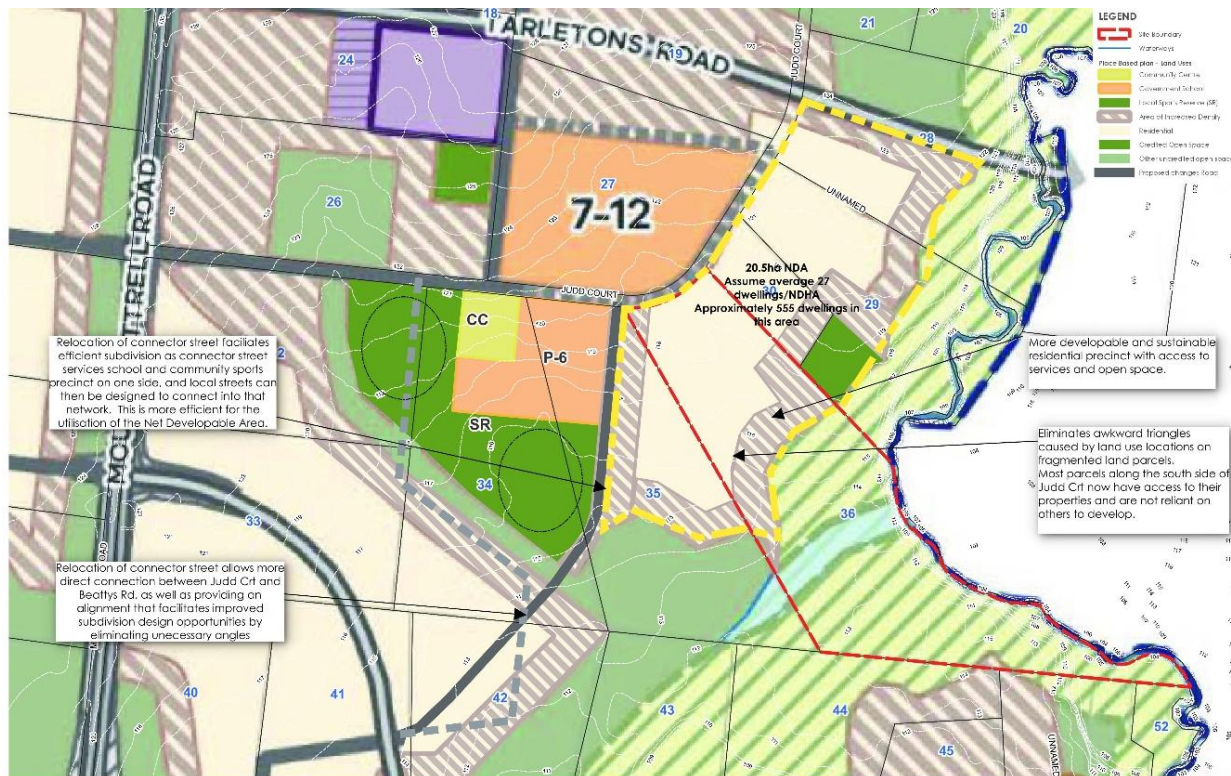


Figure 4 - Alternative plan layout and yield analysis

As shown in **Error! Reference source not found.** (and attached plan), in terms of a land use budget and net developable area this alternative plan:

- Provides one clear development precinct, enabling co-ordinated development across landholdings and multiple development fronts.
- Reduces unnecessary long lengths of one-sided road to schools and drainage reserves.
- Estimated precinct dwelling yield of 555 lots.

Response to PSP objectives

We consider our alternative plan provides a more appropriate response to the PSP objectives and guidelines as follows:

- Creating functional, well-configured, and fully developable land parcels directly supports the Viable Densities objectives O2 and O3 by:
 - Providing regular-shaped lots, facilitating efficient housing development.
 - Minimising fragmentation and constraints, reducing infrastructure costs and improving development feasibility.
 - Enabling logical street layouts and well-placed developments, fostering a cohesive urban structure that enhances accessibility and liveability.
 - Ensuring the PSP can better accommodate higher-density housing in a location primarily designated as an 'area of increased density' and expected to deliver an average of 30 dwellings or more per net developable hectare.
- Establishing a cohesive green corridor directly supports the Safe, accessible and well-connected objectives O7, O8 and O9 by:
 - Providing continuous pedestrian and cycling paths, linking activity centres, schools, community facilities, and open spaces, including the Kororoit Creek corridor and conservation reserve.
 - Enhancing wayfinding and direct routes for non-motorised users, making key destinations more accessible and encouraging active transport.

- Supporting safe, off-road pedestrian and cycling movement, ensuring a well-connected, walkable neighbourhood, improving mobility and access for all users.
- Realigning the connector street through to Taylors Road directly supports the Safe, accessible and well-connected objective O6 by:
 - Providing a more direct and efficient alignment, improving access within the PSP area.
 - Providing clear, direct routes and reducing unnecessary detours.
- Transforming the connection between the sports and conservation reserves integrated with the drainage corridor directly supports the High quality public realm objectives O15, O16, O17, O21 and O22 by:
 - Preserving and enhancing natural assets by aligning open spaces with waterways and conservation areas, maintaining the ecological integrity of Kororoit Creek.
 - Celebrating cultural heritage by incorporating the natural landscape into a functional and connected public realm, respecting living cultural values within the precinct.
 - Creating a multi-functional public space that serves both active and passive recreation needs by integrating sports reserves, conservation areas, and drainage infrastructure.
 - Enhancing accessibility to green spaces, allowing residents to engage in walking, cycling, and nature-based recreation.
 - Reducing fragmentation by merging public spaces into one cohesive, well-planned corridor, enhancing usability and connectivity.
 - Supporting biodiversity by linking conservation reserves with the drainage corridor, creating continuous habitat for local flora and fauna.

Conclusion

The current PSP framework presents significant constraints that impact development feasibility and equity, particularly for our client's property. Our proposed alternative provides a more practical and balanced solution that enhances land use efficiency, improves connectivity, and fosters a high-quality urban structure.

We strongly urge the VPA to consider these recommendations and incorporate the proposed amendments into the PSP. If unresolved, we request that this submission be referred to an independent Advisory Committee to ensure a fair and equitable planning outcome.

We appreciate the opportunity to contribute to this process and welcome further engagement to discuss these proposals in detail.

Yours sincerely

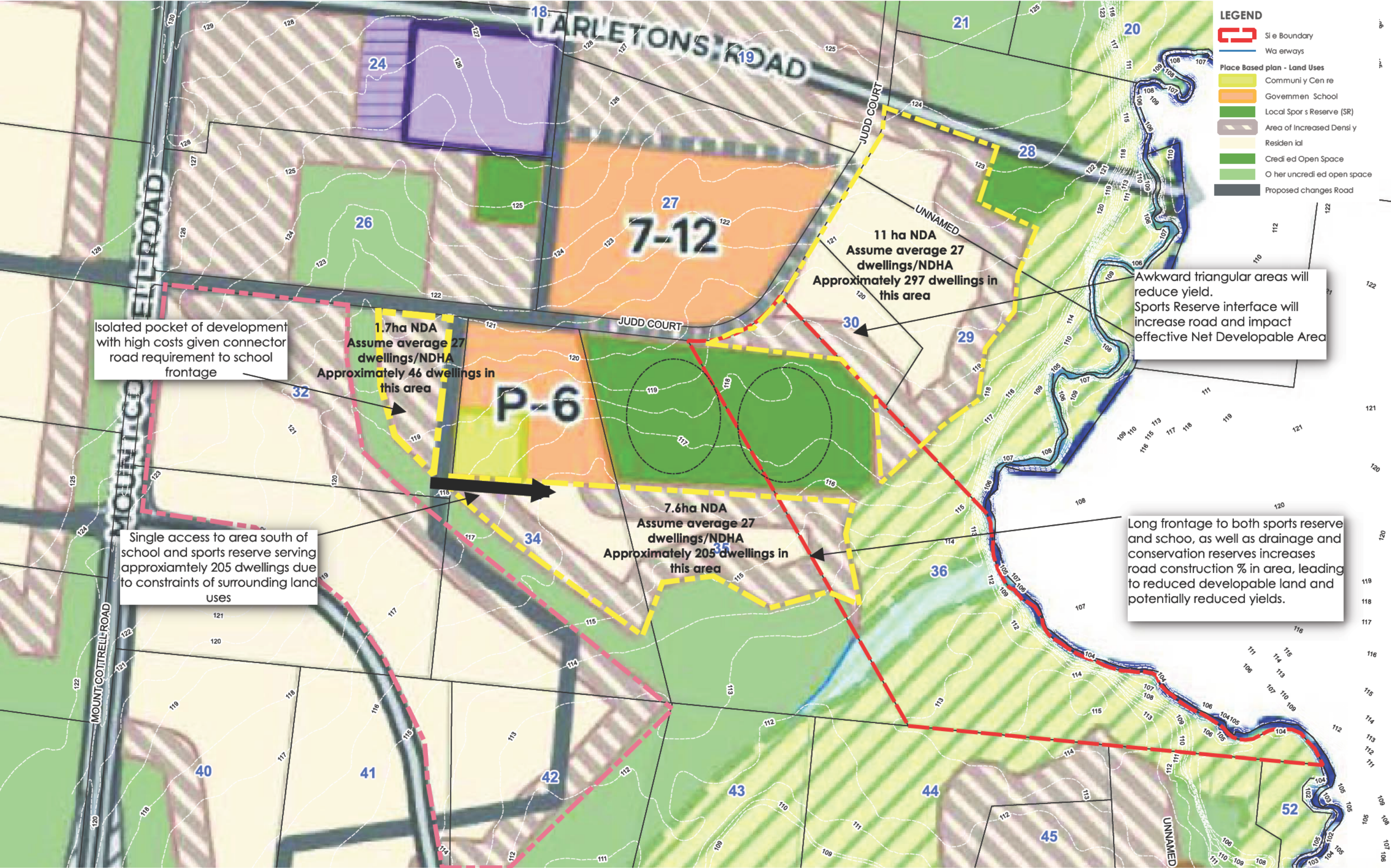


Shannon Hill
Principal Planner

Urban Design and Management Pty Ltd

Enclosure

Plans as noted



Note: This plan has been prepared based on preliminary information only. Detailed site and internal dimensions will be needed to be confirmed by survey. This plan is subject to review and approval by relevant authorities and is subject to change.



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10 Judd Crt - Grangefields

Alternative Place Based Plan

Drawing Ref.

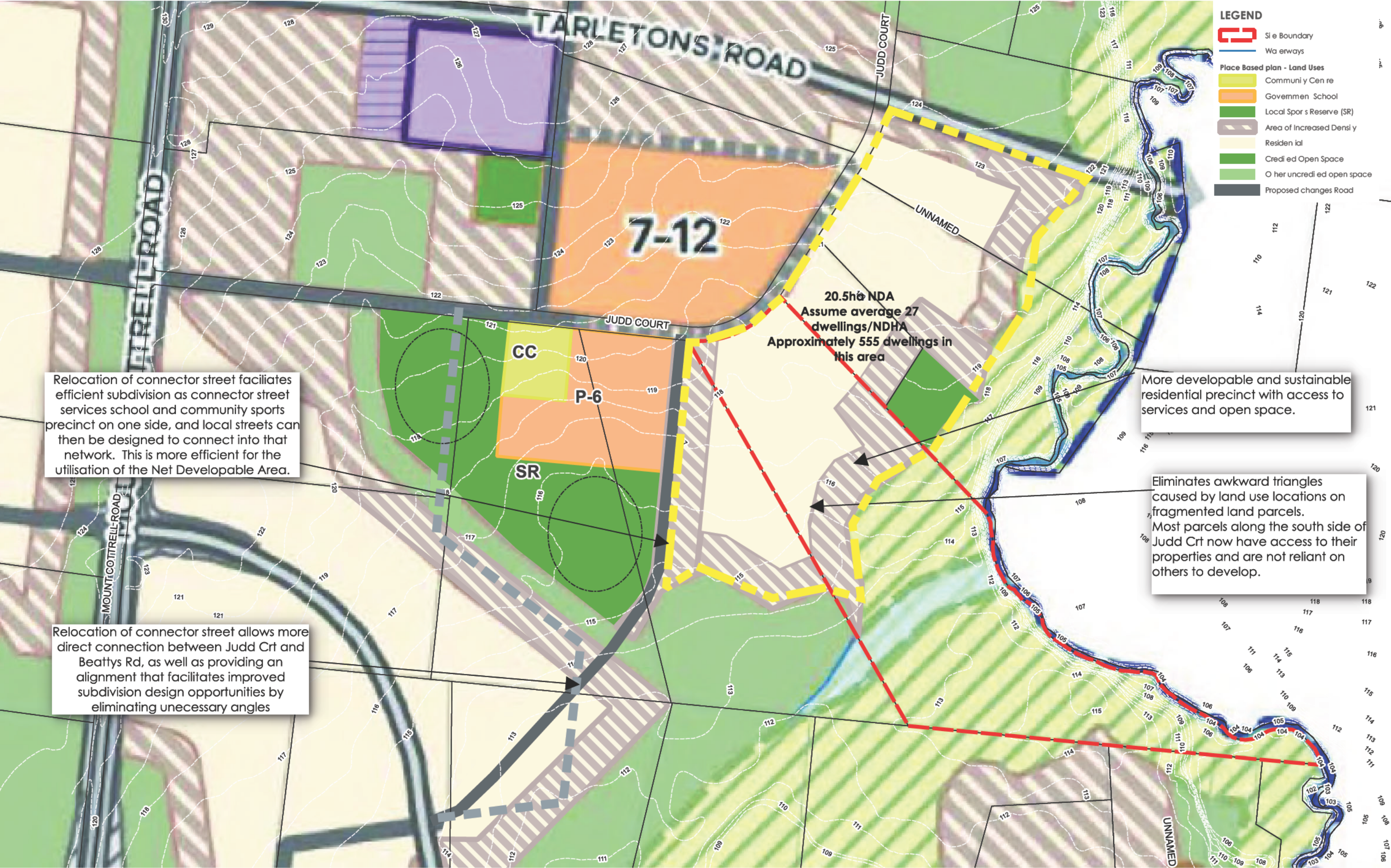
Revision

Date

Drawn

Project

Drawing Title



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