

Written Submission on draft Amendment C244melt and accompanying document

Full Name(s): [REDACTED]

Email Address: info@westpointhomes.com.au

Postal Address: [REDACTED]

Parcel ID: 17

We are writing to the Victorian Planning Authority (VPA) in **objection to the placement of the following encroaching on the rear of our property boundary.**

OBJECTIONS

- 1. OBJECTION TO PROPOSED DRAFT OF DEVELOPMENT SERVICES SCHEME (DSS) WATERWAY DRAINAGE CORRIDOR PLACEMENT (NORTHERN END OF KORROROIT CREEK)**
- 2. OBJECTION TO PROPOSED DRAFT OF OFF-ROAD SHARED PATH AND THE OFF-ROAD TWO-WAY BIKE PATH PLACEMENT (NORTHERN END OF KORROROIT CREEK)**

Reasons for Our Objection as Landowners:

- Based on the information stated to us by during question-and-answer time in our online meeting on 11th March 2025 with VPA and DSS, it had been stated that the escarpment was immediately located at the rear of our boundary
- Also, the suggestion of the safety issue due to steep decline
- The collation of the data to evaluate the setback (LIDAR)
- Encroachment on available NET DEVELOPABLE AREA
- Waterway passing through Parcel ID. 12, 16 and 19 creates an access, and safety issues for all neighbouring parcels inclusive of our landholding being Parcel ID. 17
- Both the off-road shared path and two-way bike path are destined to be a Council Municipal asset
- It being labelled 'off-road' it should be placed appropriately off-road

Evidence to Support our Objection Criteria:

As the landowners, we know our land the best and can confirm that this topographical representation in the draft so far, is indeed inaccurate. We as registered domestic building practitioners and licensed plumber, thus conducted the following investigations:

- On 16th March 2025, we manually carried out a number of measurements from our boundary to the escarpment, using a counter measuring wheel. *(an allowance of an

additional 1-2m safety zone from edge of escarpment was maintained by the operator to prevent injury) **refer to Table 1. And APPENDIX 2.**

- We provide a series of reference point photos along the boundary to the escarpment, in support of our measuring technique as proof of conduction. **APPENDIX 1. & 2.**
- On 24th March 2025, we manually carried out site surveying using Powerline A3PRO laser level equipment to work out the slope from the back boundary (North-East) to the break of escarpment. **refer to APPENDIX 3.**
- We provide a series of reference photos in support of our site surveying as proof of our conduction. **refer to APPENDIX 3.**
- We also provide photos of surrounding landscape which clearly demonstrates the realistic distance and evaluated minimal slope of the escarpment in question. **refer to APPENDIX 4.**
- The proposed waterway pathway, through the designated parcels of land; 12, 16, 19 would impact safety concerns for all locale residents if there were to be an emergency evacuation i.e. bushfire. Also, day-to-day general network access within the neighbourhood, to shared facilities, would encompass the expensive construction of crossover access bridges.

CONCLUSION

As Melbourne Water has assessed the appropriate setback for Kororoit Creek at this location, and has adopted a 30m setback. Shown in our **Table 1.** you can see that the minimum distance from our boundary to the escarpment is **32m** *(not including the 1-2m safety zone allowance for the operator while carrying out the investigation).

In our site analysis, we surveyed the land using laser level equipment to identify the slope in % from the (North-East) Kororoit Creek back boundary to the break of slope (escarpment). It was found at the shortest distance; point **F**, being **(32m)** this had the highest value, being; **5.25% slope**. The general, overall, landscape beyond our property boundary to the escarpment and that of our neighbours; Parcel ID. 13 and 20 is relatively flat. **refer to APPENDIX 4. & Table 1.** Also showing that our neighbouring parcels (Parcel ID. 13 & 20) meet the requirements of the 30m adopted setback by Melbourne Water.

We suggest that the installation of re-enforced concrete piping is used to direct the pathway of water underground through the acquired Parcels' ID 12, 16 & 19 to connect to the Basin Water Reserve. This will overcome the following issues; access, safety, expensive bridge crossings cost and ongoing open waterway maintenance.

Regards to, the off-road shared path and the off-road two-way bike path placement these can be safely co-located in that corridor (Waterway & Drainage Reserve). This is not uncommon practice for co-location of off-road shared path ways and two-way bike paths, to be co-located within Water & Drainage Reserves. It is unfair that the responsibility of the maintenance is to fall upon the private owner; (developer) to maintain an indicative Council asset, rather than the Melton Council being solely and rightly responsible for this community shared asset.

On our property (Parcel ID. 17);

we do not have Conservation Reserve overlay.

We do not have Cultural Heritage overlay along the entire (North-East) boundary fence line of its entirety.

FAVOURABLE OUTCOME:

We request the removal of the (DSS) waterway and the off-road shared path and the off-road two-way bike path from our NET DEVELOPABLE AREA (Parcel ID. 17). We strongly believe that there is more than sufficient, available flat, safe, land as we have measured distances 40m and beyond as substantiated. This meets Melbourne Waters' 30m setback for the DSS Waterway Drainage Corridor placement requirement. We feel it is reasonable and supported with our professional findings and evaluations carried out in person, and not based on criteria via LIDAR system of its initial origin.

Thank you, personnel, from the (VPA) for your time in reviewing and processing our submission.

Kindest Regards,

[REDACTED]

[REDACTED]

and

[REDACTED]

[REDACTED]

TABLE 1. REPORT OF FINDINGS SETBACK DISTANCE FROM BOUNDARY OF PARCEL ID. 17 TO ESCARPMENT OF NORTH-EAST END KOROROIT CREEK – Use of Counter Measuring Wheel and site surveying using Powerline A3PRO laser level equipment conducted by: [REDACTED] WESTPOINT HOMES registered domestic building practitioner/licensed plumbing practitioner VIC

Reference Points from Boundary of Parcel ID. 17	Distance from rear (start reference point) of boundary of Parcel ID. 17 to escarpment Kororoit Creek North-East end	Distance (m) between reference points on boundary Parcel ID. 17	% calculation of slope from rear of boundary of Parcel ID. 17 to escarpment *(with allowance of 1-2m safety zone)
A	70m		2.7%
B	40m	A to B 25m	2.9%
C	34m	B to C 7m	4.35%
D	39m	C to D 19m	3.77%
E	34m	D to E 27m	5.25%
F	32m	E to F 33m	5.11%
G	35m	F to G 25m	3.46%
H	43m	G to H 43m	3.46%
I	40m	H to I 17m	3.65%
J	74m	I to J 35m	2.32%

APPENDIX 1. Map of Parcel ID. 17 showing reference points taken along North-East property boundary fence line for distance measurement calculations and site surveying to the escarpment of Kororoit Creek.

APPENDIX 2. Photos of Counter Measuring Wheel in use for distance calculation at point E

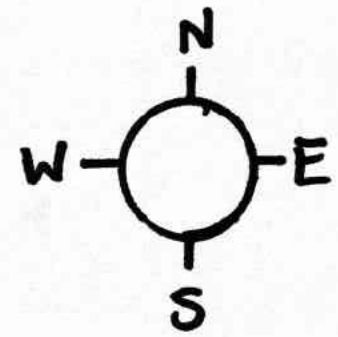
APPENDIX 3. Photos of site surveying using Powerline A3PRO laser level at point G

APPENDIX 4. Photos of general landscape, rear of Parcel ID. 17, 13 and 20

APPENDIX 5. Photos displaying minimal land slope at rear of Parcel ID. 17

APPENDIX 6. Photos of equipment used to conduct evaluation of site;

- CRAFTRIGHT measuring wheel
- Powerline A3PRO laser level



Kororoit Creek

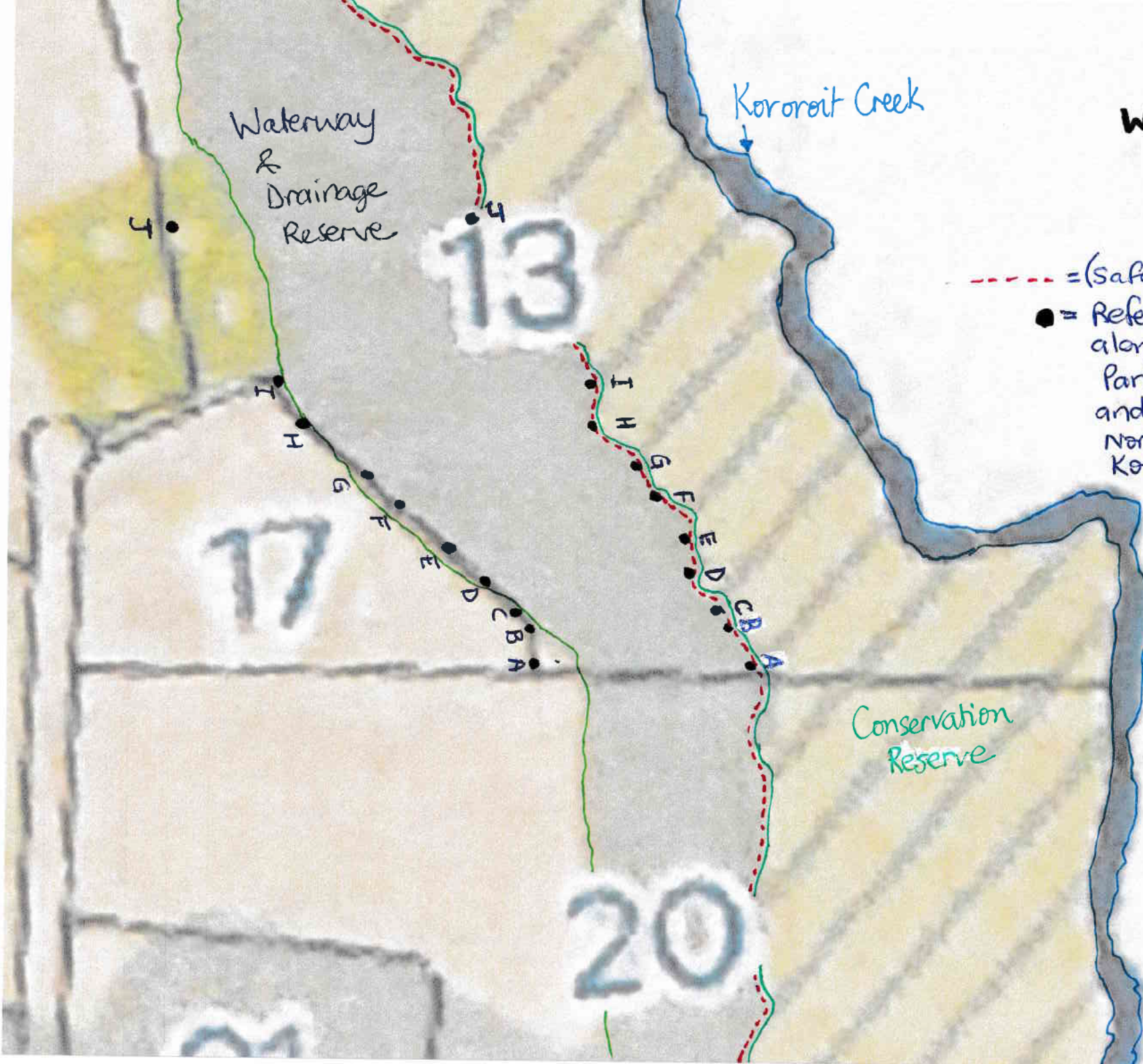
Waterway
&
Drainage
Reserve

--- = (safety zone)

● = Reference points
along boundary of
Parcel 10. 17
and escarpment
North-East end
Kororoit Creek

Conservation
Reserve

APPENDIX
1.



Counter measuring wheel
in use for distance
calculation

E

APPENDIX 2.

E

Counter measuring wheel
used to calculate distance
to escarpment

E

APPENDIX 2.

Site surveying using
Powerline A3PRO laser
level

G

APPENDIX 3. G

Site surveying using
Powerline A3PRO laser
level

G

APPENDIX 3.

Site surveying using
Powerline A3PRO laser
level

G

APPENDIX 3.

Rear of Parcel ID. 17

APPENDIX 4.

**Rear of Parcel ID. 17 and
Parcel ID. 13**

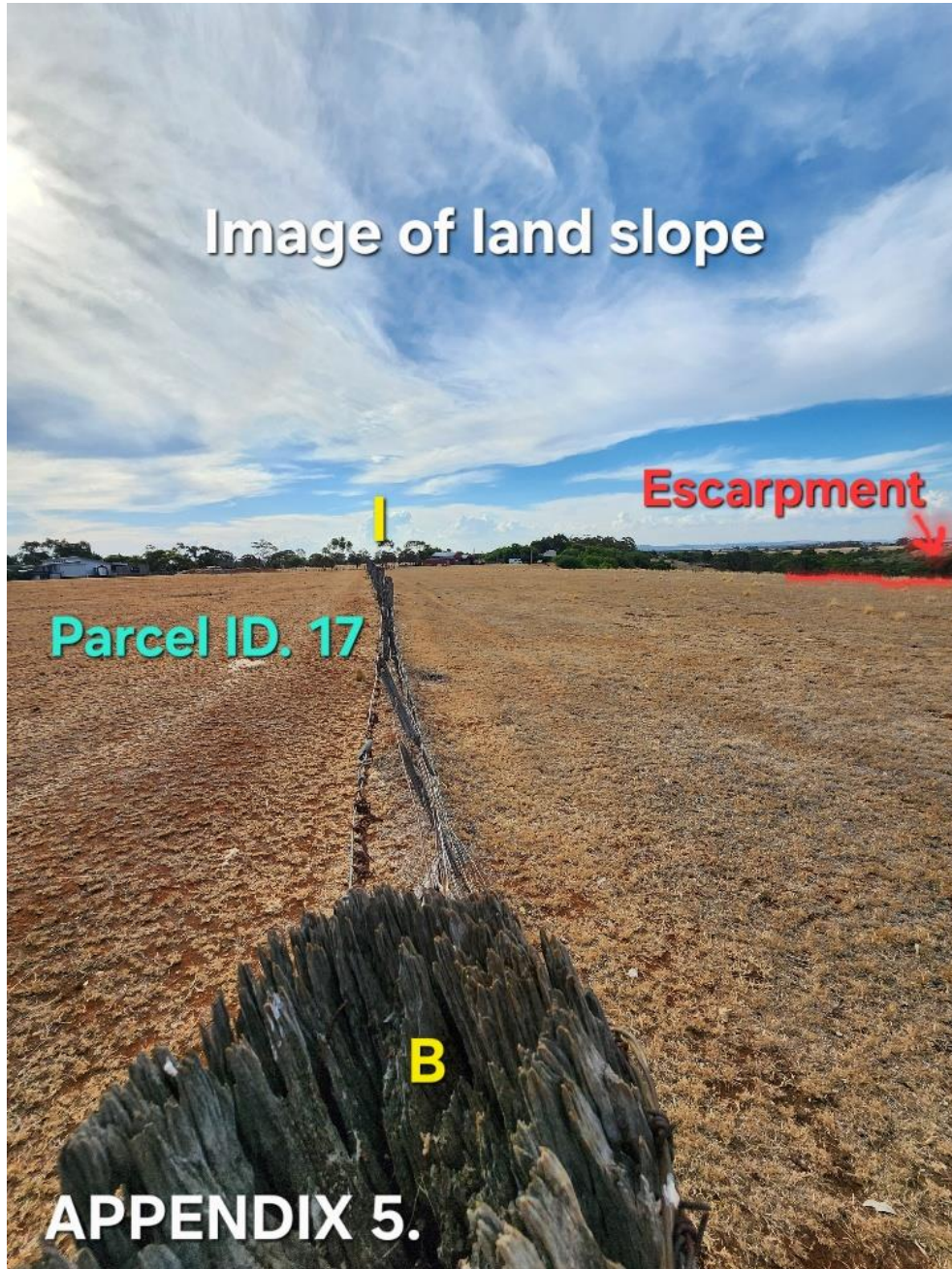


APPENDIX 4.

**Rear of Parcel ID. 17
abutting Parcel ID. 20**



APPENDIX 4.



Site measuring equipment



APPENDIX 6.