



28 March 2025

Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 300  
*Submitted through Engage Victoria website*

Dear Sir / Madam

**DRAFT MELTON EAST PRECINCT STRUCTURE PLAN**  
**SUBMISSION ON BEHALF OF JK CONSTRUCTIONS GROUP**  
**557-583 MOUNT COTTRELL ROAD, GRANGEFIELDS**

**1 Introduction**

Human Habitats acts on behalf of the JK Constructions Group in relation to their property 557-583 Mount Cottrell Road, Grangefields ("subject site"). We write in response to the exhibition of the Draft Melton East PSP (March 2025) ("the PSP"). The PSP identifies our client's land for '*increased residential density, neighbourhood activity centre and business/small local enterprise precinct*' purposes.

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

1. Supportive of the proposed increased density residential area.
2. Supportive of the proposed Neighbourhood Activity Centre.
3. Supportive of the proposed Business/Small Local Enterprise Precinct.
4. Request the alignment of proposed Tarletons Road and associated intersections to not be located entirely within the subject site.

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

**2 Site Description**

The subject site is located along Mount Cottrell Road. The site has an approximate frontage of 214 metres along Mount Cottrell Road and has a total land area of approximately 11.9 hectares.

The site is improved by an existing dwelling and is largely unencumbered by vegetation. There are some existing trees along the site's frontage and surrounding the existing dwelling; however, their pattern suggests that they have likely been planted for amenity purposes by the landowner.

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



Figure 1 - Aerial Image of Subject Site - identified in white

### 3 Melton East PSP

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*.

#### 3.1 Status of PSP

The draft Melton East PSP was released for public consultation in early March, with submissions closing on 31 March 2025. Upon review of the submissions, the VPA may conduct a Standing Advisory Committee Hearing, prior to finalising the Structure Plan for Ministerial consideration.

#### 3.2 Proposed PSP Controls

The draft Melton East PSP (March 2025) nominates the site for *‘increased residential density; neighbourhood activity centre; business/small local enterprise precinct’* uses (excerpt at Figure 2).

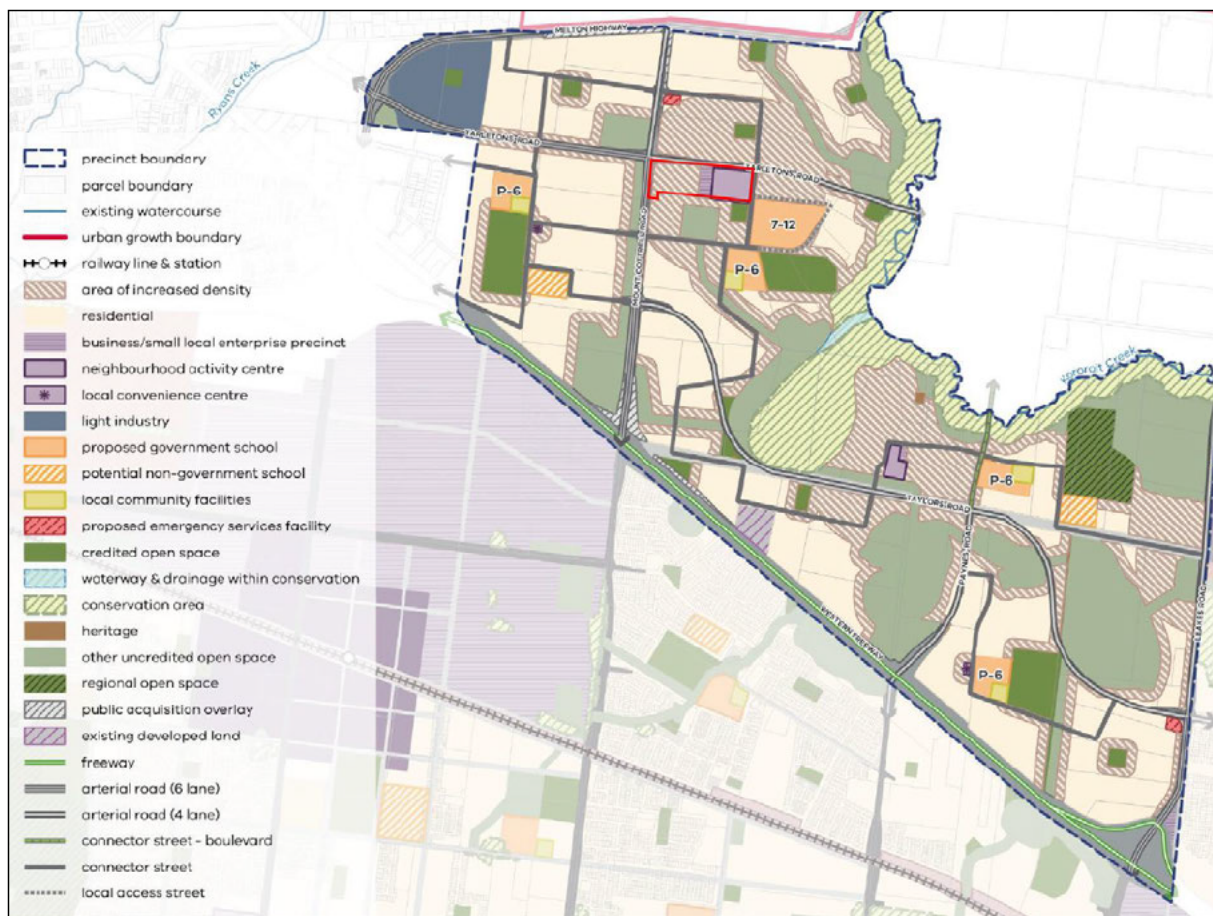


Figure 2 - Melton East PSP with Subject Site identified in black

## 4 Submission

On behalf of our client, we make the following submissions in support of the proposed place-based plan for the subject site. We note that the inclusion of the site for increased density is broadly supported, given the site is to provide business and neighbourhood activity uses.

However, there is concern regarding the proposed alignment of Tarleton's Road. We seek support for the realignment of the proposed Tarleton's Road to avoid having to accommodate the entire road width within the subject site.

Please see the below discussion, which denotes our client's support and concern for the current Melton East PSP Draft Structure Plan.

### 4.1 Land Use

#### 4.1.1 Neighbourhood Activity Centre

The subject site has been selected to provide for a Neighbourhood Activity Centre (NAC). The site is centrally located within the northwest section of the precinct. At this location the NAC will be able to service all residents within the precinct, providing for and meeting the day-to-day retail and community needs of future residents.

#### 4.1.2 Business/Small Local Enterprise Precinct

The proposed Business/Small Local Enterprise Precinct at this location is supported by our client. Located within the subject site, the Business/Small Local Enterprise Precinct will support the forthcoming NAC in providing additional employment opportunities, as outlined in the Activity Centre Concept Plans.



## 4.2 Increase Residential Density Mapping

The western portion of the site has been identified as an *Area of Increased Density*. We wish to emphasise our client's support for increased density at this location. Due to its close proximity to the forthcoming NAC and Local Enterprise Precinct (entirely within the 400m Activity Centre Catchment), increased density at this location is considered to result in a sustainable outcome for this site.

Further to the above, as stated in the Activity Centre Performance Requirements, higher-density residential and mixed-use development is envisioned as part of the overall centre concept. It is considered that the proposed increase in density at this location would meet the performance requirements for the proposed Activity Centre.

## 4.3 Tarletons Road Location

A high-level review of the draft Melton East PSP and the supporting documentation indicates that significant land area is required for road purposes is proposed along the northern and western boundaries of the subject site (detailed below):

- Road (RD-02-03) - Tarletons Road
- Intersection (IN-06) - Mount Cottrell Road & Tarletons Road
- Intersection (IN-07) - Tarletons Road & North-South Connector

The proposed road and two intersections will require a substantial land take of 2.68 hectares to facilitate their delivery.



Figure 3: Precinct Infrastructure Plan



Table 6 (Supplementary levy transport construction projects) of the Infrastructure Contributions Plan identifies the proposed roadway (RD-02-03) as a four (4) lane arterial road, describes follows:

*“Provision of land for a 34m wide road reserve and construction of a dual carriage way in each direction (ultimate treatment due to proximity between intersections)”.*

Although this submission does not dispute the necessity of the provision of Tarletons Road and its adjoining intersections, we believe that the portion of lands reserved for the provision of these should not hinder the development opportunities of only one site.

As such, we submit that the proposed Tarletons Road and adjoining intersections are realigned north to be equally divided between the subject site (557-583 Mount Cottrell Road) and the neighbouring property to the north (527-555 Mount Cottrell Road).

It is considered that the above amendment/realignment would provide a more equitable development outcome while releasing additional land zoned for the Activity Centre, Local Enterprise Precinct, and Increased Housing Density, thereby achieving the maximum development potential of the subject site.

## 5 Conclusion

Human Habitats acts on behalf of the JK Constructions Group in relation to their property at 557-583 Mount Cottrell Road, Grangefields. Upon reviewing the draft Melton East PSP, we are generally supportive of the proposed amendments to the subject site. We support the range of uses proposed for the site, including an increase in residential density, neighbourhood centre activities, and local business uses.

However, we would like to explore the potential to realign Tarletons Road to avoid needing to accommodate the entire road and intersection delivery within the subject site.

Our client looks forward to engaging in further discussions with the VPA. 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 03 9909 2202. Alternatively please contact the undersigned at [REDACTED]

Yours sincerely

José Virguez  
Director



Human Habitats  
424 / 838 Collins Street  
Docklands VIC 3008  
www.humanhabitats.com.au  
ABN 48 115 201 356  
03 9909 2202

28 March 2025

Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 3000

Dear Sir / Madam,

## **DRAFT MELTON EAST PRECINCT STRUCTURE PLAN**

### **SUBMISSION ON BEHALF OF THE TRUSTEE FOR 68 PAYNES RD FAMILY TRUST**

#### **66 - 114 PAYNES ROAD, GRANGEFIELDS**

Human Habitats acts on behalf of *'The Trustee for 68 Paynes Rd Family Trust'* in relation to their property at 66 – 114 Paynes 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 Melbourne Water Drainage Strategy ("the DSS"). The PSP identifies our client's site for residential purposes and includes a large drainage area along the eastern extent 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.
2. The drainage area surrounding the natural depression is not required to respond to ecological or cultural heritage values.
3. The increased drainage size unreasonably burdens our client's site and reduces its development potential.
4. The site should be downgraded from medium potential to low potential for contamination.

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



## 1 Background

The site is located on the western side of Paynes Road, north of the Western Freeway. The site has an approximate area of 12ha and is currently vacant grassland. The site has a 387 metre frontage to Paynes Road, forming its eastern boundary, and a 655 metre frontage to the Western Freeway, forming its southern boundary.

Several trees and other vegetation have been planted along the east boundary of the site. Additionally, vegetation is planted adjacent to the southern site boundary, within the Western Freeway road reserve.

There is a constructed waterway in the southwest corner of the site. This provides an outlet for the Paynes Road PSP (south of the Western Highway). The constructed waterway connects to a natural depression/low point in the northeast corner of the site, which crosses Paynes Road and forms part of a larger drainage area located at 1173-1199 Beattys Road, Grangefields.

The site is within the Urban Growth Zone and is not affected by any Overlays under the current Planning Scheme controls.



Figure 1 Aerial view of subject site (outlined in red)

## 2 Melton East PSP

The Melton East PSP seeks to deliver a network of walkable, safe and attractive neighbourhoods which leverage the natural beauty of Kororoit Creek conservation area and wetlands. The PSP supports affordable and sustainable living with diverse housing with a strong connection to surrounding areas to ensure there are local employment opportunities.

The draft Melton East PSP was released for public consultation in early March, with the opportunity for submissions closing on 31 March 2025. Upon review of the submissions, the VPA may conduct a Planning Panel prior to finalising the Structure Plan for Ministerial consideration.

### 2.1 Proposed PSP Controls

The PSP nominates the western half of the site for residential use and development, with the remainder of the site earmarked as 'other uncredited open space' designated as a drainage area. The residential area within 50 metres of the drainage area is proposed to be an 'area of increased density' for housing, as shown in Figure 2 below. We understand the drainage area is based on the draft DSS prepared by Alluvium in February 2025 (excerpt of pre-development conditions in Figure 3).



Figure 2 - Excerpt of Draft Future Urban Structure (subject site outlined in red)



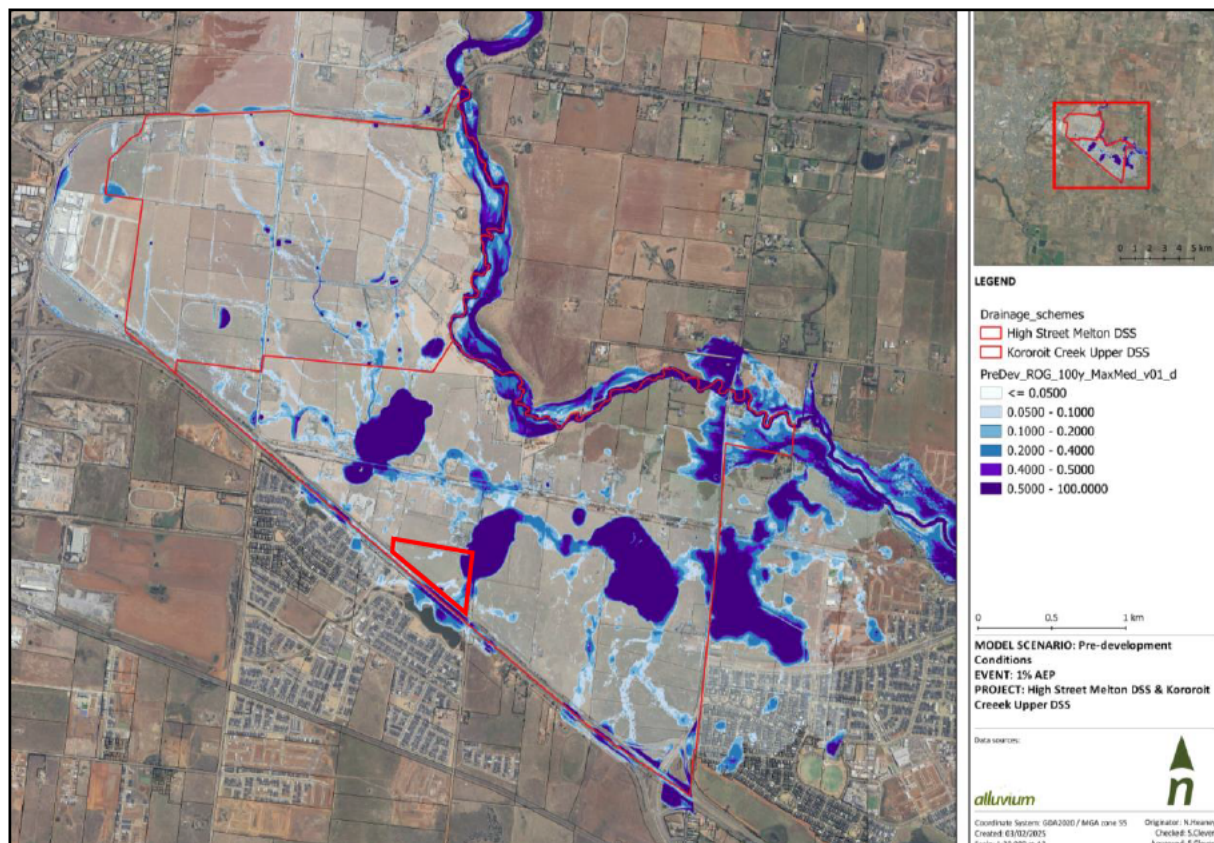


Figure 3 - Excerpt of the Modelled Pre-development Conditions of the Melton East PSP area (site outlined in red)

### 3 Submission

On behalf of our client, we wish to raise an issue with the proposed location and extent of the proposed drainage area at 66 – 114 Paynes Road, Grangefields. The proposed drainage area is oversized and unreasonably burdens our client's land.

From our review of the draft Melton East PSP and the supporting documentation, we make the following submission:

- The drainage area has been oversized, above what is required solely for drainage purposes. This appears to be for vegetation conservation and in response to the potential for Aboriginal Cultural Heritage.
- The site is located within the Melbourne Strategic Assessment (MSA) Area, with none of the site identified for conservation by the MSA. This additional area is not required for conservation purposes and has been mapped for removal and offset in accordance with the MSA. The drainage area should be reduced accordingly.
- The Aboriginal Cultural Heritage Assessments that inform the PSP are desktop/preliminary assessments only, as per the standard process. A 'predicted archaeological sensitivity' map for the PSP area has been produced as part of this. It is acknowledged in the Assessments that the purpose is to provide guidance for planning and future development of the precinct, identifying the most likely potential locations for cultural heritage. It has not been produced to quarantine these areas, noting its preliminary nature.
- We do not dispute that the area surrounding the drainage basin/natural depression is an Area of Aboriginal Cultural Heritage Sensitivity. However, the proposed PSP drainage area should not be used to quarantine this land from development.

### 3.1 Alternate Drainage Basin Design

This design is supported in principle on the basis that it reduces the land take required for drainage purposes on our client's land. We encourage this land take to be minimised as much as possible and use the constrained land between the basin and the proposed alignment of Paynes Road (within 1173-1199 Beattys Road and 1145-1171 Beattys Road). This is not a high amenity area being next to an arterial road and would be better suited for drainage purposes. The development of this land would also be challenging and inefficient due to a significant proportion of the area being taken up by perimeter roads as an interface treatment to the drainage area and Paynes Road.

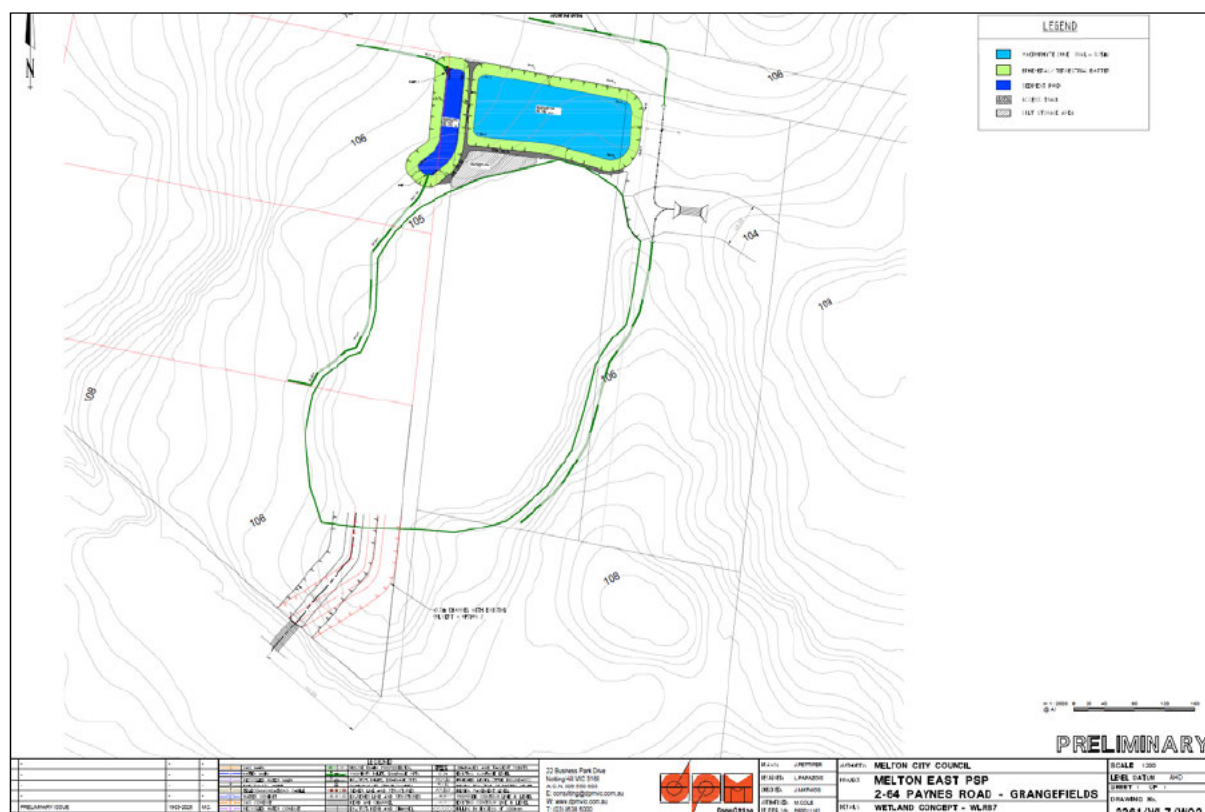


Figure 4 - Preliminary Wetland Concept, prepared by DPM Consulting Group



### 3.2 Potential for contamination

Reviewing the Land Capability Assessment (LCA) prepared by Jacobs dated 27 March 2023, we understand that the site has been assessed as having 'medium potential for contamination'. This is on the basis that there is some agricultural waste on the property. Appendix E (pdf page 180 of Part 4 of LCS) includes the following observation regarding the site (property 69): *Paddock with some localised agricultural waste evident on the surface (timber, metal, plastic). Water being pumped from Thornhill Park opposite on to the site.*

We question the need for a Preliminary Risk Screen Assessment to be applied to the site, given that the LCA states it is timber, metal, and plastic waste that is present. These are not hazardous materials caused by a high or medium potential for contamination land use as defined by Planning Practice Note 30. This waste can be removed as part of the development of the site. Accordingly, the site should be downgraded from medium potential to low potential for contamination.

## 4 Conclusion

Human Habitats acts on behalf of The Trustee for 68 Paynes Rd Family Trust in relation to their property at 66 – 114 Paynes Road, Grangefields. Upon review of the draft Melton East PSP and supporting documentation, we have concern with the size and location of the proposed drainage area. We believe our client's land is proposed to be unreasonably unencumbered and its development potential unnecessarily reduced.

Our client looks forward to engaging 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 03 9909 2202. Alternatively please contact the undersigned at [REDACTED]

Yours sincerely

A handwritten signature in black ink, appearing to read 'José Virguez'.

José Virguez  
Director