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Dear Genna

**Submission to Amendment C244melt to the Melton Planning Scheme**

This is a submission from the City of Melton in relation to Amendment C244melt to the Melton Planning Scheme (the Amendment). The Amendment proposes to implement the Melton East Precinct Structure Plan (PSP) and the accompanying Melbourne Water Corporation (MWC) Development Services Scheme (DSS).

Council's submission is provided as **Attachment 1**. The following is a summary:

- A. Conditional Support for Amendment.** The Amendment is strategically justified, however as the Implementing Authority, there are significant alterations required before Council would be able to support the progression of the Amendment. These matters are addressed within the Council submission.
- B. DSS Changes.** The following DSS and consequential PSP-related changes should be made to the Amendment:
- **Submission B1 – Explore Opportunities to Reduce the Impact of Pre-European Wetlands on the Net Developable Area (NDA).** The impact of the retention of pre-European Wetlands on the urban structure, infrastructure costs and net developable area (NDA) are significant. Opportunities to reduce the impact should be considered, where relevant planning objectives can be met. Where appropriate, any suitable changes should be adopted and the Amendment revised accordingly.
  - **Submission B2 – Confirmation of Future Land Management.** Council seeks assurance that the State will own and manage the Pre-European Wetlands and associated drainage infrastructure.
  - **Submission B3 – Maximise Recreation Opportunities Associated with the Large Areas of Encumbered Land.** Given the extensive areas designated for Green Infrastructure, the State should consider and plan the space as a regional park for the benefit of the wider Melton Community.
  - **Submission B4 – Explore Opportunities to Reduce the Area Required for Drainage Infrastructure.** Opportunities to reduce the impact of drainage on the NDA should be considered, where relevant objectives can be met and, where appropriate, such changes should be adopted.
  - **Submission B5 – Proactive DSS Implementation Facilitation.** Given the importance of the delivery of drainage infrastructure to support the PSP staging, a deliberate approach to facilitation of drainage works should be adopted by Melbourne Water.

**C. PSP Plan Changes.** The following changes to the PSP plans should be made before the Amendment is approved:

- **Submission C1 – Urban Design Improvements.** The urban structure should be refined to improve urban design and community design outcomes at the strategic and granular level.
- **Submission C2 – Transport Network and Diagram Changes.** Changes to the PSP are required to reflect the Practical changes should be made to the street network and sections.
- **Submission C3 – Active Transport Planning Changes.** The VPA is requested to make important granular changes to the active transport planning sections of the PSP to improve outcomes.
- **Submission C4 – Housing Density and Diversity Changes.** Changes to the housing diversity and density provisions of the PSP are required to improve outcomes.

**D. PSP Drafting Changes.** The following PSP drafting changes should be made to the Amendment:

- **Submission D1 - Strengthen the Decision-Making Framework to Support New Policy Approaches.** The PSP proposes new policy approaches that will impose an implementation burden on Council. Council requests that the PSP is amended to provide a stronger decision-making framework to make the administration of these requirements efficient and effective.
- **Submission D2 – Environmental Values.** The VPA is requested to make specific environmental related changes to the Amendment.
- **Submission D3 – Public Transport Investment.** Consistent with the State Bus Plan and Infrastructure Victoria advice, accelerated investment in public transport is required to support the proposed approach to housing density, diversity and affordable housing.
- **Submission D4 – Heritage Changes.** The VPA is requested to make specific heritage related changes to the Amendment.
- **Submission D5 - Open Space Changes.** The VPA is requested to make specific open space related changes to the Amendment.
- **Submission D6 – Miscellaneous PSP Drafting Changes.** The identified PSP drafting changes should be made to the Amendment.

**E. Infrastructure Contributions Plan (ICP) Changes.** The following ICP related changes should be made before the Amendment is approved:

- **Submission E1 - Address the \$145m Infrastructure Contribution Plan (ICP) Funding Shortfall.** Council has calculated that the Amendment will generate a significant financial burden to Council. The Victorian Planning Authority (VPA) is requested to change the supplementary levy to address the \$145m funding shortfall.
- **Submission E2 – Specific ICP Project Changes.** The identified specific ICP related changes should be made to the Amendment.

## Next Steps

Council is undertaking technical assessment of the Amendment and supporting documents. Given the complex nature of these technical assessments, Council reserves its right to make further submissions prior to and during the Standing Advisory Committee process.

Council also reserves its right to respond to the submissions from other parties. Including changes made to the Amendment prior to and during the Standing Advisory Committee process.

Council requests that the VPA provide Council with an early summary of all submissions to the PSP. Council, as the Implementation Authority, will provide a comment on each submission as relevant.

Council values its strong working relationship with the VPA and would like to collaborate closely with the VPA as it considers submissions to the Amendment. Council would welcome the opportunity to workshop any potential changes to the documents with the VPA and would also consider merit in adding a Column to the VPA's standard submission assessment table that identifies Council's position on the VPA's decision on each submission, as relevant to Council's interests. Council considers that this can streamline and integrate the planning Advisory Committee process and that this approach can assist to ensure that Council's role as the Implementation Authority at the coalface is integrated within the PSP.

Should you have any queries, please contact [REDACTED], Coordinator Strategic Planning on [REDACTED]



[REDACTED]

Manager City Strategy