

From: sallcorp@tpg.com.au
To: [Melton East](#)
Cc: sallcorp@tpg.com.au
Subject: 1031 Beatty's Road Orangethorpe VIC 3335
Date: Thursday, 27 March 2025 5:21:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[MSA Levy Fee Estimate 25-03-2025 aef52a8c.pdf](#)

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Thursday, 27 March 2025

VPA

Melton East Precinct Structure plan

meltoneastpsp@vpa.vic.gov.au

[engage.vic.gov.au/project/Melton east/participate](https://engage.vic.gov.au/project/Melton%20east/participate)

Dear sir/ madame

Subject: 1031 Beatty's Road Grangeville's VIC 3335

I write as owner of 1031 Beatty's Road Grangeville's identified as Property 74 in the Melton East Precinct Structure Plan and state my objection to much of my property being classified/proposed as the Water Way and Drainage Reserve under the land budget in the PSP which is explained below.

When I purchased the property in early 80s , it was being used for Grazing and small farm activities. I have owned the property since 1983, in my time of owning the property it has been used for grazing and small farm activities. There is a home in the northwest corner and that is where I live, and a man-made dam in the northwest corner. As identified in the PSP there is a natural depression covering approximately 10 ha of the site. However, this depression is very rarely damp or retains water. It is highly degraded and mostly covered with thistles and invasive species. In addition:

- *this site was mapped under the MSA in 2012 which concluded that it could be developed on the basis the relevant values are offset by way of a payment (attached relevant MSA report).*
- *The Rakali Report 2013 notes that “not classified as SHW but still considered as significant is the Plains Swampy Woodland/Lignum Swamp Complex component of K6”.*

So, whilst there may be small environmental value here (which I doubt now given the level of degradation), there is framework in place (MSA) which has not identified them as significant enough to be maintained or managed in a conservation reserve.

I highlight this because of my 29.68 ha approximately ~26ha or the property or 87% has been required/proposed for drainage. However, only 10 ha is identified as a historical wetland.

I believe this proportion reserved for drainage is very high and does not serve the need of the future community ? I also believe the required percentage should be around 30% of my land reflecting the depression area with a wide belt around it , as most of the land around that depression is elevated and blend nicely with its surrounding plains.

The location of my land being close to the proposed Rockbank north town /shopping centre makes it ideal to serve the need of the future communities by utilising it for medium density mixed use of housing types and community facilities

In accordance with Melbourn Water Development services scheme Principle 16, the value of the land will be based on the undeveloped broad acre land value at the date of the offer, recognising the underlying development potential of the subject land. As such, I submit that my property is mostly developable and would only be inundated because of urbanisation. So, I should be fairly compensated for the area that would otherwise be developable.

Yours sincerely

1031 Beatty's Road Grangefield Vic 3335

0403327346

sallcorp@tpg.com.au

The Golden Eagle Design & Construction

Designer & Builder Domestic, Commercial, renovations, DP-AD 1622, DBU 3999, CBU 5169.

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Summary of Obligations

Total levy liability estimate: \$7,697,496.97

This total levy liability estimate and the following summary of obligations are provided as estimates for indicative purposes only. The obligations stated may be incomplete. The levy liability is calculated as at the date of this document, and is subject to change.

Levy liability (1 parcels)

Habitat Type	Area/locations	Applicable rate	Estimated subtotal
Native Vegetation	28.242 ha	\$258,531	\$7,301,432.50
Scattered trees	0 trees	\$35,935	\$0
Golden Sun Moth	1.141 ha	\$28,733	\$32,784.35
Growling Grass Frog	0.288 ha	\$10,406	\$2,996.93
Matted Flax-Lily	0 ha	\$13,501	\$0
Southern Brown Bandicoot	0 ha	\$5,260	\$0
Spiny Rice Flower	28.242 ha	\$12,757	\$360,283.19

Conservation Areas

No parcels contain conservation areas.

Salvage and Translocation

Parcel(s) are not labelled as 'Potential Salvage Operations' and salvage is therefore not required.

Next Steps

The Biodiversity Conservation Strategy and a number of approvals under section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth), and the *Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020* form part of the Melbourne Strategic Assessment (MSA) program.

For information about how to meet a levy liability under the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020, or how conservation areas are treated and secured under the Melbourne Strategic Assessment (MSA) program, please refer to the [MSA website](#).

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Estimate of Melbourne Strategic Assessment Environment Mitigation Levy



Energy,
Environment
and Climate Action

Generated at Tue 25 Mar 2025 10:05:04 AM UTC

<https://www.msa.vic.gov.au>

Parcel Details (3~7\PP2927)

Standard Parcel Identifier (SPI): 3~7\PP2927
Address: 1031-1085 BEATTYS ROAD GRANGEFIELDS 3335

Parcel levy liability estimate: \$7,697,496.97

This parcel levy liability estimate and the following summary of obligations are provided as estimates for indicative purposes only. The obligations stated may be incomplete. The levy liability is calculated as at the date of this document, and is subject to change.

Levy liability

Habitat Type	Area/locations	Applicable rate	Estimated subtotal
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Conservation Areas

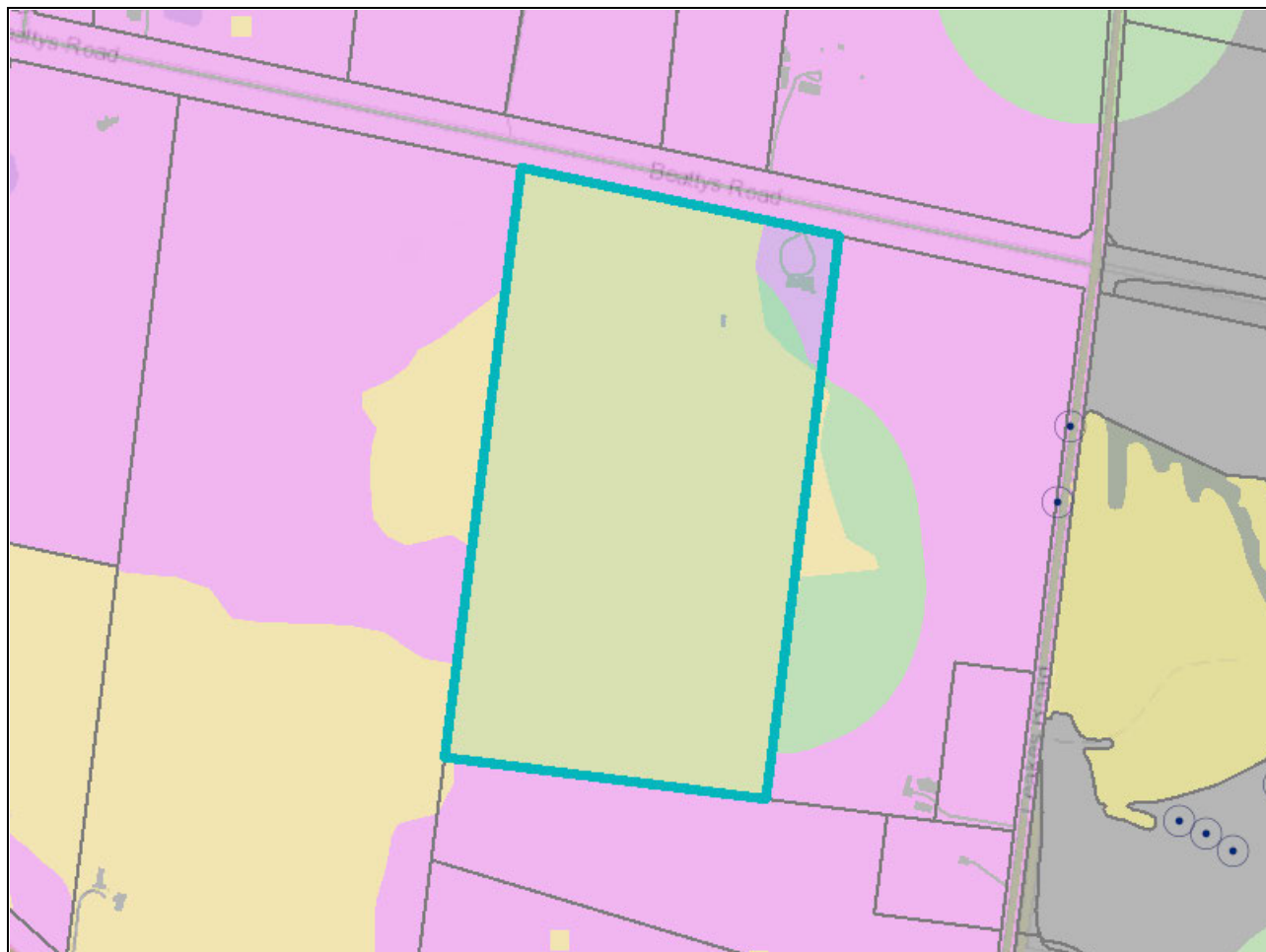
This parcel does not contain conservation areas.

Salvage and Translocation

This parcel is not labelled as 'Potential Salvage Operations' and salvage is therefore not required.

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Parcel Map (3~7\PP2927)



0 250 m



- | | |
|---|--|
| ■ None applicable | ■ Native vegetation area and Spiny Rice-flower |
| ■ Growling Grass Frog | ■ Southern Brown Bandicoot |
| ■ Growling Grass Frog and Southern Brown Bandicoot | ○ Scattered tree |
| ■ Golden Sun Moth | ■ MSA Levy Area Boundary |
| ■ Native vegetation area | ■ Parcels |
| ■ Native vegetation area and Matted Flax-lily | ■ MSA Conservation Area |
| ■ Native vegetation area and Southern Brown Bandicoot | ■ Native Vegetation Regulations Area |

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