

Derrimut Fields

Vision and Purpose Summary Document

September 2026



Department
of Transport
and Planning

Acknowledgement of Traditional Custodians

The Victorian Planning Authority proudly acknowledges First Peoples Communities throughout Victoria and their rich and enduring culture. We pay our respects to their Elders past and present.

We acknowledge Aboriginal people as Australia's First Peoples and as the Traditional Owners and Custodians of the lands and waters and their inherent rights to Country. We respect this enduring connection.

We recognise and value the ongoing contribution of First Peoples Communities to Victorian life and how this enriches our connection to Victoria.

We embrace the Government's commitment to self-determination and seek to embed this in our work.

We acknowledge the Bunurong people as the Traditional Owners of the land to which the Precinct Structure plan applies.

The Derrimut Fields Precinct is located on the traditional lands of the Bunurong People, that represents Bunurong peoples of the South-Eastern Kulin Nation, represented by the Bunurong Land Council Aboriginal Corporation.

We acknowledge the Bunurong People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the Aboriginal Heritage Act 2006. In 2025 there are 12 RAPs with decision-making responsibilities for approximately 77.5 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners, and community groups.

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Introduction

The vision and purpose process

The Department of Transport and Planning (DTP) has drafted the Derrimut Fields Precinct Structure Plan (PSP) Vision and Purpose based on feedback arising from the landowners and key stakeholders pitching sessions held in January-February 2026. The DTP, Council and landowners agreed a bespoke vision and purpose ‘workshop’ was unnecessary, as the pitching sessions provided all the necessary information to draft the Vision for the PSP and all parties shared a clear understanding of the key matters. DTP circulated a draft vision and purpose and received feedback from stakeholders. The final vision and purpose have been informed by this feedback.

Purpose of this document

This report summarises stakeholder comments on the draft Vision and Purpose and builds on the information and findings documented in the *Derrimut Fields Pitching Summary Report (March 2026)*.

These documents, alongside supporting technical studies will inform the draft Place Based Plan for the precinct.

Who was invited to give feedback on the draft Vision and Purpose?

The DTP invited all precinct stakeholders who participated in the pitching activities. The following groups attended:

- Department of Energy, Environment and Climate Action (DEECA – Melbourne Strategic Assessment (MSA))
- Melton City Council
- Melbourne Water
- Greater Western Water
- Bunurong Land Council Aboriginal Corporation (BLCAC)
- Wendy Bitans C/-Nick Hooper
- IFM Investors
- ESR Investment
- The Fifth
- Tract

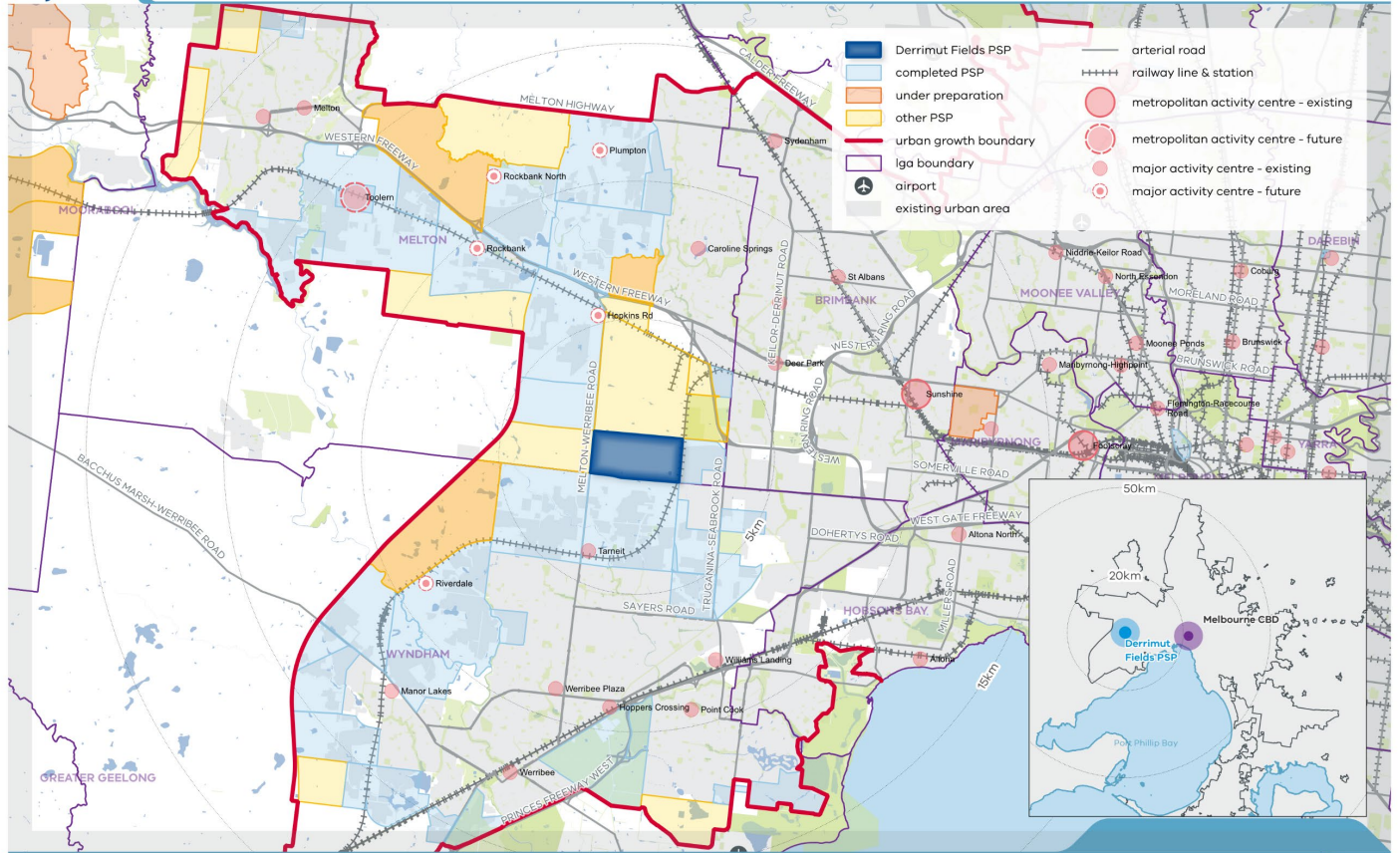


Plan 1
Regional Context
Derrimut Fields Precinct Structure Plan

1:175,000 @ A4



0 2.5 5 7.5 10 km



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Initial Draft

The project team used feedback from the pitching sessions to develop the draft vision and purposes. The Derrimut Fields Pitching Summary Report (available on the Derrimut Fields VPA [Project](#) Page) provides a summary of matters heard during pitching sessions. The project team grouped these matters into five themes, which formed the foundation for the Vision.

Vision

Derrimut Fields will be an economic hub that drives innovation and productivity for the west region's growth area. It will provide jobs closer to homes and strengthen the economic future of Melton. The precinct will deliver land for approximately 7,200 jobs close to several of Melton's and Wyndham's emerging residential communities and reduce the need to travel long distances for work. Derrimut Fields will leverage its existing and future surrounding transport and freight network to provide a precinct with a diverse mix of industry and business to grow and innovate. Skeleton Creek is a key feature of the precinct. Development will respond to the natural settings and provide innovative opportunities for green open space and a climate resilient precinct. The precinct will maximise net developable area through well-designed and sequenced infrastructure to unlock employment land across the precinct.

Purpose

Purpose #1

Attract a diverse, and regionally significant mix of industry and business that will provide a range of job opportunities for Melton and Wyndham residents – helping to reduce the need to commute long distances to work.

Purpose #2

Support a well-connected transport network that provides effective multi-modal linkages to nearby destinations and services.

Purpose #3

Facilitate a well-designed precinct that integrates with surrounding development and interfaces.

Purpose #4

Promote the coordinated delivery of a well-integrated network of waterways, drainage solutions and open spaces that maximise development potential while safeguarding environmental value and amenity.

Feedback

Comments on the vision and purpose are included in the table below, separated according to landowner and agency feedback. A corresponding response from DTP on how the feedback has been considered is included in the second column.

Landowners

Comment	DTP Response
ESR	
Our main concern relates to the vision identifying Skeleton Creek as a key feature of the precinct. Given that the DSS is currently being revised the ultimate drainage infrastructure requirements remain uncertain, it is not yet clear the extent of modification that may be required to Skeleton Creek and its surrounding interfaces. Noting that the current approved DSS required a fully constructed channel / urban drain for Skeleton Creek. The section of the creek through ESR's land appears to be physically non-existent, and surrounding sections to the north have been heavily modified. It does not exhibit the environmental, social, cultural, and economic values outlined in the Healthy Waterways Strategy. In the Stormwater Management Strategy (SMS) prepared by Spiire for the Truganina PSP, it was identified that the upper reaches of Skeleton Creek: 'will require modification as they are less defined creek lines'. Therefore, we do not agree with identifying it as a key feature but understand that consideration will need to be given to its role and function in the precinct.	The wording of the vision no longer refers to Skeleton Creek as a 'key feature' in response to feedback from BLCAC. However, the creek remains an important environmental feature in the precinct. The precinct covers approximately 500 hectares, is relatively flat and contains no other notable natural features beyond Skeleton Creek. In this context even a less-defined creek corridor becomes an important landscape and environmental feature within the precinct. Regardless of its current state, we expect that Melbourne Water will utilise the existing low points of Skeleton Creek to convey stormwater as part of the DSS and will modify the drainage channels accordingly.
Instead of 'Derrimut Fields will leverage its existing and future surrounding transport and freight network' ... 'Derrimut Fields is an <u>integral part of the ultimate transport network</u> '	Have updated wording in the Vision.
While it is acknowledged that the purpose statements are intended to be high level, we believe they could benefit from additional context that more directly reflects the strategic role, infrastructure requirements, and long-term function of the precinct. Such as:	Have not included this change. It does not provide further strategic guidance on the aspirations or intent of the PSP and does not provide further discretion or guidance to the council planner assessing planning permit applications.

Comment	DTP Response
Reference to the precinct being capable of supporting industrial growth and directly responding to the shortage of zoned and serviced industrial land within the established western growth corridor.	
Recognise and respond to the planned 'ultimate transport network', including future upgrades to freeway, freight, and logistics infrastructure across Melbourne's west. The precinct will form an integral part of the network.	Addressed by purpose #2. A separate purpose is not necessary.
Establish an 'industry-leading industrial precinct' that is well integrated with surrounding development, supports Victoria's long-term industrial, freight and logistics needs, and diversifies the employment offer of the region.	Have updated purpose #3 to include wording.
The precinct will facilitate the optimisation of the future drainage network identified through a future Melbourne Water DSS, ensuring effective integration with surrounding areas and upstream catchment requirements and flows.	Purpose #4 addresses waterways and drainage solutions. An additional purpose on this item is not needed.
Maintain flexibility within the planning framework to support the precincts long-term viability, adaptability, and responsiveness to changing infrastructure and industry requirements.	Not included. The purpose relates to the function of the built-out PSP, not the function of the PSP document or plans.
IFM	
The Vision and Purpose statements as drafted are more limited than would usually be expected for a PSP. Whilst we appreciate that the Vision and Purpose statements are meant to be high level, we would have expected the inclusion of content that holds a bit more weight. The Vision does not follow the typical PSP 2.0 template for a vision which generally consists of 5-6 full paragraphs of content. Happy with a relatively light, high-level approach, but it feels like a missed opportunity to be a bit more aspirational. Similarly, the purpose statements generally comprise a short heading, followed by a paragraph or two further describing the intent of each purpose statement. Is the expectation that the Vision and Purpose Statements will remain so light?	The vision was drafted as a concise, high-level statement expected to evolve with stakeholder input. We have now expanded on the vision in response to stakeholder feedback. However, it was always intended to shorten these sections of the PSP as they have low statutory value in decision making. We would expect the vision and purpose to remain light.
Neither the Vision or Purpose statements touch on integration and connectivity with surrounding areas. Developing land in the Derrimut	The purpose relates to the built-out PSP, rather than the plan or the process. Reference to landowners is not appropriate.

Comment	DTP Response
Fields PSP is the logical next step for unlocking employment land in Melbourne's west, and the urban structure supports this. The Vision and Purpose statements could also touch on the benefits of the PSP area comprising larger landholdings and a limited number of landowners.	Have included additional commentary on connectivity and integration with surrounds at Purpose #2, and the vision as well as reference to larger scale industrial opportunities.
The Vision talks generally of generating jobs but does not delve into the sorts of industries and sectors that are proposed to be prioritised. Whilst we would not wish to see the Vision and Purpose statement limiting future industries and sectors, we would usually expect to see some high-level direction. We also recommend that wording is included that leaves the door open for future innovations.	Agree it would be worthwhile to nominate some preferred uses, particularly considering the proximity of the future WIFT – this has been included in the vision statement. Any more specific use controls can be addressed in the applied zones/schedule to the UGZ or via local policy if required.
The Vision and Purpose statements could also touch on the benefits of the PSP area comprising larger landholdings and a limited number of landowners.	The purpose relates to the built-out PSP, rather than the plan or the process. Reference to landowners is not appropriate. Have included reference to opportunity for larger format industrial users.
Wendy Bitans C/- Taylors	
The reference to Skeleton Creek is curious. It is a feature, whether it is key is a matter for debate. At the moment it isn't really, perhaps post development it will be more so. The words – "Development will respond to the natural settings..." – I would like to think that given the natural settings are of a minor depression that rarely gets wet, that the PSP will reflect that and MW won't try and undertake a land grab that overstates what it actually is through this PSP.	The vision no longer refers to Skeleton Creek as a 'key feature' in response to feedback from BLCAC. However, the creek remains an important environmental feature in the precinct. The precinct covers approximately 500 hectares, is relatively flat and contains no other notable natural features beyond Skeleton Creek. In this context even a less-defined creek corridor becomes an important landscape and environmental feature within the precinct. Regardless of its current state, we expect that Melbourne Water will utilise the existing low points of Skeleton Creek to convey stormwater as part of the DSS and will modify the drainage channels accordingly.



Agencies

Comment		DTP Response
Bunurong Land Council Aboriginal Corporation		
We recommend explicitly highlighting that the area also holds important Bunurong cultural values that should be recognised, considered, and celebrated within the project area. It's great that the statement recognises the importance of the environmental values (including of Skeleton Creek); however, these are closely interconnected with cultural values, and there currently appears to be a gap in recognising this relationship.	We have updated the vision to recognise the cultural values held within the precinct and have updated Purpose #4 to reference safeguarding cultural values along with environmental values and amenity.	
Greater Western Water		
Purpose #4 should include a reference to sustainable water use and/or integrated water management, for example: <i>Promote the coordinated delivery of a well-integrated network of waterways, drainage solutions and open spaces that maximise development potential while safeguarding environmental value and amenity, by embedding integrated water management principles and enabling sustainable water use.</i>	We have updated this statement to include reference to cultural values. Integrated water management, while addressed by the PSP requirements and guidelines, is not a core theme identified from pitching sessions.	
Melton City Council		
No specific comments to make on the statement other than wondering why job numbers need to be included? I assume these are based on a combination of construction and full build out jobs?	The PSP vision typically includes a job or dwelling estimate. The anticipated number of jobs are based on full build-out and are calculated based on the precinct size and a nominal job figure per hectare according to the assumed applied zone (Industrial 1 Zone).	



Updated vision and purpose

The updated vision and purpose statements is included below

Vision

Derrimut Fields will be an economic hub that drives innovation and productivity for the west region's growth area. It will provide jobs closer to homes and strengthen the economic future of Melton.

The precinct will deliver land for approximately 7,200 jobs closer to homes. Warehousing and manufacturing jobs will take advantage of the precinct's strategic location close to the future Western Intermodal Freight Terminal (WIFT).

Derrimut Fields is an integral part of the ultimate transport and freight network, enabling a diverse mix of industry and businesses to grow and innovate.

Derrimut Fields will integrate with surrounding precincts and support strong connectivity enabling efficient, large-scale development outcomes.

Derrimut Fields holds important Bunurong cultural values that should be recognised and celebrated within the project area, including Skeleton Creek. Development will respond to the natural settings and provide innovative opportunities for green open space and support a climate resilient precinct.

The precinct will maximise net developable area through well-designed and sequenced infrastructure to unlock employment land across the precinct.

Purpose

Purpose #1

Attract a diverse, and regionally significant mix of industry and business that will provide a range of job opportunities for Melton and Wyndham residents – helping to reduce the need to commute long distances to work.

Purpose #2

Support a well-connected transport network that provides effective multi-modal linkages to nearby destinations and services, and is well-integrated with surrounding development.

Purpose #3

Establish a well-designed industrial precinct that supports Victoria's long-term industrial, freight and logistics needs, and diversifies the employment offered in the region.

Purpose #4

Promote the coordinated delivery of a well-integrated network of waterways, drainage solutions and open spaces that maximise development potential while safeguarding environmental and cultural values and amenity.