

30 April 2025

Doc No:

Mr Tim Hellsten
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
Sent via: planning.panels@transport.vic.gov.au

Dear Mr Hellsten,

**DRAFT AMENDMENT C244MELT TO THE MELTON PLANNING SCHEME –
MELTON EAST PRECINCT STRUCTURE PLAN AND INFRASTRUCTURE CONTRIBUTIONS
PLAN - REFERRAL TO THE VPA PROJECTS STANDING ADVISORY COMMITTEE**

I refer to draft Amendment C244melt to the Melton Planning Scheme (draft amendment), which proposes to facilitate residential development of the Melton East precinct generally in accordance with the Melton East Precinct Structure Plan (PSP) and Infrastructure Contributions Plan (ICP).

On 29 December 2024, the Minister for Planning approved the VPA to use a streamlined planning process to progress the draft amendment, undertake targeted public consultation and delegated to the VPA Chief Executive Officer the power to refer any unresolved submissions directly to the VPA Projects Standing Advisory Committee (Committee).

The VPA undertook a targeted public consultation process for the PSP, ICP and associated draft planning scheme ordinance during March 2025. A total of 41 submissions were received.

Referral

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA, I am writing to refer 'key issues' identified in **Table 1** below from unresolved submissions to the Melton East PSP, ICP and associated draft planning scheme amendment for advice and recommendations.

The request for the Committee's advice to facilitate an efficient and effective hearing is contained to the key issues identified in **Table 1**.

The VPA will continue seeking to resolve submissions that have not been referred to the Committee directly with submitters. The submissions that have not been referred are those the VPA is confident will be resolved outside of the Committee process, including submissions by government agencies and submissions that do not request changes to the draft amendment.

Table 1 – Key Issues

KEY ISSUES	ADVICE SOUGHT
Drainage land take and flooding	<p>Please advise if:</p> <ul style="list-style-type: none">• The location and size of drainage areas as shown on the PSP provide an appropriate envelope and land take within which to subsequently resolve detailed design of required Melbourne Water infrastructure.• Location of drainage assets outside of areas of cultural and ecological sensitivity is strategically justified.• The removal of the Urban Floodway Zone is appropriate having regard to flood safety risk and implementation of development outcomes in the PSP.

Staging and Infrastructure	<p>Please advise whether:</p> <ul style="list-style-type: none"> The Infrastructure and Development Staging Plan (Plan 12) in the PSP in conjunction with the Requirements and Guidelines in Section 3.7 of the PSP will allow for the orderly development of the precinct.
Infrastructure Contributions Plan (ICP)	<p>Please advise whether:</p> <ul style="list-style-type: none"> The projects proposed in the ICP are strategically justified and fulfil principles of need and nexus. Proposed ICP costings are appropriate. The number of sports reserves provided via the precinct is appropriate, including the regional active open space.
Residential densities	<p>Please advise whether:</p> <ul style="list-style-type: none"> The requirements and guidelines in the PSP about housing typologies and subdivision design are appropriate having regard to the density mix proposed by the PSP. The target density of an average of 40 dwellings per hectare on land located within 400 metre walkable catchments of activity centres is appropriate
Transport network	<p>Please advise whether:</p> <ul style="list-style-type: none"> The road network proposed by the PSP, including intersections and road widening, is strategically justified.
Affordable housing	<p>Please advise whether:</p> <ul style="list-style-type: none"> The guidelines and information included within the PSP on affordable housing are appropriate for inclusion as a means of encouraging the provision of affordable housing without mandating it.
Community infrastructure	<p>Please advise whether:</p> <ul style="list-style-type: none"> The location and size of sports reserves within the precinct is appropriate to balance community needs while maximising Net Developable Area.
Aboriginal Cultural heritage	<p>Please advise whether:</p> <ul style="list-style-type: none"> The material within the PSP relating to Aboriginal Cultural Heritage is strategically justified, specifically R33, G32-34, Plan 10 and Plan 17.

Drainage matters have been referred for advice as described above. However, the VPA requests the Committee focus its consideration on the discrete strategic planning aspects of drainage identified in Table 1 instead of detailed technical matters, as the final drainage outcomes will be determined through Melbourne Water's DSS. Drainage has been included in the PSP for spatial planning purposes and is not intended to fetter Melbourne Water's decision-making discretion. The DSS will be further refined and finalised by Melbourne Water after gazettal of the PSP, as is consistent with the standard approach to DSS design and implementation.

Without limiting its powers under the *Planning and Environment Act 1987 (Vic)*, including the power to regulate its own proceedings, the VPA encourages the Committee to consider adopting the following hearing procedures to provide an efficient and timely process for the assessment of the draft amendment:

- Specifying a time limit for submitters seeking to be heard;
- Regulating evidence in chief to balance efficiency and fairness;
- Limiting cross examination to matters which are of interest to the Committee; and
- Directing the submitters to focus preparation of submissions and appointment of experts only on the specific matters the VPA has requested your advice on and raised in their submission as outlined in Table 1.

The supporting documents required by clause 13 of the terms of reference are enclosed via Sharefile link in the accompanying email.

The VPA requests the Committee confirm the following indicative dates:

- A Directions Hearing commencing in the week of 26 May 2025 – with a preference for 28 May
- A Hearing commencing in the week of 7 July 2025.

I enclose all referred submissions, and a submissions summary table which identifies the key issues within unresolved submissions and the VPA's current response to submitters.

If you would like further information, please email Justin O'Meara, Executive Director Metropolitan Melbourne at [REDACTED].

Yours sincerely,



DEAN ROCHFORD
ACTING CHIEF EXECUTIVE OFFICER

- Encl. Melton East PSP and ICP
 Draft Amendment C244melt to the Melton Planning Scheme documentation
 Referred submissions and submitter details
 VPA referred Submissions Summary Table
 Melton East Public Consultation Report (draft)
 Supporting background reports
- cc. Roslyn Wai, Chief Executive Officer, City of Melton