

A Thriving Community Where Everyone Belongs



**C195 PLUMPTON AND KOROROIT  
INFRASTRUCTURE CONTRIBUTIONS PLAN**

Exhibition Submission by Melton City Council, 25 June 2018

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## 1. Introduction

The City of Melton welcomes the opportunity to comment on the Planning Scheme Amendment documentation for C195 which comprises the following:

1. Plumpton and Kororoit Infrastructure Contributions Plan, April 2018; and
2. Planning Scheme Ordinance including Infrastructure Contributions Overlay Schedule 1.

Melton City Council acknowledges the hard work that the Victorian Planning Authority (VPA) has undertaken to finalise the documentation associated with this Infrastructure Contributions Plan (ICP).

Melton City Council has had the cost estimates for the infrastructure projects peer reviewed, and has worked with the VPA to ensure that the cost estimates are reasonable and reflective of the actual construction costs.

This submission recommends changes that should be made to Kororoit and Plumpton ICP and ordinance related to C195.

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## 2. Key Issues

There are a number of key issues which need to be considered and addressed prior to Melton City Council (MCC) providing support for the amendment. These are issues that are considered to have a significant impact on MCC's ability to implement the PSPs and the ICP.

### 2.1 Discrepancies with the approved Precinct Structure Plans

A number of discrepancies have been identified between the proposed Infrastructure Contributions Plan (ICP) and the approved Precinct Structure Plans (PSPs for Kororoit & Plumpton). The PSP constitutes the strategic justification for the ICP. The information in the ICP and the PSPs should match each other substantively and adopt consistent language.

In particular, Council is concerned that:

- A number of the project descriptions in the ICP do not match the project descriptions in the PSPs.
- Some of the land areas in the ICP do not match those stated in the PSPs.
- The staging in the ICP for most of the projects do not match the staging in the PSPs.

Given that the PSPs are now incorporated documents in the Melton Planning Scheme, Council requests that information in the ICP and the PSPs be the same.

### 2.2 Community and Recreation Construction Levy

Melton City Council raises concerns with the current capped rate for the Community and Recreation Construction levy.

The community and recreation projects in the Plumpton and Kororoit ICP area will cost \$133,961,408.66 to deliver, and Council will collect \$98,176,008 from the Community and Recreation Construction levy to fund these projects, which results in a shortfall of \$35,785,400.66. The levy will collect 73.3% of the money required to construct essential community and recreation infrastructure. This percentage is less than what is currently collected for community and recreation infrastructure in approved DCP's in the City of Melton.

Council requests the Department of Environment, Land, Water and Planning (DELWP) work with the Victorian Planning Authority and Growth area Councils to review the cost of delivering essential community infrastructure as part of the benchmark cost document being prepared by the VPA to ensure that the levy is fair and reasonable, and appropriate to deliver this essential infrastructure.

Council notes that it is currently exploring mechanisms and delivery models to help manage the funding contribution it makes to the delivery of infrastructure. However, there is a concern that an overall increased shortfall is unmanageable for Council particularly in a rate capping environment.

### 2.3 PSP Area 1080.2 – Regional Park

Melton City Council requests that the development of PSP 1080.2 – Kororoit Creek Regional Park be expedited as a matter of priority.

The area subject to PSP 1080.2 is identified as Conservation Area 3 - Clarke's Road Grassland in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors.

A process has commenced by the State Government to evaluate the boundaries of the Kororoit Creek Regional Park, and there is no certainty that any of the land within this

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Conservation Area will be excised from the Regional Park. The current process initiated by the State Government has identified that approximately 59.7 hectares of land should be excised from Conservation Area 3.

It is noted that the Kororoit Regional Park area contains a number of infrastructure items, which are required for the development of the Kororoit PSP area. In particular, the upgrade of existing Neale Road to a four lane arterial road, which the Kororoit PSP identified as being an ICP item, and the construction of a retarding basin.

The upgrade of Neale Road will require the road reservation to be widened. Clarification is required on how the road widening and construction will be funded as they are excluded from the proposed Plumpton and Kororoit ICP. Clarification is also sought on whether road widening will be allowed, and what the road cross-section will be. The road cross-section is important as developers are proposing to run services along Neale Road to facilitate development in the Kororoit PSP area.

The development of this PSP is vital as it will provide pedestrian, cyclist and vehicular (both car and public transport) access between the future community in the Kororoit PSP and the existing communities of Caroline Springs and Burnside.

Council notes that a cost estimate has been prepared for RD-21 which is the upgrade of Neale Road east of Sinclairs Road, which has not been included in the ICP. Two projects in the ICP externally apportion to the Kororoit Part 2 ICP (IN-24 and PBR-03). This is problematic as this assumes that some areas located within Conservation Area 3 will be excised from the conservation area (which would need to be approved by the Commonwealth Government), and available for development.

The Transport Construction costs attributable to the Kororoit Part 2 ICP in Amendment C195 are \$12,125,846.17 (RD-21 \$10,396,271.77 plus 50% of IN-24 \$1,517,077.54 plus 10% of PBR-03 \$212,496.86). When the transport construction levy is applied at \$108,700 per net developable hectare, 111.6 hectares would be required to fund these transport projects. Council notes that the proposed excision by the State Government is 59.7 hectares (gross).

Council therefore submits that the Plumpton and Kororoit global ICP be changed to include RD-21 Neale Road east of Sinclairs Road, and should include the full cost of IN-24 and PBR-03, as there is no certainty that Kororoit Part 2 PSP will include any developable land to pay for these projects. Council notes that these transport projects are essential works required to service development in the Kororoit PSP area and their delivery would be complicated if there is no funding available for them. Council is concerned that the impact of these transport construction shortfalls are compounded by the significant shortfall in the Community and Recreation Construction Levy.

The appropriate time to review what transport construction projects should be funded in Kororoit Part 2 ICP is when the boundaries of Conservation Area 3 are approved by the Commonwealth Government and it is known what the net developable area is (if any) within Kororoit Part 2.

If projects RD-21, IN-24, and PBR-03 are fully attributable to the Plumpton and Kororoit ICP there will be an additional \$12,125,846.17 shortfall in the standard levy. To fully cover the cost of projects RD-21, IN-24 and PBR-03 the supplementary levy rate should be increased by \$9,754 to \$41,010 per net developable hectare.

Council therefore requests that additional culvert projects be subject to the supplementary levy to ensure that the transport construction costs are fully covered. Possible culverts to be included in the supplementary levy could be the full cost of the construction of CU-01

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(\$2,513,120), CU-04 Tarleton Road (\$3,380,960), CU-05 Hopkins Road (\$4,874,255), and / or CU-07 Taylors Road (\$3,945,267.76).

Melton City Council request that a meeting be held with VPA to resolve a way forward on this issue prior to the Kororoit and Plumpton ICP being gazetted.

### 2.4 Plumpton Aquatics Centre

Melton City Council objects to the change of the description of the Plumpton Aquatics Centre in the ICP.

The ICP proposes to modify the description of PSP description of the *Plumpton Aquatics Centre* to *Indoor Recreation Component (Plumpton Aquatics Centre)* in Table 8 of the ICP.

Council is concerned that this redefines the project from what was considered in the Precinct Structure Plan and the panel hearing. The planning panel considered whether an aquatic centre is an allowable infrastructure item in the Ministerial Direction, and formed the view that the purchase of land is an allowable item and 50% of the land could be included in the ICP (the remaining 50% would be purchased by Council as the centre would service a catchment area greater than the PSP area).

The planning panel concluded that the purchase of 50% of the land for the aquatic centre was an allowable item in the Ministerial Directions.

This was accepted by the VPA, DELWP and by extension the Minister for Planning in the approval of the Plumpton PSP.

### 2.5 Implementation of the Infrastructure Contributions System

Melton City Council is concerned that there is still a lack of clarity on how the new Infrastructure Contributions system will operate, particularly how Councils are expected to implement the changes to public land contribution system. It is difficult to evaluate the appropriateness of the ICP in the absence of the Ministerial Direction as consistency with this direction is a key evaluative tool. For example, in relation to land credits and payment the note to the new Section 46GW states *'The method for calculating the land credit amount is specified in a Minister's direction applying to the approved infrastructure contributions plan'*. Council reserves its position in this regard.

Council seeks clarification on how the Infrastructure Contributions System will operate for the following matters:

- What process will be undertaken to calculate the rate that public land will be indexed? This has implications for the amount of money that Council will administer through the land equalisation and credit process.
- When is Council required to pay landowners the land credit for the over provision of land?

Council would like information on the reporting arrangements for the land credit and equalisation process. What information is required to be provided to the Minister for Planning on public land contributions?

In the Development Contributions system Councils are prohibited from placing money in accounts that accrue interest. Council interprets that the under the new system equalisation money can be held in an account that accrues interest, in order to minimise the risk to Council that land credits may exceed the land equalisation amount over time. Confirmation of this issue is sought.



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### **3. Comments and Recommended Changes**

The following tables provide detailed comments on the draft documentation and recommended changes to each document which forms part of the C195.

- The Plumpton and Kororoit Infrastructure Contributions Plan; and
- Planning Scheme Ordinance, including ICO1 and associated mapping.



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**Table 1: Infrastructure Contributions Plan**

Item No.	Section, Page no.	Comment	Recommended Change
1	General Comment	The wording in the Plumpton and Kororoit PSPs and the ICP should match, this includes information in the project descriptions, the staging of projects, and land area of infrastructure projects.	VPA make changes to ensure that the information in the PSPs and the ICP match. (Refer section 2 of this submission for detail)
2	General Comment	Appendix A in the Kororoit PSP states that the net developable area is 537.76 hectares, whereas the ICP calculates the area as 537.74 hectares.  This affects the overall net developable area. The PSPs state 1,243.24 hectares, whereas the ICP states 1,243.22 hectares.  This affects the net developable areas in Table 1, Table 3, Table 4, Table 9, Table 11, Table 16, and Table 17 in the ICP.	The net developable area in the PSPs and the ICP should match. The PSPs state 1,243.24 hectares, whereas the ICP states 1,243.22 hectares.
<b>Table 5</b>			
<b>Monetary Component Standard Levy Transport Projects</b>			
<b>Road Projects</b>			
3	p.15	RD-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-01 to match the PSP. The staging should be S.
4	p.15	RD-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-02 to match the PSP. The staging should be S.
5	p.15	RD-03 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-03 to match the PSP. The staging should be S.
6	p.15	RD-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-04 to match the PSP. The staging should be S.
7	p.15	RD-05 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-05 to match the PSP. The staging should be S.
8	p.15	RD-06 the project description should be changed to match the project description in the PSP. Delete 'and habitat compensation obligations'	Change the project description for RD-06 by deleting 'and habitat compensation obligations'
9	p.15	RD-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-06 to match the PSP. The staging should be M.
10	p.15	RD-07 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-07 to match the PSP. The staging should be M.

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Item No.	Section, Page no.	Comment	Recommended Change
11	p.15	RD-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-08 to match the PSP. The staging should be M.
12	p.15	RD-09 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-09 to match the PSP. The staging should be M.
13	p.15	RD-10 the staging of this project does not match the PSP. ICP states S whereas the PSP states M.	Change the staging of RD-10 to match the PSP. The staging should be M.
14	p.15	RD-11 the project description does not match the project description in the PSP.	Change the project description for RD-11 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
15	p.15	RD-11 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-11 to match the PSP. The staging should be S.
16	p.15	RD-12 the project description does not match the project description in the PSP.	Change the project description for RD-12 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
17	p.16	RD-13 the project description does not match the project description in the PSP.	Change the project description for RD-13 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
18	p.16	RD-13 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-13 to match the PSP. The staging should be S.
19	p.16	RD-14 the project description does not match the project description in the PSP.	Change the project description for RD-14 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
20	p.16	RD-15 the project description does not match the project description in the PSP.	Change the project description for RD-15 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
21	p.16	RD-16 the project description should be changed to match the project description in the PSP. Add <u>and native vegetation</u>	Change the project description for RD-16 to read: <u>Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.</u>
22	p.16	RD-17 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-17 to match the PSP. The staging should be S.
23	p.16	RD-18 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-18 to match the PSP. The staging should be S.
24	p.16	<b>Intersection Projects</b> IN-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-01 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
25	p.16	IN-02 the project description in the PSP identifies this as North-South Road 1	Change the project description for IN-02 to read: <b>Intersection: North-South Road 12 and Melton Highway</b>
26	p.16	IN-03 the project description in the PSP identifies this as North-South Road 2	Change the project description for IN-03 to read: <b>Intersection: North-South Road 42 and Melton Highway</b>
27	p.16	IN-03 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-03 to match the PSP. The staging should be S.
28	p.16	IN-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-04 to match the PSP. The staging should be S.
29	p.16	IN-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-05 to match the PSP. The staging should be S.
30	p.17	IN-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-06 to match the PSP. The staging should be S.
31	P.17	IN-07 the project description does not match the project description in the PSP.	Change the project description for IN-07 to read: <b>Construction of connector road to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</b>
32	p.17	IN-07 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-07 to match the PSP. The staging should be M.
33	P.17	IN-08 the project description does not match the project description in the PSP.	Change the project description for IN-08 to read: <b>Construction of primary arterial to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</b>
34	p.17	IN-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-08 to match the PSP. The staging should be S.
35	p.17	IN-09 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-09 to match the PSP. The staging should be M.
36	p.17	IN-10 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-10 to match the PSP. The staging should be M.
37	p.17	IN-11 the staging of this project does not match the PSP. ICP states S whereas the PSP states M.	Change the staging of IN-11 to match the PSP. The staging should be M.
38	p.17	IN-12 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-12 to match the PSP. The staging should be S.
39	P.17	IN-13 the project description does not match the project description in the PSP. Add <b>and native vegetation</b>	Change the project description for IN-13 to read: <b>Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</b>

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Item No.	Section, Page no.	Comment	Recommended Change
40	p.17	IN-13 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-13 to match the PSP. The staging should be S.
41	P.17	IN-14 the project description does not match the project description in the PSP. Add <u>and native vegetation</u>	Change the project description for IN-14 to read: <i>Construction of primary arterial to primary arterial signalised 4-way intersection (interim standard) <u>and native vegetation</u> and habitat compensation obligations.</i>
42	p.17	IN-14 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-14 to match the PSP. The staging should be S.
43	P.17	IN-15 the project description does not match the project description in the PSP. Add <u>and native vegetation</u>	Change the project description for IN-15 to read: <i>Construction of connector road to primary arterial signalised 4-way intersection (interim standard) <u>and native vegetation</u> and habitat compensation obligations.</i>
44	P.17	IN-16 the project description does not match the project description in the PSP. Add <u>and native vegetation</u>	Change the project description for IN-16 to read: <i>Construction of connector road to primary arterial signalised T intersection (interim standard) <u>and native vegetation</u> and habitat compensation obligations.</i>
45	P.17	IN-17 the project description does not match the project description in the PSP. Add <u>and native vegetation</u>	Change the project description for IN-17 to read: <i>Construction of connector road to primary arterial signalised 4-way intersection (interim standard) <u>and native vegetation</u> and habitat compensation obligations. Note contribution from Taylors Hill West DCP for project DI_RO_06.</i>
46	P.17	IN-07 the apportionment to this ICP column states 87%, which has been based on the \$500,000 in the Taylors Hill West DCP (\$2010) for project DI_RO_06.  In September 2017 this amount for project DI_RO_06 was indexed to \$613,159.84 which is 84% of the overall cost of the project.	Change the apportionment to this ICP in IN-17 from 87% to 84%
47	p.17	IN-07 the cost apportioned to the ICP column	Change the cost apportioned to ICP for IN-17 to \$3,157,700.68
48	P.18	IN-18 the project description does not match the project description in the PSP.	Change the project description for IN-18 to read: <i>Construction of connector road to primary arterial signalised 4-way intersection (interim standard) <u>and native vegetation</u> and habitat compensation obligations.</i>

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Item No.	Section, Page no.	Comment	Recommended Change
49	p.18	IN-18 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-18 to match the PSP. The staging should be S.
50	P.18	IN-19 the project description does not match the project description in the PSP.	Change the project description for IN-19 to read: <i>Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</i>
51	P.18	IN-22 the project description does not match the project description in the PSP.	Change the project description for IN-22 to read: <i>Construction of secondary arterial / local road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</i>
52	P.18	IN-23 the project description does not match the project description in the PSP.	Change the project description for IN-23 by deleting 'and habitat compensation obligations'
53	p.18	IN-23 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-23 to match the PSP. The staging should be S.
54	P.18	IN-24 the project description does not match the project description in the PSP.	Change the project description for IN-19 to read: <i>Construction of connector road / local road to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.</i> <i>Note: eastern leg subject to future PSP 1080.2.</i>
55	P.18	IN-24 this project has 50% apportionment to Kororoit Part 2 PSP.  This is problematic as the Commonwealth Government has not yet considered or approved any change to Conservation Area 3, and there is no certainty that there will be any developable land within Part 2 to fund the development of this intersection.	IN-24 should not be externally apportioned to Kororoit Part 2 ICP, as there is no certainty that any of this land will be developable.
56	p.18	IN-24 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-24 to match the PSP. The staging should be S.
		<b>Pedestrian Signals</b>	
57	p.18	PS-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of PS-01 to match the PSP. The staging should be S.
58	p.18	PS-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of PS-02 to match the PSP. The staging should be M.
59	p.18	PS-03 the staging of this project does not match the PSP. ICP states S whereas the PSP states M.	Change the staging of PS-03 to match the PSP. The staging should be M.



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Item No.	Section, Page no.	Comment	Recommended Change
<b>Culvert Projects</b>			
61	p.19	CU-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CU-04 to match the PSP. The staging should be M.
62	p.19	CU-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CU-05 to match the PSP. The staging should be S.
63	p.19	CU-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CU-06 to match the PSP. The staging should be S.
<b>Table 6</b>			
<b>Monetary Component Supplementary Levy Transport Projects</b>			
<b>Bridge Projects</b>			
64	p.21	BR-01 the project description does not match the project description in the PSP.	Change the project description for BR-01 to read: <i>Construction of a connector road bridge over the Kororoit Creek in accordance with Growing Grass-Frog Conservation Area requirements and native vegetation and habitat compensation obligations.</i>
65	p.21	BR-02 the project description does not match the project description in the PSP.	Change the project description for BR-02 to read: <i>Construction of a primary arterial road bridge (interim standard) over the Kororoit Creek in accordance with Growing Grass-Frog Conservation Area requirements and native vegetation and habitat compensation obligations.</i>
66	P.21	BR-03 the project description does not match the project description in the PSP.	Change the project description for BR-03 to read: <i>Construction of a connector road bridge over the Kororoit Creek and native vegetation and habitat compensation obligations.</i>
67	p.21	PBR-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of PBR-01 to match the PSP. The staging should be S.
68	p.21	PBR-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of PBR-02 to match the PSP. The staging should be M.
69	P.21	PBR-03 this project has 10% apportionment to Kororoit Part 2 PSP.  This is problematic as the Commonwealth Government has not yet considered or approved any change to Conservation Area 3, and there is no certainty that there will be any developable land within Part 2 to fund the development of this bridge.	PBR-03 should not be externally apportioned to Kororoit Part 2 ICP, as there is no certainty that any of this land will be developable.

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Item No.	Section, Page no.	Comment	Recommended Change
<b>Culvert Projects</b>			
70	p.21	CU-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CU-02 to match the PSP. The staging should be M.
71	p.21	CU-03 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CU-03 to match the PSP. The staging should be M.
<b>Table 7</b>			
<b>Monetary Component Community and Recreation Projects</b>			
<b>Community Building Projects</b>			
72	p.23	CI-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CI-01 to match the PSP. The staging should be S.
73	p.23	CI-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-02 to match the PSP. The staging should be M.
74	p.23	CI-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-04 to match the PSP. The staging should be M.
75	p.23	CI-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-05 to match the PSP. The staging should be M.
76	p.23	CI-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CI-06 to match the PSP. The staging should be S.
77	p.23	CI-07 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of CI-07 to match the PSP. The staging should be S.
<b>Open Space Projects</b>			
78	p.24	SR-01 the project description does not match the project description in the PSP.	Change the project description for SR-01 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <i>Playground including play space, youth space, picnic and BBQ</i></li> <li>The following wording in dot-point 4 - <i>with lighting</i></li> </ul>
79	p.24	SR-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-01 to match the PSP. The staging should be S.
80	p.24	SR-02 the project description does not match the project description in the PSP.	Change the project description for SR-02 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <i>Playground including play space, youth space, picnic and BBQ</i></li> <li>The entire text in dot-point 4 - <i>Habitat compensation obligations for existing Beatlys Road reserve</i></li> </ul>
81	p.24	SR-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-02 to match the PSP. The staging should be S.



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Item No.	Section, Page no.	Comment	Recommended Change
82	p.24	SR-03 the project description does not match the project description in the PSP.	Change the project description for SR-03 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including large play space, youth space, picnic and BBQ</del></li> </ul>
83	p.24	SR-04 the project description does not match the project description in the PSP.	Change the project description for SR-04 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del></li> </ul>
84	p.24	SR-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of SR-04 to match the PSP. The staging should be M.
85	p.25	SR-05 the project description does not match the project description in the PSP.	Change the project description for SR-05 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del></li> <li>The following wording in dot-point 4 - <del>with lighting</del></li> </ul>
86	p.24	SR-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-05 to match the PSP. The staging should be S.
87	p.25	SR-06 the project description does not match the project description in the PSP.	Change the project description for SR-06 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including large play space, youth space, picnic and BBQ</del></li> </ul>
88	p.25	SR-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of SR-06 to match the PSP. The staging should be M.
89	p.25	SR-07 the project description does not match the project description in the PSP.	Change the project description for SR-07 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including large play space, youth space, picnic and BBQ</del></li> </ul>
90	p.25	SR-08 the project description does not match the project description in the PSP.	Change the project description for SR-08 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del></li> <li>The following wording in dot-point 4 - <del>with lighting</del></li> </ul>
91	p.25	SR-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-08 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
92	p.25	SR-09 the project description does not match the project description in the PSP.	Change the project description for SR-09 by deleting the following: <ul style="list-style-type: none"> <li>The entire text in dot-point 2 - <i>Playground including play space, youth space, picnic and BBQ</i></li> </ul>
<b>Table 8 Public purpose Land Component Projects</b>			
<b>Road projects</b>			
93	p.27	RD-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-01 to match the PSP. The staging should be S.
94	p.27	RD-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-02 to match the PSP. The staging should be S.
95	p.28	RD-03 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-03 to match the PSP. The staging should be S.
96	p.28	RD-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-04 to match the PSP. The staging should be S.
97	p.28	RD-05 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-05 to match the PSP. The staging should be S.
98	p.28	RD-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-06 to match the PSP. The staging should be M.
99	p.28	RD-07 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-07 to match the PSP. The staging should be M.
100	p.28	RD-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-08 to match the PSP. The staging should be M.
101	p.28	RD-09 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of RD-09 to match the PSP. The staging should be M.
102	p.28	RD-10 the staging of this project does not match the PSP. ICP states S whereas the PSP states M.	Change the staging of RD-10 to match the PSP. The staging should be M.
103	p.28	RD-11 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of RD-11 to match the PSP. The staging should be S.
104	p.28	RD-13 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-13 to match the PSP. The staging should be S.
105	p.28	RD-17 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-17 to match the PSP. The staging should be S.
106	p.28	RD-18 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of RD-18 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
107	p.28	<p>Missing road project RD-21. The project costs sheets identify project RD-21, which is the upgrade of Neale Road east of Sinclairs Road within the Kororoit Creek Regional Park.</p> <p>The upgrade of this road is identified as \$10,396,271.77. This project has been excluded from the ICP.</p> <p>The Biodiversity Conservation Strategy identifies all land east of Sinclairs Road and south of the Kororoit Creek as forming part of Conservation Area 3. There is no certainty that the boundaries of Conservation Area 3 will be altered, and there is no certainty that there will be any developable land to pay for this project.</p> <p>This presents unreasonable risk to Council that this essential project could be unfunded if there is no developable land within the Kororoit Part 2 PSP area.</p>	<p>The ICP should be amended to include RD-21 upgrade of Neale Road east of Sinclairs Road.</p> <p>The apportionment of this project to Kororoit Part 2 ICP should be reviewed when the boundaries of Conservation Area 3 are known, and the net developable area (if any) within the Kororoit Part 2 PSP / ICP has been calculated.</p>
<b>Intersection Projects</b>			
108	p.29	IN-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-01 to match the PSP. The staging should be S.
109	p.29	IN-02 the project description in the PSP identifies this as North-South Road 1, change to match the PSP.	Change the project description for IN-02 to read: <b>Intersection: North-South Road 12 and Melton Highway</b>
110	p.29	IN-03 the project description in the PSP identifies this as North-South Road 2, change to match the PSP.	Change the project description for IN-03 to read: <b>Intersection: North-South Road 12 and Melton Highway</b>
111	p.29	IN-03 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-03 to match the PSP. The staging should be S.
112	p.29	IN-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-04 to match the PSP. The staging should be S.
113	p.29	IN-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-05 to match the PSP. The staging should be S.
114	p.29	IN-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-06 to match the PSP. The staging should be S.
115	p.29	IN-07 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-07 to match the PSP. The staging should be M.
116	p.29	IN-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of IN-08 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
117	p.29	IN-09 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-09 to match the PSP. The staging should be M.
118	p.29	IN-10 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IN-10 to match the PSP. The staging should be M.
119	p.29	IN-11 the staging of this project does not match the PSP. ICP states S whereas the PSP states M.	Change the staging of IN-11 to match the PSP. The staging should be M.
120	p.29	IN-12 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-12 to match the PSP. The staging should be S.
121	p.29	IN-13 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-13 to match the PSP. The staging should be S.
122	p.29	IN-14 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-14 to match the PSP. The staging should be S.
123	p.29	IN-18 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-18 to match the PSP. The staging should be S.
124	p.30	IN-23 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-23 to match the PSP. The staging should be S.
125	p.30	IN-24 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of IN-24 to match the PSP. The staging should be S.
126	p.30	<b>Bridge Projects</b> BR-02 the project description should state that this is a primary arterial road bridge.	BR-02 change description to read: <i>Purchase of land for the future construction of a <u>primary arterial</u> bridge (ultimate standard)</i>
127	p.30	<b>Community and Recreation Projects</b> CI-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CI-01 to match the PSP. The staging should be S.
128	p.30	CI-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-02 to match the PSP. The staging should be M.
129	p.30	CI-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-04 to match the PSP. The staging should be M.
130	p.30	CI-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of CI-05 to match the PSP. The staging should be M.
131	p.30	CI-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of CI-06 to match the PSP. The staging should be S.
132	p.30	CI-07 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of CI-07 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
133	p.30	IR-01 the description of the project does not match the PSP.  This project should be called <b>Plumpton Aquatics Centre</b> .  The name of this project was considered by the Planning Panel, who agreed that an Aquatics Centre was an appropriate item to be included in the ICP.	IR-01 change the description to read:  <b>Indoor Recreation Component (Plumpton Aquatics Centre)</b>  <i>Purchase of land for an aquatics centre</i>  Refer section 2.4 of this submission for further detail.
134	p.30	IR-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of IR-01 to match the PSP. The staging should be M.
135	p.30	IR-02 the description of the project does not match the PSP.	IR-02 change the description to read:  <b>Deanside Indoor Recreation Facility Centre</b>  <i>Purchase of land for an indoor recreation facility</i>
136	p.30	The project should be called the <b>Deanside Indoor Recreation Facility</b> .	Change the staging of IR-02 to match the PSP. The staging should be M.
137	p.31	SR-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-01 to match the PSP. The staging should be S.
138	p.31	SR-02 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-02 to match the PSP. The staging should be S.
139	p.31	SR-04 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of SR-04 to match the PSP. The staging should be M.
140	p.31	SR-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-05 to match the PSP. The staging should be S.
141	p.31	SR-06 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of SR-06 to match the PSP. The staging should be M.
142	p.31	SR-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of SR-08 to match the PSP. The staging should be S.
143	p.31	LP-01 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-01 to match the PSP. The staging should be M.
144	p.31	LP-05 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-05 to match the PSP. The staging should be M.
145	p.31	LP-06 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of LP-06 to match the PSP. The staging should be S.
146	p.31	LP-08 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of LP-08 to match the PSP. The staging should be S.

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Item No.	Section, Page no.	Comment	Recommended Change
147	p.31	LP-09 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-09 to match the PSP. The staging should be M.
148	p.32	LP-11 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of LP-11 to match the PSP. The staging should be S.
149	p.32	Project LP-13 is missing from Table 6 Open Space Delivery Guide in the Plumpton PSP	Add Project LP-13 into Table 6 in the Plumpton PSP
150	p.32	LP-14 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-14 to match the PSP. The staging should be M.
151	p.32	LP-15 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of LP-15 to match the PSP. The staging should be S.
152	p.32	LP-16 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of LP-16 to match the PSP. The staging should be S.
153	p.32	Project LP-17 the land take area in the ICP states 0.95 hectares, whereas the Plumpton PSP states 1.0 hectare	Change the area of LP-17 to 1.0 hectare to match the Plumpton PSP
154	p.32	LP-17 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-17 to match the PSP. The staging should be M.
155	p.32	LP-18 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-18 to match the PSP. The staging should be M.
156	p.32	LP-19 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of LP-19 to match the PSP. The staging should be S.
157	p.32	LP-24 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-24 to match the PSP. The staging should be M.
158	p.32	LP-25 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-25 to match the PSP. The staging should be M.
159	p.32	LP-26 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-26 to match the PSP. The staging should be M.
160	p.33	LP-31 the staging of this project does not match the PSP. ICP states L whereas the PSP states M.	Change the staging of LP-31 to match the PSP. The staging should be M.
161	p.33	LP-32 the staging of this project does not match the PSP. ICP states M whereas the PSP states S.	Change the staging of LP-32 to match the PSP. The staging should be S.
162	p.33	LP-33 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of LP-33 to match the PSP. The staging should be S.
163	p.33	LP-35 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of LP-35 to match the PSP. The staging should be S.
164	p.33	LP-36 the staging of this project does not match the PSP. ICP states M whereas the PSP states L.	Change the staging of LP-36 to match the PSP. The staging should be L.



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Item No.	Section, Page no.	Comment	Recommended Change																																				
165	p.33	LP-37 the staging of this project does not match the PSP. ICP states L whereas the PSP states S.	Change the staging of LP-37 to match the PSP. The staging should be S.																																				
166	p.33	Project LP-39 the land take area in the ICP states 1.19 hectares, whereas the Kororoit PSP states 1.2 hectares.	Change the area of LP-39 to 1.2 hectares to match the Kororoit PSP																																				
<b>Table 11</b>																																							
167	p.40	<b>Public Purpose Land Credit and Equalisation Amounts</b> K-R1 total net developable area (hectares) does not match Appendix A in the Kororoit PSP. K-R1 in the Kororoit PSP has a net developable area of 0.02 hectares.	The net developable area in the ICP for K-R1 should match Appendix A in the Kororoit PSP.																																				
<b>Table 16</b>																																							
168	p.47	<b>Summary Land Use Budget</b> The summary land use budget does not match the land use budgets in Table 1 in the PSPs.	The Summary Land Use Budgets in Table 1 in both of the PSPs should match the summary Land Use Budget in Table 16 in the ICP.																																				
<table border="1"> <thead> <tr> <th>Description</th> <th>PSPs</th> <th>ICP</th> </tr> </thead> <tbody> <tr> <td>Arterial Road – Existing Road Reserve</td> <td>10.41</td> <td>10.44</td> </tr> <tr> <td>Arterial Road – Existing Road Reserve (Beattys Road)</td> <td>0.00</td> <td>0.56</td> </tr> <tr> <td>Arterial Road – New / Widening / Intersection Flaring</td> <td>48.29</td> <td>47.73</td> </tr> <tr> <td><b>Sub-Total Transport</b></td> <td><b>164.56</b></td> <td><b>164.60</b></td> </tr> <tr> <td>Beattys Road Reserve</td> <td>14.66</td> <td>15.37</td> </tr> <tr> <td><b>Sub-Total Uncredited Open Space</b></td> <td><b>365.3</b></td> <td><b>366.02</b></td> </tr> <tr> <td>Local Sports Reserve (ICP Land)</td> <td>73.76</td> <td>73.04</td> </tr> <tr> <td><b>Sub-Total Credited Open Space</b></td> <td><b>103.83</b></td> <td><b>104.61</b></td> </tr> <tr> <td><b>Total All Open Space</b></td> <td><b>472.09</b></td> <td><b>472.07</b></td> </tr> <tr> <td><b>Total Net Developable Area</b></td> <td><b>1,243.24</b></td> <td><b>1,243.22</b></td> </tr> <tr> <td><b>Net Developable Area – Residential</b></td> <td><b>1,131.08</b></td> <td><b>1,131.06</b></td> </tr> </tbody> </table>				Description	PSPs	ICP	Arterial Road – Existing Road Reserve	10.41	10.44	Arterial Road – Existing Road Reserve (Beattys Road)	0.00	0.56	Arterial Road – New / Widening / Intersection Flaring	48.29	47.73	<b>Sub-Total Transport</b>	<b>164.56</b>	<b>164.60</b>	Beattys Road Reserve	14.66	15.37	<b>Sub-Total Uncredited Open Space</b>	<b>365.3</b>	<b>366.02</b>	Local Sports Reserve (ICP Land)	73.76	73.04	<b>Sub-Total Credited Open Space</b>	<b>103.83</b>	<b>104.61</b>	<b>Total All Open Space</b>	<b>472.09</b>	<b>472.07</b>	<b>Total Net Developable Area</b>	<b>1,243.24</b>	<b>1,243.22</b>	<b>Net Developable Area – Residential</b>	<b>1,131.08</b>	<b>1,131.06</b>
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Item No.	Section, Page no. Table 17	Comment	Recommended Change
169	p.53	<p><b>Parcel Specific Land Use Budget</b></p> <p>Some of the road reserve land areas in Table 17 in the ICP do not match the areas in Appendix A in the Kororoit PSP.</p> <p>K-R1 the PSP identifies 3.71 hectares of land for <i>arterial road – existing road reserve</i>, whereas the ICP identifies 3.75 hectares. This affects the sub-total and total amounts for this category.</p> <p>K-R1 the PSP identifies 0.01 hectares of land for <i>local sports reserve (ICP Land)</i>, whereas the ICP identifies 0 hectares. This affects the sub-total and total amounts for this category.</p> <p>K-R1 the PSP identifies 0.02 hectares of land for <i>total net developable area (hectares)</i>, whereas the ICP identifies 0 hectares. This affects the sub-total and total amounts for this category.</p> <p>K-R1 the PSP identifies 0.47% for <i>net developable area (% of the property)</i>, whereas the ICP identifies 0.00%. This affects the sub-total for this category.</p> <p>K-R2 the PSP identifies 0.01% for <i>net developable area (% of the property)</i>, whereas the ICP identifies 0.00%. This affects the sub-total for this category.</p> <p>K-R3 the PSP identifies 0.03% for <i>net developable area (% of the property)</i>, whereas the ICP identifies 0.00%. This affects the sub-total for this category.</p> <p>K-R5 the PSP identifies 0.01% for <i>net developable area (% of the property)</i>, whereas the ICP identifies 0.00%. This affects the sub-total for this category.</p>	<p>The values in Table 17 in the ICP should match the values in Appendix A in the Kororoit PSP.</p>

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**Table 2: Planning Scheme Ordinance**

Item No.	Section, Page no.	Comment	Recommended Change
170	Cl. 45.11	Infrastructure Contribution Overlay , Schedule 1 No change requested.	-
171	Cl. 61.03	Planning Scheme Maps No change requested.	-
172	Cl. 81.01	Incorporated Documents No change requested.	-
173		Explanatory Report No change requested.	-

#### 4. Conclusion

Melton City Council officers are generally supportive of the proposed infrastructure projects and their cost estimates which accompanies the amendment documentation, however cannot provide full support of the ICP documentation itself until the issues and comments contained within this submission have been resolved. Of particular note are the following:

- The ICP should match the approved PSPs. Council has identified a number of discrepancies including the net developable area of the PSPs, the staging of projects, project descriptions, and land areas of projects ;
- The external apportionment of IN-24 and PBR-03 to Kororoit Part 2 ICP should be reviewed given that there is no certainty that the boundaries of Conservation Area 3 in the BCS will be amended, and therefore there is no certainty that there will be developable area to fund these works;
- The upgrade of Neale Road within the Kororoit Creek Regional Park (east of Sinclairs Road) is required to facilitate the development of the Kororoit PSP area. This project should be included in the Plumpton and Kororoit ICP, and the apportionment reviewed when the boundaries of Conservation Area 3 are known, and whether there is any developable area within the Kororoit Part 2 PSP area;
- Given there is a potential shortfall of \$12.1 million dollars in transport construction costs (works attributed to Kororoit Part 2 ICP), additional transport projects should be included in the Supplementary Levy to manage this deficit. It is recommended that the supplementary levy rate be increased by \$9,754 to \$41,010 per net developable hectare. There are a number of culvert projects which may be suitable for this including CU-04 (Tarleton Road), CU-05 (Hopkins Road) and CU-07 (Taylors Road). Consideration could also be given to attributing the full cost of CU-01 (East-West Connector Road 5) to the supplementary levy; and
- Review the project description of the *Plumpton Aquatics Centre* to match the project name in the Plumpton PSP.
- Direction be provided to Councils on how the public land contribution system will operate:
  - Details to be provided on how the public land contributions will be indexed annually.
  - When should land equalisation be paid to Council, and when should land credit amounts be paid to landowners.
  - Can land equalisation money be held in an account that accrues interest.

Council observes the inherent interrelationship with the development of PSP 1080.2 – Kororoit Regional Park. It is necessary that this be expedited as a matter of priority to provide certainty about the delivery of infrastructure items required for the residents in PSP 1080.1 Kororoit PSP (namely the upgrade of Neale Road).

Council recommends that the Department of Environment, Land, Water and Planning work with the Victorian Planning Authority and Councils to review the Community and Recreation Construction Levy, given the shortfall between the money collected and the actual cost of delivery of this infrastructure. For the Plumpton and Kororoit ICP area only 73.3% of the money required for the construction of essential community and recreation infrastructure will be collected.

Council officers would welcome the opportunity to have further detailed discussion with the Victorian Planning Authority and other State agencies required to resolve the issues outlined in the submission prior to any planning panel process in the interest of expediting the approval of C195 and the final ICP particularly in the context of the proposed interim amendment C186 proposed for gazettal on 2 July 2018 which essentially comprises the same documentation as C195.

In Councils view, dealing with C195 quickly will minimise the rework and potential confusion caused by having the processes running concurrently.