

16/5/2024

Melton City Council
PO Box 21
Melton VIC 3337

Attention: **Matthew Milbourne**
Principal Strategic Planner

**Amendment C232melt Toolern Development Contributions Plan Review and Toolern
Precinct Structure Plan Refresh**

As you are aware the Toolern PSP :

1. Dates back to 2011 – and was one of the first documented in Melton Shire.
2. The background work on this might then have dated back a further 5 or more years earlier than that date of 2011 – so you are looking at initial work and preliminaries having commenced on this circa 18 years ago – a lot has changed in that time from process to cost and everything else in between.
3. Given the fact it was one of the first PSP's put together – it has been poorly assembled and structured in the first place – with lots of omitted items and no FLP's of intersections to work from.
4. Most other PSP's have a level of detail as to intersection concepts (interim and ultimate) and FLP's to refer back to at the build and approval phase.
5. On this basis the PSP as originally prepared and is now grossly underfunded for the required infrastructure works necessary. It is also a very large PSP in terms of area coverage.

In relation to the Development Infrastructure Levy (DIL) we understand that it covers the cost of Council providing transport, community and recreation infrastructure. However, LCH should not be incurring additional DIL costs because our projects have largely been delayed due to Council and Melbourne Water's failure to provide adequate drainage outfall and / or clear direction for us to develop our sites. Should this have been available, both our sites would have now been fully developed and this increase would not affect us.

We have been holding on for answers for the last 5-6 years.

The impact of the DIL increase upon LCH is calculated in the following table and is subject to indexation:

	Current DIL	Proposed DIL	Difference	Size Net Developable Area	Additional DIL Ex indexation
1247 – 1255 Mt Cottrell Rd	\$279,474	\$441,988	\$162,514	11.33Ha	1.841m
312 Paynes Rd	\$279,474	\$441,988	\$162,514	9.67Ha	1.571m
Total					3.412m

It is unreasonable for Council to impose such a dramatic increase upon us when the delays that we have encountered with the delivery of our projects have largely been caused by Council.

We have sought numerous meetings with Council without success. Furthermore, we have been advised by your Engineering Department that we must lodge FOI requests to obtain design information of drainage infrastructure located in Renaissance Drive which is totally unprecedented ~~ridiculous~~ when this is public infrastructure and Council must provide such information to developers upon request.

The Council should be working cooperatively with Developers to release much needed housing to the local community rather than hindering development and imposing inflated additional levies upon us.



PROJECT MANAGER