

143-169 Alfred Road
STRATHTULLOH 3338

15 May 2024

Manager City Strategy
Melton City Council
PO Box 21, Melton 3337

To Melton City Council Planning Department

Re: Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh

I am writing to provide a submission regarding Amendment C232MELT (Proposed PSP) to the Melton Planning Scheme as the landowner of property: 143-169 Alfred Road STRATHTULLOH 3338 (Subject Land), because the proposed amendments would introduce significant changes that directly affect the Subject Land and its potential value.

As per the Toolern Precinct Structure Plan, the Subject Land has been primarily designated for residential development, passive open space, part community facilities site, part Government school site and part active open space. The Subject Land remains undeveloped as it has been my principal primary residence for about 40 years. I have concerns about the integration of surrounding developments into the Subject Land and the PSP as well as the Proposed PSP protecting future land interests, some of which are outlined below:

Road Connectivity (east-west road)	The nominated east-west road alignment through the Subject Land may potentially shift north to accommodate with proposed road infrastructure, which departs from the Precinct Structure Plan. This shift could increase or shift the school site or active open space area's, which in any case, these changes would reduce the designated Developable Area of the Subject Land.
Road Connectivity (north-south road)	The Subject Land comprises a north-south road connection to Alfred Road, which currently aligns with the corresponding north-south road connection within PSP landholding id 34 and 35B (Northern Neighbouring Landholdings). Due to changes to the Non Government School site and reallocation of active open space on the Northern Neighbouring Landholdings, its north-south road connection may be shifted either east or west of its current alignment, adversely affecting the Subject Land's future development layout and potential entry connection points, in turn restricting options on the Subject Land
Passive Opens Space	The Precinct Structure Plan has nominated an over provision of passive open space on the Subject Land. This is in addition to the Subject Land accommodating a community facilities site, part Government school site, and part active open space, all of which is to be vested to others. Despite the mechanisms in place to reimburse me, it ultimately reduces the available land for future development and potential land value.
Increase in Developer Infrastructure Levies	The significant cost increase to Developer Infrastructure Levies under the Proposed PSP is a direct result of the scope and quantum of infrastructure works under the Precinct Structure Plan, and the shortfall created is to be covered by the remaining developers within the Precinct Structure Plan, including me as the owner of the Subject Land for 40+

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years. This represents a near 60% increase from current published rates and undoubtedly it will impact the current Englobo value of the Subject Land or its future subdivided lots within a potential development. The Council has made representations to me and to the other land owners/rate payers in the area for 40+ years about the **improvements that Council was going to make to the infrastructure in our area** for the benefit of rate payers in the area (including sealing Alfred Road (which was only completed last year) and connections to services like mains water) but now some or all of such costs of improvements are sought to be shifted, including onto me.

While the Precinct Structure Plan may not be able to address the above concerns directly, the Proposed PSP should not adversely impact the Subject Land as a future development site. The Subject Land is first and foremost my principal place of residence and my home. However, I am willing to continue to work with Council, active developers and other Authorities at my cost, in both time and finances (even though I am almost 82 years old and receiving the aged pension), to ensure that the best outcomes for the area are achieved for both the present and future. I am mindful that the changes expressed in the Proposed PSP, and through the means of permits, may adversely impact the development outcomes of the Subject Land and urge Melton City Council to take a reasonable and equitable approach to my submission and to the outcomes of the Proposed PSP.

Best Regards,

Additional Information

Property Details			
Street Address	143-169 Alfred Road STRATHTULLOH 3338		
Lot and Plan Number:	Lot 3 LP115214		
PSP Property Number	45	DCP Area	2

PSP comparison	Original PSP (Ha)	Proposed PSP (Ha)	Variance (Ha)
PSP Total Area	17.29	17.29	-
Community Facilities	0.37	0.37	-
Govt Education	3.07	3.07	-
Active Open Space	1.08	1.08	-
Passive Open Space	1.59	1.59	-
Total Developable Area	11.18	11.18	-