

Investment Experts Aus 1165 Pty Ltd

Melton City Council
PO Box 21
Melton VIC 3337

16 May 2024

Attention: Matthew Milbourne
Principal Strategic Planner

**Submission Re: Amendment C232 melt Toolern Development Contributions
Plan Review and Toolern Precinct Structure Plan Refresh**

I refer to our property at 1165 Mt Cottrell Road, Rockbank.

Investment Experts makes the following submission in regard to the above amendment:

In relation to the above and Development Infrastructure Levy (DIL) we understand that it covers the cost of Council providing various services including but not limited to transport, community, recreation and other infrastructure. However, Investment Experts opposes this increase and should not be incurring additional DIL costs.

Our projects have largely been held up 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, our property would have now been fully developed and this increase would not affect us.

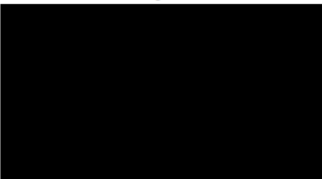
It is unreasonable for Council to impose such a dramatic increase upon us when the delays that we have encountered with the delivery of our projects have largely been caused by Council. We have been holding on for answers from the council for over six years. The impact of the DIL increase is significant and the holding cost keeps rising while we are forced to wait for the council to give us direction.

We have also 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 for drainage infrastructure located in this catchment. This is unprecedented when roads and drains are already public infrastructure and it is expected that Council will provide such information to developers upon request.

The Federal and State Governments have been crying out more housing and the developers are sitting onto thousands of lots which they cannot deliver because the Council is not cooperating and holding back development information and then imposing inflated additional levies upon them.

We request the council reconsider this amendment and remove the DIL where council has withheld information and where it has failed to provide clear directions to developers.

Your sincerely,



Development Advisory