

Major Developments Newsletter

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Introduction

Welcome to the third newsletter from the Major Developments Unit at Melton City Council. In this edition we provide an update on our recent developer forum and projects that the unit is working on.

We take this opportunity to thank you for a productive 2013, and look forward to continuing to work with you in the New Year.

Developer Forum

In November the Major Developments Unit hosted the third forum for developers and consultants located within active growth areas in Melton. It was held at the new Melton Library & Learning Hub.

The Forum was headlined by a presentation from Bradley Papworth, Director at Charter Keck Cramer. Charter Keck Cramer has been engaged by Council to carry out all land valuations on an annual basis in our PSP areas. Bradley provided a very interesting presentation that included an overview of current market conditions.

Laura-Jo Mellan, Council's Coordinator Strategic Planning & Urban Design, provided an update on two significant Council projects – the Retail Activity Centre Strategy and the Housing Diversity Strategy.

The draft Housing Diversity Strategy will be available for public comment from mid December to the end of February. More information about the strategy can be found on Council's website.

Michael Tudball, Council's Manager of Economic Development & Advocacy, and his colleagues Tennille Bradley and Jeremy Liddy, provided an overview of business growth and support and opportunities for Council to work with developers.

Michael also highlighted a new website showcasing Melton, called [Discover Your Own Backyard](http://www.dyob.com.au/melton). The website address is - <http://www.dyob.com.au/melton>

Land valuations & contribution rates

A reminder that for all approved PSPs, Council has independent valuations completed on an annual basis. The valuation reports from Charter Keck Cramer are available to download on our website.

The current development infrastructure levy (DIL) rates for each DCP can also be found on our website.

Staff movements

Kate Barclay is currently undertaking a secondment to the Major Developments Unit, from the Statutory Planning team at Council. Kate has a wealth of experience at Melton Council in both statutory and strategic planning and is a valuable addition to the team.

Development Contributions System

Council has designed and is currently implementing a Development Contributions System in partnership with the City of Whittlesea and Chameleon Technology. This will result in a form-based software solution using the features and functionality of the Chameleon PowerBudget System.

It will predominantly be used to assist Council in managing the administration and implementation of Development Contributions Plans.

The system will capture, record and report financial (and non financial) transactions associated with development contributions.

It is also a financial tool for recording actual and forecast data to deliver financial, management and strategic information to Council's Executive. This will assist in effective decision making in order to manage the risks associated with funding and delivering large scale community infrastructure projects.

Rigorous testing of the system is well under way, with the system expected to go live in early 2014. Stay tuned for further updates.

Projects Update

The Major Developments Unit have recently prepared a [development contributions policy](#). The document outlines a number of policy positions that will form the basis for Council officers in negotiating and managing issues associated with development contributions, including works-in-kind, indexation, and the handover of land.

We have recently engaged specialist consultants to undertake a [noise assessment study](#) for areas affected by railway noise in the growth corridor. The Toolern PSP requires developments adjoining the railway corridor to mitigate noise impacts, but does not provide any guidance as to how this should be achieved.

Council has decided to undertake this further work to ensure that development fronts within existing PSPs, as well as future PSP areas, have a consistent and appropriate approach to mitigating railway noise along this significant corridor. We anticipate this work will be completed early in the new year.

We have finalised the [road naming guidelines](#), which have been a topic of discussion at previous developer forums. The guidelines are attached to this newsletter.

If you have any questions about any of the projects, please contact us to discuss further.

Closing

We hope you have enjoyed this newsletter. As always, we are open to any feedback and comments.

Best wishes for 2014.

Regards,
Bronwyn Pettitt & the Major Developments Unit