

# Major Developments Newsletter

Date: December 2014

Issue: 05

## New suburb names

Earlier this year Council undertook consultation on the proposal to create new suburb boundaries and names in our growth areas. At the end of the consultation period approximately 16,000 votes were received.

A number of developers provided submissions and we thank you for taking the time. All submissions and votes were first considered by an Advisory Committee consisting of Councillors, local community groups, and a representative from the UDIA.

Council endorsed the final selection of names on 21 October 2014 and these have been forwarded to the Office of Geographic Names for approval.

We anticipate that consideration by the Office of Geographic Names and implementation of the new names will occur in 2015.

The proposed names and boundaries are on the last page of this newsletter.

## Highway signage policy

In October this year Council adopted a Highway Advertising Signage Policy for Residential Subdivisions. As the name suggests, it applies to permit applications for signs which are located on the Western Highway and Melton Highway, and are associated with a major residential subdivision.

The objective of the policy is to achieve a coordinated approach to advertising signage. It contains a number of objectives and guidelines around the location, number, and type of signs that are encouraged.

For further details or to obtain a copy of the policy please contact a member of the Major Developments Unit.

## Bonding of works

We have recently changed Council's internal processes for the approval, receipt, and return of bonds.

When requesting the bonding of outstanding landscaping or civil works, you will be requested to fill in a form, and provide information about the value of the bond.

If we approve a bond, you will be required to sign a letter confirming a timeframe as to when the works will be completed. Generally we will allow 6 months, however this can be negotiated depending on the circumstances.

We will require a 105% landscape maintenance bond to be provided upon practical completion of the landscape works. The bond relates to the value of the maintenance for a period of 2 years, not the physical landscape works.

Please note that the turnaround time for the release of bonds can vary between 1-3 weeks, as Council's Finance Department processes cheques twice a month.

## Snapshot of a development - ASPIRE

Villawood have provided an update on their development *Aspire*, on Beattys Road in the Taylors Hill West Precinct Structure Plan.

### What is the most popular-sized block?

Our 450m<sup>2</sup> blocks are the most popular. Due to their ideal size our builders' products fit well on these lots. The price point of the house and land packages also sits nicely in terms of affordability for the typical buyer in this region.

### How many blocks of land were sold in your estates in 2014?

There has been a strong interest throughout the year, with high levels of enquiry and we expect more than 300 sales by completion of the calendar year. We hope to see the remaining 118 lots sell in 2015.

### What has the market for vacant land been like in 2014?

We've seen a very buoyant market in 2014, as seen in the amount of contracts signed over the past year. *Aspire* is leading the market share in the City of Melton. It's a reflection of our aim for *Aspire* to be a unique, master planned community, with a diversity of housing choice abundance of parkland and open space and high quality amenities. Every home in *Aspire* is within 300 metres of open space. A landmark attraction, *Golding Park*, celebrates its 1 year anniversary this month and we have just completed a new park, *Mawson Gardens*. These are some of the factors that attract buyers who are after a lifestyle as well as a home and explain the market buoyancy.

### Have you been able to keep up with buyer demand?

We have been able to keep up with buyer demand due to the diversity of lot types available. *Aspire* currently offers 20 different lot types, ranging from 256m<sup>2</sup> to 640m<sup>2</sup> – the broadest range in the market. Underlining this diversity of choice is the development's 20 display homes from Melbourne's 10 leading builders. Our very competitive house and land packages, starting from just over \$350,000 have been a contributing factor as well.

### Where is the interest coming from?

The majority of our enquiries derive from those already living in surrounding areas (*Caroline Springs*, *Hillside*, *Taylors Hill* etc.). Our buyers come from a range of backgrounds. These include first, second and third home buyers, those who have existing community connections and wish to maintain them. A number of people are moving into *Aspire* because friends and family have built here.

Our thanks to Villawood for this update. If you would like your development to be featured in the next newsletter please let us know.

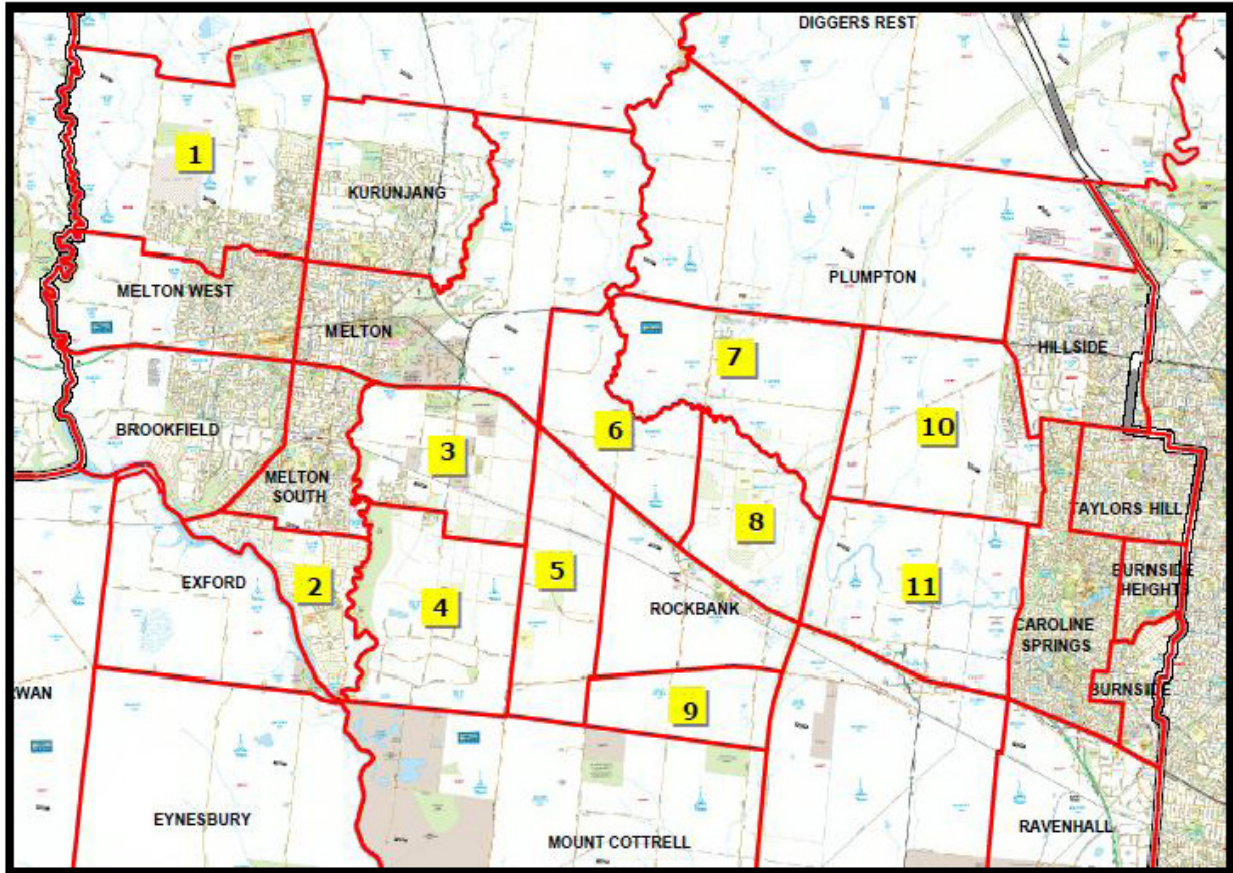
## Closing

Over the last two years, you may have dealt with Donna Johnston, Council's Development Contributions Accountant. Donna has recently left Melton to take up a position at Ballarat Council. Until the position is filled, please direct any correspondence or queries on development contributions to myself.

On behalf of the team, thank you for a productive year and we wish you all the best for the festive season and 2015.

Regards,  
Bronwyn Pettitt & the Major Developments team

## Proposed New Suburb Names



Suburb	Name
1	Harkness
2	Weir Views
3	Cobblebank
4	Strathtulloh
5	Thornhill Park
6	Grangefields
7	Bonnie Brook
8	Aintree
9	Fieldstone
10	Fraser Rise
11	Deanside