

Major Developments Newsletter

Date: July 2015

Issue: 06

Introduction

Welcome to this newsletter from the Major Developments Unit at Melton City Council.

New Levy on Planning Applications

The State Government has introduced a new levy to be applied to certain planning permit applications. The Metropolitan Planning Levy (MPL) will apply to planning applications which are lodged from 1 July 2015 and which have a construction value of in excess of \$1 million.

The MPL is calculated at \$1.30 for every \$1,000 of cost of development.

There seems to be some confusion in regards to whether the levy applies to subdivision applications. The SRO have provided Council with verbal advice that subdivision applications where the cost of works is \$0, will not be subject to the MPL. If you have specific queries on the MPL we recommend that you contact the SRO for clarification.

The applicant is required to pay the MPL to the State Revenue Office prior to lodging the application with Council. The State Revenue Office will provide the applicant with a MPL certificate which is required to be submitted with the planning application.

Please note that Council will not register a planning application unless the MPL certificate has been provided.

Council projects

In our July 2014 newsletter we advised that three significant Council facilities were under construction. These facilities have now been completed and officially opened. They are:

- the [Western Business Accelerator & Centre for Excellence \(BACE\)](#). The Western BACE is the first significant development in the Toolern Metropolitan Activity Centre. It is located on Ferris Road, in the heart of the future town centre. It provides spaces and support for small local businesses to expand, as well as training opportunities.
- the [Botanica Springs Children's & Community Centre](#) on Clarkes Road, Brookfield and will serve the emerging residential community in Brookfield.
- the [Bridge Road Children's & Community Centre](#) in the Toolern PSP is co-located with a regional active open space reserve which is currently under construction. The reserve will provide a regional level athletics and hockey facility in stage 1 - due to open by June 2016.

Construction Management Plans

Most of you are aware that the Major Developments Unit manages subdivisions through the planning permit application process, through to Statement of Compliance being issued. This includes managing the review and endorsement of Construction Management Plans (CMPs).

Endorsement of a CMP is required prior to Council's Construction Supervisor arranging the on-site pre-commencement meeting. We understand that it is critical to minimise delays in commencing works on-site.

In order for delays to be minimised, a CMP must meet all the requirements contained within the relevant planning permit condition. We have noticed recently a number of CMPs that have not included all the requirements, such as silt fencing, haul routes etc.

If you could please remind your contractors/consultants to prepare CMPs to meet the specific requirements of the permit condition, this will ensure an efficient approval process.

Please note that if we require changes to a CMP and it is re-submitted, we then refer the document internally and this will delay the approval process.

Lots released in 14/15 Financial Year

The following provides a snapshot of lots released in our growth fronts in the 2014/15 Financial Year:

Toolern 52
Melton North 213
Diggers Rest 82
Taylors Hill West 401
Burnside 88

This equates to a total of 836 lots. In comparison, the previous financial year had a total of 553 lots released.

Toolern PSP Review

Council is currently undertaking a review of the Toolern PSP. The PSP requires a review to be completed every 5 years. This is the first time an MPA-prepared PSP has been reviewed.

The review will look at correcting errors and anomalies in text, mapping and tables, ensuring DCP project costs are accurate, reducing arterial road cross-sections to be consistent with VicRoads standards, and deleting DCP projects that are no longer required.

The review is not intended as a re-write of the PSP, and will not be revisiting issues such as the location of schools or open space, the residential densities etc.

We will undertake consultation with landowners in the Toolern PSP later this year to outline the potential impacts of changes to the PSP and DCP and the next steps in the process.

If you have any queries on this project, please contact Claire Bickerstaff to discuss further.

Snapshot of a development - Woodlea

The Woodlea project is a master-planned community currently under development as a joint venture between Mirvac & Victoria Investments & Properties. It is within the Rockbank North Precinct Structure Plan, between the Western Highway and Leakes Road.

Once completed, the project will accommodate 7000 lots (20,000 residents), in a staged delivery over the next 15-20 years. Approximately 30% of the 711 hectare development will be dedicated to open space, incorporating the existing natural features of Kororoit Creek and the protected River Redgum Woodlands.

Since the launch of the project via a ballot on 21st March 2015, 295 sales have been achieved. Construction is underway for the first four stages, comprising 280 lots, with Statement of Compliance for the first stage anticipated in mid-July 2015.

The project will include early delivery of services and facilities, including delivery of a display village, neighbourhood park, café and early childhood & childcare centre in 2016. Construction, on Council's behalf, of the 10 hectare active open space over two stages will also commence in 2016.

A heads of agreement has been signed with Bacchus Marsh Grammar to open a P-6 school by 2019 in the estate.

The image below shows the neighbourhood park planned for stage 1.



Closing

Over the last year, you may have dealt with Bonnie Guo, a planner in the Major Developments team. Bonnie managed a number of major projects in the Rockbank, Diggers Rest, and Toolern PSP areas. Bonnie has recently left Melton to take up a position in the private sector, and we wish Bonnie all the best in her new role. If you have previously dealt with Bonnie, please direct any project queries to myself.

Regards,
Bronwyn Pettitt & the Major Developments team