

# Major Developments Newsletter

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Issue: 04

## Introduction

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

## A new way to make payments

You will soon be able to pay subdivision application fees online via the SPEAR system. An announcement will appear in the SPEAR system once this process is available.

## ANZAC street names

As part of the 100th anniversary of World War One, we have compiled a list of names of local residents who served in the armed forces. These names can be used in main streets to recognise the contribution of these residents.

If you are interested in using an ANZAC name in your development please contact us to discuss further.

## Lots released

The statistics below show that 675 lots in our new growth areas were issued with Statement of Compliance in the 2013/2014 financial year.

Taylors Hill West - 346 Toolern - 69 Melton North - 52 Diggers Rest - 119

Non PSP areas: Burnside - 89

## Council project updates

A number of significant Council projects are underway. These include:

- Clarkes Road (Botanica Springs) Children's & Community Centre. Due to open for Term 1 2015.
- Bridge Road (Atherstone) Children's & Community Centre. Due to open for Term 1 2015.
- Western BACE (Business Accelerator & Centre for Excellence) on Ferris Road, Melton South. Completion expected mid-2015.

Below is the centre in Bridge Road which is currently under construction.



## Snapshot of a development

This is a new section where we provide an update from a local development. Our first update is from Paul O'Brien – General Manager Investa Property Group, who is developing the Bloomdale residential estate in the Diggers Rest Precinct Structure Plan.

**What is the most popular sized block and how much is it selling for?** 448m2 (14 x 32) as the builder's product sits nicely on these lots and at this size house and land package can be completed for \$385,000 including landscaping and fencing. At this price point, affordability ratios for mortgage payments are manageable when compared to average household income for the catchment.

**How many blocks of land were sold in your estates in 2013?** We achieved very strong enquiry throughout the year and have averaged 8 sales per month in 2013 which is a fantastic result for presales with no roads constructed. We are expecting sales to increase to over 10 per month to Dec 14, with stages 3-4 to be titled this month, roads already constructed, a new park being opened shortly, a display village to be opened in September 14 and built form already commencing in stage 1 & 2.

**What has the market for vacant land been like so far in 2014?** The market has been on a steady increase. Projects in this catchment have been over 20 sales a month this year. People in the north west corridor of Sunshine, Keilor, Airport West, Caroline Springs etc have understood the value proposition of good amenity, proximity to the under congested Calder Freeway, new train station and already established schools and parks. On top of this Bloomdale provides easy access to jobs at an affordable price being so close the airport, western industrial precinct (which is the largest Industrial Hub in Australia) and CBD (30 min train ride).

**Have you been able to keep up with demand from buyers?** We have a really professional sales team that has made contracting lots easy for buyers. In addition, our delivery team are delivering in titles in line with timelines as promised to purchasers. This been aided by the great planning support Melton Council has provided to keep up with demand.

**Where is the interest coming from?** We have an even spread of first home buyers, families, and investors with builder starting to speculative build on some lots.

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

## Staff movements

We have recently welcomed Bonnie Guo to the unit. Bonnie will be managing permit applications and can be contacted on 9747 5239.

## Closing

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

Regards,  
Bronwyn Pettitt & the Major Developments Unit