



SMEC Ref No: 30040611E

16 May 2024

Manager City Strategy
Melton City Council
PO Box 21
Melton VIC 3337

To Whom it May Concern,

RE: Lendlease Submission relating to Amendment C232melt

1. Introduction

This document is a formal submission relating to Amendment C232melt made by Lendlease.

The Toolern Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) were first adopted by Melton City Council in 2010. Council has undertaken a review of the Toolern PSP and DCP and is proposing Amendment C232melt (The Amendment).

A planning scheme amendment is required to incorporate the proposed changes to the Toolern PSP and DCP into the Melton Planning Scheme.

The Amendment proposes to:

- Amend the Toolern PSP and DCP
- Amend Schedule 3 to Clause 37.03 Urban Growth Zone
- Amend Schedule to Clause 43.01 Heritage Overlay
- Amend Schedule 3 to Clause 45.06 Development Contributions Plan
- Amend the Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions
- Amend the Schedule to Clause 72.04 Incorporated Documents

2. Executive Summary

Lendlease is generally supportive of the exhibited Amendment C232melt (The Amendment) however has identified several issues that we believe should be considered for inclusion in The Amendment.

The submissions made within this document seek to ensure that:

- Comparable infrastructure across the PSP area is creditable within the DCP
- The Drainage Reserve widths and areas are reflective of agreements with Melton City Council and Melbourne Water to avoid the potential for considerable confusion
- Adopting an alternative approach to Passive Open Space Contribution methodology to allow for a more balanced outcome
- Provide greater clarity regarding the DCP cost escalation methodology

The submissions outlined in this document support development of Atherstone, consistent with the intent of the PSP and responsive to The Amendment.

A summary table of the submissions can be found in the Conclusion of this submission.

3. Recommended Changes to Amendment C232melt

3.1 DCP Infrastructure Scope

Lendlease recommends that Melton City Council agree to increasing the scope of the following infrastructure items:

3.1.1 Addition of Southern Leg to IT23

Lendlease also proposes that the scope of the Toolern PSP & DCP be increased to include the southern leg of IT23 (Figure 1)

- SMEC is of the opinion that, similar to IT21 and IT22, the Billeroy urban design and subsequent traffic volumes may warrant the inclusion of the southern leg of this intersection in the DCP scope.
- It is usual practice for DCP intersection projects to include the portion of road that is required within the development that is necessary for the signalised intersection to function as intended (including turn lanes, and detector loops that are a necessary part of the intersection works).

3.1.2 Extension of Ferris Road South of IT05 (RD17)

Lendlease proposes that the scope of The Amendment be increased in scope to include the extension of Ferris Rd south of IT05 to the southern boundary of the Toolern PSP (Figure 1).

The reasoning for the inclusion of this section of Ferris Rd into the DCP is as follows:

- Similar to Mt Cottrell Road, the future full extent of Ferris Rd will continue south of IT05 through the Strathtulloh estate for approximately 2 kilometres to Greigs Road.
- Ferris Rd road will ultimately be a main thoroughfare for traffic travelling north / south and whilst possibly not accommodating the same traffic volumes as Mt Cottrell Rd, Ferris Rd will likely include volumes that warrant inclusion in the Toolern DCP.

Lendlease can prepare a traffic impact assessment to support the above assertion.

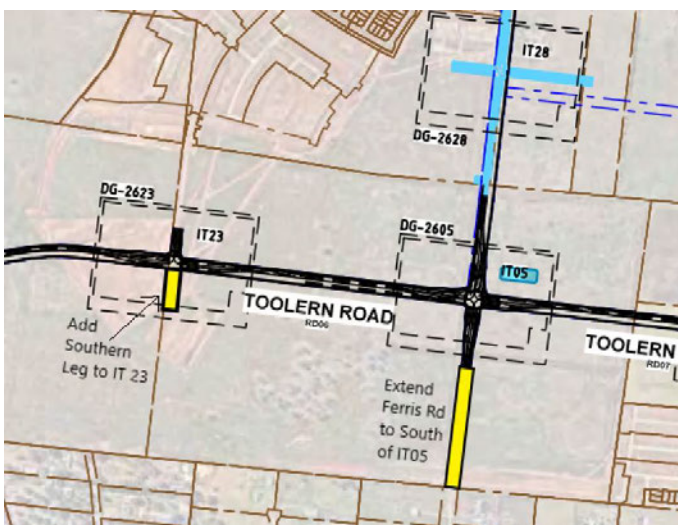


Figure 1: Proposed Infrastructure Items to be included in DCP (in yellow)

3.2 Drainage Reserve Alignment and Widths / Areas

3.2.1 Drainage Reserve Alignment

To avoid the potential for considerable confusion when Melbourne Water and City of Melton assess plans and DCP schedules including Drainage reserve areas etc, it is highly recommended that the following changes be adopted as part of The Amendment.

The alignment of the Melbourne Water Waterway Drainage Reserve from the basin in Atherstone Merevale Walk (Property ID # 29) to the Southern Wetlands is shown in The Amendment as running diagonally, south west through the future Billeroy precinct (Figure 2).

In addition, the location of the basin the Merevale Walk is currently shown as being offset north of the East-West Arterial Road, whilst in fact it should be shown as located directly adjacent to this road (Figure 3).



Figure 2: Toolern PSP Drainage Reserve Alignment – Property ID #29

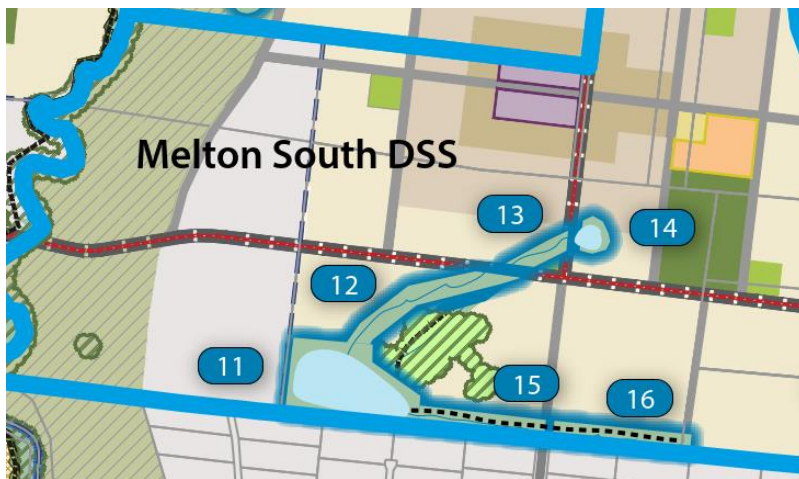
The Amendment should be updated to reflect the alignment of this Sed basin, drainage reserve and the Wetlands as previously agreed by Melton Council and Melbourne Water (Figure 3).



Figure 3: Proposed Changes to Toolern PSP Drainage Reserve Alignment – Property ID #29

3.2.2 Drainage Reserve Width / Areas

As illustrated in Table 9 Stormwater Infrastructure of The Amendment, Property ID #29 includes Stormwater Assets 11, 12, 13, 14, 15 & 16 (Figure 4)



STORMWATER ASSET ID	TYPE	WATERWAY CORRIDOR WIDTH (M)	REQUIRED LAND AREA (HA)	PROPERTY NUMBER	DEVELOPMENT SERVICES SCHEME	RESPONSIBILITY
11	Retarding basin, wetland	N/A	8.00	29	Melton South	Melbourne Water
12	Waterway	60	3.00	29	Melton South	Melbourne Water
13	Waterway	60	0.90	29	Melton South	Melbourne Water
14	Sediment pond	N/A	0.80	29	Melton South	Melbourne Water
15	Waterway	60	2.28	29	Melton South	Melbourne Water
16	Waterway	60	2.33	59A	Melton South	Melbourne Water

Figure 4: Stormwater Assets within Atherstone – Property ID #29

As detailed in Section 4.1 and Figure 3 of this report, there has been an agreed relocation of Stormwater Assets 12, 13 and 14. In addition, Melbourne Water has agreed to the Wetland being divided into two separate basins (Western and Eastern) – See Figure 3.

In addition, the waterway corridor widths of assets 12, 13 & 14 have been amended and these amended values (Table 1) should be included in the appropriate sections of The Amendment.

STORMWATER ASSET ID	TYPE	CURRENT WATERWAY CORRIDOR WIDTH IN DCP (M)	SMEC ACTUAL WATERWAY CORRIDOR WIDTH (M)	REQUIRED LAND IN DCP AREA (HA)	SMEC ACTUAL REQUIRED LAND (HA)	PROPERTY NUMBER	DEVELOPMENT SERVICES SCHEME	RESPONSIBILITY
11	Retarding basin, wetland	N/A	N/A	8	9.80	29	Melton South	Melbourne Water
12	Waterway	60	60	3	1.05	29	Melton South	Melbourne Water
13	Waterway	60	30	0.9	0.64	29	Melton South	Melbourne Water
14	Sediment Pond			0.8	0.44	29	Melton South	Melbourne Water
15	Waterway	60	25	2.28	0.35	29	Melton South	Melbourne Water
16	Waterway	60	40	2.33	1.33	29	Melton South	Melbourne Water
TOTAL				17.31	13.6119			

Table 1: Stormwater Assets within Atherstone Property ID #29

3.3 Passive Open Space Contribution Wording (Section 4.5.2)

The DCP requirement for each property to contribute land for Passive Open Space at nominated locations remain unchanged within The Amendment.

It should be noted that the method of annual cost escalation for The Amendment may have a significant impact on the future cash contribution in lieu of land required under Clause 53.01 of the planning scheme.

Therefore, where there is an over-provision of passive open space contributions, it is recommended the wording of section 4.5.2 of The Amendment be changed to allow Melton City Council to accept additional credited open spaces (at their discretion) over and above the requirements specified in Table 3, and that the endorsed additional credited land is included within the required 3.97% contribution.

3.4 Reconciliation of NDA - Property 27

Upon review of NDA areas within The Amendment, it seems the drainage and regional park areas within Property 27 are being double counted. That is, the new 2.20ha drainage reserve is located within the regional park, however there is no commensurate decrease in regional park area to account for the drainage reserve.

Lendlease recommends the NDA figures are updated to reflect this discrepancy.

3.5 Southern NAC

Lendlease realise the original intention of the Southern Neighbourhood Activity Centre (Property 28) has changed due to the upgrade of the Principle Activity Centre to a Metropolitan Activity Centre. Lendlease is seeking flexibility over land usages in this area and that Council will consider the highest and best usage at the time of a development application.

3.6 Cost Escalation Methodology

There may be conflicting advice within The Amendment in relation to how the annual cost escalation for the DCP projects should be undertaken.

Section 3.1.1 of the DCP states that the annual cost escalation should be undertaken using Rawlinsons, however the Cardno updated costings have been escalated using the VPA Benchmark Infrastructure Costing. It is recommended that clarification is provided as to the preferred cost escalation process.

3.7 Location of BD04

The current location of the shared use pedestrian bridge, BD04, is in a steep gorge located at the same location of the drainage outfall into Toolern Creek. This pedestrian bridge may be linking to a shared path at creek level, however, recommends Council considers deleting this pedestrian bridge.

4. Conclusion

Table 2 summarises the aforementioned list of changes that Lendlease recommends are adopted in The Amendment.

INFRA CODE	ITEM	JUSTIFICATION	PROPOSED AMENDMENT
IT05 / RD17	Intersection: Exford Rd and Ferris Rd	Inclusion of the southern leg may be required to manage traffic volumes. Further investigation required prior to Panel Hearing	Include Extension of Ferris Rd to RD17
IT23	Intersection: Exford Rd & Western N-S Connector Rd	A 4 way intersection into a future precinct of Atherstone and was not considered when developing the new PSP	Include Southern Leg
BD04	Shared Use Pedestrian Bridge	Steep gorge prevents access into the western side of Toolern Creek	Move to more suitable location if no shared path on west side
A	Drainage Reserve Alignment	Melbourne Water and Melton Council previously agreed to this alignment.	Realign Drainage Reserve as per Figure 3 of Report
B	Drainage Reserve Width	To ensure Melb Water and Melton Council are aware that the drainage reserve width / areas are less than 60m as currently shown	Amend Drainage Reserve Widths as per Table 2 of Report
C	Cost Escalation	Two methodologies currently referred to	Adopt only one cost escalation methodology
D	Passive Open Space Contribution Methodology	Allow for a more balanced methodology to calculating passive open space contributions	Amend wording to Section 4.5.2 to allow Council to accept additional credited Open Space
E	Property 27 NDA	Mistake in NDA table	Remove double counting o drainage reserve and regional park

Table 2: List of Items for inclusion in Amendment C232melt

Yours sincerely,



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