

Planning for growth in the Toolern Precinct Structure Plan area



Amendment C232melt to the Toolern Precinct Structure Plan and the Development Contributions Plan

Over the past decade, the Toolern Precinct Structure Plan area (suburbs of Cobblebank, Strathulloh, parts of Thornhill Park, and Weir Views) have experienced significant growth.

As the area continues to grow, Melton City Council wants to ensure the precinct has everything it needs to be a safe, connected and vibrant place for people to live, study and work now and into the future. To achieve this, it is critical that the area is supported with the essential infrastructure it requires such as roads, bridges, foot and bike paths, drainage, parks, and public and community spaces.

The Toolern Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) were first adopted by Melton City Council in 2010. With a population projected to reach 68,000 over the next 20 years, Council has undertaken a review of the Toolern PSP and DCP to determine how the development of the Toolern PSP area has been progressing and whether changes are required to the rates being levied within the DCP.

Using research, background information and technical reports from the review process, Council identified the Toolern PSP and DCP documents have many gaps including significant shortfalls in funding and land being reserved for key transport, and community and recreation projects.

To bridge this gap, Council is proposing to update the Toolern PSP and DCP so it can provide the essential infrastructure a growing community requires.

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

Terminology

PSP	Precinct Structure Plan
DCP	Development Contributions Plan
DIL	Development Infrastructure Levy
VPA	Victorian Planning Authority



Toolern Development Contributions Plan (DCP)

A DCP is a planning and legal document that ensures developers contribute financially towards infrastructure that is required for a new development area. The DCP identifies the area of land it applies to, the infrastructure projects the financial contributions would fund, and how these contributions would be calculated and shared by developers when developing the land.

When the Toolern DCP was prepared in 2010, functional layout plans (roads and transport), concept plans (community centres, pavilions and sports reserves), and project cost sheets (materials that are required, cost estimates and contingency allowances) were not used to inform the project construction values.

As these documents have now been prepared, Council has a better estimate of the costs of constructing community and recreation infrastructure and transport systems and networks in the area.

Overall, the review has identified an increase in transport, and community and recreation project costs which will consequently increase the Development Infrastructure Levy (DIL) rates to be paid by developers of land in the Toolern DCP area.



Planning Scheme Amendment C232melt

Council has prepared a planning report, the Toolern Development Contributions Plan and Precinct Structure Plan Review, February 2024, which summarises the proposed changes to the Toolern PSP and DCP documents and associated planning scheme ordinance.

The amendment proposes to:

- Amend the Toolern Precinct Structure Plan (including Native Vegetation Precinct Plan), July 2011 (amended February 2019).
- Amend the Toolern Development Contributions Plan, July 2011 (amended December 2023).

The amendment also proposes changes to the Melton Planning Scheme to give effect to the proposed changes to the Toolern PSP and DCP documents:

- Amend Schedule 3 to Clause 37.07 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.

The amendment is required to ensure Council can collect the money it requires to deliver the infrastructure needed to support the Toolern PSP area.



How to have your say and make a submission

Full copies of the amendment can be accessed at the following websites:

- [Conversations.melton.vic.gov.au/AmendmentC232melt](https://conversations.melton.vic.gov.au/AmendmentC232melt)
- Department of Transport and Planning website - planning.vic.gov.au/public-inspection

You are welcome to make a submission to Amendment C232melt. Submissions must be made in writing giving the submitters name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

The name and contact details of submitters are required for Council to consider submissions and to notify persons of opportunity to attend Council meetings and any public hearing held to consider submissions.

A submission can be made between Thursday 11 April and Thursday 16 May 2024 and can be submitted via:

- [Conversations.melton.vic.gov.au/AmendmentC232melt](https://conversations.melton.vic.gov.au/AmendmentC232melt)
- Post to Manager City Strategy, Melton City Council, PO Box 21, Melton VIC 3337
- Email to citysupport@melton.vic.gov.au

Next steps

1. Exhibition

Melton City Council has made the amendment publicly available. Residents, landowners, and community members can make written submissions to Council about the amendment proposal.

2. Submissions and planning panel

Once the exhibition period finishes, Melton City Council will consider the submissions made by affected parties and seek to address the submissions. Council officers will prepare a report to be considered by Council to request a planning panel to consider submissions.

The planning panel will convene to consider the submissions and will release a report with recommendations.

Submitters will have the opportunity to address the planning panel.

3. Adoption

Council will consider all the planning panel report recommendations and will decide whether it adopts the amendment (with recommendations) or abandons the amendment.

4. Approval

If Council adopts the revised amendment, the amendment is then submitted to the Minister for Planning for consideration and decision. Once a decision is made, the amendment outcome is published in the Victoria Government Gazette and published on Council's website.

5. Collection

If the amendment to the Toolern PSP and DCP is granted and gazetted, Melton City Council can start collecting increased levies from developers to deliver infrastructure identified in the Toolern PSP and DCP.

FAQs

Why are the Toolern PSP and DCP documents being amended?

The Toolern PSP was one of the first PSPs developed in Victoria and was gazetted into the Melton Planning scheme in 2010. While the PSP and DCP have been amended multiple times since then, a complete review of the documents has remained outstanding until now.

To keep up with Melton's significant growth and ensure the community has access to essential infrastructure, Council undertook an extensive review of the Toolern PSP and DCP. Through the review process, which involved different consultants and stakeholder groups, it was determined the Toolern PSP and DCP has many gaps, including significant shortfalls in funding and land being reserved for key transport, community, and recreation projects.

Who reviewed the PSP and DCP documents?

The Toolern PSP and DCP documents have undergone an extensive review process involving Council officers, project consultants, landowners, developers, and state government departments.

Who pays for the infrastructure identified in the Toolern DCP?

Landowners who wish to subdivide or develop their land are required to pay their financial contribution DIL (Development Infrastructure Levy) prior to the finalisation of a subdivision or development. If a landowner chooses not to develop or subdivide their land, or if the land has already been developed, they would not be required to make a payment.

How is the DCP calculated?

The DCP is determined by the estimated cost of the infrastructure required. The designs and cost estimates for projects identified in DCPs are informed by functional layout plans (roads and transport infrastructure), concept plans (community centres, pavilions and sports reserves) and project cost sheets (materials that are required, cost estimates and contingency allowances).

Using the above process, the infrastructure projects were costed, and the total cost of all development infrastructure was then divided by the net developable area to give a DIL rate per developable hectare.

What is the DIL?

A DCP can require payment of a DIL by developers to pay for the acquisition of land and construction of essential transport, and community and recreation infrastructure. The DIL is a levy which is calculated for the construction and/or acquisition of land for infrastructure items such as roads, construction of sports reserves, drainage, maternal and child health centres, and kindergartens. The levy is uncapped as it is calculated from the apportioned cost of the construction and/or acquisition of land for each infrastructure item.

The levy is outlined in the schedule to Clause 45.06 – Development Contributions Plan Overlay as a per net developable hectare rate to be paid by developers to Council when land is being subdivided and developed.

Am I required to pay the DIL if I am a building, or extending, a house?

The construction or extension of a house is exempt from paying the DIL. If you are building a new home, you may need to pay the Community Infrastructure Levy (CIL) to help fund the delivery of community buildings and community facilities. Sometimes developers pay the CIL on behalf of future residents.

Why are the DIL rates going up so much?

The DIL has been influenced by changes to the net developable area, new land values, the addition and removal of infrastructure projects, and revised construction costs. While the changes to the DIL rates are large, they are required to ensure adequate funds are being collected to construct the infrastructure required to service the area. The proposed DIL rates for the Toolern PSP are similar to the rates being paid by developers to develop land in other PSP areas in the City of Melton.

Can the DIL be applied retrospectively?

The DIL cannot be applied retrospectively.

Do the proposed changes affect existing planning permits?

The proposed changes will not affect existing planning permits. Approximately 21 per cent of the Toolern PSP area has been developed, and Council has already collected the respective DIL's required from developers of this land.

Are any existing landowners affected by the proposed infrastructure construction in the amended Toolern PSP?

The preparation of functional layout plans and concept plans has revealed that the amount of land required for transport projects needs to be refined. For some landowners this may result in an increase or decrease in land required for transport projects.

Melbourne Water have revised the Development Services Schemes for the Toolern PSP area, which has resulted in changes to the size and location of drainage assets across the PSP area. For some landowners this may result in an increase or decrease in land required for drainage assets.

Council will make the existing community and recreation assets identified in the Toolern PSP area work harder to eliminate the need for the additional assets in the area. For example some of the sports fields could use a synthetic surface rather than a grass surface, which enables more games to be played on the day.

This will ensure all landowners will continue to have a developable area similar to that identified in the original DCP.

Will Council put any money toward the infrastructure projects?

Council will continue to fund infrastructure projects across the Toolern PSP area. The DCP levies collected are a contribution.

How can Council determine what's needed when areas haven't been developed yet?

Using technical and forecasting reports, Council has determined current and future needs and existing development patterns based on growth and residential density estimates. These reports allow Council to identify what infrastructure is required for the Toolern PSP.

Contact

For more information, please contact the Strategic Planning Team on 9747 7200 or email citysupport@melton.vic.gov.au

