

# Plumpton and Kororoit Infrastructure Contributions Plan

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Part A Submission

Amendment C195 to the Melton Planning Scheme

July 2018



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# 1 INTRODUCTION

This Part A submission is made on behalf of the Victorian Planning Authority (VPA) for the Planning Panel Hearing for Amendment C195 to the Melton Planning Scheme (the Amendment). The VPA is the Planning Authority for the Amendment.

The Amendment implements the *Plumpton and Kororoit Infrastructure Contributions Plan* (ICP), which is required to allow funding of infrastructure identified in the *Plumpton Precinct Structure Plan* and *Kororoit Precinct Structure Plan* (PSPs).

The Amendment has been prepared by the VPA in collaboration with Melton Council and relevant authorities, stakeholders and landowners.

Formal exhibition of the Amendment commenced on 17 May 2018 and concluded on 15 June 2018. A total of nine submissions have been received. The VPA has worked diligently with all submitters to resolve as many of the submissions as practicable. A summary of submissions and outstanding matters are noted in Section 5 and detailed in **Appendices 2-10**.

## 1.1 Application of the Amendment

The Amendment applies to land within the Plumpton and Kororoit Precinct Structure Plan areas, which comprises a total area of approximately 1,941.5 hectares.

The Plumpton PSP (approximately 1,016 gross hectares) is currently zoned Urban Growth Zone, Schedule 11 and is generally bound by Melton Highway to the north, the approved Taylors Hill West Precinct to the east, Taylors Road to the south and the Outer Metropolitan Ring (OMR) road reservation to the west.

The Kororoit PSP (approximately 925.5 gross hectares) is currently zoned Urban Growth Zone, Schedule 12 and is bound by Taylors Road to the north, Monaghans Lane (north of Kororoit Creek), Kororoit Creek and Sinclairs Road (south of Kororoit Creek) to the east, Western Freeway to the south and the OMR road reservation to the west.

## 1.2 Formal Response to Submissions

The VPA provided a written response to all submitters between May 2018 and June 2018 and, where necessary, has also discussed these matters verbally. A table outlining a summary of issues raised in submissions and their status is included in **Appendices 2-10**.

An updated key changes table outlining specific changes or further refinement proposed to the amendment documentation in response to submissions is included in **Appendix 1 – Proposed Changes to ICP**.

## 1.3 Panel Directions – Preliminary Issues Raised

A Panel Directions Hearing was held on the 6 July 2018. The Panel Directions outlined a number of matters for the VPA to address in this Part A submission including:

- Background to the Amendment
- A summary of Infrastructure Contributions Reform, including:
  - Changes introduced through the *Planning and Environment (Public Land Contributions) Act 2018* to the Infrastructure Contributions System.
  - The VPA's interpretation of the extent of consideration the Panel may take in reviewing the ICP in its entirety, or the supplementary levy component.
  - The VPA's interpretation of the role of the Panel considering submissions to Melton Amendment C195, particularly matters it may and may not provide recommendations on

- Any 'interim' ICP arrangements in place, and the relationship between 'interim' arrangements and Melton Amendment C195.
- Strategic context and assessment.
- Identification of the issues raised in submissions, the VPA's response and clarification on which submissions, or issues, are considered to be resolved.
- Changes to the amendment documentation proposed as a result of the issues raised in the submissions.

These items are outlined in subsequent sections of this submission.

## 1.4 Whole of Government Position

The position presented by the VPA in this submission where possible represents a whole of government submission. The VPA received no submissions on the ICP from State government agencies or departments. However, it is assumed that, as the ICP is a funding mechanism for the Plumpton and Kororoit PSPs, State government agencies and departments that supported the PSPs during their preparation process would support the implementation of the ICP as exhibited, unless submitted otherwise. State government agencies and departments with an agreed position on proposed infrastructure detailed in the Plumpton and Kororoit PSPs include:

- Department of Environment, Land, Water and Planning (DELWP)
- Department of Economic Development, Jobs, Transport and Resources (DEDJTR)
- Transport for Victoria and VicRoads (TfV)
- Department of Education and Training (DET)
- Melbourne Water (MW)
- Country Fire Authority (CFA)
- Environment Protection Authority (EPA)
- VicRoads

Other state agencies and departments were consulted with as part of the PSPs' preparation. The above list is the most relevant to infrastructure provision.

The VPA dealt more closely with Melton City Council, DELWP and affected land owners during the ICP's preparation.



**Figure 1 - Aerial view of precinct**



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## 2 BACKGROUND TO THE AMENDMENT

### 2.1 Chronology of the Amendment

The following provides a timeline for the preparation of the ICP and the Amendment.

- **1 February 2018:** The Plumpton PSP (Amendment C146) and Kororoit PSP (Amendment C147) were approved by the Minister for Planning.
- **17 May 2018 to 15 June 2018:** VPA formally exhibited Amendment C195 to the Melton Planning Scheme. The exhibited document was prepared to align with the anticipated Planning and Environment Amendment (Public Land Contributions) Act proposed to be proclaimed in July 2018.
- **June 2018 to July 2018:** VPA considered submissions on the Amendment, refined the ICP and worked towards resolving outstanding issues.
- **2 July 2018:** The Planning and Environment Amendment (Public Land Contributions) Act 2018 came into effect, introducing a land contribution model for the ICP system. An 'interim' ICP was approved via a section 20(4) amendment (see section 4.2 for detail relating to the 'interim' ICP).
- **6 July 2018:** Panel direction hearing was held.
- **17 July 2018:** The VPA circulated their Part A submission including; the Key Changes Matrix; and the Summary of all Submission on the Exhibited ICP to submitters and affected landowners.
- **24 July 2018:** Planning Panel hearing is scheduled to commence.

### 2.2 Purpose of the Amendment

The Amendment proposes to incorporate a supplementary levy ICP and apply this to both the Plumpton and Kororoit PSP areas. The ICP will provide a clear structure of contributions required to fund development and community infrastructure within both precincts for residential and commercial and industrial development and will ensure the fair and equitable provision of community and development infrastructure. Specifically, the ICP includes a supplementary levy component to cover the costs of construction of supplementary ICP transport items that are not adequately funded through the standard levy.

### 2.3 Amendment C195 to Melton Planning Scheme

The amendment introduces Schedule 1 to Clause 45.11 Infrastructure Contributions Overlay and incorporates the *Plumpton and Kororoit ICP* into the Melton Planning Scheme.

### 2.4 Plumpton and Kororoit PSP

The Plumpton (PSP 1078) and Kororoit (PSP 1080) PSPs were gazetted in February 2018. The PSPs are long-term plans for the future urban development of the land. The plans direct how land is expected to be developed, including how, when and where transport infrastructure and community services are to be provided to support the growing communities.

The PSPs provide a guide for the delivery of an urban environment that will form an extension of the existing Taylors Hill and Caroline Springs suburbs to the east of the subject precincts. The PSPs will facilitate and enable the orderly transition of non-urban land to urban land.

The PSPs include plans for the transport and community infrastructure projects required to ensure that future residents, visitors and workers within the precincts are provided with timely access to services and transport essential to support the needs of future communities.



Each PSP ensures relevant Government agencies, Melton City Council, developers, the local communities and investors have certainty about the future development of the precincts and the manner in which local infrastructure is rolled out. Plan 12 and Plan 13 in each PSP detail the infrastructure to be delivered in each precinct that is to be funded by this ICP.

## 2.5 Public Exhibition and Engagement

Council consultation progressed throughout the preparation of the draft ICP.

Stakeholders and the broader community were formally notified of the Public Exhibition by the following:

- Notification letter sent to land owners and tenants within the notification area (see **Figure 2 - Public Exhibition Notification Area**);
- Media Release and Government website updates.

A total of **nine submissions** have been received. The VPA provided copies of all submissions (resolved and unresolved) to Planning Panels Victoria upon requesting a Panel.

The VPA has worked to resolve these submissions where possible prior to the Panel hearing amendment, however, **four submissions** remain partially unresolved and these relate to the following issues:

- The construction costings of infrastructure items being too low;
- Land should be exempt from the requirement to pay infrastructure contributions under the proposed Infrastructure Contribution Overlay;
- Verification of land equalisations amounts for public purpose land.
- The funding of infrastructure that are apportioned to Kororoit Part 2 ICP.
- Staging of infrastructure items

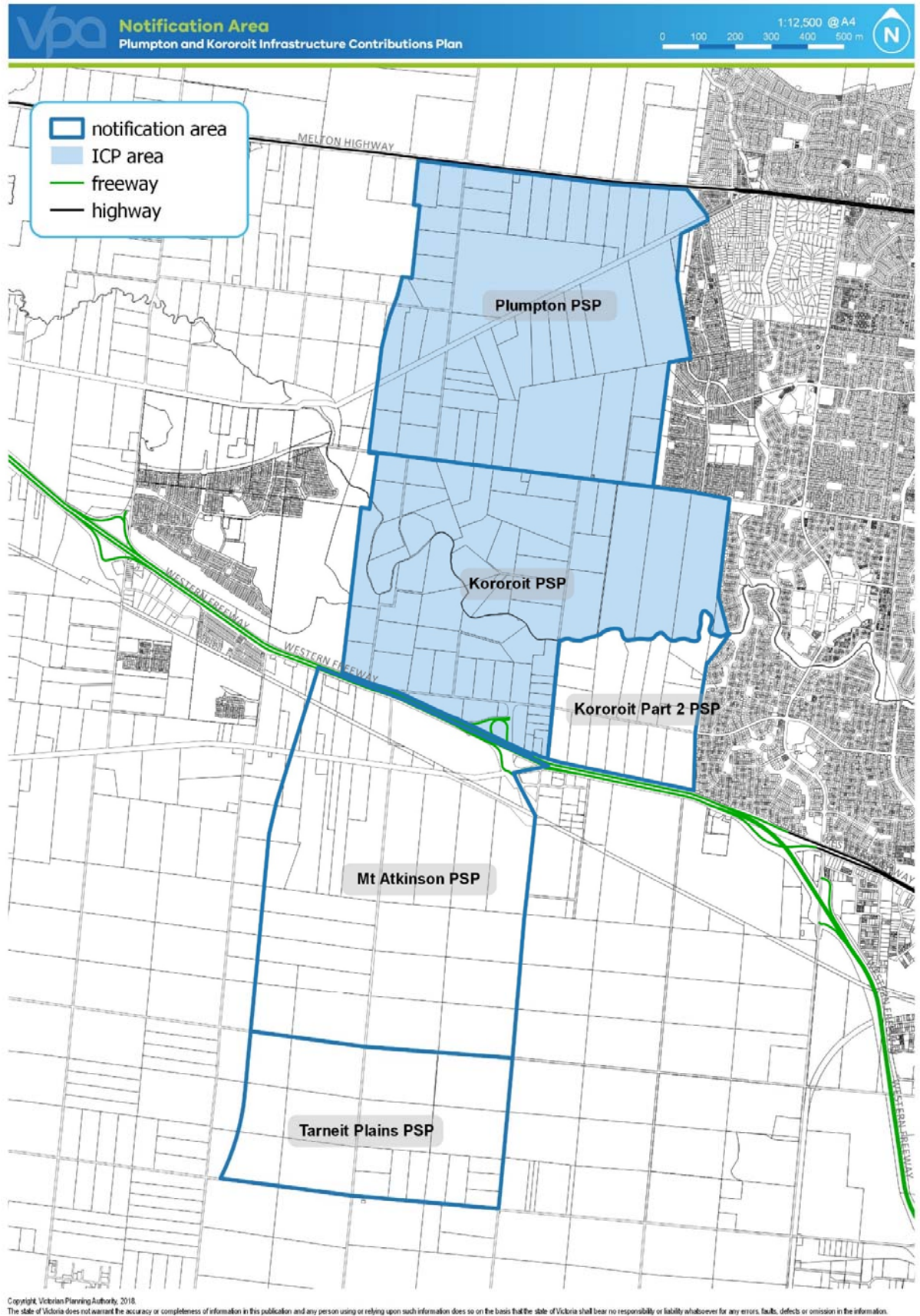
Insofar as these issues are within the scope of this Amendment, the VPA intends to work with submitters to resolve these matters, if possible, throughout the Panel process.

## 2.6 Background Documents

The Amendment is supported by a number of background reports, including those listed below:

- Plumpton and Kororoit ICP Costings - Transport Infrastructure, SMEC (2018)
- Plumpton and Kororoit ICP Functional Layout Plans – Transport Infrastructure, SMEC (2016)

Figure 2 - Public Exhibition Notification Area



## 3 STRATEGIC CONTEXT AND ASSESSMENT

### 3.1 The PSPs

The Plumpton and Kororoit PSPs provide the strategic justification for all infrastructure items to be funded through the ICP via their public exhibition, subsequent Planning Panel and gazettal. This process has:

- Confirmed that infrastructure items to be funded are essential to the health, well-being and safety of the community;
- Ensured that infrastructure items to be funded are provided in a timely and/or orderly sequence;
- Provided the strategic justification, the need and nexus of infrastructure items to be funded through the ICP; and
- Established the apportionment and scope of the infrastructure items to be funded.

Therefore the strategic context and subsequent assessment relating to the above issues has been provided during the development of the PSPs for Plumpton and Kororoit.

### 3.2 Ministerial Directions

The Amendment complies with the following relevant Ministerial Directions:

- *Ministerial Direction 9 – Metropolitan Strategy*
- *Ministerial Direction 11 – Strategic Assessment of Amendments*
- *Section 46GJ - Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans*

#### 3.2.1 Ministerial Direction 9 – Metropolitan Strategy

*Ministerial Direction 9* has been considered in preparing this Amendment and it complies with this direction as it supports the Plumpton and Kororoit PSPs which align with the Metropolitan Strategy.

#### 3.2.2 Ministerial Direction 11 – Strategic Assessment of Amendments

The Amendment has been strategically assessed in accordance with the assessment criteria set out in *Ministerial Direction 11*. The Amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes.

The Amendment does not result in environmental impacts as it seeks to introduce a mechanism to allow the responsible authority to collect financial contributions towards infrastructure required for both the Plumpton and Kororoit PSP areas. The infrastructure required and its environmental impacts were considered during the PSP preparation stage, which has now been gazetted.

The Amendment will introduce an ICP that identifies the financial levy required to be paid by developers to fund the infrastructure required for both precincts, and thus sets out an equitable and transparent means of collecting financial contributions towards servicing the future communities.

The Amendment is expected to have positive social effects through introducing a mechanism to collect financial contributions to fund the identified infrastructure necessary to service the future communities, including sports and community facilities as well as roads and parks.

### 3.2.3 Section 46GJ - Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans

This Ministerial Direction applies to planning authorities in relation to the preparation and content of infrastructure contribution plans. The Direction has been considered in preparing this Amendment. The VPA will detail any proposed changes to the Amendment documentation arising from a detailed review of the Ministerial Direction in its Part B Submission, in accordance with the directions of the Panel.

The VPA notes that the exclusion of 'land for indoor sports facilities' as an allowable item in the Ministerial Direction was made in error when it was updated to apply to the public land contributions model. We understand that this is proposed to be added as an allowable item in future. As an interim solution, the planning authority will rely on clause 29 of Part A of the Ministerial Direction, which allows the Minister to exempt a particular ICP from the need to comply with some or all of the Ministerial Direction. The ICP will include a clause which:

- notes that the Minister has exempted the ICP from complying with Table 7 of Annexure 1;
- states the exemption has been granted on the basis that 'land indoor sports facilities' was unintentionally excluded from the Ministerial Direction when it was revised as a result of the commencement of the *Planning and Environment Amendment (Public Land Contributions) Act 2018*; and
- confirms that the PSP specified that the relevant land is to be set aside for the purposes of 'indoor sports facilities'.

The intent is that the Ministerial Direction be updated to correct any miscellaneous errors at a point in the future.

## 4 INFRASTRUCTURE CONTRIBUTIONS REFORM

The ICP system came into effect in October 2016. The system is based on standard levies that are pre-set for particular development and land uses in order to fund the construction of basic and essential infrastructure to service the growing urban communities. This system also allows for a supplementary levy, in addition to the standard levy, if required, to fund infrastructure that cannot be adequately funded by the standard levy or where required to “unlock” the growth opportunity of an area. The ICP system has been updated with the *Planning & Environment Amendment (Public Land Contributions) Act 2018* (the Act) that came into effect on 2 July 2018.

### 4.1 Planning & Environment Amendment (Public Land Contributions) Act 2018 (Public Land Act)

The Public Land Act improves the method of securing land for public purposes by introducing a land contribution model for the ICP system. The land contribution model enables land for public purposes to be provided as part of an infrastructure contribution when land is developed, replacing the monetary contribution (public land standard levy amount) from the ICP system. The Act also prescribes the method by which the cost of providing all public land is equalised across all landowners with a PSP area.

#### 4.1.1 Components of an ICP

The infrastructure contribution to be provided by each landowner will now consist of either or both of the following:

- Monetary levy – a monetary levy that may be used to fund the provision of works, services, facilities and plan preparation costs. The levy may consist of a standard levy, a supplementary levy or both.
- Land component – land identified for public purposes by the ICP is to be vested in, transferred to or acquired by Council. Parcels of land that have a parcel contribution percentage that is less than the ICP land contribution for a class of development is required to pay a land equalisation amount as identified in the ICP. Parcels of land that have a parcel contribution percentage that is greater than the ICP land contribution for a class of development will receive a land credit as identified in the ICP.

#### 4.1.2 How does the Act affect the 2016 ICP system

In addition to the changes outlined above, the Public Land Act also affects the spending allocation of standard levies. Within the 2016 ICP system, the standard levy for residential development was allocated to:

- Community and recreation construction (capped)
- Transport construction
- Public land

In the circumstance where the overall levy rate is not exceeded, a planning authority may choose to redirect standard levy funds from one infrastructure category to another. Given that the community and recreation construction levy is capped, there was flexibility in the use of funds between transport construction and public land categories. The ability to allocate the spending of funds accordingly often prevented the need for a supplementary levy. For example, a planning authority was able to direct ‘unused’ funds from public land to transport construction (or vice versa).

The change from a monetary levy to a land component for public land limits this flexibility. As result, new and existing ICPs are more likely to require a supplementary levy.



## 4.2 'Interim' ICPs

Amendment C197 to the Melton Planning Scheme introduced the 'interim' Plumpton and Kororoit Infrastructure Contributions Plan (ICP) to align with the new ICP system. This ICP applies to both Plumpton and Kororoit PSP areas.

An 'interim' ICP for Plumpton and Kororoit is required to allow collecting agencies to lawfully collect infrastructure contributions from land owners and avoid a scenario where collecting agencies would have been unable to lawfully collect infrastructure contributions from land owners, as required by conditions of planning permits issued in accordance with the superseded ICP system.

This ICP will have effect on an interim basis and is necessary until such time as the "final" ICP can replace it. The final ICP will replace the 'interim' ICP once it has been finalised and gazetted.

## 4.3 Panel's extent of consideration in reviewing the ICP

In reviewing a supplementary ICP, Panel may consider the items within the standard and supplementary levies. This is necessary to ensure that the requirements for imposing a supplementary levy established in the Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans. However, Panel's recommendations should generally be within the scope outlined below.

## 4.4 Panel's role in considering submissions

Generally Panel may make recommendations on submissions that are related to the cost of the works, services or facilities to be funded from either the standard or supplementary levy within the ICP.

It is respectfully submitted that it is not within the scope of the Panel to consider submissions with the following nature:

- Matters established in Part 3 above that were raised within the PSP Panel Hearing process, as these have been resolved or addressed appropriately.
- The location, apportionment and type of infrastructure item (roads, community facilities and parks). These matters were addressed via the PSP preparation process, unless the apportionment is to land without an approved PSP or ICP.
- The estimate of value of public purpose land (including land credit amount) or land equalisation amount within the land component of the ICP. This matter is addressed through a separate process established in Division 4 - Valuation and Dispute Resolution for Inner Public Purpose Land in the *Planning & Environment Amendment (Public Land Contributions) Act 2018*. The disputed estimates of values have been submitted to the Valuer-General Victoria and the consultants are scheduled to be heard at a valuers conference the VGV will have 10 days to provide a response and its recommendations will need to be implemented into the Estimates of Value Report.
- Any change to the standard levy for community or transport infrastructure, as these are set by Ministerial Direction

## 5 SUMMARY OF THE ISSUES, RESOLVED AND OUTSTANDING MATTERS

### 5.1 Submissions on the draft Plan

9 submissions were received on the exhibited ICP. Submitters can be generally categorised into the following groups:

- Landowners and developers (8)
- Local Government (1)

### 5.2 Key Issues raised by submissions

The key issues raised by submitters to Melton Amendment C195 can be summarised into the following issue categories:

- ICP project costings (Submitter 1)
- Exemption from Infrastructure Contributions Overlay (ICO) (Submitter 2)
- ICP project duplication (Submitter 3)
- Habitat compensation obligations (Submitted 4)
- Growth Area Infrastructure Charge (GAIC) (Submitter 4)
- Table figures associated with land equalisation amounts (Submitter 5)
- Extent of ICP land (Submitter 7 & 8)
- ICP and PSP consistency (Submitter 9)
- Community infrastructure cost deficiency (Submitter 9)
- Apportionment of infrastructure items (Submitter 9)
- Regional Park and certainty for the delivery of infrastructure items within Kororoit Part 2 PSPs; (Submitter 9)
- ICP implementation (Submitter 9)

Of the nine submissions, five submissions are considered to be resolved and four submissions remain outstanding.

### 5.3 Resolved submissions

A summary of resolved matters raised by submitters are noted below.

#### 5.3.1 Submitter 3: Mesh on behalf of Villawood (land owner)

Villawood has submitted on infrastructure project duplications between the ICP and Taylors Hill West Development Contributions Plan (DCP). The ICP projects in question include RD-15 and RD-16 and DCP projects DI-RO-04a and DI-RO-04b.

The VPA notes that there is a duplication of road projects, however, there is a difference in project footprint. VPA has instructed its engineering consultant, SMEC, to calculate the cost difference between the projects to ensure the ICP includes accurate project costs based on a revised footprint for RD-15 that no longer partially overlaps with DI-RO-04a. It appears that RD-16 is fully covered by DI-RO-04a.

DI-RO-04b addresses the upgrade of Taylors Road to four lane arterial. For the ICP, this is the responsibility of VicRoads and therefore cannot be incorporated into this ICP.

Due to the technical nature of this work, a revised functional layout plan and accompanying cost sheet for RD-15 is expected to be finalised following this Panel hearing. As a result, the VPA will continue to work with the submitter and considers this submission to be resolved.

The VPA notes that this will have an impact on the overall cost of transport infrastructure in the ICP but considers this to be relatively minor.

### 5.3.2 Submitter 4: Tract on behalf of Marantali (Land owner)

Tract has submitted on a number of issues including: the inclusion of the GAIC liability and habitat compensation obligations within the ICP, updating cadastre information and amending the ICP to reflect the relocation of an ICP project (LP-06).

The VPA has agreed to two matters that require change to the ICP. Firstly, the VPA agrees that habitat compensation obligations for the Melton Highway should be captured as a line item in the ICP project costs. This has occurred elsewhere within the two precincts. The VPA is working with DELWP in determining habitat compensation obligations within the Melton Highway for IN-01, IN-02 and IN-03. VPA will continue to consult with the submitter on this matter to resolution. The VPA notes that this will have an impact on the overall cost of transport infrastructure in the ICP, but considers this to be relatively minor.

Secondly, the VPA has agreed to update the cadastre to reflect a subdivision that occurred following the PSP Panel Hearing. VPA notes that this has no impact on public purpose land contributions.

The VPA has advised the submitter that GAIC is a separate levy that is applied to UGZ land and cannot be included in the ICP as part of an ICP project and therefore is not supported as an inclusion.

The VPA has advised the submitter that the PSP allows flexibility for where parks are delivered if it is considered to be generally in accordance with the PSP, however, the VPA informed the submitter that it does not consider it is necessary to update the plan set, land budget and other tables within the ICP document to reflect this proposed relocation. The subject of park relocations was extensively debated at the PSP Panel hearing and the Panel supported the VPA's and Council's position that there was some flexibility at the time of subdivision to move local parks, subject to meeting open space Requirements and Guidelines.

The submitter advised VPA on 12 July 2018 that it has since withdrawn its submission.

### 5.3.3 Landeq on behalf of landowner (Submitter 5)

Landeq has made submissions on a number of issues in relation to the accuracy of table figures within the ICP. The VPA will update the relevant tables within the ICP to reflect the correct values of ICP contribution land. As a result, this issue is considered to be resolved.

Landeq have also requested to view the updated land credit and equalisation amount. The VPA notes that land credit and equalisation amounts are dealt with in a separate process by the valuer-general. These figures will be updated once this process is finalised. This position has been conveyed to the submitter.

### 5.3.4 AusNet Transmission Group (Submitter 6)

AusNet has submitted that any proposed development within 60 metres of the easement must be referred to AusNet Transmission Group for approval prior to the commencement of any works on site. This did not require any changes to the Amendment. All matters are resolved.

### 5.3.5 Breese Pitt Dixon on behalf of SOHO Living (land owner) (Submitter 7)

Breese Pitt Dixon on behalf of SOHO Living has submitted on the accuracy of table figures with respect to the amount of public land provision for their client's parcel (K-67). This issue is

considered to be resolved as the VPA has agreed to revisit the design for the culvert (CU-08) affecting the land owner's parcel to ensure the amount of land for 'waterway and drainage reserve' is accurate and in accordance with the culvert design. The submitter has concerns that the land identified for 'waterway and drainage reserve' exceeds the width of the culvert and should therefore should receive a larger public land credit associated with RD-14.

The VPA has instructed SMEC to revisit the culvert design. The VPA will continue to consult with the submitter on this matter to resolution.

#### 5.3.6 Breese Pitt Dixon on behalf Resi Ventures (landowner) (Submitter 8)

Breese Pitt Dixon on behalf of Resi Venture has submitted on the accuracy of table figures with respect to the amount of public land provision for their client's parcel (P-43). This issue is considered to be resolved as the VPA has agreed to revisit the design for the culvert (CU-06) affecting the land owner's parcel (K-67) to ensure the amount of land for 'waterway and drainage reserve' is accurate and in accordance with the culvert design. The submitter has concerns that the land identified for 'waterway and drainage reserve' exceeds the width of the culvert and should therefore should receive a larger public land credit associated with RD-11.

The VPA has instructed SMEC to revisit the culvert design. The VPA will continue to consult with the submitter on this matter to resolution.

### 5.4 Outstanding submissions

A summary of outstanding matters raised by submitters and those registered to be heard are summarised below. More details are contained in Appendices 2-10.

#### 5.4.1 Submitter 1: Dacland on behalf of Dahua Group (land owner)

Dacland on behalf of Dahua Group has submitted on the cost sheets developed for transport infrastructure projects located on parcels P-31 and P-32. The infrastructure projects subject to dispute are RD-04, RD-08, IN-09, PS-01, PS-02, CU-03 and PBR-01. It was submitted that the exhibited cost of these projects are considerably lower in comparison to Dacland's preliminary cost assessment.

The VPA has met with Dacland and its engineering consultant, Charlton Degg, to discuss the discrepancies in cost for the various transport projects. The VPA understands that the main reasons attributed to the varying costs are due to Dacland's costs including:

- Additional line items addressing site specific conditions.
- Rates and allowances based on current industry experience.
- Quantities and subgrade improvements based on more detailed topographical information.
- Line items that go beyond the typical ICP scope for transport infrastructure items (e.g. bus bays).
- Assumptions relating to design that are unknown until detailed design is undertaken (e.g. drainage upgrades).

The VPA does not support the proposed costings and requires further information to form a formal response. At the time of writing, the submitter's detailed costings for the disputed items had just been provided for review. The VPA will continue to meet with the submitter and its consultant to resolve these matters insofar as is possible prior to the hearing.

#### 5.4.2 Submission 2: HWL Ebsworth on behalf of Western Victoria Sri-Lankan Buddhist Association (land owner)

Western Victoria Sri-Lankan Buddhist Association submitted that their property should be exempted from the requirement to pay infrastructure contributions under the Infrastructure Contributions Overlay as they are a charitable non-profit organisation and intends in developing the site into a Buddhist Temple.

The VPA does not support an exemption for this proposed use and development as the proposal generates a need for infrastructure and therefore should contribute towards the funding of this infrastructure. The VPA does not think it is appropriate for the exemption to be provided prior to the issue of a planning permit.

#### 5.4.3 Submitter 9: Melton City Council

Melton City Council has submitted on a series of issues including:

- ICP and PSP consistency;
- Community infrastructure cost deficiency;
- Regional Park and certainty for the delivery of infrastructure items within Kororoit Part 2 PSPs;
- Apportionment of infrastructure items;
- Plumpton Aquatics Centre; and
- Implementation of the ICP.

The VPA has resolved two of the above matters, being ICP and PSP consistency and the Plumpton Aquatics Centre.

VPA has recently requested Amendment C203 to the Melton Planning Scheme. This is a 20(4) amendment that will update the 'Interim' ICP July 2018 that was recently incorporated into the Melton Planning Scheme. The 'Interim' ICP will be amended by updating the credit and equalisation amounts for public purpose land following the resolution of disputed estimates of value as set out in Division 4 of the *Planning and Environment Amendment (Public Land Contributions) Act 2017*. This amendment will also update inconsistencies in PSPs identified by Council and the VPA with the exception of proposed new staging for infrastructure items.

The VPA and Melton City Council are in the process of reaching an agreed position on the revised staging for ICP projects. A process has been agreed on between Melton City Council and the VPA that once staging has been resolved, the PSPs will require an amendment to reflect the updating staging and ensure consistently between the ICP and the PSPs.

The description of the Plumpton Aquatics Centre has since been amended in the 'Interim ICP'. It was exhibited as 'Indoor Recreation Component (Plumpton Aquatics Centre)'. The 'Interim' ICP now shows 'Plumpton Aquatics Centre'. The VPA notes that the purchase of land for an indoor sports facility was mistakenly not included on the list of allowable items in the Ministerial Direction. This has been confirmed by DELWP.

Outstanding matters are noted below. A detailed response to Council's submission is included in **Appendix 10 – Submission Summary Melton City Council**

**Table 1 - Outstanding issues, Melton Council**

Issue	VPA Response
Community and Recreation Construction Levy  Melton City Council has submitted that there is a serious shortfall on the amount to be collected through the capped Community and Recreation Levy compared to what has been identified for delivery.	The VPA notes that the strategies under the Planning Scheme at Clause 19.03 speak to 'contributions towards infrastructure'. The ICP regime is not intended to constitute a mechanism for the delivery of all infrastructure in Growth Areas. Instead ICPs provide a contribution. This is encapsulated in the Infrastructure Contributions Plan Guidelines which provide variously that 'a standard levy is a pre-determined maximum monetary rate set by the Minister through the Ministerial Direction. It is designed to provide a fair and reasonable 'budget' for funding infrastructure



	<p>that is basic, essential and 'standard' for new urban development'.</p> <p>Regardless the VPA have no ability to change or recommend the Minister for Planning amend the levies specified in the Ministerial Direction. It is not appropriate that this Panel comment on a matter of Ministerial discretion that is not the subject of any current amendment let alone the amendment before it.</p>
<p>Regional Park and infrastructure excised from the ICP but are within the Kororoit Part 2 PSP</p> <p>Melton City Council has submitted that due to the current state of uncertainty with regards to the Kororoit Regional Park boundary and areas to be excised from the park for future development, RD-21 (Neale Road), PBR-03 and IN-24 should be fully apportioned to the Plumpton and Kororoit ICP, to ensure their certainty for delivery.</p> <p>Melton City Council also submits that further urgent attention is required towards the future of Neale Road.</p>	<p>The extent of the Kororoit Regional Park is to be determined through a Ministerial Advisory Committee and Commonwealth approval. The park boundary will impact on the residential NDA and subsequent ICP Levy. The VPA is working with Council to determine the appropriate apportionment of certain infrastructure items to the Kororoit Part 2 PSPs.</p> <p>The VPA has also instructed SMEC to undertake a review of the cost for Neale Road as it appears that it was previously costed based on a proposed ultimate standard, and not its proposed interim standard. The VPA requires further work in determining the ultimate standard of Neale road to inform whether it requires widening for its ultimate standard.</p> <p>The VPA is working on the various apportionment options for infrastructure currently apportioned for Kororoit Part 2.</p>
<p>Apportionment of infrastructure</p> <p>Melton City Council has requested that culverts CU-01, CU-04, CU-05 and CU-07 be included within the supplementary levy to ensure that they are fully recovered.</p>	<p>The VPA has undertaken with SMEC detailed costs sheets for infrastructure items and the currently standard levy allows for the inclusions of these culverts. It is required by the VPA to ensure that the Standard Levy is fully exhausted before it begins to allocate Supplementary Levy ICP items.</p> <p>Clause 17 in Part A of the Ministerial Direction set out criteria for application of a supplementary levy which include: 'whether the plan preparation costs, works, services or facilities can be wholly or partially funded from a standard levy, unless the applicable Annexure to this Direction specifies those supplementary levy allowable items must not be funded from a standard levy'.</p> <p>The Direction also specifies in Table 4 the allowable items for transport construction that may be funded by a supplementary levy. These may only be funded by a supplementary levy is clause 17 is satisfied.</p>
ICP implementation	<p>The VPA is unable to answer Council's questions at this time as VPA is not responsible for the preparation of the revised</p>

	ICP Guidelines. The VPA would need to request an answer from other government parties and would seek to provide these answers in due course.
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## 6 PROPOSED CHANGES TO AMENDMENT DOCUMENTATION

### 6.1 Changes to the Amendment documentation in response to submissions

Following evaluation of submissions, a **Key Changes Table (Appendix 1)** has been prepared detailing the proposed amendments to the exhibited documentation in response to submissions and further technical assessment. This process of resolution will continue with further work by SMEC in resolving technical matters noted in Section 5.

Summary of key changes following resolution with submitters to date:

Submitter	Proposed change
Submitter 3: Mesh on behalf of Villawood	<ul style="list-style-type: none"> <li>Remove RD-16 as it is a duplication of a transport construction project in the Taylors Hill West DCP.</li> <li>Amend the extent of works for RD-15 to remove any duplication with a transport construction project in the Taylors Hill West DCP and SMEC to adjust cost sheet to reflect this change.</li> </ul>
Submitter 4: Tract on behalf of Marantali	<ul style="list-style-type: none"> <li>Identify habitat obligation compensation amounts for the extent of works within the Melton Highway road reserve for IN-01, IN-02 and IN-03 and incorporate into SMEC's cost sheets.</li> <li>Update the cadastre to reflect a subdivision on P-16 that occurred prior to the PSPs' approval in December 2017.</li> </ul>
Submitter 5: Landeq on behalf of land owner	<ul style="list-style-type: none"> <li>Update Table 11 with correct values for ICP land contribution</li> </ul>
Submitter 7: Breese Pitt Dixon on behalf of SOHO Living	<ul style="list-style-type: none"> <li>Amend extent of drainage land required for culvert widening (CU-08) as part of Taylors Road's upgrade, if design of culvert is inconsistent with current land budget.</li> </ul>
Submitter 8: Breese Pitt Dixon on behalf of Resi Ventures	<ul style="list-style-type: none"> <li>Amend extent of drainage land required for culvert widening (CU-06) as part of Taylors Road's upgrade, if design of culvert is inconsistent with current land budget.</li> </ul>
Submitter 9: Melton City Council	<ul style="list-style-type: none"> <li>It is intended that the matter of infrastructure staging will be resolved ahead of the Panel Hearing and the ICP will be updated based on the agreed position between Melton City Council and the VPA.</li> <li>Aquatics Centre (IR-01) has been resolved as part of changes via the 'Interim' ICP. Update description to 'Plumpton Aquatics Centre'.</li> </ul>

### 6.2 Changes to the Amendment in response to 'Interim' ICP updates (Amendment C197)

The 'Interim' ICP was prepared shortly after the exhibition of this amendment and was updated following further detailed review of the document and discussions with Melton City Council and DELWP. See **Key Changes Table (Appendix 1)** for further details for the impact of change.

Summary of key changes following these discussions include:

- The monetary levies have been indexed in the 'Interim' ICP. This increased the amount of contributions to be collected under the standard transport construction levy as it has been increased to \$114,062 per hectare. CU-02 is now to be fully funded under the standard levy and CU-03 is partially funded under the standard levy.
- The community and recreation levy has been indexed to \$86,627.
- The purchase of land for the Aquatics Centre (IR-01) is to be apportioned 50% to Melton City Council. The land budget has since been amended as the exhibited ICP includes an error, classifying 3.60 ha of land for the Aquatics Centre as ICP land. The Land Budget should have only identified 1.80 ha (50%) as ICP land for the Aquatics Centre. The Land Budget has been updated in the 'Interim' ICP by dividing equally the land for the Aquatics Centre into two land use categories; 'Local Indoor Recreation (ICP land)' and 'Local Indoor Recreation' which is to be purchased by Melton City Council. This amendment has resulted in a change to the ICP land contribution percentage from 14.11% to 13.95%. It has also changed P-12-R's parcel contribution where it is now providing below ICP land provision average and will be required to pay a land equalisation amount.
- The description of the Aquatics Centre has been amended in the 'Interim ICP' from 'Indoor Recreation Component (Plumpton Aquatics Centre)' to 'Plumpton Aquatics Centre'.
- The Land Budget has been updated, subject to further review by the VPA's GIS team who identified a number of snapping errors which have since been corrected. Most changes are to the second, third or fourth decimal place.
- The apportionment for IN-17 has been corrected to 84% following the indexation of funding from the Taylors Hill West DCP.
- Additional text has been included at Section 5.6.2 to provide an updated definition of inner and outer public purpose land.

### 6.3 Infrastructure changes to Plumpton and Kororoit PSPs post Exhibition (Amendment C146 and C147).

The Plumpton and Kororoit PSPs have been subject to change following their exhibition in June 2016. The final changes with regards to ICP infrastructure items include:

ICP Infrastructure Type	Change Description
Roads	<ul style="list-style-type: none"> <li>• Realignment of Tareltons Road between Hopkins Road and Hume Drive.</li> </ul>
Intersections	<ul style="list-style-type: none"> <li>• Realignment of the north leg of IN-10.</li> <li>• Deletion of south leg from IN-16.</li> <li>• Inclusion of two new intersections at the Kororoit Local Town Centre, now IN-21 and IN-23. Extent of works for new intersections caused the deletion of RD-21 and RD-022.</li> </ul>
Pedestrian Signals	<ul style="list-style-type: none"> <li>• Additional signals as part of RD-08.</li> </ul>
Culverts	<ul style="list-style-type: none"> <li>• Deletion of CU-09.</li> </ul>
Bridges	<ul style="list-style-type: none"> <li>• Deletion of PBR-01, PRB-03 and PBR-04.</li> <li>• Consolidation of PBR-06 and PBR-07, now PBR-03.</li> <li>• 50% Apportionment of now PBR-04 to Mt Atkinson and Tarneit Plains.</li> </ul>

Community Centres	<ul style="list-style-type: none"> <li>• Deletion of CI-01.</li> <li>• Relocation of CI-01 (formally CI-02) to P-28.</li> <li>• Relocation of CI-05 (formally CI-06) to K-13-R.</li> </ul>
Indoor Recreation	<ul style="list-style-type: none"> <li>• 50% apportionment for Aquatics Centre to Melton City Council.</li> </ul>
Local Parks and Sports Reserves	<ul style="list-style-type: none"> <li>• Reduction of LP-01 and delete from P-13.</li> <li>• Reduction of LP-02 in industrial and business precinct to 0.5 ha.</li> <li>• Deletion LP-20, LP-21 and LP-22 from Beattys Road reserve.</li> <li>• Introduction of LP-21 on K-4.</li> <li>• Merge LP-42 and LP-43, now LP-39.</li> <li>• Merge SR-01 and SR-02, now SR-01; SR-06 and SR-07, now SR-05; and SR-10 and SR-11, now SR-08.</li> <li>• Reorientation of SR-03 (formally SR-04) across parcels P-28, P-29, P-30 and P-31.</li> <li>• Minor reconfiguration of SR-06 (formally SR-08).</li> <li>• Minor reconfiguration of SR-07 (formally SR-09).</li> </ul>

## 6.4 Proposed changes as part of Amendment C203

Amendment C203 is currently underway to update the 'Interim' ICP with resolved estimates of values that inform the credit and equalisation amounts for public purpose land detailed in the ICP. It is also proposed to update the Plumpton and Kororoit PSPs to ensure consistency between the PSPs and the ICP.

Changes to the PSPs include:

- Minor corrections to the description of infrastructure items to ensure consistency with the ICP.
- Land budget corrections to match the 'Interim' ICP.



## 7 LIST OF APPENDICES

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Appendix 1 – Key Changes Table

Appendix 2 – Submission summary (Dacland on behalf of Dahua Group)

Appendix 3 – Submission summary (Western Victoria Sri-Lankan Buddhist Association)

Appendix 4 – Submission summary (Villawood)

Appendix 5 – Submission summary (Marantali)

Appendix 6 – Submission summary (Landeq on behalf of landowner)

Appendix 7 – Submission summary (AusNet Transmission Group)

Appendix 8 – Submission summary (SOHO Living)

Appendix 9 – Submission summary (Resi Ventures)

Appendix 10 – Submission summary (Melton Council)

**Appendix 1 - Key Changes Table**

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# Amendment C195 - Plumpton and Kororoit Infrastructure Contributions Plan

## List of changes - ICP



Page (Exhibited)	Section	Table	Plan	Appendix	Change to ICP	Related Submissions (refer Summary of Submissions document)
<b>Section 1.0 Summary</b>					<b>Proposed changes</b>	
4	1.1	1			Update levies due to their indexation.	VPA
4	1.2	2			Update table to reflect the change in apportionment for the IR-01 (50%), which previously was not accounted for.	VPA
4	1.2	2			Update table with corrections to GIS data.	VPA
5	1.2	3			Update table with resolved estimates of values.	5.03
5	1.2	3			Update table to reflect change for IR-01.	VPA
5	1.2	3			Amend P-16 to P-16a and insert P-16b to address updated cadastre due to subdivision of P-16.	4.03
6	1.2	3			Add K-1 to table as previously missing.	VPA
6	1.2	3			Update land credit and equalisation amount once the values have been finalised by the valuer-general.	VPA
<b>Section 2.0 Introduction</b>					<b>Proposed changes</b>	
11	2.2				Update clause to Clause 45.11 to the ICO that will implement the ICP.	VPA
11	2.5				Update gross hectares to 1,941.54 due to GIS corrections.	VPA
11	2.5	4			Update areas from GIS corrections.	VPA
12	2.5		1		Amend cadastre for P-16 (for plans 1-6)	4.03
<b>Section 3.0 Monetary Component Project Identification</b>					<b>Proposed changes</b>	
14	3.0		2		Remove RD-16 due to duplication from DI-RO-04a within Taylors Hill West DCP.	3.01
14	3.0		2		Reduce extent of works for RD-15 to prevent duplication of DI-RO-04a.	3.01
14	3.0		2		Update cadastre for P-16.	4.03
14			2		Add CU-01, CU-02 and CU-03 to plan.	VPA
16	3.2	5			Delete item RD-16 from table.	3.01
16	3.2	5			Update cost for RD-15 in table	3.01
16	3.2	5			Update construction costs and description for IN-01 IN-02 and IN-03 to include habitat obligation compensations associated with Melton Highway road reserve. Cost yet to be determined.	4.02
16	3.2	5			Add CU-01 and CU-02 as a standard levy item and delete from Table 6.	VPA
16	3.2	5			Add CU-03 as a standard levy item and 33% internally apportioned (standard).	VPA
16	3.2	5			Amend apportionment for IN-17 to 84%.	VPA
16	3.2	5			Remove the cost for pedestrian signal from RD-04, RD-08, RD-10, RD-12, RD-15 and RD-20 as it is a duplication.	VPA
16	3.2	5			Remove RD-16.	3.01
20	3.2		3		Remove CU-01 and CU-02 from plan.	
21	3.2	6			Amend CU-03 to be funded between the standard and supplementary levies. Item to be internally apportioned 67% (supplementary).	VPA
23	3.3				Update community and recreation levy to 2018-2019 indexed rate \$86,627 in body of text.	VPA

Page (Exhibited)	Section	Table	Plan	Appendix	Change to ICP	Related Submissions (refer Summary of Submissions document)
25	3.3	7			Update community and recreation levy at the end of the table to 2018-2019 indexed rate of \$86,627.	VPA
<b>Section 4.0</b>					<b>Proposed changes</b>	
26	4.1		5		Update cadastre for P-16.	4.03
26	4.1		5		Add note for IRD-01 on plan: 'Land for IR-01 to be 50% apportioned to Melton City Council'.	VPA
27	4.1	8			Update apportionment of Aquatics Centre (IR-01) to 100% and land area to 1.8ha. And changing wording to: 'Purchase of land for an aquatics centre'	VPA
30	4.1	8			Amend BR-02 change description to read: 'Purchase of land for the future construction of a primary arterial bridge (ultimate standard)'.	9A.64
34	4.1	8			Amend IR-02 description to read: 'Deanside Indoor Recreation Facility Centre, Purchase of land for an indoor recreation facility'.	9A.134
34	4.1	9			Update table with corrections to GIS data.	VPA
34	4.1	10			Update table addressig 50% apportionment for IR-01.	VPA
34	4.2				Provide additional text below Table 10 to explain the average parcel contribution percentage and how it affects the land credit and equalisation amount shown in Table 11.	VPA
35	4.2	11			Amend table for P-16.	4.03
35	4.2	11			Update 'Transport (Heactares)' with correct areas.	5.02
35	4.2	11			Update land credit and equalisation amount once the values have been finalised by the valuer-general.	VPA
35	4.2	11			Update table to reflect change for IR-01.	VPA
<b>Section 5.0</b>					<b>Proposed changes</b>	
42	5.4	12			Update table to reflect indexed levies.	VPA
42	5.4	13			Update table to reflect indexed levies.	VPA
42	5.4	14			Update Supplementary Levy.	VPA
43	5.6.2				Include updated definition of inner and outer public purpose land.	VPA
43	6.7				Add the following statement to the end of paragraph 1: 'The Land Equalisation Amount or Land Credit Amount will be adopted upon the conclusion of the valuation and dispute resolution process in accordance with Division 4, Part 3AB of the Planning and Environment Act 1'.	VPA
<b>Appendix 2 - Parcel Specific Land Budget</b>					<b>Proposed changes</b>	
46	7		6		Add note for IR-01 on plan: 'Land for IR-01 to be 50% apportioned to Melton City Council'.	VPA
46	7		6		Update waterway and drainage land for CU-06 and CU-08.	7.01 & 8.01
47	7	16		2	Update table with corrections to GIS data.	VPA
47	7	16		2	Insert new land category for IR-01 ' Local Indoor Recreation'.	VPA
48	7	17		2	Update table with corrections to GIS data.	VPA
48	7	17		2	Update cadastre for P-16.	4.03
48	7	17		2	Insert new land category for IR-01 ' Local Indoor Recreation'.	VPA

## **Appendices 2-10 - Submissions**

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Submitter #	1
Landowner	Dahua Group Dacland
Property ID	P-28, P-31, P-32
Contact name	Lewis Cormie
Position title	Senior Development Manager
TRIM reference	COR/18/5596

1. Dacland on behalf of Dahua Group Melbourne Number 3																														
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status																								
1.01	<p><b>Dispute of infrastructure project construction costs</b></p> <p>The landowner of sites P-31 and P-32 within the exhibited ICP are affected by the following Transport projects:</p> <p><b>P-31:</b> RD-08, PS-02, CU-03</p> <p><b>P-32:</b> IN-09. RD-04, PS-01, PBR-01</p> <p>Estimated costs within the exhibited ICP are considerably lower compared to the submitted costings assessment of the above projects (shown below). The submitter wishes to negotiate with the Collecting Agency the quantum of credit to be provided in the event that the Collecting and Development Agencies agree to any ICP Project(s) being provided in lieu of monetary contributions.</p> <p>Cost below are an updated version from the submitter.</p> <table><tr><th>ICP item</th><th>VPA cost estimate</th><th>Dacland cost estimate</th></tr><tr><td>RD-04</td><td>\$3,117,626.70</td><td>\$5,117,454.00</td></tr><tr><td>RD-08</td><td>\$2,152,648.59</td><td>\$3,388,935.00</td></tr><tr><td>IN-09</td><td>\$3,087,046.08</td><td>\$4,391,562.50</td></tr><tr><td>PBR-01</td><td>\$700,099.00</td><td>\$945,875.00</td></tr><tr><td>CU-03</td><td>\$4,078,961.00</td><td>\$5,202,312.50</td></tr><tr><td>PS-01</td><td>\$77,500.00</td><td>\$222,956.25</td></tr><tr><td>PS-02</td><td>\$77,500.00</td><td>\$222,956.25</td></tr></table>	ICP item	VPA cost estimate	Dacland cost estimate	RD-04	\$3,117,626.70	\$5,117,454.00	RD-08	\$2,152,648.59	\$3,388,935.00	IN-09	\$3,087,046.08	\$4,391,562.50	PBR-01	\$700,099.00	\$945,875.00	CU-03	\$4,078,961.00	\$5,202,312.50	PS-01	\$77,500.00	\$222,956.25	PS-02	\$77,500.00	\$222,956.25	Yes	Costings	<p>The VPA has provided the submission and updated costs (20 June 2018) to SMEC for review.</p> <p>The VPA has extensively consulted with Melton City Council on the cost sheets, reaching agreement on all costs, unit rates and quantities. The cost sheets line items are also consistent with previous DPCs that have been subject to Panel Hearings.</p> <p>The VPA met with the submitter with both their consultants, SMEC and Charlton Gegg, to discuss the discrepancies in costs. The submitter provided detailed costs for IN-09, PS-01 and PS-02, however, the costs for items RD-04, RD08, BRR-01 and CU-03 are based on high level cost per metre which is overly simplified and does not take into consideration site specific consideration which are part of SMEC's estimates.</p> <p>There is very little agreement between the Charlton Degg estimates and the SMEC estimates. The VPA thinks the CD costs for the pedestrian signals may be closer to what has been seen lately in ICPs. The VPA will also consider the demolition line item and ground improvements as part of a pavement per metre rate. However, most other items appear to be beyond the scope of ICP costs sheets.</p> <p>The VPA understands that the main reasons attributed to the varying costs are due to Dacland's costs including:</p> <ul style="list-style-type: none"><li>• Additional line items addressing site specific conditions.</li><li>• Rates and allowances based on current industry experience.</li><li>• Quantities and subgrade improvements based on more detailed topographical information.</li><li>• Line items that go beyond the typical ICP scope for transport infrastructure items (e.g. bus bays).</li><li>• Assumptions relating to design that are unknown until detailed design is undertaken (e.g. drainage upgrades).</li></ul> <p>The VPA does not support the proposed costings and requires further information to form a formal response. At the time of wirting, the VPA had just been provided with the submitters detailed costsig for the disputed items. The VPA will continue to meet with the submitter and its consultant to resolve these matters insofar as is possible prior to the hearing.</p>	Resolve as much as possible before the commencement of the Panel Hearing.	Unresolved
	ICP item	VPA cost estimate	Dacland cost estimate																											
RD-04	\$3,117,626.70	\$5,117,454.00																												
RD-08	\$2,152,648.59	\$3,388,935.00																												
IN-09	\$3,087,046.08	\$4,391,562.50																												
PBR-01	\$700,099.00	\$945,875.00																												
CU-03	\$4,078,961.00	\$5,202,312.50																												
PS-01	\$77,500.00	\$222,956.25																												
PS-02	\$77,500.00	\$222,956.25																												

Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	2
Landowner	HWL Ebsworth on behalf of land owner
Property ID	K-55
Contact name	James Lofting
Position title	Partner
TRIM reference	COR/18/5612

2. HWL Ebsworth on behalf of Western Victoria Sri-Lankan Buddhist Association						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
2.01	<p><b>Emption from ICO for future Buddhist Temple</b></p> <p>The submitter requests that the property be exempt from the requirement to pay infrastructure contributions under the proposed Infrastructure Contribution Overlay (ICO).</p> <p>The submitter outlines a number of reasons for this exemption:</p> <ul style="list-style-type: none"><li>- The land owner seeks to develop the subject site into a Buddhist Temple.</li><li>- The land owner is a charitable non-profit organisation, and is an income tax exempt charitable entity.</li><li>- Proposed development will be a community facility provided by a non-profit organisation.</li><li>- Imposing the contribution on the subject site would result in a significant financial burden on the land owner.</li></ul> <p>The submitter provides examples of this occurring for similar sites in the City of Dandenong.</p>	Yes	Exemption from ICO	<p>The VPA does not support the inclusion of a specific exemption in the Schedule to ICO.</p> <p>The VPA notes that the Buddhist Temple will generate increased traffic conditions within the Kororoit Precinct Structure Plan area and therefore the land owner should be contributing towards transport related infrastructure to cater for these increased traffic volumes.</p> <p>The VPA acknowledges that the Buddhist Temple will offer the future community of Kororoit an additional community facility, however, any exemption from infrastructure contributions is a matter requiring the consent of the Minister and at this stage, this is not supported.</p>	Response provided to land owner	Unresolved

Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	3
Landowner	Mesh on behalf of Villawood
Property ID	P-27
Contact name	Laura Caccamo
Position title	Consultant Urban Planner
TRIM reference	COR/18/5628

3. Mesh on behalf of Villawood						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
3.01	<p><b>Clarity to the justification for ICP projects RD-15 and RD-16</b></p> <p>The submitter notes that Villawood Properties has paid contributions that includes projects DI-RO-04a and DI-RO-04b (concerning Taylors Road) as per the Taylors Hill West DCP. The submitter considers ICP projects RD-15 and RD-16 to be similar, if not duplications of DI-RO-04a and DI-RO-04b. It is requested that the Plumpton and Kororoit ICP be amended to correctly apportion the two DCP projects. This will avoid the collection for the same project twice, particularly as the funds collected under the Taylors Hill West DCP are yet to be used.</p>	Yes	ICP Project Duplication	<p>Council has confirmed that it has not yet spent DCP collections for DI-RO-04a and DI-RO-04b that address Taylors Road (east of the transmission line easement).</p> <p>The VPA has met with SMEC in order to resolve this matter.</p> <p>DI-RO-04a addresses the construction upgrade of Taylors Road from a rural arterial to an urban arterial road. DI-RO-04b addresses the future widening (construction) of Taylors Road from a 2 lane arterial to a four lane arterial road.</p> <p>The ICP covers the upgrade of Taylors Road to an urban standard arterial (2 lanes only). VicRoads will be responsible for delivering the ultimate treatment of Taylors Road, when deemed required due to traffic demands. Therefore only DI-RO-04a can be apportioned to the ICP.</p> <p>SMEC has been instructed to look at the extent of works for DI-RO-04a as well as DI-RO-06. It appears that the cost for RD-16 is fully covered by DI-RO-04a and will be removed from the ICP. The extent of works for the roundabout (DI-RO-06) needs to be determined to understand the remaining length of the road in order to understand the extent of RD-15 is covered by DI-RO-04a, and can be removed from the ICP.</p>	Instructed SMEC to determine project cost	Resolved

Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	4
Landowner	Tract on behalf of Marantali (Marco Liali)
Property ID	P-16, P-17, P-18, P-19, P-21
Contact name	Justin Slater
Position title	Director
TRIM reference	COR/18/5629

4. Tract on behalf of Marantali						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
4.01	<p><b>GAIC not captured in ICP (for land associated with ICP projects)</b></p> <p>GAIC forms part of the development costs for ICP projects (for the land owner transport and sports reserve projects). The submitted requests that the ICP include the GAIC liability associated with the land for the ICP project, more specifically associated with SR-01 (4.6975 ha). The submitters suggests that this is otherwise a disincentive for developers to perform and provide works under the ICP.</p> <p>The submitter notes that Council has advised that the future building permits associated with pavilions and facilities are likely to trigger GAIC. Council has advised that it will not accept GAIC pregnant land and that the GAIC liability will need to be settled before it takes possession of the land.</p>	Yes	GAIC	<p>GAIC is a separate levy that is applied to UGZ land. GAIC liabilities cannot be included in the ICP as part of the ICP project.</p> <p>In accordance with Part 9B of the Planning and Environment Act, GAIC is payable on all land, as specified by the provisions of Type A/B 1 &amp; 2/C land.</p> <p>In addition, as Council's adopted policy, 'Subdivision Policy for New Estates' on 5 September 2017, Council requires GAIC clearance certificates on all public land to be vested in Council prior to issuing a statement of compliance.</p> <p>The instructions for site specific valuations under the new methodology is to assume that GAIC has been paid, therefore, the value of the land will be higher. The VPA does not believe that the inclusion of GAIC in the ICP is considered to be 'works reasonable to develop the land'.</p> <p>The VPA does not support the inclusion of GAIC liabilities for ICP land.</p>	No further action	Unresolved
4.02	<p><b>Habitat compensation obligations not captured in ICP (for land associated with ICP projects)</b></p> <p>The submitted requests that habitat compensation obligations required for the existing Melton Highway (for IN-01, IN-02, IN-03) be captured by the ICP as costs associated with the project.</p>	Yes	Habitat compensation obligations	<p>The ICP can only include habitat compensation obligations for existing public land i.e. existing road reserves. Otherwise it is not an allowable item as set out in the ICP guidelines.</p> <p>The VPA has requested DELWP to provide the habitat compensation obligations for land within the Melton Highway subject to the construction of IN-01, IN-02 and IN-03. The VPA agrees that this cost should be included in the project cost.</p>	Require further information	Resolved
4.03	<p><b>Update cadastre</b></p> <p>The submitted informs that P-16 has recently been subdivided into two parcels so allow for the excision of a house lot. The land owner's interests relate solely to the larger landholding, identified as Lot B on PS813544A.</p> <p>The submitter requests that the land budget, and subsequent infrastructure agreements under the ICP will be made substantially more legible if the VPA could separate Property 16 into Property 16A and Property 16B.</p>	Yes	Cadastre	<p>The VPA will amend the land budget and plans accordingly.</p>	Update PSP and ICP	Resolved
4.04	<p><b>Relocation of LP-06</b></p> <p>The submitter requests the relocation of LP-06 from Property 16 to Property 17 on both the Future Urban Structure Plan and Parcel Specific Land Use Budget.</p> <p>The land owner has entered into an agreement with Council for LP-06's relocation adjacent to the north-south drainage reserve.</p>	Yes	Relocation of ICP item	<p>The VPA considers this to be an implementation outcome that is generally in accordance with the PSP, however, the VPA does not think it is necessary to update the plan set, land budget and relevant tables within the ICP document.</p> <p>The VPA encourages flexibility in the location of local parks, to the satisfaction of Melton City Council. The implications of this change should not be reflected within the PSP and ICP, but resolved with Council.</p> <p>The VPA does not have concerns with the park's relocation in a formal agreement arrangement, with the understanding that it does not trigger a land credit on P-17.</p>	No further action	Unresolved

Victorian Planning Authority: consideration of submissions

Submitter #	5
Landowner	Landeq on behalf of land owner
Property ID	P-20
Contact name	Domenic Santacaterina
Position title	Development Director
TRIM reference	COR/18/5631

5. Landeq on behalf of land owner																																																																																																								
Item No.	Submission				Issue Category	VPA response						Status																																																																																												
5.01	<p><b>Total ICP Contribution Percentage</b></p> <p>The submitter notes a calculation error for the ICP land contribution percentage, shown in both <i>Table 2 ICP Land Contribution Percentage</i> and <i>Table 9 Public Purpose Land</i> .</p> <p>The residential land contribution percentage is shown as 14.11%, however, when using the figures in <i>Table 9 Public Purpose Land</i> it calculates to 14.08%</p>				Table Figures	<p>The figures within <i>Table 9</i> are used to calculate the ICP Land Contribution Percentage detailed in <i>Table 2</i> and <i>Table 10 ICP Land Contribution Percentage</i> . Calculations are based on the underlying class of development, i.e. 'residential' and 'commercial and industrial' (employment), and are treated separately.</p> <p>The percentages shown in <i>Table 2</i> and <i>Table 10</i> are correct and correspond to a total of a 14.11% total ICP contribution for residential class of development as per workings below:</p> <p><b><u>For residential land</u></b></p> <p><b>Transport* contribution %</b> = (48.0509/1,243.22) x 100 = 3.87%</p> <p><b>Residential Community and Recreation contribution %</b> = (115.8243/1,131.06) x 100 = 10.24%</p> <p><b>Total ICP contribution percentage</b> = 3.87% + 10.24% = 14.11%</p> <p><i>* Note: land for transport projects is shared between employment and residential land.</i></p> <p>The methodology used in the exhibited <i>Table 2</i> and <i>Table 10</i> are correct, the relevant tables will be updated due to the change in apportionment of land for the Aquatic Centre. As a result, the amount of ICP % land will be reduced by 1.8 hectares; resulting in the Total ICP Contribution % for residential class decreasing to 13.95%.</p>						Resolved																																																																																												
5.02	<p><b>Errors in Table 11 Public Purpose Land Credit &amp; Equalisation Amounts</b></p> <p>The submitter identified inconsistencies between Table 3, Table 8 and Table 11 for ICP project land takes.</p> <p>For example, Table 3 identifies the 'Parcel Contribution Total' for P-20 is 1.0461 ha. The land required for IN-02 and LP-07 in Table 8 is shown as 0.23 ha and 1.0 ha respectively, both of which apply to P-20. The land budget in the gazetted PSP requires 0.05 ha for IN-02, as it overlaps two properties (P-19 and P-20).</p> <p>Table 11 shows 0.05 ha for 'transport', 0.0461 ha for 'residential community and recreation', 1.00 ha for 'commercial &amp; industrial community and recreation'. The submitter questions why these columns have been populated this way, and queries whether it is a mistake. For example, the 'commercial &amp; industrial community and recreation' should be filled with zero.</p>				Table Figures	<p>Agreed. The figures in columns to 5-9 are populated with the wrong figures. Table 11 will be updated accordingly (as shown below). The figures will now be shown at four decimal places.</p> <table><tr><th rowspan="2">Parcel ID</th><th rowspan="2">Total NDA (ha)</th><th rowspan="2">Land Use</th><th rowspan="2">ICP Land contribution percentage (ha)</th><th colspan="4">Public purpose land</th><th rowspan="2">Parcel contribution percentage</th><th colspan="3">Land equalisation amount</th></tr><tr><th>Transport (ha)</th><th>Resi – Community &amp; Rec (ha)</th><th>Employ – Community &amp; Rec (ha)</th><th>Total Parcel Contribution (ha)</th><th>ha</th><th>\$</th><th>\$ per NDA</th></tr><tr><td colspan="12">Exhibited version (incorrect)</td></tr><tr><td>20</td><td>13.6567</td><td>Residential</td><td>1.9263</td><td>0.05</td><td>0.0461</td><td>1.0000</td><td>0.0000</td><td>1.0461</td><td>0.8802</td><td>\$1,310,942.78</td><td>\$95,993.00</td></tr><tr><td colspan="12">Exhibited version (how it should have been shown)</td></tr><tr><td>20</td><td>13.6567</td><td>Residential</td><td>1.9263</td><td>0.0461</td><td>1.0000</td><td>0.0000</td><td>1.0461</td><td>7.66%</td><td>0.8802</td><td>\$1,310,942.78</td><td>\$95,993.00</td></tr><tr><td colspan="12">Updated version (interim ICP)</td></tr><tr><td>20</td><td>13.6567</td><td>Residential</td><td>1.9044</td><td>0.0461</td><td>1.0000</td><td>0.0000</td><td>1.0461</td><td>7.66%</td><td>0.8583</td><td>TBD</td><td>TBD</td></tr></table>						Parcel ID	Total NDA (ha)	Land Use	ICP Land contribution percentage (ha)	Public purpose land				Parcel contribution percentage	Land equalisation amount			Transport (ha)	Resi – Community & Rec (ha)	Employ – Community & Rec (ha)	Total Parcel Contribution (ha)	ha	\$	\$ per NDA	Exhibited version (incorrect)												20	13.6567	Residential	1.9263	0.05	0.0461	1.0000	0.0000	1.0461	0.8802	\$1,310,942.78	\$95,993.00	Exhibited version (how it should have been shown)												20	13.6567	Residential	1.9263	0.0461	1.0000	0.0000	1.0461	7.66%	0.8802	\$1,310,942.78	\$95,993.00	Updated version (interim ICP)												20	13.6567	Residential	1.9044	0.0461	1.0000	0.0000	1.0461	7.66%	0.8583	TBD	TBD	Resolved	
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Victorian Planning Authority: consideration of submissions

Submitter #	5
Landowner	Landeq on behalf of land owner
Property ID	P-20
Contact name	Domenic Santacaterina
Position title	Development Director
TRIM reference	COR/18/5631

5. Landeq on behalf of land owner				
Item No.	Submission	Issue Category	VPA response	Status
5.03	<p><b>Cadastre information</b></p> <p>The submitter contests P-20's total NDA. The property title confirms 14.68 ha in total whereas <i>Table 17 - Parcel Specific Land Budget</i> identifies 14.7027 ha. The submitter requests that the property title is used and the NDA amended to 13.63 or 13.6339 ha (by subtracting 1.05 or 1.0461 ha - non residential land).</p> <p>Furthermore, the submitter requests that the ICP Land Contribution % is accordingly adjusted: 13.6339 x 14.08 % = 1.91965 ha</p> <p>The land equalisation amount (ha) should also be less: 1.91965 – 1.0461 = 0.87355 ha</p> <p>The Total Equalisation (\$) and \$ per NDA figures should reduce accordingly (i.e. by 0.87335 or 0.8802 ha).</p>	Table Figures	<p>The VPA uses the Vic Map Property Cadastre Area Boundary. This government dataset provides an exhaustive and complete layer, thus allowing the VPA to do calculations and analysis.</p> <p>The VPA cannot change the area of the property based on the title as it will cause inconsistencies and inaccuracies.</p>	Resolved



Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	6
Landowner	AusNet Transmission Group
Contact name	Tim Baumgarten
Position title	Easement Officer
TRIM reference	COR/18/5646

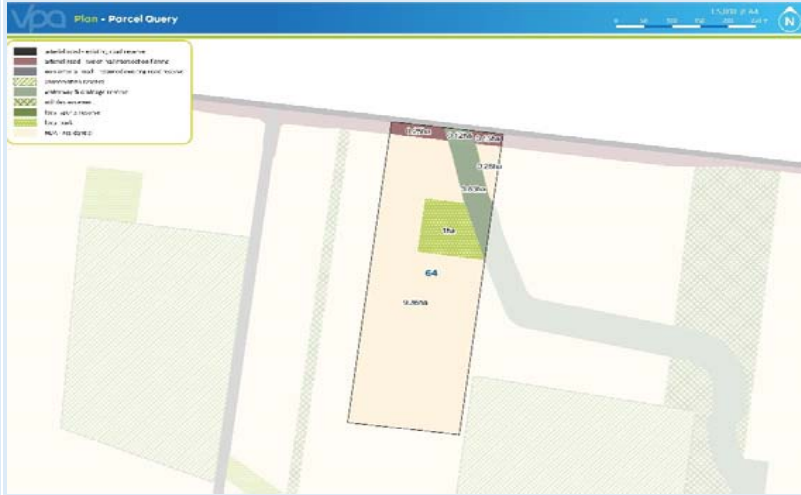
6. AusNet						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
6.01	<b>Supports amendment</b> AusNet Transmission Group has no objections to proposed Amendment C195 to the Melton Planning Scheme.	No	No Objection	Noted.	No further action required	Resolved
6.02	<b>Conditions for future development</b> AusNet Transmission Group has two 500 kilovolt transmission lines partly within the eastern boundary of the subject land. Any proposed development (including roads, earthworks or landscaping) within 60 metres of the easement must be referred to AusNet Transmission Group for approval prior to the commencement of any works on site.	No	No Objection	Noted.	No further action required	Resolved

## Plumpton PSP 1078 &amp; Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

**Victorian Planning Authority: consideration of submissions**

Submitter #	7
Landowner	Breese Pitt Dixon on behalf of SOHO living
Property ID	K-64
Contact name	Tim Hamilton
Position title	Manager - Town Planner
TRIM reference	COR/18/5736

7. Breese Pitt Dixon on behalf of SOHO living

Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
7.01	<p><b>Designation of Public Purpose Land</b></p> <p>The submitter raises concern that the land take for transport related infrastructure on parcel K-64 is inconsistently shown on the functional layout plans (FLPs) and Table 11 in the ICP.</p> <p>The FLPs show for RD-14 (0.369ha) and IN-16 (0.135 ha), a total of 0.504 ha. The exhibited ICP identifies 0.3816 ha for public purpose land in Table 11. The submitter suggests that this represents a shortfall of 0.1224 ha in comparison to the stated areas required shown on the FLPs.</p> <p>The submitter requests that the public land provision amount for this parcel be reviewed and updated accordingly.</p> <p><b>Meeting follow up:</b></p> <p>The submitted has clarified what it sought in its submission in a follow up meeting. The submitted has requested that the VPA investigates the extent of works for the culvert and compare it against the amount of land currently shown for drainage purposes and amend the area accordingly the culvert extent of works.</p>	Yes	Table Figures	<p>The exhibited amount for public purpose land for parcel K-64 in Table 11 is correct. There is land required for waterway and drainage (0.12 ha), as per the image below, where the existing culvert (CU-08) is located. This land is not developable and therefore not required as public purpose land in the ICP. The land is considered encumbered land and is shown in the land budget as uncredited open space. The FLPs do not take this land use hierarchy into consideration.</p> <p><b>Meeting follow up:</b></p> <p>The VPA has agreed to investigate the extent of land required for the culvert. SMEC has been instructed to clarify this matter.</p> 	Require further discussions	Resolved

Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	8
Landowner	Breese Pitt Dixon on behalf of Resi Ventures
Property ID	P-43
Contact name	Tim Hamilton
Position title	Manager - Town Planner
TRIM reference	COR/18/5895

8. Breese Pitt Dixon on behalf of Resi Ventures						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
8.01	<p><b>Designation of Public Purpose Land</b></p> <p>The submitter raises concern that the land take for transport related infrastructure on parcel P-43 is inconsistently shown on the functional layout plans (FLPs) and Table 11 in the ICP.</p> <p>The FLPs show for RD-11 (0.643 ha) and IN-13 (0.258 ha), a total of 0.896 ha. The exhibited ICP identifies 0.7871 ha for public purpose land in Table 11. The submitters suggests that this represents a shortfall of 0.1139 ha in comparison to the stated areas required shown on the FLPs.</p> <p>The submitter requests that the public land provision amount for this parcel be reviewed and updated accordingly.</p> <p><b>Meeting follow up:</b></p> <p>The submitted has clarified what it sought in its submission in a follow up meeting. The submitted has requested that the VPA investigates the extent of works for the culvert and compare it against the amount of land currently shown for drainage purposes and amend the area accordingly the culvert extent of works.</p>	Yes	Table Figures	<p>The exhibited amount for public purpose land for parcel P-43 in Table 11 is correct. There is land required for waterway and drainage (0.11 ha), as per the image below, where the existing culvert (CU-06) is located. This land is not developable and therefore not required as public purpose land in the ICP. The land is considered encumbered land and is shown in the land budget as uncredited open space. The FLPs do not take this land use hierarchy into consideration.</p> <p><b>Meeting follow up:</b></p> <p>The VPA has agreed to investigate the extent of land required for the culvert. SMEC has been instructed to clarify this matter.</p>	<p>Require further discussion with the submitter.</p> <p>SMEC to provide extent of works for culvert.</p>	Resolved

Plumpton PSP 1078 & Kororoit PSP 1080 - Supplementary ICP submission summary - 2018

Victorian Planning Authority: consideration of submissions

Submitter #	9
Agency	Melton City Council
Contact name	Matthew Milbourne
Position title	Senior Strategic Planner
TRIM reference	

9. Melton Council						
Item No.	Submission	Change to the amendment requested?	Issue Category	VPA response	Action	Status
9.01	<b>Discrepancies with the approved Precinct Structure Plans</b> Council is concerned that: <ul style="list-style-type: none"><li>• A number of the project descriptions in the ICP do not match the project descriptions in the PSPs.</li><li>• Some of the land areas in the ICP do not match those stated in the PSPs.</li><li>• The staging in the ICP for most of the projects do not match the staging in the PSPs.</li></ul> Given that the PSPs are now incorporated documents in the Melton Planning Scheme, Council requests that information in the ICP and the PSPs be the same. Refer to Table 1 below from Council's submission.	Yes	ICP and PSP consistency	<p>The VPA has worked closely with Melton City Council in resolving the discrepancies between the exhibited ICP and the gazetted PSPs. The VPA notes that the PSPs will be amended (Melton C203) the match the 'interim' ICP. The main corrections are related to the land budget and project descriptions.</p> <p>As for the staging of infrastructure items, it was agreed between the VPA and Melton City Council that the exhibited ICP would show the VPA's preferred staging and would seek comment from Council and land owners on the proposed changes. • It is intended that the matter of infrastructure staging will be resolved ahead of the Panel Hearing and the ICP will be updated based on the agreed position between Melton City Council and the VPA. The PSPs will not be updated as part of Melton C203 with the proposed staging until the Panel process concludes. Lastly, the interim ICP shows the staging as per the gazetted PSPs.</p>	No further action	Resolved
9.02	<b>Community and Recreation Construction Levy</b> The community and recreation projects in the Plumpton and Kororoit ICP area will cost \$133,961,408.66 to deliver, and Council will collect \$98,176,008 from the Community and Recreation Construction levy to fund these projects, which results in a shortfall of \$35,785,400.66. The levy will collect 73.3% of the money required to construct essential community and recreation infrastructure. This percentage is less than what is currently collected for community and recreation infrastructure in approved DCP’s in the City of Melton.  The cost of delivering essential community infrastructure should be reviewed as part of the benchmark cost document being prepared by the VPA to ensure that the levy is fair and reasonable, and appropriate to deliver this essential infrastructure.	Yes	Community Infrastructure Cost deficiency	<p>Noted. VPA understands the financial burden upon Council from this deficit, however, this submission item is outside the scope of this Amendment as the levy rate for Community and Recreation projects for ICPs is capped.</p>	No further action	Unresolved
9.03	<b>Regional Park</b> Melton City Council requests that the development of PSP 1080.2 – Kororoit Creek Regional Park be expedited as a matter of priority.  It is noted that the Kororoit Regional Park area contains a number of infrastructure items, which are required for the development of the Kororoit PSP area. In particular, the upgrade of existing Neale Road to a four lane arterial road, which the Kororoit PSP identified as being an ICP item, and the construction of a retarding basin.  The upgrade of Neale Road will require the road reservation to be widened. Clarification is required on how the road widening and construction will be funded as they are excluded from the proposed Plumpton and Kororoit ICP. Clarification is also sought on whether road widening will be allowed, and what the road cross-section will be. The road cross-section is important as developers are proposing to run services along Neale Road to facilitate development in the Kororoit PSP area.	Yes	Infrastructure excised from the ICP	<p>The VPA has requested SMEC to revisit the cost for the upgrade of Neale Road as it was mistkanely costed at a proposed ultimate standard rather than its interim upgrade. The VPA requires further work in determining the ultimate standard of Neale road to inform whether it requires widening for its ultimate standard.</p>	SMEC to undertake review	Unresolved
9.04	<b>Funding of infrastructure that are excised from the ICP</b> Council notes that a cost estimate has been prepared for RD-21 which is the upgrade of Neale Road east of Sinclairs Road, which has not been included in the ICP. Two projects in the ICP externally apportion to the Kororoit Part 2 ICP (IN-24 and PBR-03). This is problematic as this assumes that some areas located within Conservation Area 3 will be excised from the conservation area (which would need to be approved by the Commonwealth Government), and available for development.	Yes	Infrastructure excised from the ICP	<p>The extent of the Kororoit Regional Park is to be determined through a Ministerial Advisory Committee and Commonwealth approval. The park boundary will impact on the residential NDA and subsequent ICP Levy. The VPA is working with Council to determine the appropriate apportionment of certain infrastructure items to the Kororoit Part 2 PSPs. The VPA has also instructed SMEC to undertake a review of the cost sheet for Neale Road as it appears that it was previous costed based on a proposed ultimate standard, and not its proposed interim standard. The VPA requires further work in determining the ultimate standard of Neale road to inform whether it requires widening for its ultimate standard.</p>		Unresolved



9A.03	<b>RD-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	<b>Staging</b> Disagree, in preparation of the ICP the VPA undertook a high investigation into identifying development growth fronts at a 0-5 years scenario (short term) and a 5-10 years scenario (medium term) commencing at 2018. This scenario testing asissted in understanding where the roll out of infrastructure should be prioritised in order to support these growing areas and their likely sequencing. The VPA nominated infrastructure projects to support growth and calculated the cost of their delivery in the short and medium term.  The selected growth fronts were used in establishing very approximate dwelling forecasts in the short and medium term. These forecasts were the basis in determining ICP revenue at both stages, establishing a realistic basis for the timing of infrastructure delivery.  The timing for the delivery of all ICP items has since been subject to reconsideration based on this work and have their staging nomination have been reassigned.  The VPA and Melton City Council are in the process of reaching an agreed position on the revised staging for ICP projects. A process has been agreed on It has been agreed between Melton City Council and the VPA that once staging has been agreed uponresolved, the PSPs will be required to be updatedwill require an amendment to reflect the updating staging and ensure consistently between the ICP and the PSPs. This amendment will occur following the outcome of this Panel Hearing in conjunction to recommendations that require to see the PSPs updated.	No further action	Resolved
9A.04	<b>RD-02 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.05	<b>RD-03 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.06	<b>RD-04 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.07	<b>RD-05 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.08	<b>RD-06 project description</b> Should be changed to match the project description in the PSP. Delete ‘and habitat compensation obligations’.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.09	<b>RD-06 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.10	<b>RD-07 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.11	<b>RD-08 the staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.12	<b>RD-09 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.13	<b>RD-10 staging</b> ICP states S whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.14	<b>RD-11 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	Disagree, since the PSPs' gazettal, a number of errors have been identified and the VPA and Melton City Council have worked together in resolving them. It has been agreed upon between the VPA and Council that the correct terminology should be 'habitat compensation olbigation', as per advice from DELWP. The PSPs will be updated to reflect this revised terminology in Amendment C203 to ensure consistency between the ICP and the PSPs.	No further action	Resolved
9A.15	<b>RD-11 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.16	<b>RD-12 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.17	<b>RD-13 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.18	<b>RD-13 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved



9A.19	<b>RD-14 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.20	<b>RD-15 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.21	<b>RD-16 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a 2-lane arterial road (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.22	<b>RD-17 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.23	<b>RD-18 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
<b>Intersection Projects</b>						
9A.24	<b>IN-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.25	<b>IN-02 project description</b> In the PSP identifies this as North-South Road 1. Change the project description for IN-02 to read: Intersection: North-South Road 1 and Melton Highway	Yes	ICP and PSP consistency	Disagree, this was a clear error and the PSPs will be amended to say North-South Road 2 and Melton Highway as part of Amendment C203. No change to ICP as the PSPs will be updated to be consistent.	No further action	Resolved
9A.26	<b>IN-03 project description</b> In the PSP identifies this as North-South Road 2. Change the project description for IN-03 to read: Intersection: North-South Road 2 and Melton Highway	Yes	ICP and PSP consistency	See response 9A.26.	No further action	Resolved
9A.27	<b>IN-03 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.28	<b>IN-04 the staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.29	<b>IN-05 the staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.30	<b>IN-06 the staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.31	<b>IN-07 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.32	<b>IN-07 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.33	<b>IN-08 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of primary arterial to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.34	<b>IN-08 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.35	<b>IN-09 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.36	<b>IN-10 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.37	<b>IN-11 staging</b> ICP states S whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.38	<b>IN-12 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.39	<b>IN-13 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.40	<b>IN-13 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.41	<b>IN-14 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of primary arterial to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved

9A.42	<b>IN-14 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.43	<b>IN-15 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.44	<b>IN-16 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised T intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.45	<b>IN-17 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations. Note contribution from Taylors Hill West DCP for project DI_RO_06.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.46	<b>IN-17 apportionment</b> IN-17 the apportionment to this ICP column states 87%, which has been based on the \$500,000 in the Taylors Hill West DCP (\$ 2010) for project DI_RO_06.  In September 2017 this amount for project DI_RO_06 was indexed to \$613,159.84 which is 84% of the overall cost of the project. Change the apportionment to this ICP in IN-17 from 87% to 84%	Yes	ICP and PSP consistency	Agree, will update to 84% (note this has been updated in Interim ICP).	No further action	Resolved
9A.47	<b>IN-17 apportionment</b> Change the cost apportioned to ICP for IN-17 to \$3,157,700.68	Yes	ICP and PSP consistency	Agree, will update the apportionment amount, acknoweldge that it has since been indexed.	No further action	Resolved
9A.48	<b>IN-18 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.49	<b>IN-18 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.50	<b>IN-19 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.51	<b>IN-22 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of secondary arterial / local road to primary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.52	<b>IN-23 project description</b> Change the project description for IN-23 by deleting ‘and habitat compensation obligations’	Yes	ICP and PSP consistency	Disagree, this is an error and should be included. PSP will be updated as part of Amendment C203.	No further action	Resolved
9A.53	<b>IN-23 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.54	<b>IN-24 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of connector road / local road to secondary arterial signalised 4-way intersection (interim standard) and native vegetation and habitat compensation obligations. Note: eastern leg subject to future PSP 1080.2.	Yes	ICP and PSP consistency	See response 9A.14.	No further action	Resolved
9A.55	<b>IN-24 apportionment</b> IN-24 this project has 50% apportionment to Kororoit Part 2 PSP. This is problematic as the Commonwealth Government has not yet considered or approved any change to Conservation Area 3, and there is no certainty that there will be any developable land within Part 2 to fund the development of this intersection.	Yes	ICP and PSP consistency	The VPA is working with SMEC to review the cost of Neald Road. It appears that it was previously costs as a 4 lane arteiral in the interim. It has not been included in the ICP as an apportioned item. It's approtrionment is still subject to VPA assessment.		Unresolved
9A.56	<b>IN-24 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
<b>Pedestrian Signals</b>						
9A.57	<b>PS-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.58	<b>PS-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.59	<b>PS-03 staging</b> ICP states S whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
<b>Culvert Projects</b>						
9A.60	<b>CU-04 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved

9A.61	<b>CU-05 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.62	<b>CU-06 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
Section of ICP: Table 6 - Monetary Component Supplementary Levy Transport Projects						
Bridge Projects						
9A.63	<b>BR-01 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a connector road bridge over the Kororoit Creek and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	Disagree, PSP will be updated to accurately reflect requirements for habitat as part of Amendment C203.	No further action	Resolved
9A.64	<b>BR-02 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a primary arterial road bridge (interim standard) over the Kororoit Creek and native vegetation and habitat compensation obligations	Yes	ICP and PSP consistency	See response 9A.63.	No further action	Resolved
9A.65	<b>BR-03 project description</b> Should be changed to match the project description in the PSP as detailed below: Construction of a connector road bridge over the Kororoit Creek and native vegetation and habitat compensation obligations.	Yes	ICP and PSP consistency	See response 9A.63.	No further action	Resolved
9A.66	<b>PBR-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.67	<b>PBR-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.68	<b>PBR-03 apportionment</b> PBR-03 this project has 10% apportionment to Kororoit Part 2 PSP. PBR-03 should not be externally apportioned to Kororoit Part 2 ICP, as there is no certainty that any of this land will be developable.  This is problematic as the Commonwealth Government has not yet considered or approved any change to Conservation Area 3, and there is no certainty that there will be any developable land within Part 2 to fund the development of this bridge.	Yes	ICP and PSP consistency	See response 9A.55.	No further action	Resolved
Culvert Projects						
9A.69	<b>CU-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.70	<b>CU-03 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
Section of ICP: Table 7 - Monetary Component Community and Recreation Projects						
Community Building Projects						
9A.71	<b>CI-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.72	<b>CI-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.73	<b>CI-04 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.74	<b>CI-05 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.75	<b>CI-06 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.76	<b>CI-07 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
Open Space Projects						
9A.77	<b>SR-01 project description</b> Change the project description for SR-01 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del> • The following wording in dot-point 4 - <del>with lighting</del>	Yes	ICP and PSP consistency	Disagree, it was agreed between Council and the VPA that the wording should be updated to reflect the line items in the cost sheet. The PSPs will be amended accordingly to ensure consistency as part of Amendment C203.	No further action	Resolved
9A.78	<b>SR-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.79	<b>SR-02 project description</b> Change the project description for SR-02 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del> • The entire text in dot-point 4 – <del>Habitat compensation obligations for existing Beattys Road reserve</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved

9A.80	<b>SR-02 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.81	<b>SR-03 project description</b> Change the project description for SR-03 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.82	<b>SR-04 project description</b> Change the project description for SR-04 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.83	<b>SR-04 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.84	<b>SR-05 project description</b> Change the project description for SR-05 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del> • The following wording in dot-point 4 - <del>with lighting</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.85	<b>SR-05 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.86	<b>SR-06 project description</b> Change the project description for SR-06 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.87	<b>SR-06 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.88	<b>SR-07 project description</b> Change the project description for SR-07 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.89	<b>SR-08 project description</b> Change the project description for SR-08 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del> • The following wording in dot-point 4 - <del>with lighting</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
9A.90	<b>SR-08 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.91	<b>SR-09 project description</b> Change the project description for SR-09 by deleting the following: • The entire text in dot-point 2 - <del>Playground including play space, youth space, picnic and BBQ</del>	Yes	ICP and PSP consistency	See response 9A.77.	No further action	Resolved
Section of ICP: Table 8 - Public purpose Land Component Projects						
Road Projects						
9A.92	<b>RD-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.93	<b>RD-02 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.94	<b>RD-03 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.95	<b>RD-04 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.96	<b>RD-05 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved

9A.97	<b>RD-06 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.98	<b>RD-07 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.99	<b>RD-08 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.100	<b>RD-09 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.101	<b>RD-10 staging</b> ICP states S whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.102	<b>RD-11 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.103	<b>RD-13 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.104	<b>RD-17 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.105	<b>RD-18 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.106	<b>Missing road project RD-21.</b> The project costs sheets identify project RD-21, which is the upgrade of Neale Road east of Sinclairs Road within the Kororoit Creek Regional Park.  The upgrade of this road is identified as \$10,396,271.77. This project has been excluded from the ICP.  The Biodiversity Conservation Strategy identifies all land east of Sinclairs Road and south of the Kororoit Creek as forming part of Conservation Area 3. There is no certainty that the boundaries of Conservation Area 3 will be altered, and there is no certainty that there will be any developable land to pay for this project.  This presents unreasonable risk to Council that this essential project could be unfunded if there is no developable land within the Kororoit Part 2 PSP area.  The ICP should be amended to include RD-21 upgrade of Neale Road east of Sinclairs Road.  The apportionment of this project to Kororoit Part 2 ICP should be reviewed when the boundaries of Conservation Area 3 are known, and the net developable area (if any) within the Kororoit Part 2 PSP / ICP has been calculated.	Yes	ICP and PSP consistency	Neale Road was mistakenly costs at its ultimate standard. SMEC has been instructed to recost it based on its interim standard. VPA understands Council's concerns and is currently investigating the matter.		Unresolved
Intersection Projects						
9A.107	<b>IN-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.108	<b>IN-02 project description</b> Change the project description for IN-02 to read: Intersection: North-South Road 1 and Melton Highway	Yes	ICP and PSP consistency	This is a correction from what was identified as an error in the PSP.	No further action	Resolved
9A.109	<b>IN-03 project description</b> Change the project description for IN-03 to read: Intersection: North-South Road 2 and Melton Highway	Yes	ICP and PSP consistency	This is a correction from what was identified as an error in the PSP.	No further action	Resolved
9A.110	<b>IN-03 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.111	<b>IN-04 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.112	<b>IN-05 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.113	<b>IN-06 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.114	<b>IN-07 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.115	<b>IN-08 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.116	<b>IN-09 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.117	<b>IN-10 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.118	<b>IN-11 staging</b> ICP states S whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved



9A.119	<b>IN-12 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.120	<b>IN-13 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.121	<b>IN-14 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.122	<b>IN-18 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.123	<b>IN-23 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.124	<b>IN-24 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
<b>Bridge Projects</b>						
9A.125	<b>BR-02 project description</b> BR-02 change description to read: Purchase of land for the future construction of a primary arterial bridge (ultimate standard)	Yes	ICP and PSP consistency	Agree.	No further action	Resolved
<b>Community and Recreation Projects</b>						
9A.126	<b>CI-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.127	<b>CI-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.128	<b>CI-04 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.129	<b>CI-05 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.130	<b>CI-06 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.131	<b>CI-07 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.132	<b>IR-01 project description</b> IR-01 change the description to read: <del>Indoor Recreation Component</del> (Plumpton Aquatics Centre) Purchase of land <u>for an aquatics centre</u> Refer section 2.4 of this submission for further detail.	Yes	ICP and PSP consistency	Agree, this change has already been made in the 'Interim' ICP for the title of project. Agree to update description also.	No further action	Resolved
9A.133	<b>IR-01 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.134	<b>IR-02 project description</b> IR-02 change the description to read:  Deanside Indoor Recreation Facility Centre Purchase of land for an indoor recreation facility	Yes	ICP and PSP consistency	Agree to update description.	No further action	Resolved
9A.135	<b>IR-02 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.136	<b>SR-01 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.137	<b>SR-02 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.138	<b>SR-04 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.139	<b>SR-05 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.140	<b>SR-06 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.141	<b>SR-08 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.142	<b>LP-01 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.143	<b>LP-05 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.144	<b>LP-06 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.145	<b>LP-08 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved



9A.146	<b>LP-09 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.147	<b>LP-11 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.148	<b>Missing LP-13 from Table 6 Open Space Delivery Guide in the Plumpton PSP</b> Add Project LP-13 into Table 6 in the Plumpton PSP	Yes	ICP and PSP consistency	The VPA proposes to add missing LP as part of Amendment C203.	No further action	Resolved
9A.149	<b>LP-14 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.150	<b>LP-15 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.151	<b>LP-16 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.152	<b>LP-17 land intake</b> Project LP-17 the land take area in the ICP states 0.95 hectares, whereas the Plumpton PSP states 1.0 hectare. Change the area of LP-17 to 1.0 hectare to match the Plumpton PSP	Yes	ICP and PSP consistency	Agree to be undertaken as part of Amendment C203.	No further action	Resolved
9A.153	<b>LP-17 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.154	<b>LP-18 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.155	<b>LP-19 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.156	<b>LP-24 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.157	<b>LP-25 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.158	<b>LP-26 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.159	<b>LP-31 staging</b> ICP states L whereas the PSP states M. The staging should be M.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.160	<b>LP-32 staging</b> ICP states M whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.161	<b>LP-33 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.162	<b>LP-35 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.163	<b>LP-36 staging</b> ICP states M whereas the PSP states L. The staging should be L.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.164	<b>LP-37 staging</b> ICP states L whereas the PSP states S. The staging should be S.	Yes	ICP and PSP consistency	See response 9A.03.	No further action	Resolved
9A.165	<b>LP-39 land intake</b> Project LP-39 the land take area in the ICP states 1.19 hectares, whereas the Kororoit PSP states 1.2 hectares. Change the area of LP-39 to 1.2 hectares to match the Kororoit PSP	Yes	ICP and PSP consistency	Agree to be undertaken as part of Amendment C203.	No further action	Resolved
Section of ICP: Table 11 - Public Purpose Land Credit and Equalisation Amounts						
9A.166	<b>K-R1 total NDA</b> K-R1 total net developable area (hectares) does not match Appendix A in the Kororoit PSP.  K-R1 in the Kororoit PSP has a net developable area of 0.02 hectares. The net developable area in the ICP for K-R1 should match Appendix A in the Kororoit PSP.	Yes	ICP and PSP consistency	See repsonse to 9A.02.	No further action	Resolved
Section of ICP: Table 12 - Summary Land Use Budget						

9A.167	<b>Land use budget</b> The Summary Land Use Budgets in Table 1 in both of the PSPs should match the summary Land Use Budget in Table 16 in the ICP.	Yes	ICP and PSP consistency	See repsonse to 91.02.	No further action	Resolved
Section of ICP: Table 17 - Parcel Specific Land Use Budget						
9A.168	<b>Road reserves in Appendix A</b> Some of the road reserve land areas in Table 17 in the ICP do not match the areas in Appendix A in the Kororoit PSP. Road reserves include K-R1, K-R2, K-R3 and K-R5.	Yes	ICP and PSP consistency	See repsonse to 91.02.	No further action	Resolved