Busting Development Industry Myths
City of Melton

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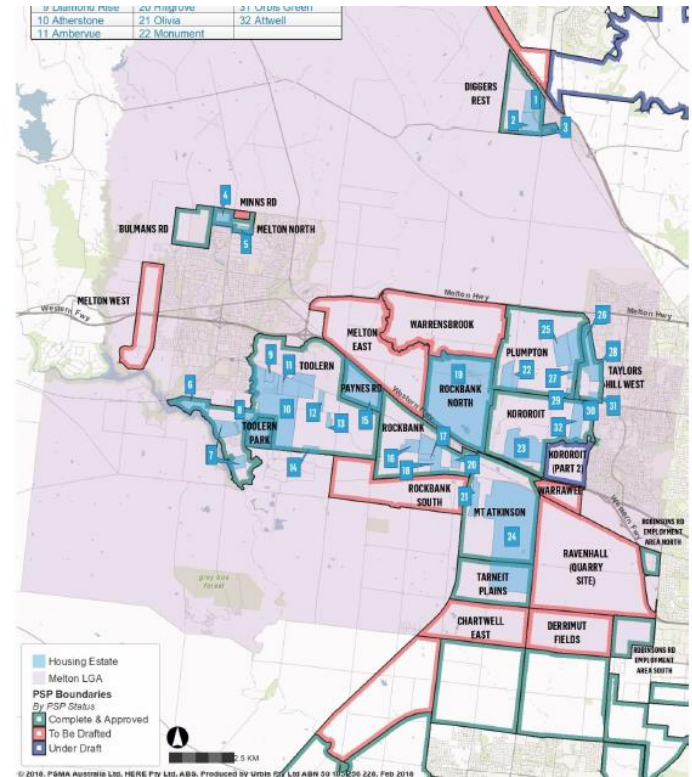
23rd October 2019

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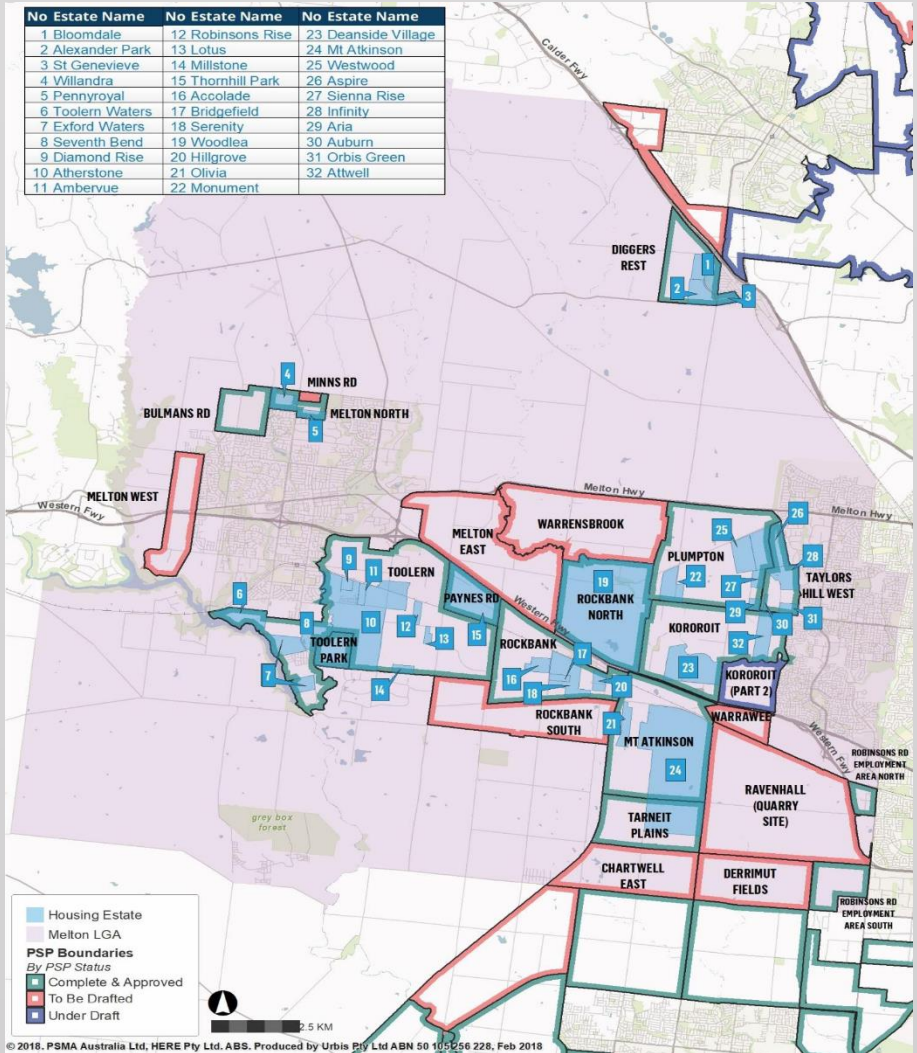
C I T Y   O F
M E L T O N

Introduction

- City of Melton has nine approved precinct structure plans, with just over 5,000ha of active NDA

- A number of our 'master planned' residential estates such as Woodlea, Atherstone and Thornhill Park, have been amongst the fastest growing in the State

- Current population 170,000. This will grow by 85,000 over the next 10 years, at a growth rate of approx. 4.7%.

- In the longer term, population estimate approaching 500,000 residents.

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No	Estate Name	No	Estate Name	No	Estate Name
1	Bloomdale	12	Robinsons Rise	23	Deanside Village
2	Alexander Park	13	Lotus	24	Mt Atkinson
3	St Genevieve	14	Millstone	25	Westwood
4	Willandra	15	Thornhill Park	26	Aspire
5	Pennyroyal	16	Accolade	27	Sienna Rise
6	Toolern Waters	17	Bridgefield	28	Infinity
7	Exford Waters	18	Serenity	29	Aria
8	Seventh Bend	19	Woodlea	30	Auburn
9	Diamond Rise	20	Hillgrove	31	Orbis Green
10	Atherstone	21	Olivia	32	Attwell
11	Ambervue	22	Monument		

Calder Fwy

DIGGERS REST

MINNS RD

BULMANS RD

MELTON NORTH

MELTON WEST

Western Fwy

Melton Hwy

WARRENSBROOK

MELTON EAST

TOOLERN

PLUMPTON

PAYNES RD

ROCKBANK NORTH

TAYLORS HILL WEST

Western

ROCKBANK

KOROROIT

TOOLERN PARK

KOROROIT (PART 2)

ROCKBANK SOUTH

WARRAWEE

MT ATKINSON

ROBINSONS RD EMPLOYMENT AREA NORTH

RAVENHALL (QUARRY SITE)

TARNEIT PLAINS

grey box forest

CHARTWELL EAST

DERRIMUT FIELDS

ROBINSONS RD EMPLOYMENT AREA SOUTH

Legend

Housing Estate
Melton LGA

PSP Boundaries
By PSP Status
Complete & Approved
To Be Drafted
Under Draft

2.5 KM

Current Approach

- About 10 years ago, Council made a decision to establish a team of Planners to specifically implement the PSP's and DCP's.

- Major Development team – responsible for 'project managing' planning proposals from pre-application to SOC.

- Actively working with developers / consultants in a collaborative manner.

- All elements of approval process are under one directorate.

Current Approach cont.

- Concurrent engineering approvals process – Functional Layout Plan endorsed immediately after Planning Permit.
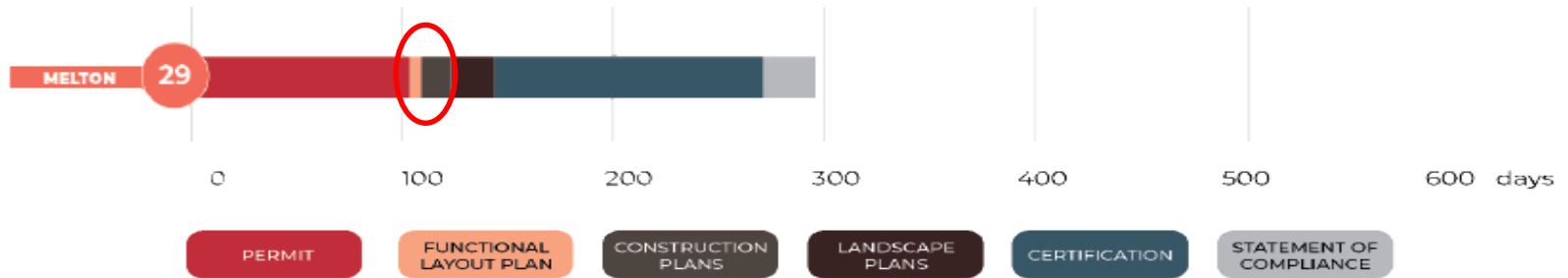
Overall Duration of Processes

Figure 15 Assessment Timeframes - Permit lodgement to Statement of Compliance.
Source: SPEAR Data (2018), PPARS Data (2008-2017), Industry Responses Health Check (2019)

mesh

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Victorian Planning Authority Growth Area Councils Permit Assessment Hea

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Health Check

- Melton was a very supportive participant in the VPA Health Check Initiative.

- Opportunity for independent assessment of what each Council does well and not so well, in order to achieve a more consistent approach across the growth areas

- Melton is pleased that Mesh's work found that it performed strongly in the areas of Communication and Culture, and Process, and that:

  "A strength of Melton is the alignment that they have achieved between their internal processes and culture. It appears that there is a strong understanding throughout Melton of their teams' values, processes and role within the planning and development landscape. This has allowed for generally empowered decision making and to ensure that new communities are delivered with timely provision of community infrastructure."

MELTON

Strong relationship with the development industry with a customer service focus. An open minded approach to innovation and working with developers to achieve high quality outcomes. Some difficulty accessing officers.

MELTON

Approaches development with a 'can do' attitude. Clear processes and policies in place. A willingness to achieve superior and innovative development outcomes when appropriate opportunities arise.

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Opportunities for Improvement

- Technology

- Resourcing including staff retention

- Communication with industry

VPA Funding

- Council has been successful in obtaining funding from the VPA Streamlining for Growth Program.

- ➤ Developing and implementing a Digital Improvement Plan - $100,000
- ➤ Developing and implementing a Infrastructure Sequencing Tool - $70,000
- ➤ Reviewing current Statement of Compliance Processes - $50,000
- ➤ Engineering Plans Automated Auditing Tool - $65,000

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Future challenges

- Resourcing is a major challenge, particularly finding and retaining experienced planners who understand growth area planning and have the right cultural fit

- Managing development contributions has also become resource intensive, particularly with the issues associated with the introduction of the new ICP system

- Dealing with some referral / servicing agencies continues to be a challenge particularly where decisions are made which are not consistent with a PSP

Future opportunities

- Melton has developed and maintained a good working relationship with the VPA both during the preparation of and following approval of PSPs

- Council acknowledges the important work of the Streamlining for Growth team in bringing together officers from all the growth area councils, industry and agency representatives to discuss and address issues of mutual concern

- Industry supported programs for the continued professional development of all involved in development process, including Planners.

- Ongoing continuous improvement with support from Streamlining for Growth Program.

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