

COLLISON ESTATE DRAFT DEVELOPMENT PLAN AND DEVELOPMENT CONTRIBUTIONS PLAN



FREQUENTLY ASKED QUESTIONS

Last updated: 12 September 2022

The draft Collison Estate Development Plan (the Development Plan) has been prepared by KLM Spatial on behalf of the Collison Estate Group Incorporated (also known as the Collison Estate Committee) in conjunction with the City of Casey.

The Development Plan (DP) applies to Collison Estate in Cranbourne East (Collison Estate) and seeks to provide for an integrated residential development consisting of approximately 1,700 allotments. It provides diversity in dwelling types and sizes, whilst optimising the site's proximity to existing services and open spaces. The DP also seeks to provide for an activity centre and community facilities within the Estate which will facilitate a greater level of amenity services for the Estate and the wider community.

In July 2020, the City of Casey resolved to prepare a development contribution plan and apply the Development Contribution Plan Overlay (DCPO) to the Estate as the most appropriate development contributions mechanism to implement the DP.

What is a Development Plan and where does it apply?

A Development Plan (DP), referred to as a DP, provides an overall concept plan of how an area could be developed and can set development requirements in addition to normal planning requirements. Any future planning application for subdivision and development must be generally in accordance with the approved DP. At the moment, a DP has not been approved for the Collison Estate.

The draft DP applies to all land within the existing Development Plan Overlay Schedule 22 (DPO22) that currently affects Collison Estate. Future planning permit applications are exempt from public notice and appeal rights where a Development Plan Overlay exists.

What are the benefits of preparing this Development Plan?

The purpose of the Development Plan (DP) is to provide a high-level framework which provides guidance on land use, built form, scale, connectivity, servicing provision and is usually effective where there is land in different ownership that requires coordination and delivery of these items.

The DP intends to build on the opportunities of the Collison Estate to deliver a high-quality residential area that contributes to its surrounds in Cranbourne East. The preparation of this DP has been guided by the requirements in the DPO22 which include a range of landscape, infrastructure, and planning policy considerations. Some of the principal benefits of preparing the DP include:

- The ability for planning permits for subdivision and development to be lodged that are generally in accordance with the approved DP.
- The coordination and funding of key shared infrastructure across land in different ownership.
- The ability for Council to use the DP to guide any intervention options in the early delivery of key shared infrastructure.
- The resolution of localised flooding via a drainage scheme that is linked to an open space network.

- The provision of land to be made available for an activity centre and community facilities.

When will the Development Plan be finalised so development can start?

The start date for development is unknown as development will be triggered by market interest. It is expected that the Development Plan (DP) will be approved at the same time of the gazettal of the future planning scheme amendment. Once the DP is approved, the landowner or developer will need to obtain a planning permit. The developer will need to address all conditions of the planning permit prior to commencing construction and work with Council and all utility providers and other agencies to ensure their requirements are met.

How many lots/dwellings will be built?

The development of Collison Estate is expected to result in approximately 1,700 lots/dwellings, with a mix of conventional (standard) and medium density lots with a variety of housing types. The lot density in the standard residential area is 20 dwellings per hectare with a cap of 21.5 dwellings per hectare and in the medium residential area, there is a maximum of 30 dwellings per hectare.

What is a Development Contributions Plan?

A Development Contributions Plan (DCP), referred to as a DCP, is a document that sets cash contribution rates for community and development infrastructure and identifies cash credit entitlements that is spread equitably across all landowners. A DCP outlines for landowners how future residents, visitors and workers will be provided with timely access to the services and infrastructure they need within a designated area.

What is the purpose of this Development Contributions Plan?

A draft Development Contributions Plan (DCP) has been prepared for Collison Estate. The purpose of this DCP is to identify and assign a cost to the various infrastructure items required to facilitate future urban development within the Estate. This cost is then borne by landowners based on the development potential of land on a per/hectare basis.

What are development contributions?

Development contributions are a levy that is paid from the developer of parcel of land subject to a Development Contributions Plan (DCP). The costs included in the DCP are totalled and form the basis of the contribution rate to be paid per hectare when the land is developed in the future. There is no cost to landowners until the point at which they begin development of their property.

What development contribution will I need to pay for my property to develop?

Contribution amounts for each property is likely to differ due to land size, open space, cash credits or encumbrances. A guide on the indicative cost of the development contributions per hectare for each property can be found on the online interactive platform accessed via the Casey Conversations page link: <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>.

Council will not accept early contributions for infrastructure items in the Development Contributions Plan (DCP) until the Development Contributions Plan Overlay (DCPO) and DCP forms part of the *Casey Planning Scheme*. The public open space (POS) contributions are already set out in the *Casey Planning Scheme* and is separate to and in addition to the DCP.

What is a Development Contributions Plan Overlay and when is it to be exhibited?

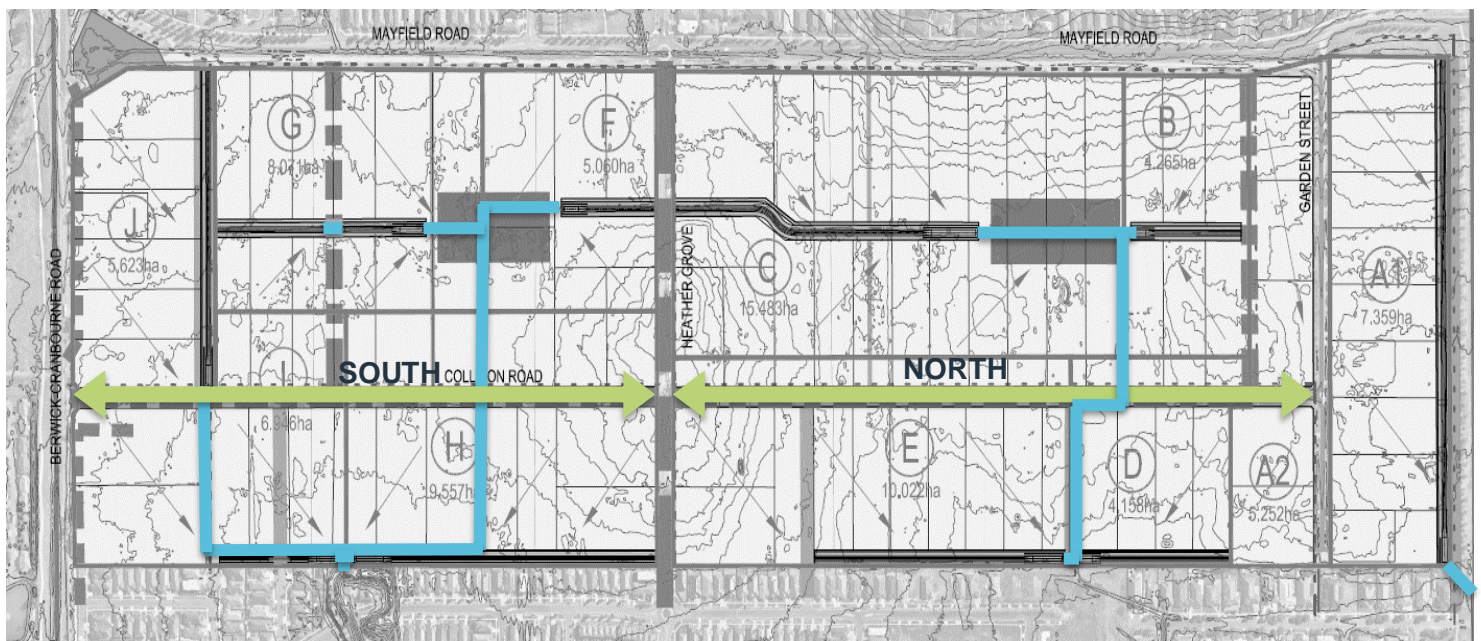
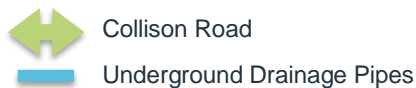
A Development Contributions Plan Overlay (DCPO) is a planning scheme tool that identifies land that is subject to the preparation of a Development Contributions Plan (DCP). There is no DCPO that currently applies to Collison Estate. It is proposed to introduce a DCPO through a future planning scheme amendment process which would formalise the draft Collison Estate DCP into the planning scheme. A separate public exhibition process is to be carried out after the current community consultation phase that will provide further details and opportunity to comment on the DCPO.

What is Council doing to facilitate development in the Estate?

Further to the work being completed to finalise the draft Development Plan (DP) and Development Contributions Plan (DCP), Council is also proposing to facilitate development in the Estate by intervening and bringing forward the delivery of some key shared infrastructure. Council's infrastructure intervention proposes to bring forward the construction of one section of Collison Road and the construction of drainage pipes as a catalyst to facilitate development in the Estate.

During the community consultation, Council aims to clearly communicate with the Collison Estate community about the intention to proceed with the early infrastructure intervention or not. The early infrastructure intervention will only proceed with prudent financial management considerations and if established intervention objectives are met.

Legend - Plan not to scale



What must happen for Council to intervene and deliver some infrastructure early?

The following three objectives describe the outcome that must be met for Council to intervene:

1. To obtain landowner support for the draft Development Plan and Development Contributions Plan.
2. To secure land for drainage and road infrastructure.

3. To stimulate a critical mass of commitment from landowners/developers to the development outcomes, including sign up to the Section 173 Agreements for land for drainage infrastructure, that affirms the need for Council to enact the infrastructure intervention and inclusion in the DCP.

How can Council's objectives to intervene and deliver some early infrastructure be met?

The above objectives can be met through meeting Council's project standards. If these standards are met, then Council's objectives are met, and development is likely to proceed in a timely manner.

The following three standards describe the requirements that must meet the objectives for Council to intervene:

1. Two of the three drainage outfall points are secured via Section 173 Agreements (S173 Agreements), and
2. One hundred percent sign up of the landowners in the affected drainage catchments who are required to provide land and other measures for drainage infrastructure per the obligations of proposed S173 Agreements, and
3. Once the DCP is gazetted, there have been planning permits for development issued for a sufficient number of lots that include the required development contribution obligations.

Standard 2 above may only be varied after further Council consideration if the following is met:

- Within the secured drainage outfall points and their catchments, there are S173 Agreements providing for a contiguous cluster of land for drainage purposes to the satisfaction of the Council, that provides for the majority of lots to develop within each catchment.

Why is Council proposing to intervene?

Council is proposing to intervene to facilitate development by providing key shared infrastructure upfront, which would otherwise be difficult for a single landowner to construct and deliver by themselves. Council recognise that the ownership fragmentation of the Estate makes it difficult to coordinate the delivery of infrastructure and propose to borrow funds to deliver early infrastructure as a catalyst for development of the Estate.

With Council borrowing funds, Council is obligated to be financially responsible and ensure prudent financial management in accordance with the requirements under the *Local Government Act 2020*. Should Council not obtain sufficient support from the community through sign up to the Section 173 agreements, then Council will not borrow funds to intervene. The Development Plan (DP) and Development Contributions Plan (DCP) would continue to be finalised without Council's intervention component.

What is a Section 173 Agreement?

A Section 173 Agreement (S173 Agreement) is a legal agreement made between a landowner and a Council (in this instance – the City of Casey) under Section 173 of the *Planning and Environment Act 1987*. S173 Agreements typically set out restrictions, conditions or obligations between the landowner and Council.

In line with both the draft Development Plan (DP) and Development Contributions Plan (DCP), a small portion of land at the rear of some properties is proposed to be given over to Council to facilitate the construction of drainage infrastructure to an urban standard and allow the Estate to develop.

Will Council support interim drainage arrangements where Section 173 Agreement sign up isn't obtained?

Council will not support any interim drainage arrangements unless on properties with drainage outfall

discharge points that service the Collison Estate precinct and are to the satisfaction of the Council.

Will Council's intervention be delivering all of Collison Road?

Council will only be delivering one section of Collison Road as part of the early infrastructure intervention. The secured drainage outfall points will determine whether the southern or northern section of Collison Road is delivered early. The northern section is used as an example in the draft Development Contributions Plan (DCP) for the purposes of this consultation.

What happens if Council cannot meet the above objectives?

Council will not intervene to bring forward the delivery of key shared infrastructure. The draft Development Plan (DP) and Development Contributions Plan (DCP) and any future planning scheme amendment process would be revised to reflect Council not intervening. Infrastructure construction and delivery would be left to the market to coordinate.

What is the next step after this first phase of community consultation?

The community consultation feedback, commitment to the draft Development Plan (DP), Development Contributions Plan (DCP) and sign up to the Section 173 Agreement for landowners with land required for drainage infrastructure will inform the next steps. Council will determine whether the objectives are met or not to understand whether to proceed with the intervention to bring forward the delivery of key infrastructure or not.

Council will then hold a Council meeting to seek approval to prepare documentation for a planning scheme amendment to implement the Development Plan Contributions Overlay (DPCO) and seek authorisation of a planning scheme amendment from the Minister of Planning.



What is a planning scheme?

A planning scheme is a document which contains objectives, policies and controls the use, development, and protection of land within a local government area. Planning schemes are approved by the Victorian Government. You can find the *Casey Planning Scheme* at [Ordinance \(planning.vic.gov.au\)](https://ordinance.planning.vic.gov.au).

What is a planning scheme amendment?

A planning scheme amendment is the process for making a change to a planning scheme through a formal preparation, exhibition and approvals process which is overseen by the Minister for Planning. The proposed Development Contribution Plan Overlay (DCPO) will require a future planning scheme amendment.

How can I make a submission to the draft Development Plan and Development Contributions Plan?

Council has placed the draft Development Plan (DP) and Development Contributions Plan (DCP) on community consultation. You can make a written submission to the draft DP and DCP via the Casey Conversations page at <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>.

The **closing date for submissions is midnight Thursday 23 June 2022.**

Submissions must be in writing and can be made via the online form on the Casey Conversations page link above, email or post. Submissions should include *Draft Collison Estate Development Plan* in the title and be addressed to Sonja van Nieuwenhoven, Principal Strategic Planner.

Postal Address:

City of Casey
PO Box 1000
NARRE WARREN, VIC, 3805

Email Address:

planningscheme@casey.vic.gov.au

Your submission is encouraged to be specific about the issues you support, object to, or seek to change.

What do I need to consider when making a submission?

Should you make a submission, the following general privacy disclosure applies.

A copy of any written submissions received may be made available to others for the express purpose of resolving issues. Submissions may be published in the Council agenda which is a public document. Council may redact your name, address, email and phone number. By making a submission, you authorise Council to copy your submission and make it available to the public as set out above and that your submission does not breach any third party's copyright.

Where can I find more information?

This document is intended to provide basic information about likely questions that may be asked about the draft Development Plan (DP) and Development Contributions Plan (DCP). A full copy of the draft DP and DCP is available on Council's Casey Conversations page at

<https://conversations.casey.vic.gov.au/collison-estate-development-consultation>.

Alternatively, a hard copy of the draft DP and DCP is available for viewing at Bunjil Place in Narre Warren. Due to COVID-19 restrictions, you are encouraged to check Council's Casey Conversations page for opening hours before attending and please phone ahead if you would like to speak with a Council officer.

What if I have any further questions about the draft Development Plan or Development Contributions Plan?

If you have any questions and would like to discuss the draft Development Plan (DP) and Development Contributions Plan (DCP) further, please book an appointment to meet with a Council officer via the Casey Conversations page link as follows:

<https://conversations.casey.vic.gov.au/collison-estate-development-consultation>



Contact the City of Casey:

Web: casey.vic.gov.au
Email: caseycc@casey.vic.gov.au
Phone: 03 9705 5200
Post: PO Box 1000, Narre Warren VIC 3805
NRS: 133 677 (for the deaf, hearing or speech impaired)

Customer Service Centres:

Narre Warren: Bunjil Place, Patrick Northeast Drive
Cranbourne: Cranbourne Park Shopping Centre
ABN: 43 320 295 742



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