

15 NOVEMBER 2024


E-mail: strategic.admin@mornpen.vic.gov.au

Dear Sir/Madam,

Town Planning Scheme Amendment C295morn of the Mornington Peninsula Planning Scheme

Your Reference: C295morn

Our Reference: Case Number 47969879 File 24PD9540

I refer to your letter received on 6 November 2024.

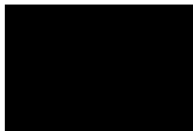
South East Water as the Water Supply and Sewerage Authority has no objection to the proposed amendment C295morn of the Mornington Peninsula Planning Scheme.

THE FOLLOWING IS OFFERED FOR INFORMATION ONLY:

Please Note: As South East Water has no objection to the Scheme Amendment, we request that both your Council and Planning Panels Victoria do not provide any further correspondence to us regarding the Amendment.

If you have any enquires please contact  on  or via email on landdev@sew.com.au.

Yours sincerely




Team Leader Land Development

[REDACTED]

From: [REDACTED]
Sent: Friday, 29 November 2024 12:09 PM
To: Strategic Admin
Subject: Proposed Cooma Street Works, Crib Point

To Whom It May Concern

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing to express my concerns about the charges attached to the new Road and Amenities being proposed for Cooma St, Crib Point.

As you can see from the address supplied above, the frontage of my house is on Disney Street where we have a sealed road already paid for.

We also have a water supply, electricity, gas, sewerage and drainage all already paid for and in perfect working order.

My question to you is why do we have to pay for a road we do not use as it runs down the side of our property and
Why do we have to pay for amenities that we already have?

Please note we have no objections to the road at Cooma Street being sealed but it dose not improve our property at all, (in fact it will only increase the traffic on that road) therefore, I do not believe we should be held accountable to pay for it.

We look forward to your response

[REDACTED]



Team Leader, Strategic Planning
Mornington Peninsula Shire Council

Ref: 00006905

strategic.admin@mornpen.vic.gov.au

Dear [REDACTED]

PLANNING SCHEME AMENDMENT: C259MORN
ADDRESS: CRESWELL STREET, CRIB POINT

Thank you for your correspondence dated 31 October 2024 referring details of the above amendment to the Department of Energy, Environment and Climate Action (the **Department**) in accordance with Section 19(1)(a) of the *Planning and Environment Act 1987* (the **Act**).

The amendment replaces the Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) (the **DCP**) incorporated document with the revised Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023) incorporated document, to provide for the funding and delivery of access and drainage infrastructure required to support the urban development of the 76 parcels within the DCP area.

The amendment proposes the following changes to the Mornington Peninsula Planning Scheme:

- Amends Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) (DCPO1) to enable implementation of the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023) incorporated document.
- Amends Schedule 1 to Clause 52.17 (Native Vegetation) to exempt vegetation required to be removed as shown in the Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023) incorporated document.
- Amends the Schedule to Clause 72.04 to remove reference to the existing Creswell Street East Crib Point Development Contributions Plan (Watsons, June 2024) incorporated document and instead reference the new incorporated document titled Creswell Street East, Crib Point Development Contributions Plan (Mesh Planning, December 2023).

The Department have reviewed the documents on exhibition and supplementary material, including the *Biodiversity Assessment for the planned development of Creswell Street East, Crib Point, Victoria* (Abzeco, June 2023) (the **Biodiversity Assessment**), and has assessed the proposed planning scheme amendment with consideration to environmental and landscape values, biodiversity protection and native vegetation management.

Comments

The Department of Energy, Environment and Climate Action does not support the proposed planning scheme amendment (**PSA**) in its current form as it may prevent the full biodiversity impacts of any native vegetation removal from being appropriately assessed and considered in line with Clause 52.17 and the *Guidelines for the removal, destruction of lopping of native vegetation* (DELWP, 2017).

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DEECA is of the position the most appropriate statutory process to facilitate native vegetation removal for the proposed infrastructure development is to apply for a planning permit under Clause 52.17 (and Clause 42.02) of the Mornington Peninsula Planning Scheme. This would require referral to DEECA pursuant to Clause 66.02-2 as the native vegetation removal will be in the Detailed Assessment Pathway.

Notwithstanding, there appears to be drafting inconsistencies within the proposed amendment sheets if the intention is for all native and non-native vegetation removal to be exempt from requiring a planning permit pursuant to Clause 52.17 and/or the Vegetation Protection Overlay.

The following comments have been provided for the Planning Authority to consider:

Native Vegetation Considerations

1. Insufficient justification has been provided as to why native vegetation removal in the area subject to this PSA should become exempt from the planning permit requirements of Clause 52.17 by including it in the schedule to Clause 52.17.
2. The Biodiversity Assessment characterises the native vegetation removal required to enable development of road and drainage infrastructure. In accordance with Appendix 1D of the *Assessor's handbook: Applications to remove, destroy or lop native vegetation* (DELWP, 2018), DEECA considers the native vegetation to be removed, including the native vegetation identified in the DCP to be added to the schedule of Clause 52.17, to have high biodiversity value because:
 - a. It is of larger extent (more than 1 hectare)
 - b. It includes patches of native vegetation with high condition score (above 0.6)
 - c. It includes large trees, including large trees that may facilitate landscape connectivity
 - d. It includes native vegetation of an endangered Ecological Vegetation Class
 - e. It provides potentially suitable habitat for threatened species including Southern Brown Bandicoot (*Isodon obesulus obesulus*), Swamp Skink (*Lissolepis coventryi*), Glossy Grass Skink (*Pseudemoia rawlinsoni*), Southern Toadlet (*Pseudophryne semimarmorata*), and White-footed Dunnart (*Smothopsis leucopus*)
3. Further opportunities likely exist to avoid and minimise impacts on native vegetation. The Biodiversity Assessment identifies key areas of native vegetation that should be avoided and recommends that further opportunities to protect large trees be investigated. Given the high biodiversity value of the native vegetation that may be impacted by the proposed infrastructure development, DEECA does not consider it appropriate to exempt native vegetation removal from the requirements of Clause 52.17 before potential impacts have been properly assessed and all opportunities to avoid and minimise these impacts have been investigated.
4. DEECA does not support the securing of offsets being “voluntary” in this instance. Notwithstanding the need to explore further opportunities to avoid and minimise impacts on native vegetation as outlined above, securing offsets for any native vegetation to be removed must be mandatory. DEECA is concerned the proposed PSA will remove the mandatory obligation to secure offsets for the 30 native trees identified for removal in the DCP.

Drafting Inconsistencies

5. The proposal is to include “all native vegetation which is shown to be removed within the Creswell Street East, Crib Point Development Contributions Plan, December 2023

incorporated document" as a 'scheduled area' exempt from the requirements of Clause 52.17. The Vegetation Removal Plan within the DCP only documents 30 trees that would be exempt from the requirements of Clause 52.17. Patches of native vegetation identified for removal in the Biodiversity Assessment to facilitate development of the necessary infrastructure are not included in the DCP and will therefore not be exempt.

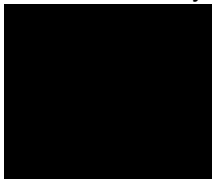
6. The proposed PSA will therefore not remove the need for a planning permit pursuant to Clause 52.17 and Clause 42.02 (Vegetation Protection Overlay) of the Mornington Peninsula Planning Scheme.

Any patches of native vegetation identified for removal in the Biodiversity Assessment will still require a planning permit pursuant to Clause 52.17 (and therefore Clause 42.02) as they will not be considered part of the 'scheduled area'. Given the extent of native vegetation removal (as patches) required, this will trigger a referral to DEECA under Clause 66.02-2 as the removal will be in the Detailed Assessment Pathway.

7. It is unclear of the extent of non-native vegetation that may need to be removed to facilitate the access and infrastructure works within the DCP area. A planning permit may still be required for the removal of non-native vegetation pursuant to Clause 42.02 (Vegetation Protection Overlay).

If you have any queries regarding this matter, please contact me at pe.assessment@delwp.vic.gov.au.

Yours sincerely



Team Leader, Planning Services – Central East
Planning and Environmental Assessment

6 December 2024



cfa.vic.gov.au

Submission 004
Page 1 of 1

Patron: Her Excellency Professor the Honourable Margaret Gardner AC, Governor of Victoria

CFA Fire Risk, Research and Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 8000-82903-140515

12 December 2024

[REDACTED]
Mornington Peninsula Council
Private Bag 1000
ROSEBUD VIC 3939

Dear [REDACTED]

Proposal: Planning Scheme Amendment C295morn
Location: Creswell Street East, Crib Point

Thank you for providing CFA notice of Amendment C295morn in accordance with Section 19 of the *Planning and Environment Act 1987*.

CFA has reviewed the proposed planning scheme amendment. Given there doesn't appear to be any significant material change to policy, CFA offers no additional comment on the proposal.

If you wish to discuss this matter in more detail, please do not hesitate to contact me on [REDACTED]

Yours sincerely,

[REDACTED]
[REDACTED]
Land Use Planning Coordinator
CFA Fire Risk, Research and Community Preparedness

From: [REDACTED]
Sent: Friday, 13 December 2024 8:47 PM
To: Strategic Admin
Cc: Councillor Michael Stephens
Subject: AMENDMENTC295Morn: Cresswell Street East, Crib Point - revised DCP - Mornington Peninsula Shire -SUBMISSION

Good afternoon,

As the owner/occupier of [REDACTED], I would hereby like to lodge a submission and objection to Amendment C295morn – Cresswell Street East, Crib Point.

My objection relates specifically to the inclusion of additional properties to the original development plan, for the following reasons:

- Properties at 90 and 92 Disney Street, and 6 Cooma Street are already serviced by a Council drain at the front and side of 90 and 92 Disney St, and the front of 6 Cooma St. We should therefore NOT be required to pay for the provision of drainage again under the amended DCP, as this drainage will in no way provide us with any additional benefit.
- The abovementioned properties also already have electricity, gas, sewerage, water and fibre optic cable services, and will therefore receive no benefit from the provision of this infrastructure to Cresswell Street. We should therefore not be required to contribute to these costs.
- 90 and 92 Disney Street already have a sealed road frontage – Disney Street – and have no need or desire for the sealing of Cooma Street, which will only provide sealed road access to the side of our properties and therefore provide **no** significant benefit to us. In actual fact, the sealing of Cooma Street will cause significant detriment to us due to the additional traffic noise, and the increased safety hazard to school children walking along Cooma Street to catch the school bus at the corner of Disney and Cooma Streets.
- Council's own **Unmade Roads Construction Strategy (March 2006)** identifies Cooma Street as a "low" (C) priority. To bring this forward to appease a privately led development plan, and to require side access owners to contribute to costs is inequitable and contrary to Council's Strategy. The owner of 6 Cooma Street also has no desire for Cooma Street to be sealed.

Council's decision to adopt Amendment C295Morn was based on a report that contained errors of fact, and contradictions to Council's own policies.

- Principle D of Section 9 of the Local Government Act requires Council to engage with the community on matters of strategic planning – at no stage was any communication or consultation with affected parties undertaken when the additional properties were being considered for inclusion in the DCP;
- Council's Asset Plan 2022-2032 requires equitable funding of new infrastructure – and to ensure costs are not unfairly borne by established communities. Given the

existing services detailed above, to expect the existing properties of 90 and 92 Disney St and 6 Cooma St to contribute to the DCP is unfair;

- The report states that Council's Asset Plan requires Council to prioritise maintaining and renewing existing assets over new ones – this Development Plan was privately led and will only benefit those properties clearly within Cresswell Street and should therefore be fully funded by those properties without subsidisation from adjoining existing properties already having the benefit of road, drain and other service infrastructure;
- The report stated that the DCP will deliver very localised infrastructure that provides very little benefit to the broader municipality/ratepayers including road, drainage, optic fibre pit and pipe infrastructure, and that it was appropriate that 100% of the costs should be borne by the directly benefitting landowners. The report **did not reveal that these services were already in place** for the three aforementioned properties;
- The report stated that the extension of the road and drainage upgrades will provide an improved outcome for the local residents – this is not the case, with the road upgrade causing **detriment** to the existing properties in question due to increased traffic, and no benefit from the other infrastructure proposed;
- The vegetation removal plan is inaccurate, and contains at least one large tree that was removed by Council a number of years ago;
- The original development plan adopted by Council did not include the additional properties – we therefore received no communication about the proposal and no opportunity to comment or object. This effectively amounts to denial of natural justice to now include us in the amended plan.

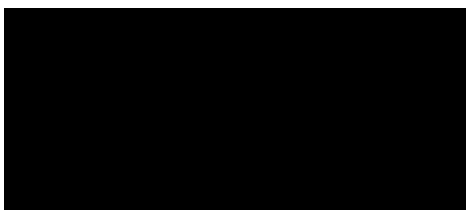
In summary, the report presented to, and considered by, Council on 19 December 2023 asserted that the additional properties should now bear part costs of the DCP due to receiving significant benefits from this development. **This is not the case, as these properties already have this infrastructure in place.**

I therefore strongly object to these properties being included in the amended DCP, and urge Council to delete these properties from these calculations.

I also urge Council, in the best interests of responsible financial management, to reconsider its 30% contribution to a **privately led development plan which will only benefit a few local properties.**

I would be pleased to receive confirmation that my submission has been received and registered.

Yours sincerely



December 16, 2024

Team Leader, Strategic Planning

Mornington Peninsula Shire Council

Private Bag 1000, Rosebud VIC 3939

BY EMAIL: strategic.planning@mornpen.vic.gov.au

RE: Amendment C295morn - Submission

To whom it may concern:

I am the owner and occupier of [REDACTED] I am lodging this submission and strenuous objection to the proposed amendment "C295morn" for the private development scheme in Creswell St, Crib Point.

To give the council some background, I purchased my home in [REDACTED] in 2021 after significant research into the original Creswell St development plan and only purchased the home after discovering it was not included in the original DCP whatsoever. Per the original amendment C210morn that re-zoned the area and significantly increased the value of the land included within it, 90 and 92 Disney St and 6 Cooma St were not and never part of that original rezoning.

I am objecting to amendment C295morn for the following reasons:

- [REDACTED] **already has sewerage, gas, stormwater drainage and fiber optic internet** (NBNC installed my own pit right outside my home in January 2024);
- At the time of purchasing my property, [REDACTED] and many other streets around Crib Point were designated "Low" priority for sealing per the Unmade Roads Construction Strategy (2006) and they should not be promoted to "A" category to satisfy the requirements of property developers;
- [REDACTED] has a very small street frontage, yet is expected to pay for the entire property size of almost 540sqm for something that is actually a detriment to the property;
- In the last two months, South East Water has already spent significant time upgrading its infrastructure in Cooma and Creswell Streets;
- The master bedroom of [REDACTED] faces directly onto Cooma St and widening the road will significantly raise the noise levels into the property from increased traffic and trucks

1/4

passing through at all hours for construction; relocating the master bedroom to another area of the house is not possible.

- Turning Cooma St and Glossop St into “local north south local access roads” will, to the **detriment of the local area and residents, significantly increase local traffic** through both Cooma St and Glossop St; Google Maps shows Cooma St eventually extending all the way to Wooleys Rd, which will then create a major thoroughfare, when most of the other north/south access roads between Disney St, Lorimer St and Governors Rd are all No-Through-Roads, with the exception of Bay St which is, to this day, still undeveloped;
- The revised DCP states “Apportions 70% of all DCP projects including the road and drainage infrastructure construction, plan preparation and finance costs to the landowners benefiting from the localized infrastructure....”. **My property doesn’t benefit from this localized infrastructure, as I already have it.**
- I don’t believe the council should be contributing 30% of ratepayer funds towards what amounts to a private development project (see “Asset Plan 2022-2023” comment below); the cost should be entirely borne by the landowners benefiting the most from the benefits under the proposed DCP and its amendments. This is **entirely limited to the blocks of land on Creswell St.**
- The proposed DCP and its amendments appear to be in direct opposition several areas of C282morn “Crib Point Township Plan Refresh” – specifically points 1.1 and 1.4; “Protect the existing character of residential areas within the township to protect the coastal country town feel of the township” – **turning a quiet, no-through residential street into a potential north/south thoroughfare seems to disagree with this;** with point 1.4 requiring that new development provides adequate landscaping responsive to the existing environment (see point below about removing the trees) – Points 4.1, 4.2 and 4.3 regarding protection of the wetlands and remnant vegetation; protecting and improving landscape features such as the tree canopy and coastal habitat; ensuring all development is sensitive to and makes a positive contribution to local environmental values, providing for appropriate spacing of canopy trees and regeneration of the landscape setting” – **the number of large eucalypt trees and other associated vegetation and wildlife proposed to be removed from private and public land seems to disagree with this ethos;**

In addition, it appears there’s been several shortfalls in the research and accuracy of the original 2023 revision of Council’s “Creswell East DCP”:

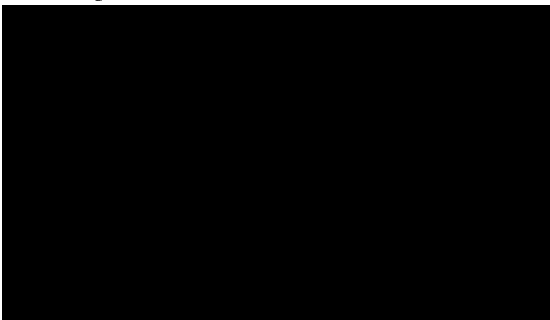
- Council’s own Asset Plan 2022-2023 which has a 10-year validity, section 8.1 under “Manage the impacts of growth” specifically quotes “Contributions from development will be taken to fund necessary infrastructure so that growth pays for growth, and costs are not unfairly borne by established communities”. This statement alone shows that the planning for this private development is going directly against council directive as the properties at [REDACTED] and [REDACTED] are already well established and were

never part of the original “C210morn” amendment or the “Creswell East DCP” from 2018-2023, and to suddenly include them and ask them to contribute for infrastructure that **they already have and do not need** is manifestly wrong and unjust;

- Council’s original rezoning plan C210morn never included my property on Cooma St, nor 90/92 Disney St; hence none of the already established property owners were given any consultation regarding it or any opportunity to provide feedback or object.
- Council or the planners that produced the original report submitted to council for the 2023 update have omitted or maybe didn’t realise the fact that 6 Cooma St, 90 and 92 Disney St already have all the infrastructure being touted as a benefit to them by delivering the sealed road to the private development.

In summary I request that my property and all others that have been bundled into the C295morn amendment that have the proposed infrastructure already, be removed from the amendment as we should not have to pay for services and infrastructure that we already have in place, and roads that we do not want to be sealed.

Thank you.



References:

Adopted Amendment C210morn – 2018 -

https://www.mornpen.vic.gov.au/files/assets/public/v/1/new-website-documents/building-amp-planning/planning/docs/mornington-peninsula-c210-creswell-street-dcp-april-2018_adopted-a8190266.pdf

Council Asset Plan –

<https://www.mornpen.vic.gov.au/About-Us/Strategies-Plans-Policies/Strategy-Plan-Listing> - under the section “Asset Plan 2022-32”

C282morn – Crib Point Township Plan Refresh -

<https://www.mornpen.vic.gov.au/files/content/public/v/22/building-planning/strategic-planning/strategic-planning-projects/crib-point-township-plan-refresh-2024/crib-point-township-plan-refresh-progress-report-july-2024.pdf>

Unmade Roads Construction:

<https://www.mornpen.vic.gov.au/Community-Services/Roads-Footpaths-and-Parking/Roads/Unmade-Roads-Construction>

Submission to Mornington Peninsula Planning Scheme Amendment C295morn

Submission 007
Page 1 of 5



Submitted on 18 December 2024, 9:42AM
Receipt number 2
Related form version 1

| | |
|--|---|
| Name | [REDACTED] |
| Organisation | NA |
| Postal address | [REDACTED] |
| Email | [REDACTED] |
| Phone number/s | [REDACTED] |
| Do you represent other people ? | Yes |
| If yes, who? | [REDACTED] |
| Have you attached written consent from these people for you to represent them? | No |
| Written consent | |
| How would the proposal affect you ? | I own land affected by the amendment |
| In summary, my comments are: | There is a Coastal Manna Gum on the southern border to the plan (on our private property) which has been indicated to be removed. We wish to ensure the tree remains, or in the very least is supervised by an arborist as its removed is not supported by us. It is a Large tree, which not only is aesthetically part of our landscape, but each year houses birds and nests. We do not want this removal, and expect compensation if it is due to the impact. We have seen a Planning officer. |
| I have provided detailed comments on the attached sheets | Yes |
| Upload your detailed comments | [REDACTED] |

Signature



Date

18/12/2024



Fwd: Amendment C295morn - Follow up to questions asked at meeting on 4/12/24

[REDACTED]
Date Wed 11/12/2024 6:57 PM

To [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]

Subject: RE: Amendment C295morn - Follow up to questions asked at meeting on 4/12/24

Hi [REDACTED]

As requested previously, please see below further information which I hope helps to answer the questions you had for your property at [REDACTED]

Drainage works north of property

I indicated this in our previous meeting, but I'd like to confirm that there is a drainage pipeline proposed to be delivered in the easement land directly north of your property. This new drainage forms part of the road upgrade works to Creswell and Cooma Streets which will be funded and delivered by the Creswell Street East, Crib Point DCP. Unfortunately, I cannot provide more detailed information for the drainage works (such as a design plan) at this stage due to the procurement processes for the future delivery of the infrastructure.

Tree removal north of property

You mentioned in the meeting that you were unsure whether or not a tree indicated for removal as part of the DCP infrastructure works was located on your property. Please see below the tree in question highlighted on an excerpt of the vegetation removal plan from the FAQs document.



A Biodiversity Assessment Report was prepared previously to inform what vegetation needs to be removed to deliver the DCP road and drainage infrastructure. I have reviewed this Report and it states that the tree highlighted above is located on private property, so this confirms that the tree is in fact located on your property. It is recorded as a smaller sized Coastal Manna Gum for your reference. The Report suggests that the Structural Root Zone of the tree will be impacted by the proposed drainage works in the easement and the tree may be lost because of this, however it does include a note stating that the tree can be retained with arborist supervision at the time the works are undertaken. Given this information, we will review the vegetation removal plan again to ensure it is accurate in indicating what trees need to be removed.

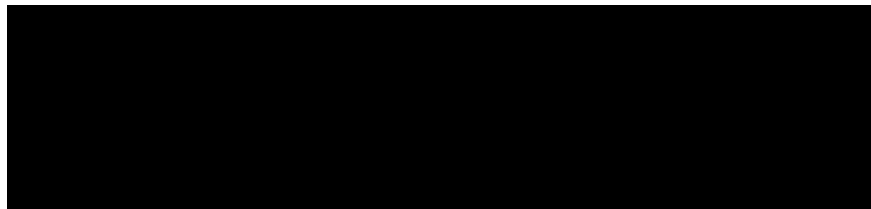
If you still have concerns regarding the drainage works or tree impacts near your property, you can make this known by providing a submission to the amendment. Instructions for making a submission are included on our website (link below). Please note that submissions need to be sent in by 5pm Friday, 20 December 2024.

[Amendment C295morn: Creswell Street East, Crib Point - revised DCP - Mornington Peninsula Shire](#)

You can also contact me via email or call [REDACTED] if you have any further questions about the information I've provided.

Kind regards,

[REDACTED]



Mornington Peninsula Shire acknowledges and pays respect to the Bunorong people, the Traditional Custodians of these lands and waters. We are committed to carbon neutrality.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 10, 2024 10:27 AM
To: [REDACTED]
Subject: Amendment C295morn - Follow up to questions asked at meeting on 4/12/24

Submission 007
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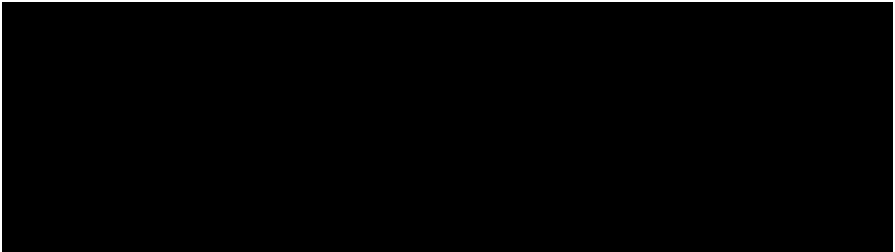
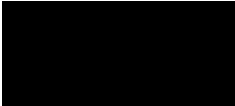
Hi [REDACTED]

Hope you're well.

I'm sending this email following our meeting last week at the Hastings Office to discuss Amendment C295morn in more detail.

I just wanted to advise you that I'm still in the process of obtaining further information to answer your tree removal and drainage related questions which were asked in the meeting.

I should have all the information I need shortly and I'm hoping to provide a response to you by the end of tomorrow.



<image001.gif>



Mornington Peninsula Shire acknowledges and pays respect to the Bunurong people, the Traditional Custodians of these lands and waters. We are committed to carbon neutrality.

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The Shire would like you to consider the environment before printing this email



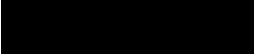
25th July 2025

Strategic Planning Team
Mornington Peninsula Shire Council
Private Bag 1000
Rosebud VIC 3939

RE: Objection to Amendment C295morn – Development Contributions Plan
for Creswell Street East, Crib Point

Dear Strategic Planning Team,

We are writing to formally object to **Amendment C295morn** to the Mornington Peninsula Planning Scheme, which proposes a revised Development Contributions Plan (DCP) for residential properties in Creswell and Cooma Streets, Crib Point.

We are the owners and residents of  a fully serviced and established property that was rightly **excluded from the original DCP**. We are extremely concerned and disappointed to now find our property included under the revised plan, with a proposed contribution of **\$29,390** payable at the time of applying for a building or planning permit.

This amendment appears **unjust and disproportionate** for the following reasons:

1. **Our property already has existing infrastructure** – including stormwater, power, concrete road etc. Costs to develop the road on our property frontage would be considerably lower than that of the properties further down, who have none of the above mentioned.

2. We are aware that **at least 14 other landowners have already paid their contributions to the current DCP** and have therefore had the opportunity to pay the **significantly lower contribution cost**. In our case, we are not given the same opportunity to pay the lower contribution amount. Had we been included in the current DCP, our properties' contribution would have likely been triggered when the previous owner subdivided the land or if not, we would at least have the option to pay a lower amount now, like the other contributors of the plan.
3. The proposed works is disproportionately beneficial for the participants. Lots that have no services or existing road will be gaining a significant improvement to their property value, where this will possibly devalue the properties with existing services via increasing traffic. We will **not materially benefit** from the proposed road and drainage upgrades. At most, we would receive minor road resurfacing, which we neither need nor have requested.
4. The contribution imposed on our property is patently intended to **subsidize infrastructure for new, privately owned developments** further down Creswell St – developments that we had no say in approving and, in fact, would oppose due to the likely increase in traffic and environmental degradation.
5. The financial burden of this contribution is substantial for our young family and will prevent us from enacting the much needed extending or improving of our home in the foreseeable future.

We respectfully submit that this amendment is both **inequitable and inconsistent with the principles of reasonable development contribution planning**. We request that Council:

- Either allow us to **secure our current \$0 contribution rate** by confirming our exemption prior to the amendment's implementation; or
- Acknowledge that **it is fundamentally unfair to levy existing, serviced properties** to fund infrastructure for future developments from which we gain no benefit, and remove [REDACTED] from the DCP entirely; and,

-
- Firstly, justify the *need* for resurfacing of the road outside [REDACTED] [REDACTED] **independent of the other development works**; and secondly, cost this up as a stand alone dcp excluding the provisions of other services not required by these properties, should the former presupposition be justified.

We welcome further discussion of our objection and request that we be notified of any panel hearings or changes to the proposal. We reserve the right to present our case further should this amendment proceed.

