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Submission: RE:Review of Contributions Plan Vineyard

Thankyou for the opportunity to respond to the 2nd IPART review.

Much of the review appears to be around differences of opinion regarding the assessment of costs much of which is too difficult for a landholder to make an informed judgement on. Nevertheless, there are matters which appear to be obviously wrong or overlooked.

1. Item 16 - IPARTS value of \$200 s qm for unrestrained R2 land and \$400 s qm for R3 land. There is no evidence in the local area for a 100% difference in these rates (for similar unconstrained land). Without making any comment on the actual rate for either, the difference between the value of R2 land and R3 land is much closer.

2. Table 1.3 - Differing rates for 7.11 contributions for R2 and R3 land.

In the adjoining Box Hill Precinct the contribution rates are the same per dwelling for R2 and R3 .

How can this be allowed? If the same rate were applied per dwelling this would bring contributions on R2 property down to \$59,910, just under \$60,000. Of course the contributions for R3 would increase. However, given that owners of R3 land will benefit from a higher increase in value from the rezoning than R2 landholders this would be a fairer way of attributing costs and also be consistent across neighbouring districts.

3. Timing and fair access to services.

The Collector Road System will form the artery of Vineyard. It must be given priority. Landholders were advised by the Department of Planning that services would be available within 5 years of rezoning. This appears not to be the case. Whatever the cost of land it will never be cheaper in the Vineyard Precinct than it is today (recently rezoned and house price downturn). The Council should borrow the money and put through the entire Collector Road System. There is already developer demand (and landholder support) along the Collector road. Borrowing rates are the lowest in history and the Collector Roads are essential infrastructure. Please get it done!