

Submission form: Victoria's draft 30-year infrastructure strategy

Your details

Name:	Kubra Koch
Organisation (if applicable):	Parklea Developments c/o- URPS
Position (if applicable):	Strategic Planning Consultant
Email:	██████████
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About you

Please tell us which best describes you:

Victorian resident

Victorian business owner/operator

Industry professional

Community organisation representative

Local government representative

State government representative

Researcher

Other (please specify): Click or tap here to enter text.

Your focus areas

Select the topics or regions you are providing feedback on (select all that apply):

Topics	Regions
<input checked="" type="checkbox"/> Across sectors	<input checked="" type="checkbox"/> Regional Victoria
<input type="checkbox"/> Circular economy	<input checked="" type="checkbox"/> Urban growth areas
<input type="checkbox"/> Cities	<input type="checkbox"/> Melbourne
<input type="checkbox"/> Climate change	
<input type="checkbox"/> Community infrastructure	
<input type="checkbox"/> Education	
<input type="checkbox"/> Energy	
<input checked="" type="checkbox"/> Freight	
<input type="checkbox"/> Health	
<input checked="" type="checkbox"/> Housing	
<input type="checkbox"/> Infrastructure for Victoria's First Peoples	
<input checked="" type="checkbox"/> Transport	
<input type="checkbox"/> Water	

Your feedback

Add as many sections as you need to provide all your feedback in this submission.

Topic/area:	Victoria has a high productivity and circular economy
Recommendation name:	Prepare and publish infrastructure sector plans to shape Victoria's cities
Recommendation number:	Draft recommendation 35
1. Do you support this topic or recommendation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In part
2. Tell us why	<p>The extension of Thompsons Road remains a critical issue for the Victorian southeast corridor in relation to:</p> <ul style="list-style-type: none"> – Regional connectivity – Travel demands – Economic productivity – The liveability of residents. <p>Presently, the road is only constructed through to the western side of Cardinia Creek, in the City of Casey.</p> <p>Completion of the project across Cardinia Creek, into Cardinia Shire will enable a capacity increase to the southeast transport network by creating an alternate route to the M1 Monash Freeway. The extension will provide:</p> <ul style="list-style-type: none"> – 30km cross metropolitan high-capacity route from Carrum to Pakenham – Unlock State Significant Industrial Precinct land, as well as freight and residential land – Enable regional connectivity to Gippsland (M1), South Gippsland (C422), Mornington Peninsula (M780 & M11), and Eastlink (M3). <p>Analysis commissioned in 2022 by the Casey and Cardinia LGA's estimate that completion of the extension would require \$785 million to construct; however, will ultimately deliver \$90 billion of economic benefits. This includes the generation of 100,000 local jobs and approximately 500 jobs during construction.</p> <p>We note that a significant challenge for the development sector is the rising costs of construction of infrastructure projects. Delaying the delivery of the Thompsons Road extension will only increase costs in the long run whilst simultaneously disadvantaging the communities that reside in this region. The interface of metropolitan and regional Victoria, particularly in relation to housing development, is challenged by the lack of trunk infrastructure required to enable development. Uncertainty surrounding the provision and delivery of infrastructure has consistently stymied the progression of projects.</p> <p>The integration of infrastructure sector plans will provide much</p>

	needed clarity to Council, residents, and developers – particularly in relation to forward-planning for PSP areas such as Cardinia Road Employment and Officer South Employment, and for regional settlement planning.
3. Share any supporting evidence or examples	Click or tap here to enter text.
4. Include proposed changes and improvements	

Topic/area:	Victoria has a high productivity and circular economy
Recommendation name:	Reform infrastructure contributions
Recommendation number:	Draft recommendation 36
5. Do you support this topic or recommendation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In part
6. Tell us why	<p>The challenges associated with current infrastructure funding regimes is well documented. Contribution plans across metropolitan and regional Victoria are proving to be financially inviable, causing excessive delays in the delivery of enabling infrastructure and weakening the feasibility of residential development.</p> <ul style="list-style-type: none"> – Contribution Plans are administratively complex, inconsistently implemented, and often outdated. This leads to fragmented development outcomes that exacerbate costs and intensifies developer uncertainty. Inefficient infrastructure and an absence of forward planning results in housing (and housing densification) being delayed or refused to manage the strain on assets. – Many Councils do not have funding arrangements in place as it is financially unviable to implement. Contribution plans are cost intensive as it requires specialist advice and legal guidance. Councils can recover costs through a contributions plan; however, reimbursement can take time due to stalled or out-of-sequence development. Levies to compensate LGAs may also act to discourage development by inflating costs. – For regional Victoria, contribution costs are apportioned to a share of usage. In regional areas, development tends to leverage off existing townships. The user catchment of infrastructure will overlap with established areas, leaving a gap between the cost of works and levies required from a contributions plan. In this scenario both developers and regional LGAs take on a burden of risk in their assumptions, e.g. an LGAs rate base will grow, or WIK arrangements will be reimbursed. This is particularly problematic for developer certainty when considering regional LGAs operate with a limited revenue base.

7. Share any supporting evidence or examples	Click or tap here to enter text.
8. Include proposed changes and improvements	<p>Review Development Contributions Plans to ensure that rates remain consistent and financially viable.</p> <p>Potentially finance DCP arrangements on behalf of regional municipalities where this is currently a barrier to land development occurring.</p> <p>Introduce affordable housing exemptions or discounts within DCPs to facilitate social housing development to reduce the financial constraints on developers, ensuring alignment with housing policy and community needs.</p> <p>In consideration of recommendation 35 for Sector infrastructure plans and the structural issues of Infrastructure Contribution Plans, greater responsibility must be delegated to the State Government to fund trunk infrastructure in areas where it is required to unlock land that is suitable for development. This will enable flexibility for housing densities and the diversity of housing stock. It will also increase the feasibility of development projects and provide reassurance to both local governments and developers.</p>

Topic/area:	Click or tap here to enter text.
Recommendation name:	Click or tap here to enter text.
Recommendation number:	Click or tap here to enter text.
9. Do you support this topic or recommendation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In part
10. Tell us why	Click or tap here to enter text.
11. Share any supporting evidence or examples	Click or tap here to enter text.
12. Include proposed changes and improvements	Click or tap here to enter text.

Topic/area:	Click or tap here to enter text.
Recommendation name:	Click or tap here to enter text.
Recommendation number:	Click or tap here to enter text.
13. Do you support this topic or recommendation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In part
14. Tell us why	Click or tap here to enter text.
15. Share any supporting evidence or examples	Click or tap here to enter text.
16. Include proposed changes and improvements	Click or tap here to enter text.

More feedback (optional)

Tell us about infrastructure challenges, gaps or opportunities not covered by the draft strategy. This can include things you think we should add to an existing recommendation, or suggestions for a new recommendation.

Please provide evidence for your suggestions. This can include data, specific examples, cost benefit analyses, surveys, or program evaluations. Also, explain how your suggestions align with the objectives of our draft strategy (see page 11 of the draft strategy).

Suggestions for new recommendations should point towards infrastructure opportunities that can deliver long-term benefits for Victorians. They should also be areas where the Victorian Government has a leading role.

[Click or tap here to enter text.](#)

