

## QUALIFICATIONS

Bachelor of Town and Regional Planning,  
University of Melbourne;  
Graduate Diploma of Property, RMIT  
Member of the Planning Institute Australia;  
Certified Practising Planner;  
Associate, Australian Property Institute;  
Member of the Victorian Planning and Environmental Law Association;  
Member of Tourism Alliance.

## BACKGROUND

As Managing Director of Urban Enterprise, Matt has provided high quality advice to property owners, developers, Councils and government agencies in respect of Development Contributions for almost 20 years.

Matt and Urban Enterprise have a track record in successfully preparing Development Contributions Plans for Councils, as well as negotiating development contributions arrangements with Councils on behalf of major developers.

Matt also has had experience and success in negotiating appropriate open space contributions for a range of development situations and providing advice in respect of the mechanisms to procure open space and open space improvements for local government areas.

Urban Enterprise has recently developed DevCAP, a system for administering and monitoring development contributions under a DCP. Greater Dandenong Council and Casey Council are the first Councils to purchase the system to administer their DCPs.

Urban Enterprise won a Planning Institute of Australia award for the Cardinia Road Precinct Development Contributions Plan.

## DEVELOPMENT CONTRIBUTIONS EXPERIENCE

### PROVISION OF STRATEGIC ADVICE REGARDING INFRASTRUCTURE FUNDING MECHANISMS

- Growth Areas Authority – provision of strategic advice to the GAA in respect of infrastructure charging.
- Bayside Drainage Strategy and Employment Area, Bayside City Council – provision of strategic advice to the Council regarding the suitability of DCPs to fund drainage improvement works and infrastructure to support the development of the Bayside Employment Area.
- Review of Section 173 Agreements and Processes, Hume City Council – review of the Council's processes in respect of establishing, administering, monitoring and compliance with Section 173 Agreements used to obtain contributions for infrastructure.
- Casey City Council DCPs – review of Casey's 12 existing DCPs to identify issues with their content and administration. This included serious shortfalls between funds collected and future funding obligations and issues with the administration of the DCPs.
- Kingston City Council – scoping study for the application of development contributions and open space levies for new developments and re-developments throughout the municipality.
- Westfield Shoppingtown, Doncaster, Manningham City Council – research and analysis to underpin Manningham City Council's request for an infrastructure contribution for the proposed extension of Westfield Shoppingtown.
- Mernda Strategy Plan, Whittlesea City Council – working as part of a consultant and Council project team preparing the Strategy Plan, Urban Enterprise was responsible for drafting the development contribution framework for the Mernda Growth Area.
- Cooper Street Industrial Precinct, Epping – review of the masterplan and DCP arrangements for the Precinct on behalf of Council.
- Mornington East DCP, Mornington Peninsula Shire Council – audit of the Mornington East DCP, including Council processes for collecting contributions, disbursing funds and recordkeeping in relation to monies collected and monies spent. This project also included recommendations for amendments to the Mornington East DCP to take account of new growth areas adjoining and within the DCP area.

### PREPARATION OF DCPS FOR COUNCILS

- Drysdale Clifton Springs DCP – preparation of a DCP for the major Jetty Road growth area to collect contributions from new residential development.
- Wonthaggi/San Remo DCP, Bass Coast Shire Council - preparation of a DCP for these growth areas, to collect contributions from new residential development.
- Chirnside Park Major Activity Centre DCP, Yarra Ranges Shire Council - preparation of a DCP for the Activity Centre to collect contributions from residential and commercial development.
- City of Bayside DCP, Bayside City Council – preparation of a municipal-wide DCP for the Council, to collect contributions from new residential and commercial development.
- Melton DCPs - preparation of Development Contributions Plans to accompany the Precinct Structure Plans in Melton North and Taylors Hill West. Both DCPs have recently been approved by the Growth Areas Authority.
- Ballarat West Growth Area DCP, Ballarat City Council – preparation of a development contributions plan to accompany the Local Structure Plan for Ballarat West.
- Cardinia Road Precinct DCP, Cardinia Shire Council – preparation of a development contributions plan to accompany the Precinct Structure Plan for the Cardinia Road Precinct. DCP approved. PIA Award.

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## DEVELOPMENT CONTRIBUTIONS EXPERIENCE (continued)

- Port Melbourne Foreshore, Port Melbourne Council – preparation of development contribution plan for inclusion in Council’s planning scheme, providing for levies over redevelopment.

### PREPARATION OF DCPS FOR DEVELOPERS AND/OR PROVISION OF STRATEGIC ADVICE

- Armstrong Creek North East Industrial Precinct, Keystone Business Park – preparation of a full cost apportionment DCP on behalf of the developer in conjunction with the City of Greater Geelong. This included preparation of an expert evidence statement and presentation at an advisory committee hearing. The DCP was endorsed by Council and the Advisory Committee and recently approved by DPCD.
- Drysdale Section 173 Agreements, Urban Land Developments – provision of advice to the developer in respect of development contributions in Drysdale, including the appropriateness of infrastructure items, development and community levies and provision of works in kind.
- Mernda DCP, Stockland – review of the DCP and its implications for Stockland’s developments. Preparation of development contributions input to a Section 173 Agreement between Stockland and the Council to implement the DCP. The DCP review led to savings to Stockland of more than \$1.5 million and the Sec 173 Agreement has been executed.
- Harvest Home DCP, Urban Land Developments – review of the DCP payments made by the developer and reconciliation against the Harvest Home DCP. The review found that Council had incorrectly overcharged the developer leading to a refund being made.  
Cranbourne East, Stockland – provision of strategic advice to Stockland regarding proposed infrastructure provision and funding.
- Mooroopna West DCP, Dennis Family Corporation – review of Council’s DCP and preparation of advice regarding the appropriateness of the DCP.
- South Morang Local Structure Plan, National Mutual – review of Council’s DCP and preparation and presentation of a Statement of Evidence at the Panel hearing. This included preparation of an alternative DCP for National Mutual’s land which was adopted by the Panel.
- Epping North Strategy Plan, Porta Properties – review of Council’s proposed development contribution arrangements.
- Residential Estate, Doreen/Mernda, Michael Drapac & Associates – preparation of a Development Contributions Plan for the developer in consultation with Council. Agreement was reached between the Council and the developer regarding the DCP prior to the VCAT hearing for the project.
- Hidden Valley Project, Wallan, Hidden Valley Australia Pty Ltd – review of Council’s development contribution requirement to ensure that infrastructure requirements were reasonable.
- Lynbrook Project, Lyndhurst, Urban Land Corporation – review of Council’s development contributions plan for the project, including preparation of an alternative DCP for Lynbrook for discussion between the Council and the developer.
- Botanic Ridge Project, Cranbourne – review of Council’s development contributions plan for the project and preparation of a new DCP for the project.

### EXPERT EVIDENCE IN RESPECT OF DEVELOPMENT CONTRIBUTIONS

- Epping North East DCP, Fincorp – review of the Council’s DCP and preparation and presentation of a Statement of Evidence for the Panel hearing on behalf of Fincorp. The Panel supported most of this evidence in its recommendations.
- Aurora Infrastructure Funding Plan (Section 173 Agreement), Urban Land Developments – review of the Council’s proposed Section 173 Agreement and preparation and presentation of a Statement of Evidence for the Panel hearing on behalf of Urban Land Developments. The evidence statement was withdrawn in this case, as a suitable arrangement was negotiated between the Council, VicUrban and Urban Land Developments during the Panel hearing.
- Cranbourne North DCP, Stockland – review of the Council’s DCP and preparation and presentation of a Statement of Evidence for the Panel hearing on behalf of Stockland. The Panel supported most of this evidence in its recommendations.
- Beaumaris Concourse, Cash-in-Lieu Parking Scheme – preparation and presentation of a Statement of Evidence for the Planning Panel Hearing on behalf of Council supporting its proposed cash-in-lieu parking scheme.
- Whitehorse Cash-in-lieu Parking Advice – provision of advice to Council in relation to potential cash-in-lieu parking scheme in the municipality.
- Monash Village Development, Caulfield – preparation and presentation of a Statement of Evidence for VCAT on behalf of Council supporting its proposed open space contribution. VCAT supported the proposed open space contribution.
- 360 St Kilda Road, Far East Consortium – review of Council’s proposed open space contribution and preparation and presentation of a Statement of Evidence for VCAT. VCAT supported a reduction in the proposed open space contribution.
- Pentridge Village Redevelopment, Pentridge Properties – review of Council’s proposed heritage contribution and preparation and presentation of Statement of Evidence for the panel hearing. The Panel recommended removal of the heritage contribution.