

Further to our recent discussion on the ARUT submission to the PSP and DCP, we would like to add the following comments and observations in support of the submission.

**DCP Land Valuations**

Arut make specific comments on property 13 and 21 but the issue raised applies to all land valuations for Drainage Reserves other than RBWL – 05.

Plan 6 of the DCP identifies the land as drainage reserve land outside the encumbered creek corridor. Appendix A – individual property land budgets appear to confirm this and has land budget areas for the reserve as “encumbered” and “unencumbered”.

Appendix B – individual land valuations for each infrastructure items apply only the, “encumbered land” valuation on both classifications of land. I.e. both the encumbered and unencumbered land is valued at \$20,000 per Ha other than for drainage reserve RBWL – 05 which has full developable land valuations apply.

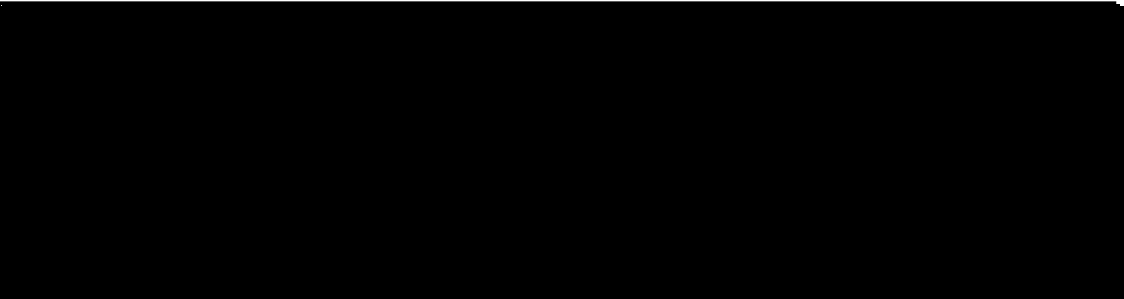
This discrepancy appears in the Development Valuation report, which also apply this valuation. It is unclear as to why developable land for drainage purposes is not valued at the same rate as open space, road or community infrastructure land. Clarification on this matter is sought from the VPA.

**Land Area for Drainage Reserve**

ARUT is undertaking additional investigation into the design and land area required for drainage to better understand the final detailed design and if possible, to minimise land take at subdivision stage. This may be a lesser issue should the land valuation be amended to identify and value the Drainage Reserve land at developable land rates.

ARUT reserve the right to raise and expand upon these matters at any future panel hearing and will maintain dialogue with the VPA as further information becomes available.

Please contact me on the details below if you would like to discuss this matter further.



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We acknowledge the Traditional Custodians of Country throughout Australia, their Elders and ancestors. We recognise the rich heritage and profound connection to Country of First People, including their influence on land, waters, sky and community as skilled land shapers and place makers, which has endured for millennia.

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