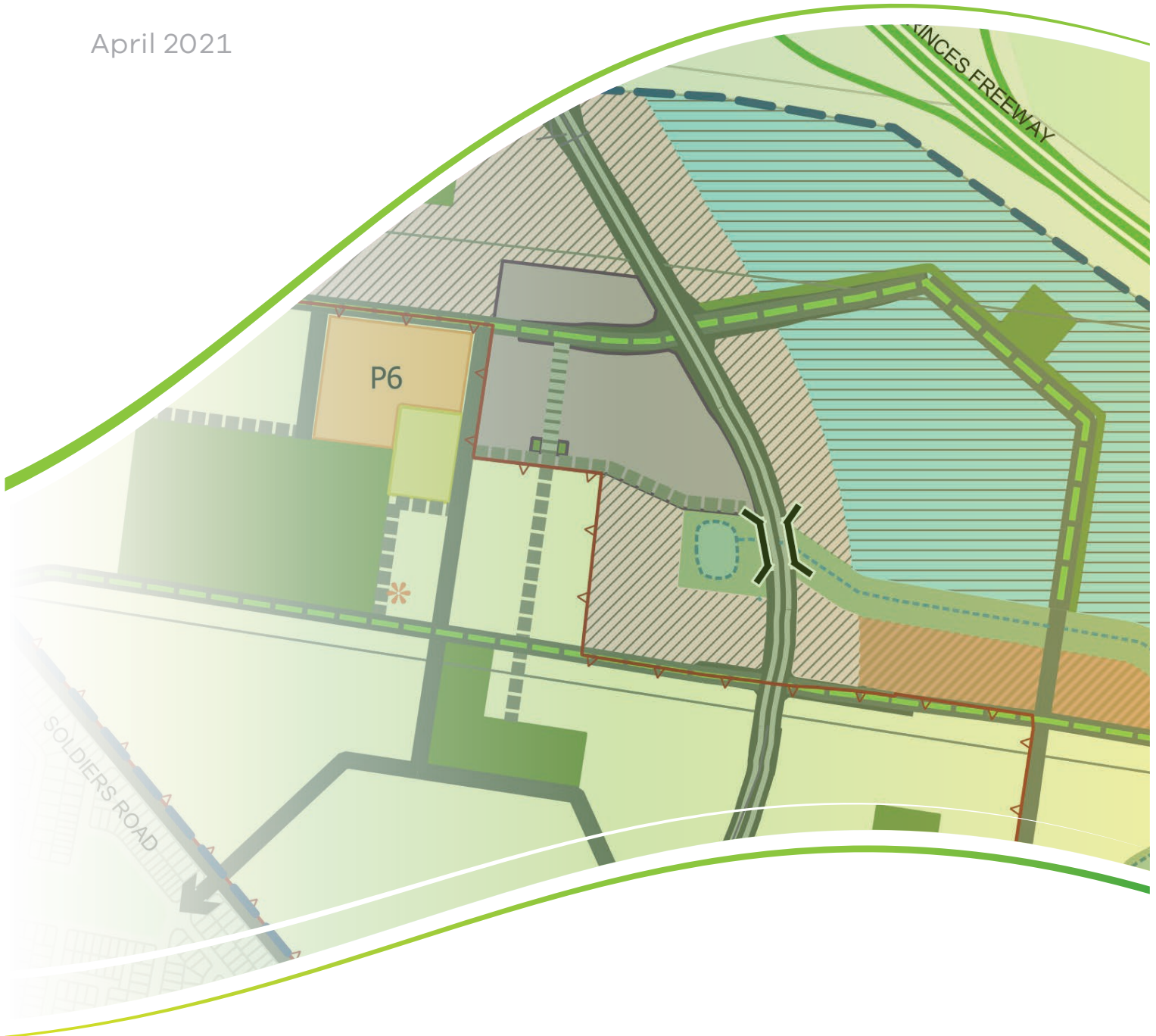


Minta Farm

Infrastructure Contributions Plan

April 2021



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1.0 SUMMARY

1.1 Monetary Component

The following table summarises the monetary component of the infrastructure contribution imposed under this Infrastructure Contributions Plan (ICP) for each class of development.

The monetary component consists of a:

- **standard levy** that is calculated by multiplying the net developable area (NDA) by the standard levy rate; and
- **supplementary levy** that is calculated by multiplying the NDA by the supplementary level rate.

Details of the infrastructure construction projects that will be funded by the monetary component and their apportionment are provided in Section 3 of this ICP.

Details of the standard and supplementary levy rates are provided in Section 5 of this ICP.

Table 1 Monetary Component ICP Levy Summary

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE (\$/NDHA)	TOTAL LEVY TO BE PAID
STANDARD LEVY			
Residential	144.31	\$217,763.00	\$31,425,601
Commercial and Industrial	64.80	\$126,713.00	\$8,211,541
Subtotal	209.12		\$39,637,142
SUPPLEMENTARY LEVY			
Residential	144.31	\$112,694.97	\$16,263,126
Commercial and Industrial	64.80	\$112,694.97	\$7,303,113
Subtotal	209.12		\$23,566,239
TOTAL LEVY			
Residential	144.31	\$330,457.97	\$47,688,727
Commercial and Industrial	64.80	\$239,407.97	\$15,514,654
Total	209.12		\$63,203,381

Note: Discrepancy in numbers due to rounding of decimal point. Table 17 takes precedence.

1.2 Land Component

The following table specifies the ICP land contribution percentage for each class of development.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area of this ICP in that class of development.

Details of the public purposes that this land will be used and developed for, is specified in Section 4 of this ICP.

Table 2 ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	15.07%
Commercial & industrial	8.13%

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- any inner public purpose land that forms part of the parcel of land; and
- any land equalisation amount in relation to the parcel of land.

Table 3 specifies for each parcel of land in the ICP plan area:

- the area of inner public purpose land to be provided by the parcel
- land credit amount or the land equalisation amount in relation to the parcel; and
- outer land attributable to this ICP.

Table 3 Land Credit and Equalisation Amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
1-E	2.8517	\$1,626,988.81	\$0.00	\$0.00
1-R	0.0000	\$0.00	\$1,351,996.41	\$442,274.35
2	0.0000	\$0.00	\$0.00	\$0.00
3	0.7000	\$1,740,145.63	\$0.00	\$0.00
4-E	4.7980	\$2,522,225.34	\$0.00	\$0.00
4-R	13.6627	\$13,778,766.05	\$0.00	\$0.00
5	9.1791	\$0.00	\$18,316,129.43	\$196,667.01
6	0.0000	\$0.00	\$0.00	\$0.00
SUB-TOTAL	31.1915	\$19,668,125.83	\$19,668,125.83	\$0.00
TOTALS PSP Minta Farm	31.1915	\$19,668,126	\$19,668,126	\$0

2.0 INTRODUCTION

The Minta Farm Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Casey City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Casey Planning Scheme for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities and the provision of land for public purposes.

The infrastructure contribution imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in Minta Farm Precinct Structure Plan (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Minta Farm PSP;
- Lists the individual infrastructure projects identified in the Minta Farm PSP; and
- Has been prepared in accordance with Part 3AB of the Planning and Environment Act 1987, the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and the Infrastructure Contributions Plan Guidelines.

2.1 Cost apportionment & related infrastructure agreements

This document comprises the sections described below.

SECTION 1 & 2

- Summarises the key details of this ICP
- Describes the strategic basis for this ICP

SECTION 3

- Identifies the monetary component projects to be contributed to by this ICP

SECTION 4

- Identifies the public purpose land provision for this ICP

SECTION 5

- Discusses the administration and implementation of this ICP

SECTION 6 & ABOVE

- Provides additional detailed information

2.2 Planning and Environment Act 1987

This ICP has been prepared in accordance with Part 3AB of the Planning and Environment Act 1987 (the Act), it is consistent with the Minister for Planning's *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Casey Planning Scheme for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Casey Planning Scheme through Schedule 2 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

2.3 Strategic Planning & Justification

This ICP has been prepared in conjunction with the Minta Farm PSP.

The Minta Farm PSP sets out the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development. The PSP also identifies the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSP provide an overview of the planning process for the Minta Farm ICP area.

The PSP has confirmed:

- All road, intersection and bridge projects required to service the new community;
- The sporting reserves, local parks, schools and community facilities required to service the new community;
- The public purpose land required for the above; and
- The parcel specific land budget detailing the encumbrances, the Net Developable Area (NDA) and the contribution land.

2.4 Timeframe & Plan Review Period

This ICP adopts a long-term outlook for development. It takes into account planned future development in the area. This ICP commences on the date of incorporation into the Casey Planning Scheme. This ICP will expire when development within the ICP area is complete, which is projected to be 20 years after gazettal.

This ICP is expected to be reviewed and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all, alternatively this may require an amendment to the Casey Planning Scheme to replace this document with an alternative, revised document.

2.5 Area to Which this Infrastructure Contribution Plan Applies (ICP Plan Area)

This ICP applies to a total area of 285 hectares of land as shown in Plan 1, this is the ICP plan area.

The classes of development of land in relation to which an infrastructure contribution is to be imposed under this plan are 'residential' and 'commercial and industrial'.

The classes of development are identified in Plan 1, the Net Developable Area (NDA) and contribution land for each class of development are summarised in Table 4.

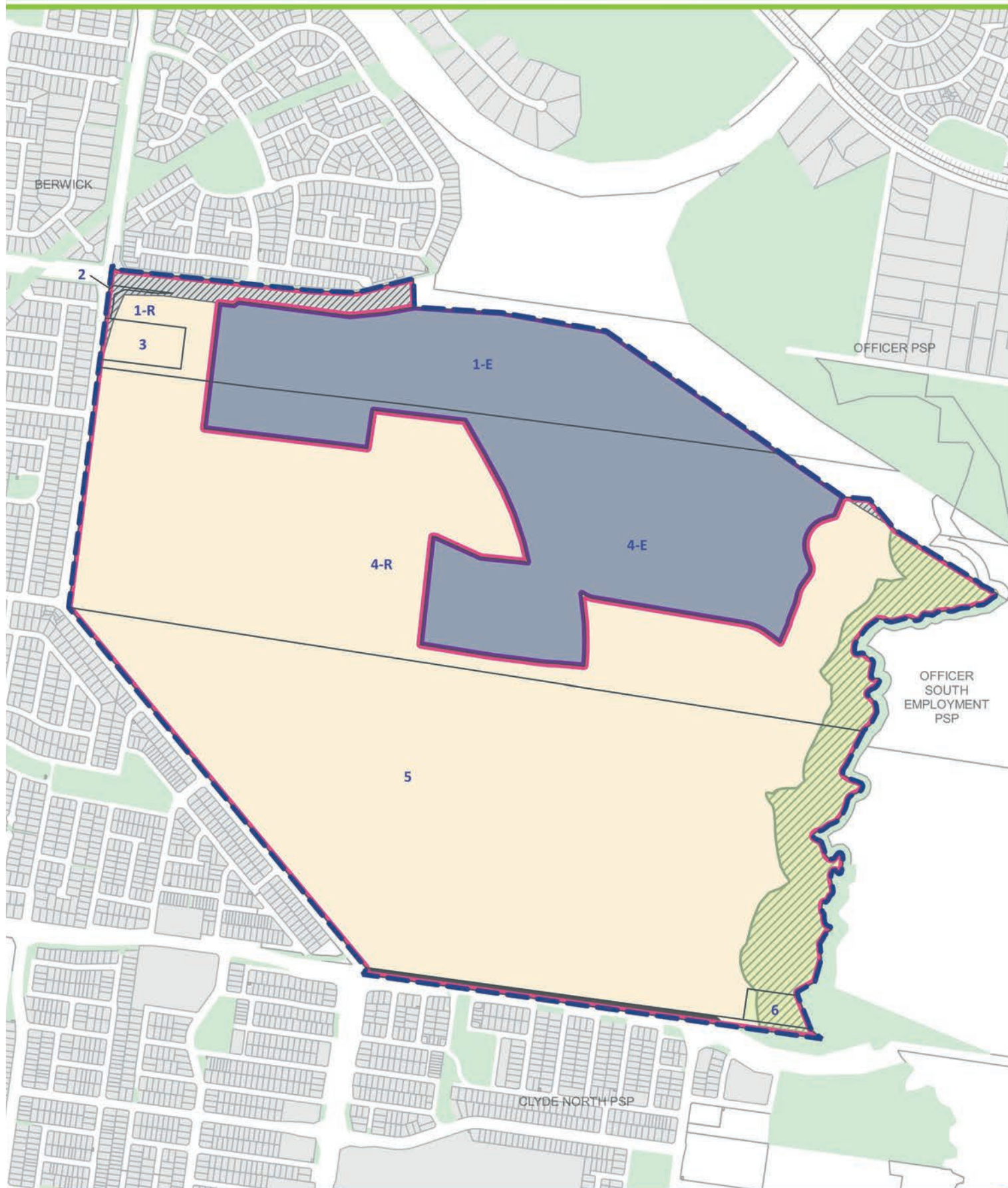
Table 4 Development Classes & Areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	144.31	167.85
Commercial & Industrial	64.80	72.45
Total	209.12	240.31

Note: Discrepancy in numbers due to rounding of decimal point. Table 17 takes precedence.

The Monetary Component of the infrastructure contribution is payable on the net developable area.

The Land Component of the infrastructure contribution is calculated based on the contribution land.



ICP plan area



commercial and industrial



residential



crown land



proposed conservation area



crown land



existing road reserve



parcel boundary & number

R

residential land

E

commercial and industrial land

3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Minta Farm PSP.

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be contributed to by the monetary component (standard and supplementary levies) of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure projects:

- transport construction
- community and recreation construction.

(refer to Plans 2, 3 and 5 and Tables 5 to 7).

Tables 5 to 8 also include staging for when the infrastructure projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term stages:

Short (S): 0-5 years approx.

Medium (M): 5-10 years approx.

Long (L): 10 years and beyond

3.1 Cost Apportionment & Related Infrastructure Agreements

some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Tables 5 to 8.



- ICP plan area
- early-works financing
- pedestrian signal centrepoint

- intersection project
- road project
- bridge/culvert project

IN ICP ID

As a result of detailed design, RD-03, as shown in the Minta Farm PSP, has been incorporated as part of IN-03 and IN-04 within this ICP.

3.2 Transport Construction Projects

the transport construction projects included in this ICP are based on the transport network depicted in Plan 2, as identified by the Minta Farm PSP.

The transport construction projects contributed to by the monetary component of this ICP are listed in the following tables.

Table 5 describes the transport construction projects contributed to by the standard levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 5 Standard Levy Transport Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL LEVY APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
ROAD PROJECTS							
RD-01	North-South Arterial Road Construction of 1 through lanes in each direction (Interim treatment)	S	100%	N/A	\$6,654,788	\$6,654,788	\$31,824
Sub-Total					\$6,654,788	\$6,654,788	\$31,824
INTERSECTION PROJECTS							
IN-01	Intersection: O'Shea Road/ North-South Arterial Road Construction of a primary arterial to primary arterial T-signalised intersection (interim treatment)	S	100%	N/A	\$3,892,326	\$3,892,326	\$18,613
IN-02	Intersection: North-South Arterial Road/ East-West Connector (North) Construction of a primary arterial to connector signalised 4-way intersection (interim treatment).	S-M	94%	Remaining balance covered by Minta Farm ICP Supplementary levy	\$6,569,925	\$6,185,434	\$29,579
IN-05	Intersection: North South Arterial Road/ Grices Road Construction of a modification to an existing intersection, including truncation of Soldiers Road and addition of new northern leg (interim treatment), to connect to the north south arterial road	S	100%	N/A	\$9,624,139	\$9,624,139	\$46,023
Sub-Total					\$20,086,390	\$19,701,899	\$94,215
PEDESTRIAN SIGNALS							
PS-01	Pedestrian Signals Construction of pedestrian operated signals along O'Shea Road at Wordsworth Drive	M-L	50%	External apportionment 50% to Casey City Council	\$281,883	\$140,942	\$671
Total					\$27,023,061	\$26,497,629	\$126,713

Table 6 describes the transport construction projects contributed to by the supplementary levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

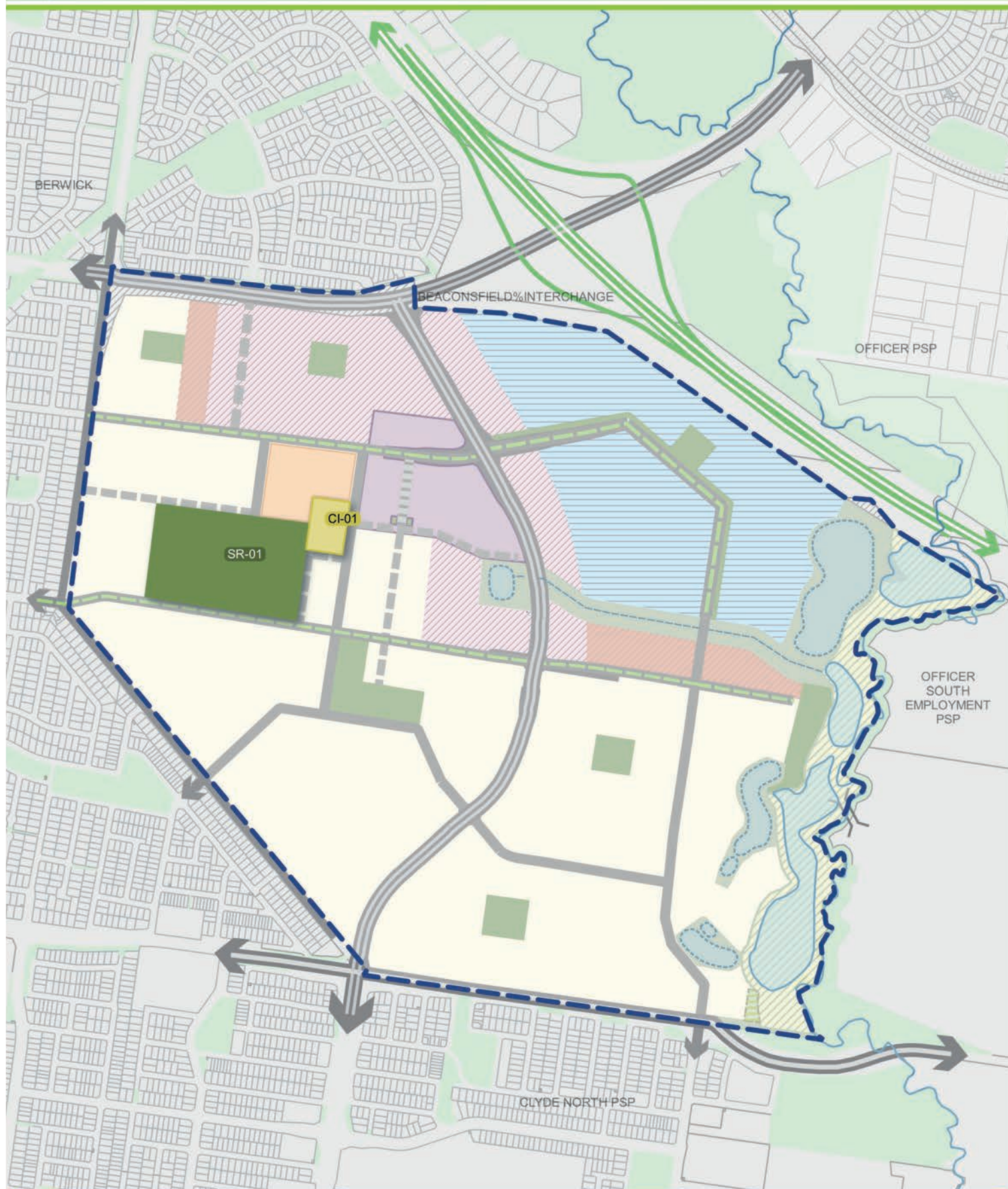
Table 6 Supplementary Levy Transport Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
INTERSECTION PROJECTS							
IN-02	Intersection: North-South Arterial Road/ East-West Connector (Central) Construction of an arterial to connector signalised 4-way intersection (interim treatment)	S-M	7%	Remaining balance covered by Minta Farm ICP standard levy	\$6,569,925	\$384,491	\$1,839
IN-03	Intersection: North-South Arterial Road/ East-West Connector (North) Construction of a primary arterial to connector signalised 4-way intersection (interim treatment)	S-M	100%	N/A	\$5,098,310	\$5,098,310	\$24,380
IN-04	Intersection: North-South Arterial Road/ East-West Connector (South) Construction of an arterial to connector signalised 4-way intersection (interim treatment)	S-M	100%	N/A	\$4,542,240	\$4,542,240	\$21,721
CULVERT PROJECTS							
CU-01	Culvert Construction of culvert crossing over the constructed waterway	S	100%	N/A	\$3,133,608	\$3,133,608	\$14,985
BRIDGE PROJECTS							
BR-01	Bridge Construction of a shared pedestrian and cyclist bridge over Cardinia Creek	M-L	50%	External apportionment 50% to the (future) Officer South Employment Precinct ICP	\$1,961,975	\$980,988	\$4,668

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
EARLY DELIVERY OF WORKS							
EDW-RD-01	Early Developer Works Financing first two lanes of North-South Arterial Road	S	100%	N/A	\$2,691,801	\$2,691,801	\$12,872
EDW-IN-01	Early Developer Works Financing for primary arterial to primary arterial T-signalised intersection	S	100%	N/A	\$1,574,410	\$1,574,410	\$7,529
EDW-IN-05	Early Developer Works Financing for primary arterial to primary arterial T-signalised intersection	S	100%	N/A	\$3,892,876	\$3,892,876	\$18,616
EDW-CU-01	Early Developer Works Financing for culvert crossing over the constructed waterway	S	100%	N/A	\$1,267,516	\$1,267,516	\$6,061
TOTAL					\$30,732,661	\$23,566,239	\$112,695

The rate of each of the components of the Supplementary Levy as set out in Table 6 as relate to early works projects is subject to adjustment downwards by the Collecting Agency in the following circumstances:

- where the Collecting Agency does not borrow funds for the purpose of providing any or all of the projects identified as EDW RD-01, EDW IN-01 or EDW IN05 (together, EDW01) being those projects which are to be financed by early works funding; and
- the Development Agency enters into an agreement for the works in kind (WIK Agreement) provision of any or all of the EDW01 projects which were intended to be financed by early works funding, and that agreement does not require the Development Agency or the Collecting Agency to procure a loan of funds for the purpose of satisfying its obligations to the person undertaking the works in kind under the WIK Agreement



ICP plan area



local sports reserve



local community facility



ICP ID

3.3 Community & Recreation Construction Projects

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Minta Farm PSP.

The community and recreation construction projects identified in this ICP are listed in the following table. As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$91,050 per net developable hectare in the 2020/2021 financial year or the indexed amount in subsequent financial years.

Table 7 Standard Levy Community & Recreation Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO PRECINCT	COST PER HECTARE (NDHA)
COMMUNITY BUILDING PROJECTS							
CI-01	Community Centre Construction of a Level 1 multi-purpose community centre (including 3 x kindergartens, community rooms and additional facilities to cater for childcare and maternal child health)	S-M	100%	N/A	\$7,994,351	\$7,994,351	\$55,397
OPEN SPACE PROJECTS							
SR-01	Sports Reserve Construction of a local sports reserve (comprising 2x cricket ovals with 3x soccer fields overlaid, 2x netball courts, 1x cricket/soccer/netball pavilion, car parking and basic landscaping)	S-M	100%	N/A	\$13,777,275	\$13,777,275	\$95,469
TOTAL:					\$21,771,626	\$21,771,626	\$150,866
Total capped community and recreation levy per hectare:							\$91,050

3.4 Project Staging

The expected staging of each infrastructure construction item is set out in Tables 5 to 7 and is based on information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternative staging where:

- Infrastructure is to be constructed / provided by development proponents as works in kind, as agreed by the Collecting Agency;
- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections; and
- Community needs determine a change to the delivery of works or provision of public purpose land for community facilities or open space.

All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the Development Agency's capacity to provide the balance of funds not collected by this ICP.



ICP plan area



land for recreation and open space



land for community



land for transport



land for intersection



ICP ID

4.0 PUBLIC PURPOSE LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Minta Farm PSP.

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Public purpose land may be:

- inner public purpose land (IPPL) - land within the ICP plan area that is specified in the ICP as land to be set aside for public purposes; or
- outer public purpose land (OPPL) - land outside of the ICP plan area that is specified in the ICP as land to be acquired for public purposes.

Only items listed in this ICP can be provided for by the land component of this ICP. Public purpose land not listed must be funded via other funding mechanisms.

4.1 Inner and Outer Public Purpose Land

plan 4 shows the location of public purposes land (both inner and outer) as well as the type of allowable public purposes for which it may be used and developed.

Table 8 specifies for each public purpose land (both inner and outer) the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purposes land is the same as the monetary component specified in section 3.

The IPPL forming part of each parcel of land is specified in Table 11.

Table 8 Inner public purpose land

IPPL ID	INFRASTRUCTURE PROJECT DESCRIPTION	IPPL AREA (HA)	STAGING
TRANSPORT (INNER PUBLIC PURPOSE LAND)			
RD-01	North-South Arterial Road Provision of land for a 6-lane arterial 41 m wide road reserve (ultimate treatment)	2.52	S
IN-01	Intersection: O'Shea Road/North-South Arterial Road Provision of land within the Minta Farm ICP area for an intersection (ultimate treatment)	0.64	S
IN-02	Intersection: North-South Arterial Road/ East-West Connector (North) Provision of land for an intersection (ultimate treatment)	4.26	S-M
IN-03	Intersection: North-South Arterial Road/ East-West Connector (Central) Provision of land for an intersection (ultimate treatment)	1.93	S-M
IN-04	Intersection: North-South Arterial Road/ East-West Connector (South) Provision of land for an intersection (ultimate treatment)	2.13	S-M
IN-05	Intersection: North South Arterial Road/ Grices Road Provision of land within the Minta Farm ICP area for an intersection (ultimate treatment)	0.42	S
SUB-TOTAL		11.90	
COMMUNITY & RECREATION (INNER PUBLIC PURPOSE LAND)			
CI-01	Community Centre Provision of land	1.20	S-M
SUB-TOTAL		1.20	

IPPL ID	INFRASTRUCTURE PROJECT DESCRIPTION	IPPL AREA (HA)	STAGING
OPEN SPACE (INNER PUBLIC PURPOSE LAND)			
SR-01	Sports Reserve Provision of land for a future sports reserve	9.00	S-M
LP-01	Local Park Provision of land	0.70	M-L
LP-02	Local Park Provision of land	0.70	M-L
LP-03	Local Park Provision of land	0.62	M-L
LP-04	Local Park Provision of land	1.71	M-L
LP-05	Local Park Provision of land	0.98	M-L
LP-06	Local Park Provision of land	1.00	S-M
LP-07	Local Park Provision of land	2.52	S-M
LP-08	Local Park Provision of land	0.80	S-M
UP-01	Urban Plaza Provision of land	0.06	M-L
Sub-Total		18.09	
Total		31.19	

Public Open Space Contributions

The overall open space contribution for this ICP is identified in Land Budget at Table 16 and Table 17. This ICP provides for the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

4.2 Land Component

The following table summarises for each class of development specified in this ICP:

- The total area of contribution land
- The total area of transport inner public purpose land
- The total area of community and recreation inner public purpose land
- The total area of inner public purpose land
- The total area of outer public purpose land
- The ICP land contribution percentage.

Table 9 Public Purposes Land Summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	CLASS OF DEVELOPMENT PROPORTION OF PRECINCT	TRANSPORT PUBLIC PURPOSES LAND (HA)	COMMUNITY AND RECREATION & OPEN SPACE PUBLIC PURPOSES LAND (HA)	TOTAL INNER PUBLIC PURPOSES LAND (HA)	TOTAL OUTER PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC PURPOSES LAND (HA)	TOTAL ICP CONTRIBUTION PERCENTAGE
Residential (Ha)	167.85	70%	8.3124	16.9878	25.3002	0.0000	25.3002	15.07%
Commercial and Industrial (Ha)	72.45	30%	3.5881	2.3032	5.8913	0.0000	5.8913	8.13%
Total	240.31		11.9005	19.2910	31.1915	0.0000	31.1915	

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area in that class of development.

Where the need for a type of public purposes land is attributable to more than one class of development (for example, transport public purposes land), each development class share of the public purposes land is equal to its proportion of the total contribution land.

As public purposes land cannot be evenly distributed across all parcels, 6.3068ha (4.8367ha residential and 1.4701ha commercial and industrial) of inner public purpose land identified in Table 9, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 9.

Table 10 summarises for each class of development specified in this ICP:

- total amount of IPPL (in hectares) that is provided over the ICP land contribution percentage;
- the total value of the credits for the IPPL over the ICP land contribution percentage;
- the total estimated value for any OPPL, the total land equalisation to be paid (IPPL credits plus OPPL estimated value);
- the total amount of IPPL that is equal to or less than the ICP land contribution percentage (this is IPPL (Ha) to be directly provided by each parcel and this land is not entitled to a credit); and
- the land equalisation rate (total land equalisation value divided by the total IPPL under the ICP land contribution percentage).

The land equalisation rate (\$ per Ha) is used to determine the land equalisation amount specified in Table 11. The land equalisation amount is required to paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

Table 10 ICP Land Equalisation Rate

CLASS OF DEVELOPMENT	TOTAL IPPL (HA) EQUAL TO OR LESS THAN ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL (HA) OVER ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL LAND CREDIT AMOUNT (FOR 'OVER' LAND)	TOTAL OUTER LAND ESTIMATED VALUE	TOTAL LAND EQUALISATION TO BE PAID	LAND EQUALISATION RATE (\$ PER HA)
Residential (Ha)	18.60	4.94	\$15,518,911.68	\$0.00	\$15,518,911.68	\$2,934,245.40
Commercial and Industrial (Ha)	5.89	1.76	\$4,149,214.15	\$0.00	\$4,149,214.15	
Total	24.49	6.70	\$19,668,125.83	\$0.00	\$19,668,125.83	-

Note: Discrepancy in numbers due to rounding of decimal point. Table 17 takes precedence.

Table 11 specifies for each parcel of land in the ICP plan area:

- the area of IPPL forming part of the parcel
- the type of public purpose for which that IPPL may be used and developed
- the parcel contribution percentage
- the number of hectares that the parcel contribution percentage is above (land credit) or below (land equalisation) the ICP land contribution percentage
- a land credit amount or land equalisation amount
- the land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 11 Public Purpose Land Credit & Equalisation Amounts

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
1-E	27.7995	Employment	2.2604	1.7097	0.0000	1.1419	2.8517	10.26%	0.5913	\$1,626,988.81	0.0000	\$0	\$0
1-R	3.0569	Residential	0.4608	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.4608	\$1,351,996.41	\$442,274
2	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.0000	\$0	\$0
3	1.9352	Residential	0.2917	0.0000	0.7000	0.0000	0.7000	36.17%	0.4083	\$1,740,146	0.0000	\$0	\$0
4-E	44.6544	Employment	3.6309	3.6368	0.0000	1.1613	4.7980	10.74%	1.1671	\$2,522,225	0.0000	\$0	\$0
4-R	60.5488	Residential	9.1264	2.4646	11.1981	0.0000	13.6627	22.56%	4.5362	\$13,778,766	0.0000	\$0	\$0
5	102.3118	Residential	15.4213	4.0894	5.0897	0.0000	9.1791	8.97%	0.0000	\$0	6.2422	\$18,316,129.43	\$196,667
6	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.0000	\$0	\$0
SUB-TOTAL	240.3067		31.1915	11.9005	16.9878	2.3032	31.1915		6.7030	\$19,668,126	6.7030	\$19,668,126	
ROAD RESERVE													
Grices Road Reserve	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0	0.0000	\$0	\$0
SUB-TOTAL	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	\$0	0.0000	\$0	
TOTALS PSP Minta Farm	240.3067		31.1915	11.9005	16.9878	2.3032	31.1915		6.7030	\$19,668,126	6.7030	\$19,668,126	
Residential Total	167.8528		25.3002	8.3124	16.9878		25.3002	15.07%	4.9446	\$15,518,911.68	6.7030	\$19,668,126	
Commercial & Industrial Total	72.4539		5.8913	3.5881		2.3032	5.8913	8.13%	1.7584	\$4,149,214.15	0.0000	\$0	
Equalisation Rate										\$2,934,245.40			

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 Collecting Agency

Casey City Council is the collecting agency for the purposes of Part 3AB of the Planning and Environment Act 1987 (the Act) and this ICP. The monetary component and any land equalisation amount of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Casey City Council is responsible for the administration and enforcement of this ICP, including the payment of land credit amounts, in accordance with Part 3AB of the Act.

5.2 Development Agency

Casey City Council is the development agency for the purposes of Part 3AB of the Act and this ICP. The development agency is responsible provision of the infrastructure projects and acquisition of outer public purpose land identified in this ICP. As the development agency, Casey City Council is also responsible for the proper administration of this ICP in accordance with Part 3AB of the Act.

5.3 Net Developable Area

The monetary component of Metropolitan Greenfield Growth Area ICPs are payable on the Net Developable Area (NDA) of land on any given development site (NDA is defined in Appendix 1 Definitions).

To align with the classes of development specified in this ICP, the NDA is divided into:

- Net Developable Area Residential (NDA-R) – the NDA for the residential class of development
- Net Developable Area Employment (NDA-E) – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in Table 16 and Table 17. Table 16 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 17 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

For the purposes of this ICP, the number of net developable hectares will only change if the Collecting Agency agrees to a variation to the parcel specific land budget and associated tables in the PSP and ICP.

5.4 Contribution Land

The land component of the infrastructure contribution is calculated based on the contribution land.

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans. It includes the Net Developable Area and Inner Public Purpose Land.

The contribution land in the ICP plan area is specified in Table 16 and Table 17.

5.5 Levy Rates and Classes of Development

Annexure 1 to the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – 'residential development' and 'commercial and industrial development'

Table 12 specifies the standard levy rate for each class of development.

- the classes of development
- the standard levy rate that applies to each class of development

Table 12 Classes of Development & Standard Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$126,713.00	\$91,050.00	\$217,763.00
Commercial and Industrial	\$126,713.00	\$0	\$126,713.00

Table 13 specifies the supplementary levy rate for each class of development.

Table 13 Classes of Development & Supplementary Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL SUPPLEMENTARY LEVY RATES
Residential	\$112,695	\$0	\$112,695
Commercial and Industrial	\$112,695	\$0	\$112,695

The total levy rates (standard and supplementary) for the classes of development are specified in Table 14.

Table 14 Classes of Development & Monetary Component Total Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL LEVY RATES
Residential	\$239,408	\$91,050	\$330,458
Commercial and Industrial	\$239,408	\$0	\$239,408

5.6 Estimated Value of Public Purpose Land

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and the Infrastructure Contributions Plan Guidelines (Ministerial Direction).

The component of a land equalisation amount specified in this ICP that relates to any outer public purpose land is based on the estimated value of the outer public purpose land determined in accordance with the method specified in the Ministerial Direction.

The component of a land equalisation amount specified in this ICP that relates to any inner public purpose land is based on the estimated value of land credit amounts for inner public purpose land.

The estimated value of inner public purpose land in a parcel of land is required to be calculated when the parcel contribution percentage of that land is more than the ICP land contribution percentage for the class of development.

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in Table 11.

5.7 Payment of Contributions

5.7.1 Timing of Payment of Monetary Component & Land Equalisation Amounts

Subdivision of land

If the development of the land involves a plan under the Subdivision Act 1988, the monetary component (standard levy and supplementary levy) and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required paid to the Collecting Agency within 21 days prior to the issue of a Statement

of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The Schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works in lieu.

Development of land where no subdivision is proposed

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement, or other suitable arrangement, under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

Where no building permit is required

Where no building permit is required, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the Collecting Agency in a Section 173 agreement.

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

5.7.2 Inner Public Purpose Land

If any land component of an infrastructure contribution includes inner public purpose land, that inner public purpose land must be provided in accordance with section 46GV of the Act.

5.8 Payment of Land Credit Amounts

A person is entitled to be paid the land credit amount specified in this ICP in relation to a parcel of land if:

- on development of that parcel the person must, in accordance with section 46GV(4) of the Act, provide inner public purpose land forming part of that parcel to the collecting agency or a development agency; and
- the parcel contribution percentage of the parcel of land to be developed is more than the ICP land contribution percentage for that class of development.

The land credit amount is to be paid by the Collecting Agency to the landowner at a time to be agreed, but not before lodgement of a subdivision plan. This may be formalised in a section 173 agreement if the Collecting Agency and landowner agree.

5.9 Development Exempt From Contributions

Some classes of development are exempt from infrastructure contributions. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this ICP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

5.9.1 Schools

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans.

5.9.2 Housing

Any housing to be provided by or on behalf of the Department of Health & Human Services (DHHS) is exempt from the requirement to pay an infrastructure contributions levy in accordance with the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans.

5.10 Works in Kind

Under section 46GX of the Act, the Collecting Agency may accept the provision of works, services or facilities by an applicant in part or full satisfaction of the monetary component of an infrastructure contribution payable by the applicant to the collecting agency ('works in kind').

Before accepting the provision of works in kind, the collecting agency must obtain the agreement of the development agency or agencies specified in this ICP.

The collecting agency should only accept the provision of works in kind if:

- The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this ICP, to the satisfaction of the collecting agency and development agency.
- The Collection Agency and Development Agency have agreed that the timing of the works in kind is consistent with priorities in this ICP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities).
- The works in kind are defined and agreed in a section 173 agreement.
- The detailed design of the works in kind is to the satisfaction of the Development Agency and any others identified in permit conditions.

If the Collecting and Development Agencies accept the provision of works in kind:

- The value of the works in kind will be negotiated between the Collecting Agency and the applicant;
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind; and
- If the agreed value of the works in kind exceeds the monetary component the infrastructure contribution, the applicant will be reimbursed the difference between the two amounts at a time negotiated between applicant and the Collecting and Development Agencies.

The land component and any land equalisation amounts or land credit amounts cannot be accepted as works in kind.

5.10.1 Interim and Temporary Works

Interim and temporary works are not considered as eligible for works in kind credits against this ICP, unless agreed to by the Collecting and Development Agencies.

5.11 Works in Kind Reimbursement

If the Collecting Agency agrees to accept works under section 46GX of the Act and the value of those works is greater than the monetary component of the infrastructure contribution payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with, and agreed to by the Collecting Agency and Development Agency.

5.12 Funds Administration

The contributions made under this ICP will be held by the Collecting Agency until required for the provision of infrastructure projects. Details of contributions received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1989, the Planning and Environment Act 1987 and the Ministerial Reporting Requirements for Infrastructure Contributions Plans.

5.13 Annual Indexation of Standard Levy Rates

The standard levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

The indices used in the indexation method are set out in Table 15.

Table 15 Indices

CLASS OF INFRASTRUCTURE	INDEX
Community and recreation construction	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)

5.14 Annual Indexation of Supplementary Levy Rates

The supplementary monetary component of this ICP will be indexed annually using the following formula:

$$\text{ASLR} = \text{PSLR} \times A / B$$

Where:

- ASLR is the adjusted standard levy rate being indexed;
- PSLR is the standard levy rate for the previous financial year;
- A is the average of the index numbers specified for the relevant infrastructure category for the latest full year available; and
- B is the average of the producer price index numbers for the previous year available.

The indices used in the indexation method are the same as those in Table 11.

5.15 Adjustment of Land Credit Land Amounts

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

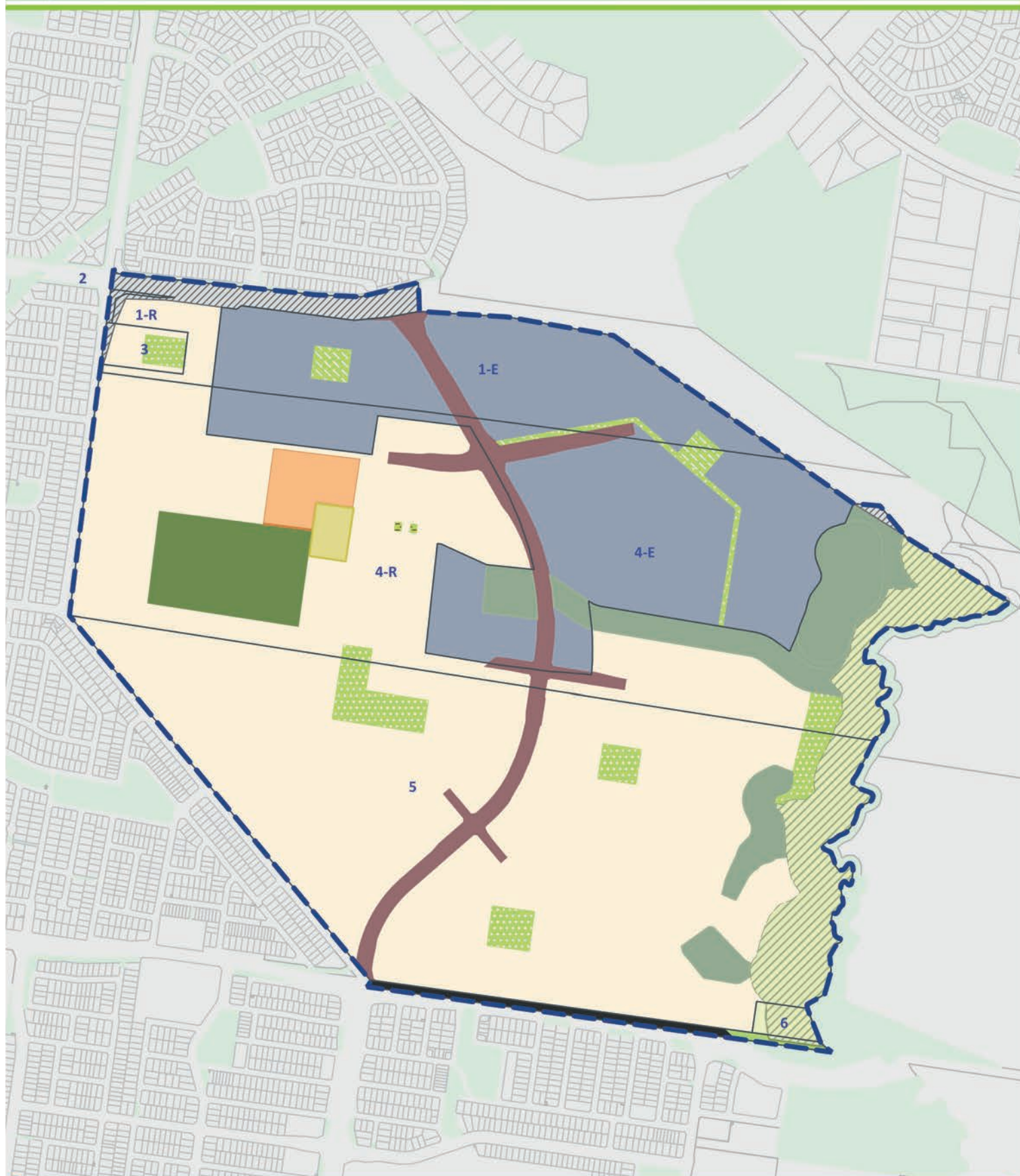
5.16 Adjustment of Land Equalisation Amounts

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans on 1 July each year.

6.0 APPENDICES

APPENDIX 1 - DEFINITIONS

Collecting Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity that an infrastructure levy is payable to in accordance with Part 3AB of the Planning and Environment Act 1987.
Contribution Land	Is the land in the ICP plan area of an infrastructure contribution plan in respect of which an infrastructure contribution is to be imposed under the plan if any of that land is developed. This excludes encumbered land, existing public purposes land and land that is exempt from paying a contribution. It includes Net Developable Area and Inner Public Purpose Land
Development Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity responsible for works, services or facilities and public purpose land specified in this ICP plan.
Gross Developable Area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Inner Public Purpose Land	Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.
Net Developable Area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (for example NDHa).
Land Budget Table	A table setting out the ICP plan area, contribution land, net developable area and the classes of development.
Outer Public Purpose Land	Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.
Works in Kind	Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.



ICP plan area

1

road project

R

residential land

E

employment land



arterial road - existing road reserve



arterial road - public acquisition overlay



arterial road - widening/intersection flaring



future government school



local community facility



BCS growing grass frog conservation area (uncredited)



waterway & drainage reserve (uncredited)



crown land



redundant road reserve (uncredited)



local sports reserve (credited)



local park (residential land/credited)



urban plaza (credited)



local park (employment land/credited)



NDA - residential



NDA - employment

As a result of detailed design RD-03, as shown in the Minta Farm PSP, has been incorporated as part of IN-03 and IN-04 within this ICP.

APPENDIX 2 - LAND

Table 16 Summary Land Use Budget

DESCRIPTION	MINTA FARM PSP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	284.49		
TRANSPORT			
Arterial Road - Existing Road Reserve	1.67	0.59%	0.80%
Arterial Road - Public Acquisition Overlay	4.75	1.67%	2.27%
Arterial Road - New / Widening / Intersection Flaring (Public purpose land)	11.90	4.18%	5.69%
Sub-total Transport	18.32	6.44%	8.76%
COMMUNITY & EDUCATION			
Government School	3.50	1.23%	1.67%
Local Community Facility (Public purpose land)	1.20	0.42%	0.57%
Sub-total Education	4.70	1.65%	2.25%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve	17.29	6.08%	8.27%
Waterway and Drainage Reserve	16.41	5.77%	7.85%
Crown Land	0.22	0.08%	0.11%
Redundant Road Reserve	0.34	0.12%	0.16%
Sub-total Service Open Space	34.26	12.04%	16.38%
CREDITED OPEN SPACE			
Local Sports Reserve (Public purpose land)	9.00	3.16%	4.30%
Local Network Park (Public purpose land)	9.03	3.17%	4.32%
Urban Plaza (Public purpose land)	0.06	0.02%	0.03%
Sub-total Credited Open Space	18.09	6.36%	8.65%
Total All Open Space	52.35	18.40%	25.04%
TOTAL NET DEVELOPABLE AREA - (NDA) HA	209.12	73.50%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	144.31	50.73%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA	64.80	22.78%	
TOTAL CONTRIBUTION LAND - HA	240.31	84.47%	
RESIDENTIAL LOCAL OPEN SPACE (EXPRESSED AS % OF NDAR)			
Local Sports Reserve (Public purpose land)	9.00	6.24%	
Local Network Park (Public purpose land)	6.73	4.66%	
Urban Plaza (Public purpose land)	0.06	0.04%	
Sub-total	15.79	10.94%	
EMPLOYMENT LOCAL OPEN SPACE (EXPRESSED AS % OF NDAE)			
Local Network Park (Public purpose land)	2.30	3.55%	
Sub-total	2.30	3.55%	
TOTAL OPEN SPACE	18.09	8.65%	

Table 17 Parcel Specific Land Use Budget

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	OPEN SPACE							TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	
		ARTERIAL ROAD					UNCREDITED OPEN SPACE										
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSE LAND)			CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	CROWN LAND	REDUNDANT ROAD RESERVE	LOCAL SPORTS RESERVE (PUBLIC PURPOSE LAND)	LOCAL NETWORK PARK (PUBLIC PURPOSE LAND)	URBAN PLAZA (PUBLIC PURPOSE LAND)				
1-E	27.7995	0.0000	0.0000	1.7097	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.1419	0.0000	24.9478	27.7995	90%
1-R	7.2374	0.0000	4.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	3.0569	3.0569	42%
2	0.2051	0.0000	0.2051	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0%
3	2.0784	0.0000	0.1432	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.7000	0.0000	1.2352	1.9352	59%
4-E	46.8164	0.0000	0.0000	3.6368	0.0000	0.0000	0.0000	2.1619	0.0000	0.0000	0.0000	0.0000	1.1613	0.0000	39.8564	44.6544	85%
4-R	80.8402	0.0000	0.2226	2.4646	3.5000	1.2000	6.4043	10.1645	0.0000	0.0000	0.0000	9.0016	0.9365	0.0600	46.8862	60.5488	58%
5	116.2131	0.0000	0.0000	4.0894	0.0000	0.0000	9.8184	4.0829	0.0000	0.0000	0.0000	0.0000	5.0897	0.0000	93.1327	102.3118	80%
6	1.1396	0.0000	0.0000	0.0000	0.0000	0.0000	0.9155	0.0000	0.2241	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0%
SUB-TOTAL	282.3297	0.0000	4.7515	11.9005	3.5000	1.2000	17.1381	16.4093	0.2241	0.0000	9.0016	9.0294	0.0600	209.1153	240.3067	74%	
ROAD RESERVE																	
Grices Road Reserve	2.1637	1.6730	0.0000	0.0000	0.0000	0.0000	0.1519	0.0000	0.0000	0.3388	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0%
SUB-TOTAL	2.1637	1.6730	0.0000	0.0000	0.0000	0.0000	0.1519	0.0000	0.0000	0.3388	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0%
TOTALS PSP MINTA FARM	284.4935	1.6730	4.7515	11.9005	3.5000	1.2000	17.2901	16.4093	0.2241	0.3388	9.0016	9.0294	0.0600	209.1153	240.3067	74%	

APPENDIX 3 - DESIGNS AND COSTS

The Transport Designs and Costing Sheets are provided in the following order:

- Miscellaneous
- Early Delivery of Works (Borrowing Costs)
- Road and Intersections – Designs and Costings
- Community Facilities - Designs and Costings

Miscellaneous

Pedestrian Bridge

BR-01 – Benchmark Cost item 24 is for 80m long bridge. A 42m long bridge is required therefore the cost is $42/80 \times$ the benchmark cost for item 24 = \$1,766,100.

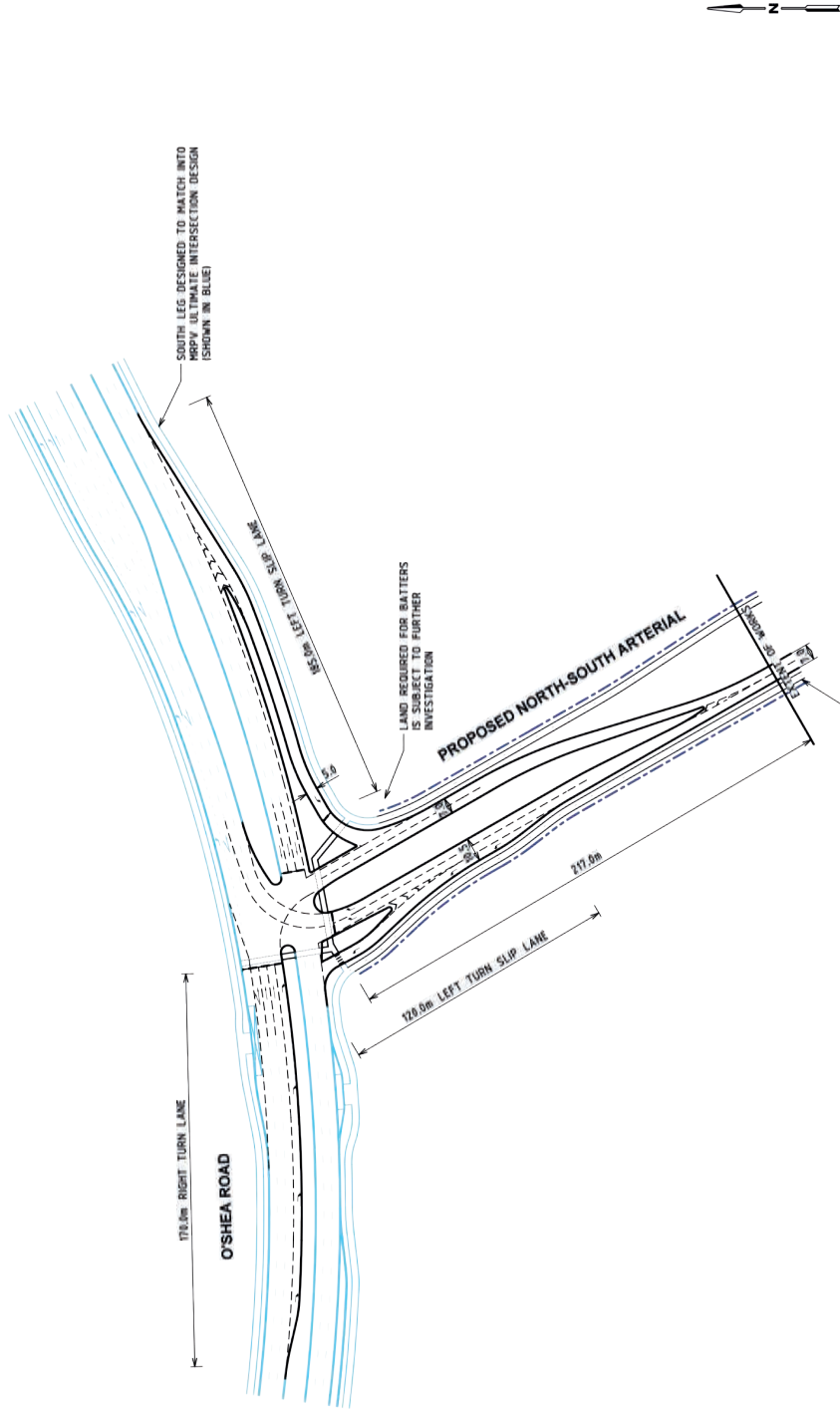
Pedestrian Signals

PS-01 – Based off Mt Atkinson ICP - \$276,614

Early Delivery of Works

Financing Costs cover the interest payments for IN01 (EDW) RD01-04 (EDW) & IN05 (EDW) until the costs are reimbursed by the ICP contributions paid with the development of the land. Breakdown of costs detailed in Urban Enterprise Financing Cost Advice dated 31/03/2021 can be found attached in Appendix 5.

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MELWAY MAP REF 131 14

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VICTORIAN PLANNING AUTHORITY
 MINTA FARM PSP
 O'SHEA ROAD, BERWICK
 INTERIM INTERSECTION CONCEPT LAYOUT
 IN-01

Drawn/Checked/Date	Scale	Size
13/03/2020	1:2000	A3
Drawing Number	Revision	
V181544-TR-DG-0301	3	

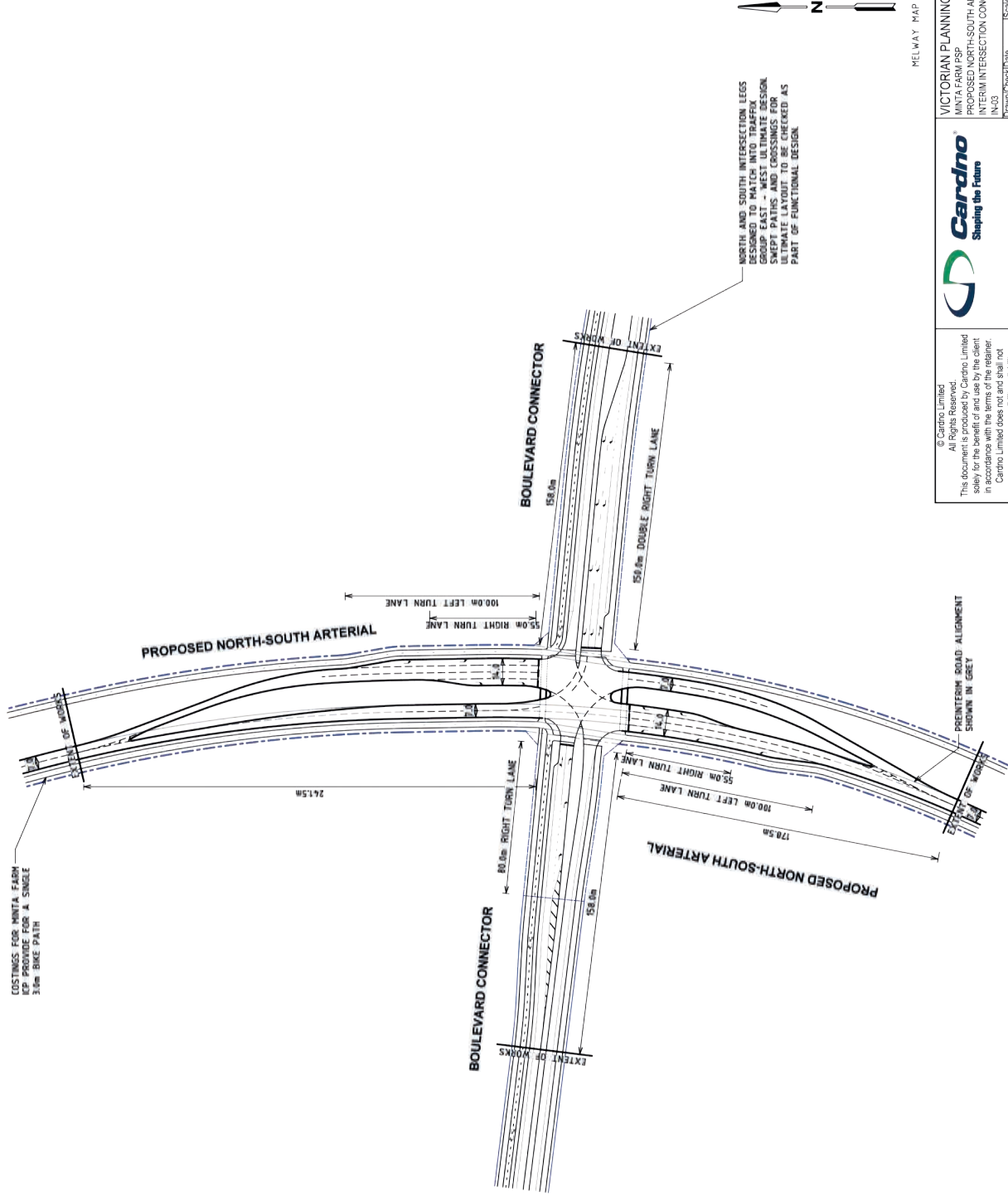


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COSTINGS FOR MINTA FARM
UP PROVIDE FOR A SINGLE
3.0m BIKE PATH



MELWAY MAP REF 131 H4

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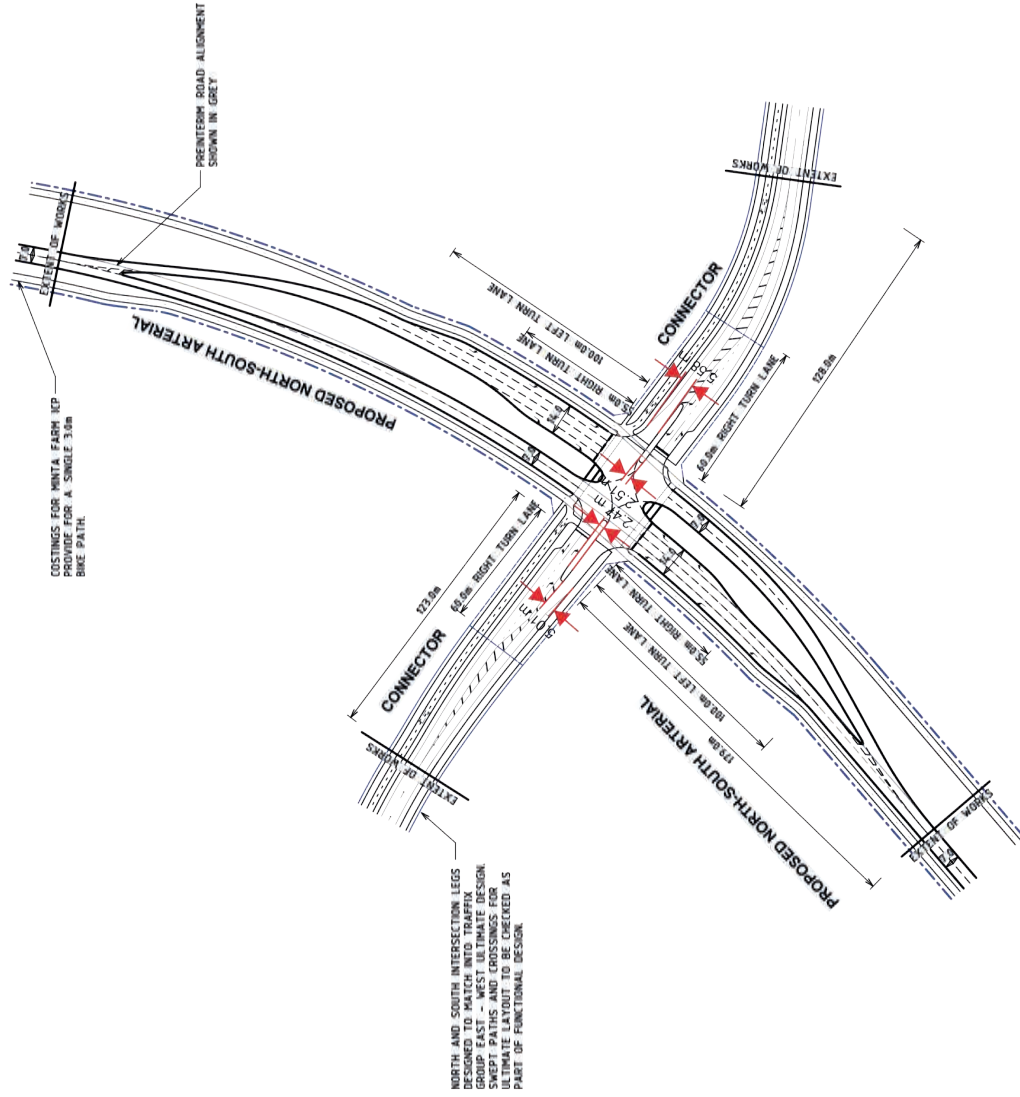
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VICTORIAN PLANNING AUTHORITY
MINTA FARM PSP
PROPOSED NORTH-SOUTH ARTERIAL, BERWICK
INTERIM INTERSECTION CONCEPT LAYOUT
IN-03

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Drawing No.			Project No.
V181544-TR-DG-0303			181544-TR-DG-0303

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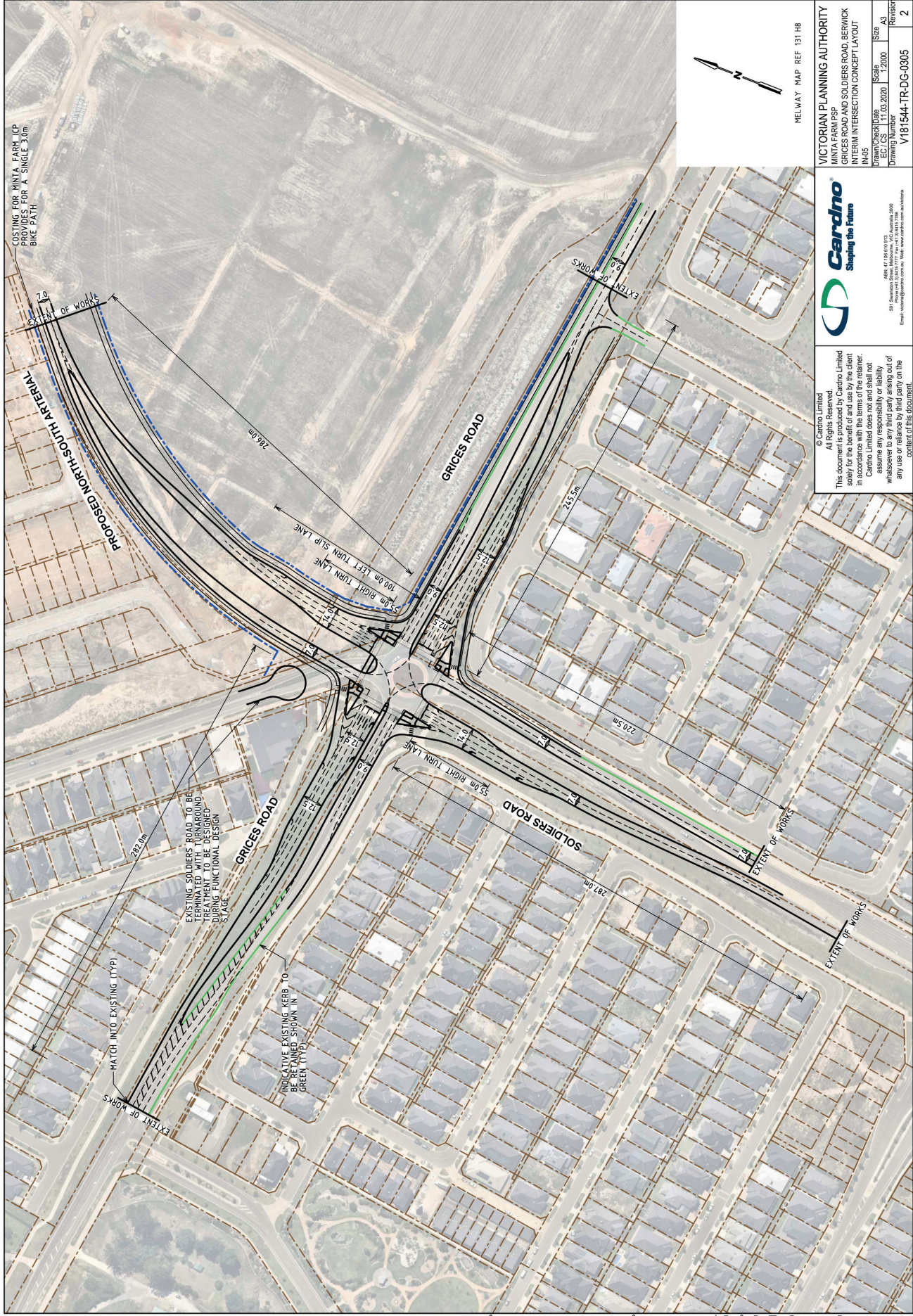
MELWAY MAP REF 131 H7

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IN-04			
Drawn/Checked/Date	Scale	Size	Revision
EN/JS/13.03.2020	1:2000	A3	13
Drawing Number	V181544-TR-DC-0304		
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MELWAY MAP REF 131 HB

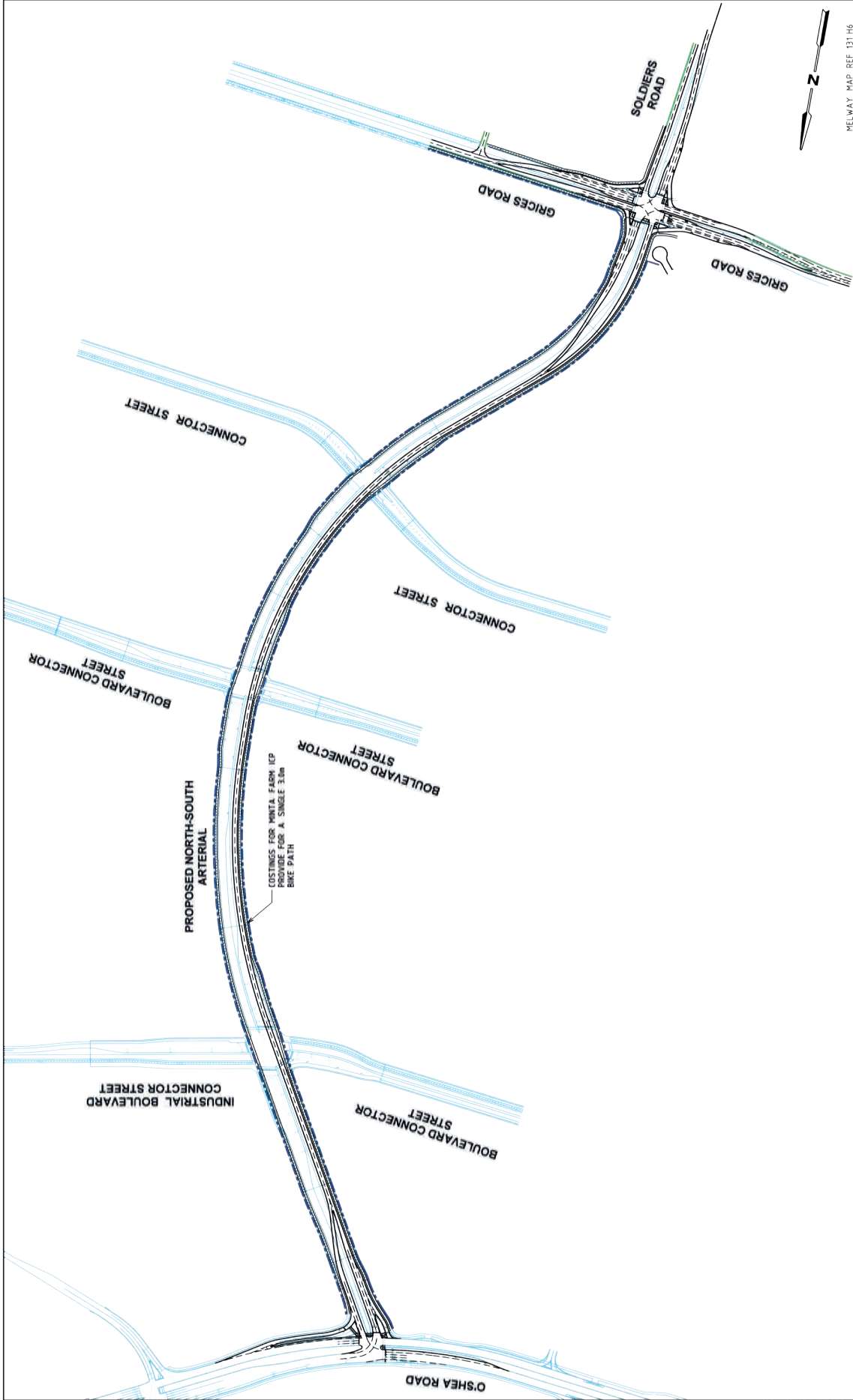
VICTORIAN PLANNING AUTHORITY
MINTA FARM PSP
GRICES ROAD AND SOLDIERS ROAD, BERWICK
INTERIM INTERSECTION CONCEPT LAYOUT
IN-05

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Drawn/Checked/Date	Scale	Size
V181544-TR-DG-0305		A3
		2



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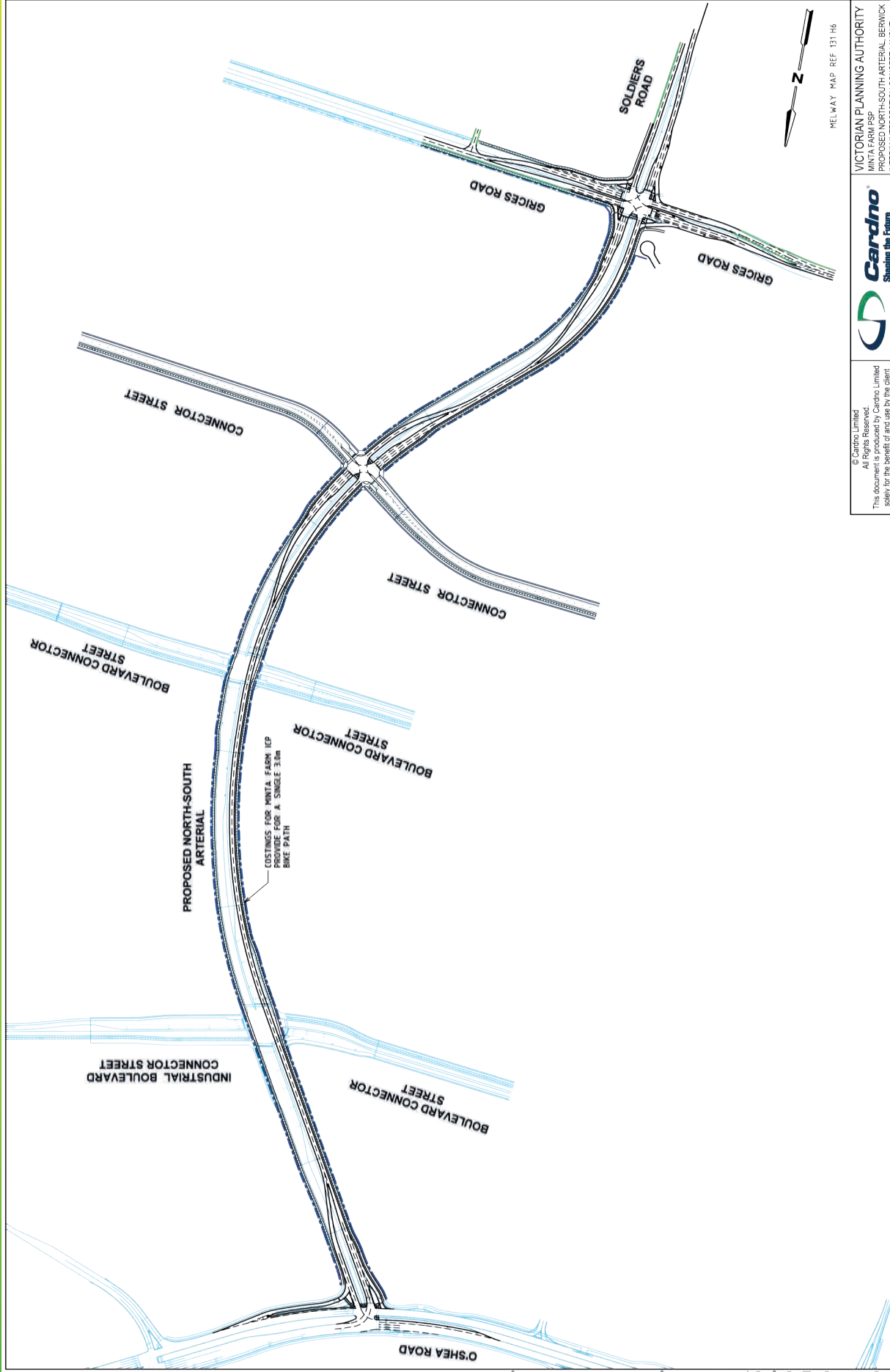


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INTERIM INTERSECTION CONCEPT LAYOUT			
OVERVIEW - IND1 - IND5			
Drawn/Checked/Date	Scale	Size	Revision
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Drawing Number	V181544-TR-DG-0306		







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VICTORIAN PLANNING AUTHORITY
MINTA FARM ICP
PROPOSED NORTH-SOUTH ARTERIAL, BERWICK
INTERIM INTERSECTION CONCEPT LAYOUT
OVERVIEW - IN01 - IN04 - IN05

Drawn/Checked/Date	Scale
EC/CS/11.03.2020	1:500
Drawn/Checked/Date	Scale
AS/CS/11.03.2020	1:500

V181544-TR-DG-0309 2

Appendix A	
Description:	IN-01 - Primary - Primary Intersection
Civil Component Number:	IN-01

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	14677	m2	3.82	56040.82	5.15	75533.28
	Earthworks	4019	m3	35.35	142072.34	42.04	168968.92
Road Pavement	Primary Arterial Pavement	5620	m2	169.62	953264.40	186.26	1046781.20
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Rehab	0	m2	25.00	0.00	27.50	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1615	m	56.87	91844.19	63.19	102049.11
	Kerb Removal	542	m	60.00	32520.00	69.00	37398.00
	Cycle Path	1206	m2	79.47	95838.22	95.39	115045.91
	SUP/ Footpath	110	m2	65.90	7248.60	76.40	8403.63
	SUP/ Footpath Removal	0	m2	45.03	0.00	49.53	0.00
	Traffic Island	1418	m2	80.52	114171.40	87.23	123690.59
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	210	m	268.84	56455.48	293.59	61654.35
	Drainage Pipe 450mm CR Bfilled	164	m	310.68	50951.68	346.89	56890.35
	Drainage Pipe 525mm CR Bfilled	0	m	419.03	0.00	464.86	0.00
	Drainage - pits	10	No.	2661.78	26617.84	2911.54	29115.38
	Drainage - Sub-soil drainage	1615	m	35.15	56772.15	45.03	72724.65
Traffic signals	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
	Traffic Signals (all inclusive)	3	Item/ Per Leg	113853.36	341560.09	133625.45	400876.35
Landscape	Tree Planting	60	No.	314.74	18884.27	376.65	22599.00
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	4756	m2	7.48	35579.23	8.76	41648.91
Street Lighting	Street Lighting - Road	0	m	224.47	0.00	234.15	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	50290.14	150870.41	57707.56	173122.68
Misc.	Regulatory Signage	10	Item	351.15	3511.46	394.68	3946.83
	Line marking	7493	m2 of Pavement	3.23	24178.84	4.24	31797.90
	Landscape maintenance (intersections)	1	Item	74025.42	74025.42	91442.94	91442.94
	Landscape maintenance (roads)	0	m2 of l'scape	3.01	0.00	3.07	0.00
	Tactile Pavers (Hazard only)	24	Item	303.42	7282.03	331.80	7963.10
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	52	m	300.00	15600.00	345.00	17940.00
	Sawcut pavement tie ins, new kerb & channel, etc.	542	m	14.00	7588.00	16.10	8726.20
Delivery							
	Council Fees	1	%	3.25	76793.50	3.25	87695.38
	VicRoads Fees	1	%	1.00	23628.77	1.00	26983.19
	Traffic Management	1	%	8.00	189030.15	8.00	215865.54
	Environmental Management	1	%	0.50	11814.38	0.50	13491.60
	Surveying and Design	1	%	5.00	118143.84	5.00	134915.96
	Supervision and Project management	1	%	9.00	212658.92	9.00	242848.74
	Site Establishment	1	%	2.50	59071.92	2.50	67457.98
Total	Contingency	1	%	15.00	354431.53	15.00	404747.89
	Excluding Delivery				2,362,877		2,698,319
	Including Delivery				3,408,450		3,892,326

Appendix A	
Description:	IN-02 - Primary - Industrial Collector Intersection (Ind. Coll. Road & North-South Arterial Road)
Civil Component Number:	IN-02 - Option 1

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	16332	m2	3.82	62360.07	5.15	84050.53
	Earthworks	8450	m3	35.35	298708.94	42.04	355259.36
Road Pavement	Primary Arterial Pavement	5691	m2	169.62	965307.42	186.26	1060005.66
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	8188	m2	105.15	860968.20	112.44	920658.72
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Resheet	3572	m2	25.00	89300.00	27.50	98230.00
	Pavement Removal	449	m2	27.00	12123.00	30.00	13470.00
Concrete Works	Kerb and Channel	3097	m	56.87	176124.75	63.19	195694.17
	Kerb Removal	719	m	60.00	43140.00	69.00	49611.00
	Cycle Path	1470	m2	79.47	116817.74	95.39	140230.09
	SUP/ Footpath	739	m2	65.90	48697.42	76.40	56457.11
	Concrete Removal	188	m2	45.03	8465.64	49.53	9311.64
	Traffic Island	600	m2	80.52	48309.48	87.23	52337.34
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	596	m	268.84	160226.02	293.59	174980.92
	Drainage Pipe 450mm CR Bfilled	292	m	310.68	90718.85	346.89	101292.57
	Drainage Pipe 525mm CR Bfilled	0	m	419.03	0.00	464.86	0.00
	Drainage - pits	24	No.	2661.78	63882.81	2911.54	69876.92
	Drainage – Sub-soil drainage	3097	m	35.15	108868.94	45.03	139460.21
Traffic signals	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
	Traffic Signals (all inclusive)	4	Item/ Per Leg	113853.36	455413.46	133625.45	534501.80
Landscape	Tree Planting	87	No.	314.74	27382.20	376.65	32768.55
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	11504	m2	7.48	86060.41	8.76	100742.01
Street Lighting	Street Lighting - Road	0	m	224.47	0.00	234.15	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	50290.14	201160.55	57707.56	230830.24
Misc.	Regulatory Signage	6	Item	351.15	2106.88	394.68	2368.10
	Line marking	17379	m2 of Pavement	3.23	56079.55	4.24	73750.93
	Landscape maintenance (intersections)	1	Item	74025.42	74025.42	91442.94	91442.94
	Landscape maintenance (roads)	0	m2 of l'scape	3.01	0.00	3.07	0.00
	Tactile Pavers (Hazard only)	18	Item	303.42	5461.52	331.80	5972.32
	Sawcut pavement tie ins, new kerb & channel, etc.	565	m	14.00	7910.00	16.10	9096.50
Delivery	Council Fees	1	%	3.25	132262.63	3.25	149577.99
	VicRoads Fees	1	%	1.00	40696.19	1.00	46024.00
	Traffic Management	1	%	6.50	264525.25	6.50	299155.98
	Environmental Management	1	%	0.50	20348.10	0.50	23012.00
	Surveying and Design	1	%	5.00	203480.96	5.00	230119.98
	Supervision and Project management	1	%	9.00	366265.73	9.00	414215.97
	Site Establishment	1	%	2.50	101740.48	2.50	115059.99
	Contingency	1	%	15.00	610442.89	15.00	690359.94
Total	Excluding Delivery				4,069,619		4,602,400
	Including Delivery				5,809,382		6,569,925

Appendix A	
Description:	IN-03 - Primary - Bvd Connector Intersection
Civil Component Number:	IN-03 - Option 1

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	11316	m2	3.82	43207.60	5.15	58236.33
	Earthworks	5787	m3	35.35	204571.44	42.04	243300.11
Road Pavement	Primary Arterial Pavement	4534	m2	169.62	769057.08	186.26	844502.84
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	4757	m2	105.15	500198.55	112.44	534877.08
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Rehab	2927	m2	25.00	73175.00	27.50	80492.50
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2580	m	56.87	146723.23	63.19	163025.82
	Cycle Path	982	m2	79.47	78037.43	95.39	93677.52
	SUP/ Footpath	1091	m2	65.90	71892.94	76.40	83348.72
	Kerb Removal	584	m	80.00	46720.00	88.00	51392.00
	SUP/ Footpath Removal	76	m2	45.03	3422.28	49.53	3764.28
	Traffic Island	403	m2	80.52	32447.87	87.23	35153.25
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	355	m	268.84	95436.64	293.59	104225.21
	Drainage Pipe 450mm CR Bfilled	263	m	310.68	81709.10	346.89	91232.69
	Drainage Pipe 525mm CR Bfilled	0	m	419.03	0.00	464.86	0.00
	Drainage - pits	25	No.	2661.78	66544.60	2911.54	72788.46
	Drainage - Sub-soil drainage	2580	m	35.15	90694.82	45.03	116179.32
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	113853.36	455413.46	133625.45	534501.80
Landscape	Tree Planting	26	No.	314.74	8183.19	376.65	9792.90
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	7313.43	m2	7.48	54711.12	8.76	64044.64
Street Lighting	Street Lighting - Road	0	m	224.47	0.00	234.15	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	50290.14	201160.55	57707.56	230830.24
Misc.	Regulatory Signage	20	Item	351.15	7022.93	394.68	7893.66
	Line marking	9291	m2 of Pavement	3.23	29980.73	4.24	39428.04
	Landscape maintenance (intersections)	1	Item	74025.42	74025.42	91442.94	91442.94
	Landscape maintenance (roads)	0	m2 of l'scape	3.01	0.00	3.07	0.00
	Tactile Pavers (Hazard only)	24	Item	303.42	7282.03	331.80	7963.10
Other	Sawcut pavement tie ins, new kerb & channel, etc.	584	m	14.00	8176.00	16.10	9402.40
Delivery	Council Fees	1	%	3.25	102368.30	3.25	116073.61
	VicRoads Fees	1	%	1.00	31497.94	1.00	35714.96
	Traffic Management	1	%	6.50	204736.61	6.50	232147.23
	Environmental Management	1	%	0.50	15748.97	0.50	17857.48
	Surveying and Design	1	%	5.00	157489.70	5.00	178574.79
	Supervision and Project management	1	%	9.00	283481.46	9.00	321434.63
	Site Establishment	1	%	2.50	78744.85	2.50	89287.40
	Contingency	1	%	15.00	472469.10	15.00	535724.38
Total	Excluding Delivery				3,149,794		3,571,496
	Including Delivery				4,496,331		5,098,310

Appendix A	
Description:	IN-04 - Primary - Connector Street
Civil Component Number:	IN-04

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	7676	m2	3.82	29309.08	5.15	39503.54
	Earthworks	4947	m3	35.35	174877.29	42.04	207984.38
Road Pavement	Primary Arterial Pavement	4152	m2	169.62	704262.24	186.26	773351.52
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	3697	m2	105.15	388739.55	112.44	415690.68
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Rehab	3197	m2	25.00	79925.00	27.50	87917.50
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2300	m	56.87	130799.78	63.19	145333.09
	Cycle Path	780	m2	79.47	61984.92	95.39	74407.80
	SUP/ Footpath	910	m2	65.90	59965.70	76.40	69520.93
	Kerb Removal	508	m	80.00	40640.00	88.00	44704.00
	SUP/ Footpath Removal	58	m2	45.03	2611.74	49.53	2872.74
	Traffic Island	469	m2	80.52	37761.91	87.23	40910.36
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	331	m	268.84	88984.59	293.59	97179.00
	Drainage Pipe 450mm CR Bfilled	118	m	310.68	36660.36	346.89	40933.30
	Drainage Pipe 525mm CR Bfilled	0	m	419.03	0.00	464.86	0.00
	Drainage - pits	23	No.	2661.78	61221.03	2911.54	66965.38
	Drainage – Sub-soil drainage	2300	m	35.15	80851.97	45.03	103570.71
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	113853.36	455413.46	133625.45	534501.80
Landscape	Tree Planting	18	No.	314.74	5665.28	376.65	6779.70
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	5734	m2	7.48	42893.02	8.76	50210.41
Street Lighting	Street Lighting - Road	0	m	224.47	0.00	234.15	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	50290.14	201160.55	57707.56	230830.24
Misc.	Regulatory Signage	20	Item	351.15	7022.93	394.68	7893.66
	Line marking	7849	m2 of Pavement	3.23	25327.60	4.24	33308.65
	Landscape maintenance (intersections)	1	Item	74025.42	74025.42	91442.94	91442.94
	Landscape maintenance (roads)	0	m2 of l'scape	3.01	0.00	3.07	0.00
	Tactile Pavers (Hazard only)	24	Item	303.42	7282.03	331.80	7963.10
Other	Sawcut pavement tie ins, new kerb & channel, etc.	508	m	14.00	7112.00	16.10	8178.80
Delivery	Council Fees	1	%	3.25	91146.17	3.25	103413.51
	VicRoads Fees	1	%	1.00	28044.97	1.00	31819.54
	Traffic Management	1	%	6.50	182292.33	6.50	206827.03
	Environmental Management	1	%	0.50	14022.49	0.50	15909.77
	Surveying and Design	1	%	5.00	140224.87	5.00	159097.71
	Supervision and Project management	1	%	9.00	252404.77	9.00	286375.88
	Site Establishment	1	%	2.50	70112.44	2.50	79548.86
Total	Contingency	1	%	15.00	420674.62	15.00	477293.14
	Excluding Delivery				2,804,497		3,181,954
	Including Delivery				4,003,420		4,542,240

Appendix A	
Description:	IN-05 - Primary - Primary Intersection (Grices Road - North South Arterial)
Civil Component Number:	IN-05

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	36672	m2	3.82	140023.78	5.15	188727.70
	Earthworks	10499	m3	35.35	371141.44	42.04	441404.50
Road Pavement	Primary Arterial Pavement	8063	m2	169.62	1367646.06	186.26	1501814.38
	Secondary Arterial Pavement	7454	m2	127.01	946732.54	133.78	997196.12
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Removal and Disposal	5048	m2	45.00	227160.00	30.00	151440.00
	Pavement Rehab	3234	m2	25.00	80850.00	27.50	88935.00
	Temporary Pavements (incl. removal)	999	m2	61.36	61298.64	67.50	67428.50
Concrete Works	Kerb and Channel	3991	m	56.87	226966.06	63.19	252184.51
	Cycle Path	0	m2	79.47	0.00	95.39	0.00
	SUP/ Footpath	3463	m2	65.90	228199.13	76.40	264561.52
	SUP/ Footpath Removal	635	m2	80.00	50800.00	88.00	55880.00
	Kerb Removal	1660	m	45.03	74749.80	49.53	82219.80
	Traffic Island	949	m2	80.52	76409.49274	87.23	82780.23266
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	830	m	268.84	223133.56	293.59	243681.48
	Drainage Pipe 450mm CR Bfilled	650	m	310.68	201942.65	346.89	225480.03
	Drainage Pipe 525mm CR Bfilled	149	m	419.03	62436.20	464.86	69264.83
	Drainage - pits	38	No.	2661.78	101147.79	2911.54	110638.46
	Drainage – Sub-soil drainage	3991	m	35.15	140295.75	45.03	179717.70
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	113853.36	455413.46	133625.45	534501.80
Landscape	Tree Planting	16	No.	314.74	5035.81	376.65	6026.40
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	14101	m2	7.48	105488.36	8.76	123484.29
Street Lighting	Street Lighting - Road	0	m	224.47	0.00	234.15	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	50290.14	201160.55	57707.56	230830.24
Misc.	Regulatory Signage	20	Item	351.15	7022.93	394.68	7893.66
	Line marking	18751	m2 of Pavement	3.23	60506.80	4.24	79573.26
	Landscape maintenance (intersections)	1	Item	74025.42	74025.42	91442.94	91442.94
	Landscape maintenance (roads)	0	m2 of l'scape	3.01	0.00	3.07	0.00
	Tactile Pavers (Hazard only)	24	Item	303.42	7282.03	331.80	7963.10
Other	Rock excavation	0	m3	100.00	0.00	115.00	0.00
	Telecom/power relocation allowance	292	m	1300.00	379600.00	1495.00	436540.00
	Water/gas relocation allowance	358	m	300.00	107400.00	345.00	123510.00
	Sawcut pavement tie ins, new kerb & channe	1660	m	14.00	23240.00	16.10	26726.00
Delivery	Council Fees	1	%	3.25	195231.02	3.25	216835.01
	VicRoads Fees	1	%	1.00	60071.08	1.00	66718.46
	Traffic Management	1	%	8.00	480568.66	8.00	533747.72
	Environmental Management	1	%	0.50	30035.54	0.50	33359.23
	Surveying and Design	1	%	5.00	300355.41	5.00	333592.32
	Supervision and Project management	1	%	9.00	540639.74	9.00	600466.18
	Site Establishment	1	%	2.50	150177.71	2.50	166796.16
	Contingency	1	%	15.00	901066.24	15.00	1000776.97
Total	Excluding Delivery				6,007,108		6,671,846
	Including Delivery				8,665,254		9,624,139

Appendix B	
Description:	RD-01 - Primary Early Works Interim Arterial Road (North-South Arterial, 1353m)
Civil Component Number:	RD-01

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks/ Earthworks	Site Preparation	55473	m2	3.82	211811.17	5.15	285484.62
	Earthworks	6772	m3	35.35	239391.36	42.04	284712.00
Road Pavement	Primary Arterial Pavement	9471	m2	169.62	1606471.02	186.26	1764068.46
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	0	m2	14.75	0.00	16.77	0.00
	Pavement Rehab	0	m2	53.52	0.00	61.55	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2706	m	56.87	153888.79	63.19	170987.54
	Cycle Path	8209	m2	79.47	652351.56	95.39	783094.44
	SUP/ Footpath	0	m2	65.90	0.00	76.40	0.00
	Traffic Island	0	m2	80.52	0.00	87.23	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	186.61	0.00	205.40	0.00
	Drainage Pipe 375mm CR Bfilled	800	m	268.84	215068.49	293.59	234873.71
	Drainage Pipe 450mm CR Bfilled	553	m	310.68	171806.59	346.89	191831.47
	Drainage Pipe 525mm CR Bfilled	0	m	419.03	0.00	464.86	0.00
	Drainage - pits	27	No.	2661.78	71868.16	2911.54	78611.54
	Drainage – Sub-soil drainage	2706	m	35.15	95124.10	45.03	121853.19
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	113853.36	0.00	133625.45	0.00
Landscape	Tree Planting	180	No.	314.74	56652.82	376.65	67797.00
	Landscaping	0	m2	22.42	0.00	26.11	0.00
	Topsoil Seeding & Landscaping	41943	m2	7.48	313771.97	8.76	367300.33
Street Lighting	Street Lighting - Road	1353	m	224.47	303706.44	234.15	316804.26
	Street Lighting - Intersections	0	Item/ Per Leg	50290.14	0.00	57707.56	0.00
Misc.	Regulatory Signage	31	Item	351.15	10885.54	394.68	12235.17
	Line marking	9471	m2 of Pavement	3.23	30561.57	4.24	40191.90
	Landscape maintenance (intersections)	0	Item	74025.42	0.00	91442.94	0.00
	Landscape maintenance (roads)	41943	m2 of l'scape	3.01	126205.09	3.07	128816.23
Other	Tactile Pavers (Hazard only)	0	Item	303.42	0.00	331.80	0.00
	Rock excavation	0	m3	100.00	0.00	115.00	0.00
Delivery							
	Council Fees	1	%	3.25	138435.85	3.25	157581.51
	VicRoads Fees	1	%	1.00	42595.65	1.00	48486.62
	Traffic Management	1	%	1.00	42595.65	1.00	48486.62
	Environmental Management	1	%	0.50	21297.82	0.50	24243.31
	Surveying and Design	1	%	5.00	212978.23	5.00	242433.09
	Supervision and Project management	1	%	9.00	383360.82	9.00	436379.57
	Site Establishment	1	%	2.50	106489.12	2.50	121216.55
Total	Contingency	1	%	15.00	638934.70	15.00	727299.28
	Excluding Delivery				4,259,565		4,848,662
	Including Delivery				5,846,253		6,654,788

Appendix A	
Description:	N-S Arterial Road - Culverts
Civil Component Number:	CU-01 - 3000 x 1800

Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sitework and Earthwork	Site Preparation	524	m2	3.68	\$ 1,928.32	4.23	\$ 2,217.57
	Stripping of topsoil (m2)	524	m2	3.90	\$ 2,043.60	4.49	\$ 2,350.14
	Excavation (m3)	2194	m3	37.00	\$ 81,178.00	42.55	\$ 93,354.70
	Formation of batters (m3)	105	m3	15.00	\$ 1,575.00	17.25	\$ 1,811.25
	Excavation for channel outlet to Cardinia Creek (m3)	22000	m3	37.00	\$ 814,000.00	42.55	\$ 936,100.00
Drainage Structure	Main Channel Culverts						
	3000x1800 RCBC	104	lm	5250.00	\$ 546,000.00	6037.50	\$ 627,900.00
	3000 Clear Span Link Slab	69	lm	2625.00	\$ 181,125.00	3018.75	\$ 208,293.75
	Nom. 15180 Wide Base Slab	524	m2	200.00	\$ 104,800.00	230.00	\$ 120,520.00
	Headwalls						
	To suit Multi 3000x1800 Outlet	2	No.	84000.00	\$ 168,000.00	96600.00	\$ 193,200.00
On Structure	Rock Beaching	120	m3	300.00	\$ 36,000.00	345.00	\$ 41,400.00
	Vehicle Barrier	110	lm	247.50	\$ 27,225.00	284.63	\$ 31,308.75
Delivery							
	Council Fees	1	%	3.25	63825.93	3.25	73399.83
	Authority Fees	1	%	1.00	19638.75	1.00	22584.56
	Traffic Management	1	%	0.50	9819.37	0.50	11292.28
	Environmental Management	1	%	0.50	9819.37	0.50	11292.28
	Surveying and Design	1	%	7.00	137471.24	7.00	158091.93
	Supervision and Project management	1	%	9.00	176748.74	9.00	203261.05
	Site Establishment	1	%	2.50	49096.87	2.50	56461.40
Total	Contingency	1	%	15.00	294581.24	15.00	338768.42
	Excluding Delivery				1,963,875		2,258,456
	Including Delivery				2,724,876		3,133,608

APPENDIX 4 - FINANCING COSTS



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7 April 2021

Alastair Jaffray
 Strategic Planning Manager
 Victorian Planning Authority (VPA)

Dear Alastair,

Re: Minta Farm ICP – Borrowing Costs

Thank you for your instructions to undertake an assessment of borrowing costs associated with delivering infrastructure to be funded by the Minta Farm Infrastructure Contributions Plan (ICP).

Borrowing costs are calculated in this report for ICP items identified as ‘early works’.

Results are set out as follows. **Appendix D** provides a plan showing the location of all ICP infrastructure items.

BORROWING ANALYSIS (EARLY WORKS)

VPA has instructed that finance costs will apply to selected ICP infrastructure items that form part of a package of early works which will be required before development can commence.

The early works package includes the construction of 1 through lane of the major connector road in each direction (shown as item RD01 in this letter, also shown in Appendix D as EDW-RD-01), along with two intersections (IN01 and IN05, shown in Appendix D as EDW-IN-01 and EDW-IN-05 respectively) and one culvert (CU01, shown in Appendix D as EDW-CU-01) required to complete the road connection.

Table 1 shows the borrowing costs associated with delivering the early works items in advance of levy revenue being available based on the method described in Appendix A. These costs apply to both Residential and Employment land given that all early works items are within the Transport category.

The NPV approach results in a total interest cost of \$9.43m over the course of the ICP for early works which equates to an **additional levy of \$45,078.50 per ha for both residential and employment land** (in 2020/21 values). This levy should be added to the ICP levies to cover the financing costs associated with the early works items. Detailed calculations are provided in Appendix B and C.

TABLE 1 EARLY WORKS ITEMS AND BORROWING COSTS (2020/21 VALUES)

PROJECT NUMBER	NOMINAL APPROACH			NPV APPROACH			Borrowing Costs	Borrowing costs per DU/HA*
	Cost	Nominal DUs	Nominal Levy per DU	PV Cost	NPV DUs	NPV Levy per DU		
RD01	\$6,654,788.00	209.12	\$31,823.54	\$5,748,656.08	128.62	\$44,695.87	\$2,691,800.84	\$12,872.33
CU01	\$3,133,608.00	209.12	\$14,985.08	\$2,984,388.57	141.80	\$21,046.40	\$1,267,515.76	\$6,061.33
IN01	\$3,892,326.00	209.12	\$18,613.30	\$3,362,337.54	128.62	\$26,142.21	\$1,574,410.24	\$7,528.91
IN05	\$9,624,139.00	209.12	\$46,023.13	\$8,313,693.12	128.62	\$64,639.06	\$3,892,876.14	\$18,615.93
Sub-total	\$23,304,861.00		\$94,194.76	\$22,195,105.71		\$132,338.22	\$9,426,602.98	\$45,078.50

Source: Urban Enterprise. * Borrowing costs equates to the difference between the NPV levy and nominal levy amounts. DU = Demand Unit

QUALIFICATIONS

The financial cash flow and resulting borrowing cost levy amount has been prepared on the basis of infrastructure and development timing assumptions provided to us by the VPA as shown in Appendix A - the calculations and results are highly dependent on these assumptions.

If the projected infrastructure and development timings eventuate, the Development Agency would need to borrow substantial amounts to deliver the infrastructure as planned. It is noted that in practice, developers may deliver some of the items as works in-kind, and that the timing of infrastructure delivery by Councils / credits issued for works in-kind is often adjusted based on financial considerations.

I trust this meets your present needs and I would be pleased to discuss this matter further if required. I can be contacted on (03) 9482 3888.

Yours sincerely,

Paul Shipp

Director

APPENDIX A FINANCIAL MODEL METHOD

In simple terms, a per hectare cost of financing is determined by comparing the expected 'nominal' per hectare levy with an estimated 'net present value (NPV) discounted' per hectare levy.

The NPV discounted levy is determined by comparing the projected expenditure on infrastructure costs with the projected number of hectares of land to be developed over time which will generate cashflow via levies. When an infrastructure item is required to be delivered in advance of levy revenue being available, the NPV discount method calculates the interest payable on borrowings.

INFRASTRUCTURE

The VPA has provided an estimated cost, timing and external apportionment for each infrastructure item. Based on these values the Present Value of each infrastructure item can be determined using a discounting function.

DEVELOPMENT

The VPA has provided an estimate of projected dwelling construction and employment hectares developed for each year of the ICP period. Development estimates are shown in Table 2.

The stream of demand units (hectares) has then been discounted into a Net Present Value using a discounting function to represent the income stream for the ICP area.

TABLE 2 DEVELOPMENT ASSUMPTIONS

YEAR	RESIDENTIAL LOTS	EMPLOYMENT LAND (HA)	YEAR	RESIDENTIAL LOTS	EMPLOYMENT LAND (HA)
2019	0	0	2030	195	4
2020	0	0	2031	146	4
2021	0	0	2032	98	4
2022	190	0	2033	98	4
2023	203	1	2034	98	4
2024	304	2	2035	98	4
2025	298	3	2036	98	4
2026	298	3	2037	98	4
2027	298	3	2038	53	5
2028	298	3	2039	0	5
2029	203	3	2040	0	5
			Total	3031	64.80

Source: VPA.

LEVIES

A NPV levy amount for each infrastructure item can be determined by dividing the NPV infrastructure cost by the NPV of demand units applying to each item. The sum of the individual NPV levies for each item determines the total NPV levy.

The levy adjustment required to meet financing (borrowing) costs is the difference between the nominal levy amount and the NPV levy amount.

ASSUMPTIONS AND EXCLUSIONS

The following assumptions were adopted in order to prepare the cash flow:

- A discount rate of 5% p.a. has been applied (base year = 2020/21);
- All infrastructure costs and development projections for the ICP are within a single ICP cash flow with no separation of 'standard' and 'supplementary' items;
- Cost estimates were provided by the VPA. Road cost estimates for road and intersection items are sourced from *ICP & LUB Table – PSP11 – Post Panel Changed 2021 URBAN ENTERPRISE COPY UPDATED*,
- Urban Enterprise has not reviewed the accuracy or appropriateness of the cost, apportionment or timing of any items;
- Dwelling numbers were converted to hectares based on the expected average dwelling density of 21 dwellings per hectare as advised by the VPA;
- Land costs are excluded on the basis that all land will be provided in-kind by landowners;
- For the purposes of ICP levy payments:
 - Residential land is assumed to include residential, mixed use and activity centre land; and
 - Employment land is assumed to include commercial and industrial land.
- Employment land will pay levies for Transport projects but not Community and Recreation projects;
- In the absence of guidelines in relation to ICP finance costs, all costs have been determined without placing any ICP levy caps on the collection of funds.
- Given that ICP infrastructure costs exceed the likely Standard Levy income (at current levy rates), it has been assumed that a Supplementary Levy will be applied such that the total ICP levy income will match the total ICP infrastructure costs.

APPENDIX B INFRASTRUCTURE COST AND LEVY SUMMARY

ICP Items - Finance Levy Summary

Project No.	Title	Early Works	Timing	Costs	External	Apportioned	PV Cost	NPV DUS	NPV Levy	Nom Dus	Nom Levy	Difference
RD-01	Construction of 1 through lane in each direction (inte	Yes	2022	\$6,654,788.00		0	\$6,654,788.00	141.80	\$44,695.87	209.12	\$31,823.54	\$12,872.33
PS-01	Pedestrian Signals	No	2022	\$0.00		0	\$0.00	141.80	\$0.00	209.12	\$0.00	\$0.00
CU01	Culvert across RD-02	Yes	2022	\$3,133,608.00		0	\$3,133,608.00	141.80	\$21,046.40	209.12	\$14,985.08	\$6,061.33
BR01	Pedestrian Bridge	No	2024	\$0.00		0	\$0.00	141.80	\$0.00	209.12	\$0.00	\$0.00
IN01	Primary Arterial/Primary Arterial	Yes	2022	\$3,892,326.00		0	\$3,892,326.00	141.80	\$26,142.21	209.12	\$18,613.30	\$7,528.91
IN02	Primary Arterial/Connector Boulevard	No	2024	\$0.00		0	\$0.00	141.80	\$0.00	209.12	\$0.00	\$0.00
IN03	Primary Arterial/Connector Boulevard	No	2024	\$0.00		0	\$0.00	141.80	\$0.00	209.12	\$0.00	\$0.00
IN04	Primary Arterial/Connector Street	No	2023	\$0.00		0	\$0.00	141.80	\$0.00	209.12	\$0.00	\$0.00
IN05	Primary Arterial/Secondary Arterial	Yes	2022	\$9,624,139.00		0	\$9,624,139.00	141.80	\$64,639.06	209.12	\$46,023.13	\$18,615.93
CO-01	Community Centre Construction of a Level 1 multi-pt	No	2025	\$0.00		0	\$0.00	104.21	\$0.00	144.31	\$0.00	\$0.00
SR-01	Sports Reserve Construction of a local sports reserve	No	2025	\$0.00		0	\$0.00	104.21	\$0.00	144.31	\$0.00	\$0.00
Total				\$23,304,861.00					\$156,523.55		\$111,445.05	\$45,078.50
Employment Total				\$23,304,861.00					\$156,523.55		\$111,445.05	\$45,078.50

APPENDIX C BORROWING COSTS PROFILE

Interest Costs - Nominal (early works)

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026
Previous Balance	\$0	\$0	\$0	\$0	\$0	-\$23,382,032	-\$23,370,975	-\$22,723,245	-\$21,822,123
Annual Cashflow	\$0	\$0	\$0	\$0	-\$22,268,601	\$1,123,960	\$1,729,790	\$1,905,190	\$1,905,190
Balance	\$0	\$0	\$0	\$0	-\$22,268,601	-\$22,258,072	-\$21,641,186	-\$20,782,975	-\$19,916,933
Interest Payment	\$0	\$0	\$0	\$0	\$1,113,430	\$1,112,904	\$1,082,059	\$1,039,149	\$995,847
Net Balance	\$0	\$0	\$0	\$0	-\$23,382,032	-\$23,370,975	-\$22,723,245	-\$21,822,123	-\$20,912,780

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
Previous Balance	-\$20,912,780	-\$19,930,343	-\$18,926,411	-\$18,416,318	-\$17,788,635	-\$17,401,586	-\$17,267,203	-\$17,126,101	-\$16,977,944
Annual Cashflow	\$1,931,500	\$1,905,190	\$1,387,060	\$1,474,761	\$1,215,696	\$956,631	\$956,631	\$956,631	\$956,631
Balance	-\$18,981,279	-\$18,025,153	-\$17,539,350	-\$16,941,557	-\$16,572,940	-\$16,444,956	-\$16,310,573	-\$16,169,470	-\$16,021,313
Interest Payment	\$949,064	\$901,258	\$876,968	\$847,078	\$828,647	\$822,248	\$815,529	\$808,474	\$801,066
Net Balance	-\$19,930,343	-\$18,926,411	-\$18,416,318	-\$17,788,635	-\$17,401,586	-\$17,267,203	-\$17,126,101	-\$16,977,944	-\$16,822,379

Year	2036	2037	2038	2039	2040
Previous Balance	-\$16,822,379	-\$16,659,035	-\$16,487,525	-\$16,465,610	-\$16,725,329
Annual Cashflow	\$956,631	\$956,631	\$805,991	\$536,725	\$572,682
Balance	-\$15,865,748	-\$15,702,404	-\$15,681,533	-\$15,928,885	-\$16,152,646
Interest Payment	\$793,287	\$785,120	\$784,077	\$796,444	\$807,632
Net Balance	-\$16,659,035	-\$16,487,525	-\$16,465,610	-\$16,725,329	-\$16,960,279
					Total Interest
					\$16,960,279

Interest Costs - With Financing (early works)

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026
Previous Balance	\$0	\$0	\$0	\$0	\$0	-\$22,941,916	-\$22,431,491	-\$21,002,118	-\$19,190,878
Annual Cashflow	\$0	\$0	\$0	\$0	-\$21,849,444	\$1,578,591	\$2,429,474	\$2,725,092	\$2,675,822
Balance	\$0	\$0	\$0	\$0	-\$21,849,444	-\$21,363,325	-\$20,002,017	-\$18,277,026	-\$16,515,055
Interest Payment	\$0	\$0	\$0	\$0	\$1,092,472	\$1,068,166	\$1,000,101	\$913,851	\$825,753
Net Balance	\$0	\$0	\$0	\$0	-\$22,941,916	-\$22,431,491	-\$21,002,118	-\$19,190,878	-\$17,340,808

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
Previous Balance	-\$17,340,808	-\$15,359,435	-\$13,317,794	-\$11,938,164	-\$10,360,220	-\$9,085,426	-\$8,128,939	-\$7,124,628	-\$6,070,101
Annual Cashflow	\$2,712,774	\$2,675,822	\$1,948,114	\$2,071,288	\$1,707,434	\$1,343,579	\$1,343,579	\$1,343,579	\$1,343,579
Balance	-\$14,628,034	-\$12,683,613	-\$11,369,680	-\$9,866,876	-\$8,652,787	-\$7,741,847	-\$6,785,360	-\$5,781,049	-\$4,726,522
Interest Payment	\$731,402	\$634,181	\$568,484	\$493,344	\$432,639	\$387,092	\$339,268	\$289,052	\$236,326
Net Balance	-\$15,359,435	-\$13,317,794	-\$11,938,164	-\$10,360,220	-\$9,085,426	-\$8,128,939	-\$7,124,628	-\$6,070,101	-\$4,962,848

Year	2036	2037	2038	2039	2040
Previous Balance	-\$4,962,848	-\$3,800,232	-\$2,579,485	-\$1,519,852	-\$804,327
Annual Cashflow	\$1,343,579	\$1,343,579	\$1,132,007	\$753,826	\$804,327
Balance	-\$3,619,268	-\$2,456,653	-\$1,447,478	-\$766,026	\$0
Interest Payment	\$180,963	\$122,833	\$72,374	\$38,301	\$0
Net Balance	-\$3,800,232	-\$2,579,485	-\$1,519,852	-\$804,327	\$0
					Total Interest
					\$9,426,603



ICP plan area

early-works financing

pedestrian signal centrepont

intersection project

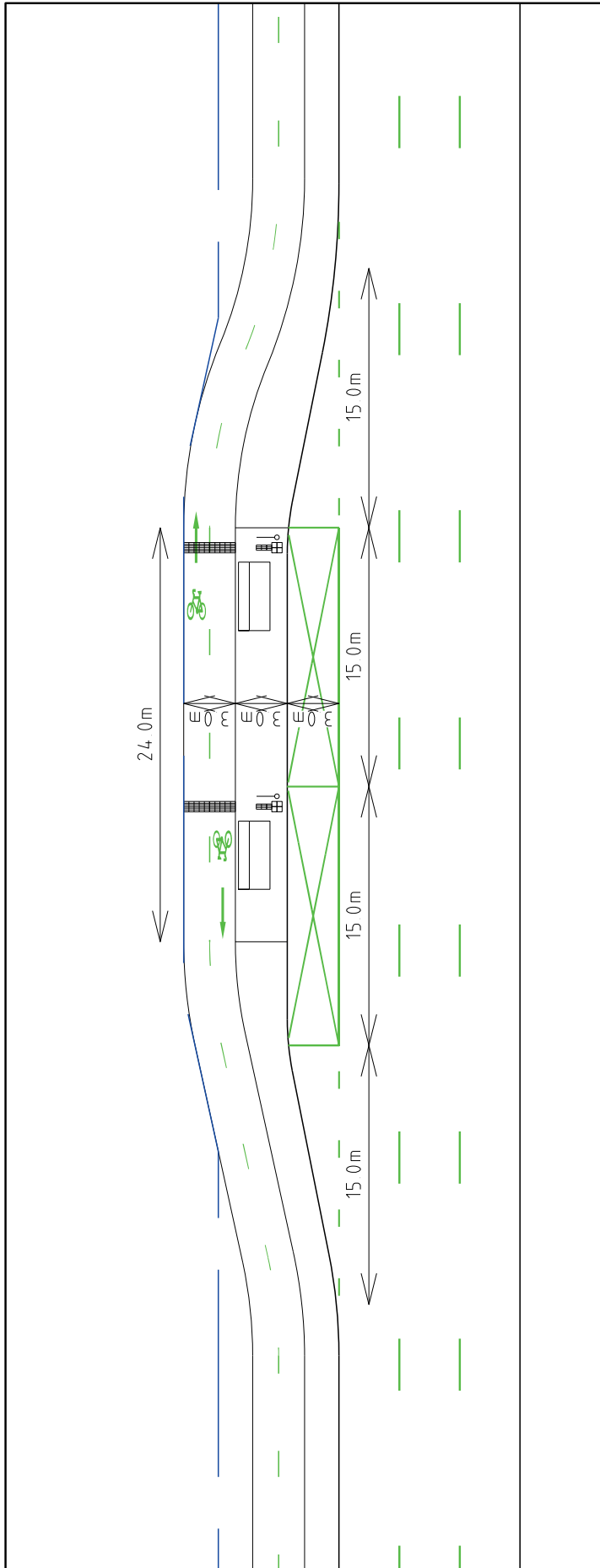
road project

bridge/culvert project

IN ICP ID

As a result of detailed design, RD-03, as shown in the Minta Farm PSP, has been incorporated as part of IN-03 and IN-04 within this ICP.

APPENDIX 5 - BUS LANES



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TRAFFIX REF: G27294B-09
DATE : 05 FEB 2021
ISSUE : A

SCALE

MINTA FARM DCP

TYPICAL BUS ARRANGEMENT
ULTIMATE FUNCTIONAL
LAYOUT PLAN



Minta Farm
Infrastructure Contributions Plan – April 2021