

Wonthaggi North East DCP – Options Report

FINAL

October 2021



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Client	
Project	Wonthaggi North East DCP – Options Report
Version	4.0
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Date	21, October 2021

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CONTENTS

1	Introduction	4
1.1	Purpose of the Report	4
1.2	Report Structure	4
2	Key Inputs & Assumptions	5
2.1	Proposed DCP	5
2.2	Existing Section 173 Agreements	7
2.3	Total yield and development status of land subject to a Section 173 Agreement	12
2.4	Conversion of per lot charges to per net developable hectare charges	12
2.5	Refund of payment received for items not included in the Proposed DCP	12
2.6	Indexation of costs and charges	12
3	Options – Testing and Key Findings	14
3.1	Option 1: Echelon Proposal	14
3.2	Option 2: HillPDA Proposal	18
3.3	Option 3: Mesh Proposal	22
3.4	Option 4: VPA Proposal	27
4	Recommendations	30
5	Consultation with Tranche 1 DCP Conclave Experts	31
5.1	Comments received from Darren Powell on 18.08.2021	31
5.2	Comments received from HSF on behalf of Alex Hrelja and Mark Woodland	31
6	Appendix 1 – Options 1 & 4 Calculation table	32
7	Appendix 2 – Options 2 & 3 Calculation table	33

FIGURES

<i>Figure 1: Summary of DCP projects:- Wonthaggi North East Development Contributions Plan (2020)</i>	<i>6</i>
<i>Figure 2: Properties within the Proposed DCP that are subject to existing Section 173 Agreements</i>	<i>9</i>
<i>Figure 3: Infrastructure projects included in the draft 2010 DCP that have carried across into the Proposed DCP</i>	<i>10</i>

TABLES

<i>Table 1: Summary of Section 173 Agreement details and charges (all charges are in 2020 \$)</i>	<i>11</i>
<i>Table 2: Summary of payments received to date for projects not included in the Proposed DCP</i>	<i>12</i>
<i>Table 3: Total yield and development status of all estates with existing Section 173 Agreements</i>	<i>13</i>
<i>Table 4: Summary of Option 1 (2020 \$)</i>	<i>16</i>
<i>Table 5: Summary of Option 2 (2020 \$)</i>	<i>20</i>
<i>Table 6: Summary of Option 3 (2020 \$)</i>	<i>25</i>
<i>Table 7: Summary of Option 4 (2020 \$)</i>	<i>28</i>



1 INTRODUCTION

The proposed Wonthaggi North East Precinct Structure Plan (PSP) and Development Contribution Plan (DCP) are subject to proposed Planning Scheme Amendment C152 (proposed amendment) to the Bass Coast Planning Scheme. The proposed amendment has been referred to the Standing Advisory Committee and is being considered in two tranches.

The implications associated with the options and other potential changes to the proposed DCP will be considered as part of Tranche 2 later this year. It is important to note that it is understood that there are likely to be significant changes to the exhibited PSP, associated with drainage and other investigations, that were not complete at the time of writing this report. These additional studies are anticipated to have consequential impacts on the DCP and proposed charge rates, which will impact on the calculations included in this report. Any impacts on the assumptions and/or recommendations contained in this report are unknown at this stage.

1.1 Purpose of the Report

This report has been prepared for Bass Coast Shire Council (Council) and the Victorian Planning Authority (VPA). The purpose of this report is to assess the three options proposed by the experts in the Wonthaggi North East DCP (Proposed DCP) conclave agreed statement of facts dated 9 April, 2021, as well as an additional option recommended for consideration by the VPA.

In undertaking the review of each of the four options deliberate consideration has been given to assessing the financial, equity, administrative and legal implications of each option.

1.2 Report Structure

This report comprises three sections. Section 2 describes the key inputs and assumptions. Section 3 explains the four options that are to be tested and key findings and Section 4 outlines the final recommendations.

2 KEY INPUTS & ASSUMPTIONS

2.1 Proposed DCP

The exhibited Wonthaggi North East DCP, dated November 2020, referred to as the Proposed DCP in this report was assessed across all four options. No changes were made to any of the project scopes or total project cost.

2.1.1 Summary of Wonthaggi North East DCP, November 2020

The DCP is proposed to be applied to the PSP area and the infrastructure projects included in the exhibited DCP have been informed by the PSP. The DCP includes 36 projects as illustrated in Figure 1 that are divided into six infrastructure categories: roads, intersections, bridges/culverts, drainage, community facilities and active recreation.

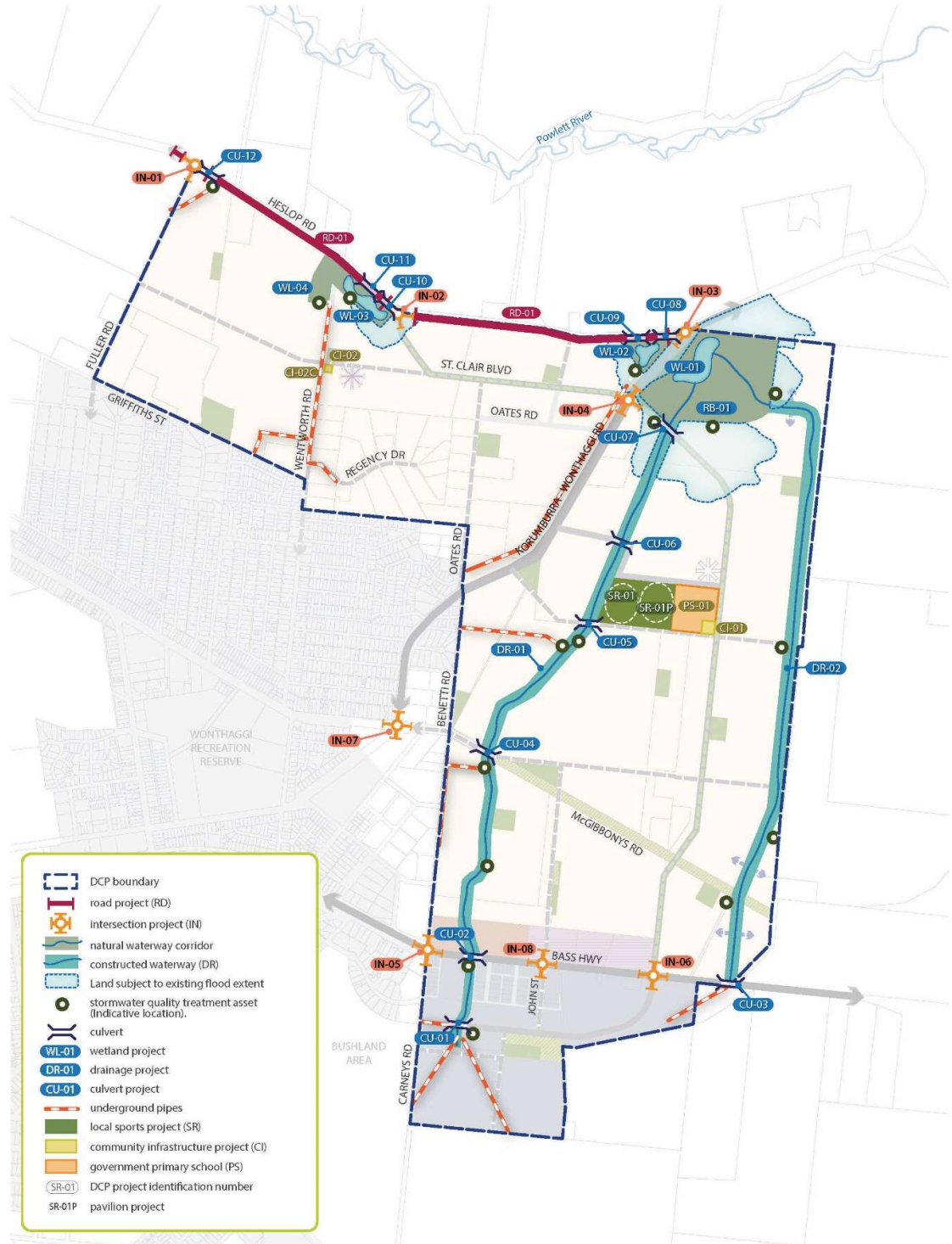
The total value of the 36 infrastructure projects is \$90.3M comprising \$15.4M for land and \$74.9M for construction, all of which is attributable to the main catchment area i.e. there is no external apportionment applied. However, this approach does not take into account the existing approved planning permits, signed Section 173 agreements and land that has already been developed for urban purposes. A summary of the 36 proposed DCP projects is shown in Figure 1.

The Proposed DCP includes the following charges in 2020 \$'s: -

- > Community Infrastructure Levy of \$1,116.52; and
- > *Development Infrastructure Levy* of \$166,648 per net developable hectare for residential land; and
- > *Development Infrastructure Levy* of \$138,678 per net developable hectare for employment land.

The Proposed DCP applies to 632 hectares, including 455 residential net developable hectares and 64 employment net developable hectares. **The NDA applied to all DCP projects includes all of the land currently covered by an existing Agreement.**

Figure 1: Summary of DCP projects:- Wonthaggi North East Development Contributions Plan (2020)



2.2 Existing Section 173 Agreements

Before explaining the options to be tested it is important to understand where the properties are located that are subject to the existing Section 173 Agreements and what the agreements provide for. Figure 2 shows the location of the properties that are subject of the existing Agreements.

2.2.1 Proposed 2020 DCP Projects included in Section 173 Agreements

The Wonthaggi North East growth area has been subject to numerous planning investigations and reviews over the last 10+ years. Part of the Wonthaggi North East growth area land was **rezoned in 2010** in order to address land supply shortages in the town at that time. This land was rezoned to General Residential Zone (GRZ), Commercial 1 Zone (CZ1) and Industrial 1 Zone (INZ1). As part of the rezoning, a Development Plan Overlay (DPO21) was applied to the rezoned land so as to ensure that development of that land gave effect to the Wonthaggi North East Growth Area Concept plan contained within the Overlay.

DPO21 requires the proponent to enter into a Section 173 Agreement to pay contributions for infrastructure that were initially identified in a draft DCP that was prepared in 2010.

Figure 3 illustrates the projects that have been included in the eight Section 173 Agreements. As noted earlier, the projects included in the various Section 173 Agreements were based on the draft 2010 DCP. The Proposed DCP is a refinement of the draft 2010 DCP, with updates to the DCP area, project list and scope, cost estimates and charges. The projects illustrated in Figure 3 reflect either an Exact Match or a Close Match between the draft 2010 DCP and the exhibited DCP (as described in the HillPDA evidence, April 2021).

Upon review of the HillPDA evidence, Mesh have modified the projects illustrated in Figure 3 to include IN-01 and have changed CU-11 to CU-10. It is also noted that whilst the Parklands Section 173 Agreement does not require a contribution towards drainage project DR01, Parklands has entered into an additional Section 173 Agreement which provides for Parklands directly delivering all interim drainage works at no cost to Council.

2.2.2 Summary of existing Section 173 Agreements

Table 1 summarises the eight signed Section 173 Agreements that affect 21 properties within the Wonthaggi North East growth area.

To date, there are eight Agreements which affect 21 properties, however the Klun Properties and 35 Carney Road Agreements have yet to be acted upon and the planning permit for 173 Wentworth Road has recently lapsed.

In summary, the eight Agreements: -

- > Apply to 21 properties across eight estates;
- > Cover 142 residential net developable hectares and 8.17 employment net developable hectares (based on the Proposed DCP land budget);
- > Require development contribution charges ranging from \$5,356 to \$8,424 per lot and \$79,436 to \$104,724 per residential net developable hectare and \$10,043 to \$129,772 per employment net developable hectare (2020 \$s); and
- > Collectively seek to collect approximately \$13.4M (based on contributions received and applying the indexed 2020 \$ rates to the remaining development) of which \$12.9M is attributed to proposed DCP projects.
- > Five of the eight existing agreements entered into pursuant to the DPO21 reference the draft 2010 DCP (Urban Enterprise).
- > The collective Development Infrastructure Liability under the proposed DCP is \$24.8M across all 21 properties.
- > Several Agreements such as those that relate to Powlett Ridge and Parklands Estate require the landowners to provide all land required for infrastructure at no cost. The land required for drainage across these two estates has an estimate of value of \$2M (based on VPA land values).

- > Parklea (Parklands) have entered into an additional Section 173 Agreement with Council whereby they will deliver all interim drainage works directly. These works are not treated as works in kind.
- > A new Section 173 Agreement is currently being drafted for 173 Wentworth Road to reflect the Proposed DCP.

Figure 2: Properties within the Proposed DCP that are subject to existing Section 173 Agreements

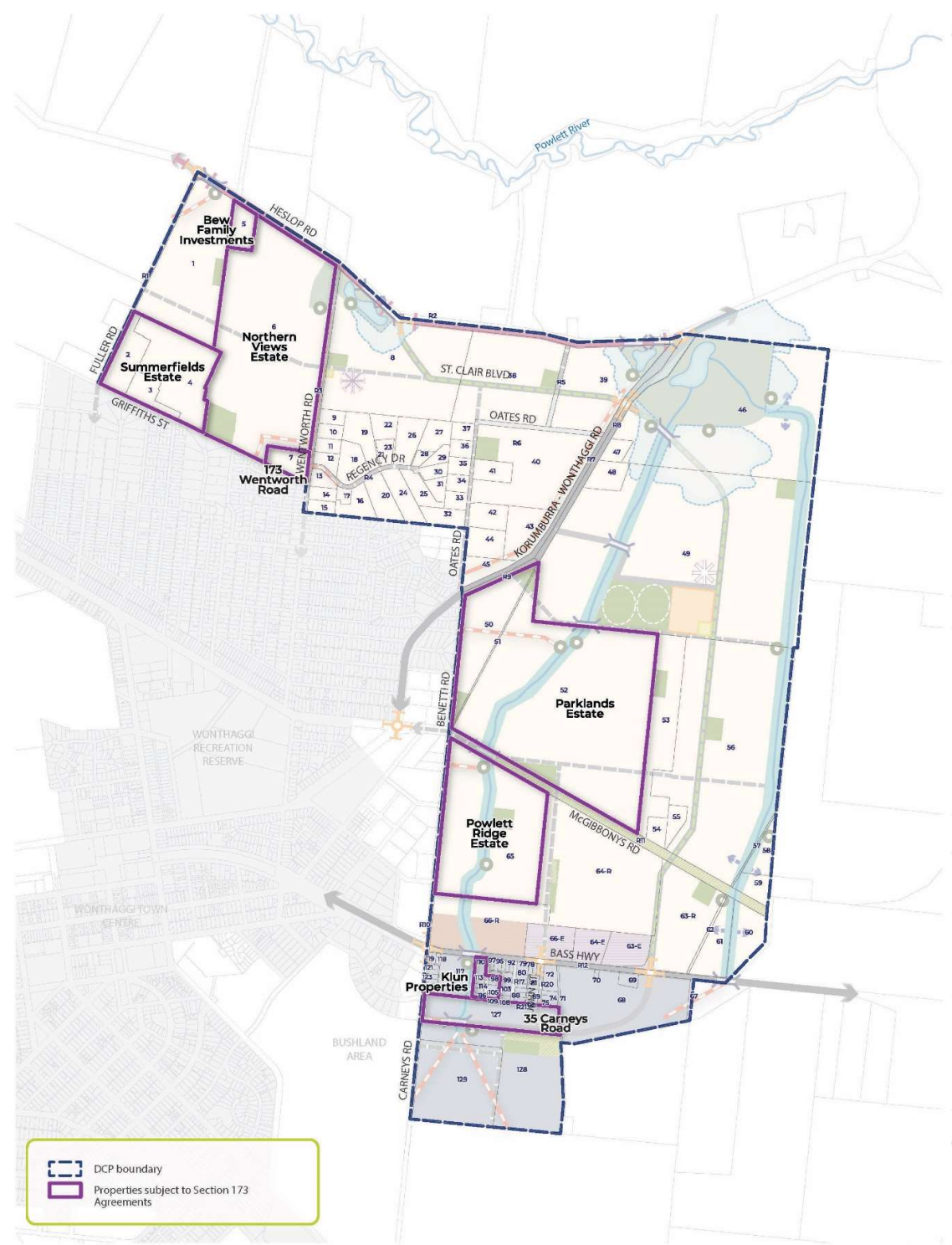


Figure 3: Infrastructure projects included in the draft 2010 DCP that have carried across into the Proposed DCP

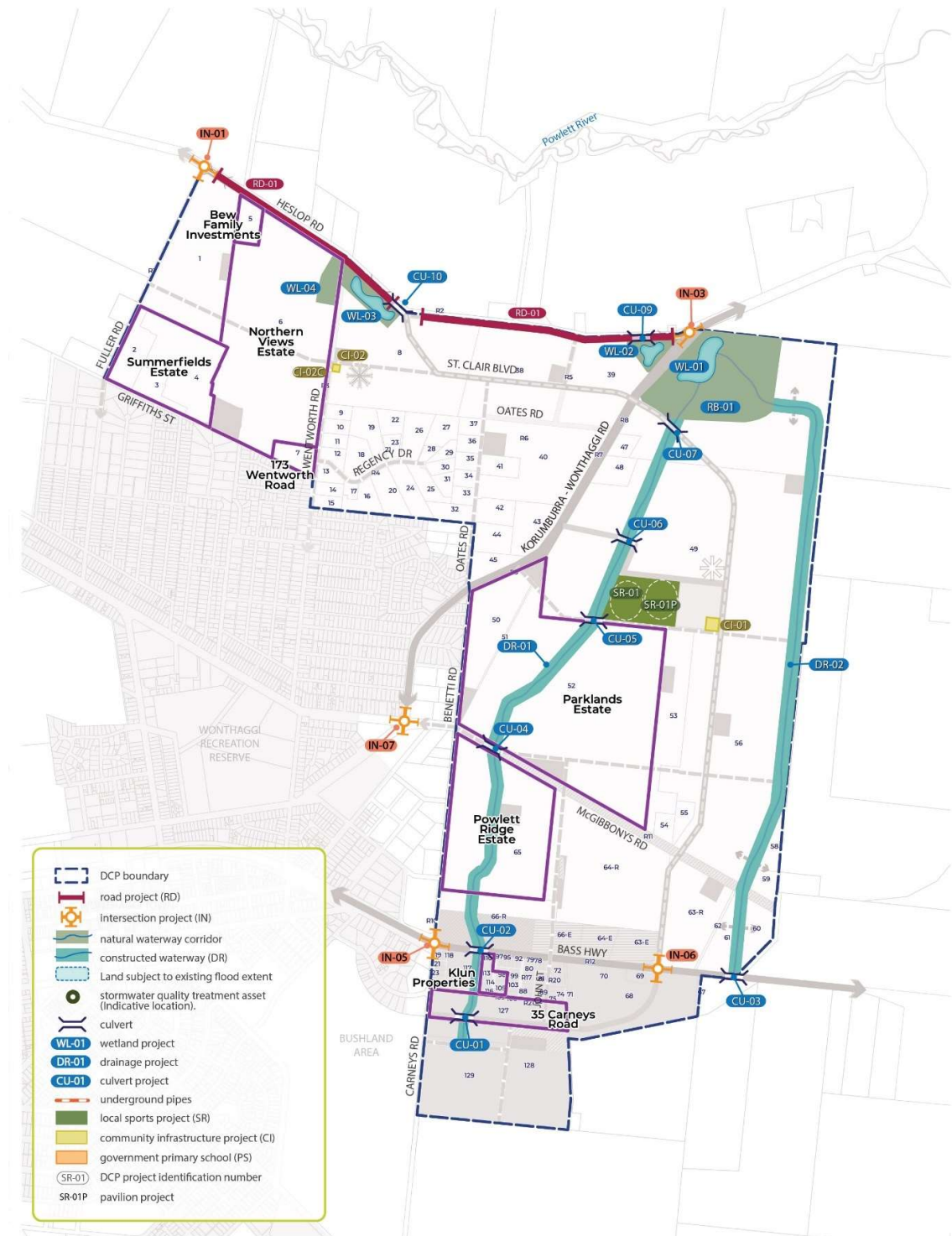


Table 1: Summary of Section 173 Agreement details and charges (all charges are in 2020 \$)

Estate	Summerfields Estate	Bew Family Investments	Northern Views Estate	173 Wentworth Road	Parklands Estate	Powlett Ridge Estate	Klun	35 Carneys Road	TOTAL
Date Executed	4-Jul-19	8-Feb-12	Nov-20	22-Jun-12	16-Nov-11	4-Sep-12	17-Apr-12	19-Aug-20	
Year of charges in 173 Agreement	2017 \$	2010 \$	2020 \$	2010 \$	2010 \$	2010 \$	2010 \$	2017 \$	
Indexation Method	ABS PPI - General Construction Industry, Victoria	Rawlinsons	ABS PPI - General Construction Industry, Victoria	Rawlinsons	Rawlinsons	Rawlinsons	Rawlinsons	ABS PPI - General Construction Industry, Victoria	
Planning Permit No.	170282	No permit issued	170241	110157 - since lapsed, new permit 20034	130021, 110159, 170397	120348	No permit issued	120054	
Proposed DCP Property ID	2,3,4	5	6	7	50,52	65	110, 112, 113, 114, 115, 116, 101, 102, 105, 106, 109	127	
DCP referenced in 173 Agreement	Proposed 2020 DCP	Draft 2010 DCP	Proposed 2020 DCP	Proposed 2020 DCP	Draft 2010 DCP	Draft 2010 DCP	Draft 2010 DCP	Proposed 2020 DCP	
NDA based on Proposed DCP land Budget	15.78	2.00	40.83	2.01	58.74	22.39	1.28	6.89	149.92
Est. yield in lots	202	24	504	28	610	229	1.65 hectares (employment)	6.99 hectares (employment)	
Est. Dwelling density per hectare	12.8	12.00	12.3	13.93	10.32	10.23			
DC charge per lot under 173 Agreement 2020 \$		\$6,634			\$8,424	\$8,149			
DC Charge per NDHa under 173 Agreement 2020 \$	\$79,436		\$104,724	\$166,859			\$10,043	\$129,772	
Funds Paid to date via 173 Agreement	\$835,497	\$0	\$528,858	\$0	\$456,185	\$505,803	\$0	\$0	\$2,326,343
Estimate of contributions still to be paid via 173 Agreement	\$156,139	\$159,221	\$3,747,039	\$334,962	\$4,481,437	\$1,320,094	\$12,855	\$894,127	\$11,105,874
Total estimate of value of contributions collected under 173 Agreement (funds received + contributions still to be paid)	\$991,636	\$159,221	\$4,275,897	\$334,962	\$4,937,623	\$1,825,896	\$12,855	\$894,127	\$13,432,217

2.3 Total yield and development status of land subject to a Section 173 Agreement

Table 3 sets out the anticipated total yield of each development, as stated in the respective Section 173 Agreement, along with the number of lots under current approved by planning permit and number of lots issued via statement of compliance. Council supplied the planning data in lots and this has been calculated into net developable hectares based on the dwelling density. The data contained in columns I and J has been used to determine the financial impacts of Options 2 and 3 respectively.

2.4 Conversion of per lot charges to per net developable hectare charges

Options 2 and 3 required the per lot charges included in the existing Section 173 Agreements to be converted into per hectare charges. The per hectare charge rates have been calculated by multiplying the current per lot charge by the dwelling density. The dwelling density for each estate has been determined by dividing the total approved lot yield by the number of net developable hectares calculated in the Proposed DCP for the subject sites.

2.5 Refund of payment received for items not included in the Proposed DCP

All options tested assume that the payment of monies to date for infrastructure projects **not included in the Proposed DCP** are credited back to the respective landowners. Table 2 sets out the payments received to date and the amount of the payments that are attributable to projects not included in the Proposed DCP. Therefore, each Option assumes Council will refund Parklands Estate \$97,830 and Powlett Ridge Estate \$55,883 (note this approach is subject to agreement by Council within the context of the recommended approach as set out in this report).

Table 2: Summary of payments received to date for projects not included in the Proposed DCP

Estate Name	Total payments received to date	Payments received for projects not included in the Proposed DCP
Summerfields Estate	\$835,497	\$0
Bew Family		
Northern Views Estate	\$528,858	\$0
173 Wentworth Road		
Parklands Estate	\$456,185	\$97,830
Powlett Ridge Estate	\$505,803	\$55,883
Klun Properties		
Carneys Road		
TOTAL	\$2,326,343	\$153,713

2.6 Indexation of costs and charges

All costs and charges included in the respective Section 173 Agreements have been indexed to June 2020 \$ so that the costs align with those included in the Proposed DCP. The indexation of all costs has been calculated using the index referenced in each Section 173 Agreement (refer to Table 1) which is either Rawlinsons or ABS Produce Price Index, General Construction, Victoria.

Table 3: Total yield and development status of all estates with existing Section 173 Agreements

									HillPDA - Option 2	Mesh - Option 3
Reference	A	B	C	D	E	F	G	H	I	J
Formula						C-D	D-E	C/A	F/H	G/H
Estate Name	Total NDA as per Proposed DCP (Residential NDA)	Total NDA as per Proposed DCP (Employment NDA)	Est. total yield in lots (as per S.173)	No. of lots approved under current permits	No. of lots issued Statement of Compliance	No. of lots not yet approved under current permits	No. of lots not yet issued Statement of Compliance	Est. dwelling density per NDHa	No. of NDHa not yet subject to current permits	No. of NDHa not yet issued Statement of Compliance
Summerfields Estate	15.78	0	202	202	145	0	57	12.80	0.00	4.45
Bew Family	2	0	24	0	0	24	24	12.00	2.00	2.00
Northern Views Estate	40.83	0	504	504	28	0	476	12.34	0.00	38.56
173 Wentworth Road*	2.01	0	28	28	0	0	28	13.93	0.00	2.01
Parklands Estate	58.74	0	610	418	80	192	530	10.38	18.49	51.04
Powlett Ridge Estate	22.39	0	229	170	69	59	160	10.23	5.77	15.64
Klun Properties	0	1.28	0	0	0	0	0	0.00	1.28	1.28
Carneys Road	0	6.89	0	27	0	27	0	0.00	0.00	6.89
TOTAL	141.75	8.17	1,597	1,349	322	302	1,275		27.54	121.87

*173 Wentworth Road – original Section173 states yield of 23 lots but new permit & Agreement is currently being negotiated and yield is now 28 lots.

3 OPTIONS – TESTING AND KEY FINDINGS

This section sets out the three options included in the Wonthaggi North East DCP conclave agreed statement of facts dated 9 April, 2021, as well as a fourth option proposed by the VPA. The description of each option from the conclave statement is provided in italics as well as an explanation of the steps completed to test each option.

A summary of the financial impact of each Option across all eight estates is included. Each summary table shows the total development infrastructure levy (DIL) and community infrastructure levy (CIL) liability under the Proposed DCP, the total contributions collected towards Proposed DCP projects under the current Section 173 Agreements (including contributions already received), additional contributions to be collected under the respective option, the value of direct provision of land for drainage projects included in the Proposed DCP required under the existing Section 173 Agreements, refund value for payments received to date for projects not included in the Proposed DCP and the funding gap for each estate.

The key financial, equity, administrative and legal implications and findings for each option are also described.

3.1 Option 1: Echelon Proposal

Remove the land that is subject of existing S.173 Agreements from the DCP and redraft the DCP to reapportion the project costs across the balance of the PSP area, as well as recognize the development contributions contained within the section 173 agreements as external apportionments towards the delivery of infrastructure within the PSP area.

3.1.1 Option 1 Test

Testing of Option 1 involves the following calculations/steps: -

- > All land that is subject of a Section 173 Agreement be removed from the Charge Area and treated as external apportionment.
- > A total of 149.92 hectares comprising 141.75 residential net developable hectares and 8.17 employment net developable hectares (based on the Proposed DCP land budget) is subject to existing Section 173 Agreements.
- > Therefore, 149.92 hectares has been deducted from the Proposed DCP total NDA of 518.92 hectares, resulting in an internal apportionment of 71% for all projects attributed to residential and employment land uses.
- > 142 hectares has been deducted from the Proposed DCP total residential NDA of 455.05 hectares, resulting in an internal apportionment of 69% for all projects only attributed to residential land uses.

3.1.2 Option 1 Key findings

Removing the land subject to the Section 173 Agreements from the DCP results in: -

- > The total project cost of all DCP projects remains \$90,279,161, however only \$63,782,777 is attributable to the DCP area and therefore recoverable under the DCP.
- > The \$63,782,777 attributed to the DCP comprises \$59,934,860 for development infrastructure and \$3,847,917 for community infrastructure.
- > The residential development infrastructure levy is \$166,649/NDHa
- > The employment development infrastructure levy is \$138,679/NDHa
- > \$26,496,385 is attributable to external apportionment (the Section 173 Agreement area) comprising \$24,755,451 for development infrastructure and \$1,740,933 for community infrastructure.

- > It is estimated that approximately \$12.9M in contributions towards Proposed DCP projects is to be collected under the existing Section 173 Agreements. As the estates subject to existing Section 173 Agreements are paying a lesser rate of contributions compared with the Proposed DCP. The contributions required for Proposed DCP projects under the respective Agreement range from \$58,218 - \$104,724 per NDHa for residential land uses and \$4,276 - \$131,655 per NDHa for employment land uses. Note a new Agreement is currently being negotiated for 173 Wentworth Road which is based on the Proposed DCP charge rates.
- > Parklands and Powlett Ridge estates are required to provide the land for drainage infrastructure at no cost, as per Clause 2.1.4 in the respective agreements.
- > The funding difference/gap of approximately \$11.7M for development and community infrastructure will rest with Council. If the funding gap of \$11.7M was to be attributed to the 369 hectares of land not yet subject to a Section 173 Agreement, this would result in an additional charge of approximately \$31,800 per NDHa.

A copy of the calculation table prepared to test Option 1 is provided in Appendix 1 and a summary of the findings is set out in Table 4.

Table 4: Summary of Option 1 (2020 \$)

Option 1									
Reference	A	B	C	D	E	F	G	H	I
Formula							$((A+B)-(C+D+E))+F$	$G/(A+B)$	$G/\text{Total of G}$
	Liability		S173			Refund			
Estate Name	Proposed DCP DIL total liability	Proposed DCP CIL total liability (based on yield set out in S.173)	Total income received via Section 173 Agreements for Proposed DCP projects	Additional contributions including CIL income received from Summerfields, Northern Views Estate & 173 Wentworth Road	Land for DCP 2020 infrastructure required to be directly provided, at no cost (as per Clause 2.1.4 of the respective 173 Agreements)	Total refund to be paid to developer for contributions paid to date for items in S.173 that are not included in the Proposed DCP	Funding Gap	Funding gap as a proportion of total DIL and CIL liability under Proposed DCP	Funding Gap for each Estate as percentage of total funding gap
Summerfields Estate	\$2,629,716	\$225,537	\$991,636	\$232,300			\$1,631,317	57%	14%
Bew Family	\$333,297	\$26,796	\$129,558				\$230,536	64%	2%
Northern Views Estate	\$6,804,265	\$562,726	\$4,275,897	\$579,600			\$2,511,493	34%	22%
173 Wentworth Road	\$334,964	\$31,263	\$334,962	\$31,263			\$2	0%	0%
Parklands Estate	\$9,788,942	\$681,077	\$3,878,735		\$1,027,205	\$97,830	\$5,661,909	54%	48%
Powlett Ridge Estate	\$3,731,263	\$255,683	\$1,624,165		\$1,013,693	\$55,883	\$1,404,971	35%	12%
Klun Properties	\$177,509	\$0	\$4,246				\$173,263	98%	1%
Carneys Road	\$955,496	\$0	\$894,127				\$61,368	6%	1%
TOTAL	\$24,755,451	\$1,783,082	\$12,133,327	\$843,163	\$2,040,898	\$153,713	\$11,674,859		100%

^Total income is a combination of the cash contributions received to date and projected income for the balance of development based on the 2020 \$ charge rate.

The key financial, equity, administrative and legal implications associated with pursuing Option 1 include: -

Financial

- > There is no requirement for the landowners with existing Section 173 Agreements to pay any additional development contributions.
- > The residential development infrastructure levy is \$166,649 and the employment development infrastructure levy is \$138,679 – both of which match the levies included in the Proposed DCP (as exhibited).
- > Council as the Responsible Authority (collecting agency and delivery agency) would be responsible for funding the gap of approximately \$11.7M (this is the difference between the \$26.6M apportioned to external demand and the \$12.9M estimated to be collected from the various Section 173 Agreements including an estimated \$843,143 for community infrastructure levies anticipated to be collected via the Summerfields, Northern Views Estates and 173 Wentworth Road, and direct provision of land for drainage).

Equity

- > Equity in the proposed DCP charge levels is only maintained where the gap (external apportionment) is attributed to Council.
- > Due to the allocation of external apportionment (funded by Council) the proposed residential and employment levies match those in the exhibited DCP. Therefore, the future land to be developed is not required to pay additional contributions to subsidise the land with existing Section 173 Agreements.
- > Notwithstanding allocation of the external apportionment, Option 1 is inequitable in that the sites subject to existing Section 173 Agreements (with the exception of the Carneys Road and the new Agreement for 173 Wentworth Road) are paying lower levels of contributions compared with the balance of the DCP area whilst still gaining the benefit associated with the provision of the infrastructure.
- > This option effectively results in two separate charge areas if it were implemented i.e. one charge for all land not subject of an existing Agreement and lower, varying charges for the areas subject to an existing Agreement.
- > Council is required to fund approximately \$11.7M which is the gap between the amount apportioned to external demand and the amount to be collected from the various Section 173 Agreements.

Administrative

- > The Proposed DCP would be updated in accordance with Option 1 calculations and specify that development subject to an existing Section 173 Agreement is exempt from paying a DCP development infrastructure levy.
- > Council as the collecting agency and responsible authority is required to implement and administer the future DCP along with the eight existing Section 173 Agreements.

Legal

- > Given five of the eight Section 173 Agreements require contributions to infrastructure items not included in the Proposed DCP it is assumed that all of these agreements will be amended to remove the requirement for these additional contributions and any monies collected towards these items will be credited back to the respective landowners. Alternatively, Council could continue to collect the contributions under the Agreements with the obligation to construct the infrastructure but noting that there will be an associated funding gap. Due to the presence of the associated funding gap, refund of contributions received for projects not included in the Proposed DCP is preferred.

3.2 Option 2: HiIPDA Proposal

- i. Apply the default provisions of the Planning and Environment Act with respect to DCP liability and administration;*
- ii. Enable deviations from the default provisions where both Council and landowner agree, via a voluntary legal agreement;*
- iii. Exempt future development from paying DCP levies under the proposed 2020 DCP for infrastructure projects previously dealt with via executed legal agreements;*
- iv. Add the above point in the list of exemptions in the proposed 2020 DCP; and*
- v. Review whether credits should be provided to landowners for infrastructure projects - drawn from the 2010 DCP but not listed in the proposed 2020 DCP - already delivered or agreed via a legal agreement.*

3.2.1 Option 2 Test

Testing of Option 2 involves the following calculations/steps: -

- > Reviewing all Section 173 Agreements and the contributions sought for the infrastructure items listed in the respective schedules to the Agreements.
- > Identifying overlapping projects i.e. projects funded via the respective 173 Agreement projects that are included in the Proposed DCP.
- > Calculating the charge per lot and per NDHa each landowner is required to pay towards Proposed DCP projects and contributions being collected towards items not included in the Proposed DCP.
- > Identify and calculate additional levies over and above what has been included in each respective Section 173 Agreement in accordance with the Proposed DCP for projects that are strategically justified and separate from the existing Agreements.
- > Apply the additional levy to land within each development that has not yet been granted a permit. Note Option 2 has identified the number of lots, and calculated the estimated number of net developable hectares this equates to for each development. It is acknowledged that any additional levies would only apply from gazettal of the Proposed DCP, therefore it is likely that the area of each development not subject to a permit may be less than what is estimated currently (due to the lapse in time from now till gazettal).

3.2.2 Option 2 Key Findings

A copy of the calculation table created to test Option 2 is provided in Appendix 2 and a summary of the findings is set out in

Table 5. Option 2 results in: -

- > The total project cost of all DCP projects remains \$90,279,161.
- > The residential development infrastructure levy remains \$166,649/NDHa
- > The employment development infrastructure levy remains \$138,679/NDHa
- > It is estimated that approximately \$12.9M in contributions towards DCP projects is to be collected under the existing Section 173 Agreements which includes \$843,163 in CIL payments from the Summerfields and Northern Views estates and 173 Wentworth Road.
- > Parklands and Powlett Ridge estates are required to provide the land for drainage infrastructure at no cost, as per Clause 2.1.4 in the respective agreements.
- > An additional development contribution charge per hectare is calculated for each of the eight estates subject to an existing Section 173 Agreement. These charges range from \$0 - \$131,264 per net developable hectare and have been applied to 27.54 hectares which are not yet subject to an approved planning permit.
- > Northern Views and Summerfields Estates are not required to make any further contributions as these Section 173 Agreements require a contribution, albeit at a lesser value, towards all Proposed DCP projects. For example, Summerfields Estate is required to pay contributions of \$79,436 per NDHa and Northern Views is required to pay contributions of \$104,724 per NDHa, which are substantially less than the proposed development infrastructure levy of \$166,649 per NDHa.
- > Provided that no additional planning permits are issued prior to gazettal of the DCP Option 2 results in additional contributions of approximately \$2.9M from four of the eight estates (note this is in addition to the \$0.8M projected CIL income).
- > Four estates already have permits for full development and therefore no additional contributions are able to be collected other than existing CIL payments.
- > The additional contributions lower the funding gap to \$8.8M.

Table 5: Summary of Option 2 (2020 \$)

Option 2									
Reference	A	B	C	D	E	F	G	H	I
Formula							((A+B)-(C+D+E))+F	G/(A+B)	G/Total of G
	Liability		Section 173			Refund			
Estate Name	Proposed DCP DIL total liability	Proposed DCP CIL total liability	Total income received via Section 173 Agreements for Proposed DCP projects ^	Estimated additional contributions including CIL income received from Summerfields, Northern Views Estate & 173 Wentworth Road	Land for DCP 2020 infrastructure required to be directly provided, at no cost (as per Clause 2.1.4 of the respective 173 Agreements)	Total refund to be paid to developer for contributions paid to date for items in S.173 that are not included in the Proposed DCP	Funding Gap	Funding gap as a proportion of total DIL and CIL liability under Proposed DCP	Funding Gap for each Estate as percentage of total funding gap
Summerfields Estate	\$2,629,716	\$225,537	\$991,636	\$232,300			\$1,631,317	57%	19%
Bew Family*	\$333,297	\$26,796	\$129,558	\$246,587			-\$16,051	-4%	0%
Northern Views Estate	\$6,804,265	\$562,726	\$4,275,897	\$579,600			\$2,511,493	34%	29%
173 Wentworth Road	\$334,964	\$31,263	\$334,962	\$31,263			\$2	0%	0%
Parklands Estate	\$9,788,942	\$681,077	\$3,878,735	\$1,882,275	\$1,027,205	\$97,830	\$3,779,634	36%	43%
Powlett Ridge Estate	\$3,731,263	\$255,683	\$1,624,165	\$619,860	\$1,013,693	\$55,883	\$785,111	20%	9%
Klun Properties	\$177,509	\$0	\$4,246	\$169,372			\$3,891	2%	0%
Carneys Road	\$955,496	\$0	\$894,127	\$0			\$61,368	6%	1%
TOTAL	\$24,755,451	\$1,783,082	\$12,133,327	\$3,761,257	\$2,040,898	\$153,713	\$8,756,765		100%

* the negative funding gap is due to the fact that the combined existing and additional levies exceed the Proposed DCP DIL rate of \$166,649 per NDHa, it is anticipated that the total contributions sought will not exceed the Proposed DCP DIL rate so there would be no over contribution for the Bew Family estate.

^Total income is a combination of the cash contributions received to date and projected income for the balance of development based on the 2020 \$ charge rate.

The key financial, equity, administrative and legal implications associated with pursuing Option 2 include: -

Financial

- > There is no requirement for the landowners with existing Section 173 Agreements to pay any additional development contributions on land that is subject of an approved permit.
- > Approximately \$2.9M in additional contributions is able to be collected given 27.65 hectares of developable land is not yet subject to an approved planning permit. In addition, \$843,163 for community infrastructure levies is anticipated to be collected via the Summerfields, Northern Views Estates and 173 Wentworth Road.
- > The residential development infrastructure levy is \$166,649/NDHa and the employment development infrastructure levy is \$138,679/NDHa – both of which match the levies included in the Proposed DCP.
- > Council would be responsible for funding the gap of approximately \$8.8M.

Equity

- > Equity in the proposed DCP charge levels is only maintained where the gap (external apportionment) is attributed to Council.
- > Due to the allocation of external apportionment (funded by Council) the proposed residential and employment levies match those in the exhibited DCP. Therefore, the future land to be developed is not required to pay additional contributions to subsidise the land with existing Section 173 Agreements.
- > All estates subject to existing Section 173 Agreements are paying lower levels of contributions compared with the balance of the DCP area. The contributions required for Proposed DCP projects under the respective Agreement range from \$58,218 - \$104,724 per NDHa for residential land uses and \$4,276 - \$132,322 per NDHa for employment land uses. These charge rates are lower than the proposed residential development infrastructure levy of \$166,649/NDHa and the employment development infrastructure levy of \$138,679/NDHa.
- > Option 2 assumes all affected parties honour the existing Section 173 Agreements but it seeks additional contributions from land subject to an existing Agreement for strategically justified projects. The additional charge only applies to land not yet subject to an approved planning permit.
- > The proposed residential and employment levies match those in the exhibited DCP only where the resultant external apportionment is attributed to Council.

Administrative

- > Council as the collecting agency and responsible authority is required to implement and administer the future DCP along with the eight existing Section 173 Agreements.
- > Option 2 requires council to calculate the DCP charges as well as the eight estate specific additional charges.

Legal

- > All agreements would need to be modified to reflect that additional contributions are required for land that is not subject to an approved planning permit.
- > Given five of the eight Section 173 Agreements require contributions to infrastructure items not included in the Proposed DCP it is assumed that all of these agreements will be amended to remove the requirement for these additional contributions and any monies collected towards these items will be credited back to the respective landowners. Alternatively, Council could continue to collect the contributions under the Agreements with the obligation to construct the infrastructure but noting that there will be an associated funding gap. Due to the presence of the associated funding gap, refund of contributions received for projects not included in the Proposed DCP is preferred.

3.3 Option 3: Mesh Proposal

- i. Apportion the funding gap associated with the development that has already taken place to Council in a transparent way within the DCP;*
- ii. Amend or remove the existing section 173 agreements (where they are retained use the agreements to focus on agreed works in kind (WIK) projects in accordance with the project scope and costs that are specified in the DCP (in cooperation with the affected landowners/developers);*
- iii. Review each of the issued planning permits to assess whether there are any consequential changes to permit conditions to reflect the approach that is described above and include standard conditions that implement the requirements of the PSP and the DCP (in co-operation with the affected landowners/developers).*

3.3.1 Option 3 Test

Testing of Option 3 involves the following calculations/steps: -

- > Reviewing all Section 173 Agreements and the contributions sought for the infrastructure items listed in the respective schedules to the Agreements.
- > Identifying overlapping projects i.e. projects funded via the respective 173 Agreement projects that are included in the Proposed DCP.
- > Calculating the charge per lot and per NDHa each landowner is required to pay towards Proposed DCP projects and contributions being collected towards items not included in the Proposed DCP.
- > Identify and calculate additional levies over and above what has been included in each respective Section 173 Agreement in accordance with the Proposed DCP for projects that are strategically justified and separate from the existing Agreements.
- > Apply the additional levy to lots not yet issued statement of compliance. Note Option 3 has identified the number of lots issued statement of compliance and the balance remaining and calculated the estimated number of net developable hectares this equates to for each development. It is acknowledged that any additional levies would only apply from gazettal of the Proposed DCP, therefore it is likely that the number of lots not issued statement of compliance may be less than what is estimated currently (due to the lapse in time from now till gazettal).

3.3.2 Option 3 Key Findings

A copy of the calculation table created to test Option 3 is provided in Appendix 2 and a summary of the findings is set out in Table 6

Table 5. Option 3 results in: -

- > The total project cost of all DCP projects remains \$90,279,161.
- > The residential development infrastructure levy remains \$166,649/NDHa
- > The employment development infrastructure levy remains \$138,679/NDHa
- > It is estimated that approximately \$12.9M in contributions towards DCP projects is to be collected under the existing Section 173 Agreements which includes \$843,163 in CIL payments from the Summerfields and Northern Views estates and 173 Wentworth Road.
- > Parklands and Powlett Ridge estates are required to provide the land for drainage infrastructure at no cost, as per Clause 2.1.4 in the respective agreements.
- > An additional development contribution charge per hectare is calculated for each of the eight estates subject to an existing Section 173 Agreement. These charges range from \$0 - \$132,322 per net developable hectare and have been applied to 121.87 hectares of land where the lots have not been granted statement of compliance.
- > Northern Views and Summerfields Estates are not required to make any additional contributions as these Section 173 Agreements require a contribution, albeit at a lesser value, towards all Proposed DCP projects. For example, Summerfields Estate is required to pay contributions of \$79,436 per NDHa and Northern Views is required to pay contributions of \$104,724 per NDHa, which are substantially less than the proposed development infrastructure levy of \$166,649 per NDHa.
- > Carneys Road Estate is not required to make any further contributions as the as the contribution required under the Section 173 Agreement are towards all Proposed DCP projects.
- > Assuming no further lots are issued statement of compliance prior to gazettal additional contributions of approximately \$7.3M from the eight estates may be able to be collected. This is in addition to the \$843,163 for community infrastructure levies anticipated to be collected via the Summerfields and Northern Views Estates and 173 Wentworth Road.
- > The additional contributions lower the funding gap to approximately \$4.4M.

Table 6: Summary of Option 3 (2020 \$)

Option 3									
Reference	A	B	C	D	E	F	G	H	I
							((A+B)-(C+D+E))+F	G/(A+B)	G/Total of G
	Liability		Section 173			Refund			
Estate Name	Proposed DCP DIL total liability	Proposed DCP CIL total liability	Total income received via Section 173 Agreements for Proposed DCP projects ^A	Estimated additional contributions including CIL income received from Summerfields, Northern Views Estate & 173 Wentworth Road	Land for DCP 2020 infrastructure required to be directly provided, at no cost (as per Clause 2.1.4 of the respective 173 Agreements)	Total refund to be paid to developer for contributions paid to date for items in S.173 that are not included in the Proposed DCP	Funding Gap	Funding gap as a proportion of total DIL and CIL liability under Proposed DCP	Funding Gap for each Estate as percentage of total funding gap
Summerfields Estate	\$2,629,716	\$225,537	\$991,636	\$232,300		\$0	\$1,631,317	57%	37%
Bew Family*	\$333,297	\$26,796	\$129,558	\$246,587		\$0	-\$16,051	-4%	0%
Northern Views Estate	\$6,804,265	\$562,726	\$4,275,897	\$579,600		\$0	\$2,511,493	34%	57%
173 Wentworth Road	\$334,964	\$31,263	\$334,962	\$31,263		\$0	\$2	0%	0%
Parklands Estate	\$9,788,942	\$681,077	\$3,878,735	\$5,195,863	\$1,027,205	\$97,830	\$466,046	4%	11%
Powlett Ridge Estate*	\$3,731,263	\$255,683	\$1,624,165	\$1,680,977	\$1,013,693	\$55,883	-\$276,006	-7%	-6%
Klun Properties	\$177,509	\$0	\$4,246	\$169,372		\$0	\$3,891	2%	0%
Carneys Road	\$955,496	\$0	\$894,127	\$0		\$0	\$61,368	6%	1%
TOTAL	\$24,755,451	\$1,783,082	\$12,133,327	\$8,135,962	\$2,040,898	\$153,713	\$4,382,060		100%

* It is intended that the additional contributions for Powlett Ridge would be adjusted so that the estate is not over contributing \$276,006 and Bew Family is not over contributing \$16,051.

^ATotal income is a combination of the cash contributions received to date and projected income for the balance of development based on the 2020 \$ charge rate.

The key financial, equity, administrative and legal implications associated with pursuing Option 3 include: -

Financial

- > There is no requirement for the landowners with existing Section 173 Agreements to pay any additional development contributions on land that has been issued statement of compliance.
- > Approximately \$7.3M in additional contributions is able to be collected given 121.87 hectares of developable land have not yet been granted statement of compliance. In addition, \$843,163 for community infrastructure levies is anticipated to be collected via the Summerfields, Northern Views Estates and 173 Wentworth Road.
- > The residential development infrastructure levy is \$166,649/NDHa and the employment development infrastructure levy is \$138,679/NDHa – both of which match the levies included in the Proposed DCP only where the resultant external apportionment is attributed to Council.
- > Council would be responsible for funding the gap of approximately \$4.4M.

Equity

- > Equity in the proposed DCP charge levels is only maintained where the gap (external apportionment) is attributed to Council.
- > Due to the allocation of external apportionment (funded by Council) the proposed residential and employment levies match those in the exhibited DCP. Therefore, the future land to be developed is not required to pay additional contributions to subsidise the land with existing Section 173 Agreements.
- > All estates subject to existing Section 173 Agreements are paying lower levels of contributions compared with the balance of the DCP area. The contributions required for Proposed DCP projects under the respective Agreement range from \$58,218 - \$104,724 per NDHa for residential land uses and \$4,276 - \$132,322 per NDHa for employment land uses. These charge rates are lower than the proposed residential development infrastructure levy of \$166,649/NDHa and the employment development infrastructure levy of \$138,679/NDHa.
- > Option 3 assumes all affected parties honour the existing Section 173 Agreements but it seeks additional contributions from land subject to an existing Agreement for strategically justified projects. The additional charge only applies to land not yet issued statement of compliance.

Administrative

- > Council as the collecting agency and responsible authority is required to implement and administer the future DCP along with the eight existing Section 173 Agreements.
- > Option 3 requires council to calculate the DCP charges as well as the eight estate specific additional charges.

Legal

- > Subject to agreement between the affected land owners and council to pay the additional contributions on land not yet issued with statement of compliance, development could proceed with no timing impediment. Alternatively, in the event where agreement cannot be reached it would be necessary to apply to VCAT to cancel or vary the existing permits.
- > With respect to the existing Section 173 Agreements, it is recommended that these are further reviewed to determine whether they can be removed, or modified to simplify or reduce their role relative to the Proposed DCP.

3.4 Option 4: VPA Proposal

Remove the land that is subject of existing section 173 agreements from the DCP and redraft the DCP to apportion contributions to land subject to the DCP and land subject to section 173 agreements based on demand for infrastructure within the PSP area.

3.4.1 Option 4 Test

Testing of Option 4 involves the following calculations/steps: -

- > All land that is subject of a Section 173 Agreement be removed from the Charge Area and treated as external apportionment.
- > A total of 150.27 hectares comprising 141.75 residential net developable hectares and 8.17 employment net developable hectares (based on the Proposed DCP land budget) is subject to existing Section 173 Agreements.
- > Therefore, 149.92 hectares has been deducted from the Proposed DCP total NDA of 518.92 hectares, resulting in an internal apportionment of 71% for all projects attributed to residential and employment land uses.
- > 142 hectares has been deducted from the Proposed DCP total residential NDA of 455.05 hectares, resulting in an internal apportionment of 69% for all projects only attributed to residential land uses.

3.4.2 Option 4 Key findings

Removing the land subject to the Section 173 Agreements from the DCP results in: -

- > The total project cost of all DCP projects remains \$90,279,161, however only \$63,782,777 is attributable to the DCP area and therefore recoverable under the DCP.
- > The \$63,782,777 attributed to the DCP comprises \$59,934,860 for development infrastructure and \$3,847,917 for community infrastructure.
- > The residential development infrastructure levy is \$166,649/NDHa
- > The employment development infrastructure levy is \$138,679/NDHa
- > \$26,496,385 is attributable to external apportionment (the Section 173 Agreement area) comprising \$24,755,451 for development infrastructure and \$1,740,933 for community infrastructure.
- > It is estimated that approximately \$12.9M in contributions towards Proposed DCP projects is to be collected under the existing Section 173 Agreements. As the estates subject to existing Section 173 Agreements are paying a lesser rate of contributions compared with the Proposed DCP. The contributions required for Proposed DCP projects under the respective Agreements range from \$58,218 - \$104,724 per NDHa for residential land uses and \$4,276 - \$132,655 per NDHa for employment land uses. Note a new Agreement is currently being negotiated for 173 Wentworth Road which is based on the Proposed DCP charge rates.
- > Parklands and Powlett Ridge estates are required to provide the land for drainage infrastructure at no cost, as per Clause 2.1.4 in the respective agreements.
- > The funding difference/gap of approximately \$11.7M for development and community infrastructure will rest with Council. If the funding gap of \$11.7M was to be attributed to the 368.65 hectares of land not yet subject to a Section 173 Agreement, this would result in an additional charge of approximately \$31,800 per NDHa.

A copy of the calculation table prepared to test Option 4 is provided in Appendix 1 and a summary of the findings is set out in Table 7.

Table 7: Summary of Option 4 (2020 \$)

Option 4									
Reference	A	B	C	D	E	F	G	H	I
							((A+B)-(C+D+E))+F	G/(A+B)	G/Total of G
	Liability		Section 173			Refund			
Estate Name	Proposed DCP DIL total liability	Proposed DCP CIL total liability	Total income received via Section 173 Agreements for Proposed DCP projects ^A	Estimated additional contributions including CIL income received from Summerfields, Northern Views Estate & 173 Wentworth Road	Land for DCP 2020 infrastructure required to be directly provided, at no cost (as per Clause 2.1.4 of the respective 173 Agreements)	Total refund to be paid to developer for contributions paid to date for items in S.173 that are not included in the Proposed DCP	Funding Gap	Funding gap as a proportion of total DIL and CIL liability under Proposed DCP	Funding Gap for each Estate as percentage of total funding gap
Summerfields Estate	\$2,629,716	\$225,537	\$991,636	\$232,300		\$0	\$1,631,317	57%	14%
Bew Family	\$333,297	\$26,796	\$129,558			\$0	\$230,536	64%	2%
Northern Views Estate	\$6,804,265	\$562,726	\$4,275,897	\$579,600		\$0	\$2,511,493	34%	22%
173 Wentworth Road	\$334,964	\$31,263	\$334,962	\$31,263		\$0	\$2	0%	0%
Parklands Estate	\$9,788,942	\$681,077	\$3,878,735		\$1,027,205	\$97,830	\$5,661,909	54%	48%
Powlett Ridge Estate	\$3,731,263	\$255,683	\$1,624,165		\$1,013,693	\$55,883	\$1,404,971	35%	12%
Klun Properties	\$177,509	\$0	\$4,246			\$0	\$173,263	98%	1%
Carneys Road	\$955,496	\$0	\$894,127			\$0	\$61,368	6%	1%
TOTAL	\$24,755,451	\$1,783,082	\$12,133,327	\$843,163	\$2,040,898	\$153,713	\$11,674,859		100%

^ATotal income is a combination of the cash contributions received to date and projected income for the balance of development based on the 2020 \$ charge rate.

The key financial, equity, administrative and legal implications associated with pursuing Option 4 include: -

Financial

- > There is no requirement for the landowners with existing Section 173 Agreements to pay any additional development contributions.
- > The residential development infrastructure levy is \$166,649 and the employment development infrastructure levy is \$138,679 – both of which match the levies included in the Proposed DCP (as exhibited).
- > Council as the Responsible Authority (collecting agency and delivery agency) would be responsible for funding the gap of approximately \$11.7M (this is the difference between the \$26.6M apportioned to external demand and the \$12.9M estimated to be collected from the various Section 173 Agreements including an estimated \$843,143 for community infrastructure levies anticipated to be collected via the Summerfields, Northern Views Estates and 173 Wentworth Road, and direct provision of land for drainage).

Equity

- > Equity in the proposed DCP charge levels is only maintained where the gap (external apportionment) is attributed to Council.
- > Due to the allocation of external apportionment (funded by Council) the proposed residential and employment levies match those in the exhibited DCP. Therefore, the future land to be developed is not required to pay additional contributions to subsidise the land with existing Section 173 Agreements.
- > Notwithstanding allocation of the external apportionment, Option 4 is inequitable in that the sites subject to existing Section 173 Agreements are paying lower levels of contributions compared with the balance of the DCP area whilst still gaining the benefit associated with the provision of the infrastructure.
- > This option effectively results in two separate charge areas if it were implemented i.e. one charge for all land not subject of an existing Agreement and lower, varying charges for the areas subject to an existing Agreement.
- > Council is required to fund approximately \$11.7M which is the gap between the amount apportioned to external demand and the amount to be collected from the various Section 173 Agreements.

Administrative

- > The Proposed DCP would be updated in accordance with Option 4 calculations and specify that development subject to an existing Section 173 Agreement is exempt from paying a DCP development infrastructure levy.
- > Council as the collecting agency and responsible authority is required to implement and administer the future DCP along with the eight existing Section 173 Agreements.

Legal

- > Given five of the eight Section 173 Agreements require contributions to infrastructure items not included in the Proposed DCP it is assumed that all of these agreements will be amended to remove the requirement for these additional contributions and any monies collected towards these items will be credited back to the respective landowners. Alternatively, Council could continue to collect the contributions under the Agreements with the obligation to construct the infrastructure but noting that there will be an associated funding gap. Due to the presence of the associated funding gap, refund of contributions received for projects not included in the Proposed DCP is preferred.

4 RECOMMENDATIONS

Based on the analysis of the four options it becomes evident that the key variable which enables the exhibited DCP rates for residential and employment land to be maintained (such that the proposed charges appear to be equitable) is the extent of 'external apportionment'.

Whilst there may be a tendency to overlook the extent of external apportionment in each of the options in favour of an overview of equity or parity in proposed contributions from landowners, it must be remembered that any funding gap associated with external apportionment would have to be met by Council.

Notwithstanding the significance of the potential funding gap, it is important to remember that that funding gap has arisen as a result in a change in planning approach from a draft DCP with a Development Plan requirement to a formal DCP with an associated PSP. The change in approach and the passage of time has brought with it a necessity to understand the impacts of the existing approvals both historically and moving forward.

It is important to note that the four options considered do not seek to reduce project costs or increase charge rates.

In terms of available options to properly and fairly address the implications of the change in planning approach, Options 1 and 4 are not supported. Options 1 and 4 are not supported as they simply seek to take the Section 173 Agreement sites out of the DCP area and in order to avoid the remaining land from becoming liable to fund a greater share of the cost of the required infrastructure, any shortfall (expressed as external apportionment) is attributed to Council. This 'simplified' approach is considered to be inequitable for the reasons that are set out in this report.

Of the remaining options, which are Options 2 and 3, both options are considered to adopt a more appropriate or balanced response with regard to funding responsibilities. Both options include a component of external apportionment but the substantive difference between the two options is that Option 2 favours 'fixing' of contributions based on extent of land that has a current planning permit whereas Option 3 draws the line at which land has achieved statement of compliance.

The resultant impact of the two options is a variable level of funding gap (but not to the same extent as Options 1 and 4) but increased consistency and equity in charging levels moving forward.

In the absence of existing Section 173 Agreements and other existing approvals and in order to ensure that all benefitting land makes an appropriate contribution (toward all of the projects that are included within the DCP) Option 3, in a perfect world, is preferred. However, based on the Proposed DCP charges and project list, the status of development within the Proposed DCP area (including existing Section 173 Agreements and existing planning permits) Option 2 is preferred and recommended, noting that it will require consequential changes and updates to some existing Section 173 Agreements and some planning permit conditions.

In this context, it should be noted that final infrastructure projects and their associated costs are yet to be provided and therefore any changes to project costs will impact on the figures included in this report.

Next steps: -

It is recommended that the Proposed DCP excel table is updated to ensure: -

- > that the DCP project cost for all infrastructure that is to be delivered as works in kind under existing Section 173 Agreements matches the indexed project cost determined in the respective Agreements;
- > any further updates to project scope, location and cost arising from additional studies are included;
- > the tables and document are updated to reflect Option 2 as set out in this report; and
- > identify the most appropriate means to express the funding gap within the revised DCP.

5 CONSULTATION WITH TRANCHE 1 DCP CONCLAVE EXPERTS

A copy of this report was circulated on 5 August, 2021, to the Wonthaggi North East DCP Tranche 1 conclave experts for their review. The report was circulated to: -

- > Alex Hrelja, Hill PDA
- > Mark Woodland, Echelon Planning
- > Darren, Powell, SMEC

The experts were asked to acknowledge receipt of the draft report and to provide any comments on the calculations by 18 August 2021.

The following section provides a copy of the comments received and a response to each.

5.1 Comments received from Darren Powell on 18.08.2021

1. The final list of projects is unknown so the costs cannot be determined and how this will impact each option.

Response: Whilst the final list of projects is unknown and thus the final financial outcome of each Option cannot yet be defined, the purpose of this report was to explore the four Options having regard to the financial, equity, administrative and legal implications of each option.

2. I have not reviewed the costs for the projects due to point above.

Response: Noted – none of the experts including Mesh are advantaged or disadvantaged.

3. The recommendation for option 2 and 4 is grossly in favour of council and disadvantages the existing 173 agreement holders.

Response: Noted

4. How can the process be changed from the existing 173 agreements.

Response: This is beyond the scope of this report.

5. Has the report taken into account the development already completed.

Response: Yes, the report has regard to development completed (granted Statement of Compliance) and contributions paid to date. None of the four Options explored in this report seek to apply additional contributions to lots that have already been granted Statement of Compliance. Option 2, which is recommended, seeks to apply the additional contributions to land not yet subject to an approved planning permit.

5.2 Comments received from HSF on behalf of Alex Hrelja and Mark Woodland

6. Our experts have not undertaken a forensic review of the calculations as... this would not be of any meaningful assistance. Our only query/comment at this stage on the calculations is whether all values in Tables 4, 5, 6 and 7 of the Mesh report are expressed in constant dollars and, if not, it should be identified which are expressed in 2010 dollars and which in 2020 (or 2021) dollars.

Response: As outlined in Section 2: Key Inputs and Assumptions, all values are in 2020 \$ (unless stated otherwise) the Proposed DCP is in 2020 \$ (refer Section 2.1) and all Section 173 charges have been indexed to 2020 \$ using the index referenced in each Section 173 Agreement (refer Section 2.6). Mesh have amended the titles of Tables 4,5,6 and 7 to explicitly state that all values are in 2020 \$.

6 APPENDIX 1 – OPTIONS 1 & 4 CALCULATION TABLE

DCP 2020 Project No.	Project	Land Area Ha	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Total Estimated Project Cost: Land & Construction (Reapportioned)	Development Types making Contribution	Charge areas contributing	Total cost per Residential NDHa in MCA	Total cost per Employment NDHa in MCA	Draft 2010 UE DCP Project ID
Road Projects												
RD-01	Heslop Road (Fuller Road to Korumburra-Wonthaggi Road) 2400m	0.00	\$0	\$3,277,000	\$3,277,000	71%	\$2,330,240	Residential & Employment	369.00	\$6,315	\$6,315	R01
Sub-Total Roads		0.00	\$0	\$3,277,000	\$3,277,000		\$2,330,240			\$6,315	\$6,315	
Intersection Projects												
IN-01	Heslop Road and Fuller Road	0.00	\$0	\$1,136,000	\$1,136,000	71%	\$807,798	Residential & Employment	369.00	\$2,189	\$2,189	IN06 & IN07
IN-02	Heslop Road and St Clair Boulevard Connector Road	0.00	\$0	\$1,310,000	\$1,310,000	71%	\$931,527	Residential & Employment	369.00	\$2,524	\$2,524	
IN-03	Heslop Road and Korumburra - Wonthaggi Road	0.00	\$0	\$1,291,000	\$1,291,000	71%	\$918,017	Residential & Employment	369.00	\$2,488	\$2,488	I03
IN-04	Korumburra Road - Wonthaggi Road and St Clair Boulevard	0.22	\$72,039	\$2,280,000	\$2,352,039	71%	\$1,672,510	Residential & Employment	369.00	\$4,533	\$4,533	
IN-05	Bass Highway and Carneys Road	0.08	\$31,333	\$2,686,000	\$2,717,333	71%	\$1,932,267	Residential & Employment	369.00	\$5,237	\$5,237	I01
IN-06	Bass Highway and St Clair Boulevard	0.87	\$288,248	\$2,750,000	\$3,038,248	71%	\$2,160,466	Residential & Employment	369.00	\$5,855	\$5,855	I02
IN-07	McGibbonys Road and Korumburra - Wonthaggi Road	0.00	\$0	\$1,701,000	\$1,701,000	71%	\$1,209,563	Residential & Employment	369.00	\$3,278	\$3,278	I05
IN-08	Bass Highway and John Street	0.07	\$32,600	\$1,730,000	\$1,762,600	71%	\$1,253,366	Residential & Employment	369.00	\$3,397	\$3,397	
Sub-Total Intersections		1.24	\$424,220	\$14,884,000	\$15,308,220		\$10,885,514			\$29,500	\$29,500	
Total Transport		1.24	\$424,220	\$18,161,000	\$18,585,220		\$13,215,755			\$35,816	\$35,816	
Integrated Water Management Projects												
CU-01	Industrial Boulevard Crossing (Location 16-17)	0.00	\$0	\$219,096	\$219,096	71%	\$155,797	Residential & Employment	369.00	\$422	\$422	C2
CU-02	Culvert at Bass Coast Highway (west) (Location 18-19)	0.00	\$0	\$259,858	\$259,858	71%	\$184,782	Residential & Employment	369.00	\$501	\$501	C1
CU-03	Culvert at Bass Coast Highway (east) (Location 2-3)	0.00	\$0	\$259,858	\$259,858	71%	\$184,782	Residential & Employment	369.00	\$501	\$501	C13
CU-04	Culvert at McGibbonys Road (Location 21-22)	0.00	\$0	\$503,411	\$503,411	71%	\$357,970	Residential & Employment	369.00	\$970	\$970	C10
CU-05	Culvert at Minor Road- (Location 23-23A)	0.00	\$0	\$503,411	\$503,411	71%	\$357,970	Residential & Employment	369.00	\$970	\$970	C9
CU-06	Culvert at Minor Road- (Location 23B-23C)	0.00	\$0	\$503,411	\$503,411	71%	\$357,970	Residential & Employment	369.00	\$970	\$970	C8
CU-07	Culvert at Boulevard connector (Location 24)	0.00	\$0	\$503,411	\$503,411	71%	\$357,970	Residential & Employment	369.00	\$970	\$970	C7
CU-08	Culvert at Korumburra-Wonthaggi road embankment (Location 12-13)	0.00	\$0	\$912,049	\$912,049	71%	\$648,549	Residential & Employment	369.00	\$1,758	\$1,758	
CU-09	Culvert at Heslops Road downstream of WL-2 (Location 37-38)	0.00	\$0	\$136,553	\$136,553	71%	\$97,101	Residential & Employment	369.00	\$263	\$263	C6
CU-010	Culvert at Heslops Road downstream of WL-3 (Location 41-42)	0.00	\$0	\$434,115	\$434,115	71%	\$308,695	Residential & Employment	369.00	\$837	\$837	C5
CU-011	Culvert at Heslops Road downstream of WL-4 (Location 49-50)	0.00	\$0	\$157,953	\$157,953	71%	\$112,319	Residential & Employment	369.00	\$304	\$304	
CU-012	Culvert at Heslops Road downstream of SB12 (Location 45-46)	0.00	\$0	\$129,419	\$129,419	71%	\$92,029	Residential & Employment	369.00	\$249	\$249	
Sub-Total Culvert		0.00	\$0	\$4,522,542	\$4,522,542		\$3,215,932			\$8,715	\$8,715	
DR-01	Western Waterway	6.55	\$2,158,950	\$6,699,232	\$8,858,182	71%	\$6,298,961	Residential & Employment	369.00	\$17,071	\$17,071	DR01
DR-02	Eastern Waterway	14.31	\$3,641,019	\$10,001,972	\$13,642,991	71%	\$9,701,388	Residential & Employment	369.00	\$26,291	\$26,291	
PIPE	Drainge Pipe assets	0.00	\$0	\$4,541,904	\$4,541,904	71%	\$3,229,700	Residential & Employment	369.00	\$8,753	\$8,753	
SD	Sediment basins	0.00	\$0	\$2,322,414	\$2,322,414	71%	\$1,651,444	Residential & Employment	369.00	\$4,476	\$4,476	
WL-01	Wetland 1	5.42	\$1,635,287	\$3,504,512	\$5,139,799	71%	\$3,654,857	Residential & Employment	369.00	\$9,905	\$9,905	OS11
WL-02	Wetland 2	1.73	\$591,409	\$1,036,373	\$1,627,783	71%	\$1,157,499	Residential & Employment	369.00	\$3,137	\$3,137	OS12
WL-03	Wetland 3	2.75	\$706,309	\$1,971,861	\$2,678,170	71%	\$1,904,418	Residential & Employment	369.00	\$5,161	\$5,161	OS13
WL-04	Wetland 4	1.70	\$409,018	\$1,426,669	\$1,835,687	71%	\$1,305,338	Residential & Employment	369.00	\$3,538	\$3,538	OS13
RB-01	Retarding Basin for Wetland 1	13.12	\$3,797,275	\$4,410,447	\$8,207,722	71%	\$5,836,425	Residential & Employment	369.00	\$15,817	\$15,817	OS11
Sub-Total Drainage Assets		45.58	\$12,939,267	\$35,915,385	\$48,854,652		\$34,740,030			\$94,148	\$94,148	
Total drainage		45.58	\$12,939,267	\$40,437,927	\$53,377,194		\$37,955,963			\$102,863	\$102,863	
Community Centres												
PS-01	Land for potential future government primary school	3.50	\$702,709	\$0	\$702,709	69%	\$483,814	Residential	313.30	\$1,544		
CI-01	Community facility within village hub	0.32	\$64,245	\$3,748,220	\$3,812,465	69%	\$2,624,878	Residential	313.30	\$8,378		CI02 + CI03
CI-02	Land for community facility co located with north-west local convenience centre	0.10	\$28,000	\$0	\$28,000	69%	\$19,278	Residential	313.30	\$62		
CI-02c	Community facility co located with north-west local convenience centre	0.00	\$0	\$1,463,850	\$1,463,850	69%	\$1,007,859	Community	369.00	\$2,731		CI01
Sub-Total Community Centres		3.92	\$794,954	\$5,212,070	\$6,007,024		\$4,135,829			\$12,715	\$0	
Active Recreation												
SR-01	Sports reserve and construction of sports pitches	6.00	\$1,204,605	\$6,980,119	\$8,184,724	69%	\$5,635,173	Residential	313.30	\$17,986		OS1B
SR-01p	Construction of pavilion for sporting reserve	0.00	\$0	\$4,125,000	\$4,125,000	69%	\$2,840,058	Community	369.00	\$7,697		OS1A
Sub-Total Active Recreation		6.00	\$1,204,605	\$11,105,119	\$12,309,724		\$8,475,230			\$25,683	\$0	
Total Community and Rec		9.92	\$1,999,559	\$16,317,189	\$18,316,748		\$12,611,059			\$38,398	\$0	
TOTALS			\$15,363,046	\$74,916,115	\$90,279,161		\$63,782,777		DIL Charge per NDA:	\$166,649	\$138,679	

Project	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction
SUB-TOTALS COMMUNITY	\$0	\$5,588,850	\$5,588,850
SUB-TOTALS DEVELOPMENT	\$15,363,046	\$69,327,265	\$84,690,311

7 APPENDIX 2 – OPTIONS 2 & 3 CALCULATION TABLE

DCP 2020 Project No.	Project	Land Area Ha	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction	% Apportioned to DCP (Internal Use)	Development Types making Contribution	Charge areas contributing	Total cost per Residential NDHa in MCA	Total cost per Employment NDHa in MCA	Draft 2010 UE DCP Project ID
Road Projects											
RD-01	Heslop Road (Fuller Road to Korumburra-Wonthaggi Road) 2400m	0.00	\$0	\$3,277,000	\$3,277,000	100%	Residential & Employment	518.92	\$6,315	\$6,315	R01
Sub-Total Roads		0.00	\$0	\$3,277,000	\$3,277,000				\$6,315	\$6,315	
Intersection Projects											
IN-01	Heslop Road and Fuller Road	0.00	\$0	\$1,136,000	\$1,136,000	100%	Residential & Employment	518.92	\$2,189	\$2,189	IN06 & IN07
IN-02	Heslop Road and St Clair Boulevard Connector Road	0.00	\$0	\$1,310,000	\$1,310,000	100%	Residential & Employment	518.92	\$2,524	\$2,524	
IN-03	Heslop Road and Kourumburra - Wonthaggi Road	0.00	\$0	\$1,291,000	\$1,291,000	100%	Residential & Employment	518.92	\$2,488	\$2,488	I03
IN-04	Korumburra Road - Wonthaggi Road and St Clair Boulevard	0.22	\$72,039	\$2,280,000	\$2,352,039	100%	Residential & Employment	518.92	\$4,533	\$4,533	
IN-05	Bass Highway and Carneys Road	0.08	\$31,333	\$2,686,000	\$2,717,333	100%	Residential & Employment	518.92	\$5,237	\$5,237	I01
IN-06	Bass Highway and St Clair Boulevard	0.87	\$288,248	\$2,750,000	\$3,038,248	100%	Residential & Employment	518.92	\$5,855	\$5,855	I02
IN-07	McGibbonys Road and Korumburra - Wonthaggi Road	0.00	\$0	\$1,701,000	\$1,701,000	100%	Residential & Employment	518.92	\$3,278	\$3,278	I05
IN-08	Bass Highway and John Street	0.07	\$32,600	\$1,730,000	\$1,762,600	100%	Residential & Employment	518.92	\$3,397	\$3,397	
Sub-Total Intersections		1.24	\$424,220	\$14,884,000	\$15,308,220				\$29,500	\$29,500	
Total Transport		1.24	\$424,220	\$18,161,000	\$18,585,220				\$35,815	\$35,815	
Integrated Water Management Projects											
CU-01	Industrial Boulevard Crossing (Location 16-17)	0.00	\$0	\$219,096	\$219,096	100%	Residential & Employment	518.92	\$422	\$422	C2
CU-02	Culvert at Bass Coast Highway (west) (Location 18-19)	0.00	\$0	\$259,858	\$259,858	100%	Residential & Employment	518.92	\$501	\$501	C1
CU-03	Culvert at Bass Coast Highway (east) (Location 2-3)	0.00	\$0	\$259,858	\$259,858	100%	Residential & Employment	518.92	\$501	\$501	C13
CU-04	Culvert at McGibbonys Road (Location 21-22)	0.00	\$0	\$503,411	\$503,411	100%	Residential & Employment	518.92	\$970	\$970	C10
CU-05	Culvert at Minor Road- (Location 23-23A)	0.00	\$0	\$503,411	\$503,411	100%	Residential & Employment	518.92	\$970	\$970	C9
CU-06	Culvert at Minor Road- (Location 23B-23C)	0.00	\$0	\$503,411	\$503,411	100%	Residential & Employment	518.92	\$970	\$970	C8
CU-07	Culvert at Boulevard connector (Location 24)	0.00	\$0	\$503,411	\$503,411	100%	Residential & Employment	518.92	\$970	\$970	C7
CU-08	Culvert at Korumburra-Wonthaggi road embankment (Location 12-13)	0.00	\$0	\$912,049	\$912,049	100%	Residential & Employment	518.92	\$1,758	\$1,758	
CU-09	Culvert at Heslops Road downstream of WL-2 (Location 37-38)	0.00	\$0	\$136,553	\$136,553	100%	Residential & Employment	518.92	\$263	\$263	C6
CU-010	Culvert at Heslops Road downstream of WL-3 (Location 41-42)	0.00	\$0	\$434,115	\$434,115	100%	Residential & Employment	518.92	\$837	\$837	C5
CU-011	Culvert at Heslops Road downstream of WL-4 (Location 49-50)	0.00	\$0	\$157,953	\$157,953	100%	Residential & Employment	518.92	\$304	\$304	
CU-012	Culvert at Heslops Road downstream of SB12 (Location 45-46)	0.00	\$0	\$129,419	\$129,419	100%	Residential & Employment	518.92	\$249	\$249	
Sub-Total Culvert		0.00	\$0	\$4,522,542	\$4,522,542				\$8,715	\$8,715	
DR-01	Western Waterway	6.55	\$2,158,950	\$6,699,232	\$8,858,182	100%	Residential & Employment	518.92	\$17,070	\$17,070	DR01
DR-02	Eastern Waterway	14.31	\$3,641,019	\$10,001,972	\$13,642,991	100%	Residential & Employment	518.92	\$26,291	\$26,291	
PIPE	Drainage Pipe assets	0.00	\$0	\$4,541,904	\$4,541,904	100%	Residential & Employment	518.92	\$8,753	\$8,753	
SD	Sediment basins	0.00	\$0	\$2,322,414	\$2,322,414	100%	Residential & Employment	518.92	\$4,475	\$4,475	
WL-01	Wetland 1	5.42	\$1,635,287	\$3,504,512	\$5,139,799	100%	Residential & Employment	518.92	\$9,905	\$9,905	OS11
WL-02	Wetland 2	1.73	\$591,409	\$1,036,373	\$1,627,783	100%	Residential & Employment	518.92	\$3,137	\$3,137	OS12
WL-03	Wetland 3	2.75	\$706,309	\$1,971,861	\$2,678,170	100%	Residential & Employment	518.92	\$5,161	\$5,161	OS13
WL-04	Wetland 4	1.70	\$409,018	\$1,426,669	\$1,835,687	100%	Residential & Employment	518.92	\$3,538	\$3,538	OS13
RB-01	Retarding Basin for Wetland 1	13.12	\$3,797,275	\$4,410,447	\$8,207,722	100%	Residential & Employment	518.92	\$15,817	\$15,817	OS11
Sub-Total Drainage Assets		45.58	\$12,939,267	\$35,915,385	\$48,854,652				\$94,147	\$94,147	
Total Drainage		45.58	\$12,939,267	\$40,437,927	\$53,377,194				\$102,862	\$102,862	
Community Centres											
PS-01	Land for potential future government primary school	3.50	\$702,709	\$0	\$702,709	100%	Residential	455.05	\$1,544	\$0	
CI-01	Community facility within village hub	0.32	\$64,245	\$3,748,220	\$3,812,465	100%	Residential	455.05	\$8,378	\$0	CI02 + CI03
CI-02	Land for community facility co located with north-west local convenience centre	0.10	\$28,000	\$0	\$28,000	100%	Residential	455.05	\$62	\$0	
CI-02c	Community facility co located with north-west local convenience centre	0.00	\$0	\$1,463,850	\$1,463,850	100%	Community	518.92	\$2,821	\$0	CI01
Sub-Total Community Centres		3.92	\$794,954	\$5,212,070	\$6,007,024				\$12,805	\$0	
Active Recreation											
SR-01	Sports reserve and construction of sports pitches	6.00	\$1,204,605	\$6,980,119	\$8,184,724	100%	Residential	455.05	\$17,986	\$0	OS1B
SR-01p	Construction of pavilion for sporting reserve	0.00	\$0	\$4,125,000	\$4,125,000	100%	Community	518.92	\$7,949	\$0	OS1A
Sub-Total Active Recreation		6.00	\$1,204,605	\$11,105,119	\$12,309,724				\$25,935	\$0	
Total Community and Rec		9.92	\$1,999,559	\$16,317,189	\$18,316,748				\$38,740	\$0	
TOTALS			\$15,363,046	\$74,916,115	\$90,279,161			DIL Charge per NDA:	\$166,648	\$138,678	

Summerfields Estate	
S173	DCP Obligation
\$3,010	\$0
\$3,010	\$0
\$1,044	\$0
\$1,203	\$0
\$1,186	\$0
\$2,161	\$0
\$2,496	\$0
\$2,791	\$0
\$1,563	\$0
\$1,619	\$0
\$14,062	\$0
\$17,072	\$0
\$201	\$0
\$239	\$0
\$239	\$0
\$462	\$0
\$462	\$0
\$462	\$0
\$462	\$0
\$838	\$0
\$125	\$0
\$399	\$0
\$145	\$0
\$119	\$0
\$4,154	\$0
\$8,137	\$0
\$12,532	\$0
\$4,172	\$0
\$2,133	\$0
\$4,721	\$0
\$1,495	\$0
\$2,460	\$0
\$1,686	\$0
\$7,539	\$0
\$44,877	\$0
\$49,031	\$0
\$736	\$0
\$3,994	\$0
\$29	\$0
\$1,345	\$0
\$6,104	\$0
\$8,573	\$0
\$3,789	\$0
\$12,363	\$0
\$18,466	\$0
\$79,436	

Project	Estimated Project Cost: Land	Estimated Project Cost: Construction	Total Estimated Project Cost: Land & Construction
SUB-TOTALS COMMUNITY	\$0	\$5,588,850	\$5,588,850
SUB-TOTALS DEVELOPMENT	\$15,363,046	\$69,327,265	\$84,690,311

S173 Liability	
Contributions paid to date for Proposed DCP Projects	
Contributions still to be paid for Proposed DCP projects	
Total contributions to be paid for Proposed DCP projects	
Option 2	
Option 2 - NDHa not yet under approved permit	
Option 2 - additional contributions	
Option 3	
Option 3 - NDHa not yet granted SOC	
Option 3 - additional contributions	

\$835,497	
\$156,139	
\$991,636	
	0.00
	\$0
	4.45
	\$0

DCP 2020 Project No.	Bew Family		Northern Views Estate		173 Wentworth Road		Parklands Estate		Powlett Ridge Estate		Klun Properties		35 Carneys Road		TOTAL contributions to be collected under 173 Agreements
	S173	DCP Obligation	S173	DCP Obligation	S173	DCP Obligation	S173	DCP Obligation	S173	DCP Obligation	S173	DCP Obligation	S173	DCP Obligation	
RD-01	\$2,027	\$0	\$3,968	\$0	\$6,315	\$0	\$0	\$6,315	\$0	\$6,315	\$0	\$6,315	\$5,995	\$0	\$15,321
	\$2,027	\$0	\$3,968	\$0	\$6,315	\$0	\$0	\$6,315	\$0	\$6,315	\$0	\$6,315	\$5,995	\$0	\$15,321
IN-01	\$1,898	\$0	\$1,376	\$0	\$2,189	\$0	\$2,104	\$0	\$0	\$2,189	\$0	\$2,189	\$2,078	\$0	\$8,610
IN-02	\$0	\$2,524	\$1,586	\$0	\$2,524	\$0	\$0	\$2,524	\$0	\$2,524	\$0	\$2,524	\$2,397	\$0	\$5,314
IN-03	\$2,764	\$0	\$1,563	\$0	\$2,488	\$0	\$3,064	\$0	\$0	\$2,488	\$0	\$2,488	\$2,362	\$0	\$11,065
IN-04	\$0	\$4,533	\$2,848	\$0	\$4,533	\$0	\$0	\$4,533	\$0	\$4,533	\$0	\$4,533	\$4,303	\$0	\$9,541
IN-05	\$0	\$5,237	\$3,291	\$0	\$5,237	\$0	\$0	\$5,237	\$0	\$5,237	\$0	\$5,237	\$4,971	\$0	\$11,023
IN-06	\$0	\$5,855	\$3,679	\$0	\$5,855	\$0	\$0	\$5,855	\$0	\$5,855	\$3,563	\$0	\$5,558	\$0	\$15,888
IN-07	\$0	\$3,278	\$2,060	\$0	\$3,278	\$0	\$3,472	\$0	\$2,647	\$0	\$0	\$3,278	\$3,112	\$0	\$13,019
IN-08	\$0	\$3,397	\$2,135	\$0	\$3,397	\$0	\$0	\$3,397	\$0	\$3,397	\$0	\$3,397	\$3,225	\$0	\$7,150
	\$4,662	\$24,823	\$18,538	\$0	\$29,500	\$0	\$8,640	\$21,545	\$2,647	\$26,222	\$3,563	\$23,645	\$28,006	\$0	\$81,612
	\$6,689	\$24,823	\$22,507	\$0	\$35,815	\$0	\$8,640	\$27,860	\$2,647	\$32,537	\$3,563	\$29,960	\$34,002	\$0	\$96,933
CU-01	\$0	\$422	\$265	\$0	\$422	\$0	\$0	\$422	\$0	\$422	\$0	\$422	\$401	\$0	\$889
CU-02	\$0	\$501	\$315	\$0	\$501	\$0	\$0	\$501	\$0	\$501	\$0	\$501	\$475	\$0	\$1,054
CU-03	\$0	\$501	\$315	\$0	\$501	\$0	\$0	\$501	\$0	\$501	\$712	\$0	\$475	\$0	\$1,767
CU-04	\$0	\$970	\$610	\$0	\$970	\$0	\$613	\$0	\$662	\$0	\$0	\$970	\$921	\$0	\$3,317
CU-05	\$0	\$970	\$610	\$0	\$970	\$0	\$408	\$0	\$0	\$970	\$0	\$970	\$921	\$0	\$2,451
CU-06	\$0	\$970	\$610	\$0	\$970	\$0	\$0	\$970	\$0	\$970	\$0	\$970	\$921	\$0	\$2,042
CU-07	\$0	\$970	\$610	\$0	\$970	\$0	\$0	\$970	\$0	\$970	\$0	\$970	\$921	\$0	\$2,042
CU-08	\$0	\$1,758	\$1,105	\$0	\$1,758	\$0	\$0	\$1,758	\$0	\$1,758	\$0	\$1,758	\$1,669	\$0	\$3,700
CU-09	\$0	\$263	\$165	\$0	\$263	\$0	\$0	\$263	\$0	\$263	\$0	\$263	\$250	\$0	\$554
CU-010	\$369	\$0	\$526	\$0	\$837	\$0	\$0	\$837	\$0	\$837	\$0	\$837	\$794	\$0	\$2,130
CU-011	\$0	\$304	\$191	\$0	\$304	\$0	\$0	\$304	\$0	\$304	\$0	\$304	\$289	\$0	\$641
CU-012	\$0	\$249	\$157	\$0	\$249	\$0	\$0	\$249	\$0	\$249	\$0	\$249	\$237	\$0	\$525
	\$369	\$7,879	\$5,477	\$0	\$8,715	\$0	\$1,021	\$6,775	\$662	\$7,745	\$712	\$8,215	\$8,274	\$0	\$21,110
DR-01	\$0	\$17,070	\$10,727	\$0	\$17,070	\$0	\$0	\$0	\$7,058	\$0	\$0	\$17,070	\$16,206	\$0	\$42,993
DR-02	\$0	\$26,291	\$16,522	\$0	\$26,291	\$0	\$0	\$26,291	\$0	\$26,291	\$0	\$26,291	\$24,960	\$0	\$55,345
PIPE	\$0	\$8,753	\$5,500	\$0	\$8,753	\$0	\$0	\$8,753	\$0	\$8,753	\$0	\$8,753	\$8,309	\$0	\$18,425
SD	\$0	\$4,475	\$2,812	\$0	\$4,475	\$0	\$0	\$4,475	\$0	\$4,475	\$0	\$4,475	\$4,249	\$0	\$9,421
WL-01	\$0	\$9,905	\$6,224	\$0	\$9,905	\$0	\$6,251	\$0	\$6,750	\$0	\$0	\$9,905	\$9,403	\$0	\$33,852
WL-02	\$0	\$3,137	\$1,971	\$0	\$3,137	\$0	\$0	\$3,137	\$0	\$3,137	\$0	\$3,137	\$2,978	\$0	\$6,603
WL-03	\$3,525	\$0	\$3,243	\$0	\$5,161	\$0	\$0	\$5,161	\$0	\$5,161	\$0	\$5,161	\$4,900	\$0	\$14,389
WL-04	\$0	\$3,538	\$2,223	\$0	\$3,538	\$0	\$0	\$3,538	\$0	\$3,538	\$0	\$3,538	\$3,358	\$0	\$7,447
RB-01	\$0	\$15,817	\$9,940	\$0	\$15,817	\$0	\$0	\$15,817	\$0	\$15,817	\$0	\$15,817	\$15,016	\$0	\$33,296
	\$3,525	\$88,986	\$59,164	\$0	\$94,147	\$0	\$6,251	\$67,172	\$13,808	\$67,172	\$0	\$94,147	\$89,380	\$0	\$221,772
	\$3,893	\$96,865	\$64,641	\$0	\$102,862	\$0	\$7,272	\$73,947	\$14,470	\$74,917	\$712	\$102,361	\$97,654	\$0	\$242,882
PS-01	\$0	\$1,544	\$970	\$0	\$1,544	\$0	\$0	\$1,544	\$0	\$1,544	\$0	\$0	\$0	\$0	\$3,251
CI-01	\$14,240	\$0	\$5,265	\$0	\$8,378	\$0	\$15,784	\$0	\$17,045	\$0	\$0	\$0	\$0	\$0	\$64,706
CI-02	\$0	\$62	\$39	\$0	\$62	\$0	\$0	\$62	\$0	\$62	\$0	\$0	\$0	\$0	\$130
CI-02c	\$16,455	\$0	\$1,773	\$0	\$2,821	\$0	\$18,239	\$0	\$19,696	\$0	\$0	\$0	\$0	\$0	\$60,327
	\$30,695	\$1,606	\$8,047	\$0	\$12,805		\$34,023		\$36,740		\$0		\$0		\$128,413
SR-01	\$4,700	\$0	\$11,303	\$0	\$17,986	\$0	\$5,209	\$0	\$5,625	\$0	\$0	\$0	\$0	\$0	\$53,396
SR-01p	\$12,242	\$0	\$4,995	\$0	\$7,949	\$0	\$13,570	\$0	\$14,653	\$0	\$0	\$0	\$0	\$0	\$57,199
	\$16,942	\$0	\$16,298	\$0	\$25,935	\$0	\$18,779	\$0	\$20,278	\$0	\$0	\$0	\$0	\$0	\$110,596
	\$47,636	\$1,606	\$24,345	\$0	\$38,740	\$0	\$52,802	\$0	\$57,019	\$0	\$0	\$0	\$0	\$0	\$239,009
	\$58,218	\$123,294	\$104,724		\$166,648	\$0	\$68,715	\$101,807	\$74,135	\$107,454	\$4,276	\$132,322	\$131,655	\$0	\$578,824

	\$0		\$528,858		\$0		\$358,355		\$449,920		\$0		\$0		\$2,172,630
	\$129,558		\$3,747,039		\$334,962		\$3,520,380		\$1,174,245		\$4,246		\$894,127		\$9,960,697
	\$129,558		\$4,275,897		\$334,962		\$3,878,735		\$1,624,165		\$4,246		\$894,127		\$12,133,327
		2.00		0.00		0.00		18.49		5.77		1.28		0.00	27.54
		\$246,587		\$0		\$0		\$1,882,275		\$619,860		\$169,372		\$0	\$2,918,094
		2.00		38.56		2.01		51.04		15.64		1.28		6.89	121.87
		\$246,587		\$0		\$0		\$5,195,863		\$1,680,977		\$169,372		\$0	\$7,292,799