

# Shenstone Park

## Infrastructure Contributions Plan

October 2021



## Traditional owner acknowledgement

Aboriginal people have lived on the land now called Donnybrook for tens of thousands of years. We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victoria and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

© VICTORIAN PLANNING AUTHORITY 2021

This planning report was developed by the Victorian Planning Authority (VPA) on behalf of the Victorian Government.

Any projections are based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice. Although every effort has been made to ensure that the information in this document is factually correct at the time of publication, the VPA does not warrant the accuracy, completeness or relevance of the information. Any person using or relying upon this document does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

# Contents

<b>1.0 SUMMARY</b>	<b>1</b>
1.1 Monetary component	1
1.2 Land component	1
<b>2.0 INTRODUCTION</b>	<b>3</b>
2.1 Document structure	3
2.2 Planning and Environment Act 1987	3
2.3 Strategic Planning & Justification	4
2.4 Timeframe & Plan Review Period	4
2.5 Area to Which This Infrastructure Contribution Plan Applies (ICP Plan Area)	4
<b>3.0 MONETARY COMPONENT PROJECT IDENTIFICATION</b>	<b>6</b>
3.1 Cost Apportionment & Related Infrastructure Agreements	6
3.2 Transport Construction Projects	8
3.3 Community & Recreation Construction Projects	8
3.4 Project Staging	10
<b>4.0 PUBLIC PURPOSE LAND PROVISION</b>	<b>12</b>
4.1 Inner Public Purpose Land	12
4.2 Land Component	14
<b>5.0 CONTRIBUTIONS &amp; ADMINISTRATION</b>	<b>17</b>
5.1 Collecting Agency	17
5.2 Development Agency	17
5.3 Net Developable Area	17
5.4 Contribution Land	17
5.5 Levy rates and classes of development	17
5.6 Estimated value of public purpose land	18
5.7 Payment of Contributions	18
5.8 Payment of Land Credit Amounts	19
5.9 Development exempt from contributions	19

5.10 Works in kind	19
5.11 Works in kind reimbursement	20
5.12 Funds Administration	20
5.13 Annual Indexation of standard levy rates	20
5.14 Adjustment of land credit amounts	20
5.15 Adjustment of land equalisation amounts	20

## **6.0 APPENDIX 1 DEFINITIONS 22**

## **7.0 APPENDIX 2 LAND 24**

### **PLANS**

Plan 1	ICP Plan area and classes of development	5
Plan 2	Standard levy transport construction projects	7
Plan 3	Standard levy community & recreation construction projects	9
Plan 4	Public land provision	11
Plan 5	Land budget	23

### **TABLES**

Table 1	Monetary Component ICP Levy Summary	1
Table 2	Land Contribution Percentage	1
Table 3	Land Credit and Equalisation Amounts	2
Table 4	Development Classes & Areas	4
Table 5	Standard Levy Transport Construction Projects	8
Table 6	Standard Levy Community & Recreation Construction Projects	10
Table 7	Inner public purpose land	12
Table 8	Public Purposes Land Summary	14
Table 9	ICP Land Equalisation Rate	15
Table 10	Public Purpose Land Credit & Equalisation Amounts	16
Table 11	Classes of Development & Standard Levy Rates	17
Table 12	Indices	20
Table 13	Summary Land Use Budget	24
Table 14	Parcel Specific Land Use Budget	25

## 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.

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 levy rates are provided in [Section 5](#) of this ICP.

**Table 1** Monetary Component ICP Levy Summary

DEVELOPMENT CLASS	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE	TOTAL LEVY TO BE PAID
<b>STANDARD LEVY</b>			
Residential	197.74	\$216,564	\$42,823,489
Commercial and Industrial	125.47	\$124,370	\$15,604,351
<b>Sub-Total</b>	<b>323.21</b>		<b>\$58,427,839</b>

### 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	12.04%
Commercial & Industrial	5.68%

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; and
- land credit amount or the land equalisation amount in relation to the parcel.

Table 3 Land Credit and Equalisation Amounts

PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
1	0.00	\$0.00	\$0.00	\$0.00
2	0.00	\$0.00	\$0.00	\$0.00
3	0.00	\$0.00	\$0.00	\$0.00
4	0.01	\$0.00	\$1,316,518.29	\$123,872
5	0.92	\$369,915.82	\$0.00	\$0.00
6	0.00	\$0.00	\$1,159,319.17	\$125,053
7	0.00	\$0.00	\$0.00	\$0.00
8	0.00	\$0.00	\$0.00	\$0.00
9	0.91	\$2,452,708.32	\$0.00	\$0.00
10	0.02	\$0.00	\$1,045,294.72	\$120,466
11	0.85	\$170,191.12	\$0.00	\$0.00
12-R	3.20	\$0.00	\$451,952.28	\$17,991
12-E	2.60	\$0.00	\$3,534,087.07	\$49,486
13	11.52	\$7,777,108.57	\$0.00	\$0.00
14	2.77	\$0.00	\$1,682,017.19	\$63,204
15	4.25	\$0.00	\$4,486,886.56	\$93,517
16	0.00	\$0.00	\$56,856.50	\$264,917
17	7.74	\$2,963,007.96	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>34.79</b>	<b>\$13,732,931.79</b>	<b>\$13,732,931.79</b>	
<b>ROAD RESERVE</b>				
R1	0.00	\$0.00	\$0.00	\$0.00
R2	0.00	\$0.00	\$0.00	\$0.00
R3	0.00	\$0.00	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTALS PSP Shenstone Park</b>	<b>34.79</b>	<b>\$13,732,931.79</b>	<b>\$13,732,931.79</b>	



## 2.0 INTRODUCTION

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

This ICP has been incorporated in the Whittlesea 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 the Shenstone Park 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 Shenstone Park PSP;
- Lists the individual infrastructure projects identified in the Shenstone Park 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 (24 February 2021)* and the *Infrastructure Contributions Plan Guidelines*.

## 2.1 DOCUMENT STRUCTURE

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 (24 February 2021)* made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Whittlesea 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 Whittlesea Planning Scheme through Schedule 2 of Clause 45.11 to the Infrastructure Contributions Overlay (ICO2) and is an incorporated document under Clause 72.04.

## 2.3 STRATEGIC PLANNING & JUSTIFICATION

This ICP has been prepared in conjunction with the Shenstone Park PSP.

The Shenstone Park 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 Shenstone Park 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 considers planned future development in the area. This ICP commences on the date of incorporation into the Whittlesea Planning Scheme. This ICP will end when development within the ICP area is complete, which is projected to be 20 years after gazettal, or when this ICP is removed from the Whittlesea Planning Scheme.

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 Whittlesea 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 628.22 total 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'.

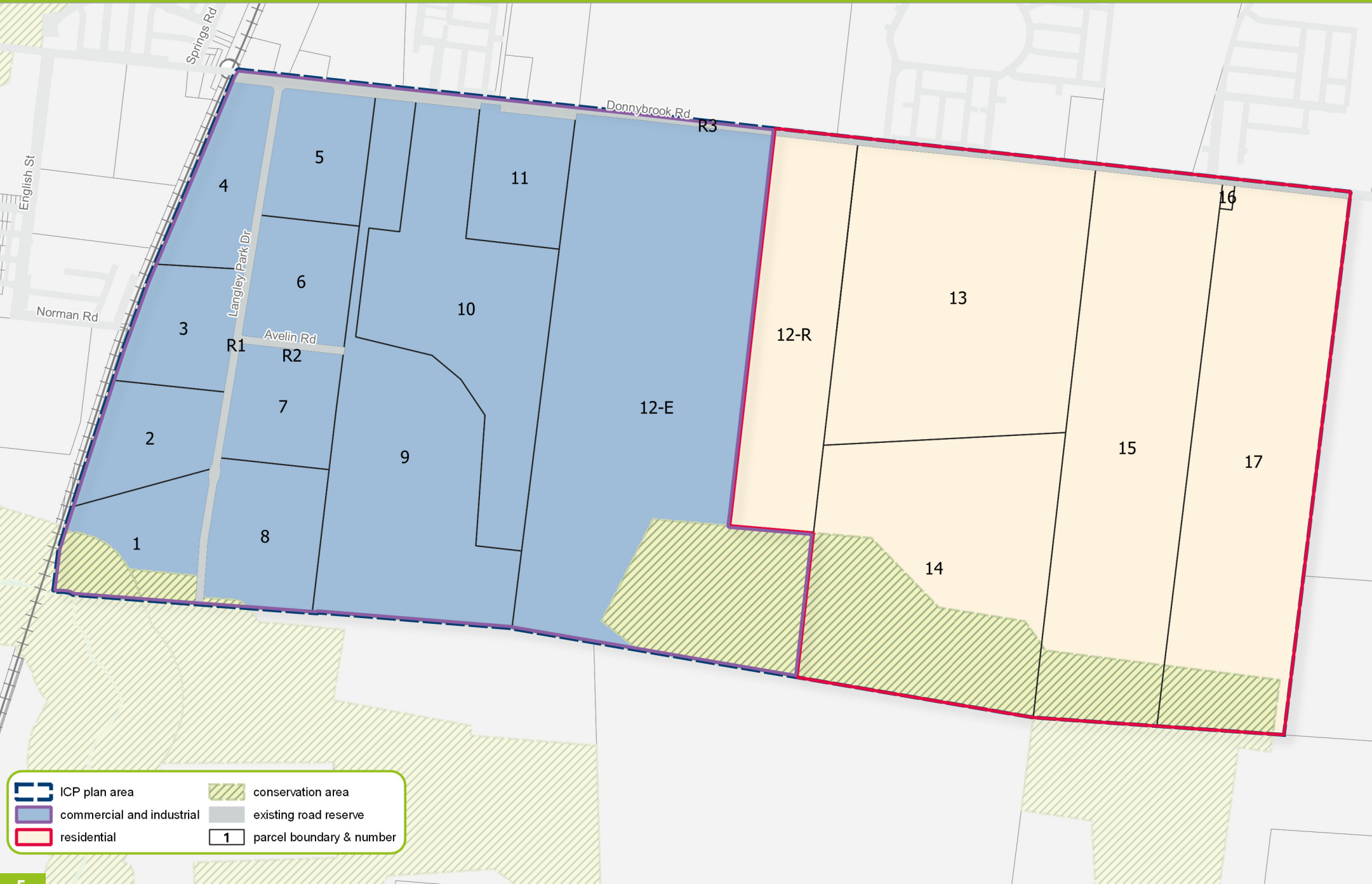
The classes of development are identified in Plan 1, the NDA for each class of development is summarised in Table 4.

Table 4 Development Classes & Areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	197.74	27.36
Commercial & Industrial	125.47	7.43
<b>Total</b>	<b>323.21</b>	<b>34.79</b>

The monetary component of the infrastructure contribution is payable on the NDA.

The land component of the infrastructure contribution is calculated based on the contribution 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 Shenstone Park 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 (24 February 2021)*. Only items listed in this ICP can be contributed to by the monetary component (standard levy) 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; and
- community and recreation construction.

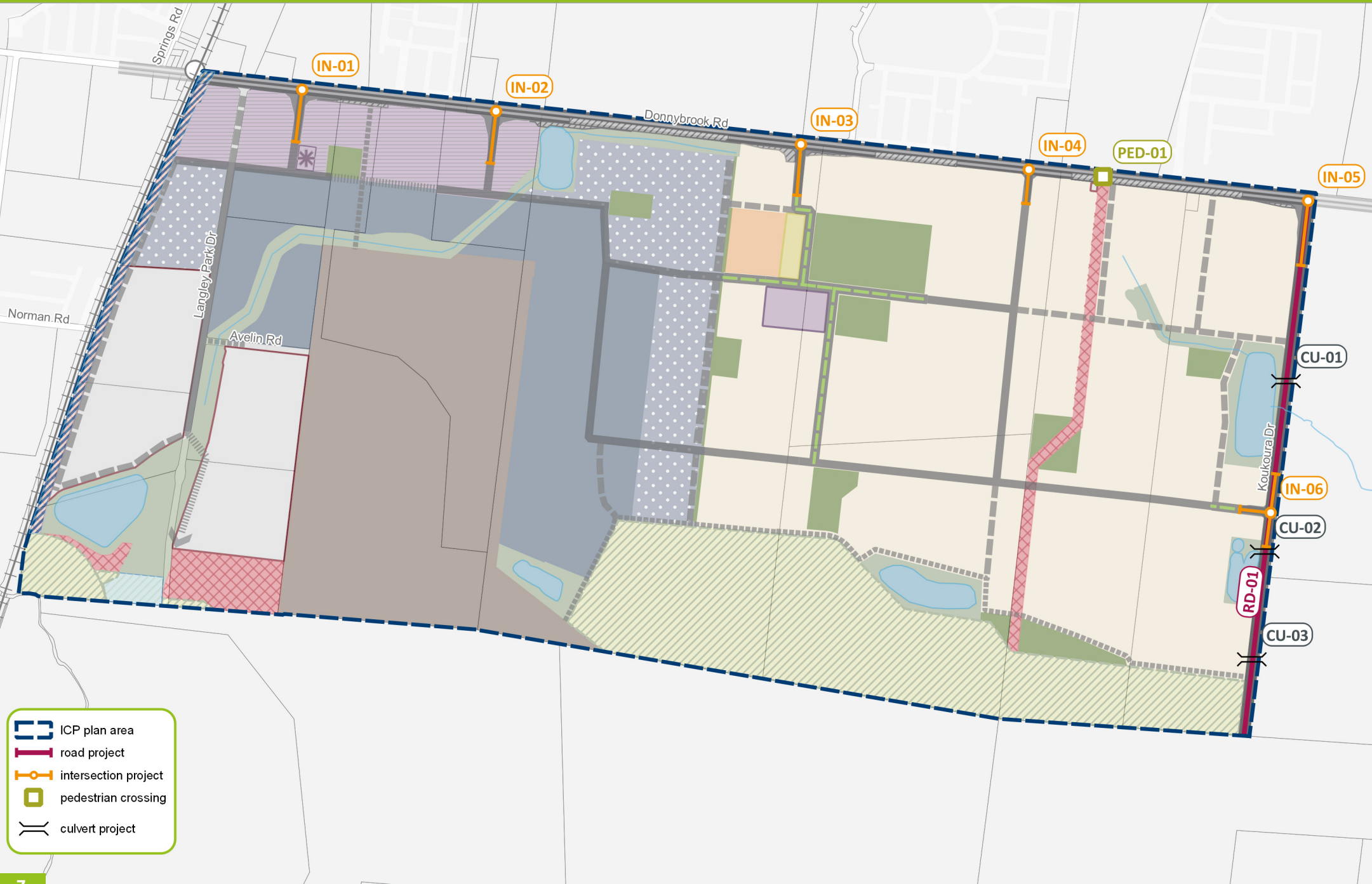
(Refer to Plans 2, 3 and 4 and Tables 5 to 7).

Tables 5 to 7 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 7.



### 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 Shenstone Park 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 and any external funding source(s) for items not fully apportioned to this ICP.

**Table 5** Standard Levy Transport Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
<b>Road Projects</b>				
RD-01	<b>Koukoura Drive: Donnybrook Road to PSP Boundary</b> Construction of two lane 2-way carriageway, excluding intersections (interim treatment).	M	100%	N/A
<b>Intersection Projects</b>				
IN-01	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment).	S	100%	N/A
IN-02	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment).	S	100%	N/A
IN-03	<b>Donnybrook Road &amp; Patterson Drive (N-S Boulevard Connector)</b> Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment).	S	100%	N/A
IN-04	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Construction of a primary arterial to connector road T-intersection (interim treatment).	S	100%	N/A

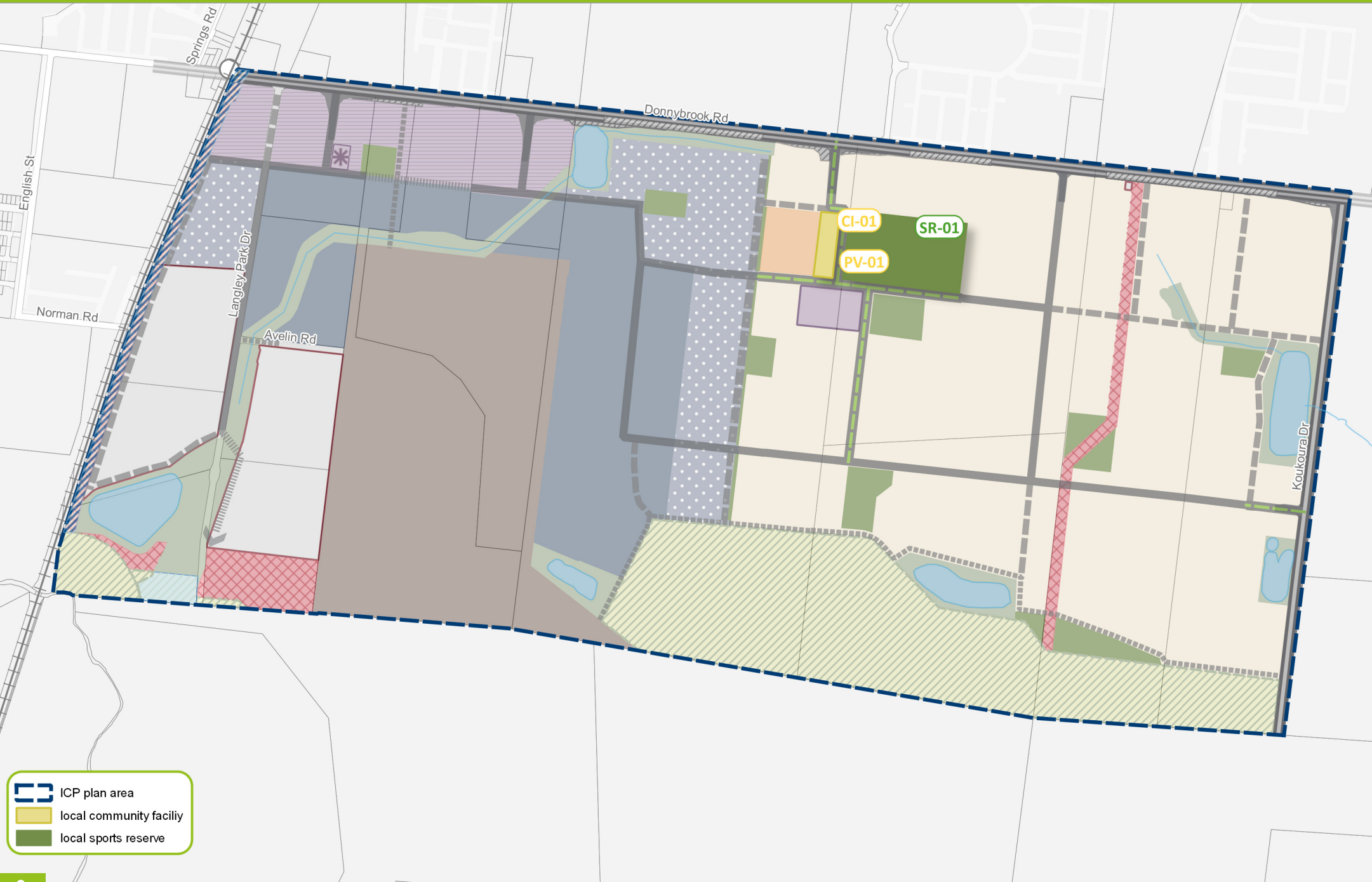
IN-05	<b>Donnybrook Road &amp; Koukoura Drive (arterial – arterial)</b> Construction of the fourth leg of a primary arterial to secondary arterial 4-way intersection (interim treatment).	S	100%	N/A
IN-06	<b>Koukoura Drive &amp; Connector Road (E-W Connector)</b> Construction of a connector road to secondary arterial T-intersection (interim treatment).	S	100%	N/A
<b>Culvert Projects</b>				
CU-01	Construction of a culvert through a Secondary Arterial 4 x 1500mm pipes	S	100%	N/A
CU-02	Construction of a culvert through a Secondary Arterial 2 x 1050mm pipes	S	100%	N/A
CU-03	Construction of a culvert through a Secondary Arterial 2 x 1050mm pipes	S	100%	N/A
<b>Pedestrian Crossing Projects</b>				
PED-01	Construction of pedestrian signals to support pedestrian and cycle movement along the gas pipeline easement connecting north to Donnybrook/Woodstock PSP.	S	50%	Donnybrook-Woodstock ICP

### 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 Shenstone Park PSP.

The community and recreation construction projects identified in this ICP are listed in the following table. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (24 February 2021)*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$92,194.00 per net developable hectare in the 2021/22 financial year or the indexed amount in subsequent financial years.





**Table 6** Standard Levy Community & Recreation Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
Community Building Projects				
CI-01	Construction of a community centre	S-M	100%	N/A
Open Space Projects				
SR-01	Construction of sports fields (Baseball and Tennis) located near the Shenstone Park Local Town Centre	S-M	100%	N/A
PV-01	Construction of a multi-purpose sports pavilion	S-M	100%	N/A

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.

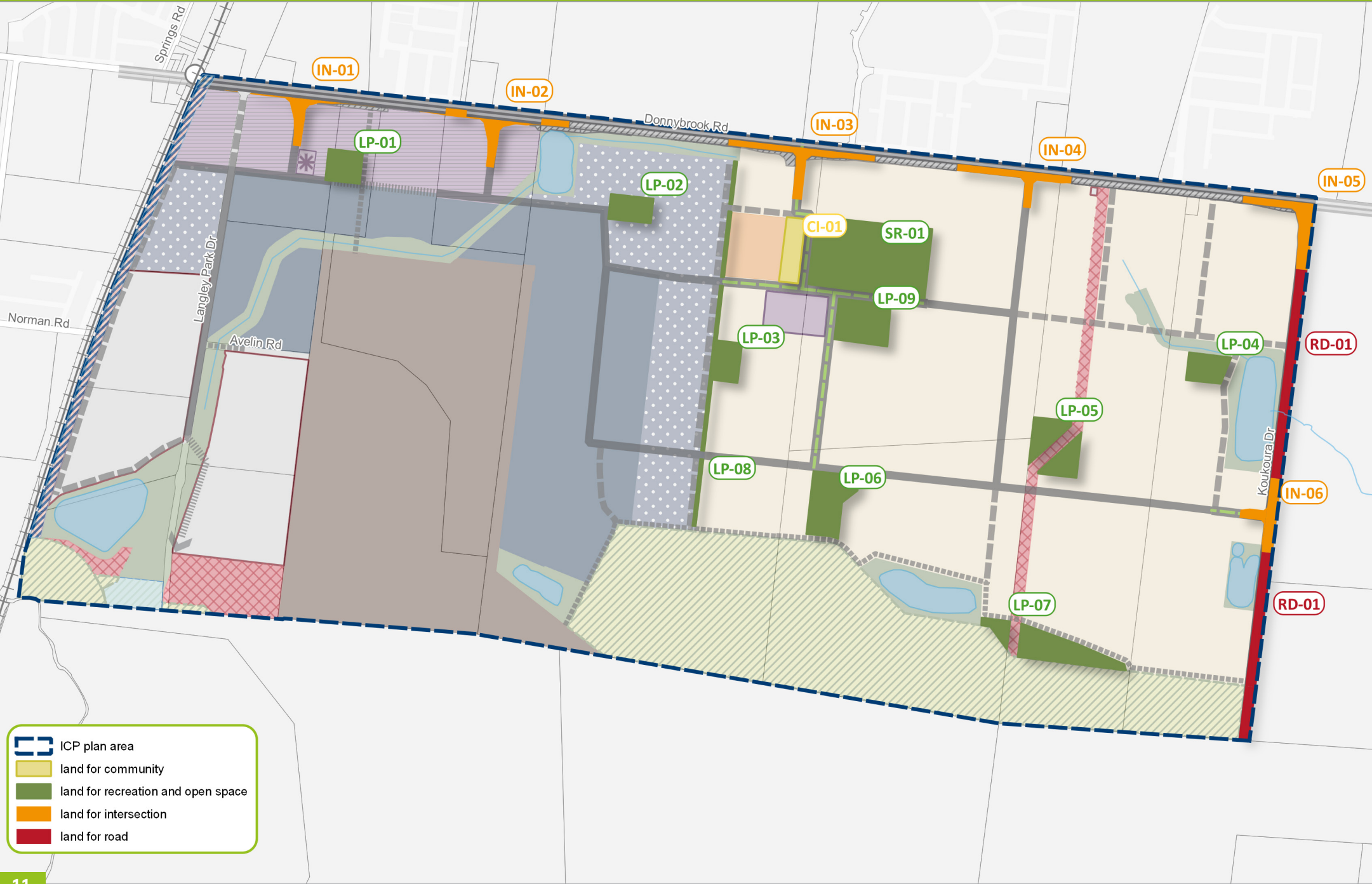
### 3.4 PROJECT STAGING

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.





## 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 Shenstone Park 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 (24 February 2021)*. 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. Note there is no OPPL in this ICP.

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 PUBLIC PURPOSE LAND

Plan 4 shows the location of inner public purpose land as well as the type of allowable public purposes for which it may be used and developed.

Table 7 specifies for each public purpose land the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purpose 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 10.

Table 7 Inner public purpose land

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
Transport			
RD-01	<b>Koukoura Drive: Donnybrook Road to PSP Boundary</b> Provision of land to create road reserve 34m wide (ultimate treatment).	4.25	M
IN-01	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Provision of land for an intersection (ultimate treatment).	0.74	S
IN-02	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Provision of land for an intersection (ultimate treatment).	1.05	S
IN-03	<b>Donnybrook Road &amp; Patterson Drive (N-S Boulevard Connector)</b> Provision of land for an intersection (ultimate treatment).	1.41	S
IN-04	<b>Donnybrook Road &amp; Connector Street (N-S Connector)</b> Provision of land for an intersection (ultimate treatment).	1.07	S
IN-05	<b>Donnybrook Road &amp; Koukoura Drive (arterial – arterial)</b> Provision of land for an intersection (ultimate treatment).	1.33	S
IN-06	<b>Koukoura Drive &amp; Connector Road (E-W Connector)</b> Provision of land for an intersection (ultimate treatment).	1.09	S
Subtotal		10.93	

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
<b>Community &amp; Recreation</b>			
CI-01	<b>Community centre co-located with Shenstone Park Local Town Centre</b> Provision of land for community centre.	1.20	S-M
SR-01	<b>Multi-purpose sports reserve</b> Provision of land for a future sports reserve.	8.00	S-M
LP-01	<b>Local Park</b> Provision of land.	1.10	S-M
LP-02	<b>Local Park</b> Provision of land.	1.08	S-M
LP-03	<b>Local Park</b> Provision of land.	1.00	S-M
LP-04	<b>Local Park</b> Provision of land.	1.08	S-M
LP-05	<b>Local Park</b> Provision of land.	1.95	S-M
LP-06	<b>Local Park</b> Provision of land.	2.34	S-M
LP-07	<b>Local Park</b> Provision of land.	2.65	S-M
LP-08	<b>Local Park</b> Provision of land.	1.26	S-M
LP-09	<b>Local Park</b> Provision of land.	2.19	S-M
<b>Sub-Total</b>		<b>23.86</b>	
<b>TOTAL</b>		<b>34.79</b>	

### Public Open Space Contributions

The overall open space contribution for this ICP is identified in Land Budget Table 13 and Table 14. 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 8** Public Purposes Land Summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	CLASS OF DEVELOPMENT PROPORTION OF PRECINCT	TRANSPORT INNER PUBLIC PURPOSES LAND (HA)	RESIDENTIAL COMMUNITY & RECREATION INNER PUBLIC PURPOSES LAND (HA)	EMPLOYMENT COMMUNITY & RECREATION INNER PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC INNER PURPOSES LAND (HA)	TOTAL OUTER PUBLIC PURPOSE LAND (HA)	TOTAL PUBLIC PURPOSE LAND (HA)	TOTAL ICP CONTRIBUTION PERCENTAGE
Residential	197.74	61%	6.94	20.42	0.00	27.36	0.00	27.36	12.04%
Commercial and Industrial	125.47	39%	3.99	0.00	3.44	7.43	0.00	7.43	5.68%
<b>Total</b>	<b>323.21</b>	<b>100%</b>	<b>10.93</b>	<b>20.42</b>	<b>3.44</b>	<b>34.79</b>	<b>0.00</b>	<b>34.79</b>	

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 purpose land is attributable to more than one class of development (for example, transport public purpose land), each development class's share of the public purpose land is equal to its proportion of the total contribution land.

As public purpose land cannot be evenly distributed across all parcels, 34.79ha (27.36ha residential and 7.43ha commercial and industrial) of inner public purpose land identified in Table 8, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 8.

Table 9 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 10. The land equalisation amount is required to be paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

Table 9 ICP Land Equalisation Rate

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	18.13	5.16	\$10,740,116.53	N/A	\$6,677,712.54	\$2,200,290.39
Commercial and Industrial	4.23	1.08	\$2,992,815.25	N/A	\$7,055,219.25	
<b>Total</b>	<b>22.36</b>	<b>6.24</b>	<b>\$13,732,931.79</b>	<b>N/A</b>	<b>\$13,732,931.79</b>	

Table 10 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 10 Public Purpose Land Credit & Equalisation Amounts

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
1	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.00	\$0.00	\$0.00
2	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.00	\$0.00	\$0.00
3	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.00	\$0.00	\$0.00
4	10.63	Employment	0.60	0.01	0.00	0.00	0.01	0.06%	0.00	\$0	0.60	\$1,316,518	\$123,872
5	12.17	Employment	0.69	0.71	0.00	0.21	0.92	7.56%	0.23	\$369,916	0.00	\$0.00	\$0.00
6	9.27	Employment	0.53	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.53	\$1,159,319	\$125,053
7	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.00	\$0.00	\$0.00
8	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.00	\$0.00	\$0.00
9	5.07	Employment	0.29	0.02	0.00	0.89	0.91	17.97%	0.62	\$2,452,708	0.00	\$0.00	\$0.00
10	8.70	Employment	0.49	0.02	0.00	0.00	0.02	0.22%	0.00	\$0	0.48	\$1,045,295	\$120,466
11	10.91	Employment	0.62	0.85	0.00	0.00	0.85	7.76%	0.23	\$170,191	0.00	\$0.00	\$0.00
12-R	28.33	Residential	3.41	1.00	2.20	0.00	3.20	11.31%	0.00	\$0	0.21	\$451,952	\$17,991
12-E	74.02	Employment	4.21	0.26	0.00	2.34	2.60	3.51%	0.00	\$0	1.61	\$3,534,087	\$49,486
13	65.64	Residential	7.90	1.32	10.19	0.00	11.52	17.54%	3.61	\$7,777,109	0.00	\$0.00	\$0.00
14	29.39	Residential	3.54	0.00	2.77	0.00	2.77	9.44%	0.00	\$0	0.76	\$1,682,017	\$63,204
15	52.23	Residential	6.29	0.08	4.17	0.00	4.25	8.14%	0.00	\$0	2.04	\$4,486,887	\$93,517
16	0.21	Residential	0.03	0.00	0.00	0.00	0.00	0.00%	0.00	\$0	0.03	\$56,857	\$264,917
17	51.43	Residential	6.19	6.66	1.08	0.00	7.74	15.06%	1.55	\$2,963,008	0.00	\$0.00	\$0.00
SUB-TOTAL	358.00		34.79	10.93	20.42	3.44	34.79		6.24	\$13,732,931.79	6.24	\$13,732,931.79	
Road Reserve													
R1	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00		0.00	\$0.00	\$0.00
R2	0.00	Employment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00		0.00	\$0.00	\$0.00
R3	0.00	Residential	0.00	0.00	0.00	0.00	0.00	0.00%	0.00		0.00	\$0.00	\$0.00
SUB-TOTAL	0.00		0.00	0.00	0.00	0.00	0.00		0.00	\$0.00	0.00	\$0.00	
TOTALS PSP	358.00		34.79	10.93	20.42	3.44	34.79		6.24	\$13,732,931.79	6.24	\$13,732,931.79	
Residential Total	227.23		27.36	6.94	20.42		29.49	12.04%	5.16	\$10,740,116.53	3.03	\$6,677,712.54	
Commercial & Industrial Total	130.77		7.43	3.99		3.44	5.30	5.68%	1.08	\$2,992,815.25	3.21	\$7,055,219.25	
Equilisation rate										\$2,200,290.39			
Residential (% per ha)				3%	9%								
Commercial & Industrial (% per ha)				3%		3%							

Note: Some discrepancies in numbers are due to rounding.

## 5.0 CONTRIBUTIONS & ADMINISTRATION

### 5.1 COLLECTING AGENCY

Whittlesea 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, Whittlesea 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

Whittlesea City Council is the development agency for the purposes of Part 3AB of the Act and this ICP. The development agency is responsible for the provision of the infrastructure projects and acquisition of outer public purpose land identified in this ICP. As the development agency, Whittlesea 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 13 and Table 14. Table 13 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 14 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 (24 February 2021)*. It includes the net developable area and inner public purpose land.

The contribution land in the ICP plan area is specified in Table 13 and Table 14.

### 5.5 LEVY RATES AND CLASSES OF DEVELOPMENT

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (24 February 2021)* specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – ‘residential development’ and ‘commercial and industrial development’ (referred to as ‘employment’ in the Shenstone Park PSP).

Table 11 specifies the standard levy rate for each class of development.

**Table 11** Classes of Development & Standard Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$124,370	\$92,194	\$216,564
Commercial and Industrial	\$124,370	\$0	\$124,370

## 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 (24 February 2021)* (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 10.

## 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 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 to be 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 (24 February 2021)*.

### 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 (24 February 2021)*.

## 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 (24 February 2021)*.

### 5.13 ANNUAL INDEXATION OF STANDARD LEVY RATES

Table 12 Indices

CLASS OF INFRASTRUCTURE	INDEX
Community and recreation construction	Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).
Transport construction	Australian Bureau of Statistics Producer Price Index for Road and Bridge Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).

### 5.14 ADJUSTMENT OF LAND CREDIT 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 (24 February 2021)* on 1 July each year.

### 5.15 ADJUSTMENT OF LAND EQUALISATION AMOUNTS

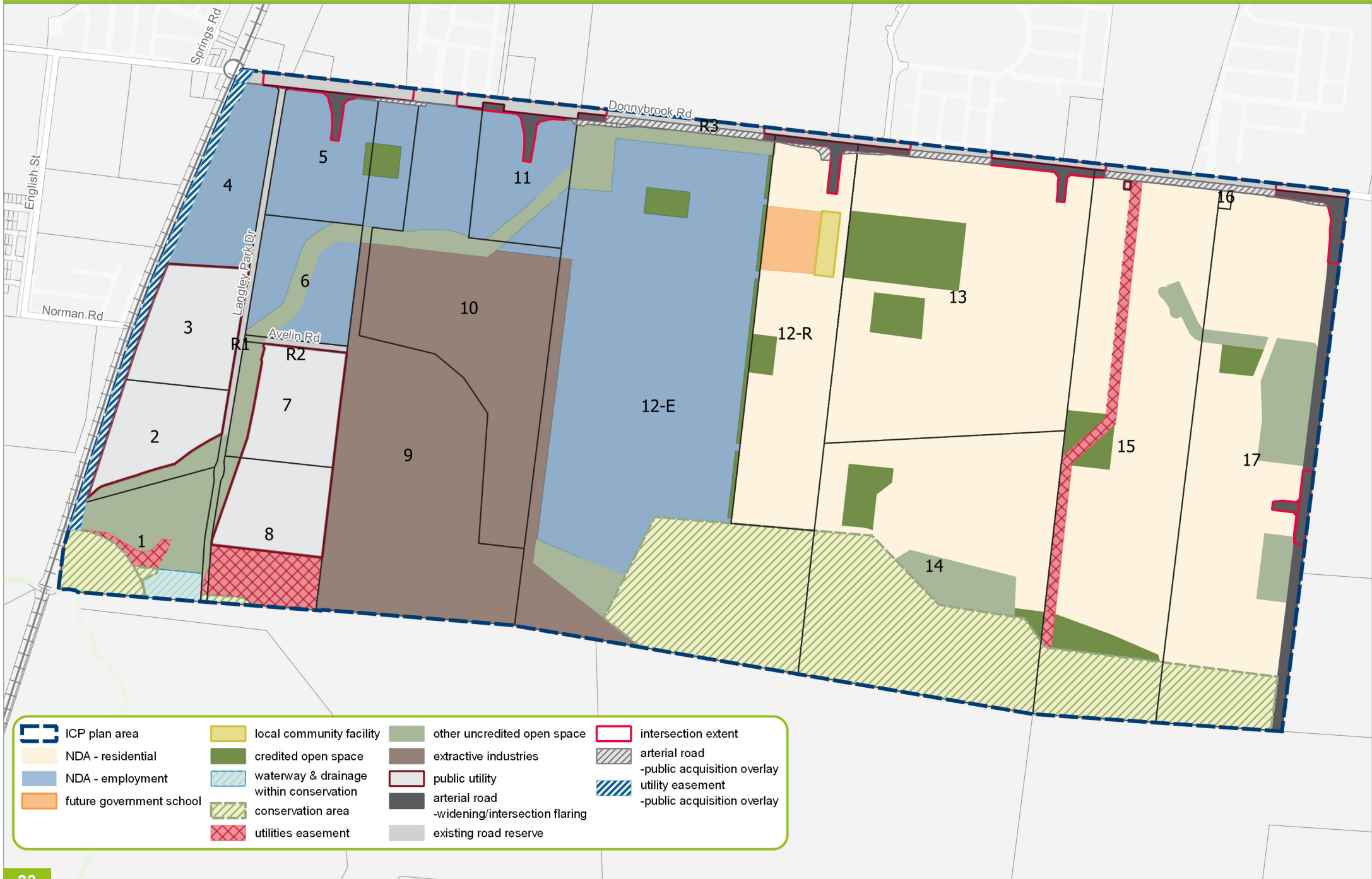
The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (24 February 2021)* on 1 July each year.



**THIS PAGE IS INTENTIONALLY BLANK**

## 6.0 APPENDIX 1 DEFINITIONS

<b>Collecting Agency</b>	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 <i>Planning and Environment Act 1987</i> .	<b>Land Budget Table</b>	A table setting out the ICP plan area, contribution land, net developable area and the classes of development.
<b>Contribution Land</b>	<p>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.</p> <p>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.</p>	<b>Outer Public Purpose Land</b>	Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.
<b>Development Agency</b>	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.	<b>Works in Kind</b>	Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.
<b>Gross Developable Area</b>	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.		
<b>Inner Public Purpose Land</b>	Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.		
<b>Net Developable Area (NDA)</b>	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).		



## 7.0 APPENDIX 2 LAND

Table 13 Summary Land Use Budget

DESCRIPTION	PSP SHENSTONE PARK		
	HECTARES	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA (HA)</b>	<b>628.22</b>		
<b>TRANSPORT</b>			
Arterial Road - Existing Road Reserve	9.03	1.44%	2.79%
Arterial Road - Public Acquisition Overlay	3.58	0.57%	1.11%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	10.93	1.74%	3.38%
Non-Arterial Road - Retained Existing Road Reserve	2.89	0.46%	0.89%
<b>Sub-total Transport</b>	<b>26.43</b>	<b>4.2%</b>	<b>8.18%</b>
<b>COMMUNITY &amp; EDUCATION</b>			
Government School	3.50	0.56%	1.08%
Local Community Facility (ICP land)	1.20	0.19%	0.37%
<b>Sub-total Education</b>	<b>4.70</b>	<b>0.7%</b>	<b>1.5%</b>
<b>OPEN SPACE</b>			
<b>Uncredited Open Space</b>			
Conservation Reserve	69.99	11.14%	21.65%
Waterway and Drainage Reserve	45.02	7.17%	13.93%
Heritage Reserve - Post Contact	0.00	0.00%	0.00%
Utilities Easements	12.09	1.92%	3.74%
Utilities Easements - Public Acquisition Overlay	4.02	0.64%	1.24%
<b>Sub-total Uncredited open space</b>	<b>131.11</b>	<b>20.87%</b>	<b>40.57%</b>
<b>Credited Open Space</b>			
Local Sports Reserve (ICP land)	8.00	1.3%	2.48%
Local Network Park (ICP land)	14.66	2.3%	4.54%
<b>Sub-total Credited Open Space</b>	<b>22.66</b>	<b>3.6%</b>	<b>7.01%</b>
<b>Total All Open Space</b>	<b>153.77</b>	<b>24.5%</b>	<b>47.58%</b>

DESCRIPTION	PSP SHENSTONE PARK		
	HECTARES	% OF TOTAL	% OF NDA
<b>OTHER</b>			
Quarry (including existing and expanded area)	80.84	12.87%	25.01%
Utilities Sub-stations / facilities (acquired by relevant authority)	39.26	6.25%	12.15%
<b>Sub-total</b>	<b>120.10</b>	<b>19.12%</b>	<b>37.16%</b>
<b>TOTAL NET DEVELOPABLE AREA – (NDA) HA</b>	<b>323.21</b>	<b>51.45%</b>	
<b>NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) HA</b>	<b>197.74</b>	<b>31.48%</b>	
<b>NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) HA</b>	<b>125.47</b>	<b>19.97%</b>	

Table 14 Parcel Specific Land Use Budget

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY & EDUCATION		OPEN SPACE							OTHER		TOTAL ICP PUBLIC PURPOSE LAND	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
		ARTERIAL ROAD			OTHER			UNCREDITED OPEN SPACE					CREDITED OPEN SPACE						
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION / FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	HERITAGE RESERVE - POST CONTACT	UTILITIES EASEMENTS - PUBLIC ACQUISITION OVERLAY	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	QUARRY (INCLUDING EXISTING AND EXPANDED AREA)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)			
1	15.05	-	-	-	-	-	-	4.24	9.60	-	0.25	0.96	-	-	-	-	0.00	0.00	0.00%
2	12.19	-	-	-	-	-	-	-	2.10	-	1.03	-	-	-	-	9.05	0.00	0.00	0.00%
3	12.15	-	-	-	-	-	-	-	-	-	0.98	-	-	-	-	11.17	0.00	0.00	0.00%
4	12.25	-	-	0.01	-	-	-	-	-	-	1.61	-	-	-	-	-	0.01	10.63	86.79%
5	12.20	-	0.03	0.71	-	-	-	-	-	-	-	-	-	0.21	-	-	0.92	11.25	92.23%
6	12.11	-	-	-	-	-	-	-	2.84	-	-	-	-	-	-	-	0.00	9.27	76.57%
7	12.10	-	-	-	-	-	-	-	2.27	-	-	-	-	-	-	9.83	0.00	0.00	0.00%
8	15.85	-	-	-	-	-	-	0.29	0.68	-	-	5.72	-	-	-	9.15	0.00	0.00	0.00%
9	48.37	-	0.13	0.02	-	-	-	-	0.17	-	-	-	-	0.89	43.01	-	0.91	4.16	8.60%
10	40.76	-	0.04	0.02	-	-	-	-	2.19	-	-	-	-	-	29.83	-	0.02	8.68	21.29%
11	12.26	-	0.02	0.85	-	-	-	-	1.32	-	-	-	-	-	-	-	0.85	10.07	82.11%
12-R	32.12	-	0.26	1.00	-	3.50	1.20	-	0.03	-	-	-	-	1.00	-	-	3.20	25.12	78.21%
12-E	115.41	-	1.28	0.26	-	-	-	24.29	7.82	-	-	-	-	2.34	8.00	-	2.60	71.42	61.88%
13	66.23	-	0.59	1.32	-	-	-	-	-	-	-	-	8.00	2.19	-	-	11.52	54.12	81.72%
14	60.76	-	-	-	-	-	-	26.73	4.65	-	-	-	-	2.77	-	-	2.77	26.61	43.80%
15	67.35	-	0.77	0.08	-	-	-	7.83	1.18	-	-	5.30	-	4.17	-	0.05	4.25	47.98	71.24%
16	0.30	-	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.21	72.53%
17	67.38	-	0.37	6.66	-	-	-	6.56	9.02	-	-	-	-	1.08	-	-	7.74	43.69	64.84%
SUB-TOTAL	614.86	0.00	3.58	10.93	0.00	3.50	1.20	69.94	43.89	0.00	3.87	11.98	8.00	14.66	80.84	39.26	34.79	323.21	52.57%
ROAD RESERVE																			
R1	3.51	-	-	-	2.35	-	-	0.05	1.00	-	-	0.11	-	-	-	-		0.00	0.00%
R2	0.67	-	-	-	0.54	-	-	-	0.13	-	-	-	-	-	-	-		0.00	0.00%
R3	9.18	9.03	-	-	-	-	-	-	-	-	0.15	-	-	-	-	-		0.00	0.00%
SUB-TOTAL	13.36	9.03	0.00	0.00	2.89	0.00	0.00	0.05	1.13	0.00	0.15	0.11	0.00	0.00	0.00	0.00		0.00	0.00%
TOTAL PSP	628.22	9.03	3.58	10.93	2.89	3.50	1.20	69.99	45.02	0.00	4.02	12.09	8.00	14.66	80.84	39.26		323.21	51.45%

Note: Some discrepancies in numbers are due to rounding.





Shenstone Park Infrastructure Contributions Plan – October 2021