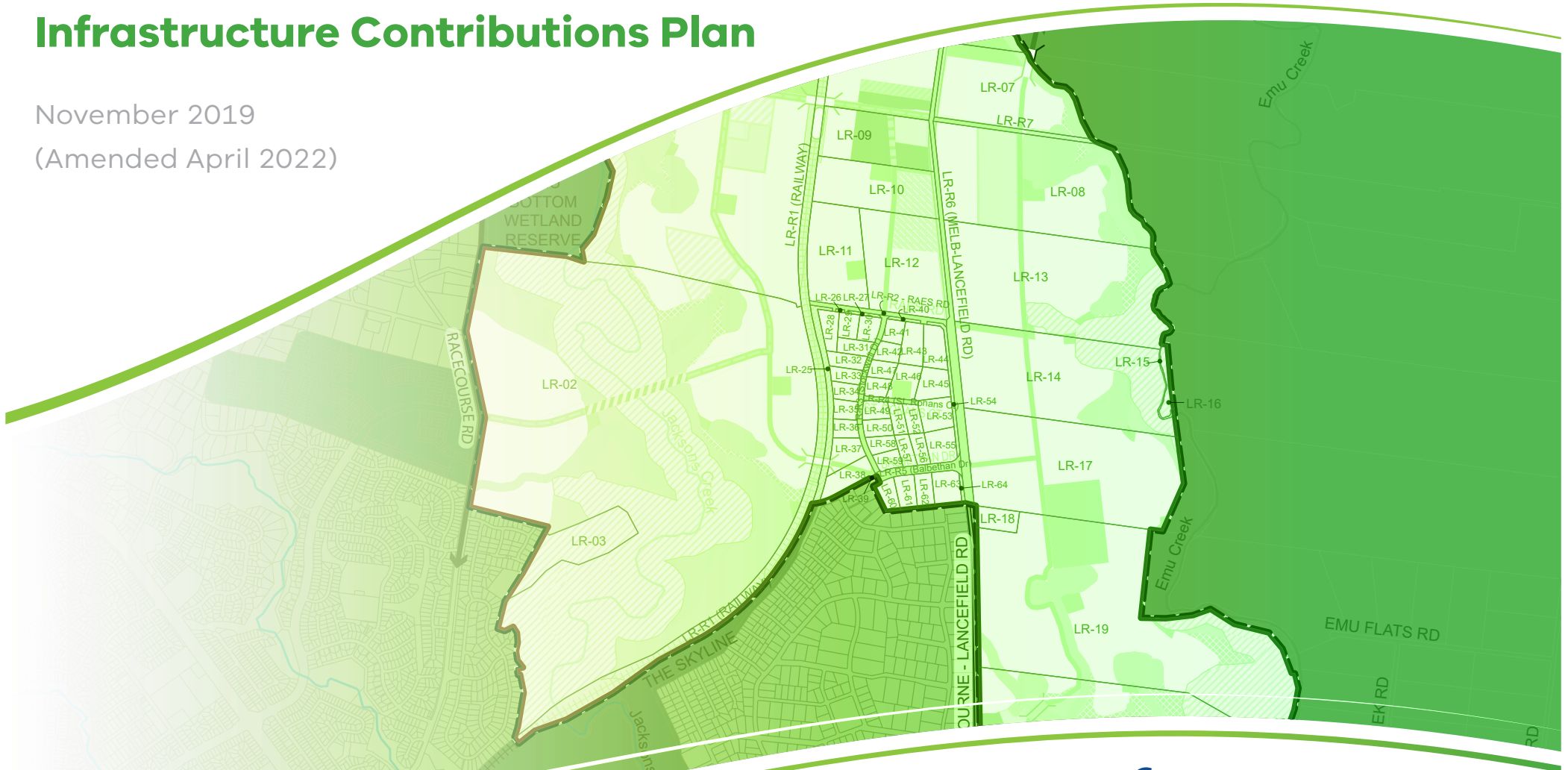


# Sunbury South & Lancefield Road

## Infrastructure Contributions Plan

November 2019

(Amended April 2022)



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## 1.0 SUMMARY

### 1.1 Monetary component

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

The monetary component consists of a:

- **standard levy** that is calculated by multiplying the net developable area (NDA) by the standard levy rate; and
- **supplementary levy** that is calculated by multiplying the NDA by the supplementary 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 and supplementary 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 COLLECTED
<b>STANDARD LEVY</b>			
Residential Development	1,292.71	\$216,564.00	\$279,954,990.50
Commercial and Industrial	53.48	\$124,370.00	\$6,651,832.44
<b>Subtotal</b>	<b>1,346.20</b>		<b>\$286,606,822.94</b>
<b>SUPPLEMENTARY LEVY</b>			
Residential Development	1,292.71	\$97,496.87	\$126,035,424.26
Commercial and Industrial	53.48	\$97,496.87	\$5,214,544.10
<b>Subtotal</b>	<b>1,346.20</b>		<b>\$131,249,968.36</b>
<b>TOTAL LEVY</b>			
Residential Development	1,292.71	\$314,060.87	\$405,990,414.76
Commercial and Industrial	53.48	\$221,866.87	\$11,866,376.54
<b>Total</b>	<b>1,346.20</b>		<b>\$417,856,791.31</b>

Note: Discrepancy in numbers due to rounding of decimal point.

### 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, are specified in Section 4 of this ICP.

**Table 2** ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential Development	9.56%
Commercial and Industrial	2.44%

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

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

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

- the area of inner public purpose land to be provided by the parcel
- land credit amount or the land equalisation amount in relation to the parcel



Table 3 Land Component Credit and Equalisation Amounts

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SUNBURY SOUTH				
SS-01	-	-	\$1,418,134.67	\$219,007.87
SS-02	0.75	\$350,676.13	-	-
SS-03	2.00	\$3,334,364.65	-	-
SS-04	-	-	-	-
SS-05*	0.03	-	\$457,263.00	\$191,412.57
SS-06*	-	-	\$1,104,937.65	\$219,007.87
SS-07*	-	-	\$641,139.85	\$219,007.87
SS-08E	0.13	\$342,395.33	-	-
SS-08R*	0.14	-	\$1,891,877.33	\$189,174.15
SS-09*	-	-	\$128,884.60	\$219,007.87
SS-10*	-	-	\$122,846.99	\$219,007.87
SS-11	-	-	-	-
SS-12E	-	-	\$193,323.14	\$55,990.04
SS-12R	-	-	\$1,167,667.19	\$219,007.87
SS-13E	-	-	\$297,738.97	\$55,990.04
SS-13R	-	-	\$1,030,884.08	\$219,007.87
SS-14	0.75	-	\$490,671.47	\$52,559.33
SS-15	-	-	\$47,047.09	\$55,990.04
SS-16E	-	-	\$51,356.14	\$55,990.04
SS-16R	-	-	\$1,112,757.98	\$219,007.87

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SS-17	-	-	\$1,388,018.24	\$219,007.87
SS-18	-	-	\$1,322,141.77	\$219,007.87
SS-19	-	-	\$1,011,320.54	\$219,007.87
SS-20	1.75	\$2,843,558.40	-	-
SS-21	6.30	\$11,475,237.55	-	-
SS-22	3.25	\$6,439,916.92	-	-
SS-23	0.82	\$413,892.85	-	-
SS-24	1.05	\$529,760.47	-	-
SS-25	3.57	\$5,473,429.98	-	-
SS-26	0.65	-	\$1,105,691.28	\$98,356.49
SS-27	1.87	\$1,768,467.97	-	-
SS-28	2.17	\$4,286,644.10	-	-
SS-29	0.71	\$976,109.16	-	-
SS-30	0.11	-	\$209,141.54	\$103,913.41
SS-31	0.49	-	\$750,956.33	\$93,554.52
SS-32	-	-	\$829,031.96	\$219,007.87
SS-33	0.75	\$964,347.45	-	-
SS-34	-	-	\$701,600.92	\$219,007.87
SS-35	0.08	-	\$488,504.42	\$163,946.14
SS-36	0.02	-	\$725,559.66	\$204,561.46
SS-37	0.12	-	\$142,268.80	\$78,649.04

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SS-38	0.58	-	\$539,545.82	\$67,772.62
SS-39	0.52	-	\$240,811.25	\$39,996.24
SS-40	1.36	\$4,222,434.00	-	-
SS-41	2.64	\$4,015,035.30	-	-
SS-42	0.12	-	\$593,510.27	\$153,053.66
SS-43	0.80	\$1,555,055.58	-	-
SS-44	0.01	-	\$289,960.72	\$208,117.48
SS-45	0.36	-	\$58,893.74	\$16,130.99
SS-46	0.25	-	\$96,395.51	\$34,357.81
SS-47	-	-	\$9.20	\$219,007.87
SS-48	-	-	-	-
SS-49	-	-	-	-
SS-50A	-	-	-	-
SS-50B	-	-	-	-
SS-51	-	-	-	-
SS-52	-	-	\$2,352.36	\$219,007.87
SS-53	-	-	\$210,910.28	\$219,007.87
SS-54	-	-	-	-
SS-55A	-	-	-	-
SS-55B	-	-	-	-
SS-55C	-	-	-	-
SS-56	0.25	\$498,543.85	-	-

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SS-57	-	-	\$1,184,187.40	\$219,007.87
SS-57A	-	-	\$130,316.04	\$219,007.87
SS-58	1.87	-	\$4,382,232.93	\$116,312.11
SS-59	15.69	\$17,678,090.83	-	-
SS-60	1.14	\$1,659,005.32	-	-
SS-61	2.76	-	\$7,908,886.74	\$127,110.76
SS-62	-	-	-	-
SS-63	0.00	-	\$425,979.02	\$214,834.29
SS-64	2.24	-	\$3,009,628.78	\$86,146.26
SS-65	-	-	\$1,683,942.12	\$219,007.87
SS-66	-	-	\$1,129,486.02	\$219,007.87
SS-67	-	-	\$1,061,019.34	\$219,007.87
SS-68	2.00	-	\$8,942,434.65	\$149,655.56
SS-69	-	-	\$5,684,233.05	\$219,007.87
SS-70	10.78	\$10,516,762.73	-	-
SS-71	0.75	-	\$2,849,832.33	\$141,677.65
SS-72	0.25	-	\$4,812,456.23	\$197,781.34
SS-73	-	-	\$1,336,455.25	\$219,007.87
SS-74	-	-	\$1,355,166.40	\$219,007.87
SS-75	0.82	\$1,385,333.73	-	-
SS-76	0.55	-	\$29,319.32	\$5,509.94
SS-79	0.29	-	\$459,743.58	\$95,302.27

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SS-80	0.25	\$48,937.37	-	-
SS-82	-	-	-	-
SS-83	-	-	\$972,159.74	\$219,007.87
SS-84	-	-	-	-
SS-85	-	-	-	-
SS-87	0.25	-	\$1,120,315.51	\$149,762.81
SS-88	-	-	\$1,489,781.57	\$219,007.87
SS-89	0.27	-	\$725,312.46	\$124,222.37
SS-90	0.51	-	\$193,109.35	\$33,714.98
SS-91	-	-	\$1,396,360.47	\$219,007.87
SS-92	0.45	\$538,762.90	-	-
SS-93	0.33	-	\$580,528.73	\$100,539.93
SS-94	5.00	\$2,337,657.73	-	-
SS-95	1.58	-	\$4,825,782.22	\$130,514.18
SS-96	-	-	\$230,898.47	\$219,007.87
SS-97	0.32	\$131,336.84	-	-
SS-98	-	-	\$1,781,963.77	\$55,990.04
SS-99	-	-	\$7,188.45	\$55,990.04
SS-R1 (Obeid Dr)	-	-	-	-
SS-R10 (Melb-Lancefield Rd)	-	-	-	-
SS-R11 (Gellies Rd)	-	-	-	-
SS-R2 (Watsons Rd)	-	-	-	-
SS-R3 (Railway)	-	-	-	-

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
SS-R4 (Buckland Wy)	-	-	\$56,371.31	\$219,007.87
SS-R5 (Fox Hollow Dr)	-	-	-	-
SS-R6 (Harker St)	-	-	-	-
SS-R7 (Sunbury Rd)	-	-	-	-
SS-R8 (Redstone Hill Rd)	-	-	\$130,755.80	\$219,007.87
SS-R9 (Shepherds Ln)	-	-	-	-
LR-01	14.35	\$8,859,939.94	-	-
LR-02	5.86	-	\$3,006,755.30	\$43,473.25
LR-03	-	-	-	-
LR-04	1.15	-	\$2,179,935.76	\$104,428.42
LR-05	-	-	-	-
LR-06	5.47	\$9,668,184.50	-	-
LR-07	2.78	\$3,047,172.88	-	-
LR-08	1.14	-	\$1,764,812.02	\$93,509.73
LR-09	2.31	\$3,311,517.42	-	-
LR-10	0.75	-	\$889,542.34	\$79,727.73
LR-11	0.75	-	\$962,741.04	\$83,779.37
LR-12	-	-	\$3,643,973.23	\$219,007.87
LR-13	0.42	-	\$6,010,728.69	\$191,422.94
LR-14	1.38	-	\$2,261,552.88	\$96,677.14
LR-15	-	-	-	-
LR-16	-	-	-	-
LR-17	5.42	\$2,797,914.45	-	-

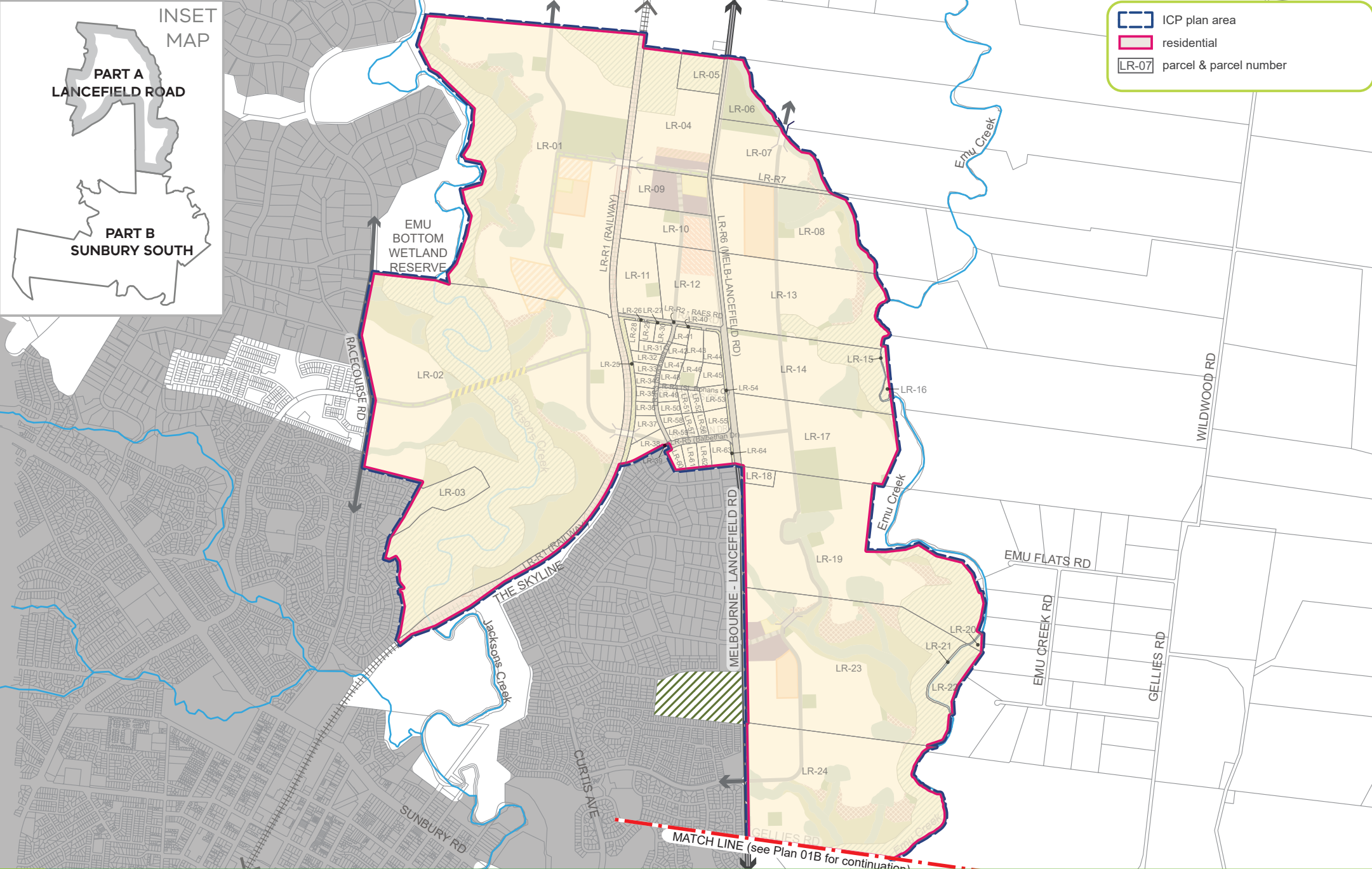
PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
LR-18	-	-	\$437,899.67	\$219,007.87
LR-19	6.69	\$2,877,072.10	-	-
LR-20	-	-	-	-
LR-21	-	-	-	-
LR-22	-	-	-	-
LR-23	3.22	-	\$2,771,754.58	\$64,244.77
LR-24	2.47	-	\$3,801,898.66	\$93,270.41
LR-25	-	-	-	-
LR-26	-	-	-	-
LR-27	-	-	-	-
LR-28	-	-	\$310,696.40	\$219,007.87
LR-29	-	-	\$240,910.63	\$219,007.87
LR-30	-	-	\$250,930.90	\$219,007.87
LR-31	-	-	\$247,533.21	\$219,007.87
LR-32	-	-	\$262,844.71	\$219,007.87
LR-33	-	-	\$220,950.91	\$219,007.87
LR-34	-	-	\$221,292.78	\$219,007.87
LR-35	-	-	\$221,704.96	\$219,007.87
LR-36	-	-	\$221,783.80	\$219,007.87
LR-37	0.20	\$24,105.16	-	-
LR-38	0.39	\$617,829.18	-	-
LR-39	-	-	-	-
LR-40	-	-	-	-

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
LR-41	-	-	\$218,701.70	\$219,007.87
LR-42	-	-	\$223,637.48	\$219,007.87
LR-43	-	-	\$439,625.24	\$219,007.87
LR-44	-	-	\$458,648.26	\$219,007.87
LR-45	-	-	\$454,696.92	\$219,007.87
LR-46	0.75	\$2,009,477.19	-	-
LR-47	-	-	\$218,692.06	\$219,007.87
LR-48	-	-	\$218,384.58	\$219,007.87
LR-49	-	-	\$230,283.06	\$219,007.87
LR-50	-	-	\$243,340.52	\$219,007.87
LR-51	-	-	\$218,997.58	\$219,007.87
LR-52	-	-	\$221,395.93	\$219,007.87
LR-53	-	-	\$488,899.82	\$219,007.87
LR-54	-	-	-	-
LR-55	-	-	\$456,268.52	\$219,007.87
LR-56	-	-	\$219,656.79	\$219,007.87
LR-57	-	-	\$222,387.60	\$219,007.87
LR-58	-	-	\$222,492.07	\$219,007.87
LR-59	-	-	\$217,551.47	\$219,007.87
LR-60	-	-	\$282,001.55	\$219,007.87
LR-61	-	-	\$310,254.00	\$219,007.87
LR-62	-	-	\$289,206.03	\$219,007.87
LR-63	-	-	\$444,224.40	\$219,007.87

PARCEL_ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
LR-64	-	-	-	-
LR-R1 (Railway)	-	-	-	-
LR-R2 (Raes Rd)	-	-	-	-
LR-R3 (Stockwell Dr)	-	-	-	-
LR-R4 (St Ronans Ct)	-	-	-	-
LR-R5 (Balbethan Dr)	-	-	-	-
LR-R6 (Melb-Lancefield Rd)	-	-	\$8.98	\$219,007.87
LR-R7	-	-	\$10,371.12	\$219,007.87
<b>TOTALS PSP Sunbury South &amp; Lancefield Road</b>	<b>138.05</b>	<b>\$116,998,969.97</b>	<b>\$116,998,969.97</b>	

\* Due to previous open space contributions, Parcels SS-05, SS-06, SS-07, SS-08R, SS-09 and SS-10 will only be required to pay 30% of the equalisation rate to reflect this contribution.

Note: Discrepancy in numbers due to rounding of decimal point.



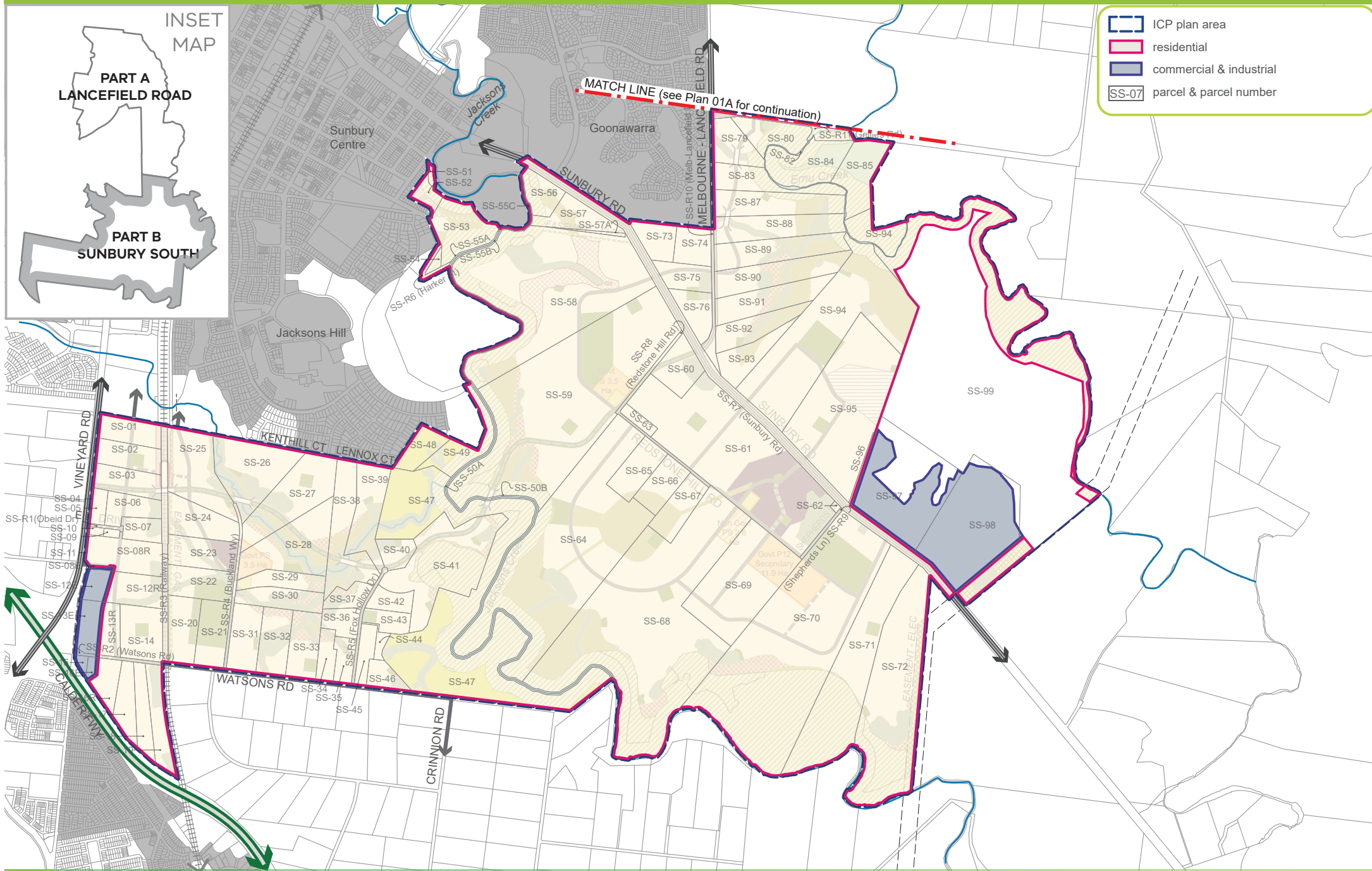


INSET  
MAP

**PART A  
LANCEFIELD ROAD**

**PART B  
SUNBURY SOUTH**

- ICP plan area
- residential
- commercial & industrial
- SS-07 parcel & parcel number



## 2.0 INTRODUCTION

The Sunbury South and Lancefield Road Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Hume City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Hume 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 Sunbury South Precinct Structure Plan (PSP) and Lancefield Road PSP;
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Sunbury South and Lancefield Road PSPs;
- Lists the individual infrastructure projects identified in the Sunbury South and Lancefield PSPs; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987 (the Act)*, the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (July 2018)* and the *Infrastructure Contributions Plan Guidelines*.

## 2.1 Document structure

This document comprises the sections described below.

### SECTIONS 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 & Environment Act 1987

This ICP has been prepared in accordance with Part 3AB of the Act, it is consistent with the Minister for Planning's *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (July 2018) made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Hume 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 Hume Planning Scheme through Schedule 1 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

## 2.3 Strategic planning & justification

This ICP has been prepared in conjunction with the Sunbury South and Lancefield Road PSPs.

The Sunbury South and Lancefield Road PSPs set out the vision for how land should be developed, illustrate the future urban structure and describe the outcomes to be achieved by the future development. The PSPs also identify the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSPs provide an overview of the planning process for the Sunbury South & Lancefield Road ICP area.

The PSPs have 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 and the Net Developable Area (NDA) and the contribution land.

## 2.4 Timeframe & plan review period

This ICP adopts a long-term outlook for development. It takes into account planned future development in the area. This ICP commences on the date of incorporation into the Hume 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 Hume 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 Hume 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 2,893.99 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 and contribution land for each class of development are summarised in Table 4.

Table 4 Charge Areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	
Residential Development	1,292.71	1,430.31
Commercial and Industrial	53.48	53.94
Total	1,346.20	1,484.25

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

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

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

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## 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 Sunbury South PSP and Lancefield Road 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* (July 2018). Only items listed in this ICP can be contributed to by the monetary component (standard and supplementary levies) of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

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

- transport construction
- community and recreation construction.

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

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

Short (S):	0–10 years approx.
Medium (M):	11–20 years approx.
Long (L):	21 years and beyond

### 3.1 Cost apportionment & related infrastructure agreements

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

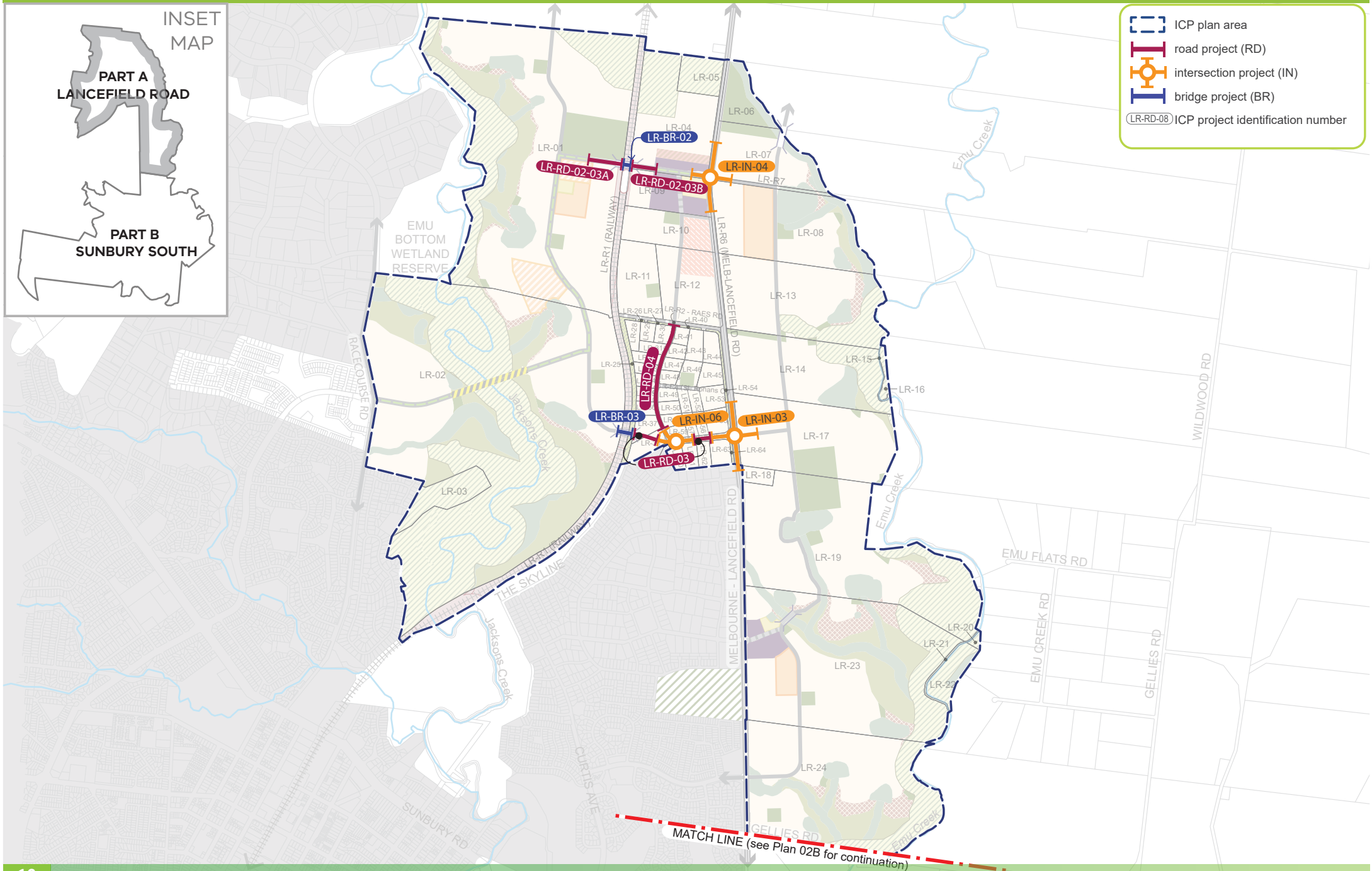


INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH

- ICP plan area
- road project (RD)
- intersection project (IN)
- bridge project (BR)
- (LR-RD-08) ICP project identification number



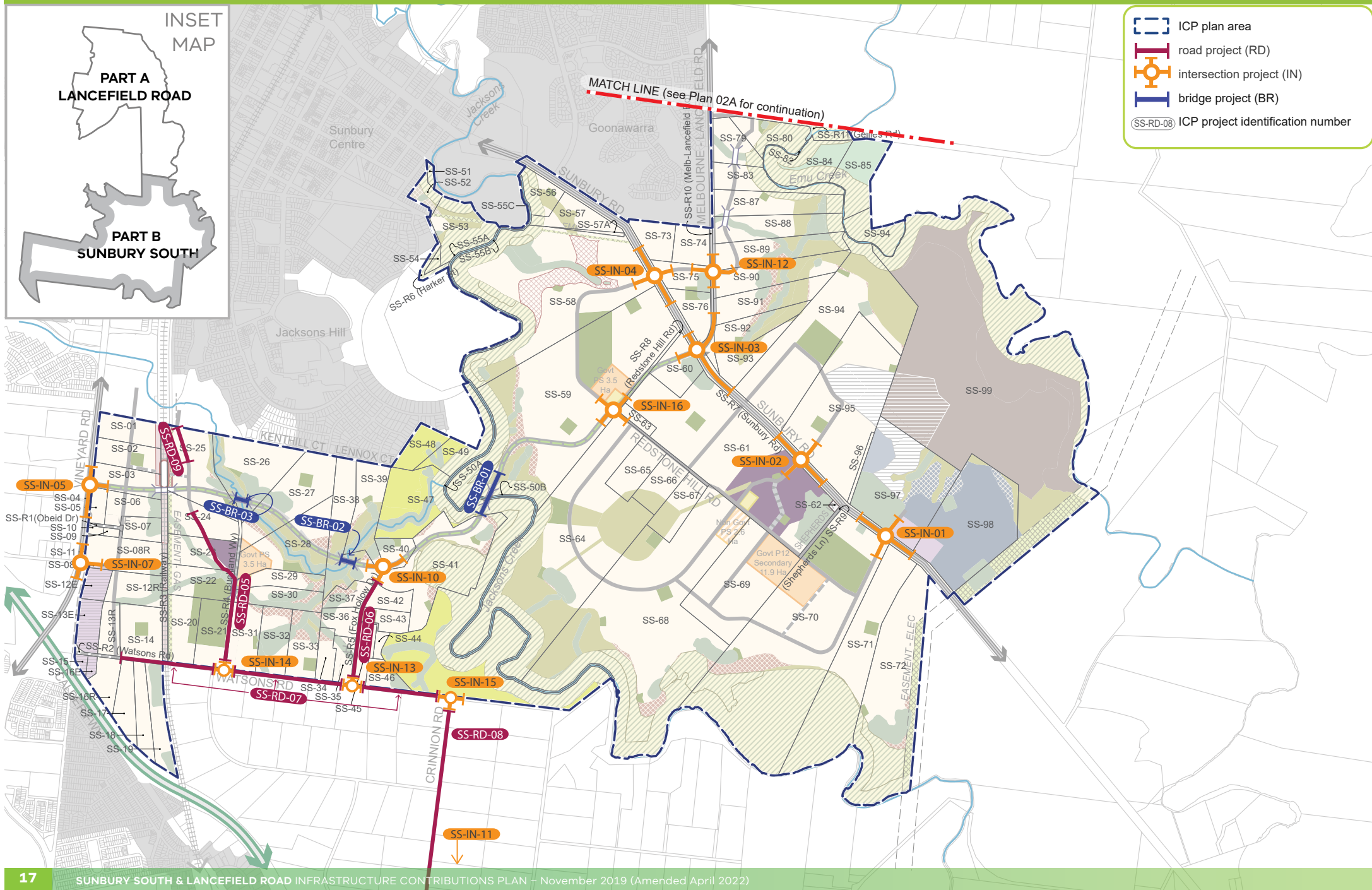


INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH

- ICP plan area
- road project (RD)
- intersection project (IN)
- bridge project (BR)
- ICP project identification number



## 3.2 Transport projects

The transport construction projects included in this ICP are based on the transport network depicted in Plan 2 and Plan 3, as identified by the Sunbury South PSP and Lancefield Road PSP.

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

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

**Table 5** Monetary component standard levy transport projects

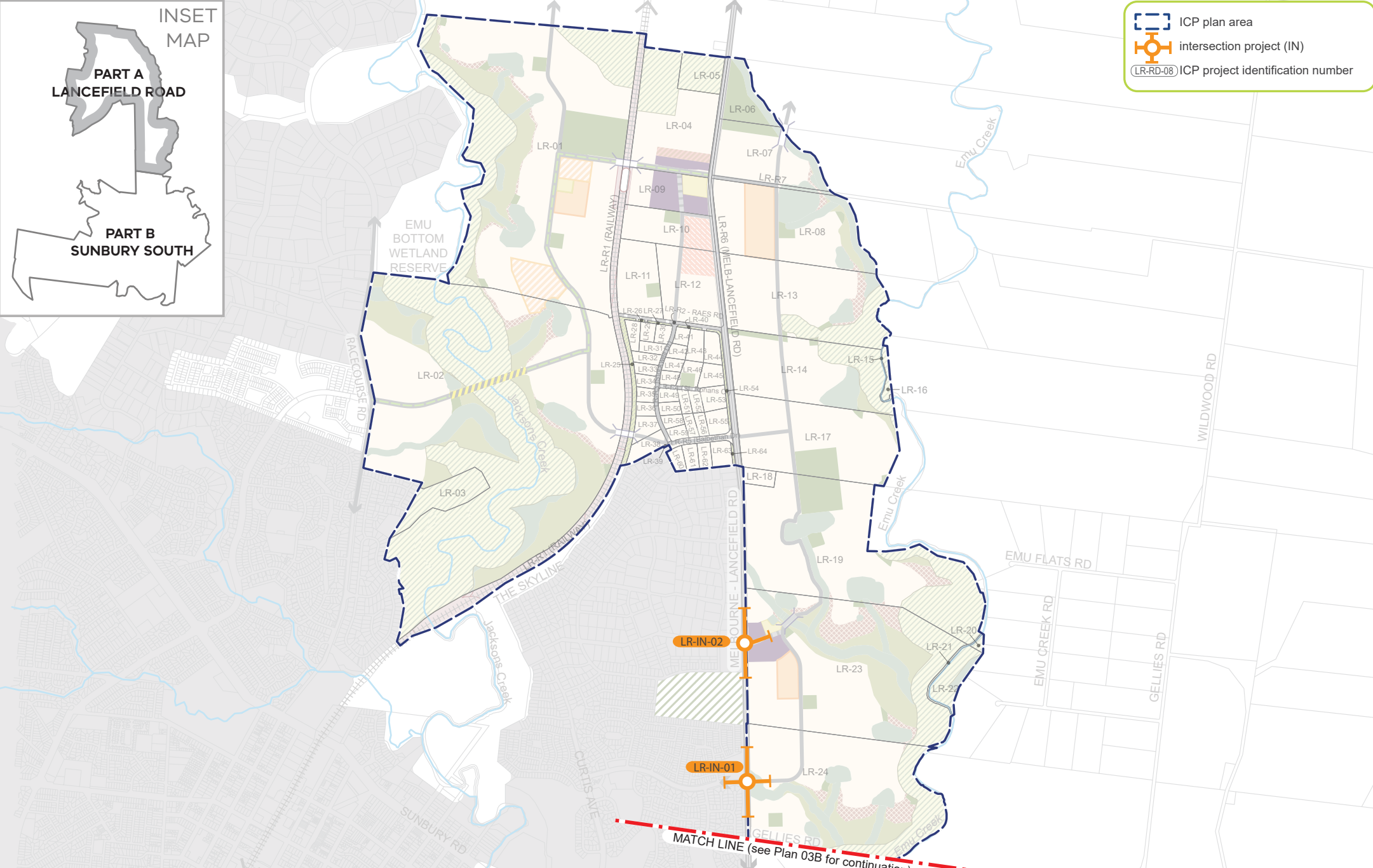
ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
<b>ROAD PROJECTS</b>							
<b>SS-RD-05</b>	Construction of a 2-lane connector to the Sunbury Ring Road.	S-M	100.00%	NA	\$6,617,790	\$6,617,790	\$4,916
<b>SS-RD-06</b>	Construction of 2-lane connector to connect to the Sunbury Ring Road	S-M*	100.00%	NA	\$4,566,361	\$4,566,361	\$3,392
<b>SS-RD-07</b>	Construction of 2-lane connector within existing road reserve	S-M*	100.00%	NA	\$10,891,731	\$10,891,731	\$8,091
<b>SS-RD-08</b>	Upgrade of existing 2 lane road within existing road reserve	S-M*	100.00%	NA	\$5,064,213	\$5,064,213	\$3,762
<b>SS-RD-09</b>	Construction of ultimate 2 lane connector.	S-M	100.00%	NA	\$3,751,682	\$3,751,682	\$2,787
<b>LR-RD-02-03A</b>	Construction of approach road for 2 lane road underpass of rail line	L	100.00%	NA	\$6,136,106	\$6,136,106	\$4,558
<b>LR-RD-02-03B</b>	Construction of approach road for 2 lane road underpass of rail line	L	100.00%	NA	\$5,695,510	\$5,695,510	\$4,231
<b>LR-RD-03</b>	Construction of 2-lane connector within existing road reserve, with new road reserve at western end	S-M	100.00%	NA	\$2,979,579	\$2,979,579	\$2,213
<b>LR-RD-04</b>	Construction of 2-lane connector within existing road reserve.	S-M	100.00%	NA	\$4,398,978	\$4,398,978	\$3,268

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
<b>INTERSECTION PROJECTS</b>							
SS-IN-01	Construction of interim configuration 4 way intersection	M	100.00%	NA	\$4,111,640	\$4,111,640	\$3,054
SS-IN-02	Construction of interim configuration 4 way intersection	S-M	100.00%	NA	\$7,360,792	\$7,360,792	\$5,468
SS-IN-03	Construction of interim configuration 4 way intersection	S-M	100.00%	NA	\$7,841,003	\$7,841,003	\$5,825
SS-IN-04	Construction of interim configuration 4 way intersection	S-M	100.00%	NA	\$4,868,507	\$4,868,507	\$3,616
SS-IN-05	Construction of interim configuration 3 way intersection	S-M	100.00%	NA	\$5,010,158	\$5,010,158	\$3,722
SS-IN-07	Construction of interim configuration 3 way intersection	S-M	100.00%	NA	\$5,329,137	\$5,329,137	\$3,959
SS-IN-10	Construction of ultimate configuration 3 way intersection	S-M	100.00%	NA	\$5,040,791	\$5,040,791	\$3,744
SS-IN-11	Construction of ultimate configuration 3 way intersection	S-M	100.00%	NA	\$1,578,413	\$1,578,413	\$1,172
SS-IN-12	Construction of interim configuration 4 way intersection	M-L	100.00%	NA	\$5,198,231	\$5,198,231	\$3,861
SS-IN-13	Construction of ultimate 3 leg roundabout	S-M	100.00%	NA	\$1,639,973	\$1,639,973	\$1,218
SS-IN-14	Construction of ultimate 3 leg roundabout	S-M	100.00%	NA	\$1,639,973	\$1,639,973	\$1,218
SS-IN-15	Construction of a curved road corner treatment with a traffic island and reverse priority within existing road reserve	S-M	100.00%	NA	\$1,024,712	\$1,024,712	\$761
SS-IN-16	Construction of ultimate 4 leg intersection	S-M	100.00%	NA	\$5,552,674	\$5,552,674	\$4,125
LR-IN-03	Construction of interim 4 way signalised intersection	S-M	100.00%	NA	\$7,447,103	\$7,447,103	\$5,532
LR-IN-04	Construction of interim 4 way signalised intersection	M-L	100.00%	NA	\$7,259,763	\$7,259,763	\$5,393
LR-IN-06	Construction of ultimate 3 leg roundabout	S-M	100.00%	NA	\$596,165	\$596,165	\$443
<b>CULVERT &amp; BRIDGET PROJECTS</b>							
SS-BR-01 (Standard Levy)	Construction of 2 lane bridge	S-M*	58.86%	Supplementary Levy	\$38,169,805	\$22,466,526	\$16,689
SS-BR-02	Construction of 2 lane bridge	S-M	100.00%	NA	\$3,252,319	\$3,252,319	\$2,416
SS-BR-03	Construction of 2 lane bridge	S-M	100.00%	NA	\$2,710,736	\$2,710,736	\$2,014
LR-BR-02	Construction of 2 lane road underpass of rail line	L	100.00%	NA	\$8,913,647	\$8,913,647	\$6,621
LR-BR-03	Construction of 2 lane road overpass of rail line	S-M	100.00%	NA	\$8,482,274	\$8,482,274	\$6,301
Standard Levies Total				\$183,129,766	\$167,426,486	\$124,370	

Note: Infrastructure costs have been indexed to 2021/2022 figures.

\* Specific timing for these projects is dependent upon the timing of delivery of the Bulla Bypass



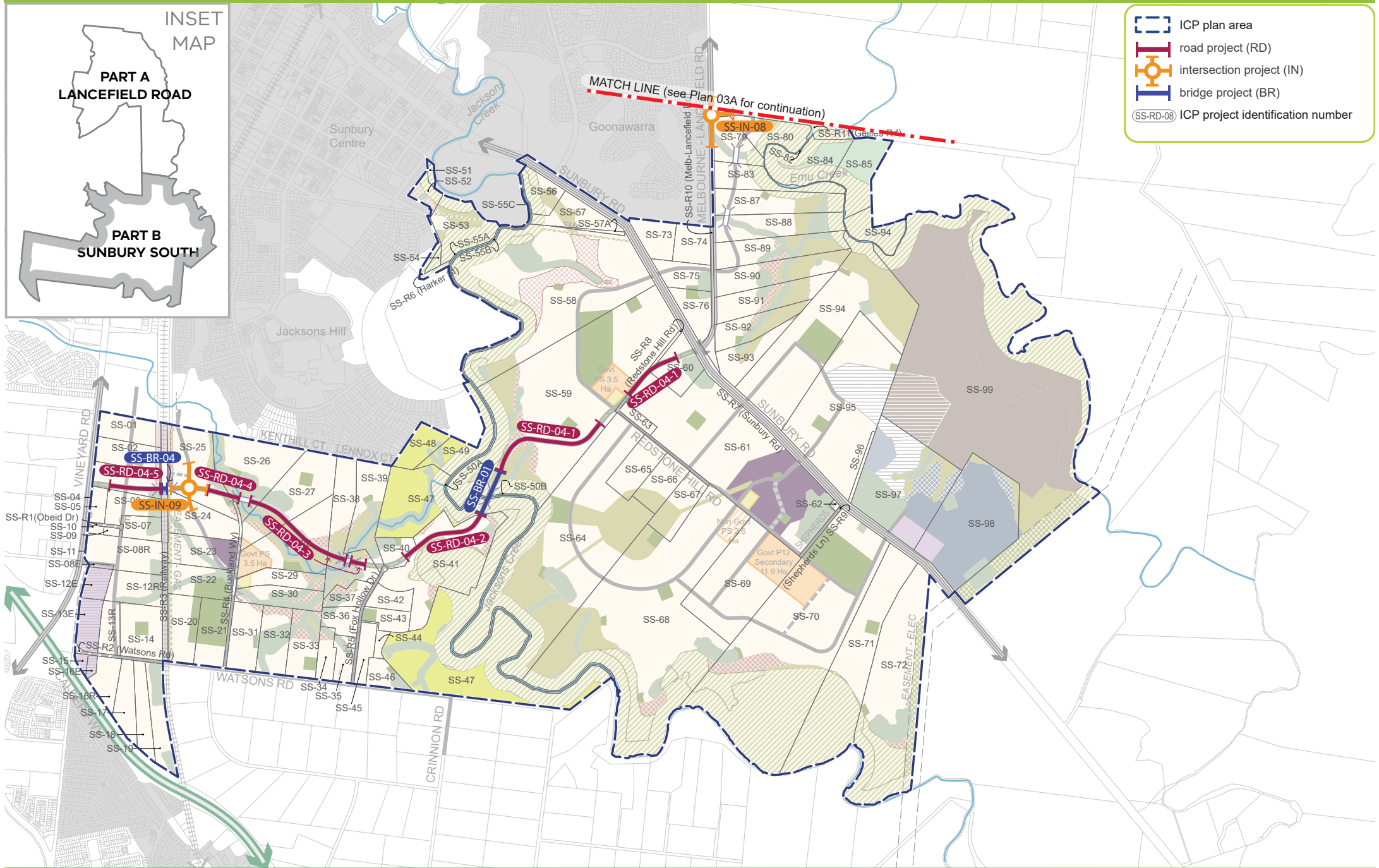


INSET  
MAP

**PART A  
LANCEFIELD ROAD**

**PART B  
SUNBURY SOUTH**

- ICP plan area
- | road project (RD)
- + intersection project (IN)
- | bridge project (BR)
- SS-RD-08 ICP project identification number



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

**Table 6** Monetary component supplementary levy transport projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
<b>ROAD PROJECTS</b>							
SS-RD-04-1	Construction of 2-lane boulevard connector within 34m road reserve	S-M*	100.00%	NA	\$14,727,433	\$14,727,433	\$10,940
SS-RD-04-2	Construction of 2-lane boulevard connector within 34m road reserve	S-M*	100.00%	NA	\$6,926,757	\$6,926,757	\$5,145
SS-RD-04-3	Construction of 2-lane boulevard connector within 34m road reserve	S-M	100.00%	NA	\$12,533,294	\$12,533,294	\$9,310
SS-RD-04-4	Construction of 2-lane boulevard connector within 34m road reserve	S-M	100.00%	NA	\$3,818,589	\$3,818,589	\$2,837
SS-RD-04-5	Construction of 2-lane boulevard connector within 34m road reserve	S-M	100.00%	NA	\$18,807,424	\$18,807,424	\$13,971
<b>INTERSECTION PROJECTS</b>							
SS-IN-08	Construction of interim configuration 3 way intersection	M-L	100%	NA	\$8,644,132.55	\$8,644,132.55	\$6,421.15
SS-IN-09	Construction of ultimate configuration 4 way intersection	S-M	100%	NA	\$9,664,965.01	\$9,664,965.01	\$7,179.46
LR-IN-01	Construction of interim 4 way signalised intersection	S-M	100%	NA	\$13,010,236.67	\$13,010,236.67	\$9,664.44
LR-IN-02	Construction of interim 4 way signalised intersection	S-M	100%	NA	\$8,609,675.77	\$8,609,675.77	\$6,395.56
<b>CULVERT &amp; BRIDGET PROJECTS</b>							
SS-BR-04	Construction of 2 lane road underpass of rail line	S-M	100.00%	NA	\$18,804,183	\$18,804,183	\$13,968
SS-BR-01 (Supplementary Levy)	Construction of 2 lane bridge	S-M*	41.14%	Standard Levy	\$38,169,805	\$15,703,279	\$11,665
<b>Supplementary Levies Total</b>				<b>\$153,716,494.47</b>	<b>\$131,249,968.36</b>	<b>\$97,496.87</b>	

Note: Infrastructure costs have been indexed to 2021/2022 figures.

\* Specific timing for these projects is dependent upon the timing of delivery of the Bulla Bypass

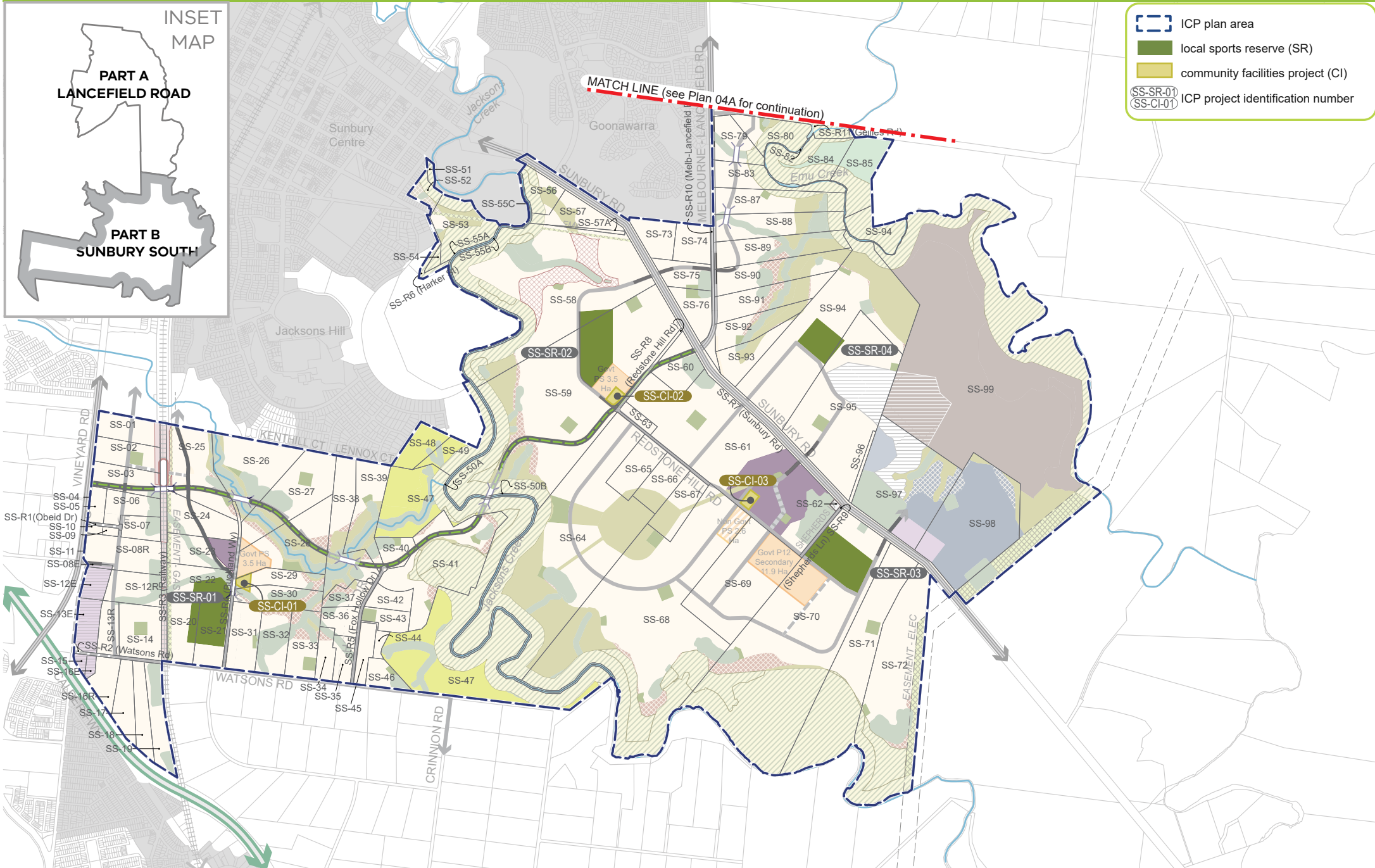


INSET  
MAP

**PART A  
LANCEFIELD ROAD**

**PART B  
SUNBURY SOUTH**

- ICP plan area
- local sports reserve (SR)
- community facilities project (CI)
- SS-SR-01  
SS-CI-01 ICP project identification number





### 3.3 Community & recreation projects

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Sunbury South PSP and Lancefield Road PSP.

The community and recreation construction projects identified in this ICP are listed in the following table. As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to

from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (July 2018), 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 per net developable hectare in the 2021/2022 financial year or the indexed amount in subsequent financial years.

**Table 7** Monetary Component Community & Recreation Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
<b>COMMUNITY BUILDING PROJECTS</b>							
SS-CI-01	Construction of Harpers Creek multipurpose community centre	S-M	100%	NA	\$9,501,705	\$9,501,705	\$7,350
SS-CI-02	Construction of Jacksons Creek multipurpose community centre including kindergarten rooms	S-M	100%	NA	\$9,501,705	\$9,501,705	\$7,350
SS-CI-03	Construction of Redstone Hill multipurpose community centre including kindergarten rooms	S-M	100%	NA	\$9,501,705	\$9,501,705	\$7,350
LR-CI-01	Construction of multipurpose community centre (Yellow Gum east) including potential civic and library space	L	100%	NA	\$12,590,184	\$12,590,184	\$9,739
LR-CI-02	Construction of Yellow Gum multipurpose community centre including kindergarten rooms	L	100%	NA	\$9,501,705	\$9,501,705	\$7,350
LR-CI-03	Construction of Emu Creek multipurpose community centre including kindergarten rooms	S-M	100%	NA	\$9,501,705	\$9,501,705	\$7,350
<b>OPEN SPACE PROJECTS</b>							
SS-SR-01	Construction of local sporting fields, including sports pavilion	L	100%	NA	\$11,020,402	\$11,020,402	\$8,525
SS-SR-01P	Construction sports pavilion	L	100%	NA	\$2,929,905	\$2,929,905	\$2,266
SS-SR-02	Construction of local sporting fields, including sports pavilion	M	100%	NA	\$11,020,402	\$11,020,402	\$8,525
SS-SR-02P	Construction sports pavilion	M	100%	NA	\$2,929,905	\$2,929,905	\$2,266
SS-SR-03	Construction of local sporting fields, including sports pavilion	M	100%	NA	\$11,020,402	\$11,020,402	\$8,525

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
SS-SR-03P	Construction sports pavilion	M	100%	NA	\$2,929,905	\$2,929,905	\$2,266
SS-SR-04	Construction of local sporting fields, including sports pavilion	L	100%	NA	\$8,536,422	\$8,536,422	\$6,603
SS-SR-04P	Construction sports pavilion	L	100%	NA	\$1,762,413	\$1,762,413	\$1,363
LR-SR-01	Construction of regional sporting fields, including sports pavilion	L	100%	NA	\$11,020,402	\$11,020,402	\$8,525
LR-SR-01P	Construction sports pavilion	L	100%	NA	\$1,762,413	\$1,762,413	\$1,363
LR-SR-02	Construction of local sporting fields (Yellow Gum), including sports pavilion	L	100%	NA	\$11,020,402	\$11,020,402	\$8,525
LR-SR-02P	Construction sports pavilion	L	100%	NA	\$2,929,905	\$2,929,905	\$2,266
LR-SR-03	Construction of local sporting fields, including sports pavilion	S-M	100%	NA	\$11,020,402	\$11,020,402	\$8,525
LR-SR-03P	Construction sports pavilion	S-M	100%	NA	\$1,762,413	\$1,762,413	\$1,363
<b>TOTAL</b>					<b>\$151,764,402</b>	<b>\$151,764,402</b>	<b>\$117,400</b>
					<b>Capped Rate</b>		<b>\$92,194</b>
					<b>Capped Levy</b>	<b>\$119,180,337</b>	<b>\$97,496.87</b>

### 3.4 Project staging

The expected staging of each infrastructure construction item is set out in Tables 5 to 8 and is based on information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternative staging where:

- Infrastructure is to be constructed / provided by development proponents as works in kind, as agreed by the Collecting Agency;

- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections; and
- Community needs determine a change to the delivery of works or provision of public purpose land for community facilities or open space.

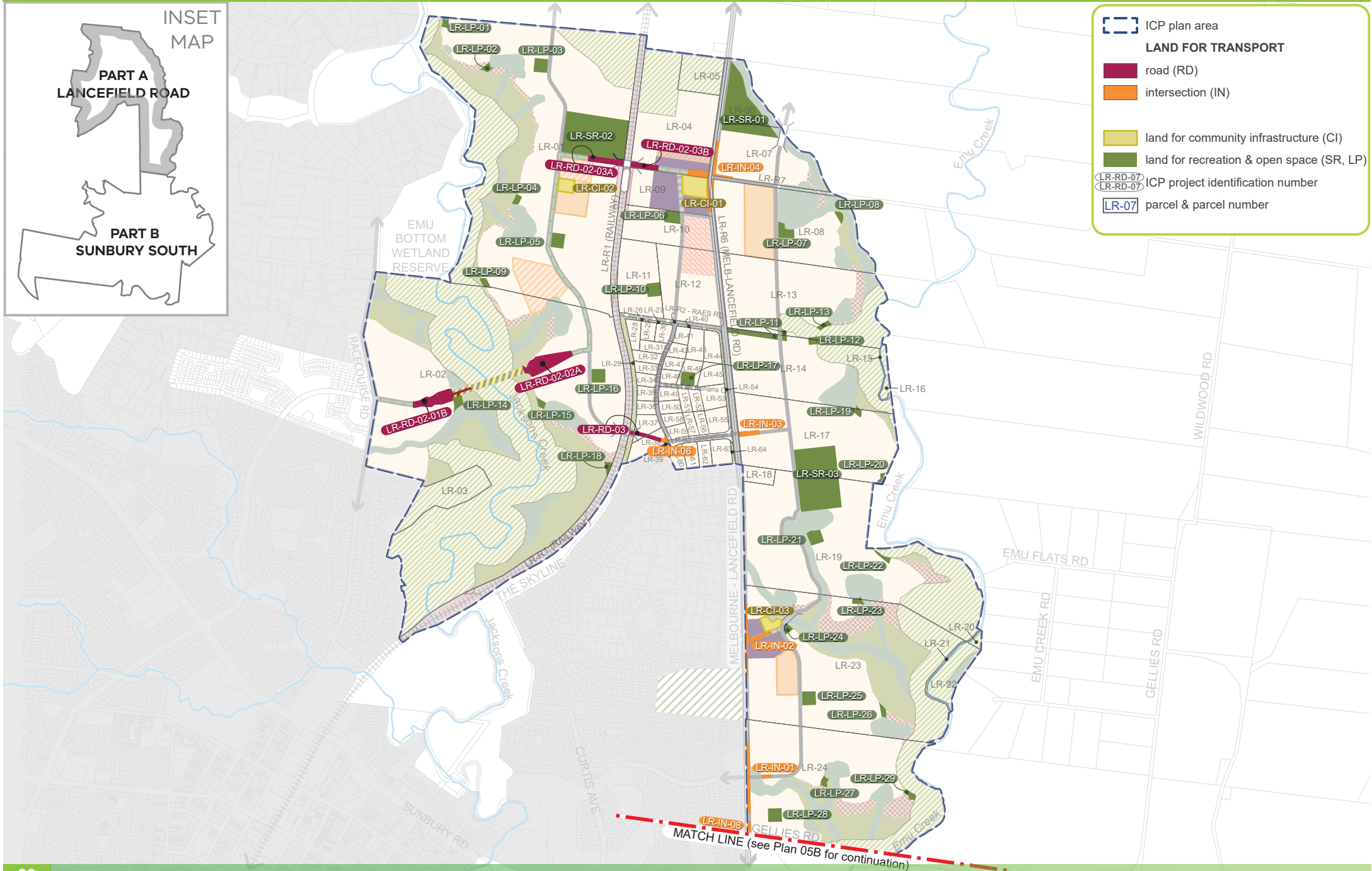
All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the Development Agency's capacity to provide the balance of funds not collected by this ICP.

INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH

- ICP plan area
- LAND FOR TRANSPORT**
  - road (RD)
  - intersection (IN)
- land for community infrastructure (CI)
- land for recreation & open space (SR, LP)
- ICP project identification number
- parcel & parcel number



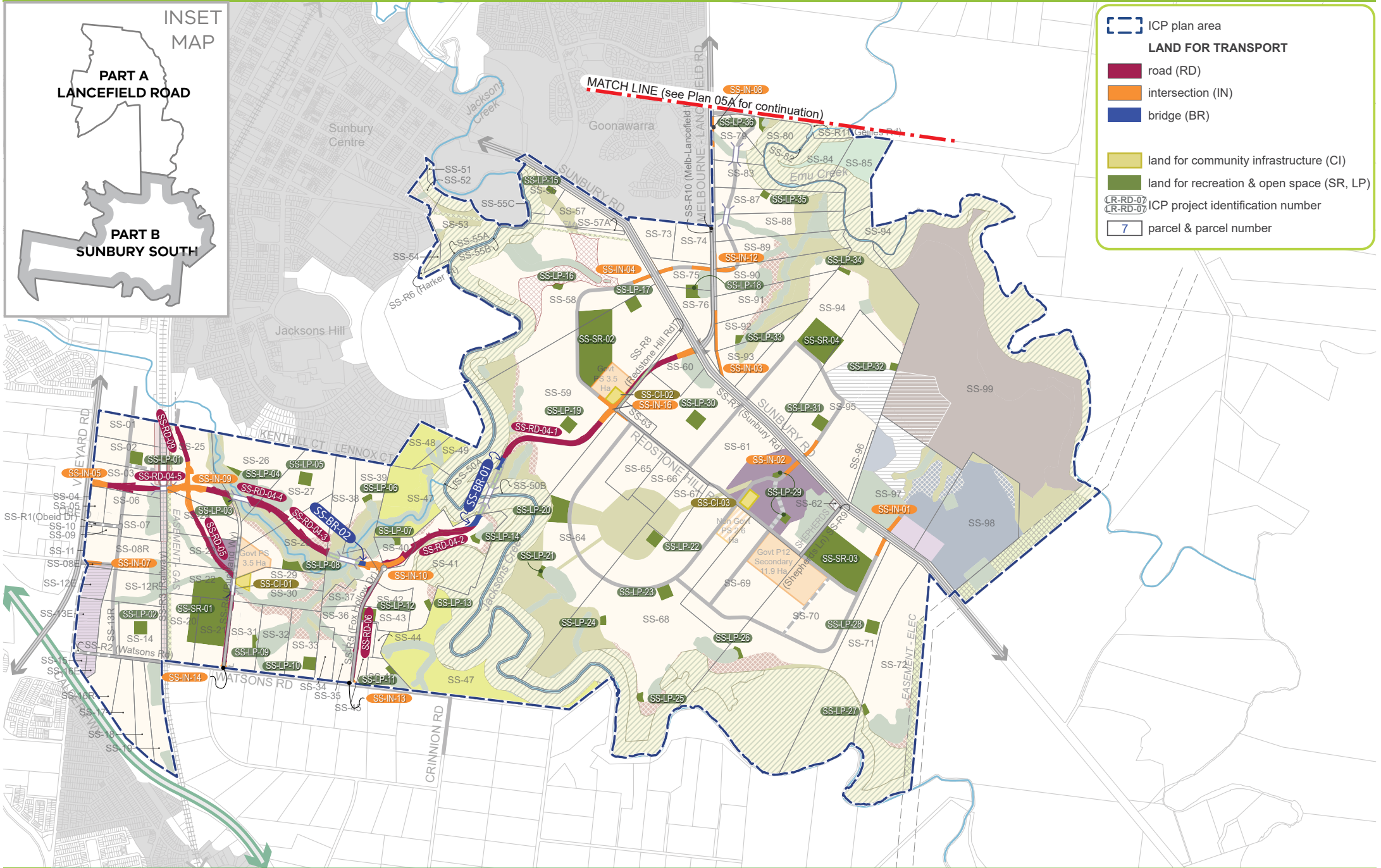


INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH

- ICP plan area
- LAND FOR TRANSPORT**
  - road (RD)
  - intersection (IN)
  - bridge (BR)
- land for community infrastructure (CI)
- land for recreation & open space (SR, LP)
- CR-RD-07 ICP project identification number
- 7 parcel & parcel number



## 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 Sunbury South and Lancefield Road PSPs.

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* (July 2018). 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 outer public purpose land included 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 5 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 8 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 purposes land is the same as the monetary component specified in section 3.

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

The Minister has exempted the Sunbury South and Lancefield Road ICP from complying with Table 4 of Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (July 2018) in respect to the land required for projects SS-BR-04 and LR-BR-02. This exemption has been granted on the basis that underpasses were unintentionally excluded from the Ministerial Direction when it was revised as a result of the commencement of the *Planning and Environment Amendment (Public Land Contributions) Act 2018*.

**Table 8** Public Purpose Land Component Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
<b>TRANSPORT</b>			
SS-RD-04-1	Land for 2-lane boulevard connector within 34m road reserve	3.96	S-M*
SS-RD-04-2	Land for 2-lane boulevard connector within 34m road reserve	2.37	S-M*
SS-RD-04-3	Land for 2-lane boulevard connector within 34m road reserve	2.96	S-M
SS-RD-04-4	Land for 2-lane boulevard connector within 34m road reserve	0.68	S-M
SS-RD-04-5	Land for 2-lane boulevard connector within 34m road reserve	1.51	S-M

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
SS-RD-05	Land to widen the existing road reserve to 25m in part and to connect to the Sunbury Ring Road.	2.16	S-M
SS-RD-06	Land to widen the existing road reserve to 25m in part and to connect to the Sunbury Ring Road	0.70	S-M*
SS-RD-07	-	-	S-M*
SS-RD-08	-	-	S-M*
SS-RD-09	Land for ultimate 2 lane connector	0.80	S-M
SS-IN-01	Land for ultimate configuration 4 way intersection	0.65	M

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
SS-IN-02	Land for ultimate configuration 4 way intersection	0.69	S-M
SS-IN-03	Land for ultimate configuration 4 way intersection	1.06	S-M
SS-IN-04	Land for ultimate configuration 4 way intersection	0.59	S-M
SS-IN-05	Land for ultimate configuration 3 way intersection	0.52	S-M
SS-IN-07	Land for ultimate configuration 3 way intersection	0.28	S-M
SS-IN-08	Land for ultimate configuration 3 way intersection	0.47	M-L
SS-IN-09	Land for ultimate configuration 4 way intersection	2.31	S-M
SS-IN-10	Land for ultimate configuration 3 way intersection	1.18	S-M
SS-IN-11	-	-	S-M
SS-IN-12	Land for ultimate configuration 4 way intersection	1.11	M-L
SS-IN-13	Land for ultimate 3 leg roundabout	0.07	S-M
SS-IN-14	Land for ultimate 3 leg roundabout	0.08	S-M
SS-IN-15	-	-	S-M
SS-IN-16	Land for ultimate 4 leg intersection	1.21	S-M
SS-BR-01	Land for 2 lane bridge	0.57	S-M*
SS-BR-02	Land for 2 lane bridge	0.13	S-M
SS-BR-03	Land for 2 lane bridge	-	S-M
SS-BR-04	Land for 2 lane road underpass of rail line	-	S-M
LR-RD-02-01B	Land for approach road for 2 lane bridge	1.64	L

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
LR-RD-02-02A	Land for approach road for 2 lane bridge	2.47	L
LR-RD-02-03A	Land for 2 lane road underpass of rail line	0.85	L
LR-RD-02-03B	Land for approach road for 2 lane road underpass of rail line	0.63	L
LR-RD-03	Land for 2-lane connector within existing road reserve, with new road reserve at western end	0.44	S-M
LR-RD-04	-	-	S-M
LR-IN-01	Land for ultimate configuration 4 way signalised intersection	1.04	S-M
LR-IN-02	Land for ultimate configuration 4 way signalised intersection	0.96	S-M
LR-IN-03	Land for ultimate configuration 4 way signalised intersection	0.42	S-M
LR-IN-04	Land for ultimate configuration 4 way signalised intersection	1.60	M-L
LR-IN-06	Land for ultimate 3 leg roundabout	0.14	S-M
Sub-Total		36.27	

#### COMMUNITY & RECREATION

SS-LP-01	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-02	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-03	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-04	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-05	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-06	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-07	Land for all Local Parks and Passive Recreation Nodes	0.25	-

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
SS-LP-08	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-09	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-10	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-11	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-12	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-13	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-14	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-15	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-16	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-17	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-18	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-19	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-20	Land for all Local Parks and Passive Recreation Nodes	1.89	-
SS-LP-21	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-22	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-23	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-24	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-25	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-26	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-27	Land for all Local Parks and Passive Recreation Nodes	0.25	-

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
SS-LP-28	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-29	Land for all Local Parks and Passive Recreation Nodes	0.50	-
SS-LP-30	Land for all Local Parks and Passive Recreation Nodes	1.00	-
SS-LP-31	Land for all Local Parks and Passive Recreation Nodes	0.75	-
SS-LP-32	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-33	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-34	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-35	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-LP-36	Land for all Local Parks and Passive Recreation Nodes	0.25	-
SS-SR-01	Land for local sporting fields, including sports pavilion	10.75	-
SS-SR-02	Land for local sporting fields, including sports pavilion	10.20	-
SS-SR-03	Land for local sporting fields, including sports pavilion	10.20	-
SS-SR-04	Land for local sporting fields, including sports pavilion	5.00	-
SS-CI-01	Land for Harpers Creek multipurpose community centre	0.80	-
SS-CI-02	Land for Jacksons Creek multipurpose community centre including kindergarten rooms	0.75	-
SS-CI-03	Land for Redstone Hill multipurpose community centre including kindergarten rooms	0.80	-
LR-LP-01	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-02	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-03	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-04	Land for all Local Parks and Passive Recreation Nodes	0.25	-

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
LR-LP-05	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-06	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-07	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-08	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-09	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-10	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-11	Land for all Local Parks and Passive Recreation Nodes	1.26	-
LR-LP-12	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-13	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-14	Land for all Local Parks and Passive Recreation Nodes	0.50	-
LR-LP-15	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-16	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-17	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-18	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-19	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-20	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-21	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-22	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-23	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-24	Land for all Local Parks and Passive Recreation Nodes	0.25	-

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (HA)	STAGING
LR-LP-25	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-26	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-27	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-LP-28	Land for all Local Parks and Passive Recreation Nodes	0.75	-
LR-LP-29	Land for all Local Parks and Passive Recreation Nodes	0.25	-
LR-SR-01	Land for regional sporting fields, including sports pavilion	7.63	L
LR-SR-02	Land for local sporting fields (Yellow Gum), including sports pavilion	10.20	L
LR-SR-03	Land for local sporting fields, including sports pavilion	10.20	S-M
LR-CI-01	Land for multipurpose community centre (Yellow Gum east) including potential civic and library space	2.00	L
LR-CI-02	Land for Yellow Gum multipurpose community centre including kindergarten rooms	0.80	L
LR-CI-03	Land for Emu Creek multipurpose community centre including kindergarten rooms	0.79	S-M
Sub-Total		101.78	
<b>TOTAL</b>		<b>138.05</b>	

\* Specific timing for these projects is dependent upon the timing of delivery of the Bulla Bypass

### Public Open Space Contributions

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



## 4.2 Land component

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

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

**Table 9** Public Purposes Land Summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT INNER PUBLIC PURPOSES LAND (HA)	COMMUNITY & RECREATION INNER PUBLIC PURPOSES LAND (HA)	TOTAL INNER PUBLIC PURPOSES LAND (HA)	TOTAL OUTER PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC PURPOSES LAND (HA)	TOTAL ICP LAND CONTRIBUTION PERCENTAGE
Residential Development	1,430.31	34.96	101.78	136.73	-	136.73	9.56%
Commercial and Industrial	53.94	1.32	-	1.32	-	1.32	2.44%
<b>Total</b>	<b>1,484.25</b>	<b>36.27</b>	<b>101.78</b>	<b>138.05</b>	<b>-</b>	<b>138.05</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 purposes 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, 138.05 ha (136.73 ha residential and 1.32 ha commercial and industrial) of inner public purpose land identified in Table 9, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 9. Table 10 summarises for each class of development specified in this ICP:

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

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



Table 10 ICP Land Equalisation Rate

CLASS OF DEVELOPMENT	TOTAL IPPL (HA) EQUAL TO OR LESS THAN ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL (HA) OVER ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL LAND CREDIT AMOUNT (FOR 'OVER' LAND)	TOTAL OUTER LAND ESTIMATED VALUE	TOTAL LAND EQUALISATION TO BE PAID	LAND EQUALISATION RATE (\$ PER HA)
Residential Development	86.70	50.89	\$116,525,237.80	-	\$114,620,352.40	\$2,290,986.12
Commercial and Industrial	0.28	0.17	\$473,732.17	-	\$2,378,617.56	
<b>Total</b>	<b>86.98</b>	<b>51.07</b>	<b>\$116,998,969.97</b>	<b>-</b>	<b>\$116,998,969.97</b>	

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

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

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

**Table 11** Public Purpose Land Credits & Equalisation Amounts

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SUNBURY SOUTH													
SS-01	6.48	Residential	0.62	-	-	-	-	-	-	-	0.62	\$1,418,134.67	\$219,007.87
SS-02	6.83	Residential	0.65	-	0.75	-	0.75	10.97%	0.10	\$350,676.13	-	-	-
SS-03	7.06	Residential	0.68	2.00	-	-	2.00	28.35%	1.33	\$3,334,364.65	-	-	-
SS-04	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-05*	2.42	Residential	0.23	0.03	-	-	0.03	1.31%	-	-	0.20	\$457,263.00	\$191,412.57
SS-06*	5.05	Residential	0.48	-	-	-	-	-	-	-	0.48	\$1,104,937.65	\$219,007.87
SS-07*	2.93	Residential	0.28	-	-	-	-	-	-	-	0.28	\$641,139.85	\$219,007.87
SS-08E	0.45	Employment	0.01	0.13	-	-	0.13	29.58%	0.12	\$342,395.33	-	-	-
SS-08R*	10.14	Residential	0.97	0.14	-	-	0.14	1.42%	-	-	0.83	\$1,891,877.33	\$189,174.15
SS-09*	0.59	Residential	0.06	-	-	-	-	-	-	-	0.06	\$128,884.60	\$219,007.87
SS-10*	0.56	Residential	0.05	-	-	-	-	-	-	-	0.05	\$122,846.99	\$219,007.87
SS-11	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-12E	3.45	Employment	0.08	-	-	-	-	-	-	-	0.08	\$193,323.14	\$55,990.04
SS-12R	5.33	Residential	0.51	-	-	-	-	-	-	-	0.51	\$1,167,667.19	\$219,007.87
SS-13E	5.32	Employment	0.13	-	-	-	-	-	-	-	0.13	\$297,738.97	\$55,990.04
SS-13R	4.71	Residential	0.45	-	-	-	-	-	-	-	0.45	\$1,030,884.08	\$219,007.87
SS-14	10.09	Residential	0.96	-	0.75	-	0.75	7.44%	-	-	0.21	\$490,671.47	\$52,559.33
SS-15	0.84	Employment	0.02	-	-	-	-	-	-	-	0.02	\$47,047.09	\$55,990.04
SS-16E	0.92	Employment	0.02	-	-	-	-	-	-	-	0.02	\$51,356.14	\$55,990.04
SS-16R	5.08	Residential	0.49	-	-	-	-	-	-	-	0.49	\$1,112,757.98	\$219,007.87
SS-17	6.34	Residential	0.61	-	-	-	-	-	-	-	0.61	\$1,388,018.24	\$219,007.87

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SS-18	6.04	Residential	0.58	-	-	-	-	-	-	-	0.58	\$1,322,141.77	\$219,007.87
SS-19	4.62	Residential	0.44	-	-	-	-	-	-	-	0.44	\$1,011,320.54	\$219,007.87
SS-20	7.69	Residential	0.74	-	1.75	-	1.75	22.80%	1.02	\$2,843,558.40	-	-	-
SS-21	9.03	Residential	0.86	0.32	5.98	-	6.30	69.79%	5.44	\$11,475,237.55	-	-	-
SS-22	6.31	Residential	0.60	0.23	3.02	-	3.25	51.42%	2.64	\$6,439,916.92	-	-	-
SS-23	7.37	Residential	0.70	0.82	-	-	0.82	11.11%	0.11	\$413,892.85	-	-	-
SS-24	8.79	Residential	0.84	1.05	-	-	1.05	11.96%	0.21	\$529,760.47	-	-	-
SS-25	13.98	Residential	1.34	3.31	0.25	-	3.57	25.51%	2.23	\$5,473,429.98	-	-	-
SS-26	11.90	Residential	1.14	0.40	0.25	-	0.65	5.50%	-	-	0.48	\$1,105,691.28	\$98,356.49
SS-27	13.93	Residential	1.33	1.12	0.75	-	1.87	13.41%	0.54	\$1,768,467.97	-	-	-
SS-28	9.02	Residential	0.86	1.42	0.75	-	2.17	24.12%	1.31	\$4,286,644.10	-	-	-
SS-29	4.66	Residential	0.45	0.00	0.71	-	0.71	15.33%	0.27	\$976,109.16	-	-	-
SS-30	2.12	Residential	0.20	0.02	0.09	-	0.11	5.26%	-	-	0.09	\$209,141.54	\$103,913.41
SS-31	8.51	Residential	0.81	0.24	0.25	-	0.49	5.71%	-	-	0.33	\$750,956.33	\$93,554.52
SS-32	3.79	Residential	0.36	-	-	-	-	-	-	-	0.36	\$829,031.96	\$219,007.87
SS-33	5.06	Residential	0.48	-	0.75	-	0.75	14.81%	0.27	\$964,347.45	-	-	-
SS-34	3.20	Residential	0.31	-	-	-	-	-	-	-	0.31	\$701,600.92	\$219,007.87
SS-35	3.06	Residential	0.29	0.08	-	-	0.08	2.59%	-	-	0.21	\$488,504.42	\$163,946.14
SS-36	3.57	Residential	0.34	0.02	-	-	0.02	0.69%	-	-	0.32	\$725,559.66	\$204,561.46
SS-37	1.93	Residential	0.18	0.12	-	-	0.12	6.34%	-	-	0.06	\$142,268.80	\$78,649.04
SS-38	8.54	Residential	0.82	0.58	-	-	0.58	6.80%	-	-	0.24	\$539,545.82	\$67,772.62
SS-39	6.54	Residential	0.63	0.27	0.25	-	0.52	7.95%	-	-	0.11	\$240,811.25	\$39,996.24

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SS-40	3.30	Residential	0.32	1.11	0.25	-	1.36	41.29%	1.05	\$4,222,434.00	-	-	-
SS-21	9.03	Residential	0.86	0.32	5.98	-	6.30	69.79%	5.44	\$11,475,237.55	-	-	-
SS-22	6.31	Residential	0.60	0.23	3.02	-	3.25	51.42%	2.64	\$6,439,916.92	-	-	-
SS-23	7.37	Residential	0.70	0.82	-	-	0.82	11.11%	0.11	\$413,892.85	-	-	-
SS-24	8.79	Residential	0.84	1.05	-	-	1.05	11.96%	0.21	\$529,760.47	-	-	-
SS-25	13.98	Residential	1.34	3.31	0.25	-	3.57	25.51%	2.23	\$5,473,429.98	-	-	-
SS-26	11.90	Residential	1.14	0.40	0.25	-	0.65	5.50%	-	-	0.48	\$1,105,691.28	\$98,356.49
SS-27	13.93	Residential	1.33	1.12	0.75	-	1.87	13.41%	0.54	\$1,768,467.97	-	-	-
SS-28	9.02	Residential	0.86	1.42	0.75	-	2.17	24.12%	1.31	\$4,286,644.10	-	-	-
SS-29	4.66	Residential	0.45	0.00	0.71	-	0.71	15.33%	0.27	\$976,109.16	-	-	-
SS-30	2.12	Residential	0.20	0.02	0.09	-	0.11	5.26%	-	-	0.09	\$209,141.54	\$103,913.41
SS-31	8.51	Residential	0.81	0.24	0.25	-	0.49	5.71%	-	-	0.33	\$750,956.33	\$93,554.52
SS-32	3.79	Residential	0.36	-	-	-	-	-	-	-	0.36	\$829,031.96	\$219,007.87
SS-33	5.06	Residential	0.48	-	0.75	-	0.75	14.81%	0.27	\$964,347.45	-	-	-
SS-34	3.20	Residential	0.31	-	-	-	-	-	-	-	0.31	\$701,600.92	\$219,007.87
SS-35	3.06	Residential	0.29	0.08	-	-	0.08	2.59%	-	-	0.21	\$488,504.42	\$163,946.14
SS-36	3.57	Residential	0.34	0.02	-	-	0.02	0.69%	-	-	0.32	\$725,559.66	\$204,561.46
SS-37	1.93	Residential	0.18	0.12	-	-	0.12	6.34%	-	-	0.06	\$142,268.80	\$78,649.04
SS-38	8.54	Residential	0.82	0.58	-	-	0.58	6.80%	-	-	0.24	\$539,545.82	\$67,772.62
SS-39	6.54	Residential	0.63	0.27	0.25	-	0.52	7.95%	-	-	0.11	\$240,811.25	\$39,996.24
SS-40	3.30	Residential	0.32	1.11	0.25	-	1.36	41.29%	1.05	\$4,222,434.00	-	-	-
SS-41	13.73	Residential	1.31	2.14	0.50	-	2.64	19.25%	1.33	\$4,015,035.30	-	-	-
SS-42	4.00	Residential	0.38	0.12	-	-	0.12	3.08%	-	-	0.26	\$593,510.27	\$153,053.66
SS-43	4.09	Residential	0.39	0.05	0.75	-	0.80	19.58%	0.41	\$1,555,055.58	-	-	-

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SS-44	1.40	Residential	0.13	0.01	-	-	0.01	0.52%	-	-	0.13	\$289,960.72	\$208,117.48
SS-45	4.01	Residential	0.38	0.36	-	-	0.36	8.92%	-	-	0.03	\$58,893.74	\$16,130.99
SS-46	3.06	Residential	0.29	-	0.25	-	0.25	8.18%	-	-	0.04	\$96,395.51	\$34,357.81
SS-47	0.00	Residential	0.00	-	-	-	-	-	-	-	0.00	\$9.20	\$219,007.87
SS-48	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-49	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-50A	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-50B	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-51	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-52	0.01	Residential	0.00	-	-	-	-	-	-	-	0.00	\$2,352.36	\$219,007.87
SS-53	0.96	Residential	0.09	-	-	-	-	-	-	-	0.09	\$210,910.28	\$219,007.87
SS-54	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-55A	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-55B	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-55C	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-56	1.63	Residential	0.16	-	0.25	-	0.25	15.32%	0.09	\$498,543.85	-	-	-
SS-57	5.41	Residential	0.52	-	-	-	-	-	-	-	0.52	\$1,184,187.40	\$219,007.87
SS-57A	0.60	Residential	0.06	-	-	-	-	-	-	-	0.06	\$130,316.04	\$219,007.87
SS-58	39.54	Residential	3.78	0.31	1.55	-	1.87	4.72%	-	-	1.91	\$4,382,232.93	\$116,312.11
SS-59	68.79	Residential	6.58	4.55	11.15	-	15.69	22.81%	9.12	\$17,678,090.83	-	-	-
SS-60	6.30	Residential	0.60	1.14	-	-	1.14	18.13%	0.54	\$1,659,005.32	-	-	-
SS-61	64.98	Residential	6.21	0.46	2.30	-	2.76	4.25%	-	-	3.45	\$7,908,886.74	\$127,110.76
SS-62	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-63	1.99	Residential	0.19	0.00	-	-	0.00	0.20%	-	-	0.19	\$425,979.02	\$214,834.29

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SS-64	37.18	Residential	3.55	0.10	2.14	-	2.24	6.03%	-	-	1.31	\$3,009,628.78	\$86,146.26
SS-65	7.69	Residential	0.74	-	-	-	-	-	-	-	0.74	\$1,683,942.12	\$219,007.87
SS-66	5.16	Residential	0.49	-	-	-	-	-	-	-	0.49	\$1,129,486.02	\$219,007.87
SS-67	4.84	Residential	0.46	-	-	-	-	-	-	-	0.46	\$1,061,019.34	\$219,007.87
SS-68	61.75	Residential	5.90	-	2.00	-	2.00	3.24%	-	-	3.90	\$8,942,434.65	\$149,655.56
SS-69	25.95	Residential	2.48	-	-	-	-	-	-	-	2.48	\$5,684,233.05	\$219,007.87
SS-70	50.37	Residential	4.82	0.33	10.45	-	10.78	21.41%	5.97	\$10,516,762.73	-	-	-
SS-71	20.87	Residential	1.99	-	0.75	-	0.75	3.60%	-	-	1.24	\$2,849,832.33	\$141,677.65
SS-72	24.58	Residential	2.35	-	0.25	-	0.25	1.01%	-	-	2.10	\$4,812,456.23	\$197,781.34
SS-73	6.10	Residential	0.58	-	-	-	-	-	-	-	0.58	\$1,336,455.25	\$219,007.87
SS-74	6.19	Residential	0.59	-	-	-	-	-	-	-	0.59	\$1,355,166.40	\$219,007.87
SS-75	5.08	Residential	0.49	0.60	0.23	-	0.82	16.20%	0.34	\$1,385,333.73	-	-	-
SS-76	5.87	Residential	0.56	0.03	0.52	-	0.55	9.34%	-	-	0.01	\$29,319.32	\$5,509.94
SS-79	5.11	Residential	0.49	0.29	-	-	0.29	5.63%	-	-	0.20	\$459,743.58	\$95,302.27
SS-80	2.52	Residential	0.24	-	0.25	-	0.25	9.93%	0.01	\$48,937.37	-	-	-
SS-82	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-83	4.44	Residential	0.42	-	-	-	-	-	-	-	0.42	\$972,159.74	\$219,007.87
SS-84	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-85	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-87	7.73	Residential	0.74	-	0.25	-	0.25	3.23%	-	-	0.49	\$1,120,315.51	\$149,762.81
SS-88	6.80	Residential	0.65	-	-	-	-	-	-	-	0.65	\$1,489,781.57	\$219,007.87
SS-89	6.11	Residential	0.58	0.27	-	-	0.27	4.37%	-	-	0.32	\$725,312.46	\$124,222.37
SS-90	6.24	Residential	0.60	0.51	-	-	0.51	8.21%	-	-	0.08	\$193,109.35	\$33,714.98
SS-91	6.38	Residential	0.61	-	-	-	-	-	-	-	0.61	\$1,396,360.47	\$219,007.87



PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
SS-92	3.68	Residential	0.35	0.20	0.25	-	0.45	12.32%	0.10	\$538,762.90	-	-	-
SS-93	6.10	Residential	0.58	0.33	-	-	0.33	5.41%	-	-	0.25	\$580,528.73	\$100,539.93
SS-94	39.76	Residential	3.80	-	5.00	-	5.00	12.57%	1.20	\$2,337,657.73	-	-	-
SS-95	38.55	Residential	3.69	0.33	1.25	-	1.58	4.10%	-	-	2.11	\$4,825,782.22	\$130,514.18
SS-96	1.05	Residential	0.10	-	-	-	-	-	-	-	0.10	\$230,898.47	\$219,007.87
SS-97	11.00	Employment	0.27	0.32	-	-	0.32	2.92%	0.05	\$131,336.84	-	-	-
SS-98	31.83	Employment	0.78	-	-	-	-	-	-	-	0.78	\$1,781,963.77	\$55,990.04
SS-99	0.13	Employment	0.00	-	-	-	-	-	-	-	0.00	\$7,188.45	\$55,990.04
SS-R1 (Obeid Dr)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R10 (Melb-Lancefield Rd)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R11 (Gellies Rd)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R2 (Watsons Rd)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R3 (Railway)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R4 (Buckland Wy)	0.26	Residential	0.02	-	-	-	-	-	-	-	0.02	\$56,371.31	\$219,007.87
SS-R5 (Fox Hollow Dr)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R6 (Harker St)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R7 (Sunbury Rd)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
SS-R8 (Redstone Hill Rd)	0.60	Residential	0.06	-	-	-	-	-	-	-	0.06	\$130,755.80	\$219,007.87

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
<b>SS-R9</b> (Shepherds Ln)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-01</b>	102.65	Residential	9.81	0.85	13.50	-	14.35	13.98%	4.54	\$8,859,939.94	-	-	-
<b>LR-02</b>	75.02	Residential	7.17	4.11	1.75	-	5.86	7.81%	-	-	1.31	\$3,006,755.30	\$43,473.25
<b>LR-03</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-04</b>	22.03	Residential	2.11	1.15	-	-	1.15	5.24%	-	-	0.95	\$2,179,935.76	\$104,428.42
<b>LR-05</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-06</b>	5.47	Residential	0.52	-	5.47	-	5.47	100.00%	4.95	\$9,668,184.50	-	-	-
<b>LR-07</b>	17.38	Residential	1.66	0.63	2.15	-	2.78	16.00%	1.12	\$3,047,172.88	-	-	-
<b>LR-08</b>	20.02	Residential	1.91	0.14	1.00	-	1.14	5.71%	-	-	0.77	\$1,764,812.02	\$93,509.73
<b>LR-09</b>	11.79	Residential	1.13	0.31	2.00	-	2.31	19.58%	1.18	\$3,311,517.42	-	-	-
<b>LR-10</b>	11.91	Residential	1.14	-	0.75	-	0.75	6.30%	-	-	0.39	\$889,542.34	\$79,727.73
<b>LR-11</b>	12.24	Residential	1.17	-	0.75	-	0.75	6.13%	-	-	0.42	\$962,741.04	\$83,779.37
<b>LR-12</b>	16.64	Residential	1.59	-	-	-	-	-	-	-	1.59	\$3,643,973.23	\$219,007.87
<b>LR-13</b>	31.82	Residential	3.04	-	0.42	-	0.42	1.31%	-	-	2.62	\$6,010,728.69	\$191,422.94
<b>LR-14</b>	24.77	Residential	2.37	-	1.38	-	1.38	5.57%	-	-	0.99	\$2,261,552.88	\$96,677.14
<b>LR-15</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-16</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-17</b>	42.84	Residential	4.10	0.42	5.00	-	5.42	12.66%	1.33	\$2,797,914.45	-	-	-
<b>LR-18</b>	2.00	Residential	0.19	-	-	-	-	-	-	-	0.19	\$437,899.67	\$219,007.87
<b>LR-19</b>	54.59	Residential	5.22	-	6.69	-	6.69	12.26%	1.47	\$2,877,072.10	-	-	-
<b>LR-20</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-21</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-22</b>	-	Residential	-	-	-	-	-	-	-	-	-	-	-

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
LR-23	46.37	Residential	4.43	0.96	2.27	-	3.22	6.95%	-	-	1.21	\$2,771,754.58	\$64,244.77
LR-24	43.24	Residential	4.13	1.22	1.25	-	2.47	5.72%	-	-	1.66	\$3,801,898.66	\$93,270.41
LR-25	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-26	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-27	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-28	1.42	Residential	0.14	-	-	-	-	-	-	-	0.14	\$310,696.40	\$219,007.87
LR-29	1.10	Residential	0.11	-	-	-	-	-	-	-	0.11	\$240,910.63	\$219,007.87
LR-30	1.15	Residential	0.11	-	-	-	-	-	-	-	0.11	\$250,930.90	\$219,007.87
LR-31	1.13	Residential	0.11	-	-	-	-	-	-	-	0.11	\$247,533.21	\$219,007.87
LR-32	1.20	Residential	0.11	-	-	-	-	-	-	-	0.11	\$262,844.71	\$219,007.87
LR-33	1.01	Residential	0.10	-	-	-	-	-	-	-	0.10	\$220,950.91	\$219,007.87
LR-34	1.01	Residential	0.10	-	-	-	-	-	-	-	0.10	\$221,292.78	\$219,007.87
LR-35	1.01	Residential	0.10	-	-	-	-	-	-	-	0.10	\$221,704.96	\$219,007.87
LR-36	1.01	Residential	0.10	-	-	-	-	-	-	-	0.10	\$221,783.80	\$219,007.87
LR-37	2.02	Residential	0.19	0.20	-	-	0.20	9.77%	0.00	\$24,105.16	-	-	-
LR-38	2.59	Residential	0.25	0.39	-	-	0.39	14.90%	0.14	\$617,829.18	-	-	-
LR-39	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-40	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-41	1.00	Residential	0.10	-	-	-	-	-	-	-	0.10	\$218,701.70	\$219,007.87
LR-42	1.02	Residential	0.10	-	-	-	-	-	-	-	0.10	\$223,637.48	\$219,007.87
LR-43	2.01	Residential	0.19	-	-	-	-	-	-	-	0.19	\$439,625.24	\$219,007.87
LR-44	2.09	Residential	0.20	-	-	-	-	-	-	-	0.20	\$458,648.26	\$219,007.87
LR-45	2.08	Residential	0.20	-	-	-	-	-	-	-	0.20	\$454,696.92	\$219,007.87
LR-46	2.05	Residential	0.20	-	0.75	-	0.75	36.56%	0.55	\$2,009,477.19	-	-	-

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL & COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
LR-47	1.00	Residential	0.10	-	-	-	-	-	-	-	0.10	\$218,692.06	\$219,007.87
LR-48	1.00	Residential	0.10	-	-	-	-	-	-	-	0.10	\$218,384.58	\$219,007.87
LR-49	1.05	Residential	0.10	-	-	-	-	-	-	-	0.10	\$230,283.06	\$219,007.87
LR-50	1.11	Residential	0.11	-	-	-	-	-	-	-	0.11	\$243,340.52	\$219,007.87
LR-51	1.00	Residential	0.10	-	-	-	-	-	-	-	0.10	\$218,997.58	\$219,007.87
LR-52	1.01	Residential	0.10	-	-	-	-	-	-	-	0.10	\$221,395.93	\$219,007.87
LR-53	2.23	Residential	0.21	-	-	-	-	-	-	-	0.21	\$488,899.82	\$219,007.87
LR-54	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-55	2.08	Residential	0.20	-	-	-	-	-	-	-	0.20	\$456,268.52	\$219,007.87
LR-56	1.00	Residential	0.10	-	-	-	-	-	-	-	0.10	\$219,656.79	\$219,007.87
LR-57	1.02	Residential	0.10	-	-	-	-	-	-	-	0.10	\$222,387.60	\$219,007.87
LR-58	1.02	Residential	0.10	-	-	-	-	-	-	-	0.10	\$222,492.07	\$219,007.87
LR-59	0.99	Residential	0.09	-	-	-	-	-	-	-	0.09	\$217,551.47	\$219,007.87
LR-60	1.29	Residential	0.12	-	-	-	-	-	-	-	0.12	\$282,001.55	\$219,007.87
LR-61	1.42	Residential	0.14	-	-	-	-	-	-	-	0.14	\$310,254.00	\$219,007.87
LR-62	1.32	Residential	0.13	-	-	-	-	-	-	-	0.13	\$289,206.03	\$219,007.87
LR-63	2.03	Residential	0.19	-	-	-	-	-	-	-	0.19	\$444,224.40	\$219,007.87
LR-64	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-R1 (Railway)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-R2 (Raes Rd)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-R3 (Stockwell Dr)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
LR-R4 (St Ronans Ct)	-	Residential	-	-	-	-	-	-	-	-	-	-	-

PARCEL_ID	TOTAL CONTRIBUTION AREA (HA)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HA)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HA)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HA)	RESIDENTIAL COMMUNITY AND RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HA)	PARCEL CONTRIBUTION - TOTAL (HA)		LCA (HA)	LCA TOTAL \$	LEA (HA)	LEA TOTAL \$	LEA \$ PER NDHA
<b>LR-R5</b> (Balbethan Dr)	-	Residential	-	-	-	-	-	-	-	-	-	-	-
<b>LR-R6</b> (Melb-Lancefield Rd)	0.00	Residential	0.00	-	-	-	-	-	-	-	0.00	\$8.98	\$219,007.87
<b>LR-R7</b>	0.05	Residential	0.00	-	-	-	-	-	-	-	0.00	\$10,371.12	\$219,007.87
	<b>1,484.25</b>			<b>36.27</b>	<b>101.78</b>	<b>-</b>	<b>138.05</b>		<b>51.07</b>	<b>\$116,998,969.97</b>	<b>51.07</b>	<b>\$116,998,969.97</b>	
Residential Total	1,430.31		136.73	34.96	101.78		136.73	9.56%	50.89	\$116,525,237.80	50.03	\$114,620,352.40	
Commercial & Industrial Total	53.94		1.32	1.32		-	1.32	2.44%	0.17	\$473,732.17	1.04	\$2,378,617.56	
Equalisation Rate										\$2,290,986.12			

\* Due to previous open space contributions, Parcels SS-05, SS-06, SS-07, SS-08R, SS-09 and SS-10 will only be required to pay 30% of the equalisation rate to reflect this contribution.

### Public Open Space Contributions

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



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## 5.0 CONTRIBUTIONS & ADMINISTRATION

### 5.1 Collecting agency

Hume 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, Hume 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

Hume 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, Hume 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 17 and Table 16 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole

Table 17 is the parcel specific land use budget which specifies the NDA 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* (July 2018). It includes the Net Developable Area and Inner Public Purpose Land.

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

### 5.5 Levy rates and classes of development

Annexure 1 to the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (July 2018) specifies standard levy rates for two classes of development for Metropolitan Greenfield Growth Areas – ‘residential development’ and ‘commercial and industrial development’

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

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

Table 12 Classes of Development & Standard Levy Rates

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential Development	\$92,194.00	\$124,370.00	\$216,564.00
Commercial and Industrial	-	\$124,370.00	\$124,370.00

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

**Table 13** Classes of Development & Supplementary Levy Rates

CLASS OF DEVELOPMENT	COMMUNITY AND RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL SUPPLEMENTARY LEVY RATE
Residential Development		\$97,496.87	\$97,496.87
Commercial and Industrial		\$97,496.87	\$97,496.87

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

**Table 14** Classes of Development & Monetary Component Total Levy Rates

CLASS OF DEVELOPMENT	COMMUNITY AND RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL LEVY RATE
Residential Development	\$92,194.00	\$221,866.87	\$314,060.87
Commercial and Industrial	-	\$221,866.87	\$221,866.87

## 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* (July 2018) and the *Infrastructure Contributions Plan Guidelines* (Ministerial Direction).

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

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

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

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

## 5.7 Payment of contributions

### 5.7.1 Timing of payment of monetary component & land equalisation amounts

#### Subdivision of land

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

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required 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 landowner 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 landowner 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 landowner must enter into an agreement under Section 173 of the Act 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* (July 2018).

### 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* (July 2018).

### 5.9.3 Bulla waste management facility

The development of land for the purpose of the Bulla Waste Management Facility in accordance with the *Bulla Waste Management Facility Incorporated Document, March 2021* is exempt from the requirement to pay an infrastructure contribution levy.



## 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; and
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind.

The land component and any land equalisation amount 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 held by the Collecting Agency until required for the provision of infrastructure projects. Details of contributions received, and expenditures will be held by the Collecting Agency in accordance with the provisions of the *Local Government Act 1989*, the *Planning and Environment Act 1987* and the *Ministerial Reporting Requirements for Infrastructure Contributions Plans*.

## 5.13 Indexation

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

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

Table 15 Indices

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

## 5.14 Annual indexation of supplementary levy rates

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

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

Where:

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

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

## 5.15 Adjustment of land credit land amounts

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July of each subsequent third financial year after the commencement date of the infrastructure contributions plan.

## 5.16 Adjustment of land equalisation amounts

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July of each subsequent third financial year after the commencement date of the infrastructure contributions plan.

## 6.0 APPENDIX 1 – DEFINITIONS

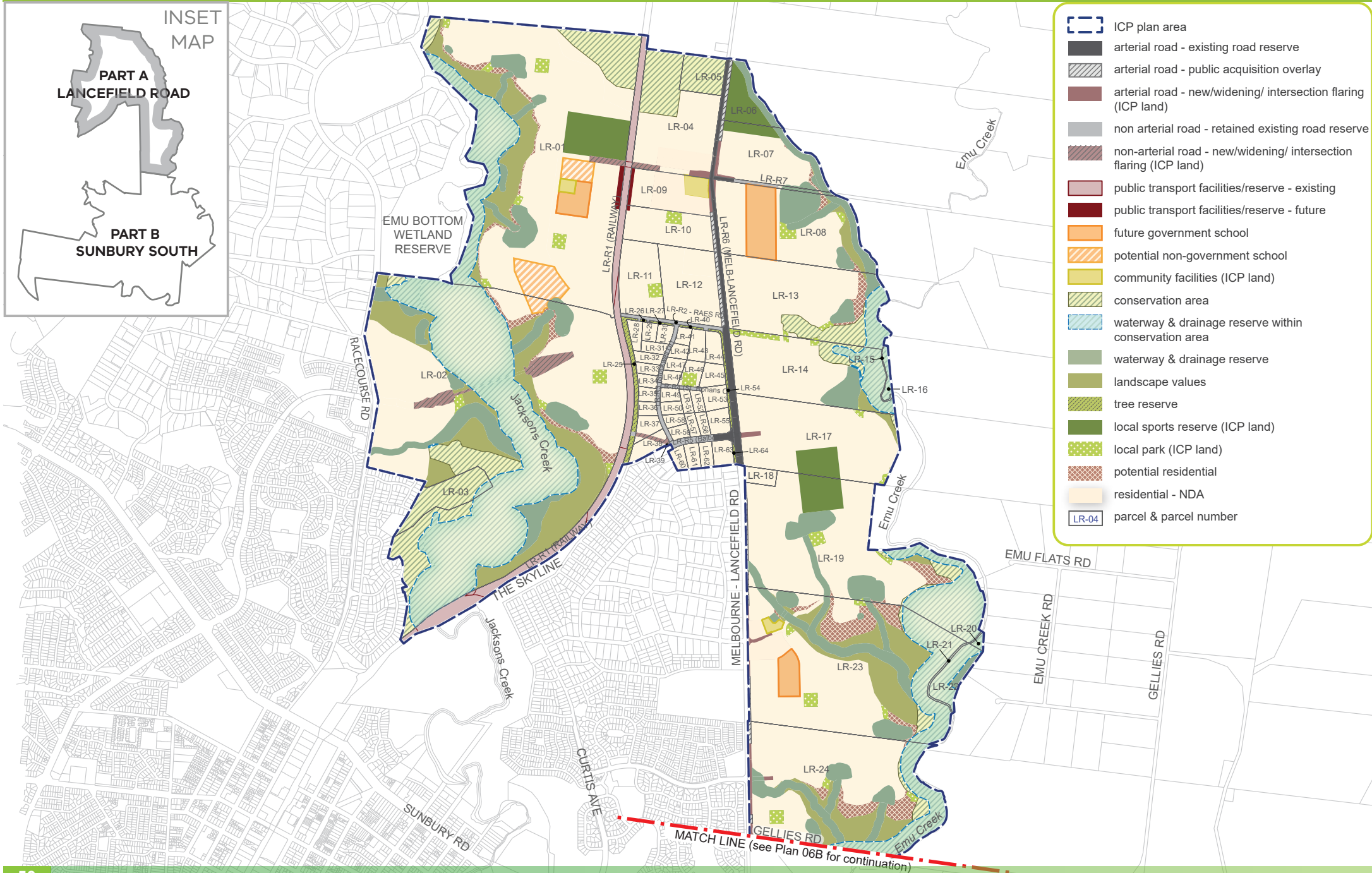
<b>Collecting agency</b>	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person to whom or to which an infrastructure levy is payable in accordance with Part AB of the <i>Planning and Environment Act 1987</i> .
<b>Development agency</b>	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person responsible for the provision of works, services or facilities or for the plan preparation costs for which an infrastructure levy is payable in accordance with Part AB of the <i>Planning and Environment Act 1987</i> .
<b>Gross developable area</b>	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
<b>Net developable area</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).
<b>Land budget table</b>	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct.
<b>Works in kind</b>	Any works, services or facilities provided as a part or full satisfaction of the infrastructure levy payable.

## 7.0 APPENDIX 2 – LAND

INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH





INSET  
MAP

PART A  
LANCEFIELD ROAD

PART B  
SUNBURY SOUTH



- ICP plan area
- 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
- non-arterial road - new/widening/ intersection flaring (ICP land)
- public transport facilities/reserve - existing
- public transport facilities/reserve - future
- future government school
- potential non-government school
- community facilities (ICP land)
- conservation area
- waterway & drainage reserve in conservation area
- waterway & drainage reserve
- utilities easement
- holden flora reserve (existing)
- landscape values
- other uncredited open space
- local sports reserve (ICP land)
- local park (ICP land)
- existing non urban land
- utilities-water
- potential residential
- potential industrial
- potential residential (sloping)
- potential residential expansion area
- future investigation area
- quarry/landfill/organic waste
- residential - NDA
- employment - NDA
- SS-04 parcel & parcel number

**Table 16 Summary Land Use Budget**

DESCRIPTION	PSP SUNBURY SOUTH & LANCEFIELD ROAD		
	HECTARES	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA (HA)</b>	<b>2,865.52</b>		
<b>TRANSPORT</b>			
Arterial Road - Existing Road Reserve	35.81	1.25%	2.66%
Arterial Road - Public Acquisition Overlay	6.04	0.21%	0.45%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	9.40	0.33%	0.70%
Non-Arterial Road - New / Widening / Intersection Flaring (ICP land)	26.87	0.94%	2.00%
Non-Arterial Road - Retained Existing Road Reserve	15.09	0.53%	1.12%
Public Transport Facilities / Reserve	4.29	0.15%	0.32%
<b>Sub-Total Transport</b>	<b>97.50</b>	<b>3.40%</b>	<b>7.24%</b>
<b>COMMUNITY &amp; EDUCATION</b>			
ICP Community Facilities	5.95	0.21%	0.44%
Government School	34.28	1.20%	2.55%
Potential Non-Government School	12.20	0.43%	0.91%
<b>Sub-Total Community &amp; Education</b>	<b>52.43</b>	<b>1.83%</b>	<b>3.89%</b>

DESCRIPTION	PSP SUNBURY SOUTH & LANCEFIELD ROAD		
	HECTARES	% OF TOTAL	% OF NDA
<b>OPEN SPACE</b>			
<b>UNCREDITED OPEN SPACE &amp; REGIONAL OPEN SPACE</b>			
Conservation Reserve	96.81	3.38%	7.19%
Waterway and Drainage Reserve	686.28	23.95%	50.98%
Utilities Easements	19.49	0.68%	1.45%
Holden Flora & Fauna Reserve (existing)*	44.24	1.54%	3.29%
Landscape Values	198.71	6.93%	14.76%
Other uncredited IS (isolated land between Rail & Gas Easement)	0.94	0.03%	0.07%
Tree Reserve	0.27	0.01%	0.02%
<b>Sub-Total Uncredited Open Space &amp; Regional Open Space</b>	<b>1,046.75</b>	<b>36.53%</b>	<b>77.76%</b>
<b>CREDITED OPEN SPACE</b>			
Local Network Park (ICP land)	31.65	1.10%	2.35%
Local Sports Reserve (ICP land)	64.18	2.24%	4.77%
<b>Sub-Total Credited Open Space</b>	<b>95.83</b>	<b>3.34%</b>	<b>7.12%</b>
<b>Total All Open Space</b>	<b>1,142.58</b>	<b>39.87%</b>	<b>84.87%</b>
<b>OTHER</b>			
Utilities Sub-stations / facilities (acquired by relevant authority)	29.50	1.03%	2.19%
Existing Non-Urban Land	10.29	0.36%	0.76%
Quarry/Landfill/Organic Waste	87.74	3.06%	6.52%
Potential Residential	47.79	1.67%	3.55%
Potential Industrial	6.37	0.22%	0.47%
Potential Residential (sloping)	10.54	0.37%	0.78%
Potential Residential Expansion	1.29	0.04%	0.10%
Future Investigation Area	33.28	1.16%	2.47%
<b>Sub-Total Other</b>	<b>226.81</b>	<b>7.92%</b>	<b>16.85%</b>
<b>TOTAL NET DEVELOPABLE AREA - (NDA) HA</b>	<b>1,346.20</b>	<b>46.98%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA</b>	<b>1,292.71</b>	<b>45.11%</b>	
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA</b>	<b>53.48</b>	<b>1.87%</b>	

\* Holden Flora Reserve is approximately 90ha in total area. Part of this area is included in Uncredited Open Space above



Table 17 Parcel Specific Land Use Budget

PARCEL ID	TOTAL AREA (HA)	LAND USE	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	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	PUBLIC TRANSPORT FACILITIES / RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LANDSCAPE VALUES	TREE RESERVE	OTHER UNCREDITED IS (ISOLATED LAND BETWEEN RAIL & GAS EASEMENT)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	HOLDEN FLORA & FAUNA RESERVE (EXISTING)	EXISTING NON-URBAN LAND	UTILITIES SUB-STATIONS / FACILITIES ACQUIRED BY RELEVANT AUTHORITY	POTENTIAL RESIDENTIAL	POTENTIAL INDUSTRIAL	POTENTIAL RESIDENTIAL (SLOPING)	FUTURE INVESTIGATION AREA	POTENTIAL RESIDENTIAL EXPANSION	QUARRY/LANDFILL/ ORGANIC WASTE	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL RECREATION (HECTARES)
TOTAL PSP (INCLUDING ROAD RESERVE)	1,792.58	-	27.88	2.01	5.19	9.57	20.70	2.97	18.88	2.60	2.35	28.87	423.67	19.49	114.41	-	0.94	36.15	18.14	40.04	10.29	29.50	24.25	6.37	10.54	33.28	1.29	87.74	815.43	897.97	25.90	56.64	-
SS-01	7.07	Residential	-	-	-	-	-	0.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.48	6.48	-	-	-
SS-02	7.44	Residential	-	-	-	-	-	0.61	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	6.08	6.83	-	0.75	-
SS-03	7.73	Residential	-	-	0.49	-	1.51	0.28	-	-	-	-	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.06	7.06	2.00	-	-
SS-04	0.14	Residential	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-05	2.42	Residential	-	-	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.39	2.42	0.03	-	-
SS-06	6.11	Residential	-	-	-	-	-	-	-	-	-	-	1.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.05	5.05	-	-	-
SS-07	4.11	Residential	-	-	-	-	-	-	-	-	-	-	1.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.93	2.93	-	-	-
SS-08E	0.45	Employment	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.32	0.45	0.13	-	-
SS-08R	10.98	Residential	-	-	0.14	-	-	-	-	-	-	-	0.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.00	10.14	0.14	-	-
SS-09	0.59	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	0.59	-	-	-
SS-10	0.56	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.56	0.56	-	-	-
SS-11	0.14	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-12E	3.45	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.45	3.45	-	-	-
SS-12R	7.71	Residential	-	-	-	-	-	-	-	-	-	-	2.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.33	5.33	-	-	-
SS-13E	5.32	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.32	5.32	-	-	-
SS-13R	4.76	Residential	-	-	-	-	-	-	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.71	4.71	-	-	-
SS-14	10.18	Residential	-	-	-	-	-	-	-	-	-	-	0.10	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	9.34	10.09	-	0.75	-
SS-15	0.84	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.84	0.84	-	-	-
SS-16E	0.92	Employment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.92	0.92	-	-	-
SS-16R	5.08	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.08	5.08	-	-	-
SS-17	6.34	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.34	6.34	-	-	-
SS-18	6.04	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.04	6.04	-	-	-
SS-19	8.09	Residential	-	-	-	-	-	-	-	-	-	-	3.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.62	4.62	-	-	-
SS-20	9.03	Residential	-	-	-	-	-	-	-	-	-	-	0.00	0.90	-	-	0.43	1.75	-	-	-	-	-	-	-	-	-	-	5.94	7.69	-	1.75	-
SS-21	9.03	Residential	-	-	-	-	0.32	-	-	-	-	-	-	-	-	-	-	5.98	-	-	-	-	-	-	-	-	-	-	2.73	9.03	0.32	5.98	-
SS-22	8.99	Residential	-	-	-	-	0.23	-	-	-	-	-	2.20	0.32	-	-	0.15	3.02	-	-	-	-	-	-	-	-	-	-	3.07	6.31	0.23	3.02	-
SS-23	9.27	Residential	-	-	-	-	0.82	-	-	-	-	-	1.32	0.40	-	-	0.17	-	-	-	-	-	-	-	-	-	-	-	6.55	7.37	0.82	-	-
SS-24	10.07	Residential	-	-	-	-	1.05	-	-	-	-	-	0.68	0.40	-	-	0.19	-	-	-	-	-	-	-	-	-	-	-	7.74	8.79	1.05	-	-
SS-25	17.62	Residential	-	-	-	-	3.31	1.49	-	-	-	-	1.11	0.20	0.50	-	0.00	-	0.25	-	-	-	0.34	-	-	-	-	-	10.41	13.98	3.31	0.25	-
SS-26	19.48	Residential	-	-	-	-	0.40	-	-	-	-	-	6.54	-	1.03	-	-	-	0.25	-	-	-	0.02	-	-	-	-	-	11.24	11.90	0.40	0.25	-
SS-27	19.14	Residential	-	-	-	-	1.12	-	0.33	-	-	-	3.10	-	1.27	-	-	-	0.75	-	-	-	0.51	-	-	-	-	-	12.06	13.93	1.12	0.75	-
SS-28	19.35	Residential	-	-	-	-	1.42	-	3.17	-	-	-	3.27	-	2.97	-	-	-	0.75	-	-	-	0.92	-	-	-	-	-	6.84	9.02	1.42	0.75	-
SS-29	6.26	Residential	-	-	-	-	0.00	-	-	-	0.71	-	0.71	-	0.21	-	-	-	-	-	-	-	0.67	-	-	-	-	-	3.95	4.66	0.00	0.71	-
SS-30	7.63	Residential	-	-	-	-	0.02	-	-	-	0.09	-	4.50	-	0.09	-	-	-	-	-	-	-	0.91	-	-	-	-	-	2.01	2.12	0.02	0.09	-
SS-31	9.01	Residential	-	-	-	-	0.24	-	-	-	-	-	0.23	-	-	-	-	-	0.25	-	-	-	0.26	-	-	-	-	-	8.03	8.51	0.24	0.25	-
SS-32	9.02	Residential	-	-	-	-	-	-	-	-	-	-	4.13	-	-	-	-	-	-	-	-	-	1.11	-	-	-	-	-	3.79	3.79	-	-	-
SS-33	9.01	Residential	-	-	-	-	-	-	-	-	-	-	2.26	-	0.27	-	-	-	0.75	-	-	-	1.41	-	-	-	-	-	4.31	5.06	-	0.75	-
SS-34	4.01	Residential	-	-	-	-	-	-	-	-	-	-	0.48	-	0.00	-	-	-	-	-	-	-	0.32	-	-	-	-	-	3.20	3.20	-	-	-
SS-35	4.00	Residential	-	-	-	-	0.08	-	-	-	-	-	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.98	3.06	0.08	-	-
SS-36	4.33	Residential	-	-	-	-	0.02	-	-	-	-	-	0.70	-	-	-	-	-	-	-	-	-	0.07	-	-	-	-	-	3.55	3.57	0.02	-	-

PARCEL ID	TOTAL AREA (HA)	LAND USE	ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLANING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLANING (ICP LAND)	PUBLIC TRANSPORT FACILITIES / RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON- GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LANDSCAPE VALUES	TREE RESERVE	OTHER UNCREDITED IS (ISOLATED LAND BETWEEN RAIL & GAS EASEMENT)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	HOLDEN FLORA & FAUNA RESERVE (EXISTING)	EXISTING NON-URBAN LAND	UTILITIES SUB-STATIONS / FACILITIES ACQUIRED BY RELEVANT AUTHORITY	POTENTIAL RESIDENTIAL	POTENTIAL INDUSTRIAL	POTENTIAL RESIDENTIAL (SLOPING)	FUTURE INVESTIGATION AREA	POTENTIAL RESIDENTIAL EXPANSION	QUARRY/LANDFILL/ ORGANIC WASTE	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)
SS-37	4.06	Residential	-	-	-	-	0.12	-	-	-	-	-	1.11	-	0.30	-	-	-	-	-	-	-	0.71	-	-	-	-	-	1.81	1.93	0.12	-	-
SS-38	16.16	Residential	-	-	-	-	0.58	-	-	-	-	-	4.10	-	2.74	-	-	-	-	-	-	-	0.77	-	-	-	-	-	7.96	8.54	0.58	-	-
SS-39	12.50	Residential	-	-	-	-	0.27	-	-	-	-	-	3.33	-	2.35	-	-	-	0.25	-	-	-	0.28	-	-	-	-	-	6.02	6.54	0.27	0.25	-
SS-40	4.24	Residential	-	-	-	-	1.11	-	-	-	-	-	0.91	-	0.01	-	-	-	0.25	-	-	-	0.01	-	-	-	-	-	1.94	3.30	1.11	0.25	-
SS-41	30.71	Residential	-	-	-	-	2.14	-	-	-	-	1.61	13.01	-	0.47	-	-	-	0.50	-	-	-	1.90	-	-	-	-	-	11.08	13.73	2.14	0.50	-
SS-42	4.00	Residential	-	-	-	-	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.88	4.00	0.12	-	-	
SS-43	4.09	Residential	-	-	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	3.29	4.09	0.05	0.75	-	
SS-44	1.40	Residential	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.39	1.40	0.01	-	-	
SS-45	4.01	Residential	-	-	-	-	0.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.65	4.01	0.36	-	-	
SS-46	4.01	Residential	-	-	-	-	-	-	-	-	-	-	0.82	-	0.13	-	-	-	0.25	-	-	-	-	-	-	-	-	-	2.81	3.06	-	0.25	-
SS-47	80.07	Residential	-	-	-	-	-	-	-	-	-	2.13	45.77	-	-	-	-	-	-	-	32.17	-	-	-	-	-	-	-	0.00	0.00	-	-	-
SS-48	5.86	Residential	-	-	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-	-	5.54	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-49	8.16	Residential	-	-	-	-	-	-	-	-	-	-	6.10	-	-	-	-	-	-	2.05	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-50A	5.29	Residential	-	-	-	-	-	-	-	-	-	-	5.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-50B	5.27	Residential	-	-	-	-	-	-	-	-	-	-	5.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-51	0.70	Residential	-	-	-	-	-	-	-	-	-	0.09	0.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-52	2.88	Residential	-	-	-	-	-	-	-	-	-	-	1.60	0.03	0.07	-	-	-	-	-	-	-	-	-	-	-	1.17	-	0.01	0.01	-	-	-
SS-53	11.77	Residential	-	-	-	-	-	-	-	-	-	0.04	7.75	0.69	2.21	-	-	-	-	-	-	-	-	-	-	-	0.12	-	0.96	0.96	-	-	-
SS-54	0.82	Residential	-	-	-	-	-	-	-	-	-	-	0.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-55A	1.36	Residential	-	-	-	-	-	-	-	-	-	-	1.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-55B	1.94	Residential	-	-	-	-	-	-	-	-	-	-	1.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-55C	0.57	Residential	-	-	-	-	-	-	-	-	-	-	0.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SS-56	5.69	Residential	-	-	-	-	-	-	-	-	-	0.77	2.22	-	1.07	-	-	-	0.25	-	-	-	-	-	-	-	-	-	1.38	1.63	-	0.25	-
SS-57	7.70	Residential	-	-	-	-	-	-	-	-	-	-	0.61	-	1.68	-	-	-	-	-	-	-	-	-	-	-	-	-	5.41	5.41	-	-	-
SS-57A	0.67	Residential	-	-	-	-	-	-	-	-	-	-	-	-	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	0.60	-	-	-
SS-58	77.88	Residential	-	-	0.31	-	-	-	-	-	-	-	24.89	0.95	1.89	-	-	1.30	0.25	-	-	-	0.05	-	10.54	-	-	-	37.68	39.54	0.31	1.55	-
SS-59	100.21	Residential	-	-	0.01	-	4.54	-	3.48	-	0.75	1.09	17.15	-	6.87	-	-	8.90	1.50	-	-	-	2.83	-	-	-	-	-	53.10	68.79	4.55	11.15	-
SS-60	8.02	Residential	-	-	0.50	-	0.64	-	-	-	-	-	1.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.16	6.30	1.14	-	-
SS-61	71.89	Residential	-	-	0.36	-	0.09	-	-	-	0.80	-	6.34	-	0.57	-	-	-	1.50	-	-	-	-	-	-	-	-	-	62.22	64.98	0.46	2.30	-
SS-62	0.30	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	-	-	-	-	-	-	-	-	-	-	-
SS-63	1.99	Residential	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.98	1.99	0.00	-	-
SS-64	85.43	Residential	-	-	-	-	0.10	-	-	-	-	-	22.35	-	25.83	-	-	-	2.14	-	-	-	0.08	-	-	-	-	-	34.94	37.18	0.10	2.14	-
SS-65	8.10	Residential	-	-	-	-	-	-	-	-	-	-	-	-	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	7.69	7.69	-	-	-
SS-66	7.31	Residential	-	-	-	-	-	-	-	-	-	-	-	-	2.15	-	-	-	-	-	-	-	-	-	-	-	-	-	5.16	5.16	-	-	-
SS-67	8.04	Residential	-	-	-	-	-	-	-	-	-	-	-	-	3.20	-	-	-	-	-	-	-	-	-	-	-	-	-	4.84	4.84	-	-	-
SS-68	114.24	Residential	-	-	-	-	-	-	-	2.60	-	9.92	23.95	-	13.70	-	-	-	2.00	-	-	-	2.31	-	-	-	-	-	59.75	61.75	-	2.00	-
SS-69	32.50	Residential	-	-	-	-	-	-	6.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25.95	25.95	-	-	-
SS-70	101.73	Residential	-	-	0.33	-	-	-	5.35	-	-	4.82	36.25	-	0.73	-	-	10.20	0.25	-	-	-	4.21	-	-	-	-	-	39.59	50.37	0.33	10.45	-
SS-71	40.35	Residential	-	-	-	-	-	-	-	-	-	0.18	19.30	-	0.02	-	-	-	0.75	-	-	-	-	-	-	-	-	-	20.11	20.87	-	0.75	-
SS-72	50.24	Residential	-	-	-	-	-	-	-	-	-	6.57	12.70	5.65	-	-	-	-	0.25	-	-	-	0.74	-	-	-	-	-	24.33	24.58	-	0.25	-
SS-73	6.10	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.10	6.10	-	-	-
SS-74	6.19	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.19	6.19	-	-	-

PARCEL ID	TOTAL AREA (HA)	LAND USE	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	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	PUBLIC TRANSPORT FACILITIES / RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LANDSCAPE VALUES	TREE RESERVE	OTHER UNCREDITED IS (ISOLATED LAND BETWEEN RAIL & GAS EASEMENT)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	HOLDEN FLORA & FAUNA RESERVE (EXISTING CP)	EXISTING NON-URBAN LAND	UTILITIES SUB-STATIONS / FACILITIES ACQUIRED BY RELEVANT AUTHORITY)	POTENTIAL RESIDENTIAL	POTENTIAL INDUSTRIAL	POTENTIAL RESIDENTIAL (SLOPING)	FUTURE INVESTIGATION AREA	POTENTIAL RESIDENTIAL EXPANSION	QUARRY/LANDFILL/ ORGANIC WASTE	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL RECREATION(HECTARES)	
SS-75	6.17	Residential	-	-	0.60	-	-	-	-	-	-	-	1.08	-	-	-	-	-	0.23	-	-	-	-	-	-	-	-	-	4.26	5.08	0.60	0.23	-	
SS-76	6.30	Residential	-	-	0.03	-	-	-	-	-	-	-	0.43	-	-	-	-	-	0.52	-	-	-	-	-	-	-	-	-	5.32	5.87	0.03	0.52	-	
SS-79	7.82	Residential	-	0.17	0.29	-	-	-	-	-	-	0.03	2.47	-	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	4.82	5.11	0.29	-	-	
SS-80	8.20	Residential	-	-	-	-	-	-	-	-	-	0.05	5.29	-	0.34	-	-	-	0.25	-	-	-	-	-	-	-	-	-	2.27	2.52	-	0.25	-	
SS-82	1.45	Residential	-	-	-	-	-	-	-	-	-	-	1.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-83	8.99	Residential	-	0.37	-	-	-	-	-	-	-	-	4.15	-	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	4.44	4.44	-	-	-	
SS-84	13.06	Residential	-	-	-	-	-	-	-	-	-	-	9.38	-	-	-	-	-	-	3.68	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-85	11.44	Residential	-	-	-	-	-	-	-	-	-	-	4.82	-	-	-	-	-	-	6.61	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-87	13.45	Residential	-	0.36	-	-	-	-	-	-	-	-	3.61	-	1.75	-	-	-	0.25	-	-	-	-	-	-	-	-	-	7.48	7.73	-	0.25	-	
SS-88	13.48	Residential	-	0.27	-	-	-	-	-	-	-	-	5.06	-	1.35	-	-	-	-	-	-	-	-	-	-	-	-	-	6.80	6.80	-	-	-	
SS-89	13.72	Residential	-	0.14	0.27	-	-	-	-	-	-	-	3.91	-	2.98	-	-	-	-	-	-	0.58	-	-	-	-	-	-	5.84	6.11	0.27	-	-	
SS-90	13.91	Residential	-	0.17	0.51	-	-	-	-	-	-	-	2.32	-	3.99	-	-	-	-	-	-	1.19	-	-	-	-	-	-	5.73	6.24	0.51	-	-	
SS-91	12.24	Residential	-	0.37	-	-	-	-	-	-	-	-	1.65	-	2.65	-	-	-	-	-	-	1.20	-	-	-	-	-	-	6.38	6.38	-	-	-	
SS-92	8.78	Residential	-	0.17	0.20	-	-	-	-	-	-	-	1.39	-	3.03	-	-	-	0.25	-	-	-	0.53	-	-	-	-	-	3.22	3.68	0.20	0.25	-	
SS-93	7.87	Residential	-	-	0.33	-	-	-	-	-	-	-	0.32	-	1.45	-	-	-	-	-	-	-	-	-	-	-	-	-	5.77	6.10	0.33	-	-	
SS-94	62.62	Residential	-	-	-	-	-	-	-	-	-	-	9.68	-	12.96	-	-	4.75	0.25	-	-	-	0.23	-	-	-	-	0.00	34.76	39.76	-	5.00	-	
SS-95	49.66	Residential	-	-	0.33	-	-	-	-	-	-	-	0.02	-	-	-	-	0.25	1.00	-	-	-	-	-	-	11.08	-	-	36.98	38.55	0.33	1.25	-	
SS-96	1.05	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	1.05	-	-	-		
SS-97	36.17	Employment	-	-	0.32	-	-	-	-	-	-	-	9.62	-	3.38	-	-	-	-	-	-	-	4.14	-	8.03	-	0.00	10.68	11.00	0.32	-	-		
SS-98	37.43	Employment	-	-	-	-	-	-	-	-	-	-	1.69	0.03	1.65	-	-	-	-	-	-	2.24	-	-	-	-	-	31.83	31.83	-	-	-		
SS-99	189.17	Employment	-	-	-	-	-	-	-	-	-	1.21	40.93	9.92	5.87	-	-	-	-	-	-	29.21	-	-	-	14.16	-	87.74	0.13	0.13	-	-	-	
Sub-Total	1,749.13	-	0.00	2.01	5.19	-	20.70	2.97	18.88	2.60	2.35	28.51	419.13	19.49	114.27	-	0.94	36.15	18.14	40.04	10.29	29.50	24.15	6.37	10.54	33.28	1.29	87.74	814.58	897.12	25.90	56.64	-	
SS-R1 (Obeld Dr)	0.52	Residential	-	-	-	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R10 (Melb-Lancefield Rd)	2.84	Residential	2.84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R11 (Gellies Rd)	4.36	Residential	0.41	-	-	0.95	-	-	-	-	-	-	3.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R2 (Watsons Rd)	1.32	Residential	-	-	-	1.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R3 (Railway)	0.17	Residential	-	-	-	-	-	-	-	-	-	-	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R4 (Buckland Wy)	2.24	Residential	-	-	-	1.60	-	-	-	-	-	-	0.14	-	0.14	-	-	-	-	-	-	0.10	-	-	-	-	-	-	0.26	0.26	-	-	-	-
SS-R5 (Fox Hollow Dr)	1.72	Residential	-	-	-	1.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R6 (Harker St)	1.69	Residential	-	-	-	0.47	-	-	-	-	-	-	1.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R7 (Sunbury Rd)	24.99	Residential	24.62	-	-	-	-	-	-	-	-	0.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SS-R8 (Redstone Hill Rd)	2.71	Residential	-	-	-	2.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	0.60	-	-	-	
SS-R9 (Shepherds Ln)	0.88	Residential	-	-	-	0.88	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sub-Total	43.45	-	27.87	-	-	9.57	-	-	-	-	-	0.36	4.54	-	0.14	-	-	-	-	-	-	0.10	-	-	-	-	-	-	0.85	0.85	-	-	-	-
SUB-TOTALS PSP Sunbury South	1,792.58	-	27.88	2.01	5.19	9.57	20.70	2.97	18.88	2.60	2.35	28.87	423.67	19.49	114.41	-	0.94	36.15	18.14	40.04	10.29	29.50	24.25	6.37	10.54	33.28	1.29	87.74	815.43	897.97	25.90	56.64	-	
LR-01	178.16	Residential	-	-	-	-	0.85	0.79	3.50	8.55	0.80	12.43	30.85	-	16.59	-	-	10.20	2.50	-	-	-	2.81	-	-	-	-	-	88.30	102.65	0.85	13.50	-	
LR-02	247.23	Residential	-	-	-	-	4.11	-	-	1.05	-	17.32	112.01	-	37.81	-	-	-	1.75	-	-	-	4.01	-	-	-	-	-	69.16	75.02	4.11	1.75	-	
LR-03	9.01	Residential	-	-	-	-	-	-	-	-	-	8.51	0.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-04	31.58	Residential	-	-	0.53	-	0.63	0.00	-	-	-	9.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.87	22.03	1.15	-	-	

PARCEL ID	TOTAL AREA (HA)	LAND USE	ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	PUBLIC TRANSPORT FACILITIES / RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON - GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LANDSCAPE VALUES	TREE RESERVE	OTHER UNCREDITED IS (OTHER UNREDEEMED IN RAIL & GAS EASEMENT)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	HOLDEN FLORA & FAUNA RESERVE (EXISTING)*	EXISTING NON-URBAN LAND	UTILITIES SUB-STATIONS / FACILITIES ACQUIRED BY RELEVANT AUTHORITY)	POTENTIAL RESIDENTIAL	POTENTIAL INDUSTRIAL	POTENTIAL RESIDENTIAL (SLOPING)	FUTURE INVESTIGATION AREA	POTENTIAL RESIDENTIAL EXPANSION	QUARRY/LANDFILL/ ORGANIC WASTE	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)		
LR-05	6.21	Residential	-	-	-	-	-	-	-	-	-	6.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-06	8.79	Residential	-	0.78	-	-	-	-	-	-	-	-	2.54	-	-	-	-	5.47	-	-	-	-	-	-	-	-	-	-	-	-	5.47	-	5.47	-	-
LR-07	21.23	Residential	-	0.26	0.63	-	-	-	-	-	-	-	3.27	-	0.02	-	-	2.15	-	-	-	-	0.29	-	-	-	-	-	-	14.60	17.38	0.63	2.15	-	-
LR-08	41.45	Residential	-	-	0.14	-	-	-	8.40	-	-	-	10.35	-	2.13	-	-	-	1.00	-	-	-	0.55	-	-	-	-	-	-	18.87	20.02	0.14	1.00	-	-
LR-09	12.31	Residential	-	0.06	0.31	-	0.00	0.47	-	-	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.48	11.79	0.31	2.00	-	-	
LR-10	12.42	Residential	-	0.45	-	-	-	0.06	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	11.16	11.91	-	0.75	-	-	
LR-11	12.24	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	11.49	12.24	-	0.75	-	-	
LR-12	17.58	Residential	-	0.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.64	16.64	-	-	-	-	
LR-13	46.58	Residential	-	-	-	-	-	-	-	-	-	6.13	6.76	-	0.08	-	-	-	0.42	-	-	1.79	-	-	-	-	-	-	31.40	31.82	-	0.42	-	-	
LR-14	38.55	Residential	-	-	-	-	-	-	-	-	-	2.60	10.19	-	0.99	-	-	-	1.38	-	-	-	-	-	-	-	-	-	23.39	24.77	-	1.38	-	-	
LR-15	0.26	Residential	-	-	-	-	-	-	-	-	-	-	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-16	1.26	Residential	-	-	-	-	-	-	-	-	-	-	1.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-17	43.97	Residential	-	-	0.42	-	-	-	-	-	-	0.24	-	-	0.89	-	-	4.54	0.46	-	-	-	-	-	-	-	-	-	-	37.42	42.84	0.42	5.00	-	-
LR-18	2.00	Residential	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	-	2.00	2.00	-	-	-	-	
LR-19	85.79	Residential	-	0.68	-	-	-	-	-	-	-	1.92	25.91	-	0.72	-	-	5.66	1.03	-	-	1.97	-	-	-	-	-	-	47.90	54.59	-	6.69	-	-	
LR-20	0.51	Residential	-	-	-	-	-	-	-	-	-	-	0.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-21	0.70	Residential	-	-	-	-	-	-	-	-	-	-	0.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-22	5.95	Residential	-	-	-	-	-	-	-	-	-	-	5.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-23	103.10	Residential	-	0.47	0.96	-	-	-	3.50	-	0.79	1.44	27.48	-	16.42	-	-	-	1.47	-	-	7.43	-	-	-	-	-	-	43.14	46.37	0.96	2.27	-	-	
LR-24	81.93	Residential	-	0.39	1.22	-	-	-	-	-	-	1.59	23.42	-	8.65	-	-	-	1.25	-	-	4.65	-	-	-	-	-	-	40.76	43.24	1.22	1.25	-	-	-
LR-25	2.86	Residential	-	-	-	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	2.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-26	0.06	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-27	0.21	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-28	1.42	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.42	1.42	-	-	-	-	
LR-29	1.10	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.10	1.10	-	-	-	-	
LR-30	1.15	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.15	1.15	-	-	-	-	
LR-31	1.13	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.13	1.13	-	-	-	-	
LR-32	1.20	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.20	1.20	-	-	-	-	
LR-33	1.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.01	1.01	-	-	-	-	
LR-34	1.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.01	1.01	-	-	-	-	
LR-35	1.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.01	1.01	-	-	-	-	
LR-36	1.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.01	1.01	-	-	-	-	
LR-37	2.02	Residential	-	-	-	-	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.82	2.02	0.20	-	-	-	
LR-38	2.59	Residential	-	-	-	-	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.20	2.59	0.39	-	-	-	
LR-39	0.03	Residential	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-40	0.21	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-41	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	-	-	-	
LR-42	1.02	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.02	1.02	-	-	-	-	
LR-43	2.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.01	2.01	-	-	-	-	
LR-44	2.09	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.09	2.09	-	-	-	-	
LR-45	2.08	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	2.08	-	-	-	-	
LR-46	2.05	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	1.30	2.05	-	0.75	-	-	

PARCEL ID	TOTAL AREA (HA)	LAND USE	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	NON-ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	PUBLIC TRANSPORT FACILITIES / RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON- GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LANDSCAPE VALUES	TREE RESERVE	OTHER UNCREDITED IS (ISOLATED LAND BETWEEN RAIL & GAS EASEMENT)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	HOLDEN FLORA & FAUNA RESERVE (EXISTING)*	EXISTING NON-URBAN LAND	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)	POTENTIAL RESIDENTIAL	POTENTIAL INDUSTRIAL	POTENTIAL RESIDENTIAL (SLOPING)	FUTURE INVESTIGATION AREA	POTENTIAL RESIDENTIAL EXPANSION	QUARRY/LANDFILL/ ORGANIC WASTE	TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	
LR-47	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	-	-	
LR-48	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	-	-	
LR-49	1.05	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.05	1.05	-	-	-	
LR-50	1.11	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.11	1.11	-	-	-	
LR-51	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	-	-	
LR-52	1.01	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.01	1.01	-	-	-	
LR-53	2.23	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.23	2.23	-	-	-	
LR-54	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LR-55	2.08	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	2.08	-	-	-	
LR-56	1.00	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	-	-	
LR-57	1.02	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.02	1.02	-	-	-	
LR-58	1.02	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.02	1.02	-	-	-	
LR-59	0.99	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.99	0.99	-	-	-	
LR-60	1.29	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.29	1.29	-	-	-	
LR-61	1.42	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.42	1.42	-	-	-	
LR-62	1.32	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.32	1.32	-	-	-	
LR-63	2.03	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.03	2.03	-	-	-	
LR-64	0.20	Residential	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total	1,058.86	-	0.01	4.03	4.21	0.10	6.17	1.32	15.40	9.60	3.60	67.94	261.96	-	84.30	0.27	-	28.03	13.51	4.20	-	-	23.50	-	-	-	-	-	530.72	586.22	10.38	45.13	-	
LR-R1 (Railway)	-	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-R2 (Raes Rd)	1.38	Residential	-	-	-	1.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-R3 (Stockwell Dr)	1.86	Residential	-	-	-	1.86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-R4 (St Ronans Ct)	0.52	Residential	-	-	-	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-R5 (Balbethan Dr)	1.74	Residential	0.63	-	-	1.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LR-R6 (Melb-Lancefield Rd)	7.02	Residential	7.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00	-	-	-	
LR-R7	1.56	Residential	0.26	-	-	0.56	-	-	-	-	-	-	0.64	-	0.01	-	-	-	-	-	-	-	0.04	-	-	-	-	-	0.05	0.05	-	-	-	
Sub-Total	14.07	-	7.92	-	-	5.42	-	-	-	-	-	-	0.64	-	0.01	-	-	-	-	-	-	0.04	-	-	-	-	-	-	0.05	0.05	-	-	-	
SUB-TOTALS PSP Lancefield Road	1,072.93	-	7.93	4.03	4.21	5.52	6.17	1.32	15.40	9.60	3.60	67.94	262.60	-	84.31	0.27	-	28.03	13.51	4.20	-	-	23.54	-	-	-	-	-	530.77	586.27	10.38	45.13	-	
TOTALS PSP Sunbury South & Lancefield Road	2,865.52	-	35.81	6.04	9.40	15.09	26.87	4.29	34.28	12.20	5.95	96.81	686.28	19.49	198.71	0.27	0.94	64.18	31.65	44.24	10.29	29.50	47.79	6.37	10.54	33.28	1.29	87.74	1,346.20	1,484.25	36.27	101.78	-	





**Sunbury South & Lancefield Road**  
Infrastructure Contributions Plan – November 2019 (Amended April 2022)

