

# Cranbourne East Precinct Structure Plan

## DEVELOPMENT CONTRIBUTIONS PLAN

MAY 2010 (Amended December 2023)

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Amended  
by VC249

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	December 2023	VC249	Incorporate changes associated with small second dwelling exemption.

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# PURPOSE

The Cranbourne East Precinct Structure Plan Development Contributions Plan (the DCP), 2010 has been prepared by the Growth Areas Authority with the assistance of the City of Casey, Government agencies, service authorities and major stakeholders.

The DCP:

- Outlines projects required to ensure that future residents, visitors and workers in the area can be provided with timely access to infrastructure and services necessary to support a quality, affordable lifestyle,
- Establishes a framework for development proponents to make a financial contribution towards the cost of the identified infrastructure projects. It ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community, and
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects.

# REPORT STRUCTURE

This document comprises four parts:

## PART ONE

Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the Cranbourne East Precinct Structure Plan and justification for the various infrastructure projects included in the Development Contributions Plan.



## PART TWO

Part 2 sets out how the development contributions are calculated and costs apportioned.



## PART THREE

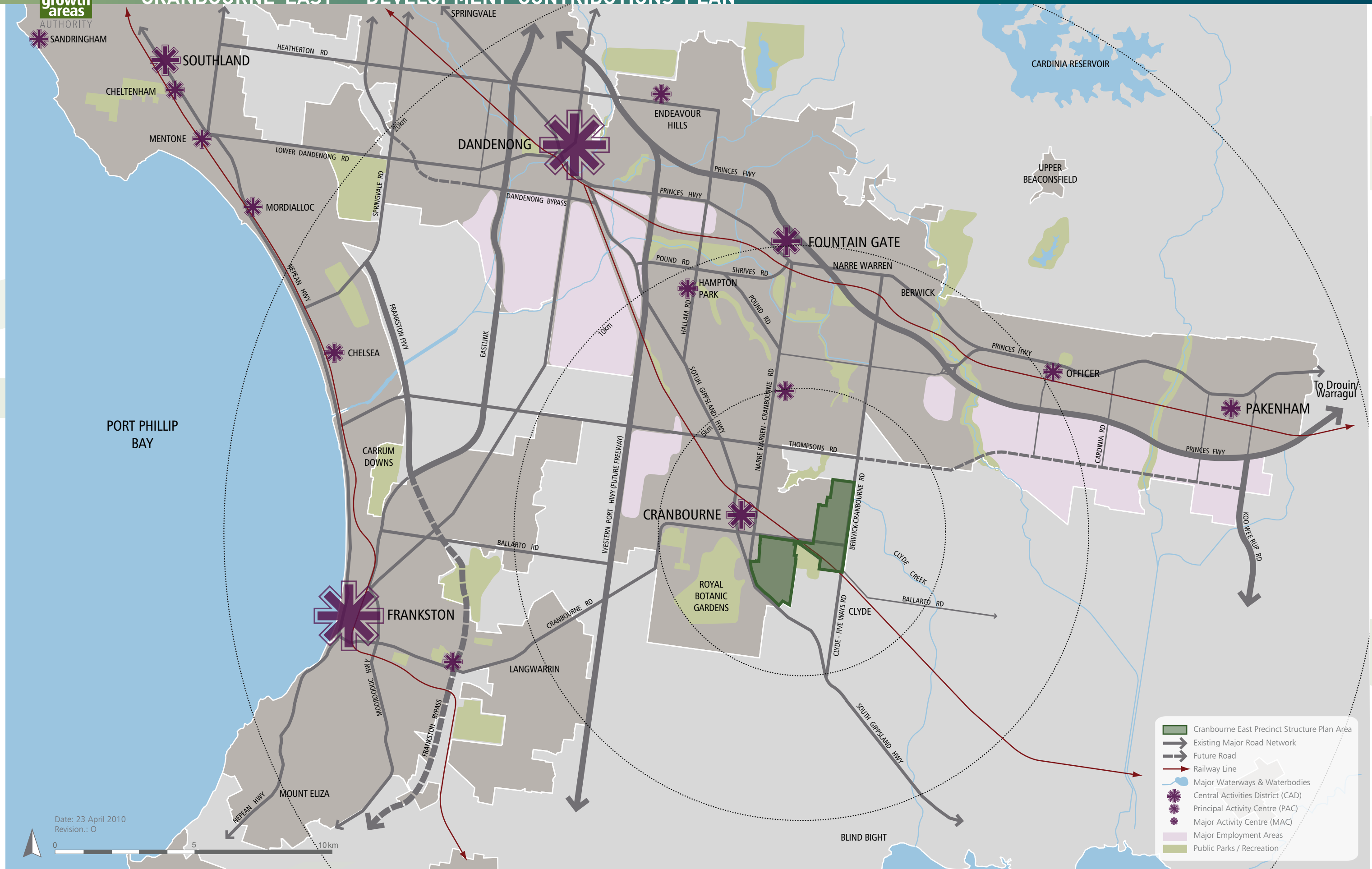
Part 3 focuses on administration and implementation of the Development Contributions Plan.



## PART FOUR

Provides other information





## 1.0 STRATEGIC BASIS

The strategic basis for this Development Contributions Plan is established by the State and Local Planning Policy Framework of the Casey Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Cranbourne East Precinct Structure Plan (and supporting documents), which set out a broad, long term vision for the sustainable development of the Development Contributions Plan area.

The Growth Area Framework Plans, September 2006, have been incorporated into the Victoria Planning Provisions and illustrate the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services including the regional open space network, the location of public transport networks, freeways and arterial roads.

The Cranbourne East Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the Development Contributions Plan area.

### 1.1 PLANNING AND ENVIRONMENT ACT 1987

This Development Contributions Plan has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Casey Planning Scheme as well as Victorian Government Guidelines.

The Development Contributions Plan provides for the charging of a 'development infrastructure levy' pursuant to section 46J(a) of the Act towards works, services or facilities. It also provides for the charging of a 'community infrastructure levy' pursuant to section 46J(b) of the Act as some items are classified as community infrastructure under the Act.

This Development Contributions Plan forms part of the Casey Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Casey Planning Scheme.

The Development Contributions Plan is enforced under Schedule 10 to the Development Contributions Plan Overlay in the Casey Planning Scheme.







## 1.2 PRECINCT STRUCTURE PLAN

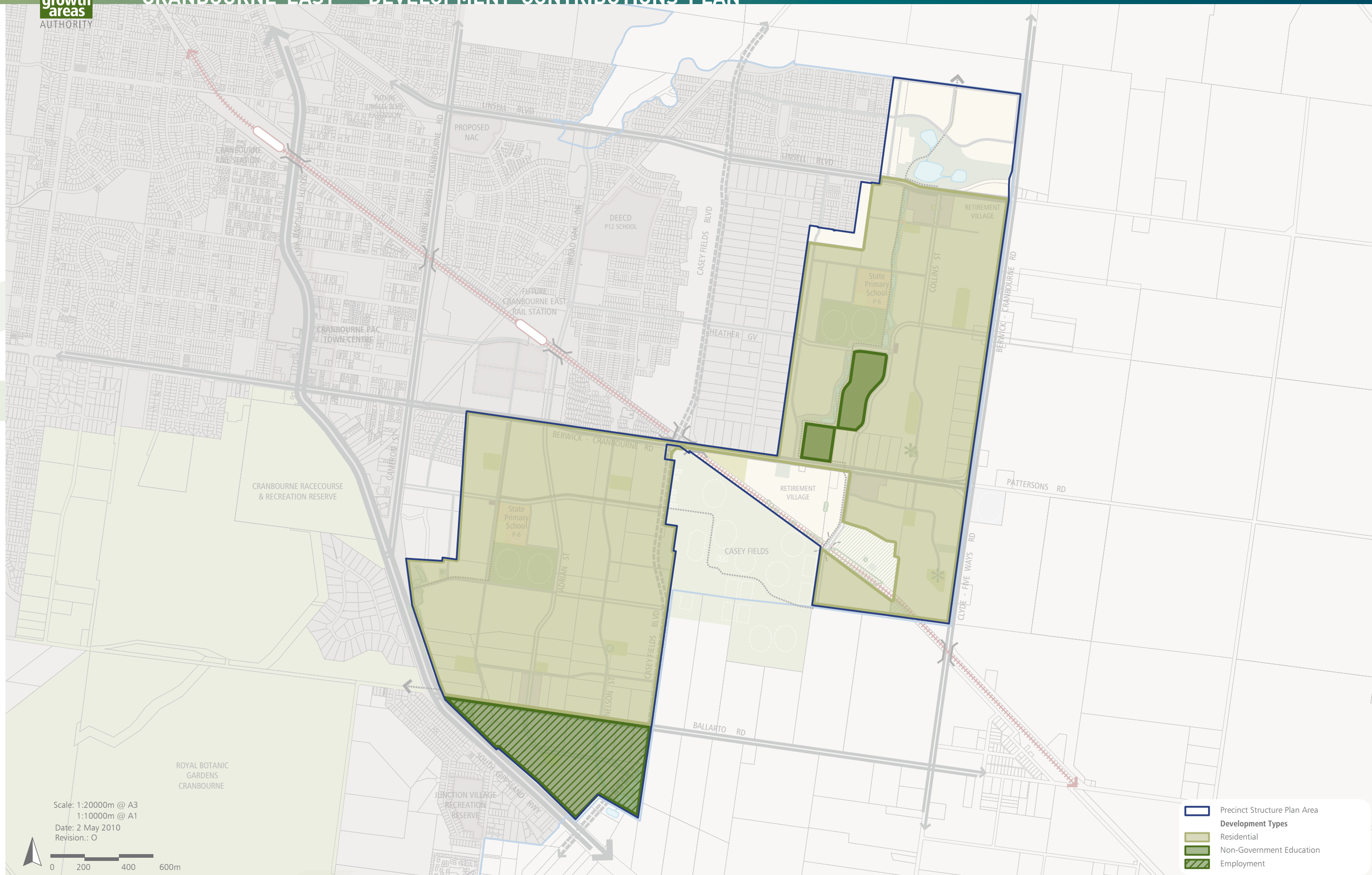
The Cranbourne East Precinct Structure Plan (PSP) abuts the Cranbourne Town Centre Structure Plan area (which is defined as a principal activity centre under Melbourne 2030) and includes part of the growth communities of Cranbourne East and Clyde North.

The PSP is expected to:

- house up to 18,000 residents in approximately 6,600 households, and
- accommodate more than 2,800 jobs in land uses in the Cranbourne East PSP area.

The Precinct Structure Plan establishes the future urban structure of the new community by setting out the location of transport, open space and active recreation, social infrastructure, activity centres, residential neighbourhoods and places for local employment (Refer Plan 2).

This Development Contributions Plan relates strongly to the Precinct Structure Plan which provides the rationale and justification for infrastructure items that have been included within this Development Contributions Plan.



### 1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Act, the DCP applies to land shown in Plan 3 and shown as DCPO10 on the Casey Planning Scheme maps ('the DCP area').

As a new development area, which will develop concurrently on multiple fronts the Cranbourne East precinct forms a single Main Catchment Area ('MCA') for all infrastructure projects. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.

In selecting items, consideration has been given to whether items have already been funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Cranbourne East Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act or as a condition on an existing planning permit. Identified overlap in funding has been addressed, for example by adjusting other relevant Development Contributions Plans or other suitable means provided for in the Planning and Environment Act.



## 1.4 LSP3 DEVELOPMENT CONTRIBUTIONS PLAN

Prior to the approval of Amendment C121 to the Casey Planning Scheme, part of the DCP area was within the area covered by Development Contributions Plan for Local Structure Plan 3 Cranbourne East ("LSP3 - DCP"). Refer Plan 5.

The LSP3 DCP 1994 was prepared in the early 1990's and first put in place through Amendment L100 to the Cranbourne Planning Scheme in 1994. The LSP3 DCP was then placed into the new format required to meet changes to the Planning and Environment Act 1987 in relation to Development Contributions with the latest version being approved in 1999.

The LSP3 DCP 1999 applied to most of the land covered by the Cranbourne East Precinct Structure Plan and covered by this Development Contributions Plan.

The LSP3 DCP 1999 was amended through Amendment C121 to the Casey Planning Scheme in 2009 to create a document titled Development Contributions Plan for Local Structure Plan 3 Cranbourne – East, March 2009.

Amendment C121 to the Casey Planning Scheme:

- Updated the list and cost of projects included in the plan to facilitate the timely provision of critical infrastructure to service the Cranbourne East community.
- Deleted the application of the DCP to land affected by the Cranbourne East Precinct Structure Plan and the Collison Estate.
- Updated the estimated future residential lot yield based on the revised area of land covered by the plan.
- Updated the administrative arrangements which guide the implementation of the DCP.
- Specified the collecting agency for the plan, which is Casey City Council.
- Specified the development agency for each project included in the DCP.
- Updated the wording of the DCP to reflect the planning context in 2009.
- Maintained the contribution rate in the LSP3 DCP 1999 of \$2,675 per lot and indexed that rate to reflect December 2008 dollars. The 2008 dollar rate was used in the document to reflect the applicable rate when Amendment C121 came into operation.

Casey City Council collected development contributions under the LSP3 DCP 1999 prior to it being updated by Amendment C121. The contributions collected and held by Casey City Council at the date that LSP3 DCP 2009 came into affect are to be used for projects contained in the revised document titled Development Contributions Plan for Local Structure Plan 3 Cranbourne – East, March 2009.

Prior to the date upon which the document titled Development Contributions Plan for Local Structure Plan 3 Cranbourne – East, March 2009 came into effect, funds had been collected by Casey City Council from:

- The Hunt Club Estate,
- The Cascades on Clyde Estate,
- Blue Hills Retirement Village,
- The Avenues Estate, and
- Brindalee Estate.

### EXISTING AGREEMENTS UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT

Casey City Council has entered into a number of infrastructure agreements under Section 173 of the Planning and Environment Act 1987 affecting land covered by the LSP3 DCP. These agreements relate to:

- The subject land within the Hunt Club Estate Volume 11071 Folio 953, being Lot Q on PS606311F, and Volume 10997 Folio 912, being Lot A on PS539465X (the 'Hunt Club Agreement'), and
- The subject land being parts of land situated at 545 Berwick-Cranbourne Road, Clyde North, being the land more particularly described in certificates of title volume 11064 folios 782, volume 11707 folio 762, volume 11076 folio 258, volume 11701 folio 763 and volume 11068 folio 855 (the 'Cascades Agreement').

This plan is consistent with and allows for implementation of these agreements. This plan does not affect land covered by these agreements.

### INFRASTRUCTURE PROJECTS DELIVERED TO DATE

Prior to Amendment C121, the following projects had been delivered under the LSP3 DCP 1999:

- Land acquisition for Linsell Boulevard from Narre Warren-Cranbourne Road east to the Pipe Track,
- Construction of Linsell Boulevard from Rochester Parade to Broad Oak Drive, and
- Land acquisition and construction of Linsell Boulevard from Clyde Road to Casey Fields Boulevard. Note: The arrangements for the delivery of this project is subject to an agreement under section 173 of the Planning and Environment Act 1987 between Casey City Council and GEO Developments Pty Ltd dated 9 January 2009 for the property at Part 545 Berwick-Cranbourne Road, Clyde North.

The following projects were included in the revised March 2009 LSP3 DCP through Amendment C121 to the Casey Planning Scheme from the LSP3 DCP 1999 (however, the costs for the projects were updated):

- Construction of Linsell Boulevard from Rochester Parade to Narre Warren-Cranbourne Road,
- Construction for Linsell Boulevard from Broad Oak Drive for a distance of 200 metres to the east,
- Land acquisition and construction of Linsell Boulevard from Clyde Road to Casey Fields Boulevard,
- State road and rail contributions, and
- A community centre adjacent to the proposed secondary college in the Hunt Club Estate.

In preparing this Development Contributions Plan, arrangements needed to be made for the LSP3 DCP 2009 to continue to apply to land for which a planning permit had been issued prior to the introduction of this Development Contributions Plan. Accordingly, the Blue Hills & GEO properties will continue to have Schedule 4 to the Development Contributions Plan Overlay ("DCPO-4") apply and the balance of the Cranbourne East PSP area will be covered by this DCP via DCPO 10.



## 1.5 INFRASTRUCTURE PROJECT JUSTIFICATION

### 1.5.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenario for Cranbourne East as described in the Cranbourne East Precinct Structure Plan and its supporting documents.

Items can be included in a Development Contributions Plan if they will be used by the future community of an area. New development does not have to trigger the need for new items in its own right. The development is charged in line with its projected share of use. An item can be included in a Development Contributions Plan regardless of whether it is within or outside the Development Contributions Plan area.

Before inclusion in this Development Contributions Plan, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Cranbourne East PSP area. The cost apportionment methodology adopted in this Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and the apportionment of external use are identified in Table 4.

The items that have been included in the Development Contributions Plan all have the following characteristics:

- They are essential to the health, safety and well-being of the community,
- They will be used by a broad cross-section of the community,
- They reflect the vision and objectives expressed in the Cranbourne East Precinct Structure Plan, and
- They are not recurrent items.

### 1.5.2 LAND FOR INTERSECTION OUTSIDE THE STANDARD ROAD RESERVE (FLARING)

Projects RD20, RD21, RD22 and RD23 specify additional land to that contained in the relevant road reserve to accommodate intersection works and driver sight lines. As a general rule these projects involve intersections with arterial roads. The GAA established a land acquisition model for these instances in consultation with VicRoads and Casey City Council which has been incorporated into this DCP. The model provides that:

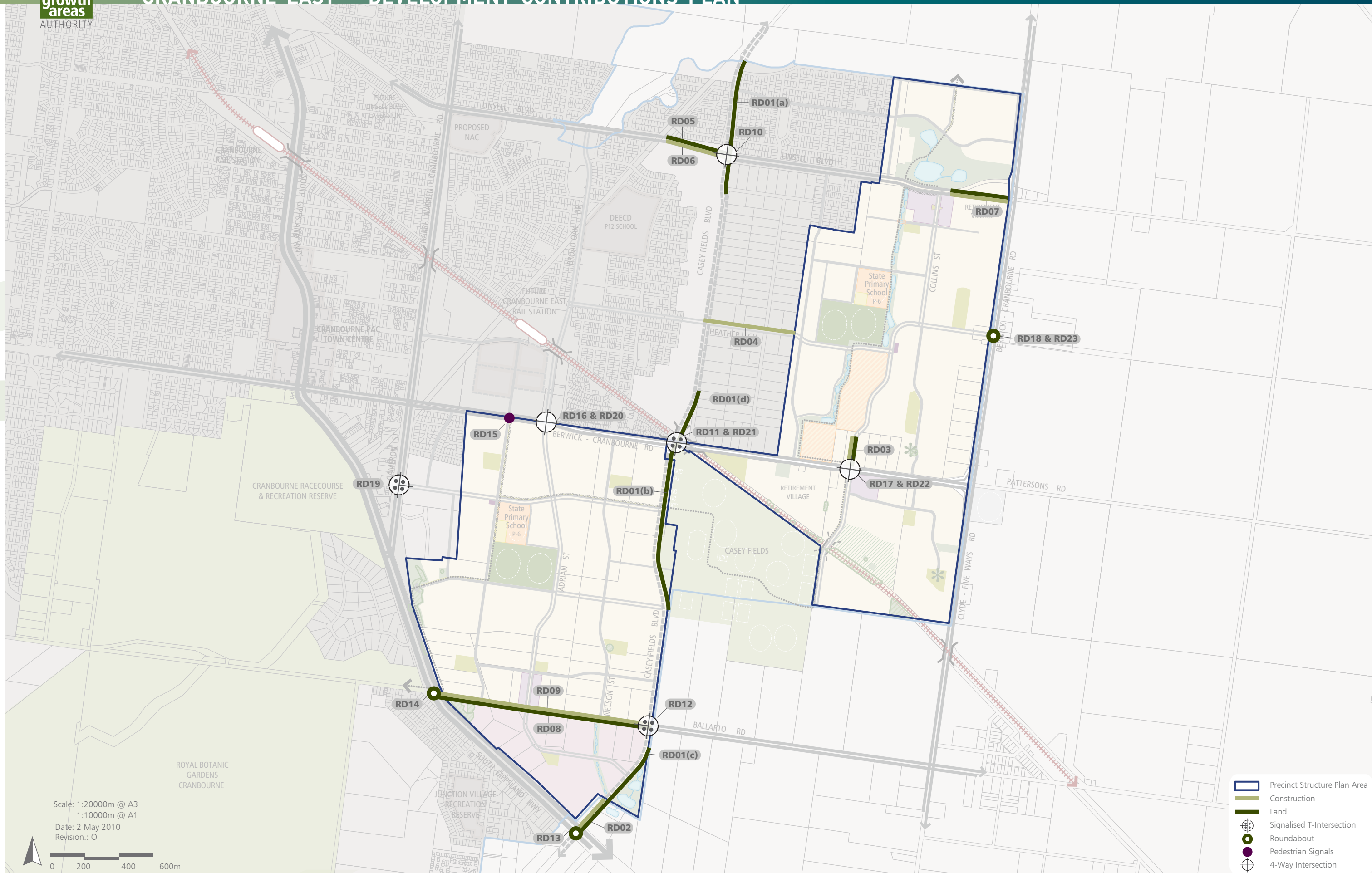
- Such land acquisition is identified as a separate project to the intersection construction.
- VicRoads will be the development agency responsible for managing the land acquisition for intersections with Berwick-Cranbourne Road.
- The DCP will maintain a single Collection Agency, being the Council. The Council will forward the funds collected for the VicRoads projects to VicRoads who will manage their implementation.
- In-kind works will be agreed by the Collection Agency, but only with the endorsement of the development agency.
- The area of land for each relevant intersection is shown in the Appendix. CEDC Consultants created detailed CAD drawings to show the interim and ultimate intersection treatments. These treatments were established and agreed with both VicRoads and Casey City Council, based on information and analysis prepared by GTA Consultants in their expert evidence report prepared to support the preparation of the Cranbourne East PSP and this Development Contributions Plan.
- The area of land is land required (including flaring) in addition to the standard road reserve to deliver the relevant intersection works as set out in this Development Contributions Plan.
- Each land area is valued and the relevant land value included in the DCP.

All other land for the Berwick-Cranbourne Road ultimate road reserve not identified in the DCP will be funded from VicRoads resources.

### 1.5.3 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The following items are not included in the DCP, as they are not considered to be higher order items, but must be provided by developers as a matter of course:

- Internal streets and connector streets, and associated traffic management measures,
- Flood mitigation works,
- Local drainage systems,
- Main drainage works,
- Intersections connecting the development to the existing road network, except where specified as Development Contributions Plan projects,
- Water, sewerage, underground power, gas, telecommunications services,
- Local pathways and connections to the regional and/or district pathway network,
- Basic levelling, water tapping and landscaping of open space,
- Passive public open space reserve master plans and agreed associate works required by the PSP,
- Council's plan checking and supervision costs, and,
- Bus stops.





## 1.6 INFRASTRUCTURE PROJECTS

### 1.6.1 TRANSPORT

The transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is supported by the Cranbourne East PSP Transport Modeling & Assessment, GTA Consultants, March 2009 and subsequent refinement by GTA to this assessment. The transport projects comprise of two categories:

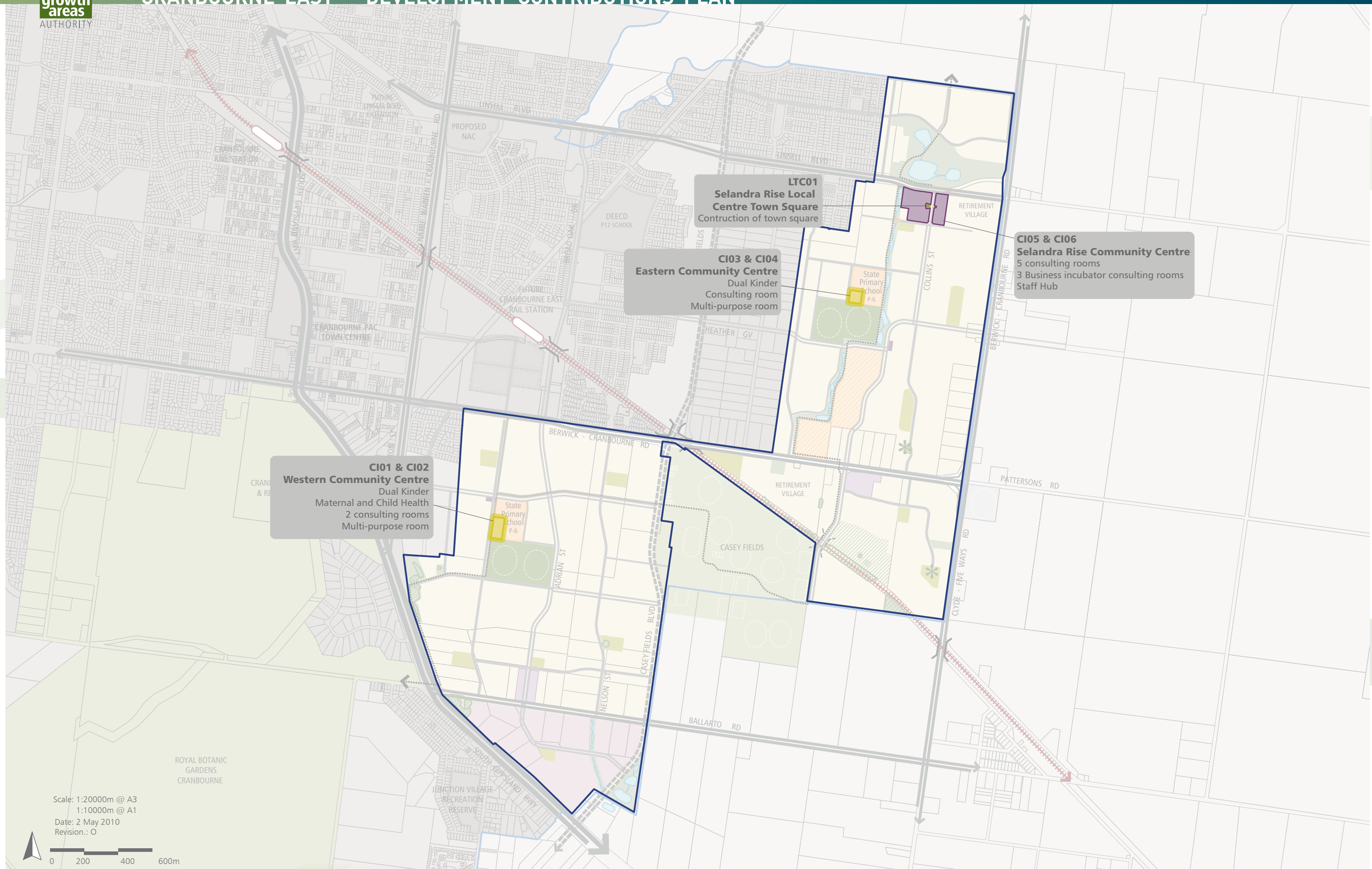
- Road construction and duplication including land requirements, and
- Construction of major controlled intersections, including land requirements for widening of the arterial corridor necessary to accommodate the intersection.

The transport plan was prepared taking into account the requirements and objectives of the Cranbourne East Precinct Structure Plan.

The road and intersection projects listed below are funded by the Development Contributions Plan:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
RD01 (a)	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between northern edge of the UGB and Garden Street. Total land required is estimated to be 0.64 hectares.
RD01 (b)	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between Berwick Cranbourne Road and Casey Fields. Total land required is estimated to be 0.8 hectares.
RD01 (c)	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between Ballarto Road and the UGB. Total land required is estimated to be 0.4 hectares.
RD01 (d)	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m Within Blue Hills Retirement Village and the Hunt Club Estate immediately north of Berwick-Cranbourne Road. Total land required is estimated to be 0.761 hectares.
RD02	<b>Casey Fields Boulevard connection immediately north of South Gippsland Highway</b> – Land required for 34 metre road reservation and initial construction of 27 metre connector street. Total land required is 0.9012 hectares.
RD03	<b>North-south connector</b> – Land required for 27 metre road reservation and construction of 201 metres of connector street. Total land required is estimated to be 0.634 hectares.
RD04	<b>Heather Grove</b> – Construction of road to an urban standard within the Collison Estate.
RD05	<b>Linsell Boulevard</b> – Land required for 34 metre road reservation between the Pipe Track and Casey Fields Boulevard. Total land required is 1.4 hectares.
RD06	<b>Linsell Boulevard</b> – Construction of single carriageway between the Pipe Track and Casey Fields Boulevard.
RD07	<b>Linsell Boulevard</b> – Land for Linsell Boulevard road reservation and construction to realign section of road 340 metres east of Clyde Road. Total land required is 0.998 hectares.
RD08	<b>Ballarto Road</b> – Land for widening of Ballarto Road to the south of the existing carriageway to achieve a 34 metre road reservation. Total land required is 1.5 hectares.

DCP PROJECT NUMBER	PROJECT DESCRIPTION
RD09	<b>Ballarto Road</b> – Upgrade of northern 22 metre carriageway to urban standard between the South Gippsland Highway and the UGB (including procurement of native vegetation offsets estimated to cost \$21,392).
RD10	<b>Linsell Boulevard and Casey Fields Boulevard</b> – Construction of interim signalised intersection.
RD11	<b>Berwick-Cranbourne Road and Casey Fields Boulevard</b> – Construction of ultimate T- signalised intersection. Intersection scope includes southern leg of Casey Fields Boulevard only.
RD12	<b>Ballarto Road and Casey Fields Boulevard</b> – Construction of interim signalised intersection.
RD13	<b>South Gippsland Highway and Casey Fields Boulevard- Construction of roundabout and pedestrian operated signals.</b>
RD14	<b>South Gippsland Highway and Ballarto Road</b> – Construction of roundabout and pedestrian operated signals.
RD15	<b>Berwick-Cranbourne Road</b> – Signalised pedestrian crossing to provide pedestrian and cycle access from the Cranbourne East PSP area to the Complex and rail station environs.
RD16	<b>Berwick-Cranbourne Road and Broad Oak Drive</b> – Construction of interim signalised intersection.
RD17	<b>Berwick Cranbourne Road and Morison Road</b> – Construction of interim signalised intersection.
RD18	<b>Heather Grove and Berwick Cranbourne Road</b> – Construction of interim roundabout.
RD19	<b>Cameron Street and new east-west connector street</b> – Construction of interim signalised intersection. Total land required is 0.15 hectares.
RD20	<b>Land acquisition to support RD16 intersection construction and ultimate arterial flaring.</b> Total land required is 0.15 hectares.
RD21	<b>Land acquisition to support for RD11 intersection construction and ultimate arterial flaring.</b> Total land required is 0.13 hectares.
RD22	<b>Land acquisition to support for RD17 intersection construction and ultimate arterial flaring.</b> Total land required is 0.14 hectares.
RD23	<b>Land acquisition to support for RD18 intersection construction and ultimate arterial flaring.</b> Total land required is 0.13 hectares.



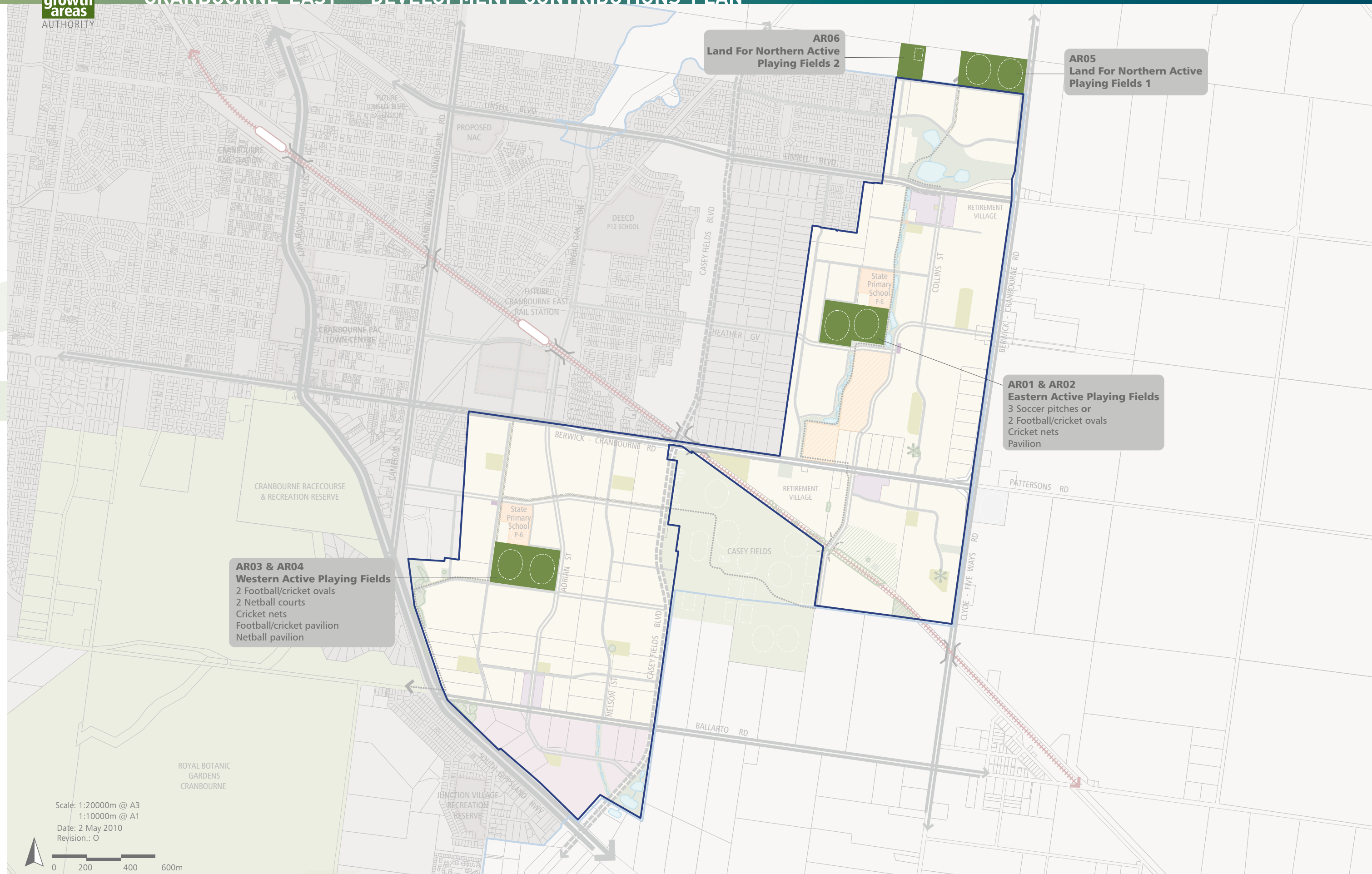


1.6.2 COMMUNITY FACILITIES

The needs analysis undertaken by Bell Planning Associates and assessment by Casey City Council determined the requirement for a range of community facilities which are illustrated in Plan 5.

The community and indoor facility projects listed below are funded by the Development Contributions Plan:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI01	Land for Western Community Centre. Land required is 0.8 hectares.
CI02	Construction of Western Community Centre. Construction of dual kinder, Maternal & Child Health, 2 consulting rooms and multi-purpose room.
CI03	Land for Eastern Community Centre (co-located with school). Land required is 0.5 hectares. <i>Note: Casey City Council may increase this site area and adjust the Selandra Rise Community Centre site area if it determines that the proposed maternal and child health facilities should be constructed at the Eastern Community Centre site. At the time of preparing the DCP a final decision had not been made. The DCP provides the flexibility for the facility to be constructed at either site.</i>
CI04	Construction of Eastern Community Centre (co-located with school). Construction of centre to include dual kinder, consulting room and multi-purpose room. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.
CI05	Land for Selandra Rise Community Centre (located in the Local Town Centre). Land required is 0.3 hectares. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.
CI06	Construction of Selandra Rise Community Centre (located in the Local Town Centre). Construction of centre including 5 consulting rooms, staff hub and 3 business incubator consulting rooms. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.



### 1.6.3 ACTIVE RECREATION FACILITIES

The analysis undertaken by Bell Planning Associates and Casey City Council established the basis for land for sport and the specific facilities required to be built on the sporting reserves to meet the needs of the future community, refer Plan 6.

The active recreation projects listed below are funded by the Development Contributions Plan:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR01	<b>Eastern Active Playing Fields.</b> Construction of 3 soccer pitches and 2 football/cricket ovals and cricket nets.
AR02	<b>Eastern Pavilion.</b> Construction of a pavilion to serve the eastern active playing fields (football/soccer/cricket).
AR03	<b>Western Active Playing Fields.</b> Construction of 2 football/cricket ovals, cricket nets and 2 netball courts.
AR04	<b>Western Pavilion.</b> Construction of a pavilion to serve the western active playing fields (football/cricket/netball).
AR05	<b>Land for Northern Active Playing Fields 1.</b> Land of 7.905 hectares required to facilitate future construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts.
AR06	<b>Land for Northern Active Playing Fields 2.</b> Land of 3.03 hectares required to facilitate future construction of 3 lawn bowling rinks and pavilion.

### 1.6.4 LOCAL TOWN CENTRE SQUARE

The DCP includes funding for the upgrade of the Selandra Rise Local Town Centre Square (DCP project reference LTC 01). Extensive planning and design work undertaken by Stockland, the Planning Institute of Australia, the GAA and the City of Casey as part of the PSP preparation and the Selandra Rise demonstration project determined that a town square was required. The project has been included in the DCP to facilitate the achievement of the vision for the project and consists of basic improvements to open space.

The following local town centre square project is funded by the Development Contributions Plan:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
LTC-01	<b>Selandra Rise Local Town Centre Square.</b> Construction of town square based on concept design prepared by LAB Architecture and the GAA in association with the Demonstration Project Partners.

### 1.6.5 STRATEGIC PLANNING

Funding for the preparation of the Cranbourne East Precinct Structure Plan and Development Contributions Plan was made available up front by major development proponents. This funding of \$1,234,000 has been included as a project in the Development Contributions Plan so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this Development Contributions Plan.

### 1.6.6 PROJECT TIMING

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 4. The timing of the provision of the items in this Development Contributions Plan is consistent with information available at the time that the Development Contributions Plan was prepared. The development agency will monitor and assess the required timing for individual items and may seek an amendment to the Casey Planning Scheme to adjust indicative provision triggers as part of the 5 year review (or earlier if justified).

While indicative provision triggers are provided these do not preclude the early provision of certain infrastructure to be constructed/provided by development proponents as works or land in-kind, if agreed to by the Collecting Agency.

All items included in the DCP will be provided within 25 years from the date upon which this DCP was first incorporated into the Casey Planning Scheme.

### 1.6.7 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions, the Development Contributions Plan makes a distinction between “development” and “community” infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

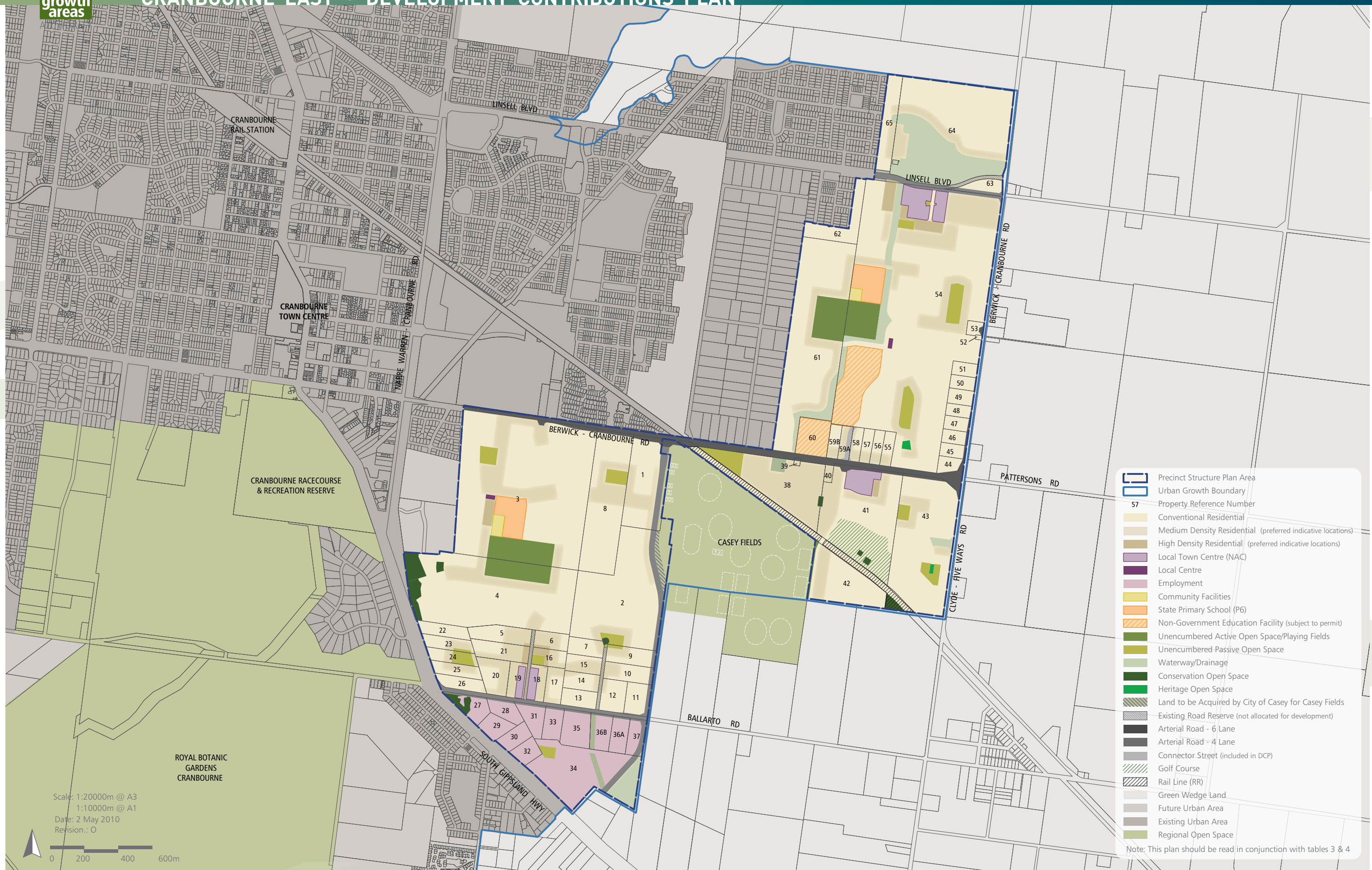
For community infrastructure, contributions are to be made by the home-builder at the time of building approval. Contributions relating to community infrastructure will be paid for at a “per-dwelling” rate. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$900 per dwelling.

The following infrastructure projects are deemed to be community infrastructure:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR-02	Eastern Pavilion. Construction of a pavilion to serve active playing fields 2 (football/soccer/cricket).
AR-04	Western Pavilion. Construction of a pavilion to serve active playing fields (football/cricket/netball).

All other infrastructure projects are considered to be in the development infrastructure category. Contributions relating to development infrastructure are to be made by developers at the time of subdivision, if subdivision is not applicable payments must be made prior to construction of works.







2.0 CALCULATION OF CONTRIBUTIONS

Part 1 sets out the strategic basis for this Development Contributions Plan and identifies infrastructure items to be included in the Development Contributions Plan. Part 2 focuses on the calculation of contributions and apportionment of costs.

The general cost apportionment method includes the following steps:

- Calculation of the NDA and demand units (refer Tables 1 and 2),
- Calculation of project costs (refer Table 4),
- Identification and allowance for external use (refer Table 5),
- Identification of development types required to pay the levy (refer Table 5),
- Summary of costs payable by development type for each infrastructure category (refer Table 6).

2.1 CALCULATION OF NDA AND DEMAND UNITS

2.1.1 INTRODUCTION

The following section sets out how Net Developable Area (NDA) is calculated, provides a detailed land budget for every property in the DCP area and outlines the residential and employment projections anticipated in the Cranbourne East PSP area.

2.1.2 NET DEVELOPABLE AREA

In this Development Contributions Plan, all development infrastructure contributions are payable on the net developable land on any given development site.

For the purposes of this Development Contributions Plan NDA is defined as the total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. It is the total precinct area minus community facilities, schools and educational facilities and open space, encumbered land and arterial roads. Local parks defined at the subdivision stage are included in NDA.

The NDA for the Development Contributions Plan has been calculated in the Tables 1 and 2 below to ensure the levies are properly apportioned. NDA is expressed in net developable hectares of land (NDHa).

2.1.3 LAND BUDGET AND DEMAND UNITS

NDHa is the demand unit.

The Cranbourne East Precinct Structure Plan covers a total area of 578hectares.

The NDA is established by deducting the land requirements for Council operated community facilities, state education facilities, encumbered land and land for arterial roads and open space (both active and passive) from the precinct area. As such the NDHa for the PSP area is 468 hectares which equates to approximately 81% of the Cranbourne East PSP area.

It should be noted that the areas designated for local town centres (NACs) have been included as part of the NDA and are required to pay a the residential development contribution.

Based on the Precinct Structure Plan, there are 3 development types included in this DCP: Residential (including local town centres), Employment (land south of Ballarto Road) and Non-Government Education (which is defined to mean the Roman Catholic Trust School Site at 255 Berwick-Cranbourne Road, Clyde North). Table 1 below summarises the NDHa for each development type.

Land shown as properties 62, 63, 64 and 65, 38, 39, 40, and part of 41) are subject to the LSP3 DCP 2009. They are not subject to this DCP and are not included in the calculation of NDA or NDHa in this Development Contributions Plan. However, these properties form part of the catchment for a number of the infrastructure projects. External demand generated by these properties has been accounted for in calculating overall demand for infrastructure in this Development Contributions Plan. As indicated in Table 1, these areas equal 59.52 NDHa.

Table 1: Precinct NDAs

1	TOTAL PRECINCT	467.76
2	Blue Hills and GEO removal	59.52
3	Non-Government Education Development Type	12.41
4	Residential NDA (=1-2-3) Development Type	395.72
5	Employment Area Development Type	33.96

## 2.2 CALCULATION OF CONTRIBUTION CHARGES

### 2.2.1 CALCULATION OF COSTS

Each project has been assigned a land and/or construction cost. These costs are listed in Table 5. Where costs are historic, they have been indexed to, and expressed in, 1st January 2010 dollars. Costs will be indexed annually in accordance with the indexation method specified.

CDCE Pty Ltd prepared the construction costs for each road and intersection project for the GAA. The City of Casey prepared the costs for the community building and recreation projects.

Detailed sheets showing the concept plans for each of the projects can be found in the Appendix to this Development Contributions Plan. The cost sheets include:

- Land items,
- Road construction and intersection works, and
- Community and sports building projects,
- Selandra Rise Town Centre Square.

#### COMMUNITY AND SPORTS BUILDING PROJECTS

The City of Casey prepared the estimated cost for each of the community and sports building projects. The location of each project and construction concept for each facility was identified and the costs for each project have been accurately determined. The detailed concept for each facility is based on similar buildings constructed within the municipality.

#### ROAD CONSTRUCTION AND INTERSECTION WORKS

CEDC prepared the estimated cost for each of the road and intersection projects. Base costs for the works have been established by using current City of Casey road construction estimation rates.

Road construction and intersection costs were derived from intersection and road modelling prediction data prepared by GTA Consultants, from which functional designs were generated. These designs were overlaid onto available topographical and existing conditions data to establish site specific component costing as shown in the Attachments to this Development Contributions Plan.

Detailed intersection analysis was undertaken to determine the functional layout of intersections with a 10-year design life. Intersection layouts are shown in the Appendix.

The general assumptions used are:

- No land acquisition cost have been allowed for unless stated (these are identified in separate DCP projects),
- No trunk services have been allowed for,
- Drainage allowance is only for 'road reserve or project land' areas, ie: no external catchments. However, major drainage such as culverts have been included in the costs, and
- A typical excavation depth has been allowed for ie: road thickness.

Specific additional costs have been included for:

- Traffic management devices,
- Field survey and detail design fees,
- Construction overheads and supervision, and
- Existing services adjustment or relocation.

With respect to road construction along existing road alignments:

- Most difficulties along the alignment will have been dealt with or built around due to the existing road, hence upgrading of pavement will have no affect or only a minor effect on, in-ground or underground assets,
- Similar vertical alignments have been allowed for hence; follow natural terrain, removing possibility of extra earthworks, and
- Higher level of traffic management and service relocation has been allowed for.

With respect to road construction for new road alignments:

- Design follows natural terrain,
- Existing service alterations have been included and would be minimal, and
- Major cost items such as Melbourne Water pipe line crossings and drainage culverts have been included.

#### CONTINGENCY COSTS FOR ALL PROJECTS

In light of the accuracy of the scope of works requirements, a 20% contingency is included for each infrastructure project.

For road infrastructure, the 20% contingency is appropriate as costs are based on functional design completed in CAD and draped over existing infrastructure plans. This establishes accurate and measurable, scope of works, limits of works and quantities for roads works including intersection and connections to existing roads. Items that have been valued and included in costs are: (which are sometimes allocated in a contingency of other DCPs based on a higher level costing) traffic management, survey, design, construction overheads (supervision), lump sum for service adjustments to SEC poles, water fittings, manholes etc. Also the costs are fully detailed including for example: street trees, road line marking, footpaths and street lighting.

Detailed concepts for each recreation and community facility were based on similar recent buildings constructed within the municipality. A contingency of 20% was therefore applied.

#### VALUATION OF LAND

Land to be acquired through the DCP was valued in May 2010 to determine the market value of the land. Where a single land acquisition project included land to be acquired from more than one property, a valuation was prepared for individual properties and added together to determine the overall cost of the project. The valuation assumed that:

- The land is zoned for residential development and a PSP has been approved,
- The areas to be acquired are discrete parcels, and
- All land is unencumbered and able to be serviced.

The May 2010 valuations were commissioned by the GAA. They have been lodged with Casey City Council for reference as a base cost point from which to index land costs during the life of this Development Contributions Plan.

#### SELANDRA RISE TOWN CENTRE SQUARE

LAB Architecture, together with the GAA prepared a detailed cost of for the town square, a copy of which is included in Attachment 5. As a well developed concept plan was prepared, a 20% contingency was applied to this project.

### 2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the DCP area for specific projects - (i.e. use that does not emanate from the Cranbourne East Precinct Structure Plan Development Contributions Plan area). Table 5 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered.

In addition any funding commitments, in existence before the approval of this Development Contributions Plan, under other Development Contributions Plans and agreements under Section 173 of the Planning and Environment Act 1987 that impact upon this Development Contributions Plan are identified and quantified in Table 6. Infrastructure costs have been apportioned to users external to the DCP area for:

#### COMMUNITY FACILITIES

The Blue Hills and GEO developments that have obligations under the LSP3 DCP form 20% of the catchment for the various community facilities located within the eastern precinct. Accordingly, projects CI-03, CI-04, CI-05 and CI-06 have each been allocated 20% external demand which has been deducted from the total project cost to establish the total cost attributable to the Cranbourne East MCA.

#### OUTDOOR ACTIVE RECREATION

Projects AR-05 and AR-06 partly service catchments beyond the DCP area.

#### LAND

60% of the land for the 2 netball courts located outside the UGB (project AR-05) and 60% of one of the 2 football/cricket ovals located outside the UGB (project AR-06) are required by catchment external to the Cranbourne East MCA. This external demand also impacts upon the land take required for these facilities, as a result 60% of the 1.5 hectares set aside for the bowling greens is attributed to external demand which equates to 30% of the total area of 3.03 hectares for project AR-06.

Collectively, 60% of the 1 hectare set aside for the two netball courts together with 60% of 3.45 hectares set aside for the single oval account for 34% of the total area of 7.905 hectares for project AR-05.

#### NON-GOVERNMENT ADJUSTMENT

The Non-Government Education facility is liable for 25% of the residential development infrastructure levy. Therefore, to ensure that surplus funds are not collected, the final cost of projects attributable to the DCP were adjusted downwards to equalise the additional income from the Non-Government Education site.

### 2.2.3 COST APPORTIONMENT

This Development Contributions Plan apportions a charge to new development according to its projected share of use of identified infrastructure items. Since development contributions charges are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore costs must be shared in accordance with the estimated share of use.

This Development Contributions Plan cannot and does not require payment from existing or approved development. However, the share of use that existing development receives from these items is taken into account when calculating the contribution expected from new development. This means new development only pays its fair share of the estimated cost of new infrastructure and services (and does not pay for the use by existing development).

This Development Contributions Plan calculates how much each new development should pay towards provision of the identified infrastructure item. This is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total (existing and proposed) demand units within its catchment, then aggregated for all items used by a new development.

If a new development is not in the catchment for a particular item, it does not pay towards the cost of that item. The balance of the cost of the items not recovered under this Development Contributions Plan will be funded from alternative sources.

To support this approach, a main catchment area has been determined for each item.

### 2.2.4 MAIN CATCHMENT AREAS

The Main Catchment Area ('MCA') is the geographic area from which a given item of infrastructure will draw most of its use. The DCP area forms a single MCA.

It is important to note that the number of demand units (net developable hectares) in each area is based on the land budgets outlined in Tables 2 and 3 (i.e. the Summary Land Use Budget and the Property Specific Land Use Budget), with the removal of GEO and Blue Hills components as outlined in Section 2.1.3.

The per hectare contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the Detailed Land Budget in Table 2.

For the purposes of the Development Contributions Plan, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Table 2 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

### 2.2.5 DEVELOPMENT TYPES AND THEIR RESPECTIVE CHARGES

The Development Contributions Plan identifies the following broad development types and their general location:

- Residential neighbourhoods (including local town centre/activity centre and other non-residential uses),
- Non-Government Education (defined to mean the Roman Catholic Trust School Site) and,
- Employment land south of Ballarto Road.

The location of Residential Neighbourhoods, Non-Government Education and Employment Land is shown on Plan 3.

Charges in this Development Contributions Plan have been determined for each of these development types and are different for each type. This variation reflects the fact that employment land does not contribute towards community and active open space items. Further, Non-Government Education land is required to pay 25% of the residential DCP rate.

Neither Non-Government Education or Employment land is required to pay a Community Infrastructure Levy as this only applies to new dwellings.

Table 6 sets out the costs for the type of development making a contribution to each infrastructure project, the contribution per net developable hectare for each infrastructure items, the total cost of the infrastructure and amount to be contributed by the charge area.



Table 2: Summary Land Use Budget

DESCRIPTION	EAST AREA RESIDENTIAL AREA			WEST AREA RESIDENTIAL AREA			RESIDENTIAL AREA TOTALS			WEST AREA EMPLOYMENT AREA			TOTAL PRECINCT		
	Hectares	% of Total Area	% of NDA	Hectares	% of Total Area	% of NDA	Hectares	% of Total Area	% of NDA	Hectares	% of Total Area	% of NDA	Hectares	% of Total Precinct	% of NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>314.50</b>	<b>100.00%</b>		<b>220.83</b>	<b>100.0%</b>		<b>535.33</b>	<b>100.0%</b>		<b>42.65</b>	<b>100.0%</b>		<b>577.98</b>	<b>100.0%</b>	
<b>TRANSPORT</b>															
6 Lane Arterial Roads	8.46	2.69%	3.38%	3.92	1.78%	2.14%	12.38	2.31%	2.86%	0.00	0.00%	0.00%	12.38	2.14%	2.65%
4 Lane Arterial Roads	2.65	0.84%	1.06%	7.61	3.45%	4.16%	10.26	1.92%	2.37%	3.05	7.15%	8.98%	13.31	2.30%	2.85%
Connector St (inc. in DCP)	0.62	0.20%	0.25%	0.00	0.00%	0.00%	0.62	0.12%	0.14%	0.00	0.00%	0.00%	0.62	0.11%	0.13%
Railway Corridors / Easements	5.95	1.89%	2.37%	0.00	0.00%	0.00%	5.95	1.11%	1.37%	0.00	0.00%	0.00%	5.95	1.03%	1.27%
<b>Sub-total</b>	<b>17.68</b>	<b>5.62%</b>	<b>7.06%</b>	<b>11.53</b>	<b>5.22%</b>	<b>6.30%</b>	<b>29.21</b>	<b>5.46%</b>	<b>6.74%</b>	<b>3.05</b>	<b>7.15%</b>	<b>8.98%</b>	<b>32.26</b>	<b>5.58%</b>	<b>6.90%</b>
<b>COMMUNITY FACILITIES</b>															
Community Services Facilities	0.80	0.25%	0.32%	0.80	0.36%	0.44%	1.60	0.30%	0.37%	0.00	0.00%	0.00%	1.60	0.28%	0.34%
<b>Sub-total</b>	<b>0.80</b>	<b>0.25%</b>	<b>0.32%</b>	<b>0.80</b>	<b>0.36%</b>	<b>0.44%</b>	<b>1.60</b>	<b>0.30%</b>	<b>0.37%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1.60</b>	<b>0.28%</b>	<b>0.34%</b>
<b>GOVERNMENT EDUCATION</b>															
Government Schools	3.50	1.11%	1.40%	3.51	1.59%	1.92%	7.01	1.31%	1.62%	0.00	0.00%	0.00%	7.01	1.21%	1.50%
<b>Sub-total</b>	<b>3.50</b>	<b>1.11%</b>	<b>1.40%</b>	<b>3.51</b>	<b>1.59%</b>	<b>1.92%</b>	<b>7.01</b>	<b>1.31%</b>	<b>1.62%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>7.01</b>	<b>1.21%</b>	<b>1.50%</b>
<b>OPEN SPACE</b>															
<b>ENCUMBERED LAND AVAILABLE FOR RECREATION</b>															
Power easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Waterway / Drainage Line / Wetland / retarding	23.24	7.39%	9.27%	0.00	0.00%	0.00%	23.24	4.34%	5.36%	4.25	9.96%	12.51%	27.49	4.76%	5.88%
Heritage (private lot or transferred to Council)	0.36	0.11%	0.14%	0.00	0.00%	0.00%	0.36	0.07%	0.08%	0.00	0.00%	0.00%	0.36	0.06%	0.08%
Conservation	0.99	0.31%	0.40%	3.14	1.42%	1.71%	4.13	0.77%	0.95%	0.84	1.97%	2.47%	4.97	0.86%	1.06%
<b>Sub-total</b>	<b>24.59</b>	<b>7.82%</b>	<b>9.81%</b>	<b>3.14</b>	<b>1.42%</b>	<b>1.71%</b>	<b>27.73</b>	<b>5.18%</b>	<b>6.39%</b>	<b>5.09</b>	<b>11.93%</b>	<b>14.99%</b>	<b>32.82</b>	<b>5.68%</b>	<b>7.02%</b>
<b>UNENCUMBERED LAND AVAILABLE FOR RECREATION</b>															
Active Open Space	8.75	2.8%	3.49%	11.84	5.4%	6.47%	20.59	3.85%	4.75%	0.00	0.00%	0.00%	20.59	3.56%	4.40%
Passive Open Space	7.64	2.4%	3.05%	4.37	2.0%	2.39%	12.01	2.24%	2.77%	0.55	1.29%	1.62%	12.56	2.17%	2.69%
<b>Sub-total</b>	<b>16.39</b>	<b>5.2%</b>	<b>6.54%</b>	<b>16.21</b>	<b>7.3%</b>	<b>8.85%</b>	<b>32.60</b>	<b>6.09%</b>	<b>7.52%</b>	<b>0.55</b>	<b>1.29%</b>	<b>1.62%</b>	<b>33.15</b>	<b>5.74%</b>	<b>7.09%</b>
<b>TOTALS OPEN SPACE</b>	<b>40.98</b>	<b>13.0%</b>	<b>16.35%</b>	<b>19.35</b>	<b>8.8%</b>	<b>10.57%</b>	<b>60.33</b>	<b>11.3%</b>	<b>13.91%</b>	<b>5.64</b>	<b>13.22%</b>	<b>16.61%</b>	<b>65.97</b>	<b>11.4%</b>	<b>14.11%</b>
<b>OTHER</b>															
Road Reserves not available for development	0.95	0.30%	0.38%	1.53	0.69%	0.84%	2.48	0.46%	0.57%	0.00	0.00%	0.00%	2.48	0.43%	0.53%
Land to be acquired directly by Casey for Casey Fields	0.00	0.00%	0.00%	1.00	0.45%	0.55%	1.00	0.19%	0.23%	0.00	0.00%	0.00%	1.00	0.17%	0.21%
<b>Sub-total</b>	<b>0.95</b>	<b>0.30%</b>	<b>0.38%</b>	<b>2.53</b>	<b>1.15%</b>	<b>1.38%</b>	<b>3.48</b>	<b>0.65%</b>	<b>0.80%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>3.48</b>	<b>0.60%</b>	<b>0.74%</b>
<b>NET DEVELOPABLE AREA (NDA) ha</b>	<b>250.59</b>	<b>79.68%</b>		<b>183.11</b>	<b>82.92%</b>		<b>433.70</b>	<b>81.01%</b>		<b>33.96</b>	<b>79.62%</b>		<b>467.66</b>	<b>80.91%</b>	
<b>External Apportionment of Open Space</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
Effective Open Space delivery taking into account Northern Active Open Space Provision (Ovals = 66% apportionment & tennis / lawn Bowls 68% apportionment to Cranbourne East DCP respectively)							<b>39.88</b>		<b>9.20%</b>	<b>0.55</b>		<b>1.62%</b>	<b>40.43</b>		<b>8.65%</b>



Table 2: Summary Land Use Budget (continued)

Estimated Residential Lot Yield

DESCRIPTION	EAST RESIDENTIAL			WEST RESIDENTIAL			RESIDENTIAL TOTALS		
RETAIL & EMPLOYMENT	Ha			Ha			Ha		
Activity Centre (retail / office / mixed use)	6.13			1.952			8.09		
Other Employment	0.00			0.00			0.00		
Golf Course	7.25			0.00			7.25		
Identified Non Government School	12.40			0.00			12.40		
Sub-total	25.78			1.95			27.74		
RESIDENTIAL	Ha	Dwell / ha	Dwellings	Ha	Dwell / ha	Dwellings	Ha	Dwell / ha	Dwellings
Residential - Conventional Density Residential	152.88	13	1987	128.12	13	1666	281.00	13	3653
Residential - Medium Density	46.10	23	1060	49.53	23	1139	95.63	23	2199
Residential - Medium Density - Retirement	22.33	23	514	0	23	0	22.33	23	514
Residential - High Density	4.58	35	160	2.35	35	82	6.93	35	242
Subtotal Against Net Residential Area (NRA)	225.88	16.5	3721	180.00	16.0	2887	405.88	16.3	6608
COMBINED RES/ RETAIL / EMP / OTHER	NDA (Ha)	Dwell / NDha	Dwellings	NDA (Ha)	Dwell / NDha	Dwellings	NDA (Ha)	Dwell / NDha	Dwellings
TOTALS RESIDENTIAL YIELD AGAINST NDA	251.67	14.79	3721	181.95	15.87	2887	433.62	15.24	6608

Table 3: Property Specific land use budgets

		TRANSPORT				COMMUNITY		ENCUMBERED LAND AVAILABLE FOR RECREATION				UNENCUMBERED LAND FOR RECREATION		OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE	EQUIV LAND AREA
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD / WIDENING	SUB-ARTERIAL ROAD (4 LANE)	CONNECTOR ST (INC. IN DCP)	RAILWAY RESERVATION	COMMUNITY FACILITIES	GOVERNMENT SCHOOLS	POWER EASEMENT	DRAINAGE BASINS/LINES & WETLANDS	PRE & POST CONTACT HERITAGE	CONSERVATION AREAS	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	LAND ACQUIRED BY CASEY FOR CASEY FIELDS		NET DEVPT AREA % OF PRECINCT	ACTIVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %			
WEST AREA RESIDENTIAL																							
Property 1	11.92	0.43	1.61	0	0	0	0	0	0	0	0	0.79	0	0	0	9.09	76.26%	9%	0%	8.69%	7.52%	1.17%	0.11
Property 2	30.46	0	2.19	0	0	0	0	0	0	0	0.08	1.93	0.68	0	1.00	24.58	80.70%	8%	2.77%	10.61%	7.52%	3.10%	0.76
Property 3	64.37	0.41	0	0	0	0.80	3.51	0	0	0	0	5.08	0.98	0	0	53.59	83.25%	9.48%	1.83%	11.31%	7.52%	3.79%	2.03
Property 4	38.43	0	0	0	0	0	0	0	0	0	3.01	4.04	0	0	0	31.38	81.65%	13%	0.00%	12.87%	7.52%	5.36%	1.68
Property 5	3.41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.41	100.00%	0%	0%	0%	7.52%	-7.52%	-0.26
Property 6	2.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.02	100.00%	0%	0%	0%	7.52%	-7.52%	-0.15
Property 7	2.10	0	0	0	0	0	0	0	0	0	0.02	0	0	0	0	2.08	99.05%	0%	0.00%	0.00%	7.52%	-7.52%	-0.16
Property 8	17.75	0.33	0	0	0	0	0	0	0	0	0	0	1.01	0	0	16.41	92.45%	0%	6.15%	6.15%	7.52%	-1.36%	-0.22
Property 9	2.95	0	0.25	0	0	0	0	0	0	0	0	0	0.19	0	0	2.51	85.08%	0%	7.57%	7.57%	7.52%	0%	0.00
Property 10	2.93	0	0.25	0	0	0	0	0	0	0	0	0	0	0	0	2.68	91.47%	0%	0%	0%	7.52%	-7.52%	-0.20
Property 11	2.74	0	0.55	0	0	0	0	0	0	0	0	0	0	0	0	2.19	79.93%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 12	2.74	0	0.01	0	0	0	0	0	0	0	0	0	0	0	0	2.73	99.64%	0%	0%	0%	7.52%	-7.52%	-0.21
Property 13	2.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.12	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 14	2.11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.11	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 15	2.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.12	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 16	2.02	0	0	0	0	0	0	0	0	0	0	0	0.43	0	0	1.59	78.71%	0%	27.04%	27.04%	7.52%	19.53%	0.31
Property 17	2.14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.14	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 18	2.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.12	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 19	2.15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.15	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 20	3.33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.33	100.00%	0%	0%	0%	7.52%	-7.52%	-0.25
Property 21	3.32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.32	100.00%	0%	0%	0%	7.52%	-7.52%	-0.25
Property 22	2.15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.15	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 23	2.13	0	0	0	0	0	0	0	0	0	0	0	0.15	0	0	1.98	92.96%	0%	7.58%	7.58%	7.52%	0%	0.00
Property 24	2.10	0	0	0	0	0	0	0	0	0	0	0	0.90	0	0	1.20	57.14%	0%	75.00%	75.00%	7.52%	67.48%	0.81
Property 25	2.08	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.08	100.00%	0%	0%	0%	7.52%	-7.52%	-0.16
Property 26	2.03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.03	100.00%	0%	0%	0%	7.52%	-7.52%	-0.15
Sub-total	213.74	1.17	4.86	0.00	0.00	0.80	3.51	0.00	0.00	0.00	3.11	11.84	4.34	0.00	1.00	183.11	85.67%	6.47%	2.37%	8.84%	7.52%	1.32%	2.42
Road Reserve 1	2.75	0	2.75	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.00	0.0%	0%	0%	0%	7.52%	-7.52%	0
Road Reserve 2	0.81	0	0	0	0	0	0	0	0	0	0	0	0	0.81	0.0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Road Reserve 3	0.78	0	0	0	0	0	0	0	0	0	0.03	0	0.03	0.72	0.0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Road Reserve 4	2.75	2.75	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Sub-total	7.09	2.75	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03	1.53	0.00	0.00	0.00%	0.00%	0.00%	0.00%	7.52%	-7.52%	0.00
TOTAL WEST	220.83	3.92	7.61	0.00	0.00	0.80	3.51	0.00	0.00	0.00	3.14	11.84	4.37	1.53	1.00	183.11	82.92%	6.47%	2.39%	8.85%			
WEST AREA EMPLOYMENT																							
Property 27	2.01	0	0.20	0	0	0	0	0	0	0	0	0	0	0	0	1.81	90.05%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 28	2.03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.03	100.00%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 29	1.87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.87	100.00%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 30	2.32	0	0.24	0	0	0	0	0	0	0	0	0	0	0	0	2.08	89.66%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 31	1.73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.73	100.00%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 32	2.09	0	0.14	0	0	0	0	0	0	0	0	0	0	0	0	1.95	93.30%	0%	0%	0%	1.62%	-1.62%	-0.03
Property 33	17.47	0	0.96	0	0	0	0	0	3.59	0	0	0	0.55	0	0	12.37	70.81%	0%	4.45%	4.45%	1.62%	2.83%	0.35
Property 34	3.54	0	0.20	0	0	0	0	0	0	0	0	0	0	0	0	3.34	94.35%	0%	0%	0%	1.62%	-1.62%	-0.05
Property 35	2.14	0	0.13	0	0	0	0	0	0	0	0	0	0	0	0	2.01	93.93%	0%	0%	0%	0.00%	0.00%	0.00
Property 36A	2.60	0	0.16	0	0	0	0	0	0.60	0	0	0	0	0	0	1.84	70.77%	0%	0%	0%	0.00%	0.00%	0.00
Property 36B	2.15	0	0.78	0	0	0	0	0	0.06	0	0	0	0	0	0	1.31	60.93%	0%	0%	0%	1.62%	-1.62%	-0.02
Property 37	42.65	0.00	3.05	0.00	0.00	0.00	0.00	0.00	4.25	0.00	0.84	0.00	0.55	0.00	0.00	33.96	79.62%	0.00%	1.62%	1.62%	1.62%	0.00%	0.06
Sub-total	42.65	0.00	3.05	0.00	0.00	0.00	0.00	0.00	4.25	0.00	0.84	0.00	0.55	0.00	0.00	33.96	79.62%	0.00%	1.62%	1.62%	1.62%	0.00%	0.06
TOTAL EMPLOYMENT	42.65	0.00	3.05	0.00	0.00	0.00	0.00	0.00	4.25	0.00	0.84	0.00	0.55	0.00	0.00	33.96	79.62%	0.00%	1.62%	1.62%			

Table 3: Property Specific land use budgets (continued)

		TRANSPORT				COMMUNITY		ENCUMBERED LAND AVAILABLE FOR RECREATION				UNENCUMBERED LAND FOR RECREATION		OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE	EQUIV LAND AREA
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD / WIDENING	SUB-ARTERIAL ROAD (4 LANE)	CONNECTOR ST (INC. IN DCP)	RAILWAY RESERVATION	COMMUNITY FACILITIES	GOVERNMENT SCHOOLS	POWER EASEMENT	DRAINAGE BASINS/LINES & WETLANDS	PRE & POST CONTACT HERITAGE	CONSERVATION AREAS	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	LAND ACQUIRED BY CASEY FOR CASEY FIELDS		NET DEVRT AREA % OF PRECINCT	ACTIVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %			
EAST AREA RESIDENTIAL																							
Property 38	15.25	0	0	0	0	0	0	0	0.66	0	0.09	0	1.98	0	0	12.52	82.07%	0%	15.82%	15.82%	7.52%	8.30%	1.04
Property 39	0.16	0.05	0	0	0	0	0	0	0	0	0	0	0	0	0	0.11	68.75%	0%	0%	0%	7.52%	-7.52%	-0.01
Property 40	0.49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.49	100.00%	0%	0%	0%	7.52%	-7.52%	-0.04
Property 41	23.95	0.75	0	0	0	0	0	0	0	0	0.30	0	0	0	0	22.90	95.62%	0%	0%	0%	7.52%	-7.52%	-1.72
Property 42	10.14	0	0	0	0	0	0	0	0	0	0	0.37	0	0	0	9.77	96.35%	4%	0%	4%	7.52%	-3.73%	-0.36
Property 43	26.20	0.36	0	0	0	0	0	0	0.61	0.12	0	0	1.61	0	0	23.50	89.69%	0%	6.85%	6.85%	7.52%	-0.67%	-0.16
Property 44	1.22	0.06	0	0	0	0	0	0	0	0	0	0	0	0	0	1.16	95.08%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 45	1.21	0.08	0	0	0	0	0	0	0	0	0	0	0	0	0	1.13	93.39%	0%	0%	0%	7.52%	-7.52%	-0.08
Property 46	1.21	0.09	0	0	0	0	0	0	0	0	0	0	0	0	0	1.12	92.56%	0%	0%	0%	7.52%	-7.52%	-0.08
Property 47	1.22	0.07	0	0	0	0	0	0	0	0	0	0	0	0	0	1.15	94.26%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 48	1.09	0.04	0	0	0	0	0	0	0	0	0	0	0	0	0	1.05	96.33%	0%	0%	0%	7.52%	-7.52%	-0.08
Property 49	1.35	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0	1.34	99.26%	0%	0%	0%	7.52%	-7.52%	-0.10
Property 50	1.20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.20	100.00%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 51	1.19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.19	100.00%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 52	0.11	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0.10	90.91%	0%	0%	0%	7.52%	-7.52%	-0.01
Property 53	0.79	0.11	0	0	0	0	0	0	0	0	0	0	0	0	0	0.68	86.08%	0%	0%	0%	7.52%	-7.52%	-0.05
Property 54	114.89	0.01	1.00	0	0	0.80	3.50	0	5.13	0.24	0	4.00	4.05	0	0	96.16	83.70%	4.16%	4.21%	8.37%	7.52%	0.85%	0.82
Property 55	1.30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.30	100.00%	0%	0%	0%	7.52%	-7.52%	-0.10
Property 56	1.24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.24	100.00%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 57	1.26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.26	100.00%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 58	1.28	0	0	0.08	0	0	0	0	0	0	0	0	0	0	0	1.20	93.75%	0%	0%	0%	7.52%	-7.52%	-0.09
Property 59A	1.33	0	0	0.53	0	0	0	0	0	0	0	0	0	0	0	0.80	60.15%	0%	0%	0%	7.52%	-7.52%	-0.06
Property 59B	1.33	0	0	0.01	0	0	0	0	0	0	0	0	0	0	0	1.32	99.25%	0%	0%	0%	7.52%	-7.52%	-0.10
Property 60	4.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.00	100.00%	0%	0%	0%	7.52%	-7.52%	-0.30
Property 61	36.33	0	0.00	0	0	0.00	0.00	0	2.31	0.00	0	4.38	0.00	0	0	29.64	81.59%	14.78%	0.00%	14.78%	7.52%	7.26%	2.15
Property 62	4.51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.51	100.00%	0%	0%	0%	7.52%	-7.52%	-0.34
Property 63	1.99	0	0.53	0	0	0	0	0	0	0	0	0	0	0	0	1.46	73.37%	0%	0%	0%	7.52%	-7.52%	-0.11
Property 64	37.95	0	0	0	0	0	0	0	14.35	0	0	0	0	0	0	23.60	62.19%	0%	0%	0%	7.52%	-7.52%	-1.77
Property 65	4.86	0	0	0	0	0	0	0	0.17	0	0	0	0	0	0	4.69	96.50%	0%	0%	0%	7.52%	-7.52%	-0.35
Sub-total	299.05	1.64	1.53	0.62	0.00	0.80	3.50	0.00	23.23	0.36	0.39	8.75	7.64	0.00	0.00	250.59	83.8%	3.5%	3.0%	6.54%	7.52%	-0.98%	-2.45
Road Reserve 5	6.82	6.82	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Road Reserve 6	2.08	0	1.12	0	0	0	0	0	0.01	0	0	0	0	0.95	0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Railway Reserve	6.55	0	0	0	5.95	0	0	0	0	0	0.60	0	0	0	0	0.00	0%	0%	0%	0%	7.52%	-7.52%	0
Sub-total	15.45	6.82	1.12	0.00	5.95	0.00	0.00	0.00	0.01	0.00	0.60	0.00	0.00	0.95	0.00	0.00	0.00%	0.00%	0.00%	0.00%	7.52%	-7.52%	0.00
TOTALS EAST	314.50	8.46	2.65	0.62	5.95	0.80	3.50	0.00	23.24	0.36	0.99	8.75	7.64	0.95	0.00	250.59	79.68%	3.49%	3.05%	6.54%			
TOTAL PRECINCT	577.98	12.38	13.31	0.62	5.95	1.60	7.01	0.00	27.49	0.36	4.97	20.59	12.56	2.48	1.00	467.66	80.91%	4.40%	2.69%	7.09%	7.09%	0.00%	0.00



Table 4: Project Details

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
				LAND	CONSTRUCTION	TOTAL			
TRANSPORT									
RD01 (a)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between northern edge of the UGB and Garden Street. Total land required is estimated to be 0.64 hectares.	757,000	-	757,000	The Cranbourne East PSP area forms the MCA for this facility. Given the facility services both the Cranbourne East MCA and LSP3 DCP MCA, this MCA generates demand for 53% of this facility.	At time of subdivision/ access demand.	Cranbourne East Development Plan and Cranbourne East PSP Transport Modelling and Assessment, GTA Consultants, 2009
RD01 (b)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between Berwick Cranbourne Road and Casey Fields. Total land required is estimated to be 0.8 hectares.	972,000	-	972,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision/ access demand.	Cranbourne East PSP Transport Modelling and Assessment, GTA Consultants, 2009
RD01 (c)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between Ballarto Road and the UGB. Total land required is estimated to be 0.4 hectares.	374,000	-	374,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision/ access demand.	As Above
RD01 (d)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m Within Blue Hills Retirement Village and the Hunt Club Estate immediately north of Berwick-Cranbourne Road. Total land required is estimated to be 0.761 hectares.	918,000	-	918,000	The Cranbourne East PSP area forms the MCA for this facility. Given the facility services both the Cranbourne East MCA and LSP3 DCP MCA, this MCA generates demand for 53% of this facility.	At time of subdivision/ access demand.	As Above
RD02	Development	Casey City Council	Casey Fields Boulevard connection immediately north of South Gippsland Highway – Land required for 34 metre road reservation and initial construction of 27 metre connector street. Total land required is 0.9012 hectares.	1,046,000	696,425	1,742,425	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision/ access demand.	As Above
RD03	Development	Casey City Council	North-south connector – Land required for 27 metre road reservation and construction of 201 metres of connector street. Total land required is estimated to be 0.634 hectares.	698,000	772,334	1,470,334	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD04	Development	Casey City Council	Heather Grove – Construction of road to an urban standard within the Collison Estate.	-	1,883,760	1,883,760	The Cranbourne East PSP area forms the MCA for this facility. Given the facility services both the Cranbourne East MCA and LSP3 DCP MCA, this MCA generates demand for 53% of this facility.	At time of access demand.	As Above
RD05	Development	Casey City Council	Linsell Boulevard – Land required for 34 metre road reservation between the Pipe Track and Casey Fields Boulevard. Total land required is 1.4 hectares.	1,680,000	-	1,680,000	The Cranbourne East PSP area forms the MCA for this facility. Given the facility services both the Cranbourne East MCA and LSP3 DCP MCA, this MCA generates demand for 53% of this facility.	At time of subdivision/ access demand.	As Above
RD06	Development	Casey City Council	Linsell Boulevard – Construction of single carriageway between the Pipe Track and Casey Fields Boulevard.	-	1,514,002	1,514,002	The Cranbourne East PSP area forms the MCA for this facility. Given the facility services both the Cranbourne East MCA and LSP3 DCP MCA, this MCA generates demand for 53% of this facility.	At time of subdivision/ access demand.	As Above
RD07	Development	Casey City Council	Linsell Boulevard – Land for Linsell Boulevard road reservation and construction to realign section of road 340 metres east of Clyde Road. Total land required is 0.998 hectares.	1,200,000	2,450,478	3,650,478	The Cranbourne East PSP area forms the MCA for this facility.	At time of duplication of Linsell Boulevard.	As Above
RD08	Development	Casey City Council	Ballarto Road – Land for widening of Ballarto Road to the south of the existing carriageway to achieve a 34 metre road reservation. Total land required is 1.5 hectares.	1,500,000	-	1,500,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision.	As Above
RD09	Development	Casey City Council	Ballarto Road – Upgrade of northern 22 metre carriageway to urban standard between the South Gippsland Highway and the UGB (including procurement of native vegetation offsets estimated to cost \$21,392).	-	3,654,737	3,654,737	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD10	Development	Casey City Council	Linsell Boulevard and Casey Fields Boulevard – Construction of interim signalised intersection.	-	2,763,215	2,763,215	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD11	Development	Casey City Council	Berwick-Cranbourne Road and Casey Fields Boulevard – Construction of ultimate T- signalised intersection. Intersection scope includes southern leg of Casey Fields Boulevard only.	-	3,808,795	3,808,795	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision.	As Above
RD12	Development	Casey City Council	Ballarto Road and Casey Fields Boulevard – Construction of interim signalised intersection.	-	1,999,510	1,999,510	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD13	Development	Casey City Council	South Gippsland Highway and Casey Fields Boulevard- Construction of roundabout and pedestrian operated signals.	-	1,901,716	1,901,716	The Cranbourne East PSP area forms the MCA for this facility.	When Casey Fields Boulevard is connected to South Gippsland Highway.	As Above
RD14	Development	Casey City Council	South Gippsland Highway and Ballarto Road – Construction of roundabout and pedestrian operated signals.	-	2,523,318	2,523,318	The Cranbourne East PSP area forms the MCA for this facility.	When Ballarto Road is sealed for urban traffic use.	As Above
RD15	Development	Casey City Council	Berwick-Cranbourne Road – Signalised pedestrian crossing to provide pedestrian and cycle access from the Cranbourne East PSP area to the Complex and rail station environs.	-	179,520	179,520	The Cranbourne East PSP area forms the MCA for this facility.	When subdivision to the south is constructed.	As Above
RD16	Development	Casey City Council	Berwick-Cranbourne Road and Broad Oak Drive – Construction of interim signalised intersection.	-	2,973,361	2,973,361	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD17	Development	Casey City Council	Berwick Cranbourne Road and Morison Road – Construction of interim signalised intersection.	-	3,355,383	3,355,383	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD18	Development	Casey City Council	Heather Grove and Berwick Cranbourne Road – Construction of interim roundabout.	-	1,585,663	1,585,663	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD19	Development	Casey City Council	Cameron Street and new east-west connector street – Construction of interim signalised intersection. Total land required is 0.15 hectares.	-	2,197,523	2,197,523	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD20	Development	VicRoads	Land acquisition to support RD16 intersection construction and ultimate arterial flaring. Total land required is 0.15 hectares.	180,000	-	180,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision/ access demand.	As Above
RD21	Development	VicRoads	Land acquisition to support for RD11 intersection construction and ultimate arterial flaring. Total land required is 0.13 hectares.	156,000	-	156,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision.	As Above
RD22	Development	VicRoads	Land acquisition to support for RD17 intersection construction and ultimate arterial flaring. Total land required is 0.14 hectares.	168,000	-	168,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision.	As Above

Table 4: Project Details (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
				LAND	CONSTRUCTION	TOTAL			
RD23	Development	VicRoads	Land acquisition to support for RD18 intersection construction and ultimate arterial flaring. Total land required is 0.13 hectares.	426,000	-	426,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision.	As Above
COMMUNITY									
CI01	Development	Casey City Council	Land for Western Community Centre. Land required is 0.8 hectares.	2,200,000	-	2,200,000	The Cranbourne East PSP area forms the MCA for this facility.	At time of subdivision.	ASR Research, GAA and Casey City Council analysis has determined the need for this facility.
CI02	Development	Casey City Council	Construction of Western Community Centre. Construction of dual kinder, Maternal & Child Health, 2 consulting rooms and multi-purpose room.	-	1,995,219	1,995,219	The Cranbourne East PSP area forms the MCA for this facility.	When population growth triggers requirement for additional facilities.	<i>Social Aspects of Urban Development – incl. Comm/ Rec Facilities Requirements - Specialist Report</i> – Bell Planning Associates, Sep 07, <i>Planning for infrastructure in Growth Areas</i> - Human Service Reference Group, April 2008 <a href="http://www.wyndham.vic.gov.au/cou">www.wyndham.vic.gov.au/cou</a>
CI03	Development	Casey City Council	Land for Eastern Community Centre (co-located with school). Land required is 0.5 hectares. <i>Note: Casey City Council may increase this site area and adjust the Selandra Rise Community Centre site area if it determines that the proposed maternal and child health facilities should be constructed at the Eastern Community Centre site. At the time of preparing the DCP a final decision had not been made. The DCP provides the flexibility for the facility to be constructed at either site.</i>	1,375,000	-	1,375,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision.	As Above
CI04	Development	Casey City Council	Construction of Eastern Community Centre (co-located with school). Construction of centre to include dual kinder, consulting room and multi-purpose room. Refer also to the note in CL03 above regarding potential co-location of maternal and child health facilities within the site.	-	1,771,827	1,771,827	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	When population growth triggers requirement for additional facilities.	As Above
CI05	Development	Casey City Council	Land for Selandra Rise Community Centre (located in the Local Town Centre). Land required is 0.3 hectares. Refer also to the note in CL03 above regarding potential co-location of maternal and child health facilities within the site.	900,000	-	900,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	At time of subdivision.	As Above
CI06	Development	Casey City Council	Construction of Selandra Rise Community Centre (located in the Local Town Centre). Construction of centre including 5 consulting rooms, staff hub and 3 business incubator consulting rooms. Refer also to the note in CL03 above regarding potential co-location of maternal and child health facilities within the site.	-	1,471,444	1,471,444	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	When population growth triggers requirement for additional facilities.	As Above
OPEN SPACE									
AR01	Development	Casey City Council	Eastern Active Playing Fields. Construction of 3 soccer pitches and 2 football/ cricket ovals and cricket nets.	-	3,077,048	3,077,048	The Cranbourne East PSP area forms the MCA for this facility.	When population growth triggers requirement for additional facilities.	As Above
AR02	Community	Casey City Council	Eastern Pavilion. Construction of a pavilion to serve the eastern active playing fields (football/soccer/cricket).	-	1,827,746	1,827,746	The Cranbourne East PSP area forms the MCA for this facility.	When population growth triggers requirement for additional facilities.	As Above
AR03	Development	Casey City Council	Western Active Playing Fields. Construction of 2 football/cricket ovals, cricket nets and 2 netball courts.	-	3,289,832	3,289,832	The Cranbourne East PSP area forms the MCA for this facility.	When population growth triggers requirement for additional facilities.	As Above
AR04	Community	Casey City Council	Western Pavilion. Construction of a pavilion to serve the western active playing fields (football/cricket/netball).	-	2,162,212	2,162,212	The Cranbourne East PSP area forms the MCA for this facility.	When population growth triggers requirement for additional facilities.	As Above
AR05	Development	Casey City Council	Land for Northern Active Playing Fields 1. Land of 7.905 hectares required to facilitate future construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts.	7,905,000	-	7,905,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	When population growth triggers requirement for additional facilities.	As Above
AR06	Development	Casey City Council	Land for Northern Active Playing Fields 2. Land of 3.03 hectares required to facilitate future construction of 3 lawn bowling rinks and pavilion.	3,030,000	-	3,030,000	The Cranbourne East PSP area forms the MCA for this facility. External demand beyond the MCA has been estimated.	When population growth triggers requirement for additional facilities.	As Above
LOCAL TOWN CENTRE									
LTC-01	Development	Casey City Council	Selandra Rise Local Town Centre Square. Construction of town square based on concept design prepared by LAB Architecture and the GAA in association with the Demonstration Project Partners.	-	1,396,560	1,396,560	The Cranbourne East PSP area forms the MCA for this facility.	When stage one of the Local Town Centre is constructed.	LAB and the GAA developed the concept as part of a Demonstration project involving Stockland, the City of Casey and the Planning Institute of Australia.
STRUCTURE PLANNING									
PL01	Development	Casey City Council	Preparation of Cranbourne East Precinct Structure Plan and Development Contributions Plan.	-	1,234,000	1,234,000	The Cranbourne East PSP area forms the MCA for this facility.	Complete	GAA PSP Guidelines require comprehensive planning to occur before development can be approved. The DCP Guidelines allow for Structure Plan and DCP preparation costs to be included within DCPs.



**Table 5: Calculation of Costs**

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
<b>TRANSPORT</b>											
RD01 (a)	Development	Casey City Council	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between northern edge of the UGB and Garden Street. Total land required is estimated to be 0.64 hectares.	\$757,000	\$0	\$757,000	47%	\$397,984	Residential, Non-Government Education and Employment	395.72	\$1,006
RD01 (b)	Development	Casey City Council	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between Berwick Cranbourne Road and Casey Fields. Total land required is estimated to be 0.8 hectares.	\$972,000	\$0	\$972,000	40%	\$578,511	Residential, Non-Government Education and Employment	395.72	\$1,462
RD01 (c)	Development	Casey City Council	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m between Ballarto Road and the UGB. Total land required is estimated to be 0.4 hectares.	\$374,000	\$0	\$374,000	40%	\$222,596	Residential, Non-Government Education and Employment	395.72	\$563
RD01 (d)	Development	Casey City Council	<b>Casey Fields Boulevard</b> – Land required for extension of road reservation from connector street width to 34m Within Blue Hills Retirement Village and the Hunt Club Estate immediately north of Berwick-Cranbourne Road. Total land required is estimated to be 0.761 hectares.	\$918,000	\$0	\$918,000	47%	\$482,628	Residential, Non-Government Education and Employment	395.72	\$1,220
RD02	Development	Casey City Council	<b>Casey Fields Boulevard connection immediately north of South Gippsland Highway</b> – Land required for 34 metre road reservation and initial construction of 27 metre connector street. Total land required is 0.9012 hectares.	\$1,046,000	\$696,425	\$1,742,425	40%	\$1,037,050	Residential, Non-Government Education and Employment	395.72	\$2,621
RD03	Development	Casey City Council	<b>North-south connector</b> – Land required for 27 metre road reservation and construction of 201 metres of connector street. Total land required is estimated to be 0.634 hectares.	\$698,000	\$772,334	\$1,470,334	0%	\$1,458,513	Residential, Non-Government Education and Employment	395.72	\$3,686
RD04	Development	Casey City Council	<b>Heather Grove</b> – Construction of road to an urban standard within the Collison Estate.	\$0	\$1,883,760	\$1,883,760	0%	\$1,868,615	Residential, Non-Government Education and Employment	395.72	\$4,722
RD05	Development	Casey City Council	<b>Linsell Boulevard</b> – Land required for 34 metre road reservation between the Pipe Track and Casey Fields Boulevard. Total land required is 1.4 hectares.	\$1,680,000	\$0	\$1,680,000	47%	\$883,242	Residential, Non-Government Education and Employment	395.72	\$2,232
RD06	Development	Casey City Council	<b>Linsell Boulevard</b> – Construction of single carriageway between the Pipe Track and Casey Fields Boulevard.	\$0	\$1,514,002	\$1,514,002	47%	\$795,970	Residential, Non-Government Education and Employment	395.72	\$2,011
RD07	Development	Casey City Council	<b>Linsell Boulevard</b> – Land for Linsell Boulevard road reservation and construction to realign section of road 340 metres east of Clyde Road. Total land required is 0.998 hectares.	\$1,200,000	\$2,450,478	\$3,650,478	0%	\$3,621,130	Residential, Non-Government Education and Employment	395.72	\$9,151
RD08	Development	Casey City Council	<b>Ballarto Road</b> – Land for widening of Ballarto Road to the south of the existing carriageway to achieve a 34 metre road reservation. Total land required is 1.5 hectares.	\$1,500,000	\$0	\$1,500,000	0%	\$1,487,941	Residential, Non-Government Education and Employment	395.72	\$3,760
RD09	Development	Casey City Council	<b>Ballarto Road</b> – Upgrade of northern 22 metre carriageway to urban standard between the South Gippsland Highway and the UGB (including procurement of native vegetation offsets estimated to cost \$21,392).	\$0	\$3,654,737	\$3,654,737	0%	\$3,625,354	Residential, Non-Government Education and Employment	395.72	\$9,161
RD10	Development	Casey City Council	<b>Linsell Boulevard and Casey Fields Boulevard</b> – Construction of interim signalised intersection.	\$0	\$2,763,215	\$2,763,215	0%	\$2,741,000	Residential, Non-Government Education and Employment	395.72	\$6,927
RD11	Development	Casey City Council	<b>Berwick-Cranbourne Road and Casey Fields Boulevard</b> – Construction of ultimate T- signalised intersection. Intersection scope includes southern leg of Casey Fields Boulevard only.	\$0	\$3,808,795	\$3,808,795	40%	\$2,266,904	Residential, Non-Government Education and Employment	395.72	\$5,729
RD12	Development	Casey City Council	<b>Ballarto Road and Casey Fields Boulevard</b> – Construction of interim signalised intersection.	\$0	\$1,999,510	\$1,999,510	0%	\$1,983,435	Residential, Non-Government Education and Employment	395.72	\$5,012
RD13	Development	Casey City Council	<b>South Gippsland Highway and Casey Fields Boulevard- Construction of roundabout and pedestrian operated signals.</b>	\$0	\$1,901,716	\$1,901,716	0%	\$1,886,427	Residential, Non-Government Education and Employment	395.72	\$4,767
RD14	Development	Casey City Council	<b>South Gippsland Highway and Ballarto Road</b> – Construction of roundabout and pedestrian operated signals.	\$0	\$2,523,318	\$2,523,318	0%	\$2,503,031	Residential, Non-Government Education and Employment	395.72	\$6,325
RD15	Development	Casey City Council	<b>Berwick-Cranbourne Road</b> – Signalised pedestrian crossing to provide pedestrian and cycle access from the Cranbourne East PSP area to the Complex and rail station environs.	\$0	\$179,520	\$179,520	0%	\$178,077	Residential, Non-Government Education and Employment	395.72	\$450
RD16	Development	Casey City Council	<b>Berwick-Cranbourne Road and Broad Oak Drive</b> – Construction of interim signalised intersection.	\$0	\$2,973,361	\$2,973,361	0%	\$2,949,456	Residential, Non-Government Education and Employment	395.72	\$7,453
RD17	Development	Casey City Council	<b>Berwick Cranbourne Road and Morison Road</b> – Construction of interim signalised intersection.	\$0	\$3,355,383	\$3,355,383	0%	\$3,328,407	Residential, Non-Government Education and Employment	395.72	\$8,411
RD18	Development	Casey City Council	<b>Heather Grove and Berwick Cranbourne Road</b> – Construction of interim roundabout.	\$0	\$1,585,663	\$1,585,663	0%	\$1,572,915	Residential, Non-Government Education and Employment	395.72	\$3,975
RD19	Development	Casey City Council	<b>Cameron Street and new east-west connector street</b> – Construction of interim signalised intersection. Total land required is 0.15 hectares.	\$0	\$2,197,523	\$2,197,523	0%	\$2,179,856	Residential, Non-Government Education and Employment	395.72	\$5,509
RD20	Development	VicRoads	<b>Land acquisition to support RD16 intersection construction and ultimate arterial flaring.</b> Total land required is 0.15 hectares.	\$180,000	\$0	\$180,000	0%	\$178,553	Residential, Non-Government Education and Employment	395.72	\$451
RD21	Development	VicRoads	<b>Land acquisition to support for RD11 intersection construction and ultimate arterial flaring.</b> Total land required is 0.13 hectares.	\$156,000	\$0	\$156,000	0%	\$154,746	Residential, Non-Government Education and Employment	395.72	\$391



Table 5: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
RD22	Development	VicRoads	Land acquisition to support for RD17 intersection construction and ultimate arterial flaring. Total land required is 0.14 hectares.	\$168,000	\$0	\$168,000	0%	\$166,649	Residential, Non-Government Education and Employment	395.72	\$421
RD23	Development	VicRoads	Land acquisition to support for RD18 intersection construction and ultimate arterial flaring. Total land required is 0.13 hectares.	\$426,000	\$0	\$426,000	0%	\$422,575	Residential, Non-Government Education and Employment	395.72	\$1,068
<b>COMMUNITY</b>											
CI01	Development	Casey City Council	Land for Western Community Centre. Land required is 0.8 hectares.	\$2,200,000	\$0	\$2,200,000	0%	\$2,182,313	Residential and Non-Government Education	361.76	\$6,032
CI02	Development	Casey City Council	Construction of Western Community Centre. Construction of dual kinder, Maternal & Child Health, 2 consulting rooms and multi-purpose room.	\$0	\$1,995,219	\$1,995,219	0%	\$1,979,178	Residential and Non-Government Education	361.76	\$5,471
CI03	Development	Casey City Council	Land for Eastern Community Centre (co-located with school). Land required is 0.5 hectares. <i>Note: Casey City Council may increase this site area and adjust the Selandra Rise Community Centre site area if it determines that the proposed maternal and child health facilities should be constructed at the Eastern Community Centre site. At the time of preparing the DCP a final decision had not been made. The DCP provides the flexibility for the facility to be constructed at either site.</i>	\$1,375,000	\$0	\$1,375,000	20%	\$1,091,156	Residential and Non-Government Education	361.76	\$3,016
CI04	Development	Casey City Council	Construction of Eastern Community Centre (co-located with school). Construction of centre to include dual kinder, consulting room and multi-purpose room. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$0	\$1,771,827	\$1,771,827	20%	\$1,406,066	Residential and Non-Government Education	361.76	\$3,887
CI05	Development	Casey City Council	Land for Selandra Rise Community Centre (located in the Local Town Centre). Land required is 0.3 hectares. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$900,000	\$0	\$900,000	20%	\$714,211	Residential and Non-Government Education	361.76	\$1,974
CI06	Development	Casey City Council	Construction of Selandra Rise Community Centre (located in the Local Town Centre). Construction of centre including 5 consulting rooms, staff hub and 3 business incubator consulting rooms. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$0	\$1,471,444	\$1,471,444	20%	\$1,167,691	Residential and Non-Government Education	361.76	\$3,228
<b>OPEN SPACE</b>											
AR01	Development	Casey City Council	Eastern Active Playing Fields. Construction of 3 soccer pitches and 2 football/cricket ovals and cricket nets.	\$0	\$3,077,048	\$3,077,048	0%	\$3,052,310	Residential and Non-Government Education	361.76	\$8,437
AR02	Community	Casey City Council	Eastern Pavilion. Construction of a pavilion to serve the eastern active playing fields (football/soccer/cricket).	\$0	\$1,827,746	\$1,827,746	0%	\$1,827,746	Residential and Non-Government Education	361.76	\$5,052
AR03	Development	Casey City Council	Western Active Playing Fields. Construction of 2 football/cricket ovals, cricket nets and 2 netball courts.	\$0	\$3,289,832	\$3,289,832	0%	\$3,263,383	Residential and Non-Government Education	361.76	\$9,021
AR04	Community	Casey City Council	Western Pavilion. Construction of a pavilion to serve the western active playing fields (football/cricket/netball).	\$0	\$2,162,212	\$2,162,212	0%	\$2,162,212	Residential and Non-Government Education	361.76	\$5,977
AR05	Development	Casey City Council	Land for Northern Active Playing Fields 1. Land of 7.905 hectares required to facilitate future construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts.	\$7,905,000	\$0	\$7,905,000	34%	\$5,175,355	Residential and Non-Government Education	361.76	\$14,306
AR06	Development	Casey City Council	Land for Northern Active Playing Fields 2. Land of 3.03 hectares required to facilitate future construction of 3 lawn bowling rinks and pavilion.	\$3,030,000	\$0	\$3,030,000	32%	\$2,043,835	Residential and Non-Government Education	361.76	\$5,650
<b>LOCAL TOWN CENTRE</b>											
LTC-01	Development	Casey City Council	Selandra Rise Local Town Centre Square. Construction of town square based on concept design prepared by LAB Architecture and the GAA in association with the Demonstration Project Partners.	\$0	\$1,396,560	\$1,396,560	0%	\$1,385,332	Residential and Non-Government Education	361.76	\$3,829
<b>STRUCTURE PLANNING</b>											
PL01	Development	Casey City Council	Preparation of Cranbourne East Precinct Structure Plan and Development Contributions Plan.	\$0	\$1,234,000	\$1,234,000	0%	\$1,224,079	Residential, Non-Government Education and Employment	395.72	\$3,093

Table 6: Summary of Charges

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	Residential Development Infrastructure Levy per Net Developable Hectare	Employment Development Infrastructure Levy per Net Developable Hectare	Non-Government Education Development Infrastructure Levy per Net Developable Hectare	Community Infrastructure Levy (per dwelling)
TRANSPORT							
RD01 (a)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between northern edge of the UGB and Garden Street. Total land required is estimated to be 0.64 hectares.	\$1,006	\$1,006	\$251	\$0
RD01 (b)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between Berwick Cranbourne Road and Casey Fields. Total land required is estimated to be 0.8 hectares.	\$1,462	\$1,462	\$365	\$0
RD01 (c)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m between Ballarto Road and the UGB. Total land required is estimated to be 0.4 hectares.	\$563	\$563	\$141	\$0
RD01 (d)	Development	Casey City Council	Casey Fields Boulevard – Land required for extension of road reservation from connector street width to 34m Within Blue Hills Retirement Village and the Hunt Club Estate immediately north of Berwick-Cranbourne Road. Total land required is estimated to be 0.761 hectares.	\$1,220	\$1,220	\$305	\$0
RD02	Development	Casey City Council	Casey Fields Boulevard connection immediately north of South Gippsland Highway – Land required for 34 metre road reservation and initial construction of 27 metre connector street. Total land required is 0.9012 hectares.	\$2,621	\$2,621	\$655	\$0
RD03	Development	Casey City Council	North-south connector – Land required for 27 metre road reservation and construction of 201 metres of connector street. Total land required is estimated to be 0.634 hectares.	\$3,686	\$3,686	\$921	\$0
RD04	Development	Casey City Council	Heather Grove – Construction of road to an urban standard within the Collison Estate.	\$4,722	\$4,722	\$1,181	\$0
RD05	Development	Casey City Council	Linsell Boulevard – Land required for 34 metre road reservation between the Pipe Track and Casey Fields Boulevard. Total land required is 1.4 hectares.	\$2,232	\$2,232	\$558	\$0
RD06	Development	Casey City Council	Linsell Boulevard – Construction of single carriageway between the Pipe Track and Casey Fields Boulevard.	\$2,011	\$2,011	\$503	\$0
RD07	Development	Casey City Council	Linsell Boulevard – Land for Linsell Boulevard road reservation and construction to realign section of road 340 metres east of Clyde Road. Total land required is 0.998 hectares.	\$9,151	\$9,151	\$2,288	\$0
RD08	Development	Casey City Council	Ballarto Road – Land for widening of Ballarto Road to the south of the existing carriageway to achieve a 34 metre road reservation. Total land required is 1.5 hectares.	\$3,760	\$3,760	\$940	\$0
RD09	Development	Casey City Council	Ballarto Road – Upgrade of northern 22 metre carriageway to urban standard between the South Gippsland Highway and the UGB (including procurement of native vegetation offsets estimated to cost \$21,392).	\$9,161	\$9,161	\$2,290	\$0
RD10	Development	Casey City Council	Linsell Boulevard and Casey Fields Boulevard – Construction of interim signalised intersection.	\$6,927	\$6,927	\$1,732	\$0
RD11	Development	Casey City Council	Berwick-Cranbourne Road and Casey Fields Boulevard – Construction of ultimate T- signalised intersection. Intersection scope includes southern leg of Casey Fields Boulevard only.	\$5,729	\$5,729	\$1,432	\$0
RD12	Development	Casey City Council	Ballarto Road and Casey Fields Boulevard – Construction of interim signalised intersection.	\$5,012	\$5,012	\$1,253	\$0
RD13	Development	Casey City Council	South Gippsland Highway and Casey Fields Boulevard- Construction of roundabout and pedestrian operated signals.	\$4,767	\$4,767	\$1,192	\$0
RD14	Development	Casey City Council	South Gippsland Highway and Ballarto Road – Construction of roundabout and pedestrian operated signals.	\$6,325	\$6,325	\$1,581	\$0
RD15	Development	Casey City Council	Berwick-Cranbourne Road – Signalised pedestrian crossing to provide pedestrian and cycle access from the Cranbourne East PSP area to the Complex and rail station environs.	\$450	\$450	\$113	\$0
RD16	Development	Casey City Council	Berwick-Cranbourne Road and Broad Oak Drive – Construction of interim signalised intersection.	\$7,453	\$7,453	\$1,863	\$0
RD17	Development	Casey City Council	Berwick Cranbourne Road and Morison Road – Construction of interim signalised intersection.	\$8,411	\$8,411	\$2,103	\$0
RD18	Development	Casey City Council	Heather Grove and Berwick Cranbourne Road – Construction of interim roundabout.	\$3,975	\$3,975	\$994	\$0
RD19	Development	Casey City Council	Cameron Street and new east-west connector street – Construction of interim signalised intersection. Total land required is 0.15 hectares.	\$5,509	\$5,509	\$1,377	\$0
RD20	Development	VicRoads	Land acquisition to support RD16 intersection construction and ultimate arterial flaring. Total land required is 0.15 hectares.	\$451	\$451	\$113	\$0
RD21	Development	VicRoads	Land acquisition to support for RD11 intersection construction and ultimate arterial flaring. Total land required is 0.13 hectares.	\$391	\$391	\$98	\$0
RD22	Development	VicRoads	Land acquisition to support for RD17 intersection construction and ultimate arterial flaring. Total land required is 0.14 hectares.	\$421	\$421	\$105	\$0
RD23	Development	VicRoads	Land acquisition to support for RD18 intersection construction and ultimate arterial flaring. Total land required is 0.13 hectares.	\$1,068	\$1,068	\$267	\$0

Table 6: Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	Residential Development Infrastructure Levy per Net Developable Hectare	Employment Development Infrastructure Levy per Net Developable Hectare	Non-Government Education Development Infrastructure Levy per Net Developable Hectare	Community Infrastructure Levy (per dwelling)
<b>COMMUNITY</b>							
CI01	Development	Casey City Council	<b>Land for Western Community Centre.</b> Land required is 0.8 hectares.	\$6,032	\$0	\$1,508	\$0
CI02	Development	Casey City Council	<b>Construction of Western Community Centre.</b> Construction of dual kinder, Maternal & Child Health, 2 consulting rooms and multi-purpose room.	\$5,471	\$0	\$1,368	\$0
CI03	Development	Casey City Council	<b>Land for Eastern Community Centre (co-located with school).</b> Land required is 0.5 hectares. <i>Note: Casey City Council may increase this site area and adjust the Selandra Rise Community Centre site area if it determines that the proposed maternal and child health facilities should be constructed at the Eastern Community Centre site. At the time of preparing the DCP a final decision had not been made. The DCP provides the flexibility for the facility to be constructed at either site.</i>	\$3,016	\$0	\$754	\$0
CI04	Development	Casey City Council	<b>Construction of Eastern Community Centre (co-located with school).</b> Construction of centre to include dual kinder, consulting room and multi-purpose room. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$3,887	\$0	\$972	\$0
CI05	Development	Casey City Council	<b>Land for Selandra Rise Community Centre (located in the Local Town Centre).</b> Land required is 0.3 hectares. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$1,974	\$0	\$494	\$0
CI06	Development	Casey City Council	<b>Construction of Selandra Rise Community Centre (located in the Local Town Centre).</b> Construction of centre including 5 consulting rooms, staff hub and 3 business incubator consulting rooms. Refer also to the note in CI03 above regarding potential co-location of maternal and child health facilities within the site.	\$3,228	\$0	\$807	\$0
<b>OPEN SPACE</b>							
AR01	Development	Casey City Council	<b>Eastern Active Playing Fields.</b> Construction of 3 soccer pitches and 2 football/cricket ovals and cricket nets.	\$8,437	\$0	\$2,109	\$0
AR02	Community	Casey City Council	<b>Eastern Pavilion.</b> Construction of a pavilion to serve the eastern active playing fields (football/soccer/cricket).	\$0	\$0	\$0	\$337
AR03	Development	Casey City Council	<b>Western Active Playing Fields.</b> Construction of 2 football/cricket ovals, cricket nets and 2 netball courts.	\$9,021	\$0	\$2,255	\$0
AR04	Community	Casey City Council	<b>Western Pavilion.</b> Construction of a pavilion to serve the western active playing fields (football/cricket/netball).	\$0	\$0	\$0	\$398
AR05	Development	Casey City Council	<b>Land for Northern Active Playing Fields 1.</b> Land of 7.905 hectares required to facilitate future construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts.	\$14,306	\$0	\$3,576	\$0
AR06	Development	Casey City Council	<b>Land for Northern Active Playing Fields 2.</b> Land of 3.03 hectares required to facilitate future construction of 3 lawn bowling rinks and pavilion.	\$5,650	\$0	\$1,412	\$0
<b>LOCAL TOWN CENTRE</b>							
LTC-01	Development	Casey City Council	<b>Selandra Rise Local Town Centre Square.</b> Construction of town square based on concept design prepared by LAB Architecture and the GAA in association with the Demonstration Project Partners.	\$3,829	\$0	\$957	\$0
<b>STRUCTURE PLANNING</b>							
PL01	Development	Casey City Council	<b>Preparation of Cranbourne East Precinct Structure Plan and Development Contributions Plan.</b>	\$3,093	\$3,093	\$773	\$0
<b>Total Residential Development Infrastructure Levy</b>				<b>\$166,426</b>			
<b>Total Employment Development Infrastructure Levy</b>					<b>\$101,575</b>		
<b>Total Non-Government Education Development Infrastructure Levy (25% of residential levy)</b>						<b>\$41,607</b>	
<b>Total Community Infrastructure Levy - per dwelling</b>							<b>\$735</b>



## 3.0 ADMINISTRATION AND IMPLEMENTATION

### 3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

This section sets how the Development Contributions Plan will be administered and includes the timing of payment, provision of works and land in kind and how the Development Contributions Plan fund will be managed in terms of reporting, indexation and review periods.

#### 3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

##### DEVELOPMENT INFRASTRUCTURE

The Development Infrastructure Levy in this Development Contributions Plan applies to the subdivision land, the construction of a building or the construction or carrying out works.

##### *For subdivision of land*

- An infrastructure levy must be paid to the Collecting Agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.
- Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed may only 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 Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development 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 or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works or provision of land in lieu to specify implementation requirements.

##### *For development of land where no subdivision is proposed*

- Provided an infrastructure levy has not already been paid on subject land, an infrastructure levy must be paid to the Collecting Agency in accordance with this Development Contributions Plan for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (for example: development includes buildings, car park, access ways, landscaping and ancillary components). The Collecting Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.
- If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in relation to the proposed works or land in lieu.

##### *Where no planning permit is required*

The following requirements apply where no planning permit is required to subdivide land, construct a building or construct or carry out works.

The land may only be used and developed subject to the following requirements being met:

- Unless a suitable alternative arrangement has been agreed to by the Collecting Agency in a section 173 agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with this Development Contribution Plan for the land.
- If the Collecting Agency agrees to works or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works or provision of land in lieu.

##### COMMUNITY INFRASTRUCTURE

The Community Infrastructure Levy in this Development Contributions Plan applies to the construction of dwellings.

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.

Contributions relating to community infrastructure are to be made by the home-builder prior to issue of a Building Permit. However, development proponents are encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders.

Levies for 'residential buildings' will be calculated at the rate for a single dwelling. In all other forms of accommodation, the dwelling is the individual unit (such as each dwelling in a residential village, retirement village, serviced apartment and so on). Corrective institutions are exempt from this levy.

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this development contributions plan was first incorporated into the Casey Planning Scheme.

Inserted  
by VC249

### 3.1.2 PROVIDING WORKS OR LAND IN LIEU OF CASH CONTRIBUTIONS

This section sets out what in the collecting or development agency will consider in deciding whether to accept works or land in lieu of a cash contribution in this Development Contributions Plan. It also sets out how such works or land will be offset against the relevant levy obligation.

As outlined in Section 3.1.1, payment of development contributions is to be made in cash. However the Act allows a collecting or development agency to accept land, works, facilities or services in-lieu of cash contribution on some projects at the discretion of the collecting or development agency. Only development infrastructure, and land for development infrastructure and community infrastructure projects, may be provided in lieu of the cash levy required under this Development Contributions Plan.

Alternatively, infrastructure works and land may be provided by developers with a credit provided against their overall development levy obligation, subject to the written agreement of the collecting agency. In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

- Only works or land identified in the Development Contributions Plan can be provided in lieu of cash,
- Works must be provided to a standard that generally accords with the Development Contributions Plan unless agreed between the Collecting Agency and the developer,
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the Development Contributions Plan unless agreed by the Collecting Agency and the developer,
- The construction of works must be completed to the satisfaction of the Collecting Agency, and
- There is no additional financial impact on the Development Contributions Plan.

### 3.1.3 CREDIT FOR OVER PROVISION

Where the Collection Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds their levy obligation in this Development Contributions Plan for the individual project.

In such a case the developer may be entitled to credits against other projects in the Development Contributions Plan to the extent that they "over contributed". Alternatively, a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project.

The details of credits and reimbursements will need to be negotiated with, and agreed to by the Collecting Agency.

### 3.1.4 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVIES)

Casey City Council is the collecting agency pursuant to section 46K(1) (fa) of the Planning and Environment Act 1987. It is the municipal council to whom all levies are payable. As the collecting agency, Casey City Council is also responsible for the administration and enforcement of this Development Contributions Plan.

### 3.1.5 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR PROVISION OF INFRASTRUCTURE ITEMS)

Casey City Council is the development agency for all infrastructure items in this Development Contributions Plan except RD20, RD21, RD22 and RD23 .

VicRoads is the development agency for infrastructure items RD20, RD21, RD22 and RD23 .

A development agency in this Development Contributions Plan may transfer responsibility for provision of an infrastructure item to another development agency in this Development Contributions Plan, by agreement with that development agency.

### 3.1.6 FUNDS ADMINISTRATION

Levy contributions made under this Development Contributions Plan will be held by the collecting or development agency until required for provision of the item. Details of funds received and expenditures will be held by the collecting and/or development agency in accordance with the provisions of the Local Government Act 1989 and the Planning and Environment Act 1987.

The administration of contributions made under the Development Contributions Plan will demonstrate:

- The amount and timing of funds collected,
- The source of the funds collected,
- The amount and timing of expenditure on specific projects,
- The project on which the expenditure was made,
- The account balances for individual projects, and
- Clearly show any pooling of funds to deliver specific projects where applicable.

The Collecting and/or development agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this Development Contributions Plan.

The development agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in this Development Contributions Plan, as required under Section 46QB(2) of the Planning and Environment Act 1987.

Should the collecting or development agency resolve not to proceed with any of the infrastructure projects listed in this Development Contributions Plan, the funds collected for these items will be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Planning & Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges.

### 3.1.7 INDEXATION

Capital costs of all infrastructure items except for land are in 1st January 2010 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

In relation to the costs associated with infrastructure items other than land, the cost must be adjusted according to the following method:

- The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year,

In relation to the cost of land, the land value must be adjusted by adopting a revised value determined according to the following method:

- The land value will be adjusted on 1 July each year (excluding 2010) following site specific land valuations undertaken by a registered valuer. Within 14 days of the adjustments being made, the Collecting Agency will publish the amended contributions on the Collecting Agency's website.

In relation to the cost of the strategic planning for the preparation of the PSP and DCP, these costs will be indexed quarterly in line with the Commonwealth Statisticians' Consumer Price Index (All Groups) for Melbourne (CPI) from 1 January 2010.

### DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

This Development Contributions Plan adopts a long-term outlook for development. It takes into account planned future development in Cranbourne East. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2025 has been adopted for this Development Contributions Plan.

This Development Contributions Plan commenced on the date when it was first incorporated into the Casey Planning Scheme. This Development Contributions Plan will end when development within the Development Contributions Plan area is complete, which is projected to be 2035 and when the Development Contributions Plan is removed from the Planning Scheme.

The Development Contributions Plan is expected to be revised and updated at least every 5 years. This results of the review may require an amendment to the Casey Planning Scheme to replace this document with an alternative, revised document. This review is anticipated to include:

- Update any aspect of the plan which is required.
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger.
- Review of estimated NDA particularly where the Cranbourne East Precinct Structure Plan is subject to a substantive amendment.
- Review of land values for land to be acquired through the plan.

## 3.2 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement the Development Contributions Plan. In particular this section clearly identifies the rationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the Development Contributions Plan to all parties.

### 3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This Implementation Strategy has been incorporated into the Development Contributions Plan to provide certainty to both the Collecting Agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collection Agency, development agency, development proponents and the community. The implementation strategy has been formulated by:

- Assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items),
- Having regard to the development context,
- Assessing the need for finance requirements – upfront financing and pooling of funds,
- Agreeing the land value and indexing it appropriately (where possible),
- Seeking direct delivery of infrastructure and land by development proponents where appropriate,
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the Development Contributions Plan to ensure that it will be delivered as intended, and
- Providing adequate resources to administer the Development Contributions Plan.

### 3.2.2 PREFERRED IMPLEMENTATION MECHANISMS

Under Section 46P of the Planning and Environment Act 1987, the Collecting Agency may accept (with the consent of the development agency where the Collecting Agency is not also the development agency), the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. This can be agreed with the Collecting Agency before or after the application for the permit is made or before or after the development is carried out.

To co-ordinate the provision of infrastructure, the Urban Growth Zone Schedule for the Cranbourne East PSP requires an application for subdivision to be accompanied by a Public infrastructure Plan to the satisfaction of the responsible authority. The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Cranbourne East PSP and Cranbourne East DCP or reasonably required as a result of the subdivision of the land and address the following:

- Stormwater drainage works,
- Road works internal or external to the land consistent with any relevant traffic report or assessment,
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities,
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the Cranbourne East DCP,
- The effects of the provision of infrastructure on the land or any other land, and
- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of this plan Casey City Council (acting as the Collecting Agency) will consider if and what infrastructure should be provided as in-kind works under the Cranbourne East DCP in accordance with section 46P of the Act. The approved Infrastructure Plan must include a list of DCP infrastructure which the Collecting Agency has agreed in writing to allow to be provided as works in lieu.

Once approved, the Public Infrastructure and Land Plan must be implemented to the satisfaction of the responsible authority. The implementation of the Public Infrastructure Plan may include the requirement to enter into a section 173 agreement.



## 4.0 OTHER INFORMATION

### 4.1 ACRONYMS

<b>AFL</b>	Australian Football League (e.g. AFL ovals)
<b>Casey RACE</b>	Casey Recreation & Aquatic Centre
<b>CIL</b>	Community Infrastructure Levy
<b>DIL</b>	Development Infrastructure Levy
<b>GAA</b>	Growth Areas Authority
<b>Ha</b>	Hectare
<b>MCA</b>	Main Catchment Area
<b>MCH</b>	Maternal & Child Health
<b>NAC</b>	Neighbourhood Activity Centre
<b>NDA</b>	Net Developable Area
<b>NDHa</b>	Net Developable Hectare
<b>PSP</b>	Precinct Structure Plan
<b>UGB</b>	Urban Growth Boundary
<b>UGZ</b>	Urban Growth Zone

### 4.2 GLOSSARY

#### Active Open Space

Land set aside for the specific purpose of formal organised/club based sports.

#### Activity Centre

Provide the focus for services, commercial and retail based employment and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and intensity of use. In the growth areas, these are referred to as principal activity centres, major activity centres, neighbourhood activity centres and local centres. For further information refer to Melbourne 2030.

#### Arterial Road

A higher order road providing for moderate to high volumes at relatively high speeds typically used for inter-suburban journeys and linking to freeways, and declared under the Road Management Act 2004. All arterials are managed by the State Government.

#### Co-location

Locating land uses adjacent to each other to enable complementary programs, activities and services and shared use of resources and facilities. For example, the co-location of schools and active open space.

#### Community Facilities

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres), early years (e.g. preschool, maternal and child health, childcare), health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services), community (e.g. civic centres, libraries, neighbourhood houses), arts and culture (e.g. galleries, museums, performance space), sport, recreation and leisure (e.g. swimming pools), justice (e.g. law courts), voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

*Note: For the purposes of calculation of the development infrastructure levy liability for the Roman Catholic Trust Non-Government School – the School is defined as “Non-Government Education” in the land use types in this DCP. As such the school is liable to pay the relevant contribution.*

#### Connector Street

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed by the relevant local council. (See Table C1 in clause 56)

#### Conventional Density Housing

Housing with an average density of 10 to 15 dwellings per net developable hectare.

#### Development Contributions Plan

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

#### Encumbered Land

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage, retarding basins/wetlands, landfill, conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields).

#### Freeway

A high speed and high volume road with the highest level of access control and typically used for longer distance journeys across the metropolitan area and country Victoria. All freeways are managed by VicRoads.

#### Growth Area

Areas on the fringe of metropolitan Melbourne around major regional transport corridors that are designated for large-scale change, over many years from rural to urban use. Melbourne has five growth areas called Casey-Cardinia, Hume, Melton-Caroline Springs, Whittlesea and Wyndham.

#### Growth Area Framework Plan

Government document that sets long-term strategic planning direction to guide the creation of a more sustainable community in the growth areas.

#### High Density Housing

Housing with an average density of more than 30 dwellings per net developable hectare.

#### Housing Density (Net)

The number of houses divided by NDA

#### Linear Open Space Network

Corridors of open space, mainly along waterways that link together forming a network.

#### Land Budget Table

A table setting out the total precinct area, NDA and constituent land uses proposed within the precinct.

#### Lot

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

#### Lower Density Housing

Housing with an average density of less than 10 dwellings per hectare.

#### Major Activity Centre

Activity centres that have similar characteristics to Principal Activity Centres but serve smaller catchment areas. For further information refer to Melbourne 2030.

#### Main Catchment Area

The geographic area from which a given item of infrastructure will draw most of its use.

#### Major Employment Area

Areas identified on the Growth Area Framework Plan for economic and employment growth.

#### Medium Density Housing

Housing with an average density of 16 to 30 dwellings per net developable hectare.

#### Native Vegetation

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

#### Net Developable Area

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area.

#### Net Residential Area

As per NDA but excluding neighbourhood activity centres, non-government schools and golf course sites.

#### Passive Open Space

Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

#### Precinct Structure Plan

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

#### Principal Public Transport Network

A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus routes.

#### Public Open Space

Land that is set aside in the precinct structure plan for public recreation or public resort, or as parklands, or for similar purposes. Incorporates active and passive open space.

#### Urban Growth Boundary

A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development.

#### Urban Growth Zone

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land, (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan, (3) to reduce the number of development approvals needed in areas where an agreed plan is in place, and (4) to safeguard non-urban land from use and development that could prejudice its future urban development.

## Cranbourne East Precinct Structure Plan DEVELOPMENT CONTRIBUTIONS PLAN

MAY 2010 (Amended December 2023)