



GREENVALE CENTRAL

DEVELOPMENT CONTRIBUTIONS PLAN

November 2013 (amended December 2023)

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	November 2013	Hume C154	N/A
2	April 2014	Hume C182	Table 10 revised
3	September 2016	Hume C213	Amendments to fix clerical errors
4	February 2017	Hume C219	Amendment to fix clerical errors
5	August 2017	GC75	Incorporate changes associated with Community Infrastructure Levy (CIL) increase
6	December 2023	VC249	Incorporate changes associated with exemptions for small second dwellings

CONTENTS

1.0

INTRODUCTION

3

1.1

Purpose

3

1.2

Report Basis

3

1.3

Strategic Basis

5

1.4

Planning and Environment Act 1987

5

1.5

Greenvale Central Precinct Structure Plan

5

1.6

The area to which the Development Contributions Plan applies

7

1.7

Project identification

7

2.0

INFRASTRUCTURE PROJECT JUSTIFICATION

9

2.1

Introduction

9

2.2

Items not included in the Development Contributions Plan

10

2.3

Infrastrucure Projects

11

2.4

Project Timing

18

Amended
by GC75

2.5

Distinction between Development Infrastructure and Community Infrastructure

19

3.0

CALCULATION OF CONTRIBUTIONS

20

3.1

Calculation of Net Developable Area and Demand Units

20

Amended
by VC249

3.2

Calculation of Contributions Charges

24

4.0

DEVELOPMENT CONTRIBUTIONS PLAN ADMINISTRATION

33

4.1

Payment of Contributions Levies and Payment Timing

33

4.2

Funds Administration

36

4.3

Construction and Land Value Costs Indexation

37

4.4

Development Contributions Plan Review Period

37

4.5

Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

38

4.6

Development Agency (Agency Responsible for Works)

38

5.0

IMPLEMENTATION STRATEGY

39

5.1

Rationale for the Implementation Strategy

39

5.2

Implementation Mechanism

39

PLANS

Plan 1: Local context	4
Plan 2: Future urban structure	6
Plan 3: DCP and main catchment areas	8
Plan 4: Transport projects	12
Plan 5: Community projects	14
Plan 6: Active recreation projects	16
Plan 7: Land use budget	22

TABLES

Table 1: Transport Projects	13
Table 2: Community Projects	15
Table 3: Active Recreation Projects	17
Table 4: Community Infrastructure Levy Projects	19
Table 5: Summary Land Use Budget	23
Table 6: Infrastructure Project Justification	26
Table 7: Calculation of Costs	27
Table 8: Project Costs recovered by the DCP	28
Table 9: Summary of Charges	30
Table 10: Items suitable for delivery of works in kind	32

Amended
by GC75

Amended
by GC75

APPENDICES

Appendix 1	Property Specific Land Budget	40
Appendix 2	Transport Infrastructure Costing Sheets	42

1.0 INTRODUCTION

1.1 Purpose

The Greenvale Central Development Contributions Plan has been prepared by the Metropolitan Planning Authority with the assistance of Hume City Council, Government agencies, service authorities and major stakeholders.

The Greenvale Central Development Contributions Plan:

- Outlines projects required to ensure that future residents, visitors and workers within the Greenvale Central area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects
- Ensures that the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects
- Provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

1.2 Report Basis

The Development Contributions Plan document comprises three parts:

PART 1

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



PART 2

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



PART 3

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



1.3 Strategic Basis

The strategic basis for the Development Contributions Plan is established by the State and Local Planning Policy Framework of the Hume Planning Scheme. Key documents are:

- Growth Corridor Plans
- Municipal Strategic Statement
- Greenvale Central Precinct Structure Plan
- Greenvale Central Precinct Structure Plan supporting documents

These documents set out a broad, long term vision for the sustainable development of the Greenvale Central Development Contributions Plan area and its surrounds.

The Greenvale Central Precinct Structure Plan has been developed following a comprehensive planning process which establishes the future direction of development within the precinct.

1.4 Planning and Environment Act 1987

The 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 Hume Planning Scheme as well as Victorian Government Guidelines. It is consistent with the Minister for Planning's Direction on Development Contributions made under section 46M(1) of the Act and has had regard to the Victorian Government's Development Contribution Plan 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, the Minister's Direction on Development Contributions and the Development Contributions Plan Guidelines.

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

The Development Contributions Plan is implemented in the Hume Planning Scheme through Schedule 6 to the Development Contributions Plan Overlay which applies to the area shown in Plan 3.

1.5 Greenvale Central Precinct Structure Plan

The Greenvale Central Precinct Structure Plan area consists of two separate land areas to the north and west of the existing Greenvale.

The Greenvale Central Precinct Structure Plan is expected to accommodate approximately 7,760 people in approximately 2,522 households.

The Greenvale Central Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks comprising transport, open space and active recreation, social infrastructure and residential neighbourhoods (refer Plan 2).

The need for the infrastructure set out in this Development Contributions Plan has been determined according to the anticipated development scenario for Greenvale Central as described in the Greenvale Central Precinct Structure Plan. The Development Contributions Plan has a strong relationship to the Precinct Structure Plan, as the Greenvale Central Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions



Plan. Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.6 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Act the Greenvale Central Development Contributions Plan applies to land shown on Plan 3. The area is also clearly shown on Development Contributions Plan Overlay (DCPO) Schedule 6 in the Hume Planning Scheme.

The Greenvale Central Development Contributions Plan applies to the same area as the Greenvale Central Precinct Structure Plan. The Development Contributions Plan area is characterised by two Main Catchment Areas (MCAs) separated by the intersection of Mickleham Road and Somerton Road. The MCA defines the main catchment area for various infrastructure projects required with the Greenvale Central Precinct Structure Plan. Each MCA is a geographic area from which a given item of infrastructure will draw most of its use.

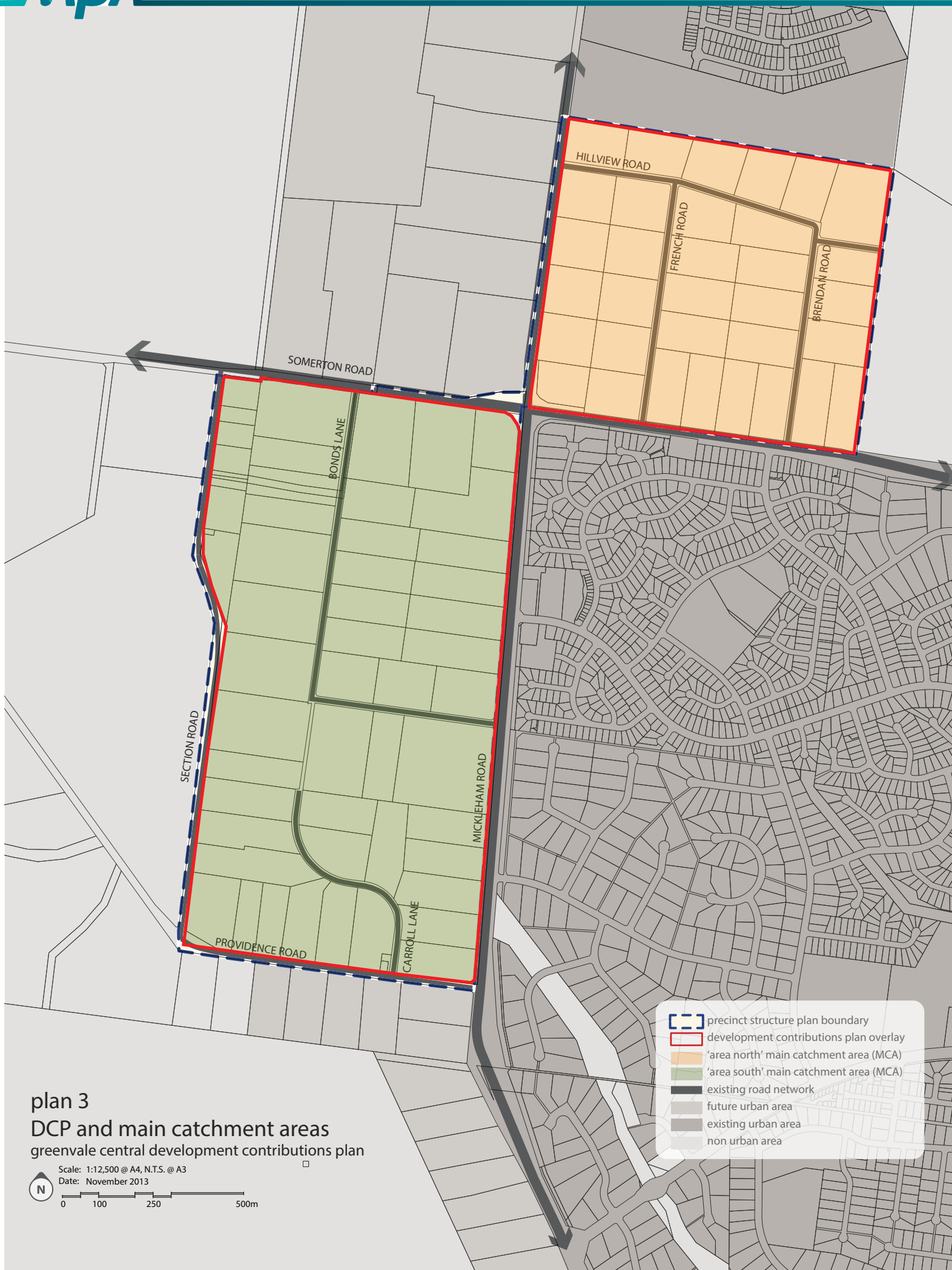
In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement as set out in Table 5 of the Greenvale Central Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

1.7 Project Identification

The Development Contributions Plan uses a project identification system of project category and sequential number in its tables and plans.

The project categories are summarised as:

- RD – Roads
- IT – Intersections
- CI – Community
- AR – Active Recreation



2.0 INFRASTRUCTURE PROJECT JUSTIFICATION

2.1 Introduction

The need for infrastructure included in the Development Contributions Plan has been determined on the basis of the development scenario as described in the Greenvale Central Precinct Structure Plan and its supporting documents.

Items can be included in a Development Contributions Plan if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, 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 Greenvale Central Precinct Structure Plan 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 individual item use apportionments are identified in Table 6.

The items that have been included in this Development Contributions Plan all have the following characteristics; namely they:

- Are essential to the health, safety and well-being of the community
- Will be used by a broad cross-section of the community
- Reflect the vision and strategic aspirations as expressed in the Greenvale Central Precinct Structure Plan
- Are not recurrent items
- Are the basis for the future development of an integrated network.

2.2 Items not included in the Development Contributions Plan

The following items are not included in the Development Contributions Plan, as they are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in this Development Contributions Plan; they must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the Greenvale Central Precinct Structure Plan:

- Internal streets and connector streets and associated traffic management measures, including streets on the edge of the Greenvale Central Precinct Structure Plan, except where specified as development contributions plan projects
- 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, provision of biodiversity offsets, water tapping and landscaping of local passive open space
- Passive public open space reserve master plans and any agreed associated works required by the Precinct Structure Plan
- Council's plan checking and supervision costs
- Bus stops.

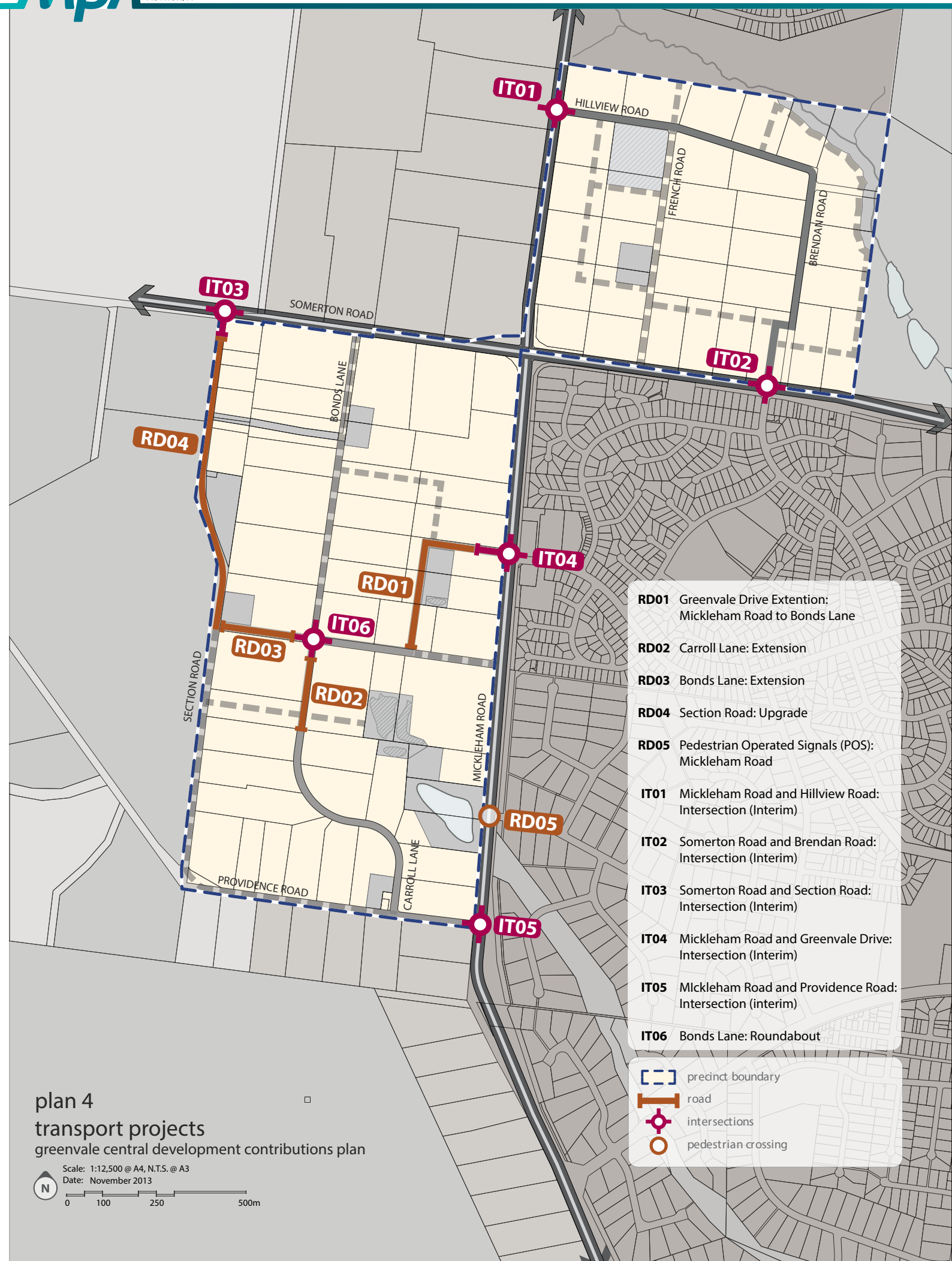
The items listed above may be further addressed and defined by an agreement under section 173 of the Act and/or conditions in planning permits.

Upgrade of the existing road network to an urban standard will be implemented through subdivision permit conditions as outlined in Section 3.5.1 'Local Road Network Implementation' of the Greenvale Central Precinct Structure Plan to the satisfaction of the Responsible Authority, except where specified as a development contributions plan project.

2.3 Infrastructure Projects

The following three types of projects are included in the DCP (refer to Plans 4-6):

- Transport
- Community
- Active Recreation



2.3.1 Transport

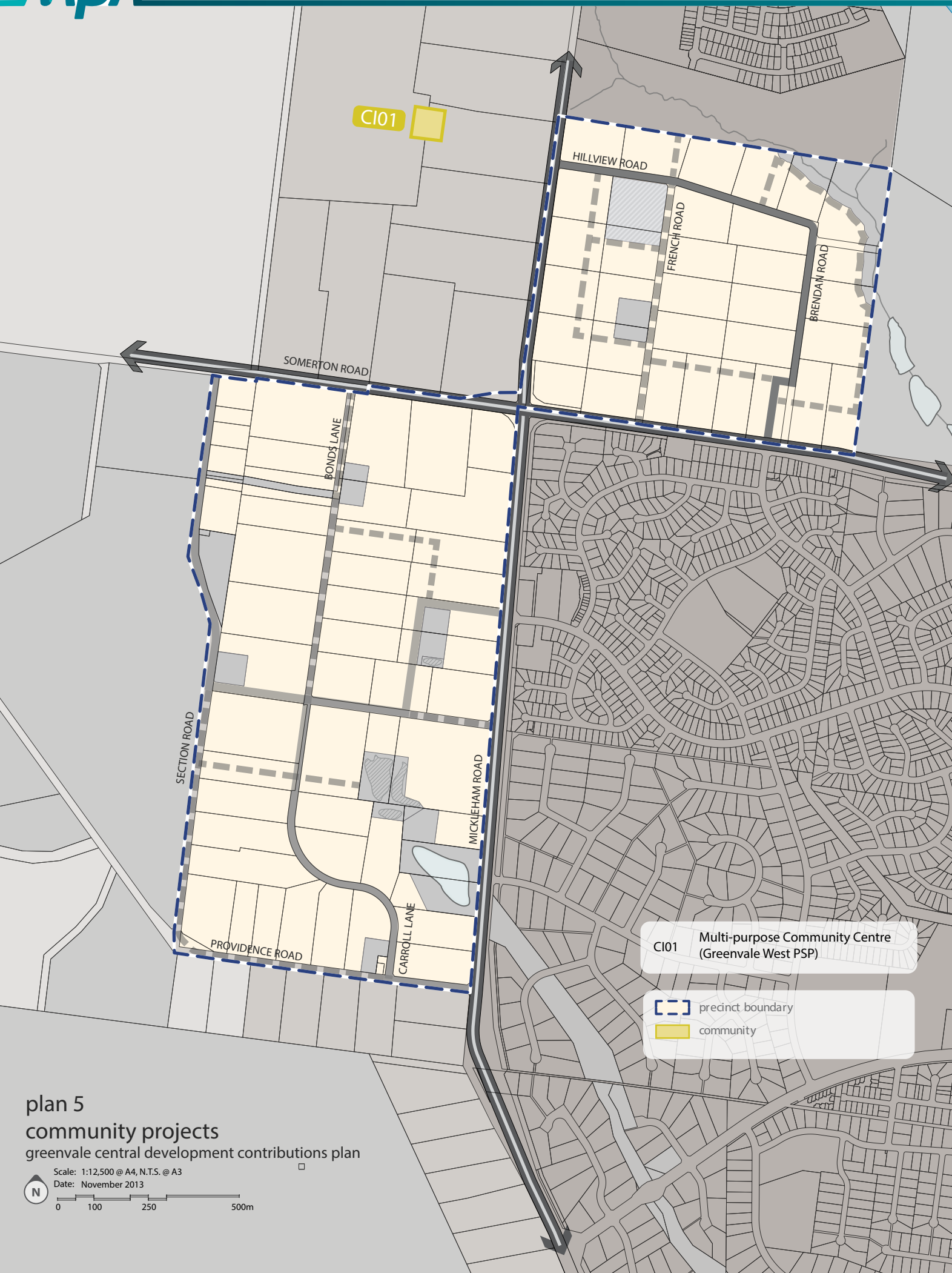
The key transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is based on the report, *Greenvale Central PSP Traffic Analysis Report*, Traffix Group (July 2012), and *Greenvale Central PSP Traffic Assessment*, Cardno (August 2013).

The transport projects in a combination of:

- Road construction
- Construction of major controlled intersections and associated works
- Pedestrian operated signals.

Table 1: Transport Projects

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$ 2013
RD01	Greenvale Drive Extension Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	\$ 1,960,192
RD02	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	\$ 895,280
RD03	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	\$ 1,036,640
RD04	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase.	\$ 3,339,440
RD05	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard.	\$ 355,950
IT01	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	\$ 4,533,383
IT02	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	\$ 4,688,047
IT03	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	\$ 2,740,564
IT04	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	\$ 2,904,276
IT05	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	\$ 2,083,819
IT06	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	\$ 1,668,611
TOTAL		\$ 26,206,201



2.3.2 Community

The needs analysis undertaken by ASR Research and Hume City Council determined the requirement for community facilities to meet the needs of the future community. The project is funded by the Development Contributions Plan, as shown on Plan 5, and includes:

Table 2: Community Projects

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$ 2013
CI01	Multi-purpose Community Centre (Greenvale West PSP). Expansion of multi-purpose community centre to include 1 addition pre-school room, 1 additional Maternal & Child Health (MCH) room, and additional community meeting space.	\$ 2,450,470
TOTAL		\$ 2,450,470



2.3.3 Active Recreation

The needs analysis undertaken by ASR Research and Hume City Council determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community. These projects are funded by the Development Contributions Plan, as shown on Plan 6, and include:

Passive open space contributions are required under Clause 52.01 of the Hume Planning Scheme in the area to which this Development Contributions Plan applies.

Table 3: Active Recreation Projects

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$ 2013
AR01	Playing Field (Greenvale Recreation Reserve) Construction of 1 playing service (AFL/cricket/soccer), car spaces, landscaping and related infrastructure as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 2,135,700
AR02	Pavilion (Greenvale Recreation Reserve) Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 711,900
AR03	Stadium Extension (Greenvale Recreation Centre) Extension of stadium at Greenvale Recreation Centre.	\$ 2,186,550
AR04	Tennis Courts (Greenvale Recreation Reserve) Construction of 2 tennis courts at Greenvale Recreation Reserve as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council)	\$ 589,860
AR05	Sportsground redevelopment (Bradford Avenue Reserve) Redevelopment of the sportsground at Bradford Avenue Reserve.	\$ 1,017,000
AR06	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	\$ 1,017,000
TOTAL		\$ 7,658,010

2.4 Project Timing

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 6. 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. Council, as the Development Agency, will monitor and assess the required timing for individual items and have regard to its capital works program, and areas external to the Development Contributions Plan Area and the indicative provision triggers specified in Table 6. The Development Agency may seek an amendment to the Development Contributions Plan to adjust indicative provision triggers as part of the five-year review (or earlier if justified). Any adjustment would also need to be consistent with any implementation agreement entered into under Section 173 of the Act.

The Collecting Agency may consider alternative to the priority delivery of works or land where:

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

All items in the Development Contributions Plan will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 4.1 and acknowledging the Development Agency’s capacities to provide the balance of funds not recovered by this Development Contributions Plan.

All items included in the Development Contributions Plan will be provided within 33 years (2046) from the date upon which this Development Contributions Plan was first incorporated with the Hume Planning Scheme.

2.5 Distinction between Development Infrastructure and Community Infrastructure

In accordance with the Act and Ministerial Directions on Development Contributions pursuant to Section 46M of the Act, 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.

Amended
by GC75

The community infrastructure levy contributions are to be paid by the home builder at the time of building approval (unless an alternative time is agreed between the Collecting Agency and a development proponent). Community infrastructure levy contributions will be paid for at a ‘per-dwelling’ rate. The Act currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

Inserted
by GC75

Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Inserted
by GC75

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

Inserted
by GC75

The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

The projects listed in Table 4 are deemed to be community infrastructure projects:

Table 4: Community Infrastructure Levy Projects

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$ 2013
AR02	Pavilion (Greenvale Recreation Reserve) Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 711,900
AR06	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	\$ 1,017,000
TOTAL		\$ 1,728,900

All other infrastructure projects are classified as development infrastructure projects.

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 buildings and works.

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3.0 CALCULATION OF CONTRIBUTIONS

The general cost apportionment method includes the following steps:

- Calculation of the Net Developable Area (NDA) and demand units (refer Tables 5 and 6)
- Calculation of project costs (refer Table 6)
- Identification and allowance for external use (refer Table 7)
- Cost apportionment and catchments (refer Table 7)
- Identification of development types required to pay the levy (Refer to Table 7)
- Summary of costs payable for each infrastructure project (refer Table 8)
- The development infrastructure charge per hectare for each development type and the community infrastructure levy per dwelling (refer Table 9).

3.1 Calculation of Net Developable Area and Demand Units

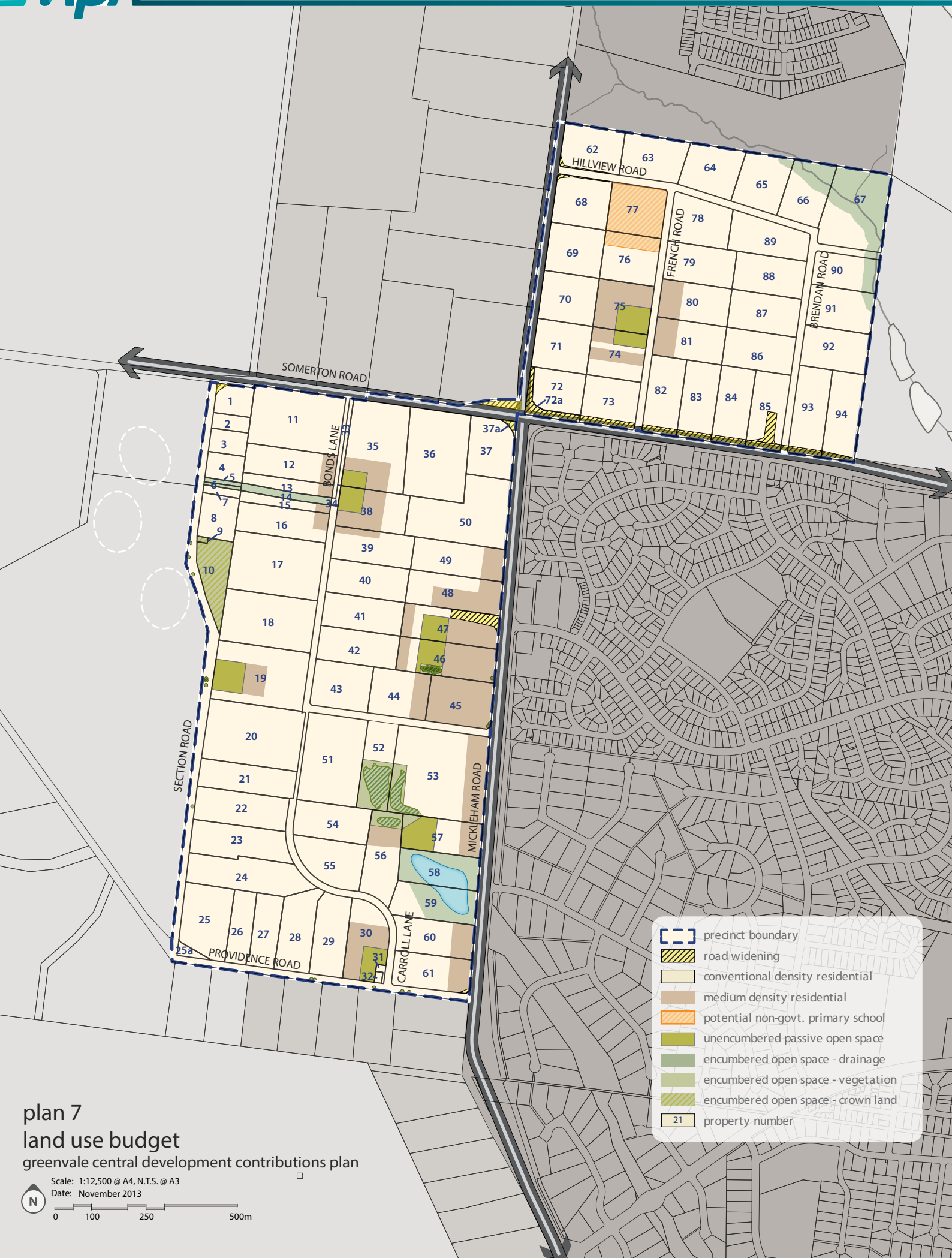
The following section sets out how Net Developable Area is calculated and outlines the development projections anticipated in the area.

3.1.1 Net Developable Area

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

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

The NDA for the Development Contributions Plan has been assessed as set out in Table 5.



3.1.2 Land Budget and Demand Units

The 'net developable hectare' is the demand unit for this Development Contributions Plan.

'Urban development' is the one development type included in this Development Contributions Plan. Urban development is defined broadly to include all forms of development, including residential subdivision and development within local convenience centres. Urban development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, child care centre, medical centre, convenience store or any other approved use. Greenvale Central Development Contributions Plan area contains a total of 168.54 net developable hectares, equal to the Net Developable Area.

3.1.3 Property Specific Calculations

The Net Developable Area used to calculate the contributions with the Development Contributions Plan has been based on an assessment of individual properties. The NDA for each property is listed in the Property Specific Land Budget (Appendix 1). The property-specific NDA and rates listed in this Development Contributions Plan determine the total contribution for each property.

Table 5: Summary Land Use Budget

DESCRIPTION	GREENVALE CENTRAL		
	HECTARES	% OF TOTAL AREA	% OF NDA
TOTAL PRECINCT AREA (ha)	207.65	100.0%	
TRANSPORT			
6 Lane Arterial Road/ Widening	2.65	1.28%	1.57%
Local Road	17.14	8.25%	10.17%
SUB-TOTAL	19.79	9.53%	11.74%
EDUCATION			
Non Government School - Primary	2.60	1.25%	1.54%
Existing Place of Worship	0.13	0.06%	0.08%
SUB-TOTAL	2.73	1.31%	1.62%
OPEN SPACE			
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Waterway / Drainage Line / Wetland / Retarding	4.25	2.05%	2.52%
Brodies Creek Encumbered Open Space	3.89	1.87%	2.31%
Conservation	2.39	1.15%	1.42%
Crown Land	1.58	0.76%	0.94%
SUB-TOTAL	12.11	5.84%	7.18%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	0.00	0.0%	0.00%
Passive Open Space	4.46	2.1%	2.65%
SUB-TOTAL	4.46	2.1%	2.65%
TOTALS OPEN SPACE	16.57	8.0%	9.83%
NET DEVELOPABLE AREA (NDA) (ha)	168.56	81.17%	

DESCRIPTION	GREENVALE CENTRAL		
	HECTARES	DWELL / NDHA	DWELLINGS
RETAIL / EMP & OTHER			
Activity Centre (retail/office/mixed use)	0.00		
Identified Non Government School	0.00		
SUB-TOTAL	0.00		
RESIDENTIAL			
Residential - Conventional Density Residential	148.24	14	2075
Residential - Medium Density	20.33	22	447
SUB-TOTAL AGAINST NET RESIDENTIAL AREA (NRA)	168.56	14.96	2522
COMBINED RES/ RETAIL / EMP / OTHER	NDA (Ha)	DWELL / NDHA	DWELLINGS
TOTALS RESIDENTIAL YIELD AGAINST NDA	168.56	14.96	2522

3.2 Calculation of Contributions Charges

3.2.1 Calculation of Costs

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 6. The costs are expressed in 2013 dollars and will be adjusted annually in accordance with the method specified in Section 4.3 of this Development Contributions Plan.

Road and intersection construction costs have been determined by Meinhardt Australia (refer to Appendix 2 for transport infrastructure costing sheets).

All active recreation and community construction costs have been determined by ASR Research and the Hume City Council.

3.2.2 Valuation of Land

The area of land to be acquired through the DCP is identified by detailed intersection functional layout plans (Appendix 2) and based on information in the Greenvale Central Precinct Structure Plan. O'Briens Valuers and Property Consultants, as a registered valuer, prepared a Valuation Report which determined the value for each area of land required by the DCP. The average 'per hectare' value provided by O'Briens Valuers and Property Consultants is \$1,028,189. This value has been used to calculate the cost of the land component for all relevant projects included in this DCP.

3.2.3 Cost Apportionment

This Development Contributions Plan apportions a charge to new development according to its projected share of use of an identified infrastructure item. 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 calculates what 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 demand units within its Main Catchment Area. To support this approach, a Main Catchment Area has been determined for each item.

The balance of the cost of the items not recovered under this Development Contributions Plan will be funded from alternative sources.

3.2.4 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 PSP contains two MCAs covering the entire precinct.

Charge Area North applies to land bound by Aitken College to the north, Greenvale Reservoir Park to the east, Somerton Road to the south and Mickleham Road to the west. Charge Area North contains 64.34 net developable hectares.

Charge Area South applies to land bound by Somerton Road to the north, Mickleham Road to the east, Providence Road (inclusive) to the south and Greenvale Recreation Reserve (Woodlands Historic Park) to the west. Charge Area South contains 121.96 net developable hectares.

It is important to note that the number of net developable hectares (that is the demand units) in each area is based on the land budgets in Table 5 and Appendix 1.

The 'per net developable hectare' contributions will not and must 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 calculation of the Net Developable Area set out in Appendix 1.

For the purposes of this Development Contributions Plan, the Net Developable Area and net developable hectare calculations may only change if the Collecting Agency for any particular item of infrastructure agrees to a variation to the Summary Land Use Budget and associated tables. Appendix 1 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

3.2.5 External Use

An allowance has been made for other use external to the MCA for specific projects. That is, use that does not solely emanate from the Greenvale Central Precinct Structure Plan area. Table 7 quantifies any external demand (as a percentage) for each infrastructure project. Where an external demand has been assessed, a percentage discount has been made to the dollar amount that would otherwise be recovered (refer to Table 7, column 7) in relation to the Development Contributions Plan area.

Credit has been attributed to the existing Greenvale community for providing the land component required for community and active recreation projects in calculating external use for this Development Contribution Plan.

Amended
by VC249

3.2.6 Exemptions

The development of land for a non-government school or a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the Development Contributions Plan.

3.2.7 Schedule of Costs

Table 8 calculates the amount of contributions payable by each Main Catchment Area for each infrastructure category.

3.2.8 Summary of Charges per Hectare

Table 8 shows the quantum of funds to be contributed by each Main Catchment Area toward each infrastructure project. The total adds up to the total amount of funds recoverable under the Development Contributions Plan.

Table 9 sets out a summary of costs for each Main Catchment Area.

Table 6: Infrastructure Project Justification

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$ 2013			INDICATIVE PROVISION TRIGGER	SUITABLE FOR IN-KIND DELIVERY	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL			
RD01	Development	Hume City Council	Greenvale Drive Extension: Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	0.00	\$ -	\$ 1,960,192	\$ 1,960,192	When IT04 is constructed (unless works delivered in kind).	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
RD02	Development	Hume City Council	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	0.00	\$ -	\$ 895,280	\$ 895,280	At time of subdivision/ access demand.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
RD03	Development	Hume City Council	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	0.00	\$ -	\$ 1,036,640	\$ 1,036,640	At time of subdivision/ access demand.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
RD04	Development	Hume City Council	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase.	0.00	\$ -	\$ 3,339,440	\$ 3,339,440	Not before RD01-03 and IT03-06 have been constructed.	Yes	
RD05	Development	Hume City Council	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard.	0.00	\$ -	\$ 355,950	\$ 355,950	500 occupied dwellings in Area South and/or no earlier than five years from commencement of development.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
IT01	Development	Hume City Council	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	0.12	\$ 123,383	\$ 4,410,000	\$ 4,533,383	At time of subdivision/ access demand.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
IT02	Development	Hume City Council	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	0.25	\$ 257,047	\$ 4,431,000	\$ 4,688,047	At time of subdivision/ access demand.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
IT03	Development	Hume City Council	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	0.02	\$ 20,564	\$ 2,720,000	\$ 2,740,564	500 occupied dwellings in Area South and/or no earlier than five years from commencement of development.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
IT04	Development	Hume City Council	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	0.40	\$ 411,276	\$ 2,493,000	\$ 2,904,276	500 occupied dwellings in Area South and/or five years of commencement of development.	Yes	Greenvale Central Precinct Structure Plan Analysis Report (Traffic Group, 2012)
IT05	Development	Hume City Council	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	0.10	\$ 102,819	\$ 1,981,000	\$ 2,083,819	500 occupied dwellings in Area South and/or five years of commencement of development.	Yes	Greenvale Central Precinct Structure Plan Assessment (Cardno, 2013)
IT06	Development	Hume City Council	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	0.27	\$ 277,611	\$ 1,391,000	\$ 1,668,611	When RD02 and RD03 are constructed.	Yes	
CI01	Development	Hume City Council	Multi-purpose Community Centre (Greenvale West PSP). Expansion of multi-purpose community centre to include 1 addition pre-school room, 1 additional Maternal & Child Health (MCH) room, and additional community meeting space.	0.00	\$ -	\$ 2,450,470	\$ 2,450,470	Facility to be constructed when population growth creates the need	No	
AR01	Development	Hume City Council	Playing Field (Greenvale Recreation Reserve). Construction of 1 playing service (AFU/cricket/soccer), car spaces, landscaping and related infrastructure as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	0.00	\$ -	\$ 2,135,700	\$ 2,135,700	Facility to be constructed when population growth creates the need	No	Greenvale Central Precinct Structure Plan PSP Community Infrastructure Assessment (ASR Research) Hume City Council
AR02	Community	Hume City Council	Pavilion (Greenvale Recreation Reserve). Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	0.00	\$ -	\$ 711,900	\$ 711,900	When AR01 is constructed.	No	Greenvale Central Precinct Structure Plan PSP Community Infrastructure Assessment (ASR Research) Hume City Council
AR03	Development	Hume City Council	Stadium Extension (Greenvale Recreation Centre) Extension of stadium at Greenvale Recreation Centre.	0.00	\$ -	\$ 2,186,550	\$ 2,186,550	Facility to be constructed when population growth creates the need	No	
AR04	Development	Hume City Council	Tennis Courts (Greenvale Recreation Reserve) Construction of 2 tennis courts at Greenvale Recreation Reserve as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	0.00	\$ -	\$ 589,860	\$ 589,860	Facility to be constructed when population growth creates the need	No	
AR05	Development	Hume City Council	Sportsground redevelopment (Bradford Avenue Reserve) Redevelopment of the sportsground at Bradford Avenue Reserve.	0.00	\$ -	\$ 1,017,000	\$ 1,017,000	Facility to be constructed when population growth creates the need	No	
AR06	Community	Hume City Council	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	0.00	\$ -	\$ 1,017,000	\$ 1,017,000	Facility to be constructed when population growth creates the need	No	
TOTAL					1.16	\$ 1,192,699	\$ 35,121,982	\$ 36,314,681		

Table 7: Calculation of Costs

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$ 2013	ESTIMATED CONSTRUCTION COST \$ 2013	TOTAL PROJECT COST \$ 2013	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2013	MAIN CATCHMENT AREA AREA SOUTH AREA NORTH AREA NORTH & AREA SOUTH	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2013	CONTRIBUTION PER DWELLING \$2013
RD01	Development	Greenvale Drive Extension: Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	\$ -	\$ 1,960,192	\$ 1,960,192	100%	\$ 1,960,192	Area South	121.96	\$ 16,072.42	\$ 1,071.49
RD02	Development	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	\$ -	\$ 895,280	\$ 895,280	100%	\$ 895,280	Area South	121.96	\$ 7,340.77	\$ 489.38
RD03	Development	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	\$ -	\$ 1,036,640	\$ 1,036,640	100%	\$ 1,036,640	Area South	121.96	\$ 8,499.84	\$ 566.66
RD04	Development	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase.	\$ -	\$ 3,339,440	\$ 3,339,440	100%	\$ 3,339,440	Area South	121.96	\$ 27,381.44	\$ 1,825.43
RD05	Development	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard.	\$ -	\$ 355,950	\$ 355,950	100%	\$ 355,950	Area South	121.96	\$ 2,918.58	\$ 194.57
IT01	Development	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	\$ 123,383	\$ 4,410,000	\$ 4,533,383	50% (land) 50% (construction)	\$ 2,328,383	Area North	64.34	\$ 35,229.89	\$ 2,348.66
IT02	Development	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	\$ 257,047	\$ 4,431,000	\$ 4,688,047	100%	\$ 4,688,047	Area North	64.34	\$ 72,863.65	\$ 4,857.58
IT03	Development	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	\$ 20,564	\$ 2,720,000	\$ 2,740,564	100%	\$ 2,740,564	Area South	121.96	\$ 22,471.01	\$ 1,498.07
IT04	Development	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	\$ 411,276	\$ 2,493,000	\$ 2,904,276	100%	\$ 2,904,276	Area South	121.96	\$ 23,813.35	\$ 1,587.56
IT05	Development	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	\$ 102,819	\$ 1,981,000	\$ 2,083,819	100%	\$ 2,083,819	Area South	121.96	\$ 17,086.08	\$ 1,139.07
IT06	Development	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	\$ 277,611	\$ 1,391,000	\$ 1,668,611	100%	\$ 1,668,611	Area South	121.96	\$ 13,681.63	\$ 912.11
CI01	Development	Multi-purpose Community Centre (Greenvale West PSP). Expansion of multi-purpose community centre to include 1 addition pre-school room, 1 additional Maternal & Child Health (MCH) room, and additional community meeting space.	\$ -	\$ 2,450,470	\$ 2,450,470	100%	\$ 2,450,470	Area North & Area South	186.30	\$ 13,153.35	\$ 876.89
AR01	Development	Playing Field (Greenvale Recreation Reserve). Construction of 1 playing service (AFU/cricket/soccer), car spaces, landscaping and related infrastructure as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ -	\$ 2,135,700	\$ 2,135,700	100%	\$ 2,135,700	Area North & Area South	186.30	\$ 11,463.77	\$ 764.25
AR02	Community	Pavilion (Greenvale Recreation Reserve). Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ -	\$ 711,900	\$ 711,900	100%	\$ 711,900	Area North & Area South	186.30	\$ 3,821.26	\$ 254.75
AR03	Development	Stadium Extension (Greenvale Recreation Centre) Extension of stadium at Greenvale Recreation Centre.	\$ -	\$ 2,186,550	\$ 2,186,550	47.8%	\$ 2,186,550	Area North & Area South	186.30	\$ 11,736.71	\$ 782.45
AR04	Development	Tennis Courts (Greenvale Recreation Reserve) Construction of 2 tennis courts at Greenvale Recreation Reserve as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ -	\$ 589,860	\$ 589,860	100%	\$ 589,860	Area North & Area South	186.30	\$ 3,166.18	\$ 211.08
AR05	Development	Sportsground redevelopment (Bradford Avenue Reserve) Redevelopment of the sportsground at Bradford Avenue Reserve.	\$ -	\$ 1,017,000	\$ 1,017,000	100%	\$ 1,017,000	Area North & Area South	186.30	\$ 5,458.94	\$ 363.93
AR06	Community	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	\$ -	\$ 1,017,000	\$ 1,017,000	100%	\$ 1,017,000	Area North & Area South	186.30	\$ 5,458.94	\$ 363.93
TOTAL			\$ 1,192,699	\$ 35,121,982	\$ 36,314,681		\$ 34,109,682				

Table 8: Project Costs recovered by the DCP

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$ 2013	TOTAL COST TO BE RECOVERED BY THE DCP \$ 2013
RD01	Development	Greenvale Drive Extension: Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	\$ 1,960,192	\$ 1,960,192
RD02	Development	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	\$ 895,280	\$ 895,280
RD03	Development	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	\$ 1,036,640	\$ 1,036,640
RD04	Development	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase	\$ 3,339,440	\$ 3,339,440
RD05	Development	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard	\$ 355,950	\$ 355,950
IT01	Development	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	\$ 4,533,383	\$ 2,328,383
IT02	Development	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	\$ 4,688,047	\$ 4,688,047
IT03	Development	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	\$ 2,740,564	\$ 2,740,564
IT04	Development	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	\$ 2,904,276	\$ 2,904,276
IT05	Development	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	\$ 2,083,819	\$ 2,083,819
IT06	Development	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	\$ 1,668,611	\$ 1,668,611
CI01	Development	Multi-purpose Community Centre (Greenvale West PSP). Expansion of multi-purpose community centre to include 1 addition pre-school room, 1 additional Maternal & Child Health (MCH) room, and additional community meeting space.	\$ 2,450,470	\$ 2,450,470
AR01	Development	Playing Field (Greenvale Recreation Reserve). Construction of 1 playing service (AFL/cricket/soccer), car spaces, landscaping and related infrastructure as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 2,135,700	\$ 2,135,700

Amended
by GC75

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$ 2013	TOTAL COST TO BE RECOVERED BY THE DCP \$ 2013
AR02	Community	Pavilion (Greenvale Recreation Reserve). Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 711,900	\$ Funded by CIL
AR03	Development	Stadium Extension (Greenvale Recreation Centre) Extension of stadium at Greenvale Recreation Centre.	\$ 2,186,550	\$ 2,186,550
AR04	Development	Tennis Courts (Greenvale Recreation Reserve) Construction of 2 tennis courts at Greenvale Recreation Reserve as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 589,860	\$ 589,860
AR05	Development	Sportsground redevelopment (Bradford Avenue Reserve) Redevelopment of the sportsground at Bradford Avenue Reserve.	\$ 1,017,000	\$ 1,017,000
AR06	Community	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	\$ 1,017,000	\$ Funded by CIL
TOTAL			\$ 36,314,681	\$ 34,109,682
TOTAL CIL LEGISLATIVE CAP APPLIED PER DWELLING IS \$1,150				\$ 35,669,993
Percentage Recoverable				% 98.5

Table 9: Summary of Charges

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA NORTH RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$ 2013	AREA SOUTH RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$ 2013	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$ 2013
RD01	Development	Greenvale Drive Extension: Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	\$ - \$	16,072.42 \$	-
RD02	Development	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	\$ - \$	7,340.77 \$	-
RD03	Development	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	\$ - \$	8,499.84 \$	-
RD04	Development	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase.	\$ - \$	27,381.44 \$	-
RD05	Development	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard.	\$ - \$	2,918.58 \$	-
IT01	Development	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	\$ 35,229.89 \$	- \$	-
IT02	Development	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	\$ 72,863.65 \$	- \$	-
IT03	Development	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	\$ - \$	22,471.01 \$	-
IT04	Development	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	\$ - \$	23,813.35 \$	-

Amended
by GC75

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA NORTH RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$ 2013	AREA SOUTH RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$ 2013	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$ 2013
IT05	Development	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	\$ - \$	17,086.08 \$	-
IT06	Development	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	\$ - \$	13,681.63 \$	-
CI01	Development	Multi-purpose Community Centre (Greenvale West PSP). Expansion of multi-purpose community centre to include 1 addition pre-school room, 1 additional Maternal & Child Health (MCH) room, and additional community meeting space.	\$ 13,153.35 \$	13,153.35 \$	-
AR01	Development	Playing Field (Greenvale Recreation Reserve). Construction of 1 playing service (AFL/cricket/soccer), car spaces, landscaping and related infrastructure as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 11,463.77 \$	11,463.77 \$	-
AR02	Community	Pavilion (Greenvale Recreation Reserve). Construction of pavilion (including all buildings works) to serve the playing field as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ Funded by CIL \$	Funded by CIL \$	254.75
AR03	Development	Stadium Extension (Greenvale Recreation Centre) Extension of stadium at Greenvale Recreation Centre.	\$ 11,736.71 \$	11,736.71 \$	-
AR04	Development	Tennis Courts (Greenvale Recreation Reserve) Construction of 2 tennis courts at Greenvale Recreation Reserve as described by the draft Greenvale Recreation Reserve Master Plan (Hume City Council).	\$ 3,166.18 \$	3,166.18 \$	-
AR05	Development	Sportsground redevelopment (Bradford Avenue Reserve) Redevelopment of the sportsground at Bradford Avenue Reserve.	\$ 5,458.94 \$	5,458.94 \$	-
AR06	Community	Pavilion 2 (Greenvale Recreation Centre) Construction of pavilion (including all buildings works) to serve the playing field at Greenvale Recreation Centre.	\$ Funded by CIL \$	Funded by CIL \$	363.93
Total			\$ 153,072.50 \$	184,244.06 \$	618.68
COMMUNITY INFRASTRUCTURE LEVY APPLIED PER DWELLING (\$2017)			\$ 733.87		

Table 10: Items suitable for delivery of works in kind

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$ 2013
RD01	Greenvale Drive Extension Mickleham Road to Bonds Lane Construction of Transitional Connector Street (Figure 3) between Greenvale Drive intersection (DCP: IT04) and Bonds Lane: 25-metre width, 416 metres in length. No land purchase.	\$ 1,960,192
RD02	Carroll Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and existing Carroll Lane: 25-metre width, 190 metres in length. No land purchase.	\$ 895,280
RD03	Bonds Lane: Extension Construction of Transitional Connector Street (Figure 3) between roundabout (DCP: IT06) and Section Road: 25-metre width, 220 metres in length. No land purchase.	\$ 1,036,640
RD04	Section Road: Upgrade Construction of Reserve Connector Street (Figure 4) between Section Road intersection (DCP: IT03) and western extent of RD03 on Section Road: 20-metre width, 760 metres in length. No land purchase.	\$ 3,339,440
RD05	Pedestrian Operated Signals (POS): Mickleham Road Construction of pedestrian operated signals on Mickleham Road near Elphinstone Boulevard.	\$ 355,950
IT01	Mickleham Road and Hillview Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.12 hectares of additional required land (ultimate land take).	\$ 4,533,383
IT02	Somerton Road and Brendan Road: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.25 hectares of additional required land (ultimate land take).	\$ 4,688,047
IT03	Somerton Road and Section Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.02 hectares of additional required land (ultimate land take).	\$ 2,740,564
IT04	Mickleham Road and Greenvale Drive: Intersection (Interim) Construction of four-way signalised intersection (interim layout). Purchase of 0.40 hectares of additional required land (ultimate land take).	\$ 2,904,276
IT05	Mickleham Road and Providence Road: Intersection (Interim) Construction of signalised T-intersection (interim layout). Purchase of 0.10 hectares of additional required land (ultimate land take).	\$ 2,083,819
IT06	Bonds Lane: Roundabout Construction of roundabout (ultimate layout). Purchase of 0.27 hectares of additional required land (ultimate land take).	\$ 1,668,611
TOTAL		\$ 26,206,201

4.0 DEVELOPMENT CONTRIBUTIONS PLAN ADMINISTRATION

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.

The Greenvale Central Development Contributions Plan Development Infrastructure Levy applies to subdivision and/or development of land.

The Greenvale Central Development Contributions Plan Community Infrastructure Levy applies to the construction of a dwelling and must be paid prior to the issue of a Building Permit in respect of any dwelling.

Hume City Council will be both the Collecting Agency and the Development Agency for the purposes of this Development Contributions Plan.

4.1 Payment of Contributions Levies and Payment Timing

4.1.1 Development Infrastructure Levy

For subdivision of land

- A development 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 in respect of that plan or included in an implementation agreement under section 173 of the Act.
- Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance in respect of 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 value of the contributions in respect of prior stages to the satisfaction of the Collecting Agency or included in an implementation agreement under section 173 of the Act.

If the Collecting Agency agrees to works and/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 Act in respect of the proposed works and/or provision of land in kind to specific 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 the provisions of the approved Development Contributions Plan for each demand unit (Net Developable Hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways landscaping and ancillary components). The Collecting Agency may require that Development Infrastructure Levy contributions be made at either the planning permit or building permit stage.

If the Collecting Agency agrees to works and/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 Act or other arrangement acceptable to the Collecting Agency proposed in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by Collecting Agency in a section 173 agreement, prior to the commencement of any development, the Development Infrastructure Levy must be paid to the Collecting Agency in accordance with the provisions of the Development Contribution Plan for the land.

If the Collecting Agency agrees to works and/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 Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

4.1.2 Community Infrastructure Levy

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 apartments, etc). Corrective institutions are exempt.

The 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 Hume Planning Scheme.

4.1.3 Works in Kind

The Collecting Agency may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute projects funded by the Development Contributions Plan
- The Collecting Agency agrees that the timing of the works would be consistent with priorities in this Development Contributions Plan
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions
- Works must be provided to a standard that generally accords with the Development Contributions Plan, unless an alternative is agreed by the Collecting Agency and the Development Agency
- Detailed design must be approved by the Collecting Agency and the Development Agency and must generally accord with the standards outlined in the Development Contributions Plan unless an alternative is agreed by the Collecting Agency and the Development Agency
- The construction of works must be completed to the satisfaction of the Collecting Agency and the Development Agency
- There should be no negative financial impact on the Development Contributions Plan to the satisfaction of the Collecting Agency
- In particular, the works will only be accepted in lieu of a financial contribution required by the Development Contributions Plan to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the Collecting Agency. Temporary works will not be accepted as works in kind.

Where the Collecting Agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):

- The credit for the works provided (unless an alternative approach is agreed with the Collecting Agency) shall equal the final cost of the works up to the maximum identified in the Development Contributions Plan, taking into account the impact of indexation, or to an alternative figure approved by the Collecting Agency
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent
- No further financial contributions will be required until the agreed value of any credits are used.

Infrastructure projects suitable for delivery of works in kind are listed in Table 10.

4.1.4 Credit for Over Provision

Where the Collecting Agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the 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 cash reimbursement where a significant over-contribution has been made on a particular project.

4.1.5 Non Government Schools

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the Collecting Agency development contributions in accordance with the provision of this Development Contributions Plan. The Development Infrastructure Levy and, where applicable, the Community Infrastructure Levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

4.1.6 Public Open Space Contributions

This Development Contributions Plan does not provide funding for passive local open space. Passive open space is provided through Clause 52.01 of the Hume Planning Scheme.

4.2 Funds Administration

The administration of the contributions made under the Development Contributions Plan will be transparent and development contributions charges will be held until required for provision of the items in that class. Details of funds received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Act.

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

- Amount and timing of funds collected
- Source of the funds collected
- Amount and timing of expenditure on specific projects
- Project on which the expenditure was made
- Account balances for individual project classes
- Details of works-in-kind arrangements for project provision
- Pooling or quarantining of funds to deliver specific projects where applicable.

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

The Collecting 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 46Q(2) of the Act.

Should the Collecting Agency resolve to not 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 alternative works in the same infrastructure class as specified in this Development Contributions Plan. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Act, or will be refunded to owners of land subject to these infrastructure charges.

4.3 Construction and Land Value Costs Indexation

Capital costs of all infrastructure items including land are in 2013 dollars and will be adjusted by the Collecting Agency annually for inflation.

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

- Road and intersections - the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson's Australian Construction Handbook
- All other infrastructure items – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson's Australian Construction Handbook

Land values will be adjusted on 1 July each year following valuations undertaken by a registered valuer.

Within 14 days of the adjustments being made, the Collecting Agency will publish the amended capital costs for each infrastructure item on the Collecting Agency's website.

Community Infrastructure Levy projects are indexed but the value of the contribution may not exceed the maximum as set by the Act.

If in future the Community Infrastructure Levy is amended then the levy applicable to the release of any remaining dwellings may be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

4.4 Development Contributions Plan Review Period

This Development Contributions Plan adopts a long-term outlook for development. It takes into account planned future development in Greenvale Central. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2046 has been adopted for this Development Contributions Plan.

This Development Contributions Plan commenced on the date when it was first incorporated into the Hume Planning Scheme through Amendment C154.

This Development Contributions Plan will end when development within the Development Contributions Plan area is complete, which is projected to be the year 2046 and when the Development Contributions Plan is removed from the Planning Scheme.

The Development Contributions Plan is expected to be revised and updated every five years (or more frequently if required). This will require an amendment to the Hume Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (e.g. section 173 agreements under the Act) for the implementation of this Development Contributions Plan.

4.5 Collecting Agency (Agency Responsible for Collecting Infrastructure Levy)

Hume City Council is the Collecting Agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to whom all levies are payable. As the Collecting Agency, Hume City Council is responsible for the administration of this Development Contributions Plan and also its enforcement pursuant to section 46QC of the Act.

4.6 Development Agency (Agency Responsible for Works)

Hume City Council is the Development Agency and is responsible for the provision of the designated infrastructure projects which are funded under the Development Contributions Plan and the timing of all works. In the future the designated Development Agency for several road and intersection infrastructure projects may change from Hume City Council to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

5.0 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement this 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 this Development Contributions Plans to all parties.

5.1 Rationale for the Implementation Strategy

This implementation strategy has been included 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 proponent and future community.

This implementation strategy has been formulated by:

- Assessing the Greenvale Central Precinct Structure Plan
- 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)
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the Development Contributions Plan to ensure that it will delivered as intended
- Provision of adequate resources to administer the Development Contributions Plan.

5.2 Implementation Mechanism

Under Section 46P of the Act, 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 payment. This can be agreement with the Collection Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 6 to the Urban Growth Zone for the Greenvale Central Precinct Structure Plan requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the Responsibility Authority. The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the Greenvale Central Precinct Structure Plan or reasonably required as a result of the subdivision of the land and address the following:

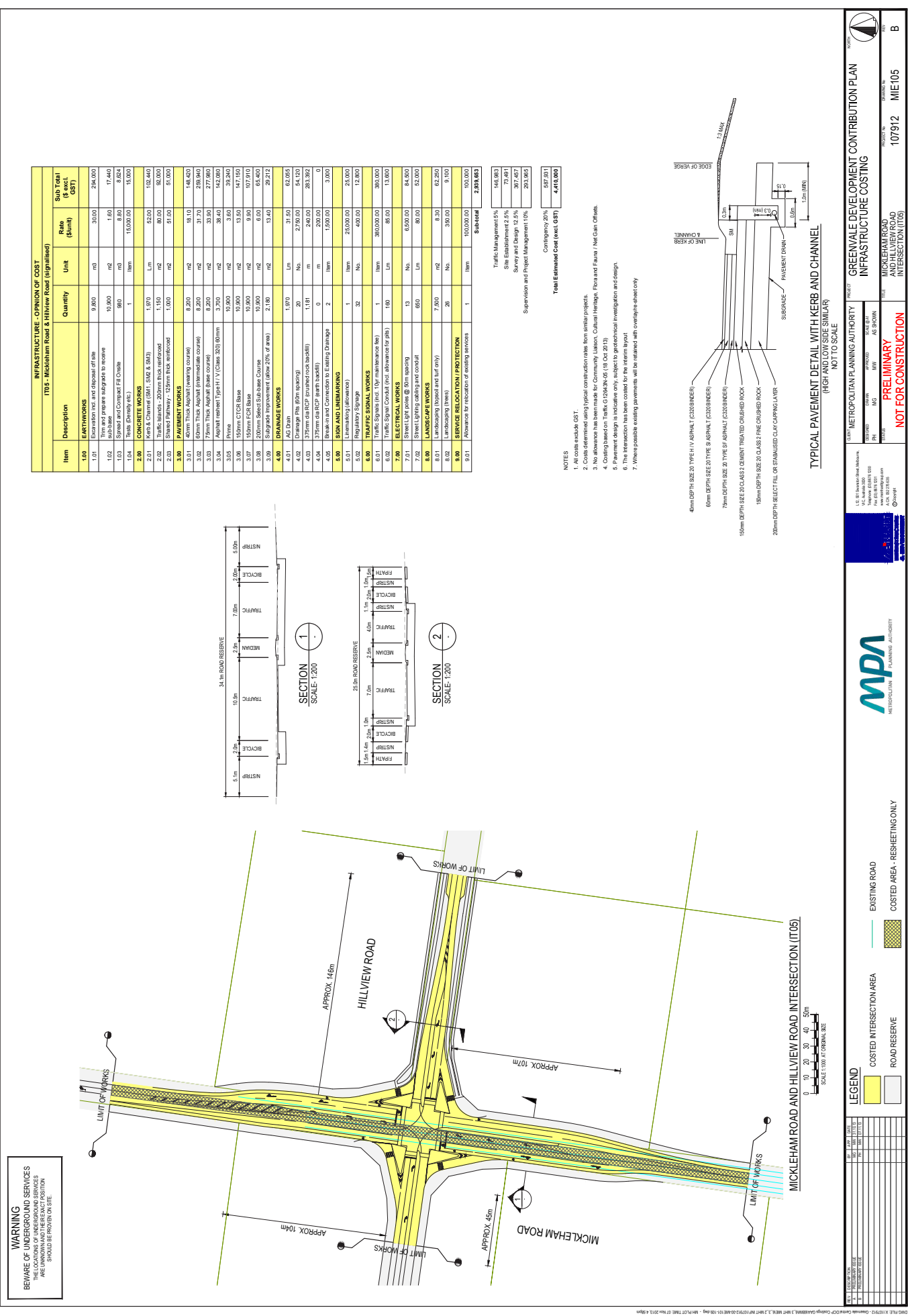
- Stormwater drainage works
- Road works internal or external to the land consistent with any relevant traffic report or assessment
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities
- Any infrastructure works which an applicant proposes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

Through the approval of these agreements, Hume City Council (acting as the Collecting Agency) will consider if and what infrastructure should be provided as works-in-kind under this Development Contributions Plan in accordance with Section 46P of the Act. The agreement must include a list of the Development Contribution Plan infrastructure projects which the Collecting Agency has agreed in writing to allow to be provided as works and/or land in lieu.

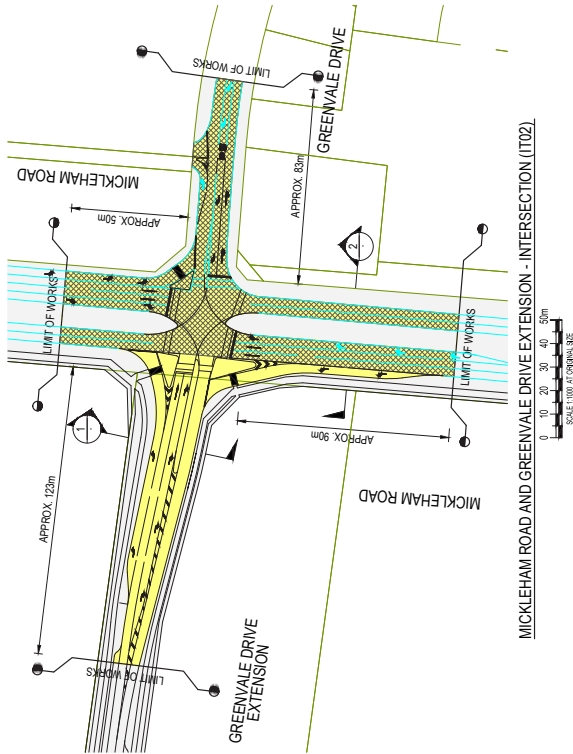
GREENVALE CENTRAL DEVELOPMENT CONTRIBUTIONS PLAN

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT		ENCUMBERED LAND AVAILABLE FOR RECREATION				UNENCUMBERED LAND AVAILABLE FOR RECREATION		COMMUNITY FACILITIES		KEY PERCENTAGES				OTHER LAND USES			TOTAL COMBINED			YIELD PER NET DEVELOPABLE HA		
		6/1A NEARTRAIL ROAD/ ROAD WIDENING	LOCAL ROAD	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING / EASEMENT	ENCUMBERED OPEN SPACE	BROOKS CREEK CONSERVATION	GROWN LAND	PASSIVE OPEN SPACE		IDENTIFIED NON-GOVERNMENT SCHOOLS	EXISTING PLACE OF WORSHIP	NET DEVELOPABLE AREA OF PRECINCT (HECTARES)	ACTIVE 0.5 % NDA	PASSIVE 0.5% NDA	TOTAL PASS & ACTIVE 0.5%	OPEN SPACE DELTA TARGET %	DIFFERENCE % NDA	DIFFERENCE AREA HA	ACTIVITY CENTRE/ COMMERCIAL	TOTAL NET RESIDENTIAL AREA HA (MRA)				
								ACTIVE OPEN SPACE	PASSIVE OPEN SPACE											NRHA	DWELL / NRHA		DWELLINGS	
73	200	0.29	-	-	-	-	-	-	-	-	1.71	85.36%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.043	-	1.71	1.71	14.00	24	14.00
74	201	-	-	-	-	-	-	-	0.35	-	1.65	82.47%	0.00%	21.32%	21.32%	2.51%	18.67%	0.308	-	1.65	1.65	18.75	31	18.75
75	203	-	-	-	-	-	-	-	0.65	-	1.38	68.01%	0.00%	47.05%	47.05%	2.51%	44.40%	0.613	-	1.38	1.38	21.99	30	21.99
76	202	-	-	-	-	-	-	-	-	0.55	1.47	72.68%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.037	-	1.47	1.47	14.00	21	14.00
77	205	-	-	-	-	-	-	-	-	2.05	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	n.a.	-	0.00	0.00	n.a.	0	n.a.
78	205	-	-	-	-	-	-	-	-	-	2.05	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.051	-	2.05	2.05	14.00	29	14.00
79	200	-	-	-	-	-	-	-	-	-	2.00	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.050	-	2.00	2.00	14.00	28	14.00
80	201	-	-	-	-	-	-	-	-	-	2.01	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.050	-	2.01	2.01	16.50	33	16.50
81	202	-	-	-	-	-	-	-	-	-	2.02	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.051	-	2.02	2.02	16.50	33	16.50
82	203	0.18	-	-	-	-	-	-	-	-	1.85	90.92%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.046	-	1.85	1.85	14.00	26	14.00
83	203	0.19	-	-	-	-	-	-	-	-	1.85	90.86%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.046	-	1.85	1.85	14.00	26	14.00
84	201	0.18	-	-	-	-	-	-	-	-	1.82	90.82%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.046	-	1.82	1.82	14.00	26	14.00
85	205	0.44	-	-	-	-	-	-	-	-	1.61	78.65%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.040	-	1.61	1.61	14.00	23	14.00
86	201	-	-	-	-	-	-	-	-	-	2.01	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.050	-	2.01	2.01	14.00	28	14.00
87	202	-	-	-	-	-	-	-	-	-	2.02	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.051	-	2.02	2.02	14.00	28	14.00
88	201	-	-	-	-	-	-	-	-	-	2.01	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.050	-	2.01	2.01	14.00	28	14.00
89	206	-	-	-	-	-	-	-	-	-	2.06	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.052	-	2.06	2.06	14.00	29	14.00
90	166	-	-	-	0.38	-	-	-	-	-	1.28	77.04%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.032	-	1.28	1.28	14.00	18	14.00
91	202	-	-	-	0.14	-	-	-	-	-	1.87	92.89%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.047	-	1.87	1.87	14.00	26	14.00
92	203	-	-	-	-	-	-	-	-	-	2.03	100.00%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.051	-	2.03	2.03	14.00	28	14.00
93	223	0.17	-	-	-	-	-	-	-	-	2.05	92.23%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.051	-	2.05	2.05	14.00	29	14.00
94	219	0.13	-	-	-	-	-	-	-	-	2.06	93.91%	0.00%	0.00%	0.00%	2.51%	-2.51%	-0.052	-	2.06	2.06	14.00	29	14.00
SUB-TOTAL	191.22	2.87	0.57	4.25	3.80	2.39	1.58	0.00	4.46	0.13	168.57	88.15%	0.00%	2.65%	2.65%	2.51%	0.11%	0.18	0.00	168.57	168.57	14.96	2522	14.96
ROAD RESERVE																								
Section Road	3.60	-	3.60	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	n.a.	-	0.00	0.00	n.a.	0	n.a.
Bonds Lane	2.40	-	2.40	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	n.a.	-	0.00	0.00	n.a.	0	n.a.
Conall Lane	1.56	-	1.56	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	n.a.	-	0.00	0.00	n.a.	0	n.a.
Providence Road	1.59	-	1.59	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	n.a.	-	0.00	0.00	n.a.	0	n.a.
Hillview Road	1.49	-	1.49	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
French Road	1.32	-	1.32	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
Brendan Road	1.22	0.04	1.18	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
Yurake Road	0.36	-	0.27	-	0.09	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
Somerton Road	1.31	-	1.31	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
McKieham Road	1.59	-	1.59	-	-	-	-	-	-	-	0.00	0.00%	n.a.	n.a.	n.a.	2.51%	n.a.	N.A.	-	0.00	0.00	n.a.	0	n.a.
SUB-TOTAL	16.43	0.04	16.31	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N.A.	N.A.	N.A.	2.51%	N.A.	N.A.	0.00	0.00	0.00	N.A.	0	N.A.
TOTAL	207.65	2.91	16.88	4.25	3.89	2.39	1.58	0.00	4.46	0.13	168.56	81.12%	0.00%	2.65%	2.65%				0.00	168.57	168.57	14.96	2522	14.96

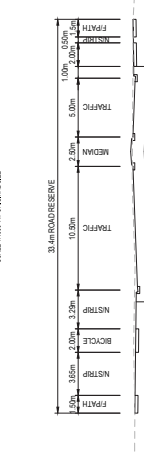
Appendix 2: Transport Infrastructure Costing Sheets



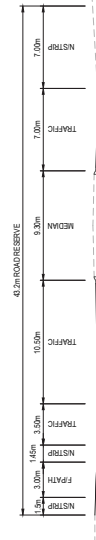
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION AND DEPTHS OF
UNDERGROUND SERVICES
ARE UNKNOWN AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE.



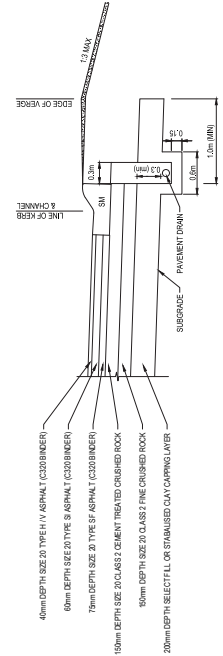
MICKLEHAM ROAD AND GREENDALE DRIVE EXTENSION - INTERSECTION (IT02)



SECTION 1
SCALE: 1:200



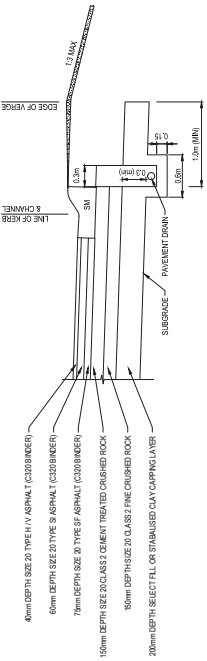
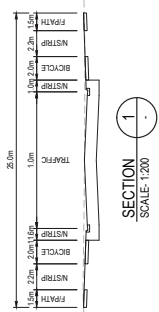
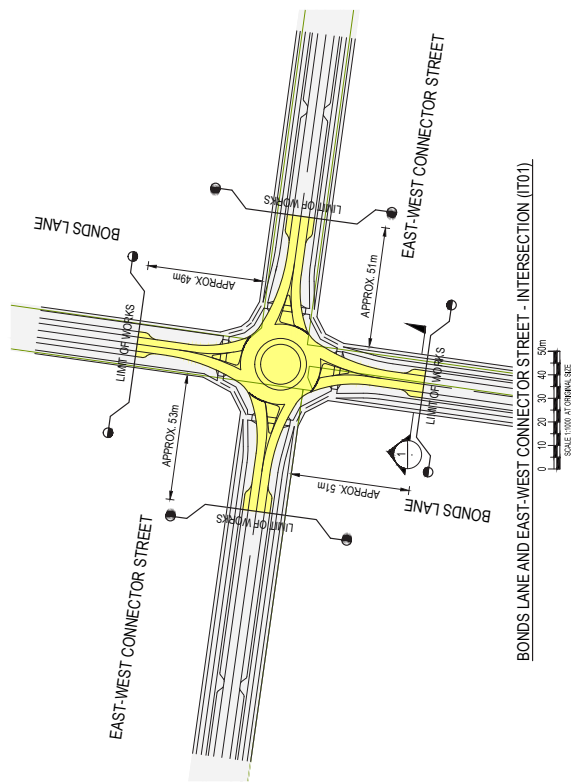
SECTION 2
SCALE: 1:200



TYPICAL PAVEMENT DETAIL WITH KERB AND CHANNEL
(HIGH AND LOW SIDE SIMILAR)
NOT TO SCALE

ITEM 102 - Mickleham Road & Greendale Drive Extension (signalling)									
Item	Description	Quantity	Unit	Rate (£ excl. GST)	Sub Total (£ excl. GST)				
1.00	EARTHWORKS								
1.01	Excavate and backfill to level of sub-base	3,500	m ³	30.00	90,000				
1.02	Sub-base	3,400	m ²	1.60	5,440				
1.03	Spread and Compact F8 Chalk	310	m ³	8.80	2,728				
1.04	Rein. Bitumen Joints	1	Item	15,000.00	15,000				
2.00	PAVEMENT WORKS								
2.01	Kerb & Channel (SM1, SM2 & SM3)	860	Lm	52.00	35,360				
2.02	Shaded Pathway - 125mm thick reinforced	300	m ²	80.00	24,000				
3.00	PAVEMENT WORKS								
3.01	40mm Thick Asphalt (wearing course)	2,600	m ²	18.10	47,060				
3.02	60mm Thick Asphalt (intermediate course)	2,600	m ²	31.70	82,420				
3.03	80mm Thick Asphalt (base course)	2,600	m ²	35.90	93,340				
3.04	Asphalt (intermediate Type) H1 V (Class 20) Bitumen	6,200	m ²	38.00	235,600				
3.05	Prime	3,400	m ²	3.80	12,920				
3.06	150mm CTCR Base	3,400	m ²	13.50	45,900				
3.07	100mm FCR Base	3,400	m ²	9.90	33,660				
3.08	200mm Select Sub-base Course	3,400	m ²	6.00	20,400				
3.09	Surfacing improvement (allow 20% of area)	660	m ²	13.40	8,844				
4.00	DRAINAGE WORKS								
4.01	Drainage Pits (50m spacing)	8	No.	2,700.00	21,600				
4.02	Drainage Pits (50m spacing)	8	No.	2,700.00	21,600				
4.03	375mm dia RCP (coulard rock backfill)	450	m	240.00	108,000				
4.04	375mm dia RCP (coulard rock backfill)	50	m	200.00	10,000				
4.05	Break-in and Connection to Existing Drainage	2	Item	1,500.00	3,000				
5.00	SON AND LINEMARKING								
5.01	Livermarking (advance)	1	Item	20,000.00	20,000				
5.02	Painted Road Markings	32	No.	400.00	12,800				
6.00	TRAFFIC SIGNAL WORKS								
6.01	Traffic Signal Control (incl. maintenance fee)	1	Item	360,000.00	360,000				
6.02	Traffic Signal Control (incl. maintenance fee)	160	Lm	85.00	13,600				
7.00	ELECTRICAL WORKS								
7.01	Street Light poles @ 5m spacing	6	No.	6,500.00	39,000				
7.02	Street lighting cabling and conduit	300	Lm	80.00	24,000				
8.00	LANDSCAPE WORKS								
8.01	Planting (trees and shrubs)	1,800	m ²	8.30	14,940				
8.02	Landscaping (trees)	12	No.	350.00	4,200				
9.00	SERVICE RELOCATION/PROTECTION								
9.01	Allowance for relocation of existing services	1	Item	160,000.00	160,000				
Sub-total					1,961,500				
Traffic Management 5%					8,000				
Signage and Safety 5%					10,000				
Survey and Design 1.25%					20,000				
Supervision and Project Management 10%					196,150				
Contingency 20%					392,300				
Total Estimated Cost (incl. GST)					2,480,000				

- NOTES
- All costs exclude GST
 - No allowance has been made for Community Liaison, Cultural Heritage, Flora and Fauna, Net Gas Offsets.
 - Costing based on Traffic Q126436.02 (14 Oct 2013)
 - Costing based on Traffic Q126436.02 (14 Oct 2013)
 - Payment design is indicative only, subject to geotechnical investigation and design.
 - The intersection has been costed for the interim layout.
 - Where possible existing pavements will be retained with overlays sheet only.



TYPICAL PAVEMENT DETAIL WITH KERB AND CHANNEL
(HIGH AND LOW SIDE SIMILAR)
NOT TO SCALE

DATE PREPARED	NOV 14, 2018	BY	JANIS L. HARRIS
CHECKED BY	NOV 15, 2018	DATE	NOV 15, 2018

LEGEND

[Yellow Box]	COSTED INTERSECTION AREA
[White Box]	EXISTING ROAD
[Blue Line]	BONDED LINE AND BONDING CONTRACT

MDA METROPOLITAN PLANNING AUTHORITY

10000 E. Highway Street, Suite 100
 P.O. Box 1000
 Phoenix, AZ 85001-1000
 Phone: (602) 995-1000
 Fax: (602) 995-1001
 Website: www.mdaaz.com

GREENVILLE DEVELOPMENT CONTRIBUTION PLAN
INFRASTRUCTURE COSTING

PRELIMINARY

PROJECT

SHEET NO.

TOTAL SHEETS

DRAWN BY

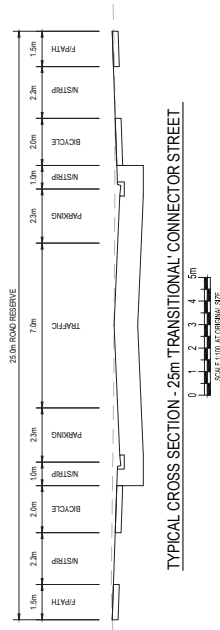
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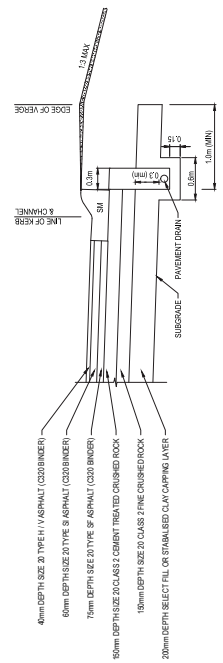
SCALE

NOTES

INFRASTRUCTURE OPINION OF COST						
2km Transitional Connector Street - climate best						
Item	Description	Quantity	Unit	Rate (plant)	Sub Total (8 fact, 0.85)	
6.00 EARTHWORKS						
1.01	Excavation and disposal of fill	1,400	m3	30.00	42,000	
1.02	Trim and prepare subgrade to receive sub-base	1,900	m2	1.60	2,640	
1.03	Sub-base	1,900	m2	1.60	2,640	
1.04	Compacted F8 Course	1,900	m2	1.23	2,337	
1.05	Topsoil	5	No.	220.00	1,100	
2.00 CONCRETE WORKS						
2.01	kerb Channel (S&H, Size 8, S&D)	200	Lm	52.00	10,400	
2.02	Traffic Islands - 200mm thick reinforced	0	m	80.00	-	
2.03	Base Pathway - 125mm thick reinforced	700	m2	51.00	35,700	
3.00 PAVEMENT WORKS						
3.01	kerb thick topcoat (sealing course)	1,900	m2	18.00	21,720	
3.02	200mm thick topcoat (sealing course)	1,900	m2	18.00	21,720	
3.03	75mm thick Asphalt base course	1,200	m2	33.00	39,600	
3.04	Prime	1,000	m2	3.00	5,560	
3.05	150mm C7/8 Base	1,000	m2	13.50	20,250	
3.06	200mm C10/12 Base	1,000	m2	9.90	14,850	
3.07	200mm Self-Bed Course	1,000	m2	6.00	9,000	
3.08	Subgrade Improvement (10% of area)	150	m2	13.40	2,010	
4.00 DRAINAGE WORKS						
4.01	Drainage (150mm)	200	Lm	31.00	6,200	
4.02	Drainage (75mm sloping)	2	No.	270.00	474	
4.03	75mm Rd (under road base)	120	m	240.00	28,800	
4.04	75mm Rd (kerb)	0	m	150.00	-	
4.05	Brick-in and Connection to existing Drainage	0	Item	1,500.00	-	
5.00 SIGN AND LIGHTING WORKS						
5.01	Lighting (downcast)	1	Item	500.00	500	
5.02	Lighting (downcast)	1	No.	400.00	400	
5.03	TRAFFIC SIGNAL WORKS	0	No.	300,000.00	-	
6.01	Traffic Signal (red, 10yr maintenance fee)	0	No.	300,000.00	-	
6.02	Traffic Signal Control (red, Advanced for 4hrs)	0	Lm	85.00	-	
7.00 ELECTRICAL WORKS						
7.01	Street light poles @ 5m spacing	2	No.	6,500.00	13,000	
7.02	Street lighting cabling and poles	120	Lm	90.00	9,960	
8.00 LANDSCAPE WORKS						
8.01	Planting (trees and shrubs)	660	m2	8.00	5,280	
8.02	unshaded trees	3	No.	350.00	1,050	
9.00 SERVICE RELOCATION / PROTECTION						
9.01	Allowance for relocation of existing services	0	Item	200,000.00	-	



TYPICAL CROSS SECTION - 25m 'TRANSITIONAL' CONNECTOR STREET



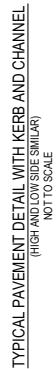
TYPICAL PAVEMENT DETAIL WITH KERB AND CHANNEL
(HIGH AND LOW SIDE SIMILAR)
NOT TO SCALE

Traffic Management 5%	\$ 15,707	
Site Establishment 2.5%	\$ 7,853	
Survey and Design 12.5%	\$ 39,267	
Supervision and Project Management 10%	\$ 31,413	
Contingency 20%	\$ 62,827	
Total Estimated Cost (excl. GST)	\$ 471,202	
Total Length of Road Cooled (m)		100
Per m Rate		\$ 4,712

NOTES

1. All costs exclude GST.
2. Costs determined using typical construction rates from similar projects.
3. No allowance has been made for Community Liaison, Cultural Heritage, Flora and Fauna / Net Gain Offsets.
4. Coding based on GAA 'Figure 4' 20m 'transitional' connector street - ultimate layout, current at 18-09-2019.
5. Pavement design is indicative only, subject to geotechnical investigation and design.

[illegible]



NOTES

1. All costs exclude GST.
2. Costs determined using typical construction rates from similar projects.
3. No allowance has been made for Community Liaison, Cultural Heritage, Flora and Fauna / Net Gain Offsets.
4. Costing based on OMA Figure 4' 20m 'reserve' connector street, current at 18-09-2013.
5. Payment design is indicative only, subject to geotechnical investigation and design.

NOTES

1. All costs
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1. All costs exclude GST.
2. Costs determined using typical construction rates from similar projects.
3. No allowance has been made for Community Liaison, Cultural Heritage or other special requirements.
4. Costing based on GAA 'Figure 4' 20m 'reserve' connector street, current design.
5. Pavement design is indicative only, subject to geotechnical investigation.

METROPOLITAN PLANNING AUTHORITY

51

