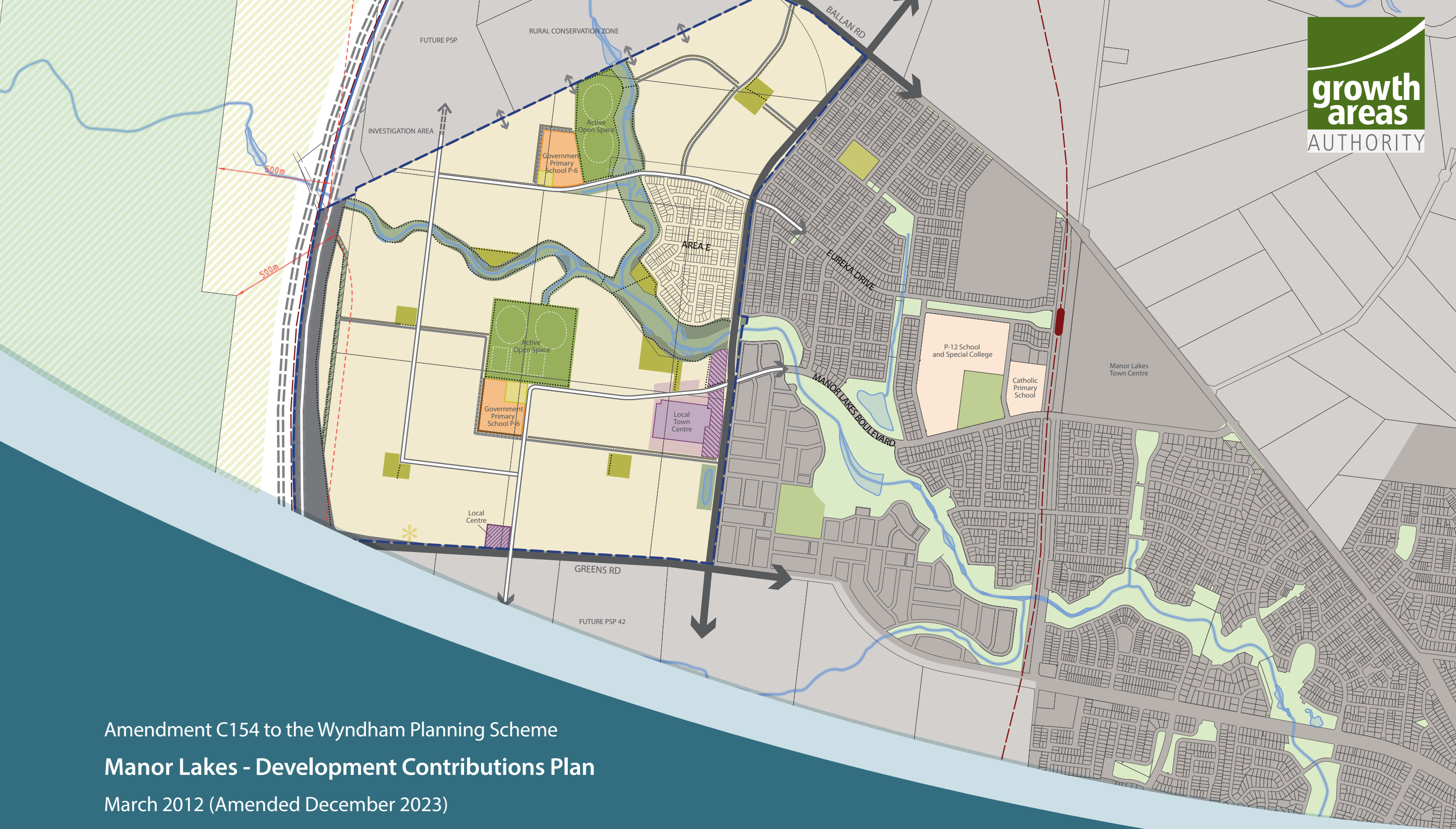




Amendment C154 to the Wyndham Planning Scheme

Manor Lakes - Development Contributions Plan

March 2012 (Amended December 2023)

This document forms part of a set of three incorporated documents applying to the development of Manor Lakes being the:

Manor Lakes Native Vegetation Precinct Plan

Manor Lakes Precinct Structure Plan

Manor Lakes Development Contributions Plan

Any person making or considering a planning permit application in the Manor Lakes precinct should consult all three documents for relevant requirements.

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Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	June 2012	C145	N/A
2	July 2017	GC75	N/A
3	December 2023	VC249	Incorporate changes associated with small second dwelling exemption

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1.0 INTRODUCTION

The Manor Lakes Development Contributions Plan (the 'DCP') has been prepared by the Growth Areas Authority with the assistance of the City of Wyndham, service authorities and major stakeholders.

The Manor Lakes 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 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. In this way, it provides developers, investors and local communities with certainty about development contributions requirements and how they will be administered.

1.1 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 Manor Lakes 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

Part 4 provides other information.

1.2 STRATEGIC BASIS

The strategic basis for this DCP is established by the State and Local Planning Policy Framework of the Wyndham Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement, the Werribee West Concept Plan Report, the Wyndham Infrastructure Financing Policy and Framework for Infrastructure Financing, the draft Growth Corridor Plans (November 2011) and the Manor Lakes Precinct Structure Plan (and supporting documents). These documents set out a broad, long term vision for the sustainable development of the Manor Lakes DCP area and its surrounds.

The Growth Area Framework Plans 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 such as the regional open space network, the location of public transport networks, freeways and arterial roads.

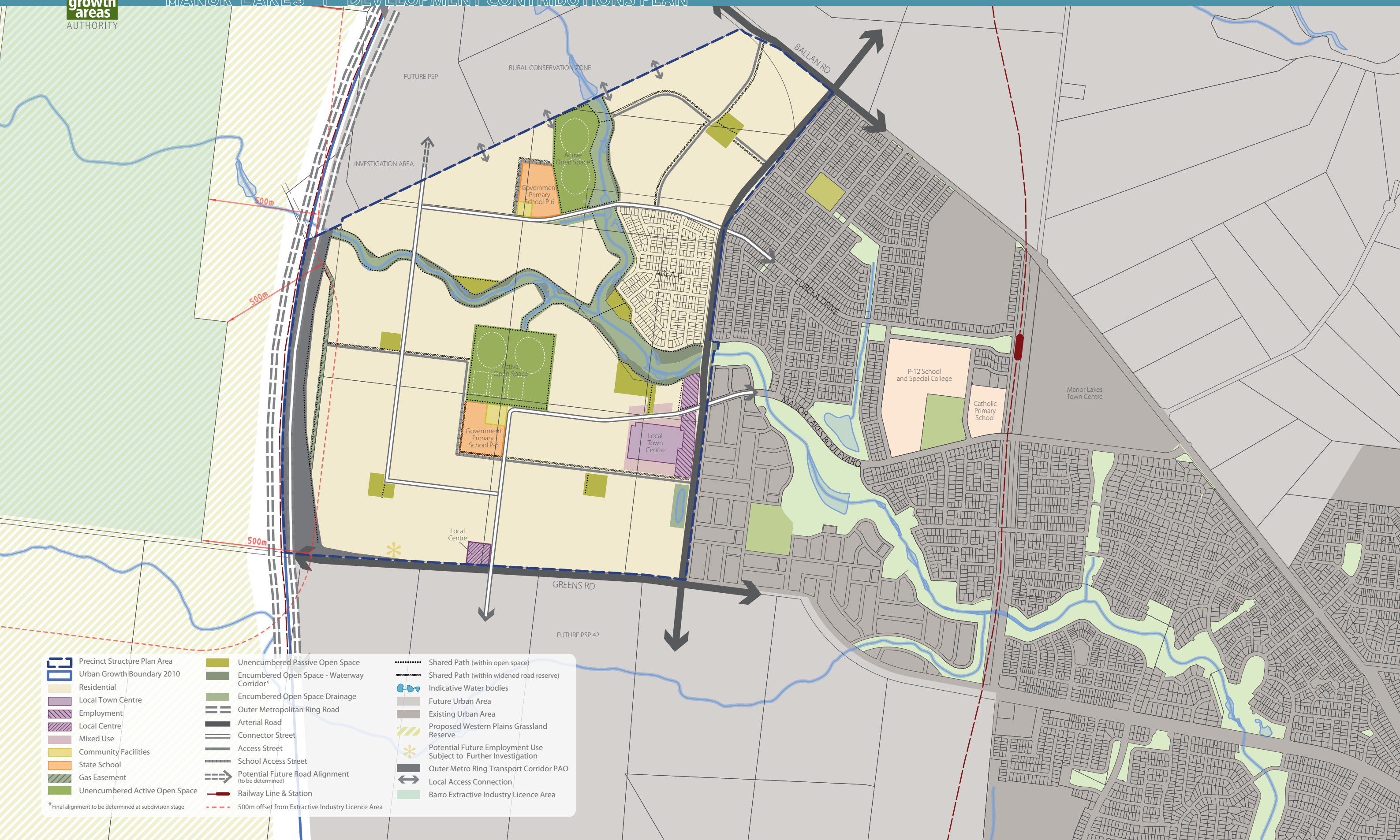
1.3 PLANNING AND ENVIRONMENT ACT 1987

This DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) as well as other relevant legislation and has been developed in line with the State and Local Planning Policy Framework of the Wyndham Planning Scheme. This DCP is consistent with 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 Contributions Guidelines (the "DCP Guidelines").

The DCP provides for the charging of a Development Infrastructure Levy pursuant to section 46J(a) of the Act towards works, services and 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 by reference to the Act, the Minister's Direction on Development Contributions and the DCP Guidelines.

This DCP forms part of the Wyndham Planning Scheme pursuant to section 46 I of the Act and is an incorporated document under Clause 81 of the Wyndham Planning Scheme.

The DCP is implemented in the Wyndham Planning Scheme through Schedule 10 to the Development Contributions Plan Overlay which applies to the area shown in Plan 1.



1.4 STRATEGIC PLANNING FOR MANOR LAKES

The Manor Lakes Estate was rezoned to Residential 1 and a Development Plan Overlay (Schedule 2) was applied to guide future development in 1994. The eastern half (approximately 3,000 lots) of the Estate has been developed and these sections of Manor Lakes have been excluded from this DCP as it has been developed or approved for development in accordance with previous development contributions arrangements based on Wyndham City Council's "Infrastructure Financing Framework, 1996". The Infrastructure Financing Framework is derived from the Werribee West Concept Plan, April 1996. The Infrastructure Financing Framework and the Werribee West Concept Plan are the key strategic planning documents for the area and are implemented through provisions in the Local Planning Policy Framework of the Wyndham Planning Scheme.

Strategic planning for the Manor Lakes PSP has proceeded through an integrated process with the following documents being developed in parallel to inform and direct the future planning and development of the locality:

- Manor Lakes Precinct Structure Plan (the "PSP") which provides the vision, urban structure and detailed requirements for the development of the PSP area.
- Manor Lakes Native Vegetation Precinct Plan (the "NVPP") which sets out requirements for the protection and management of native vegetation within the PSP area.

The PSP tool was used instead of the Residential 1 Zone and Development Plan Overlay for the balance of the Manor Lakes Estate as the PSP provides for a strategic approach to and the streamlining of biodiversity related development approvals.

The need for the infrastructure included within this DCP has been determined according to the anticipated development scenario for Manor Lakes as described in the Manor Lakes Precinct Structure Plan. The Manor Lakes DCP emanates from the Precinct Structure Plan as it provides the rationale and justification for infrastructure items that have been included. Accordingly, the DCP 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.

1.5 MANOR LAKES PRECINCT STRUCTURE PLAN

The Manor Lakes PSP applies to all land in the DCP area. The Manor Lakes PSP sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development. The PSP also outlines projects required to ensure that future residents, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle.

The PSP enables urban development and will ultimately accommodate approximately 13,000 people and 4700 households. The future urban structure of the new community is depicted through a number of networks, including transport, open space and active recreation, social infrastructure, activity centres, housing and places for local employment.

1.6 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Planning and Environment Act 1987 the Manor Lakes DCP applies to land shown in Plan 1. The area is also shown on Development Contributions Plan Overlay Schedule 10 in the Wyndham Planning Scheme.

The Manor Lakes Precinct Structure Plan clearly demonstrates that the future urban structure has been designed as an integrated whole. Therefore the DCP forms a single Main Catchment Area ("MCA") for the various infrastructure projects. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.

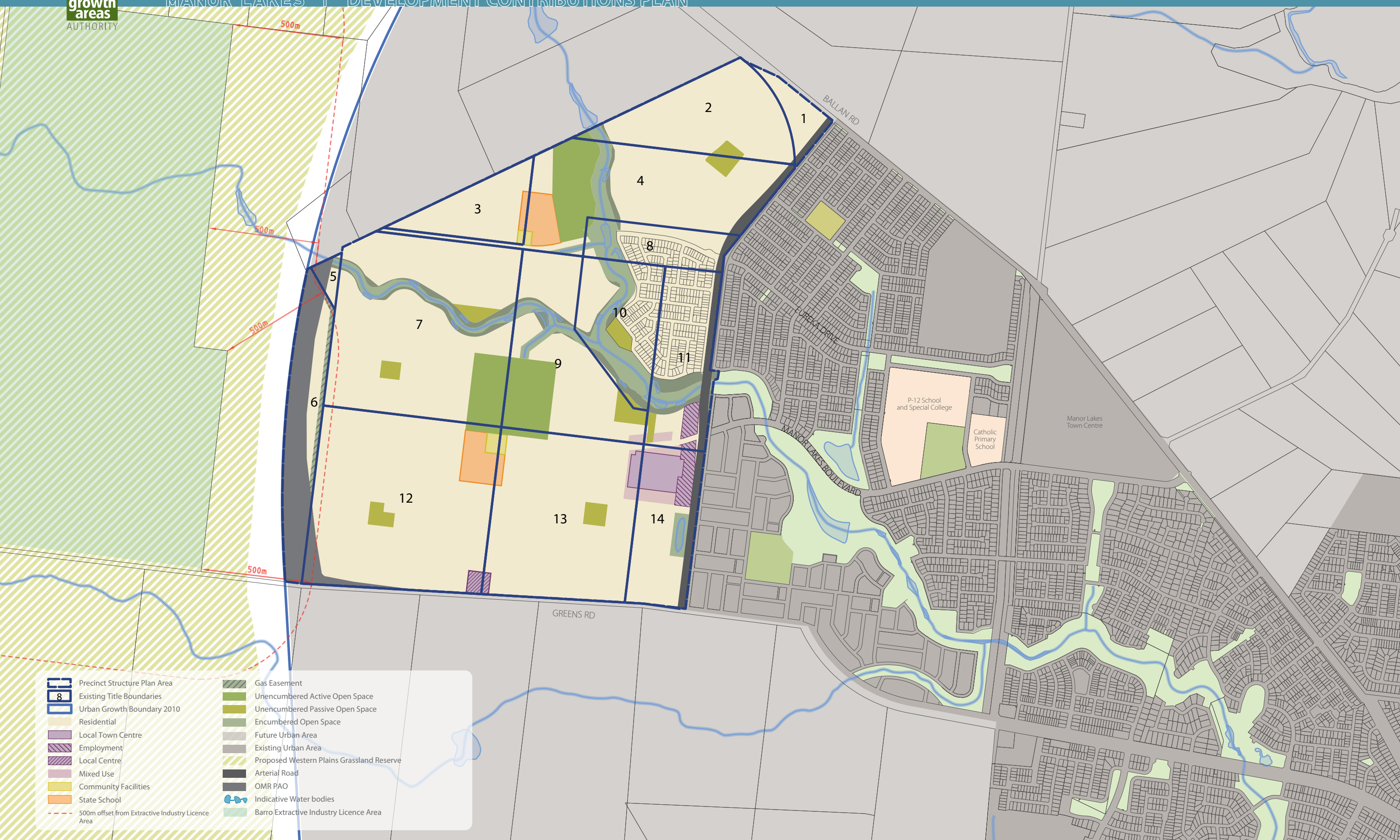
In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Manor Lakes PSP, an existing local development contributions plan, an agreement under section 173 of 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.

1.7 RELATED INFRASTRUCTURE AGREEMENTS

An agreement under section 173 of the Planning and Environment Act 1987 was executed for part of the Manor Lakes PSP area known as Area E as demonstrated on Plan 1 which forms part of Lot FK on plan of subdivision PS 640507T. This agreement provides the arrangements for the development of this land and release of new urban lots ahead of the time that this DCP was first incorporated into the Wyndham Planning Scheme. Specifically, the agreement sets out arrangements for the provision of contributions for open space, land and other development and community infrastructure which are consistent with this DCP. This existing agreement is expected to be ended and incorporated into a new agreement for Manor Lakes.

An agreement under section 173 is proposed to be entered in to regarding implementation of this DCP on the Manor Lakes Estate (all properties excluding property 6). This agreement will set out arrangements for cash contributions and the provision of works in kind and includes an additional fixed cash payment to Council in addition to the Development Infrastructure Levy. The additional payment is to be applied by Wyndham City Council to the proposed future Armstrong Road crossings of the Werribee River and the Lollypop Creek.

Wyndham City Council, acting as the Collecting Agency, intends to enter into an agreement under s173 of the Act with the owner of Property 6 to set out the details for the implementation of this DCP. It is expected that the Council will require that the agreement would be entered into prior to the issue of a Statement of Compliance for the first stage of the development.



2.0 INFRASTRUCTURE PROJECT JUSTIFICATION

The need for infrastructure included in this DCP has been determined according to the anticipated development scenario for Manor Lakes as described in the Manor Lakes PSP 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 DCP area.

Before inclusion in this DCP, all items set out in this DCP have been assessed to ensure they have a relationship or nexus to proposed development in the DCP area. The cost apportionment methodology adopted in this DCP 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 is related to proposed development within the DCP area is set out below and individual item use catchments are identified in Table 7.

The items that have been included in the DCP 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 Manor Lakes PSP.
- They are not recurrent items.

2.1 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The following items are not included in the DCP, 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 DCP and must be provided by developers as a matter of course and in implementing the PSP:

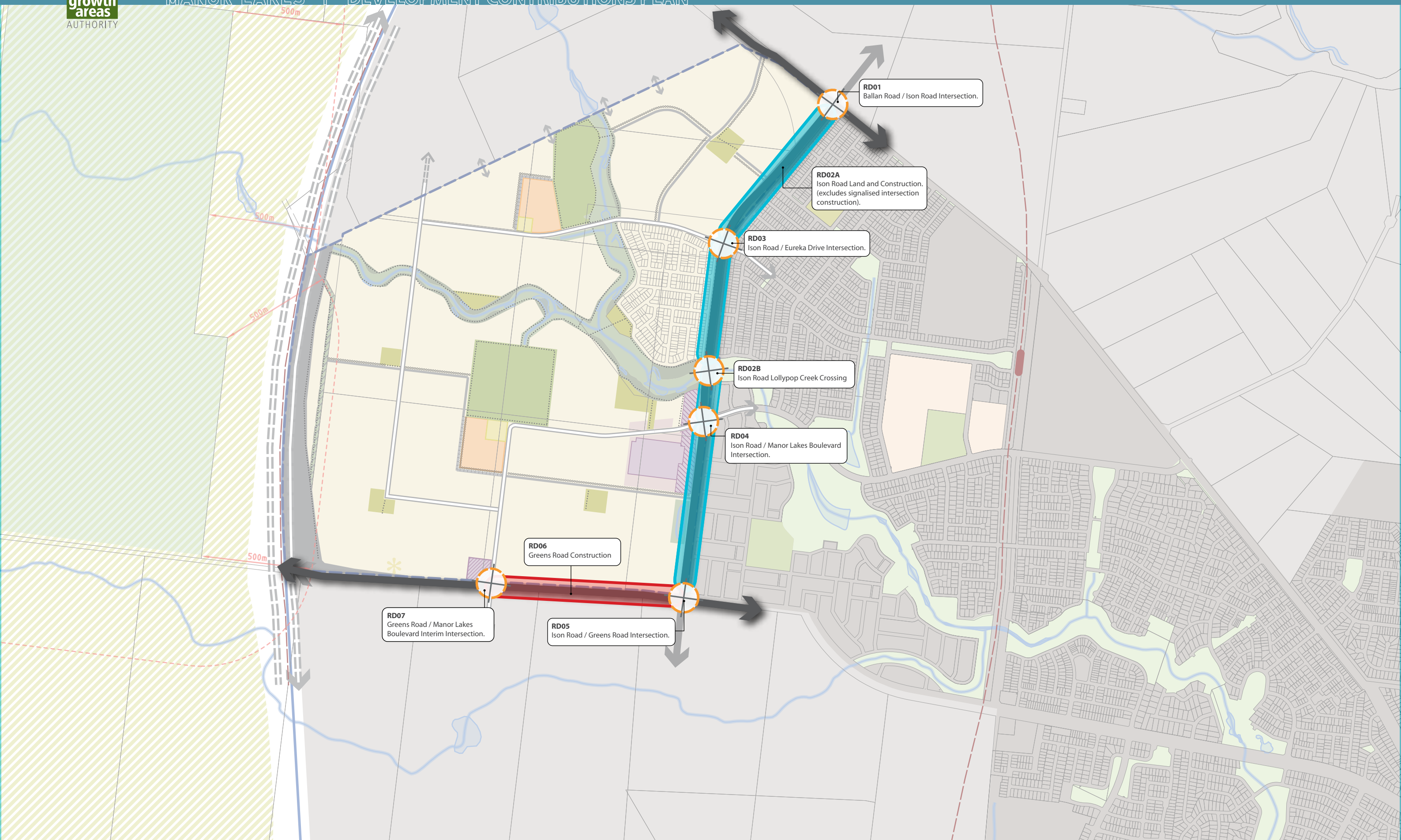
- Internal streets and connector streets, creek crossings and associated traffic management measures.
- Waterway management works and drainage systems.
- Intersections connecting the development to the existing road network, except where specified as development contributions plan projects.
- Water, sewerage, underground power, gas and telecommunications services.
- Local pathways and connections to the regional and/or district pathway network.
- Shared path networks, including three shared path crossings of Lollypop Creek.
- Basic leveling, provision of biodiversity offsets, water tapping and landscaping of local active and passive open space.
- Passive public open space reserve master plans and any agreed associated works required by the PSP.
- Council's plan checking and supervision costs.
- Bus stops.

These items may be further addressed and defined by an agreement under S.173 of the Act and/or conditions in planning permits.

The following items have not been included within the DCP as they are determined to be State Infrastructure items:

- The construction of the second carriageway of Westbrook Drive/ Ison Road.
- The construction of the Werribee River bridge crossing of Westbrook Drive/ Ison Road
- The construction of the Regional Rail Link bridge crossing of Westbrook Drive/ Ison Road
- The construction of the Melbourne-Geelong bridge crossing of Westbrook Drive/ Ison Road

The delivery of these State Infrastructure items will be provided as warranted and as funds become available.



2.2 INFRASTRUCTURE PROJECTS

The following three types of projects are included in the DCP (refer to Plans 3, 4 & 5):

- Road.
- Recreation.
- Community.

2.2.1 Road projects

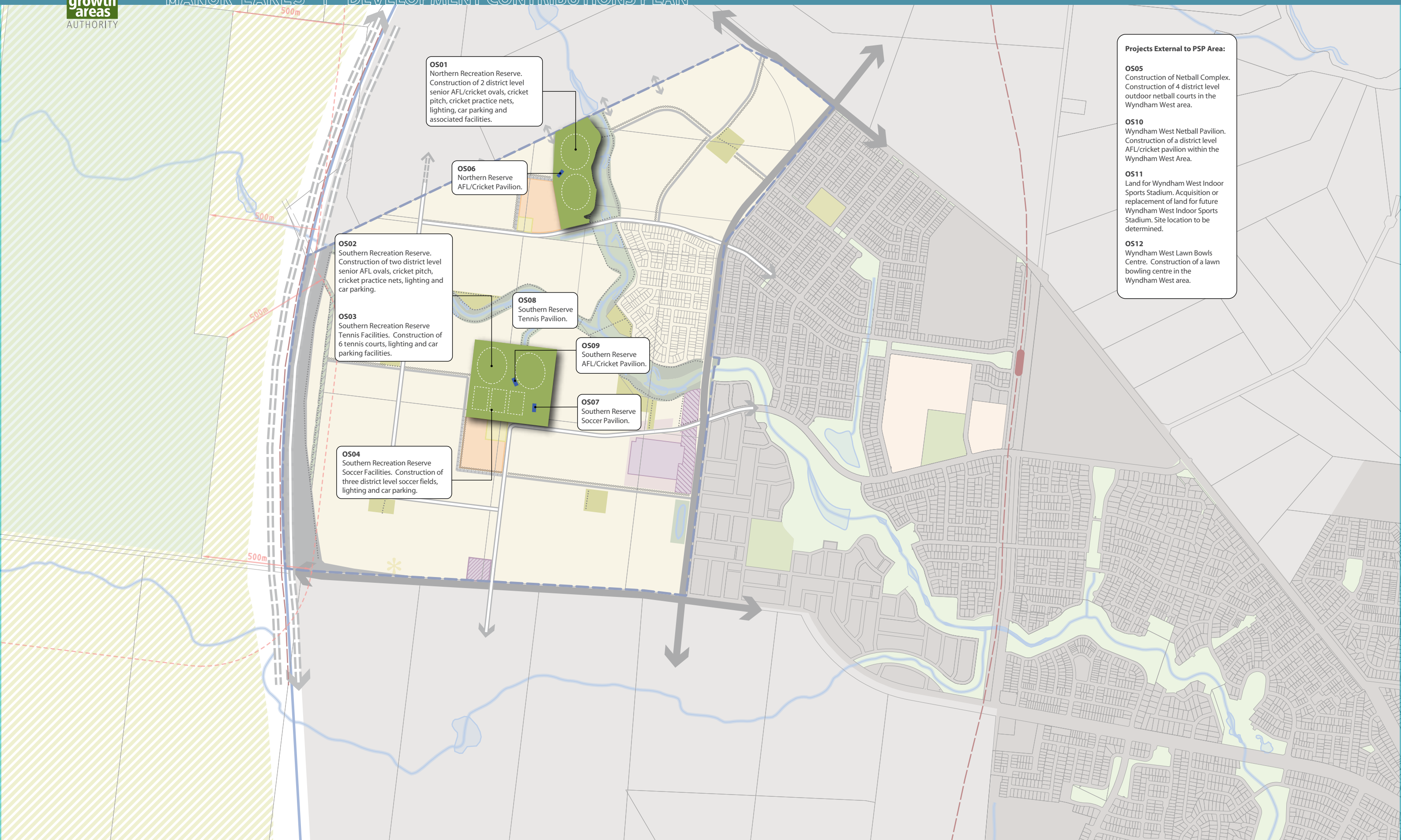
The transport related projects in the DCP are based on the transport network depicted in Plan 3 which is supported by the Growth Area Framework Plan and the Manor Lakes Precinct Structure Plan. The transport projects include combinations of:

- Road construction (including land and creek crossing requirements).
- Construction of major controlled intersections and associated works.

The following road and intersection projects shown in Plan 3 are funded by the DCP:

Table 1 Road Projects

DCP Project No.	Description
RD01	Ballan Road / Ison Road Intersection. Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road.
RD02A	Ison Road Land and Construction. Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction).
RD02B	Ison Road Lollypop Creek Crossing. Construction of Ison Road crossing of Lollypop Creek.
RD03	Ison Road / Eureka Drive Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive.
RD04	Ison Road / Manor Lakes Boulevard Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard.
RD05	Ison Road / Greens Road Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road.
RD06	Greens Road Construction. Construction of Greens Road between Ison Road and Manor Lakes Boulevard.
RD07	Greens Road / Manor Lakes Boulevard Intersection. Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard.



2.2.2 Recreation facility projects

The recreation projects include:

- Construction of sports facilities in each reserve.
- Construction of pavilions for future sports fields.
- Provision of land for regional indoor sport.
- Construction of netball and lawn bowls external to PSP area.

The recreation projects are based on the open space plan contained in the Manor Lakes PSP. Research undertaken by the Growth Areas Authority, ASR Research and assessment by City of Wyndham determined the requirement for the recreation facilities. The recreation facilities defined in these projects are the best estimates of the future requirements and specifications of the future Manor Lakes community.

The detailed design and scope (as defined in Table 2) of each of the following recreation projects will be reviewed by the Development Agency closer to the time that they are constructed.

In reviewing the scope of the facility, the Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may adjust and refine the scope of the facility to respond to these matters.

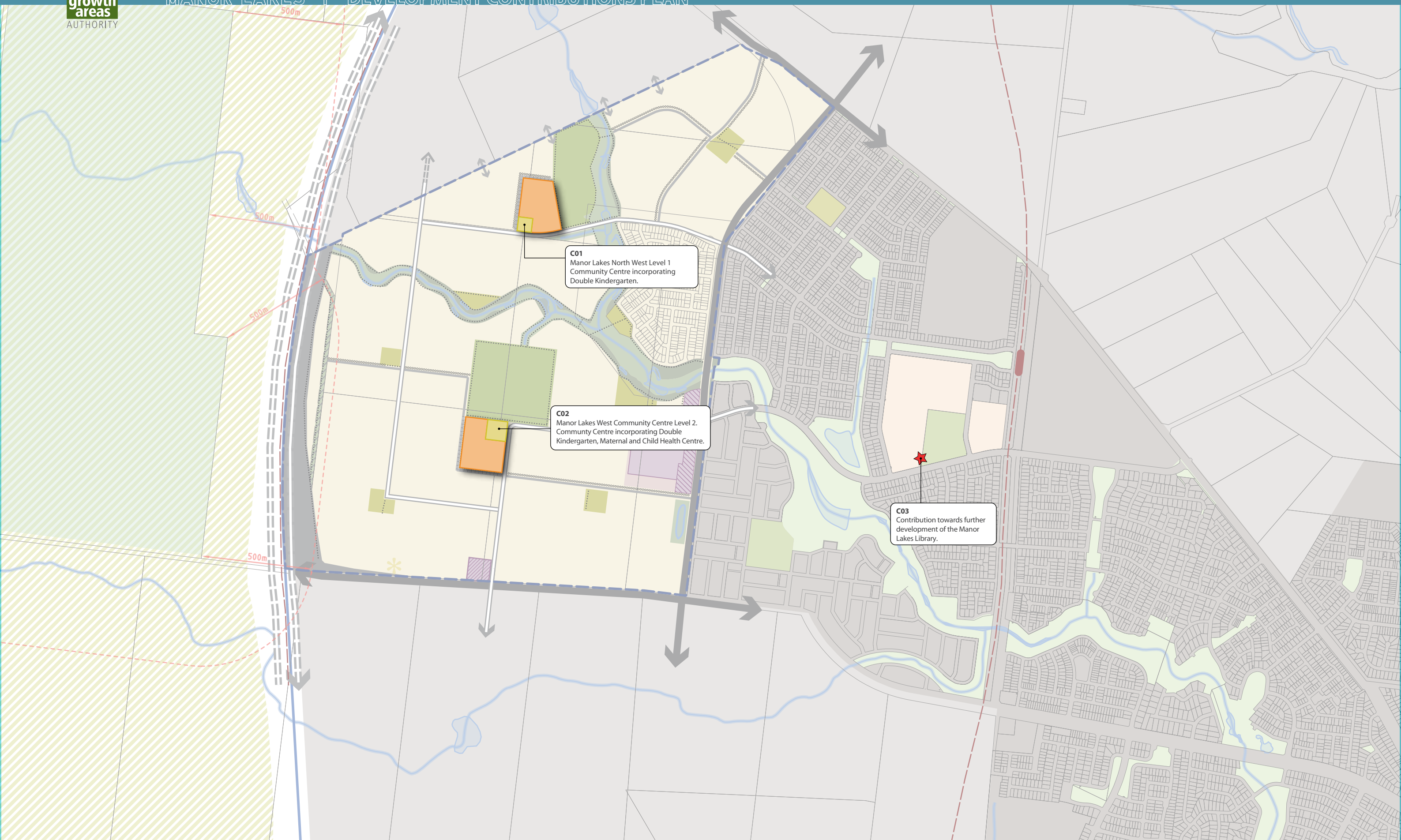
The Development Agency may also adjust and refine the scope of the facility to reflect the capacity of any non-DCP funds that can be made available (for example from a grant or some other funding stream).

In adjusting and refining any final project scope the Development Agency will ensure that at least the same total cost of the project item (as indexed from time to time) is invested into the recreational facilities as proposed.

The following recreation projects shown on Plan 4 are funded by the DCP:

Table 2 Recreation Projects

DCP Project No.	Description
OS01	Northern Recreation Reserve AFL / Cricket Facilities. Construction of 2 district level senior AFL/cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities.
OS02	Southern Recreation Reserve AFL / Cricket Ovals. Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking.
OS03	Southern Recreation Reserve Tennis Facilities. Construction of 6 tennis courts, lighting and car parking facilities.
OS04	Southern Recreation Reserve Soccer Facilities. Construction of three district level soccer fields, lighting and car parking.
OS05	Construction of Netball Complex. Construction of 4 district level outdoor netball courts in the Wyndham West area.
OS06	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.
OS07	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.
OS08	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.
OS09	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.
OS10	Wyndham West Netball Pavilion. Construction of a district level netball pavilion within the Wyndham West Area.
OS11	Land for Wyndham West Indoor Sports Stadium. Acquisition or replacement of land for future Wyndham West Indoor Sports Stadium. Site location to be determined.
OS12	Wyndham West Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham West area.



2.2.3 Community facility projects

The community projects include:

- Land and construction of a Level 1 community centre incorporating a double kindergarten in the northern community hub.
- Land and construction of a Level 2 community centre incorporating a double kindergarten and maternal and child health centre in the southern community hub.

The community projects are based on the Community Facilities Plan contained in the Manor Lakes PSP. Research undertaken by the Growth Areas Authority, ASR Research and assessment by City of Wyndham determined the requirement for a range of community facilities. The community facilities defined in these projects are the best estimates of the future requirements and specifications of the future Manor Lakes community.

The detailed design and scope (as defined in Table 3) of each of the following community projects will be reviewed by the Development Agency closer to the time that they are constructed.

In reviewing the scope of the facility, the Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may adjust and refine the scope of the facility to respond to these matters.

The Development Agency may also adjust and refine the scope of the facility to reflect the capacity of any non-DCP funds that can be made available (for example from a grant or some other funding stream).

In adjusting and refining any final project scope the Development Agency will ensure that at least the same total cost of the project item (as indexed from time to time) is invested into the community facilities as proposed.

The following community projects shown on Plan 5 are funded by the DCP:

Table 3 Community Projects

DCP Project No.	Description
C01	Manor Lakes North West Level 1 Community Centre. Acquisition of land for future level 1 community centre establishment. Construction of first stage of the community centre incorporating pre-school and associated facilities.
C02	Manor Lakes South West Level 2 Community Centre. Acquisition of land for future level 2 community centre establishment. Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities.
C03	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.

2.3 PROJECT TIMING

Each item in the DCP has an assumed indicative provision trigger specified in Table 7. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared. The Council, as Development Agency will monitor and assess the required timing for individual items and have regard to its capital works program, the staging of the PSP and areas external to the PSP and the indicative provision trigger within Table 7. The Development Agency may seek an amendment to the Wyndham Planning Scheme to adjust indicative provision triggers as part of the 5 year review (or earlier if justified). Any adjustment would need to be consistent with any implementation agreement entered in to under Section 173 of the *Planning and Environment Act 1987*.

Indicative provision triggers are provided in Table 7. Despite the indicative trigger, the Collecting Agency may consider alternatives 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 this DCP 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 Agencies capacity to provide the balance of funds not attributable to the Main Catchment Area (as outlined in Table 8).

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

2.4 DISTINCTION BETWEEN DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

In accordance with the *Planning and Environment Act 1987* and the Ministerial Direction on Development Contributions, the DCP makes a distinction between “development” and “community” infrastructure.

The timing of payment of contributions is linked to the type of infrastructure in question.

The community infrastructure levy contributions are made 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 Planning and Environment Act 1987* currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

Amended
by GC75

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

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.

Inserted
by GC75

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

Table 4 Community Infrastructure Levy Projects

DCP Project No.	Description
OS06	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.
OS07	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.
OS08	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.
OS09	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.
OS10	Wyndham Vale Netball Pavilion. Construction of a district level netball pavilion within the Wyndham Vale Area.
OS12	Wyndham Vale Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham Vale area.
C03	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.

All other infrastructure projects are considered to be 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 works.

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 7).
- Identification and allowance for external use (refer Table 8).
- Cost apportionment and catchments (refer Table 8).
- Identification of development types required to pay the levy (refer Table 8).
- Summary of costs payable for each infrastructure project (refer Table 10).
- The development infrastructure charge per hectare for each development type and the community infrastructure levy per dwelling (refer Table 10).

3.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

The following section sets out how NDA is calculated, provides a detailed land budget for every property within the Manor Lakes Precinct Structure Plan and outlines the development projections anticipated for the area.

Net Developable Area

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

For the purposes of this DCP the 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 and connector streets. It is the total precinct area minus community facilities, schools and educational facilities and open space, encumbered land and arterial roads. Any additional small local parks defined at the subdivision stage are included in NDA.

The NDA for the DCP has been calculated in the Tables 5 and 6 to ensure the levies are properly apportioned. These areas are generated from Plan 3: Land Use Budget Plan.

Table 5 Summary Land Use Budget

Total Area (ha)	Area NDA		
	Hectares	% of Total PSP	% of NDA
Total Area (ha)	386.46	100.00%	
Transport			
Proposed OMR	17.22	4.46%	
Arterial Roads	8.94	2.31%	
Sub-total	26.16	6.77%	
Government Education			
Government Schools	7.00	1.81%	
Subtotal	7.00	1.81%	
Community Facilities			
Community Facilities	1.20	0.31%	
Subtotal	1.20	0.31%	
Encumbered Land			
Encumbered Land	8.40	2.17%	
Encumbered Stormwater Management Contingency	19.89	5.15%	
Gas Easement (20m wide)	1.79	0.46%	
Subtotal	30.08	7.78%	
Developable Area (DA) ha	322.02	83.33%	
Unencumbered Land Available for Recreation			
Active Open Space	21.19	5.48%	7.24%
Passive Open Space	8.04	2.08%	2.75%
Subtotal	29.23	7.56%	9.98%
Net Developable Area (NDA) ha	292.79	75.76%	

Total Area (ha)	Area NDA		
	Hectares	% of Total PSP	% of NDA
Development Area Budget			
Activity Centres			
Local Town Centre	3.92	1.01%	1.34%
Local Centre	1.00	0.26%	0.34%
Employment	2.83	0.73%	0.97%
Mixed Use Precinct	2.58	0.67%	0.88%
Subtotal	10.33	2.67%	3.53%
Residential	NRA (Ha)	Dwelling/NRHa	Dwellings
Residential Conventional	260.51	16.3	4246
Medium Density	19.61	20	392
High Density	2.34	25	58
Subtotal Against Net Residential Area (NRA)	282.46	16.6	4696
Combined Res/ Retail/ Emp/ Other	NDA (Ha)	Dwell / NDHa	Dwellings
Total Residential Yield Against NDA	292.79	16.0	4696

Table 6 Detailed Land Budget

Property Number	Property Area (HA) (Vicmap)	Transport		Community		Encumbered Land Available for Recreation			Unencumbered Land for Recreation		Total Net Developable Area (Hectares)	Key Percentages				Open Space Development Target %	Difference	Equivalent Land Area (Hectares)
		Proposed Outer Metropolitan Ring Road	Arterial Road/Widening	Community Facilities	Government Schools	Waterway/ Drainage Line/ Wetland/Retarding	Drainage Slope	Gas Easment	Active Open Space	Passive Open Space (Local Parks and Linear Reserves)		Net Developable Area % of Precinct	Active Open Space % NDA	Passive Open Space % NDA	Total Passive & Active Open Space %			
		Not Included in NDA	Not Included in NDA	Not included in NDA	Not included in NDA	Not included in OS %	Not included in OS %	Not included in OS %	Included in OS %	Included in OS %	Not including Arterial Roads, Community, Govt Schools & Recreation							
1	4.98	0.00	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.06	81.53%	0.00%	0.00%	0.00%	9.99%	-9.99%	-0.41
2	25.09	0.00	0.04	0.00	0.00	0.45	0.08	0.00	0.21	0.63	23.68	94.38%	0.89%	2.66%	3.55%	9.99%	-6.44%	-1.52
3	12.86	0.00	0.00	0.19	0.54	0.00	0.00	0.00	0.00	0.00	12.13	94.32%	0.00%	0.00%	0.00%	9.99%	-9.99%	-1.21
4	43.44	0.00	1.79	0.21	2.96	2.82	0.66	0.00	7.90	0.87	26.23	60.38%	30.12%	3.32%	33.44%	9.99%	23.45%	6.15
5	1.73	0.77	0.00	0.00	0.00	0.11	0.08	0.01	0.00	0.00	0.76	43.93%	0.00%	0.00%	0.00%	9.99%	-9.99%	-0.08
6	19.20	13.97	0.00	0.00	0.00	0.00	0.00	1.78	0.00	0.00	3.45	17.97%	0.00%	0.00%	0.00%	9.99%	-9.99%	-0.34
7	64.45	0.00	0.00	0.00	0.00	2.90	2.81	0.00	5.05	1.60	52.09	80.82%	9.69%	3.07%	12.76%	9.99%	2.77%	1.44
8	10.62	0.00	0.61	0.00	0.00	2.16	0.05	0.00	0.03	0.00	7.77	73.16%	0.39%	0.00%	0.39%	9.99%	-9.60%	-0.75
9	33.59	0.00	0.00	0.00	0.00	2.46	0.99	0.00	6.80	1.29	22.05	65.64%	30.84%	5.85%	36.69%	9.99%	26.70%	5.89
10	18.45	0.00	0.00	0.00	0.00	6.09	1.62	0.00	0.00	1.19	9.55	51.76%	0.00%	12.46%	12.46%	9.99%	2.47%	0.24
11	21.54	0.00	2.88	0.00	0.00	1.66	2.11	0.00	0.00	0.46	14.43	66.99%	0.00%	3.19%	3.19%	9.99%	-6.80%	-0.98
12	63.17	2.48	0.00	0.52	3.06	0.00	0.00	0.00	0.51	1.00	55.60	88.02%	0.92%	1.80%	2.72%	9.99%	-7.27%	-4.04
13	47.63	0.00	0.00	0.28	0.44	0.00	0.00	0.00	0.69	1.00	45.22	94.94%	1.53%	2.21%	3.74%	9.99%	-6.25%	-2.83
14	19.71	0.00	2.70	0.00	0.00	1.24	0.00	0.00	0.00	0.00	15.77	80.01%	0.00%	0.00%	0.00%	9.99%	-9.99%	-1.58
	386.46	17.22	8.94	1.20	7.00	19.89	8.40	1.79	21.19	8.04	292.79	75.76%	7.24%	2.75%	9.98%	9.99%		

Land Budget and Demand Units

Net developable hectare is the demand unit for this DCP.

Based on the Manor Lakes PSP, there is one development type included in this DCP: Urban Development. Urban Development is defined broadly to include all forms of development, including residential subdivision, development within the local town centre, employment area and the local centre. Urban development also includes any non-residential uses developed within the residential area such as a place or worship, education centre, retirement village, nursing home, child care centre, medical centre or convenience store or any other approved use. There is a total of 292.72 net developable hectares in the DCP area.

3.2 CALCULATION OF CONTRIBUTION CHARGES

Calculation of Costs

Each project has been assigned a land and/or construction cost. These costs are listed in Table 7. The costs are expressed in 1st March 2011 dollars and will be indexed in accordance with the indexation method specified in Section 4.3. A summary of the total contribution for each property for each infrastructure project is provided in Table 11. A summary of all contributions is set out in Table 12.

Detailed plans for the road projects can be found in the Appendices to this DCP Attachments in Section 7.0 which also include detailed cost sheets for each project.

Road construction and intersection works

DPM prepared the estimated cost for each of the road and intersection projects. The scope for intersection projects was established by a traffic report by Cardno.

Road construction and intersection costs were derived from concept functional designs, which were overlaid onto topographical data and existing conditions in an accurate AutoCAD system. This enabled the provision of accurate and detailed component costing as shown on the data sheets in Section 7.0.

Rates for the works have been established by using current road construction estimation rates as of March 2011.

The intersection layout was agreed with the relevant road authority as were the scope of works.

The general assumptions used were:

- No land acquisition costs have been allowed for unless stated (these are separately identified in each DCP project costing in Table 7).
- No trunk services have been allowed for.

- Drainage allowance is for 'road reserve or project land' areas i.e.: no external catchments. However, major drainage such as culverts consistent with the Manor Lakes PSP have been included as separate projects.
- A standard excavation depth has been allowed for. Final pavement requirements will be determined at construction stage responding to actual ground conditions

Additional percentage based costs tailored to each individual project have been included for:

- Traffic management.
- Field survey and detail design fees.
- Construction overheads and supervision.
- Existing services adjustment or relocation (i.e. electricity poles, water fittings, manholes etc.).
- Contingency.

The level of contingency for each project reflects the level of design resolution achieved at the time the DCP was prepared. The costs are fully detailed including, for example, street trees, road line marking, footpaths and street lighting.

With respect to road / intersection construction along existing road alignments (i.e. Ballan Road):

- Most difficulties along the alignment will have been dealt with or built around due to the existing road, therefore upgrading of pavement will have no effect or only a minor effect on, in-ground or underground assets.
- Similar vertical alignments have been allowed for following natural terrain which removes the possibility of extra earthworks being required.
- Higher levels of traffic management and service relocation have been allowed for.

With respect to road construction for green field alignments:

- Design generally follows natural terrain.
- Existing service alterations have been included and would be minimal.
- Major cost items such as Melbourne Water drainage culverts have been allowed for as separate items.

Where possible, arterial road works as funded by this DCP have been designed to minimise any redundant works that are required in the ultimate delivery of future arterial roads.

Interim and Temporary Works

Interim works (expected to have a life a lifetime of at least 4 years) are not allowed as costs against this DCP unless expressly listed in the DCP and nor will temporary works (expected to have a lifetime of less than 4 years) unless to the satisfaction of the Collecting Agency.

Recreation projects

The concept and costing for each facility is based on similar projects constructed within the municipality by Wyndham City Council.

Community and sports building projects

The concept for each facility identified within the PSP, the land area and building costs for each the project is based on similar projects constructed in the municipality.

Valuation of Land

The area of land to be acquired through the DCP was identified in a detailed drawing based on information drawn from the Manor Lakes PSP. A description of the area of land was provided to a registered valuer to prepare a valuation which determined a figure at \$600,000 per hectare.

3.3 COST APPORTIONMENT

The DCP 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 DCP 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 DCP 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 (existing and proposed) demand units within its catchment, then aggregated for all items used by a new development.

Similarly, this DCP area will add to demands on infrastructure in nearby areas. Some allowance is made in this DCP for contributions to a share of the cost to address those demands.

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 DCP will be funded from alternative sources.

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

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. As discussed in Section 1.6, the DCP 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 5 and 6 (i.e. the Summary Land Use Budget and the Detailed Land Use Budget).

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 DCP is permanently linked to the Detailed Land Budget in Table 6.

For the purposes of the DCP, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the detailed land budget and associated tables. Table 6 should be used to determine the number of developable hectares (for DCP purposes) on individual parcels.

Development Types

The DCP identifies all land as being Urban Development, this includes all forms of residential development, all forms of local town centre, employment, local centre development and non-residential uses.

Schedule of costs

Table 8 provides the contribution per net developable hectare for the respective infrastructure items.

Summary of funds to be collected

Table 11 shows the quantum of funds to be contributed by each property towards each infrastructure project which adds up to the total amount.

Table 7 Infrastructure Project Justification

DCP Project Number	Infrastructure category	Development Agency	Description	Land Area (Ha)	Estimated Project Cost				Indicative Provision Trigger	Suitable for in-kind delivery	Strategic Justification
					Land	Construction	Total				
RD01	Development	Wyndham City Council	Ballan Road / Ison Road Intersection. Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road.	0.00	-	5,110,000	5,110,000		When Ison Road is connected to Ballan Road.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD02A	Development	Wyndham City Council	Ison Road Land and Construction. Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction).	8.79	5,274,000	2,120,000	7,394,000		Land to be provided prior to the Statement of Compliance of the relevant stage or as otherwise agreed. Construction to be delivered in stages related to time of subdivision/ access demand.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD02B	Development	Wyndham City Council	Ison Road Lollypop Creek Crossing. Construction of Ison Road crossing of Lollypop Creek.	0.00	-	2,960,000	2,960,000		When Ison Road is constructed between Eureka Drive and Manor Lakes Boulevard.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD03	Development	Wyndham City Council	Ison Road / Eureka Drive Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive.	0.00	-	3,980,000	3,980,000		When traffic volumes warrant upgrade and signalisation of the intersection.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD04	Development	Wyndham City Council	Ison Road / Manor Lakes Boulevard Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard.	0.00	-	3,660,000	3,660,000		When traffic volumes warrant upgrade and signalisation of the intersection.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD05	Development	Wyndham City Council	Ison Road / Greens Road Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road.	0.00	-	5,360,000	5,360,000		When traffic volumes warrant upgrade and signalisation of the intersection.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD06	Development	Wyndham City Council	Greens Road Construction. Construction of Greens Road between Ison Road and Manor Lakes Boulevard.	0.00	-	1,030,000	1,030,000		When required by urban development to either the north or the south of Greens Road.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
RD07	Development	Wyndham City Council	Greens Road / Manor Lakes Boulevard Intersection. Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard.	0.00		1,180,000	1,180,000		When traffic volumes warrant upgrade and signalisation of the intersection.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS01	Development	Wyndham City Council	Northern Recreation Reserve AFL / Cricket Facilities. Construction of 2 district level senior AFL/cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities.	0.00	-	4,118,596	4,118,596		Sports facilities to be constructed when population growth warrants.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS02	Development	Wyndham City Council	Southern Recreation Reserve AFL / Cricket Ovals. Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking.	0.00	-	4,118,596	4,118,596		Sports facilities to be constructed when population growth warrants.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS03	Development	Wyndham City Council	Southern Recreation Reserve Tennis Facilities. Construction of 6 tennis courts, lighting and car parking facilities.	0.00	-	1,243,170	1,243,170		Sports facilities to be constructed when population growth warrants.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS04	Development	Wyndham City Council	Southern Recreation Reserve Soccer Facilities. Construction of three district level soccer fields, lighting and car parking.	0.00	-	2,274,029	2,274,029		Sports facilities to be constructed when population growth warrants.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS05	Development	Wyndham City Council	Construction of Netball Complex. Construction of 4 district level outdoor netball courts in the Wyndham Vale area.	0.00	-	630,354	630,354		Sports facilities to be constructed when population growth warrants.	No	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS06	Community	Wyndham City Council	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.	0.00	-	2,075,154	2,075,154		When AFL / cricket ovals are constructed.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS07	Community	Wyndham City Council	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.	0.00	-	2,315,183	2,315,183		When soccer pitches fields are constructed.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS08	Community	Wyndham City Council	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.	0.00	-	863,617	863,617		When tennis courts are constructed.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS09	Community	Wyndham City Council	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.	0.00	-	2,075,154	2,075,154		When AFL / cricket ovals are constructed.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS10	Community	Wyndham City Council	Wyndham Vale Netball Pavilion. Construction of a district level netball pavilion within the Wyndham Vale Area.	0.00	-	487,500	487,500		When netball courts are constructed.	No	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS11	Development	Wyndham City Council	Land for Wyndham Vale Indoor sports Stadium. Acquisition or replacement of land for future Wyndham Vale Sports stadium in the Wyndham West area.	6.00	3,600,000	-	3,600,000		When population growth warrants service provision.	No	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
OS12	Community	Wyndham City Council	Wyndham Vale Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham Vale area.	0.00	-	500,000	500,000		When population growth warrants service provision.	No	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
C01	Development	Wyndham City Council	Manor Lakes North West Level 1 Community Centre. Acquisition of land for future level 1 community centre establishment. Construction of first stage of the community centre incorporating pre-school and associated facilities.	0.40	240,000	3,180,968	3,420,968		When population growth warrants service provision.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
C02	Development	Wyndham City Council	Manor Lakes South West Level 2 Community Centre. Acquisition of land for future level 2 community centre establishment. Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities.	0.80	480,000	5,226,667	5,706,667		When population growth warrants service provision.	Yes	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
C03	Community	Wyndham City Council	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.	0.00	-	400,000	400,000		When population growth warrants service provision.	No	Growth Corridor Plan, Manor Lakes Precinct Structure Plan, Werribee West Concept Plan and Infrastructure Financing Framework.
TOTAL				15.99	9,594,000	54,908,987	64,502,987				

Table 8 Calculation of Costs

DCP Project Number	Infrastructure Category	Description	Estimated Land Cost	Estimated Construction Cost	Total Project Cost	Proportion of cost attributable to the MCA %	Total Cost Attributable to Main Catchment Area	Development Types Making Contribution	Number of Net Developable Hectares in MCA	Contribution per Net Developable Hectare	Contribution per Dwelling
RD01	Development	Ballan Road / Ison Road Intersection. Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road.	-	5,110,000	5,110,000	50.0%	2,555,000	All development	292.79	8,726.39	544.08
RD02A	Development	Ison Road Land and Construction. Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction).	5,274,000	2,120,000	7,394,000	100.0%	7,394,000	All development	292.79	25,253.59	1,574.53
RD02B	Development	Ison Road Lollypop Creek Crossing. Construction of Ison Road crossing of Lollypop Creek.	-	2,960,000	2,960,000	100.0%	2,960,000	All development	292.79	10,109.63	630.32
RD03	Development	Ison Road / Eureka Drive Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive.	-	3,980,000	3,980,000	100.0%	3,980,000	All development	292.79	13,593.36	847.53
RD04	Development	Ison Road / Manor Lakes Boulevard Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard.	-	3,660,000	3,660,000	100.0%	3,660,000	All development	292.79	12,500.43	779.39
RD05	Development	Ison Road / Greens Road Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road.	-	5,360,000	5,360,000	42.2%	2,262,110	All development	292.79	7,726.05	481.71
RD06	Development	Greens Road Construction. Construction of Greens Road between Ison Road and Manor Lakes Boulevard.	-	1,030,000	1,030,000	100.0%	1,030,000	All development	292.79	3,517.88	219.34
RD07	Development	Greens Road / Manor Lakes Boulevard Intersection. Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard.	-	1,180,000	1,180,000	50.0%	590,000	All development	292.79	2,015.10	125.64
OS01	Development	Northern Recreation Reserve AFL / Cricket Facilities. Construction of 2 district level senior AFL/ cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities.	-	4,118,596	4,118,596	82.2%	3,384,662	All development	292.79	11,560.03	720.75
OS02	Development	Southern Recreation Reserve AFL / Cricket Ovals. Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking.	-	4,118,596	4,118,596	82.2%	3,384,662	All development	292.79	11,560.03	720.75
OS03	Development	Southern Recreation Reserve Tennis Facilities. Construction of 6 tennis courts, lighting and car parking facilities.	-	1,243,170	1,243,170	72.8%	905,442	All development	292.79	3,092.46	192.81
OS04	Development	Southern Recreation Reserve Soccer Facilities. Construction of three district level soccer fields, lighting and car parking.	-	2,274,029	2,274,029	62.3%	1,417,478	All development	292.79	4,841.28	301.85
OS05	Development	Construction of Netball Complex. Construction of 4 district level outdoor netball courts in the Wyndham Vale area.	-	630,354	630,354	46.8%	294,690	All development	292.79	1,006.49	62.75
OS06	Community	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.	-	2,075,154	2,075,154	82.2%	1,705,361	All development	292.79	5,824.52	363.15
OS07	Community	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.	-	2,315,183	2,315,183	62.3%	1,443,131	All development	292.79	4,928.89	307.31
OS08	Community	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.	-	863,617	863,617	72.8%	629,001	All development	292.79	2,148.30	133.94
OS09	Community	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.	-	2,075,154	2,075,154	82.2%	1,705,361	All development	292.79	5,824.52	363.15
OS10	Community	Wyndham Vale Netball Pavilion. Construction of a district level netball pavilion within the Wyndham Vale Area.	-	487,500	487,500	46.8%	227,906	All development	292.79	778.39	48.53
OS11	Development	Land for Wyndham Vale Indoor sports Stadium. Acquisition or replacement of land for future Wyndham Vale Sports stadium in the Wyndham West area.	3,600,000	-	3,600,000	20.0%	720,000	All development	292.79	2,459.10	153.32
OS12	Community	Wyndham Vale Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham Vale area.	-	500,000	500,000	44.0%	220,000	All development	292.79	751.39	46.85
C01	Development	Manor Lakes North West Level 1 Community Centre. Acquisition of land for future level 1 community centre establishment. Construction of first stage of the community centre incorporating pre-school and associated facilities.	240,000	3,180,968	3,420,968	82.2%	2,811,352	All development	292.79	9,601.94	598.67
C02	Development	Manor Lakes South West Level 2 Community Centre. Acquisition of land for future level 2 community centre establishment. Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities.	480,000	5,226,667	5,706,667	82.2%	4,689,739	All development	292.79	16,017.42	998.67
C03	Community	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.	-	400,000	400,000	100.0%	400,000	All development	292.79	1,366.17	85.18
TOTAL			9,594,000	54,908,987	64,502,987		48,369,896			165,203	10,300

Table 9 Project Costs Recovered by the DCP

DCP Project Number	Infrastructure Category	Description	Total Project Cost	Total Cost to be Recovered by the DCP
RD01	Development	Ballan Road / Ison Road Intersection. Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road.	5,110,000	2,555,000
RD02A	Development	Ison Road Land and Construction. Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction).	7,394,000	7,394,000
RD02B	Development	Ison Road Lollypop Creek Crossing. Construction of Ison Road crossing of Lollypop Creek.	2,960,000	2,960,000
RD03	Development	Ison Road / Eureka Drive Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive.	3,980,000	3,980,000
RD04	Development	Ison Road / Manor Lakes Boulevard Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard.	3,660,000	3,660,000
RD05	Development	Ison Road / Greens Road Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road.	5,360,000	2,262,110
RD06	Development	Greens Road Construction. Construction of Greens Road between Ison Road and Manor Lakes Boulevard.	1,030,000	1,030,000
RD07	Development	Greens Road / Manor Lakes Boulevard Intersection. Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard.	1,180,000	590,000
OS01	Development	Northern Recreation Reserve AFL / Cricket Facilities. Construction of 2 district level senior AFL/cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities.	4,118,596	3,384,662
OS02	Development	Southern Recreation Reserve AFL / Cricket Ovals. Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking.	4,118,596	3,384,662
OS03	Development	Southern Recreation Reserve Tennis Facilities. Construction of 6 tennis courts, lighting and car parking facilities.	1,243,170	905,442
OS04	Development	Southern Recreation Reserve Soccer Facilities. Construction of three district level soccer fields, lighting and car parking.	2,274,029	1,417,478
OS05	Development	Construction of Netball Complex. Construction of 4 district level outdoor netball courts in the Wyndham Vale area.	630,354	294,690
OS06	Community	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.	2,075,154	1,705,361
OS07	Community	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.	2,315,183	1,443,131
OS08	Community	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.	863,617	629,001
OS09	Community	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.	2,075,154	1,705,361
OS10	Community	Wyndham Vale Netball Pavilion. Construction of a district level netball pavilion within the Wyndham Vale Area.	487,500	227,906
OS11	Development	Land for Wyndham Vale Indoor sports Stadium. Acquisition or replacement of land for future Wyndham Vale Sports stadium in the Wyndham West area.	3,600,000	720,000
OS12	Community	Wyndham Vale Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham Vale area.	500,000	220,000
C01	Development	Manor Lakes North West Level 1 Community Centre. Acquisition of land for future level 1 community centre establishment. Construction of first stage of the community centre incorporating pre-school and associated facilities.	3,420,968	2,811,352
C02	Development	Manor Lakes South West Level 2 Community Centre. Acquisition of land for future level 2 community centre establishment. Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities.	5,706,667	4,689,739
C03	Community	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.	400,000	400,000
TOTAL			64,502,987	48,369,896
% Recoverable				75.0%

Amended by GC75 *Note: Costs to be recovered are reduced further due to the \$1,150 legislation cap for the Community Infrastructure Levy.

Table 10 Summary of Charges

DCP Project Number	Infrastructure Category	Description	Residential Development Infrastructure Levy Per Net Developable Hectare	Community Infrastructure Levy Per Dwelling
RD01	Development	Ballan Road / Ison Road Intersection. Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road.	8,726.39	-
RD02A	Development	Ison Road Land and Construction. Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction).	25,253.59	-
RD02B	Development	Ison Road Lollypop Creek Crossing. Construction of Ison Road crossing of Lollypop Creek.	10,109.63	-
RD03	Development	Ison Road / Eureka Drive Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive.	13,593.36	-
RD04	Development	Ison Road / Manor Lakes Boulevard Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard.	12,500.43	-
RD05	Development	Ison Road / Greens Road Intersection. Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road.	7,726.05	-
RD06	Development	Greens Road Construction. Construction of Greens Road between Ison Road and Manor Lakes Boulevard.	3,517.88	-
RD07	Development	Greens Road / Manor Lakes Boulevard Intersection. Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard.	2,015.10	-
OS01	Development	Northern Recreation Reserve AFL / Cricket Facilities. Construction of 2 district level senior AFL/cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities.	11,560.03	-
OS02	Development	Southern Recreation Reserve AFL / Cricket Ovals. Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking.	11,560.03	-
OS03	Development	Southern Recreation Reserve Tennis Facilities. Construction of 6 tennis courts, lighting and car parking facilities.	3,092.46	-
OS04	Development	Southern Recreation Reserve Soccer Facilities. Construction of three district level soccer fields, lighting and car parking.	4,841.28	-
OS05	Development	Construction of Netball Complex. Construction of 4 district level outdoor netball courts in the Wyndham Vale area.	1,006.49	-
OS06	Community	Northern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve.		363.15
OS07	Community	Southern Reserve Soccer Pavilion. Construction of a district level pavilion for soccer within the Southern Recreation Reserve.		307.31
OS08	Community	Southern Reserve Tennis Pavilion. Construction of a district level pavilion for tennis within the Southern Recreation Reserve.		133.94
OS09	Community	Southern Reserve AFL / Cricket Pavilion. Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve.		363.15
OS10	Community	Wyndham Vale Netball Pavilion. Construction of a district level netball pavilion within the Wyndham Vale Area.		48.53
OS11	Development	Land for Wyndham Vale Indoor sports Stadium. Acquisition or replacement of land for future Wyndham Vale Sports stadium in the Wyndham West area.	2,459.10	-
OS12	Community	Wyndham Vale Lawn Bowls Centre. Construction of a lawn bowling centre in the Wyndham Vale area.		46.85
C01	Development	Manor Lakes North West Level 1 Community Centre. Acquisition of land for future level 1 community centre establishment. Construction of first stage of the community centre incorporating pre-school and associated facilities.	9,601.94	-
C02	Development	Manor Lakes South West Level 2 Community Centre. Acquisition of land for future level 2 community centre establishment. Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities.	16,017.42	-
C03	Community	Manor Lakes Library / Performing Arts Facility. Contribution towards further development of the Manor Lakes Library / Performing Arts Facility.		85.18
Total			143,581.19	1,348.12
Community Infrastructure Levy After Legislative Cap is Applied				1,150.00

Amended
by GC75

Table 11 Summary of Property Specific Charges

Property Number	Net Developable Hectares	Residential Net Developable Hectares	Dwellings	Total Residential Development Infrastructure Levy Payable	Total Community Infrastructure Levy Payable
1	4.06	4.06	67	582,939.61	60,749.08
2	23.68	23.68	394	3,400,002.46	354,319.73
3	12.13	12.13	202	1,741,639.77	181,499.09
4	26.23	26.23	436	3,766,134.48	392,474.94
5	0.76	0.76	13	109,121.70	11,371.75
6	3.45	3.45	57	495,355.09	51,621.75
7	52.09	52.09	866	7,479,143.93	779,413.64
8	7.77	7.77	129	1,115,625.81	116,261.16
9	22.05	21.85	363	3,165,965.13	326,937.76
10	9.55	9.55	159	1,371,200.32	142,894.99
11	14.43	12.68	211	2,071,876.50	189,728.64
12	55.60	54.80	911	7,983,113.89	819,962.90
13	45.22	44.10	733	6,492,741.19	659,860.65
14	15.77	9.77	162	2,264,275.29	146,186.82
	292.79	282.92	4,704	42,039,135.17	4,233,282.90

Table 12 Summary of Infrastructure Costs

Summary \$ 2011			
Contribution Type	Contribution Rate per Hectare	Contribution Rate per Dwelling	Total Contributions
1. Arterial Road and Major Path	83,442		24,431,110
Infrastructure	65,430		19,157,110
Land	18,013		5,274,000
2. Community Infrastructure		1,150	5,400,400
3. Other Development Infrastructure	60,139		17,608,025
Infrastructure	55,659		16,296,329
Land	4,480		1,311,696
Total	143,581	700	47,439,535
Net Developable Area (NDA)	292.79	Hectares	
Dwellings	4,696	Dwellings	
Land Cost per Hectare \$	600,000	Per Hectare NDA	
Summary \$2011			
Contribution Type	Contribution Rate per Hectare	Contribution Rate per Dwelling	Total Contributions
Development Infrastructure Levy (DIL)			
Arterial Roads and Major Paths	65,430		19,157,110
Other Development Infrastructure	55,659		16,296,329
Community Infrastructure Levy (CIL)		1,150	5,400,400
Land	22,493		6,585,696
Total	143,581		47,439,535

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4.0 DEVELOPMENT CONTRIBUTIONS PLAN ADMINISTRATION

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

The Manor Lakes DCP Development Infrastructure Levy applies to subdivision and/or development of land.

The Manor Lakes Community Infrastructure Levy applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

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.

4.1 PAYMENT OF CONTRIBUTION LEVIES AND PAYMENT TIMING

Development Infrastructure

For subdivision of land:

- An 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 with respect to that plan or included in an implementation agreement under Section 173 of the *Planning and Environment Act 1987*.
- 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 or included in an implementation agreement under Section 173 of the *Planning and Environment Act 1987*.

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 requirements.

For development of land where no subdivision is proposed:

- Provided an development 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 (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 or other suitable arrangement 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. The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by the Collecting Agency in a section 173 agreement, prior to the commencement of any development, an development infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this approved 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 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 apartment and so on). Corrective institutions are exempt.

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 Wyndham Planning Scheme.

Works in kind

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

- The works constitute project(s) funded by this DCP;
- The Collecting Agency agrees that the timing of the works would be consistent with priorities in this DCP;
- The developer complies with appropriate tendering, documentation, supervision and related provisions;
- The works are defined and agreed in a Section 173 agreement;
- Works must be provided to a standard that accords with the Development Contributions Plan to the satisfaction of the Development Agency, unless an alternative is agreed by both the Development Agency and the Collecting Agency;
- Detailed design must be approved by the Development Agency and the Collecting Agency and must generally accord with the expectations outlined in the Development Contributions Plan unless an alternative is agreed by both the Development Agency and by the Collecting Agency;
- The construction of works must be completed to the satisfaction of the Development Agency and the Collecting Agency; and
- There should be no negative financial impact on the Development Contributions Plan to the satisfaction of the Collecting Agency; and
- In particular, the works will only be accepted in lieu of a financial contribution required by the DCP 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 Collecting Agency's satisfaction. 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 contributions (subject to the arrangements specified above):

- The credit for the works unless an alternate approach is agreed with the Collecting Agency provided 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 off set against the development contributions liable to be paid by the development proponent; and
- No further financial contributions will be required until the agreed value of any credits is used.

4.2 FUNDS ADMINISTRATION

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held in accounts for each class of infrastructure until required for provision of 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 Planning and Environment Act 1987.

The administration of contributions made under the DCP will be transparent and 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 classes for individual project classes.
- Details of works-in-kind arrangements for project provision.
- Any 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 DCP.

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 specified in this DCP, as required under Section 46QB(2) of the Planning and Environment Act, 1987.

Should the Development Agency achieve savings on any projects, or resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for alternative works in the same infrastructure class as specified by this DCP. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Planning and Environment Act, or will be refunded to developers and/or owners of land subject to these infrastructure charges.

4.3 CONSTRUCTION AND LAND VALUE COSTS INDEXATION

Capital costs of all infrastructure items except for land are in 1st March 2011 dollars and will be indexed by the Collecting Agency quarterly 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 methods:

- Roads, Intersections and Bridges - Indexed in line with the Australian Bureau of Statistics Road and Bridge construction index - Victoria.
- All other infrastructure items - Indexed in line with the Australian Bureau of Statistics Non-residential construction.

In relation to the cost of land, the land value must be adjusted by applying the Consumer Price Index published by the Australian Bureau of Statistics.

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.

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.

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

4.4 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

This DCP adopts a long-term outlook for development. It takes into account planned future development in Manor Lakes. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2036 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Wyndham Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2036 or when the DCP is removed from the Planning Scheme.

The DCP is expected to be revised and updated every 5 years (or more frequently if required). This will require an amendment to the Wyndham Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (for example an agreement under s.173 of the Act) for the implementation of the DCP.

4.5 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Wyndham City Council is the Collecting Agency pursuant to section 46K(1)(fa) of the Planning and Environment Act 1987 which means that it is the public authority to whom all levies are payable. As the Collecting Agency, Wyndham City Council is also responsible for the administration of this DCP and also its enforcement pursuant to section 46QC of the Act.

4.6 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Wyndham City Council is the Development Agency and is responsible for the provision of all of the DCP projects.

5.0 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement the DCP. 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 DCP to all parties.

Rationale for the implementation strategy

This implementation strategy has been incorporated into the DCP 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.

The implementation strategy has been formulated by:

- Assessing the Manor Lakes PSP.
- Having regard to the development context.
- Assessing the need for finance requirements – up front financing and pooling of funds.
- Agreeing the land value and indexing it appropriately (where possible).
- Agreeing to direct delivery of infrastructure and land by development proponents where appropriate (refer table 7).
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will delivered as intended.
- Provision of adequate resources to administer the DCP.

Preferred implementation mechanisms

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 payable. This can be agreed with the Collecting Agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, it is proposed that the owner of all property enter in to an agreement under s.173 of The Act to provide for provision of works in kind consistent with Table 7.

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

Table 7 indicates whether each project is suitable for in-kind delivery.

6.0 OTHER INFORMATION

6.1 ACRONYMS

AHD	Australian Height Datum	PAC	Principle Activity Centre
AFL	Australian Football League	PIP	Precinct Infrastructure Plan
CAD	Central Activities District	PPTN	Principle Public Transport Network
CBD	Central Business District	PSP	Precinct Structure Plan
CHMP	Cultural Heritage Management Plan	P-6	State School Prep to Year 6
CIL	Community Infrastructure Levy	P-12	State School Prep to Year 12
CPTED	Crime Prevention Through Environmental Design	Sq m	Square Metres
DEECD	Department of Education & Early Childhood Development	UGB	Urban Growth Boundary
DIL	Development Infrastructure Levy	UGZ	Urban Growth Zone
DPCD	Department of Planning & Community Development	VIF	Victoria in Future
DoT	Department of Transport	VPD	Vehicles Per Day
DSE	Department of Sustainability & Environment	WSUD	Water Sensitive Urban Design
ECV	Environmental Conservation Value		
GAA	Growth Areas Authority		
GDA	Gross Developable Area		
Ha	Hectare		
HO	Heritage Overlay		
LTC	Local Town Centre		
MCH	Maternal & Child Health		
MSS	Municipal Strategic Statement		
NAC	Neighbourhood Activity Centre		
NDA	Net Developable Area		
NDHa	Net Developable Hectare		
NRHa	Net Residential Hectare		
NGO	Non Government Organisation		
NVPP	Native Vegetation Precinct Plan		

6.2 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.

Affordable Housing

Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's income.

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 identified under the Road Management Act 2004. All arterials are managed by the State Government.

Co-location

Adjoining land uses 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).

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.

Frontage

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces.

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; Wyndham; 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 net developable area

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, net developable area and constituent land uses proposed within the precinct.

Local Centre

An activity centre smaller than a local town centre (neighbourhood activity centre) with a catchment radius of about 400 metres and may include a small supermarket or convenience store of 500 square metres to 1,500 square metres.

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.

Local Town Centre

An alternative term developed by the GAA to describe a 'neighbourhood activity centre' as defined in Melbourne 2030. The term 'local town centre' is favoured by the GAA as it encapsulates expresses the Victorian Government's vision for these important sites.

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.

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.

Native Vegetation Precinct Plan

A plan relating to native vegetation within a defined area that forms part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16.

Neighbourhood Activity Centre

Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. For further information refer to Melbourne 2030.

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 Developable Area may be expressed in terms of hectare units (i.e. Net Developable Hectare ("NDHa")).

Net Residential Area

As per Net Developable Area but excludes neighbourhood activity centres, non-government schools and other existing or permitted non-residential land uses (e.g. golf course sites). Net Residential Area may be expressed in terms of hectare units (i.e. Net Residential Hectare ("NRHa"))

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 Infrastructure Plan

Section within the precinct structure plan that defines the priority regional and local infrastructure requirements for future planning and investment by council and government agencies.

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 Activity Centre

Activity centres that accommodate a mix of activities that generate higher numbers of trips, including business, retail, services and entertainment. Generally well served by multiple public transport routes and on the Principal Public Transport Network or capable of being linked to that network. Has a very large catchment covering several suburbs and attract activities that meet metropolitan needs. For further information refer to Melbourne 2030.

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.

Public Transport Interchange

Places where people can access or change between multiple public transport routes. For example, between train and bus or a multi-route bus station at a major activity centre

Shared or Joint Use

When councils, schools and community service organisations come together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers. E.g. Using a school as a facility for wider community utilisation.

Social Housing

Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.

Social Infrastructure

Community facilities plus public 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.

Water Sensitive Urban Design

A sustainable water management approach that aims to provide water-quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging on site reuse of rain; encouraging on site treatment to improve water quality and remove pollution, and using temporary rainfall storage (retarding basins/ wetlands) to reduce the load on drains and improve landscape viability.

6.3 SUPPORTING INFORMATION

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

The following technical reports are specific to the Manor Lakes DCP:

- Manor Lakes PSP Biodiversity Report, April 2011.
- Cardno Traffic Report, 2011.

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7.0 APPENDIX

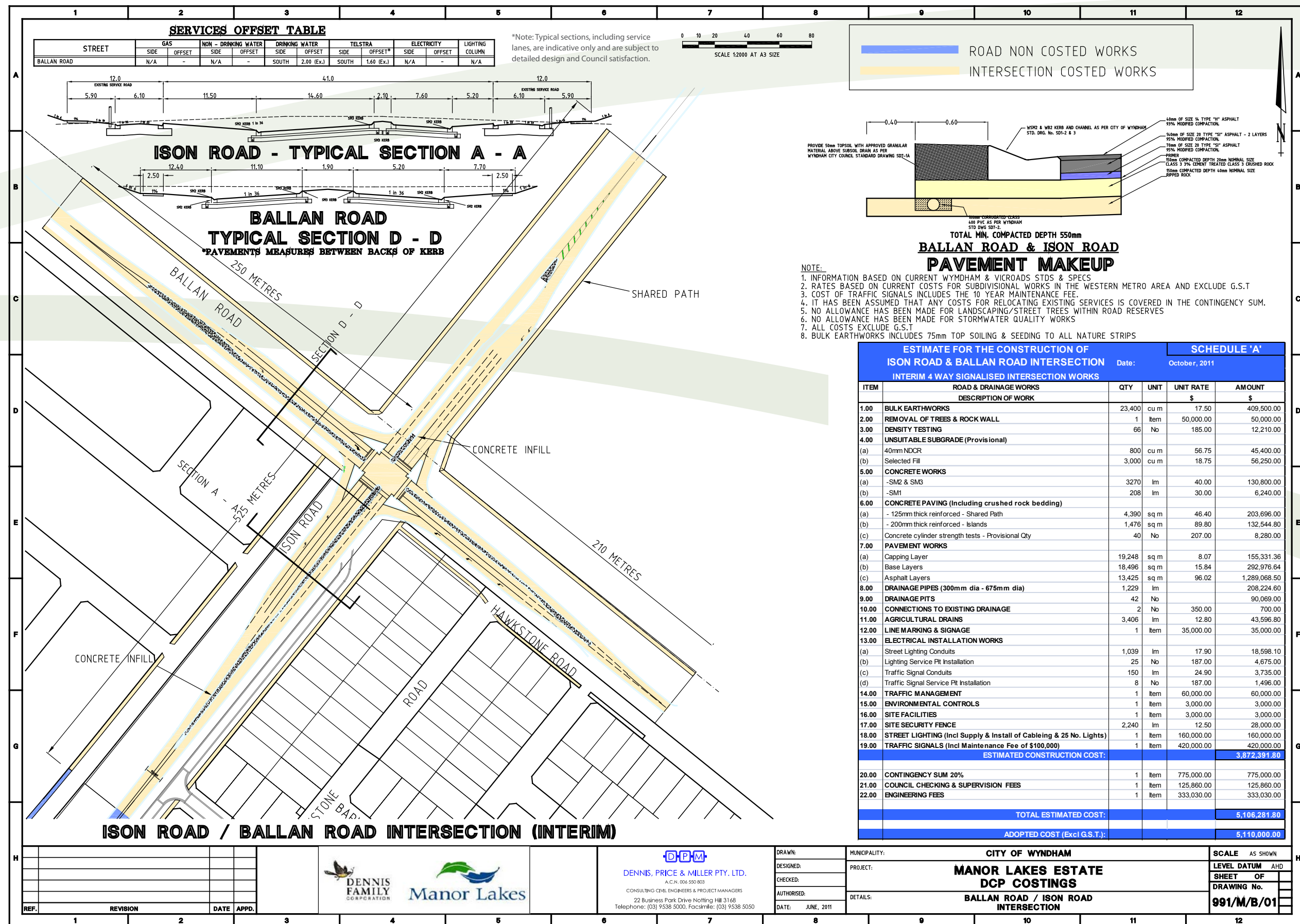
ROAD PROJECT COSTS SHEETS

RECREATION PROJECT COSTS SHEETS

7.1 Road Projects

RD01 Ballan Road/Ison Road Intersection.

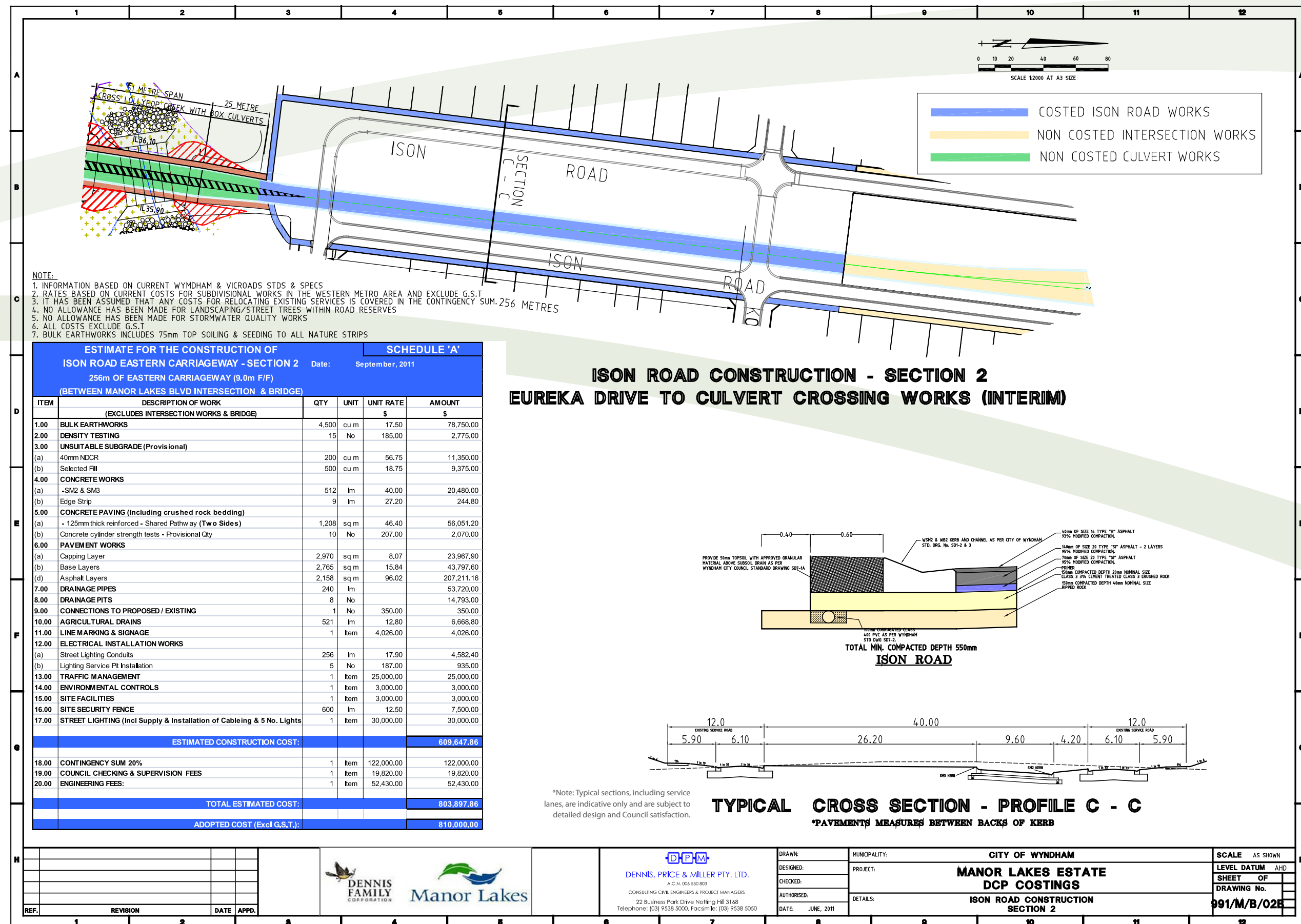
Construction of an interim signalised intersection at the intersection of Ballan Road and Ison Road. **\$5,110,000**



Acquisition of ultimate road reserve and construction of first carriageway of Ison Road between Ballan Road and Greens Road (excludes signalised intersection construction). **\$600,000**

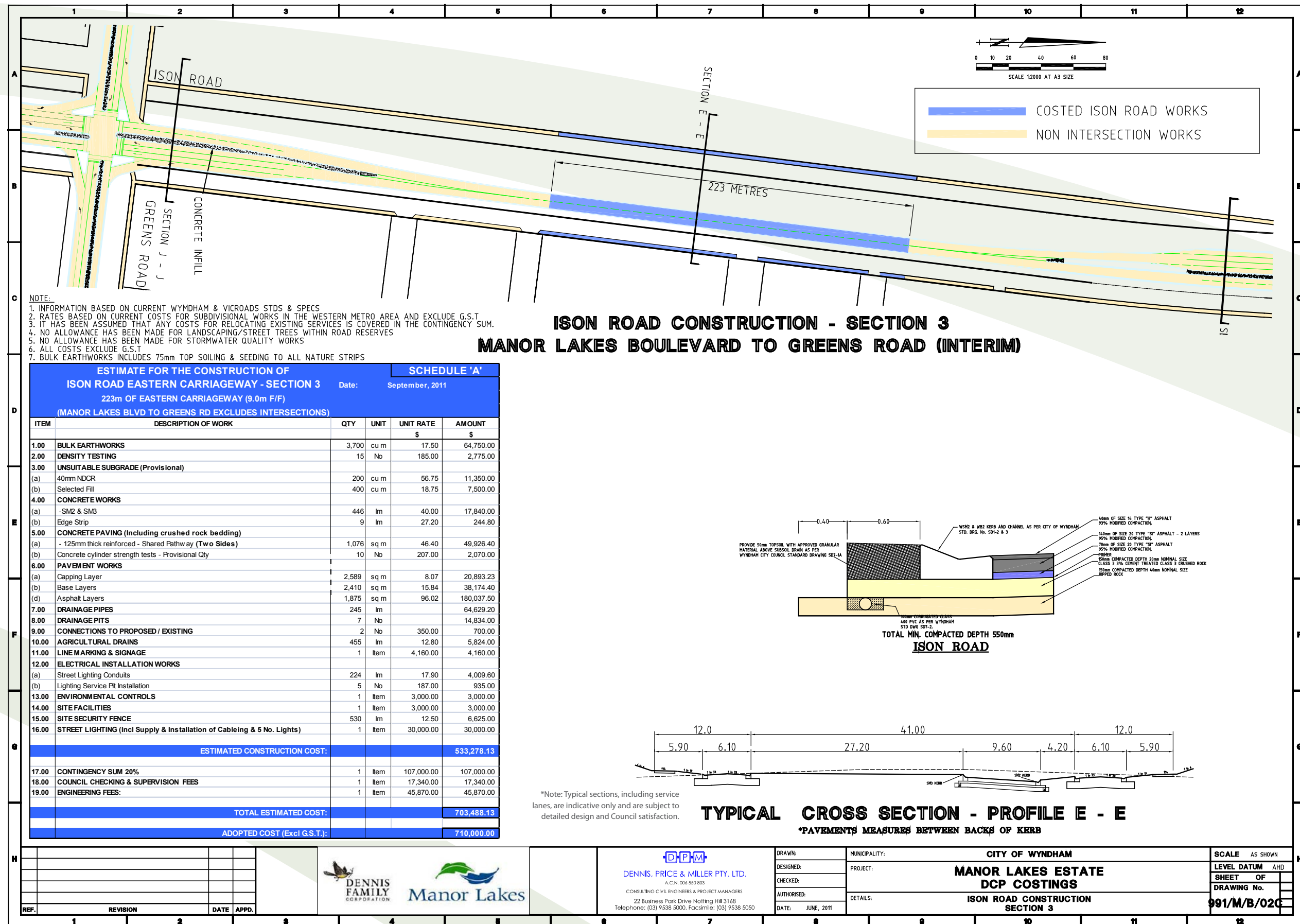


RD02A continued
\$810,000



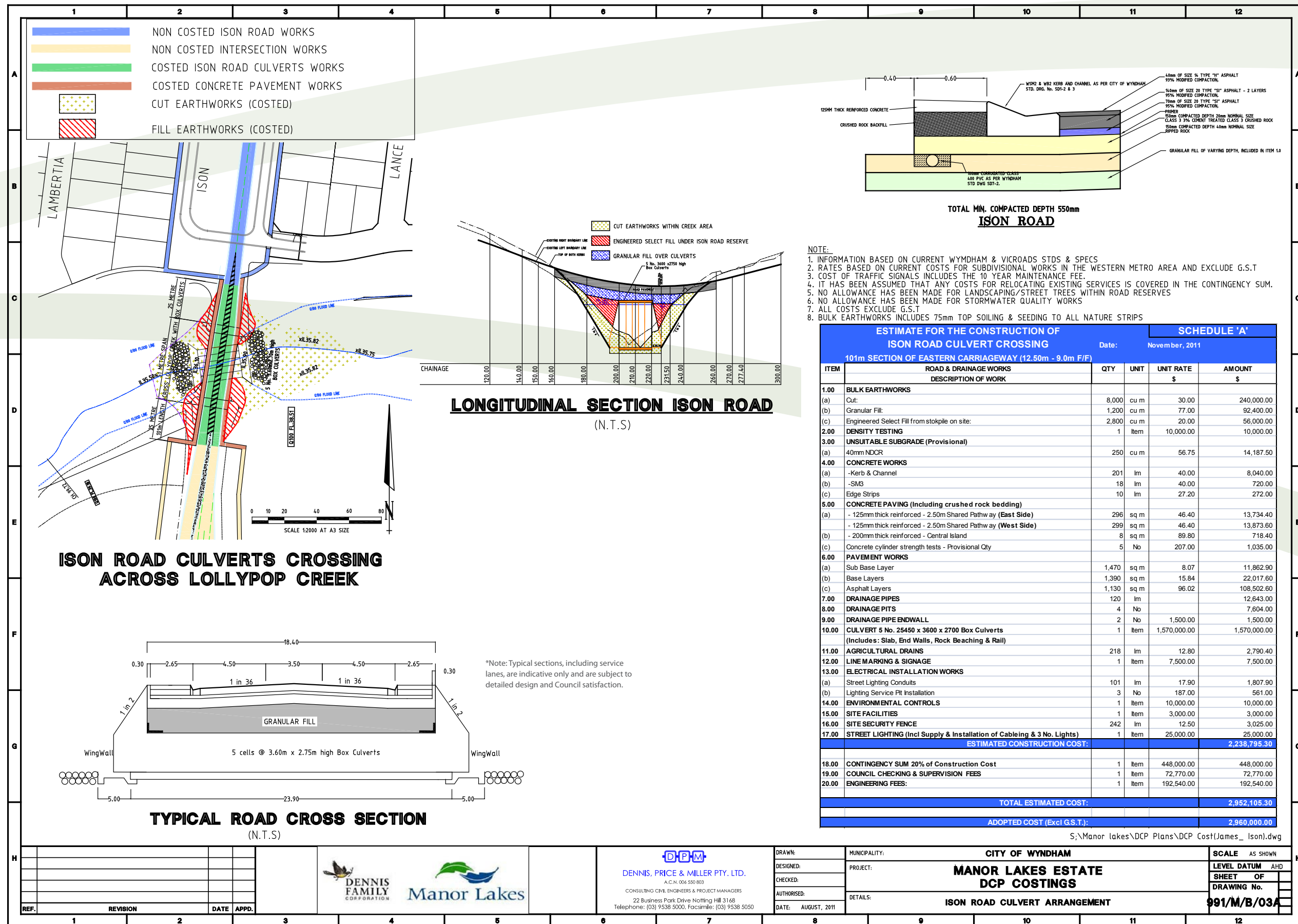
RD02A continued

\$710,000



RD02B Ison Road Lollypop Creek Crossing.

Construction of Ison Road crossing of Lollypop Creek. **\$2,960,000**



TYPICAL ROAD CROSS SECTION
(N.T.S.)

*Note: Typical sections, including service lanes, are indicative only and are subject to detailed design and Council satisfaction.

REF.

REVISION

DATE

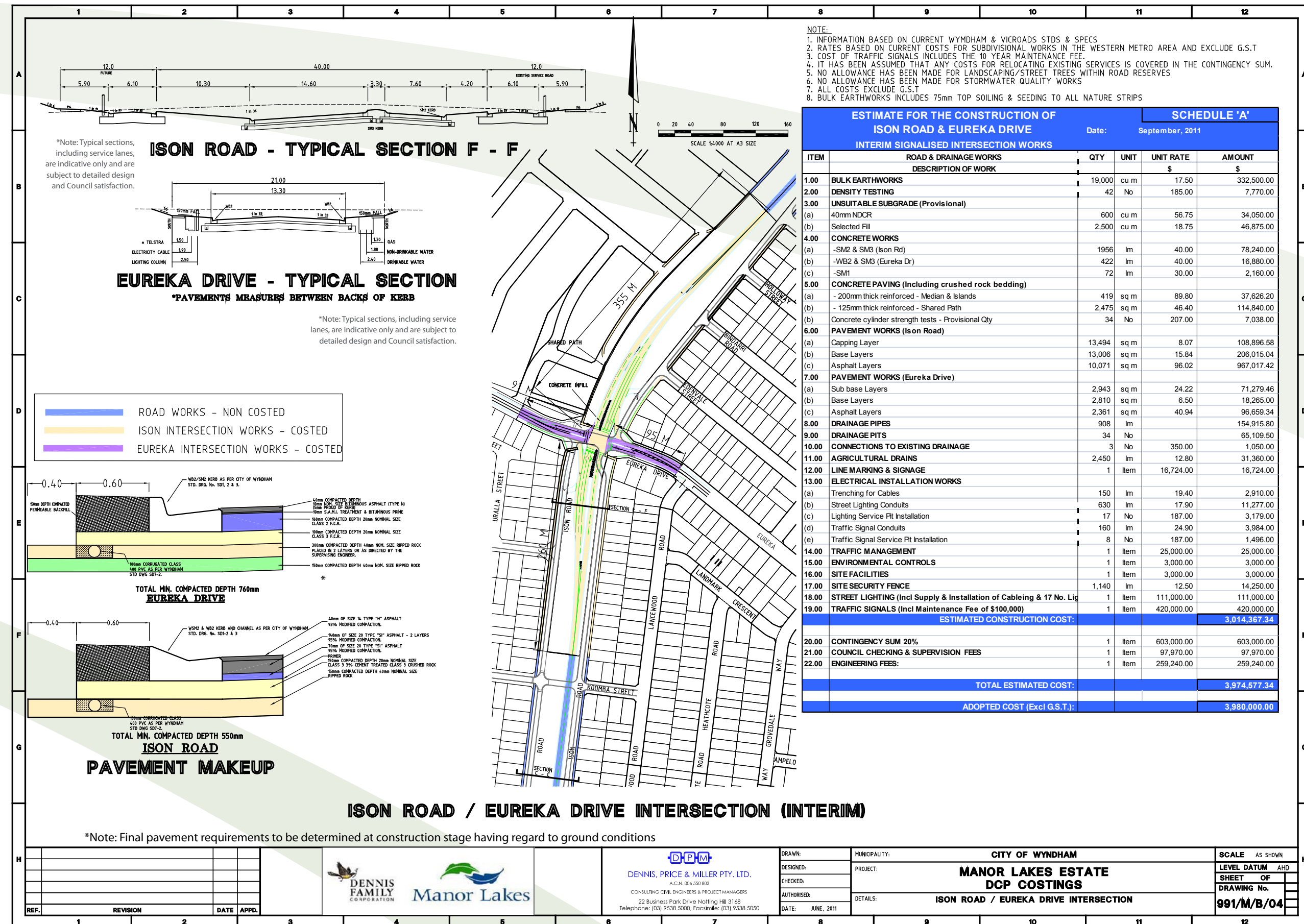
APPD.

DENNIS PRICE & MILLER PTY. LTD.
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22 Business Park Drive Notting Hill 3168
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DENNIS FAMILY CORPORATION
Manor Lakes

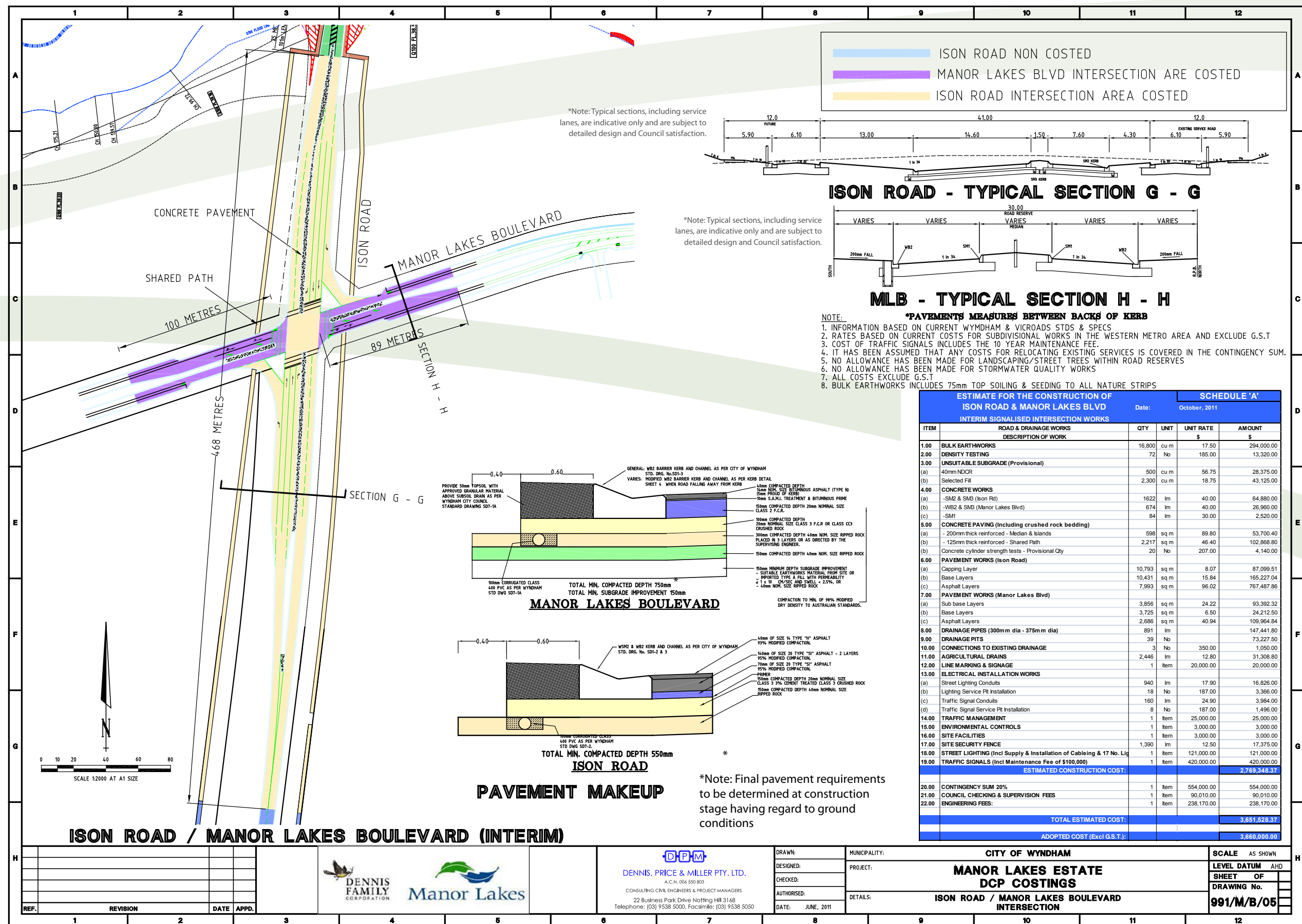
CITY OF WYNDHAM
MANOR LAKES ESTATE
DCP COSTINGS
ISON ROAD CULVERT ARRANGEMENT

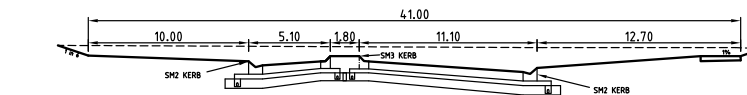
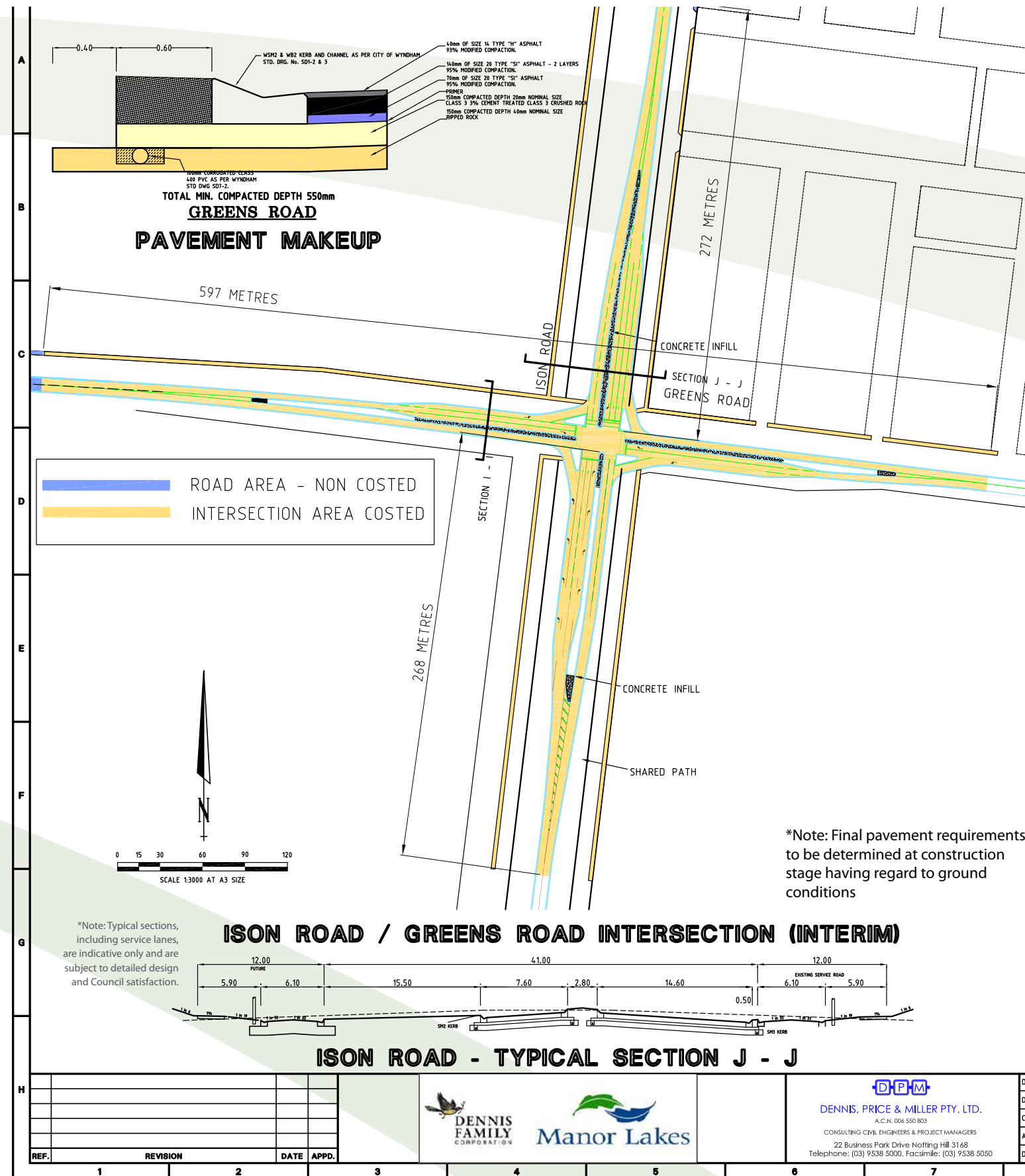
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LEVEL DATUM AHD
SHEET OF
DRAWING No. 991/M/B/03A

RD03 Ison Road/Eureka Drive Intersection.Construction of an interim signalised intersection at the intersection of Ison Road and Eureka Drive. **\$3,980,000**

RD04 Ison Rd/Manor Lakes Boulevard Intersection.

Construction of an interim signalised intersection at the intersection of Ison Road and Manor Lakes Boulevard. **\$3,660,000**



RD05 Ison Road/Greens Road Intersection.Construction of an interim signalised intersection at the intersection of Ison Road and Greens Road. **\$5,360,000****GREENS ROAD - TYPICAL SECTION I - I*****PAVEMENTS MEASURES BETWEEN BACKS OF KERB**

*Note: Typical sections, including service lanes, are indicative only and are subject to detailed design and Council satisfaction.

NOTE:

1. INFORMATION BASED ON CURRENT WYNDHAM & VICROADS STDS & SPECS
2. RATES BASED ON CURRENT COSTS FOR SUBDIVISIONAL WORKS IN THE WESTERN METRO AREA AND EXCLUDE G.S.T
3. COST OF TRAFFIC SIGNALS INCLUDES THE 10 YEAR MAINTENANCE FEE.
4. IT HAS BEEN ASSUMED THAT ANY COSTS FOR RELOCATING EXISTING SERVICES IS COVERED IN THE CONTINGENCY SUM.
5. NO ALLOWANCE HAS BEEN MADE FOR LANDSCAPING/STREET TREES WITHIN ROAD RESERVES
6. NO ALLOWANCE HAS BEEN MADE FOR STORMWATER QUALITY WORKS
7. ALL COSTS EXCLUDE G.S.T
8. BULK EARTHWORKS INCLUDES 75mm TOP SOILING & SEEDING TO ALL NATURE STRIPS

ESTIMATE FOR THE CONSTRUCTION OF ISON ROAD & GREENS ROAD INTERSECTION INTERIM 4 WAY SIGNALISED INTERSECTION WORKS				SCHEDULE 'A'	
Date: October, 2011					
ITEM	ROAD & DRAINAGE WORKS DESCRIPTION OF WORK	QTY	UNIT	UNIT RATE \$	AMOUNT \$
1.0	BULK EARTHWORKS	24,000	cu m	17.50	420,000.00
2.0	DENSITY TESTING	66	No	185.00	12,210.00
3.00	UNSUITABLE SUBGRADE (Provisional)				
(a)	40mm NDCR	800	cu m	56.75	45,400.00
(b)	Selected Fill	3,200	cu m	18.75	60,000.00
4.00	CONCRETE WORKS				
(a)	-SM2 & SM3	3,576	lm	40.00	143,040.00
(b)	-SM1	136	lm	30.00	4,080.00
(c)	-Edge Strip	17	lm	27.20	462.40
5.00	CONCRETE PAVING (Including crushed rock bedding)				
(a)	- 125mm thick reinforced - Shared Path	3,977	sq m	46.40	184,532.80
(b)	- 200mm thick reinforced - Islands	1,061	sq m	89.80	95,277.80
(c)	Concrete cylinder strength tests - Provisional Qty	40	No	207.00	8,280.00
6.00	PAVEMENT WORKS				
(a)	Capping Layer	21,237	sq m	8.07	171,382.59
(b)	Base Layers	20,367	sq m	15.84	322,613.28
(c)	Asphalt Layers	14,911	sq m	96.02	1,431,754.22
7.00	DRAINAGE PIPES (300mm dia - 525mm dia)	1,324	lm		255,051.40
8.00	DRAINAGE PITS	49	No		100,802.00
9.00	CONNECTIONS TO EXISTING DRAINAGE	3	No	350.00	1,050.00
10.00	AGRICULTURAL DRAINS	3,712	lm	12.80	47,513.60
11.00	LINE MARKING & SIGNAGE	1	Item	35,000.00	35,000.00
12.00	ELECTRICAL INSTALLATION WORKS				
(a)	Street Lighting Conduits	1,175	lm	17.90	21,032.50
(b)	Lighting Service Pit Installation	28	No	187.00	5,236.00
(c)	Traffic Signal Conduits	150	lm	24.90	3,735.00
(d)	Traffic Signal Service Pit Installation	8	No	187.00	1,496.00
13.00	TRAFFIC MANAGEMENT	1	Item	60,000.00	60,000.00
14.00	ENVIRONMENTAL CONTROLS	1	Item	3,000.00	3,000.00
15.00	SITE FACILITIES	1	Item	3,000.00	3,000.00
16.00	SITE SECURITY FENCE	2,210	lm	12.50	27,625.00
17.00	STREET LIGHTING (Incl Supply & Install of Cabling & 28 No. Lights)	1	Item	174,000.00	174,000.00
18.00	TRAFFIC SIGNALS (Incl Maintenance Fee of \$100,000)	1	Item	420,000.00	420,000.00
ESTIMATED CONSTRUCTION COST:					4,057,574.59
19.00	CONTINGENCY SUM 20%	1	Item	812,000.00	812,000.00
20.00	COUNCIL CHECKING & SUPERVISION FEES	1	Item	131,880.00	131,880.00
21.00	ENGINEERING FEES	1	Item	348,960.00	348,960.00
TOTAL ESTIMATED COST:					5,350,414.59
ADOPTED COST (Excl G.S.T.):					5,360,000.00



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22 Business Park Drive Notting Hill 3168
Telephone: (03) 9538 5000, Facsimile: (03) 9538 5050

DRAWN:
DESIGNED:
CHECKED:
AUTHORISED:
DATE: JUNE, 2011

MUNICIPALITY:

CITY OF WYNDHAM

PROJECT:

**MANOR LAKES ESTATE
DCP COSTINGS**

DETAILS:

**ISON ROAD / GREENS ROAD
INTERSECTION**

SCALE AS SHOWN

LEVEL DATUM AHD

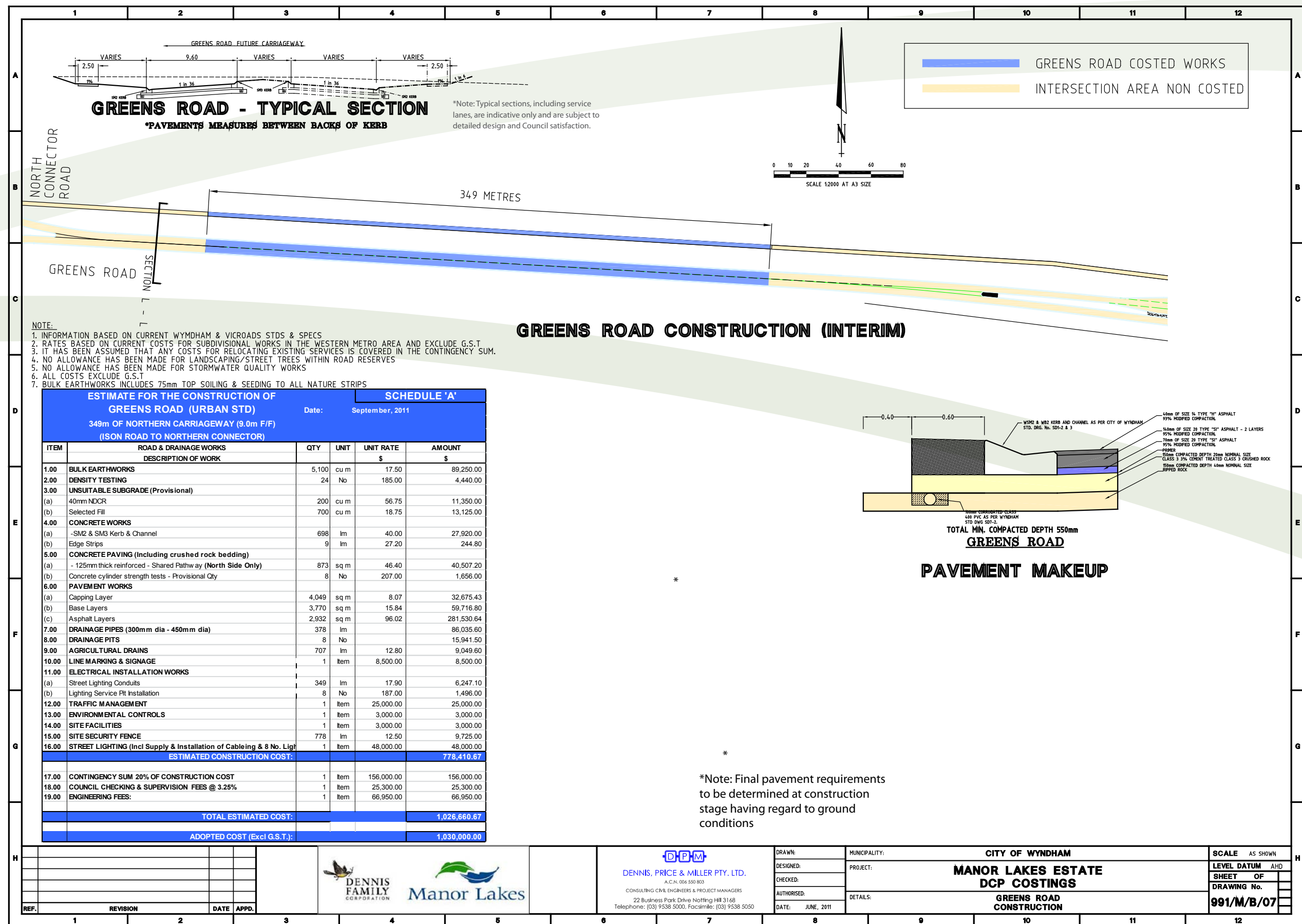
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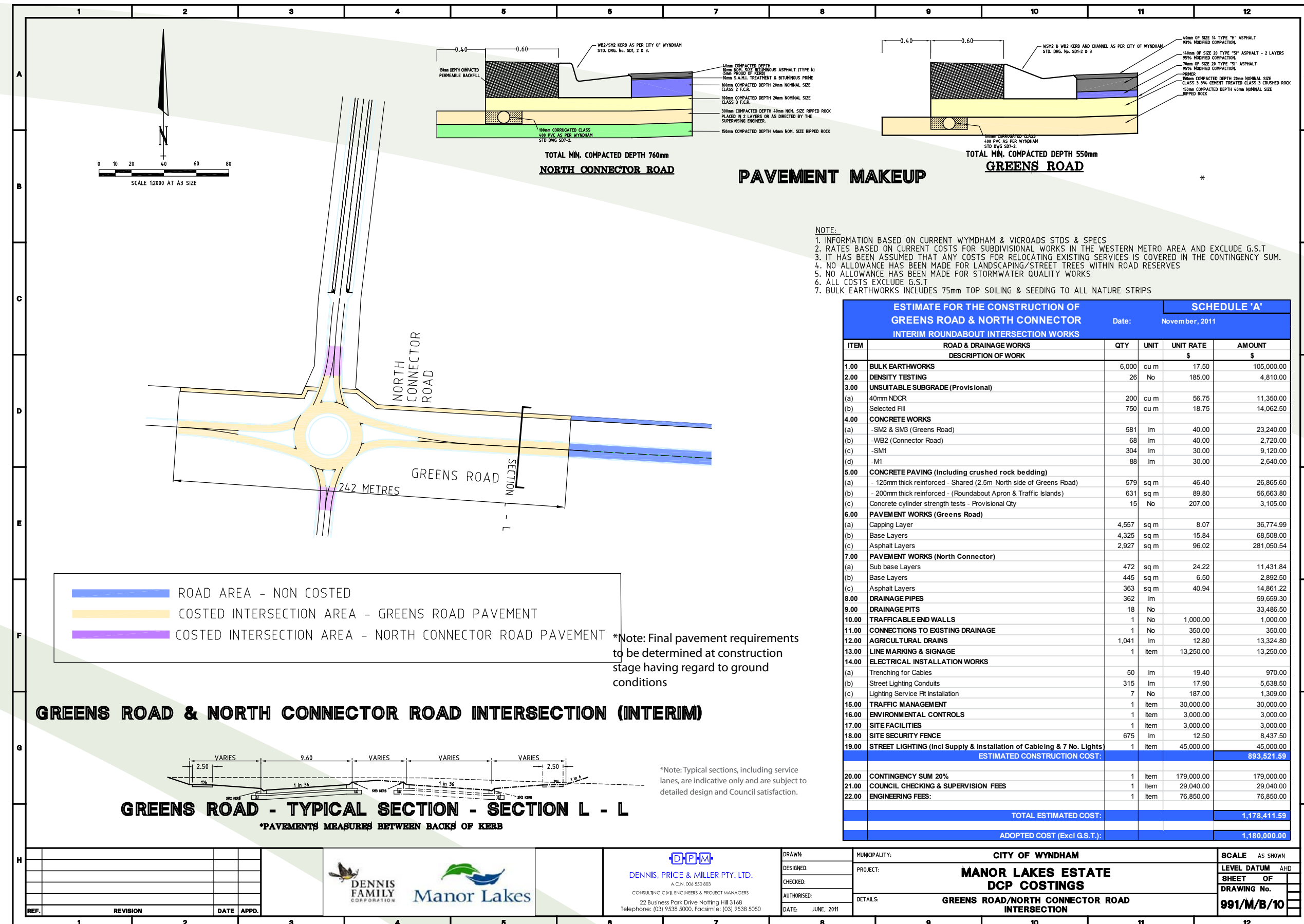
RD06 Greens Road Construction.

Construction of Greens Road between Ison Road and Manor Lakes Boulevard. **\$1,030,000**



RD07 Greens Road/Manor Lakes Boulevard Intersection.

Construction of an interim roundabout at the intersection of Greens Road and Manor Lakes Boulevard. **\$1,180,000**



7.2 RECREATION PROJECTS

OS01 Northern Recreation Reserve AFL / Cricket Ovals.

Construction of 2 district level senior AFL/cricket ovals, cricket pitch, cricket practice nets, lighting, car parking and associated facilities. **\$4,118,596**

OS02 Southern Recreation Reserve AFL / Cricket Ovals.

Construction of two district level senior AFL ovals, cricket pitch, cricket practice nets, lighting and car parking. **\$4,118,596**

OS03 Southern Recreation Reserve Tennis Facilities.

Construction of 6 tennis courts, lighting and car parking facilities. **\$1,243,170**

OS04 Southern Recreation Reserve Soccer Facilities.

Construction of three district level soccer fields, lighting and car parking. **\$2,274,029**

OS05 Construction of Netball Complex.

Construction of 4 district level outdoor netball courts in the Wyndham Vale area. **\$630,354**

OS06 Northern Reserve AFL / Cricket Pavilion.

Construction of a district level AFL/cricket pavilion within the Northern Recreation Reserve. **\$2,075,154**

OS07 Southern Reserve Soccer Pavilion.

Construction of a district level pavilion for soccer within the Southern Recreation Reserve. **\$2,315,183**

OS08 Southern Reserve Tennis Pavilion.

Construction of a district level pavilion for tennis within the Southern Recreation Reserve. **\$863,617**

OS09 Southern Reserve AFL / Cricket Pavilion.

Construction of a district level AFL/cricket pavilion within the Southern Recreation Reserve. **\$2,075,154**

OS010 Wyndham Vale Netball Pavilion.

Construction of a district level netball pavilion within the Wyndham Vale Area. **\$487,500**

The Following tables were referenced in the costing of Manor Lakes Recreational facilities

AFL / Cricket Ovals x2

ITEM NO.	COMPONENT OF WORKS (includes 7.9% Consultant Fees)	AMOUNT (\$) (excluding GST)
1	Preliminaries	254,070.10
2	Demolition & Site Preparation	116,507.04
3	Soft Landscaping (turf to sports ovals including topsoil, hydroseed grass to oval perimeter, tree beds, plants)	918,062.05
4	Hard landscaping (cricket pitch, cricket practice nets area, fencing, pavements)	931,538.07
5	Shelters/seating (seating and skillion shelters)	251,039.80
6	Car park	317,018.00
7	Civil Works (stormwater drainage, pits, outlets/inlets)	559,680.00
8	Sewer Line (only that shown on Croxon/Ramsay Clements consulting drawing H01)	
9	Irrigation (including pump shed and underground storage tank)	244,860.00
10	Lighting	428,240.00
	Other:	
	MDM system installation	2,448.60
	Maintenance 52 weeks	60,632.00
	Allowance for rock excavation	30,000.00
	Bin enclosure	4,500.00
TOTAL (excluding GST)		4,118,595.66

AFL / Cricket Pavilion & associated facilities (363m²)

ITEM NO.	COMPONENT OF WORKS	AMOUNT (\$) (excluding GST)
1	Building Works	1,020,720.00
2	Site Works, Landscaping and External Services	726,673.00
	Anticipated Tender Sum	1,747,393.00
3	Construction Contingency 5%	87369.65
		1,834,762.65
4	Project Management Fees 3%	55,042.88
5	Authority Fees	10,570.00
6	Allowance for rock excavation	30,000
	Net Project Cost	1,930,375.53
7	Consultant's Fees 7.5%	144,778.16
TOTAL (excluding GST)		2,075,153.69

Soccer Fields x3

ITEM NO.	COMPONENT OF WORKS (includes 7.9% Consultant Fees)	AMOUNT (\$) (excluding GST)
1	Preliminaries	33,000.00
2	Site Preparation & Earthworks	495,255.00
3	Car park	317,018.00
4	Site Services	168,750.00
5	Site Services (all other including lighting)	295,745.00
6	Drainage	204,500.00
7	Irrigation	182,250.00
8	Soft Landscape Works	233,252.00
9	Furniture (coaches' boxes, rugby league posts, synthetic cricket pitch, practice cricket nets, sports oval fencing, line marking)	250,059.00
10	Landscape Surfaces (pavement under coaches' boxes, pavement around tank)	27,200.00
11	Maintenance and establishment	34,000.00
12	Other	33,000.00
		2,274,029.00

Soccer Fields Pavilion & associated facilities (529m²)

ITEM NO.	COMPONENT OF WORKS	AMOUNT (\$) (excluding GST)
1	Building Works	1,882,000.00
2	External Works and Services	75,000.00
	Anticipated Tender Sum	1,957,000.00
3	Construction Contingency 5%	97,850.00
		2,054,850.00
4	Consultant's Fees 7.9%	162,333.15
5	Council Project Management	23,000.00
6	Authority & Headworks Charges	75,000
	Net Project Cost	2,315,183.15
TOTAL (excluding GST)		2,315,183

Tennis Courts x6 - Option 1 - Flexi Cushion

ITEM NO.	COMPONENT OF WORKS (includes 7.9% Consultant Fees)	AMOUNT (\$) (excluding GST)
1	Site Preparation	60,000.00
2	Concrete Base Preparation	220,500.00
3	Surface Construction	213,150.00
4	Fencing	80,325.00
5	Car park	166,000.00
6	Misc. Nets	20,000.00
7	Lighting/Court	96,000.00
8	Landscaping/Minor	20,000.00
9	Drainage	75,000.00
10	Electricity	65,000.00
	SUB-TOTAL:	1,015,975.00
11	Design Contingency	20,000.00
	SUB-TOTAL:	1,035,975.00
12	Contingency 20%	207,195.00
		1,243,170

*Note - it is not clear weather these estimates include or exclude GST

Tennis Pavilion & associated facilities (168m²)

ITEM NO.	COMPONENT OF WORKS	AMOUNT (\$) (excluding GST)
1	Building Works	673,000.00
2	External Works and Services	79,000.00
	Anticipated Tender Sum	752,000.00
4	Contract Contingency 5%	37,600.00
		789,600.00
5	Consultant's Fees 7.9%	62,378.40
6	Council Project Management	23,000.00
7	Authority & Headworks Charges	75,000
8	Net Project Cost (excluding GST)	863,617

Netball Playing Surface - DISTRICT

Approx. costs taken from Galvin Park Netball Court Development

FACILITY COMPONENT	STANDARD	EXAMPLE	DISTRICT DETAILS (L1)
Playing Surface			Cost 4 Court Construction
No. of Courts	"Minimum 4 courts. A minimum of 2 courts will be constructed in the first stage of all new facility developments. A Master Plan prepared for the site shall show the location of all planned courts for the facility, not just the courts being constructed in the first stage of the establishment of the facility. 30.5m long x 15.25m wide. Clearance at ends and sides min. 3.05m. Courts side by side to be separated by min. 3.65m distance."	Cost is based on 2 courts construction	
		Drainage and Earthworks \$46,780	\$93,560.00
		Court Pavement (Concrete) \$120,013	\$240,026.00
		Fencing \$16,000	\$32,000.00
		Goal Posts \$1,980 (2 sets)	\$3,960.00
Playing Surface	Hard Court.	\$21,064 (Acrylic Plexipave)	\$42,128.00
SUB TOTAL			\$411,674.00
Car Parking	Sealed car parking for 30 cars, including 2 designated D/S bays, for every 4 courts. Includes maintenance access gate and cross over. (10 car parks for local facility)	\$105,000 (\$3,500 per car park including landscaping and lighting)	\$105,000.00
Floodlights	Council to assess on a case by case basis however as a basic principle lighting will not be considered at facilities with less than 6 courts.	\$68,080 (100lux Training ONLY)	\$68,080.00
Lighting to comply with Australian Standard 2560 Series.		\$88,435 (200 lux Competition)	\$0.00
Spectator Area	Some fixed seating around the courts (includes park furniture).	\$2000 for supply and install per Albert Park Seat	\$10,000.00
		Concrete \$70 per square meter. Approx. concrete spectator area on one side of courts 40m x 2m	\$5,600.00
Player Shelter	Council to provide 1 x standard design shelter per court.	"\$30,000 2 x 6 seat shelters 1 x scores shelter "	\$30,000.00
SUB TOTAL			\$218,680.00
TOTAL			\$630,354.00

Netball Pavilion - DISTRICT

FACILITY COMPONENT	STANDARD	DETAILS		COST
Pavilion	District	Room Size	Cost per m2	Total per room
Size	124m2.			
Change Rooms	30m2 (Unisex; 2 x 15m2 change rooms).	30	\$3,000	\$90,000.00
Based on 9 people getting changed.				
Showers & Toilets	16m2 (Unisex; 2 x 8m2). Single cubicle shower and toilet for each change room.	16	\$5,000	\$80,000.00
1 pan, 1 basin, 1 shower.				
Public Toilets	Disabled: 8m2. Includes a shower and doubles as a family change room.	8	\$5,000	\$40,000.00
Kitchen/Kiosk	15m2. Council will only provide basic facilities to ensure that the kitchen/kiosk complies with Australian Standard 4674 Series, the Food Standards Code and Food Act 1984.	15	\$5,000	\$75,000.00
Designs will require approval from Council's Environmental Health Department.				
Storage	Total 15m2. One internal and one externally accessed storage area should be provided.	15	\$3,000	\$45,000.00
Social Area	40m2. The design for all pavilions should show social spaces having an outlook onto the playing area, and should be Master Planned to allow for future extension of social spaces.	40	\$3,000	\$120,000.00
External Covered Viewing Area	3m veranda.	15	\$2,500	\$37,500.00
TOTAL		139		\$487,500.00

7.3 COMMUNITY PROJECTS

C01 Manor Lakes North West Community Centre.

Acquisition of land for future level 1 community centre establishment.
Construction of first stage of the community centre incorporating pre-school and associated facilities. \$3,180,968

C02 Manor Lakes South West Community Centre.

Acquisition of land for future level 2 community centre establishment.
Construction of first stage of the community centre incorporating pre-school, maternal and child health and associated facilities. \$5,226,667.

C03 Manor Lakes Library.

Contribution towards further development of the Manor Lakes Library.
\$400,000.



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