Toolern

Development Contributions Plan

July 2011
(Amended December 2023)

Victorian Planning Authority

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	October 2010	Melton C84 (Part 1)	N/A
2	July 2011	Melton C84 (Part 2)	Refer to C84 (Part 2) explanatory report
3	December 2015	Melton C161	Removal of Paynes Road PSP land from Toolern PSP
4	February 2019	Melton C172	Includes Paynes Road Railway Station
5	June 2020	C226melt	Table 2: Re-insert rows inadvertently deleted by C172
6	December 2023	VC249	Incorporate changes associated with small second dwelling exemption

CONTENTS

This page has been intentionally left blank.

INTRODUCTION

The Toolern Development Contributions Plan (DCP) has been developed to support the provision of certain specified works, services and facilities to be used by the future community of Toolern which is generally covered by the Toolern Precinct Structure Plan in the Melton-Caroline Springs Growth Area (Refer to Plan 1 for location). The Toolern Precinct Structure Plan area will require a range of physical and social infrastructure as part of the development of the area. Not all of this infrastructure will be funded through this DCP.

This infrastructure is provided through a number of mechanisms including:

- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);
- Utility service provider contributions; and
- Capital works projects by Council, state government agencies and community groups.

This DCP will require the payment of levies to ensure that the infrastructure specified in this plan is funded to enable Melton Shire Council to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the Toolern Precinct. The full range of infrastructure identified in the Toolern Precinct Structure Plan will only be delivered if the lower order infrastructure items are provided by those developing the land through the imposition of planning permit conditions. Decisions have been made about the type of infrastructure which will be funded by this DCP. These decisions are in line with the Ministerial Direction for Development Contributions.

This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government Development Contributions Guidelines (2003).

DEVELOPMENT CONTRIBUTIONS PLAN STRUCTURE

The DCP document comprises four parts.

PART ONE

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

PART TWO

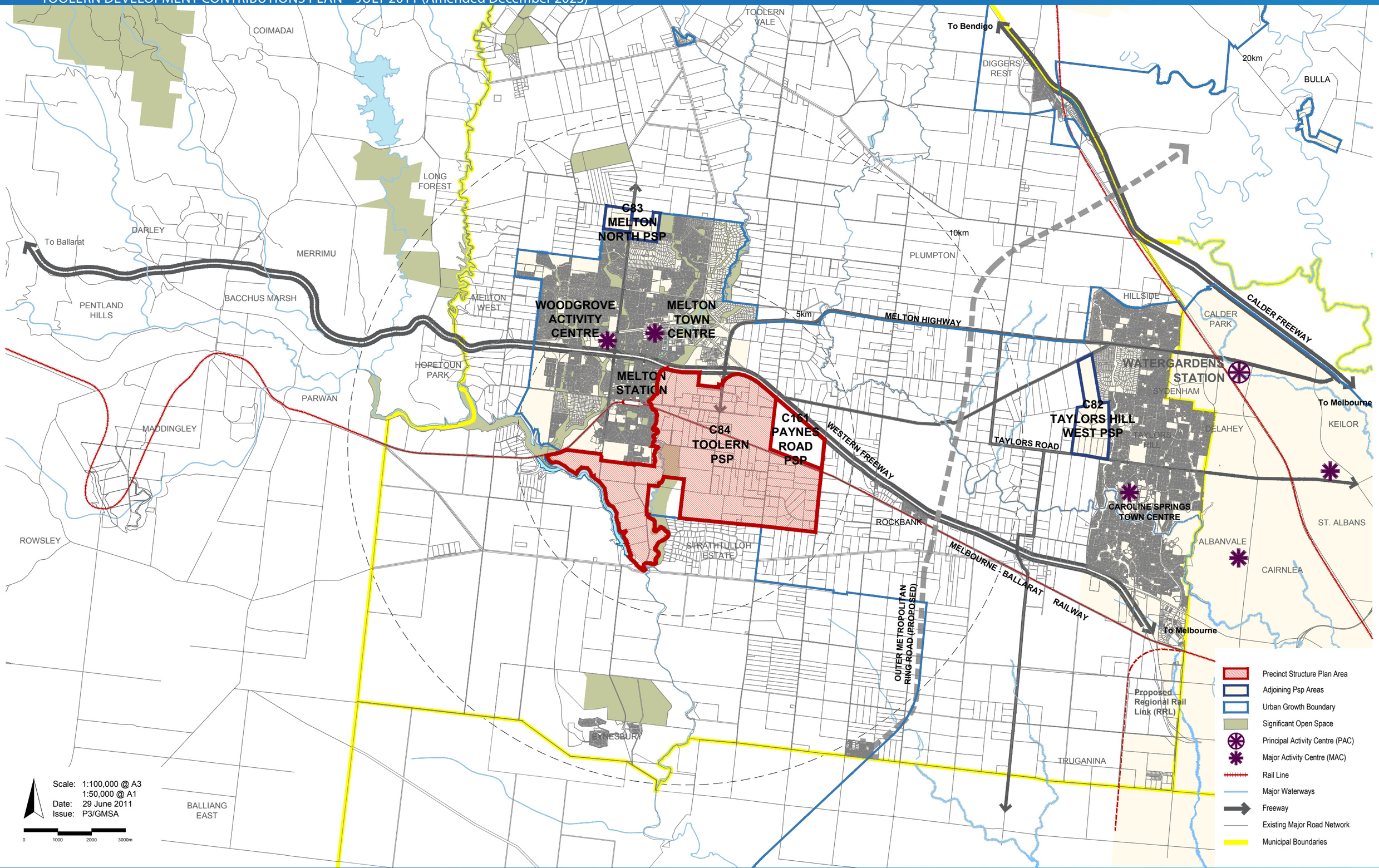
Part 2 sets out how the development contributions are calculated and costs apportioned.

PART THREE

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

PART FOUR

Part 4 provides other information



plan 1

regional context

Amended by C161

1.0 STRATEGIC BASIS

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

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

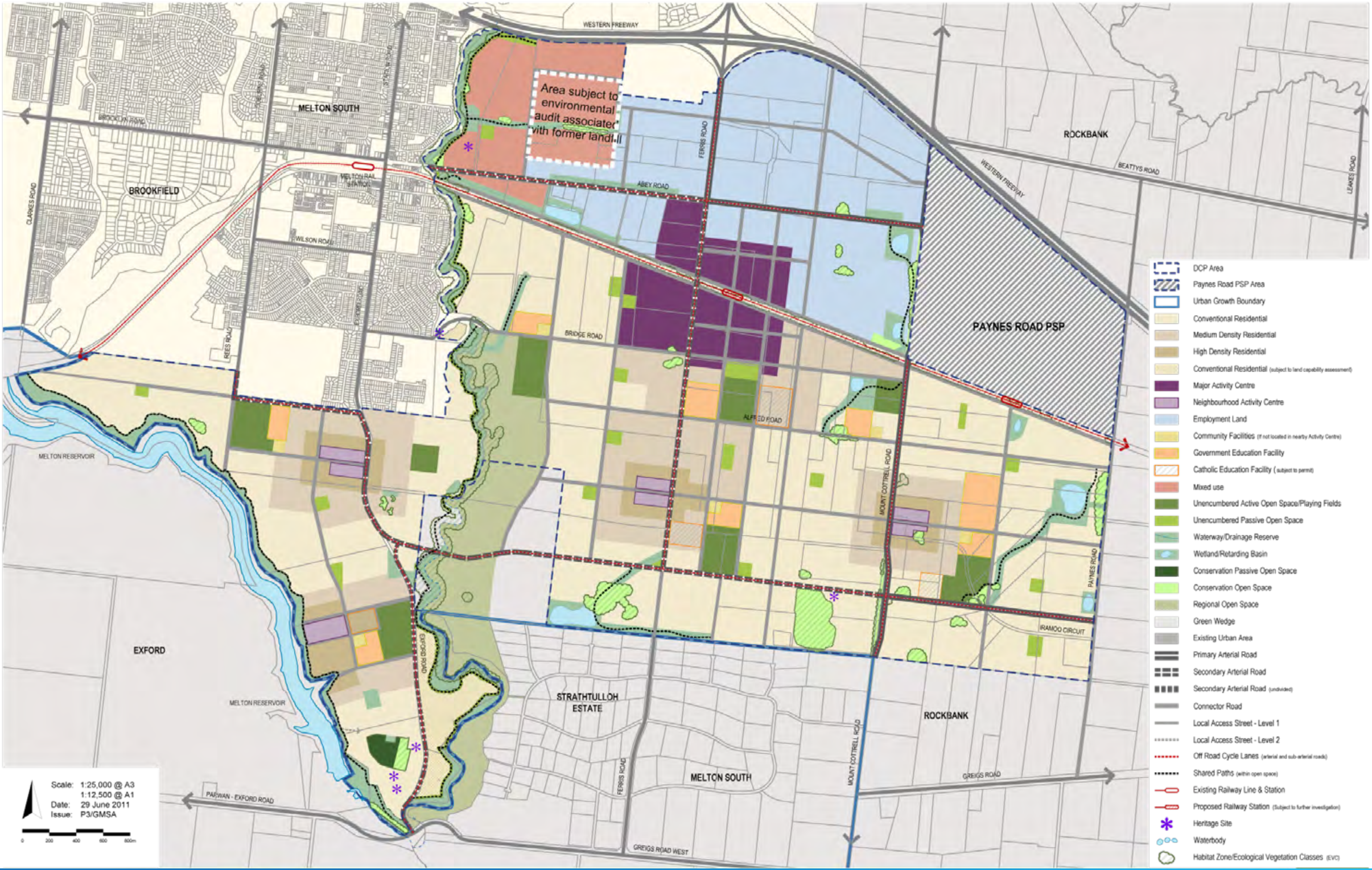
The Toolern Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the DCP area.

1.1 PLANNING AND ENVIRONMENT ACT 1987

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

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

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



plan 2

future urban structure

Amended by C172

1.2 PRECINCT STRUCTURE PLAN

The area of the Toolern Precinct Structure Plan is located to the south and east of the existing Melton Township.

The Toolern Precinct Structure Plan area is expected to:

- Grow by up to 55,000 people, accommodated in approximately 24,000 households; and,

Amended by C161

- Generate up to 25,000 jobs in land uses in the Precinct Structure Plan area.

The Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks including transport, open space and active recreation, social infrastructure, activity centres, residential neighbourhoods and places for local employment (Plan 2).

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

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Planning and Environment Act 1987, the Toolern DCP applies to land shown in Plan 3. The area is also clearly indicated in the relevant DCP Overlay in the Melton Planning Scheme.

Amended by C161

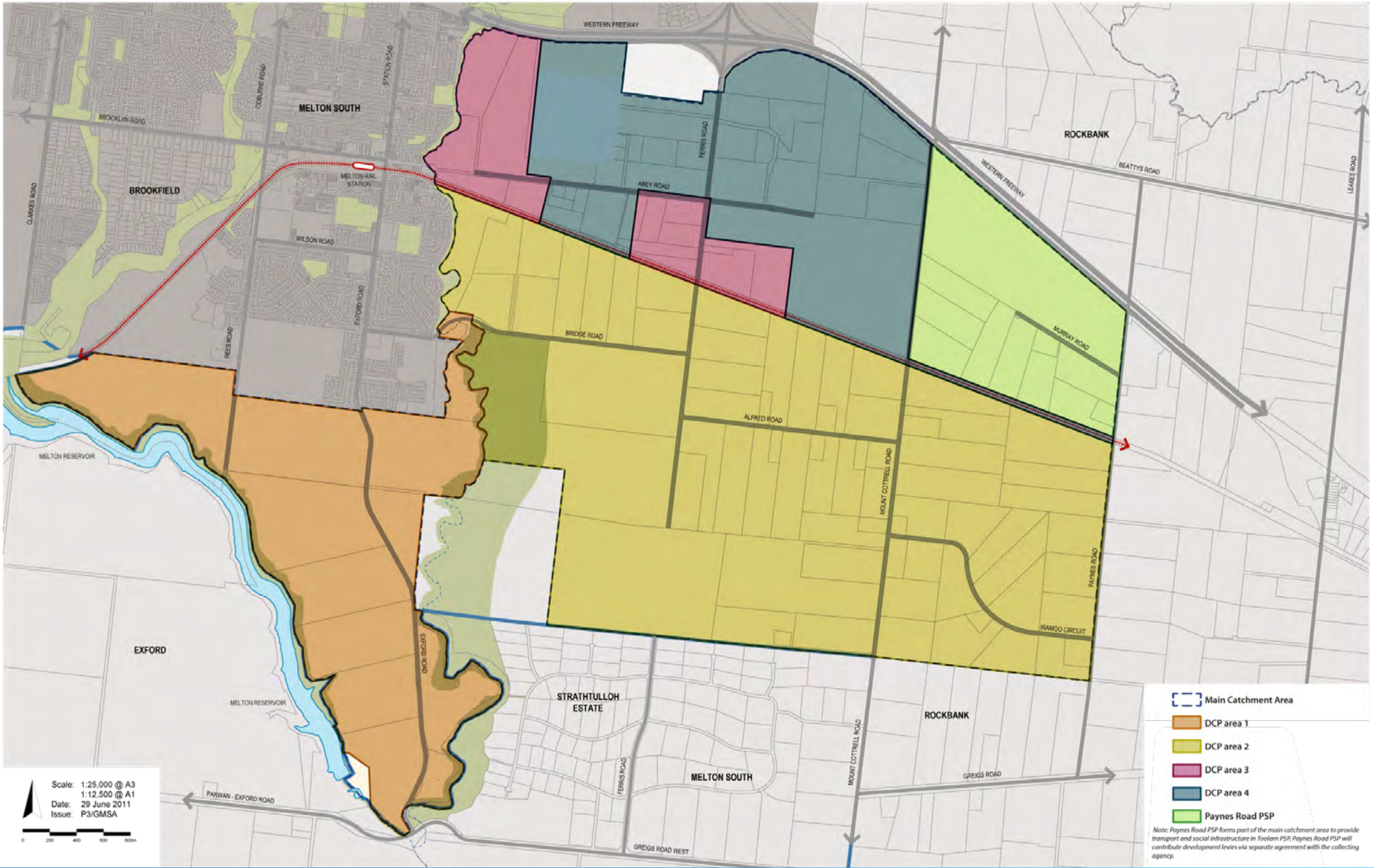
The Precinct Structure Plan applies to approximately 2,200 hectares of land as shown in Plan 3.

The DCP area is divided into four areas:

- Area 1
- Area 2
- Area 3
- Area 4

The Toolern Precinct Structure Plan clearly sets out that the plan area comprises four areas as shown in Plan 3. These four areas also define the main catchment areas (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 to be funded under this DCP, 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 Toolern Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act, or as a condition on an existing planning permit. Furthermore, items of local infrastructure which are normally funded by developers as part of the normal subdivisions process is not funded under this DCP. This includes for example, items such as subdivisional drainage and local roads, parts of the connector road network, intersections between local roads and higher order roads . These items must continue to be required by planning permit conditions as they are not funded by this DCP.



plan 3

charge areas

Amended by C161

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

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

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

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Toolern Precinct Structure Plan 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 relates to projected growth area development is set out below and individual item use catchments are identified in Table 4.

The items that have been included in the DCP all have the following characteristics:

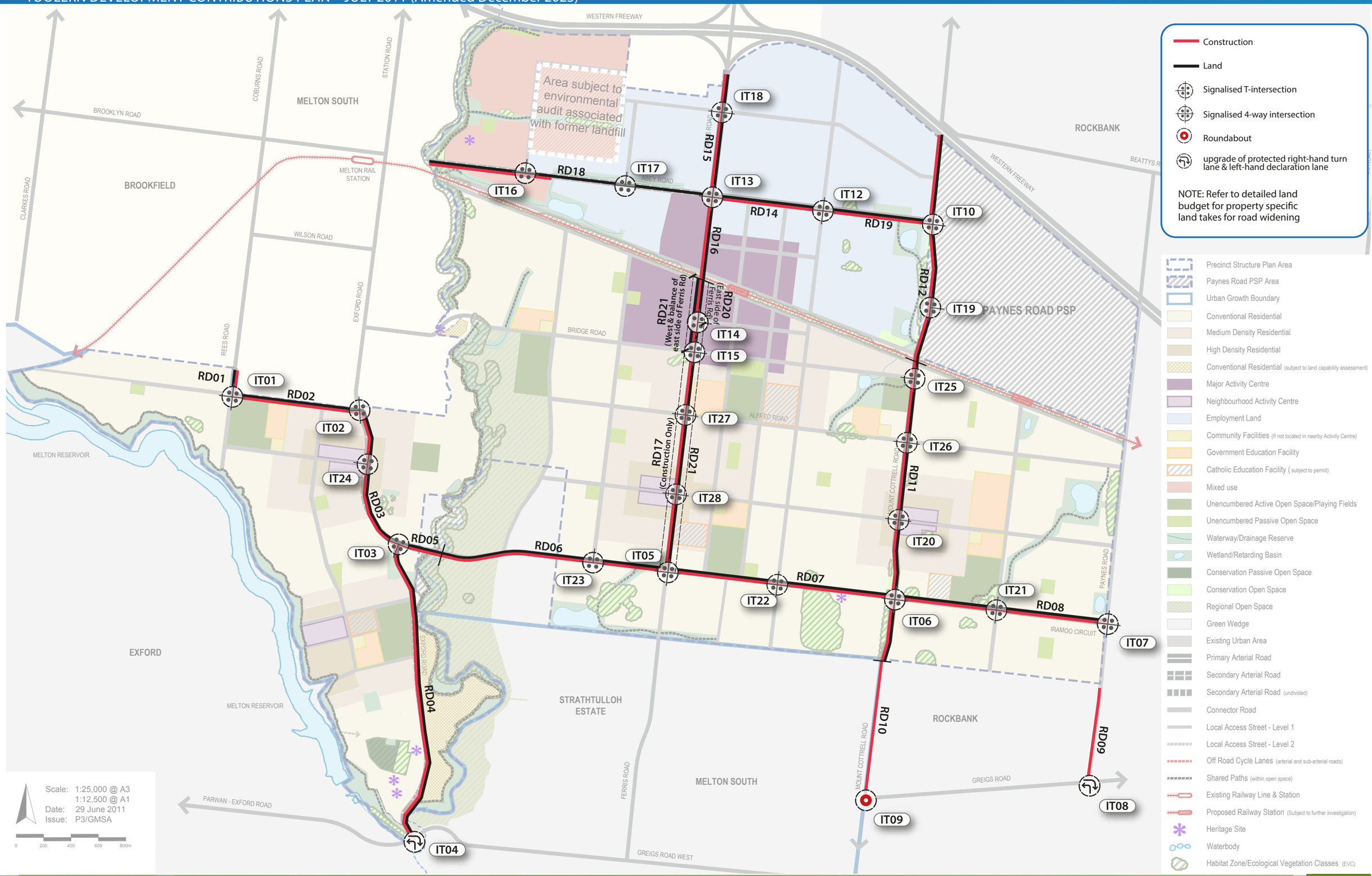
- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- They reflect the vision and strategic aspirations as expressed in the Toolern Precinct Structure Plan; and
- They involve capital expenditure not recurrent expenditure.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The items listed below are not included in the DCP, as they are not considered to be higher order items. They must be provided by developers as a matter of course usually by the imposition of planning permit conditions:

- All internal streets and connector streets, and associated traffic management measures (including streets on the edge of the Toolern Precinct Structure Plan);
- Flood mitigation works;
- Local drainage systems;
- Intersections connecting the development to the existing road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic levelling, water tapping and landscaping of open space;
- Passive public open space reserve masterplans and any agreed associated works required by the Toolern Precinct Structure Plan;
- Council's plan checking and supervision costs; and
- Bus stops.

Table 3, Strategic Justification, provides an explanation of all projects in the DCP.



plan 4

roads & intersections

INFRASTRUCTURE PROJECTS

1.4.3 TRANSPORT

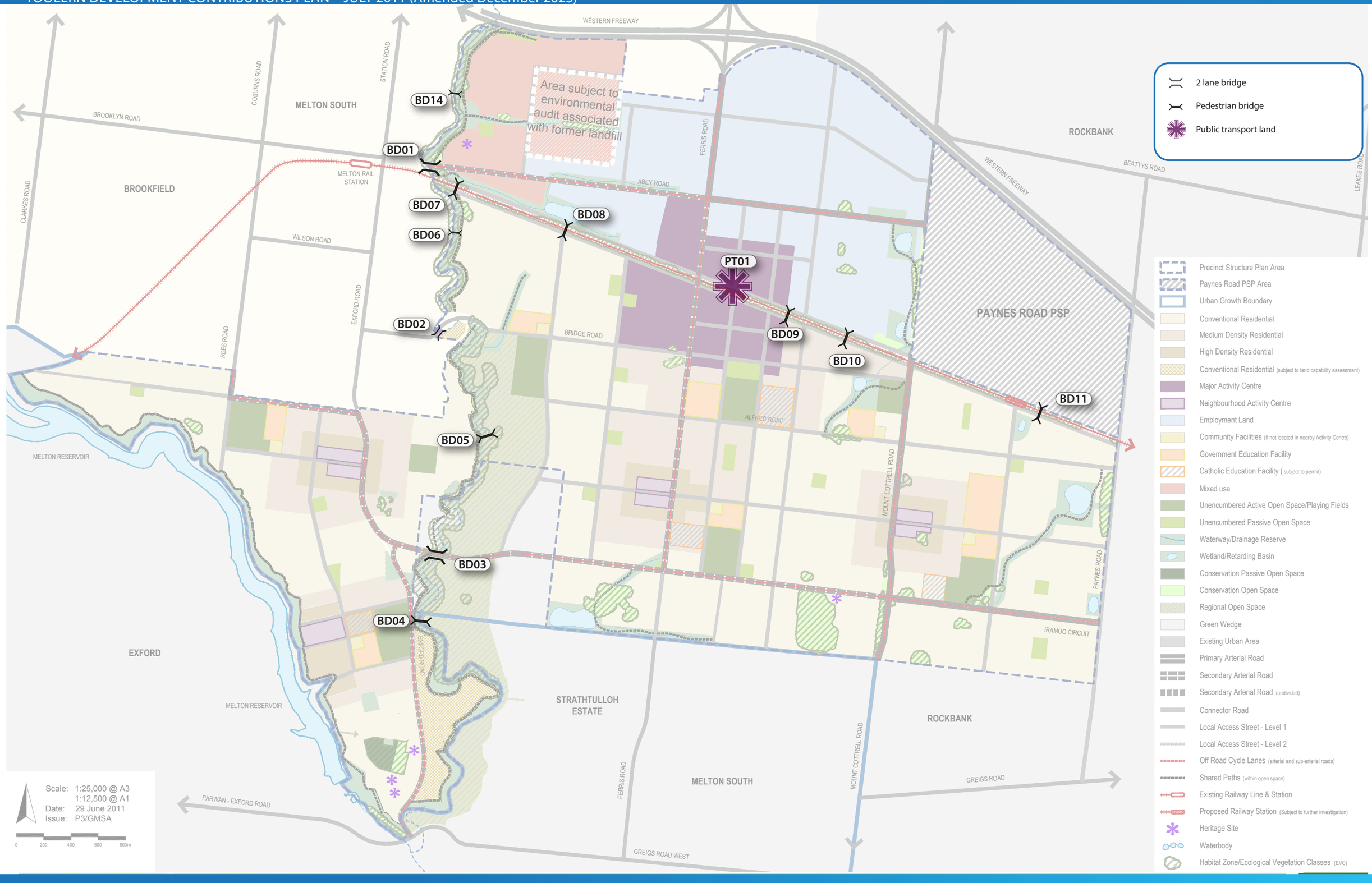
The key transport-related projects in the DCP are based on the transport network depicted in Plan 4 which is based on the Veitch Lister Modelling PSP, April 2009, and have been costed by Meinhardt Infrastructure & Environment.

The transport projects comprise of three categories:

- Road construction and duplication including land requirements;
- Construction of major controlled intersections; and
- Bridges.

The road, intersection, and bridge projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
RD01	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres) *Interim layout* Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate).
RD02	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres) *Interim layout* Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate).
RD03	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres) *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate).
RD04	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) *Interim layout* Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate).
RD05	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate).
RD06	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) *Interim layout* Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate).
RD07	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate).
RD08	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres) *Interim layout* Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate).
RD09	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres).
RD10	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).
RD11	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate).
RD12	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate).
RD14	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* . Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate).
RD15	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate).
RD16	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres) *Interim layout* Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate).
RD17	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout*
RD18	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate).
RD19	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres) *Interim layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate).
RD20	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).
RD21	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).
IT01	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30% added to construction cost. Additional design and project management fee of 10% added to construction cost.
IT02	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT03	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT04	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.
IT05	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land.
IT06	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land.
IT07	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT08	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.
IT09	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout.
IT10	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land.
IT12	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT13	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land.
IT14	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT15	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT16	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.
IT17	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT18	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.
IT19	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT20	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT21	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT22	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT23	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT24	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT25	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT26	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT27	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT28	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.



plan 5

bridges & public transport

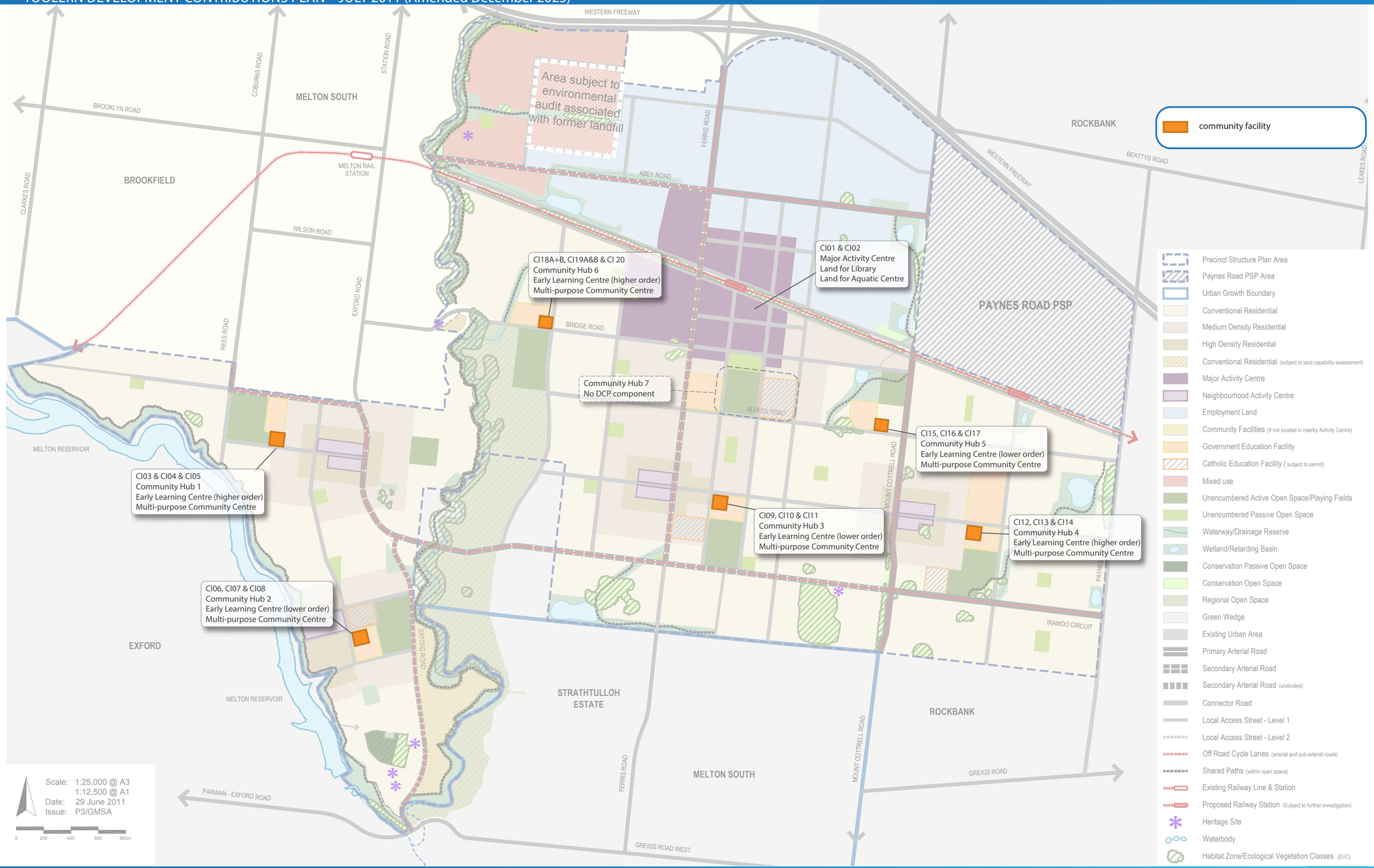
DCP PROJECT NUMBER	PROJECT DESCRIPTION
BD01	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres).
BD02	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).
BD03	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).
BD04	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD05	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD06	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD07	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.
BD08	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.
BD09	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.
BD10	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.
BD11	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.
BD12	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD13	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD14	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).

1.4.4 PUBLIC TRANSPORT

The Melbourne-Ballarat rail line traverses through the Toolern Precinct Structure Plan area with the nearest station located in Melton Township. The Victorian Transport Plan (State of Victoria, 2008) states that the services on the Melton line will be doubled following completion of the Regional Rail Link and electrification of the line to Sunbury. The Victorian Transport Plan also notes that other stations will be built as development progresses and patronage rises thus there is a need to identify land required to establish a station including parking and a bus interchange at Toolern. This will be undertaken as part of the Urban Design Framework for the Major Activity Centre. and a bus interchange at Toolern.

Amended by C172

DCP PROJECT NUMBER	PROJECT DESCRIPTION
PT01	Purchase land to provide for Local Bus Interchange (1 hectare).



plan 6

community facilities

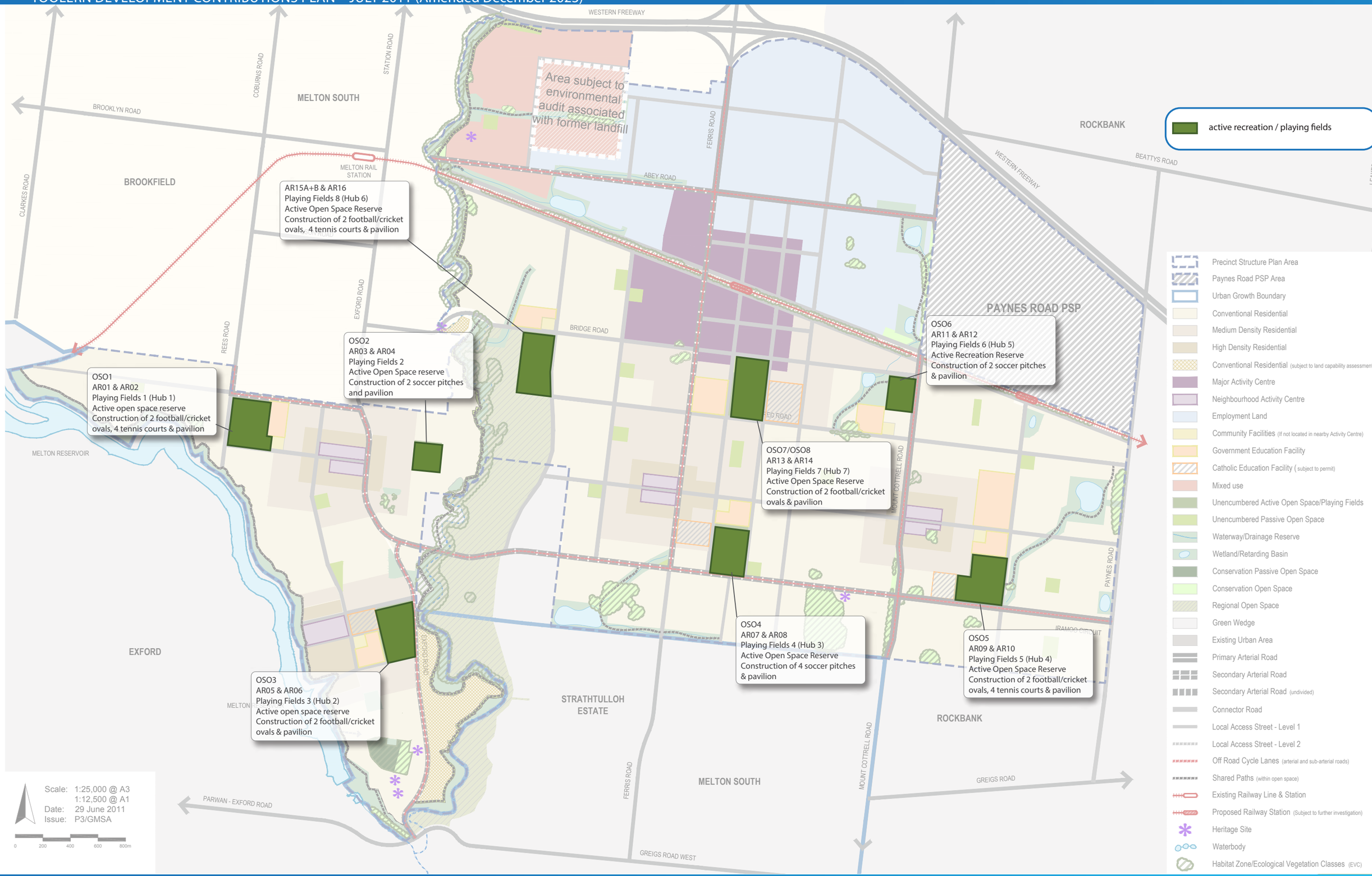
1.4.5 COMMUNITY FACILITIES

The needs analysis undertaken by ASR Research and Shire of Melton determined the requirement for a range of community facilities which are illustrated in Plan 6.

The community and indoor facility projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI01	Purchase land to provide library located in Major Activity Centre (4 hectares).
CI02	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).
CI03	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.
CI04	Multipurpose Community Centre (Community Hub 1). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.
CI05	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.
CI06	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.
CI07	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre.
CI08	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.
CI09	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.
CI10	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.
CI11	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.
CI12	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI13	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.
CI14	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.
CI15	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.
CI16	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.
CI17	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre.
CI18A	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.
CI18B	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 3 contribution.
CI19A	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2 contribution (60%).
CI19B	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3 contribution (40%)
CI20	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.



plan 7

active recreation facilities

1.4.6 ACTIVE RECREATION

The analysis undertaken by ASR Research and Shire of Melton determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community, as illustrated in Plan 7.

The active recreation projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR01	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.
AR02	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.
AR03	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.
AR04	Pavilion 2. Construction of pavilion to serve Playing Fields 2.
AR05	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/ cricket ovals.
AR06	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.
AR07	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.
AR08	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.
AR09	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.
AR10	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.
AR11	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.
AR12	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.
AR13	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/ cricket ovals.
AR14	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR15A	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 2 contribution (60%).
AR15B	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 3 contribution (40%).
AR16	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.⌘
OS01	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.
OS02	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.
OS03	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.
OS04	Purchase of 8.45 hectares of land for active open space required for AR07 and AR08.
OS05	Purchase of 8.48 hectares of land for active open space required for AR09 and AR10.
OS06	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.
OS07	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).
OS08	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).
OS09	Purchase of land (1.0ha) for Major Activity Centre Public Open Space

1.4.7 STRATEGIC PLANNING

Funding for the preparation of the Precinct Structure Plan and DCP was made available up front by the Council. This funding, totalling $1.25 million, has been included in the DCP so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this DCP.

1.4.8 PROJECT TIMING

Each item of infrastructure funded by the DCP has an assumed indicative provision trigger specified in Table 3. The timing for the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Melton Planning Scheme to adjust indicative provision triggers as part of the 5-year review.

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

1.4.9 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions (May 2004), 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.

For community infrastructure, contributions are to be made by the home-buyer at the time of building approval. Contributions relating to community infrastructure will be paid for at a 'per dwelling'. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than $900 per dwelling. If the cap is ever increased and the increased amount is equal to or less than the amount required by the DCP to fund the community infrastructure, this higher amount will be collected from the date it is introduced.

The following infrastructure projects are community infrastructure:

All other infrastructure projects are in the development infrastructure category. Contributions relating to development infrastructure are to be made by developers generally at the time of subdivision or as otherwise specified in this DCP. If subdivision is not applicable payments must be made prior to construction of buildings and works.

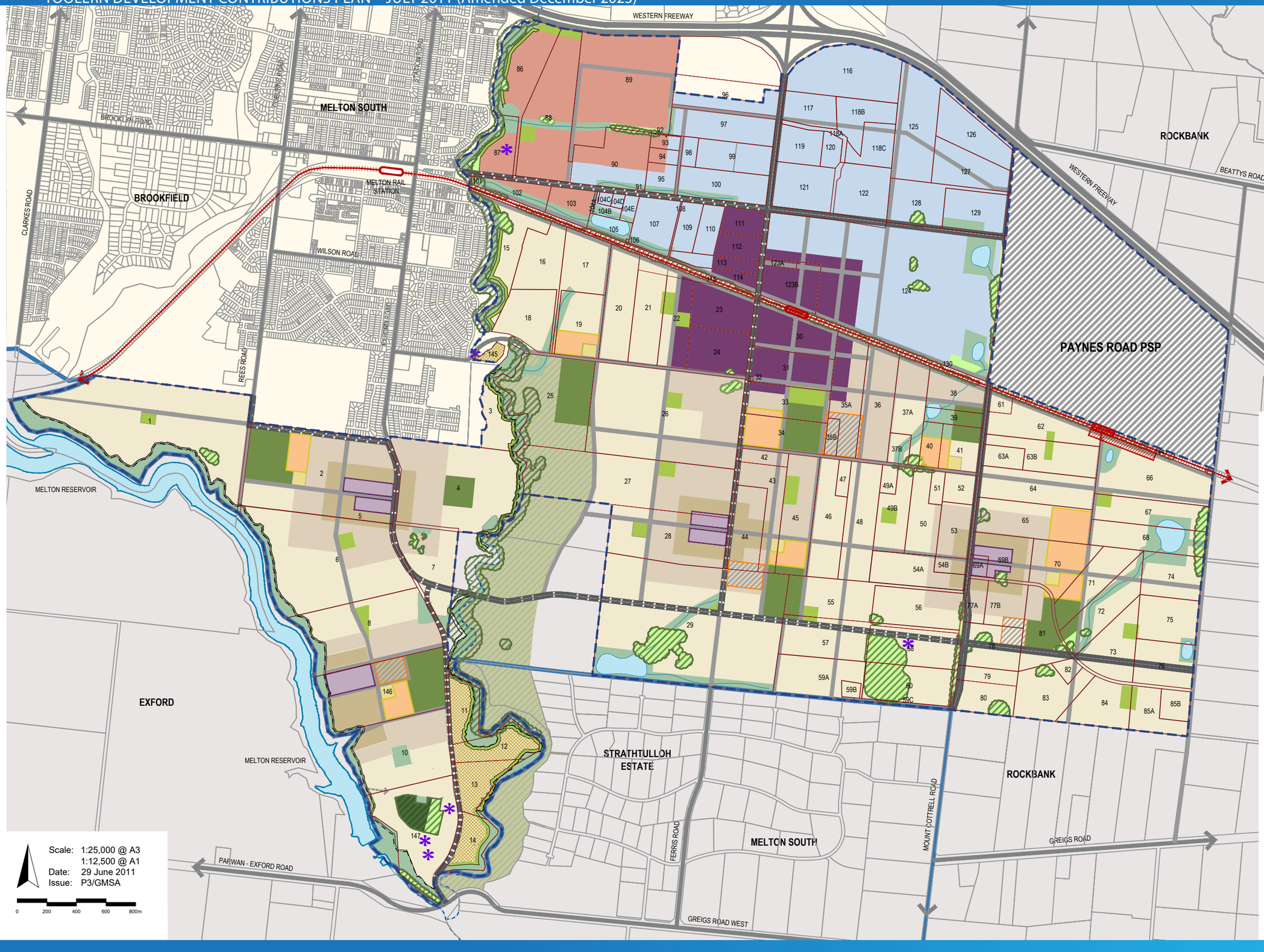
DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI05	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.
CI08	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.
CI11	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.
CI14	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.
CI17	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre.
CI20	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.
AR02	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.
AR04	Pavilion 2. Construction of pavilion to serve Playing Fields 2.
AR06	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.
AR08	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.
AR10	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.
AR12	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.
AR14	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.
AR16	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.
AR15A	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 2 contribution (60%).

2.0 CALCULATION OF CONTRIBUTIONS

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

The general cost apportionment method includes the following steps:

- Calculation of the net developable area and demand units (refer Tables 1 and 2);
- Calculation of project costs (refer Table 3);
- Identification and allowance for external use (refer Table 4);
- Cost apportionment (refer Table 4);
- Calculation of service catchments (refer Table 4);
- Identification of development types required to pay the levy (refer Table 4);
- Summary of costs payable by development type and precinct for each infrastructure category (refer Table 5); and,
- Finally, a charge per hectare for the 4 charge areas and each development type (refer Table 6).



plan 8

land budget

Amended by C172

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

Contributions are payable on each hectare of the Net Developable Area. The following section sets out how Net Developable Area is calculated, and provides a detailed land budget for every property within the Toolern Precinct Structure Plan.

2.1.2 NET DEVELOPABLE AREA

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

For the purposes of this DCP Net Developable Area 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 local and connector streets. Put simply, it is the total precinct area, minus the area of community facilities, schools and educational facilities, open space, encumbered land and arterial roads. Small local parks to be identified at the subdivision stage are included in Net Developable Area.

The net developable area for the DCP has been calculated in the Tables 1 and 2 to ensure these levies are properly apportioned.

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 1 and 2 provide a detailed land budget for the entire Toolern Precinct Structure Plan. The land budget is calculated for the precinct and then broken down further again for each land holding within the Precinct Structure Plan area, as illustrated in Plan 5. Table 2 sets out the amount of Net Developable Area available and the land required for a public purpose in accordance with the DCP, for each land holding. The resulting Net Developable Hectares is the area comprising the "demand units" and therefore the basis upon which the development contribution levies are calculated and payable. One Net Developable Hectare equals one Demand Unit.

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each project has been assigned a land and/or construction cost. These costs are listed in Table 3. The costs are expressed in 1 September 2009 dollars and will be adjusted annually in accordance with the indexation method specified in Section 3.1.6. A summary of the total costs for each charge area by infrastructure category is provided in Table 6.

VALUATION OF LAND

The cost of each land project was determined (that is to say estimated) by a land valuer appointed by Melton Shire Council and GAA based on both compensation-based valuation principles and a broadhectare rate to determine the current market value of the land required in accordance with the Precinct Structure Plan and DCP.

CALCULATION OF CONSTRUCTION COSTS

Road, intersection, and shared path construction costs have been estimated by Meinhardt Infrastructure & Environment and Melton Shire Council (detailed project cost sheets can be obtained from the Melton Shire Council).

All sports field and community building construction costs have been estimated by ASR Research in consultation with Melton Shire Council.

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area for specific projects - that is use that does not emanate from the Toolern Precinct Structure Plan area. Table 4 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to column 5, Table 4).

2.2.3 COST APPORTIONMENT

This DCP apportions a charge to new development according to its projected share of use of an identified infrastructure item. Since development contribution 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 ensures that 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. Put simply, this is the total cost of the item (after deducting other funding sources and making allowance for any external demand), divided by total development units (existing and proposed) within its catchment, and then aggregated for all items used by a new development.

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

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

2.2.4 MAIN CATCHMENT AREAS

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. The DCP MCA has been divided into four areas. These areas form logical charge areas to which the usage of local infrastructure has been apportioned.

For each infrastructure project, the areas that make up the MCA have been nominated.

The charges for new development are different in each of these areas as they ensure new development pays an appropriate share towards the items it will use.

It is important to note that the number of net developable hectares (that is the demand units) in each area is based on the land budgets in Tables 1 and 2.

The 'per net developable hectare' contributions will not and must not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of Net Developable area set out in the detailed Land Budget in Table 2.

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

2.2.5 CHARGE AREAS

The DCP contains four charge areas. Charge Areas 1, 2 and 3 apply to land where residential development is to be located under the Future Urban Structure (refer Plan 2). This includes the Major and Neighbourhood Activity Centres and Mixed Use-zoned (applied) land in Charge Area 3.

Charge Area 4 applies to land designated for employment use and includes Mixed Use-zoned (applied) land to the west of Ferris Road (north of Abey Road).

The variation between the residential and employment charge area rates reflects the fact that employment land does not contribute towards community and active recreation items.

For each infrastructure project, the charge area that is to make the contribution is specified (refer Table 5).

NON-GOVERNMENT SCHOOLS

The Toolern Precinct Structure Plan Development Contributions Plan Land Budget (refer to Tables 1 and 2) specifies a quantum of land (17 hectares in total) to be used for non-government schools and identifies preferred locations for non-government schools. The preferred locations are specified within the Future Urban Structure (refer Plan 2) and are designated as 'Catholic Education Facility (subject to permit).

If a preferred site designated within the Future Urban Structure for a non-government school is to be used for this purpose, the development contribution specified below is to be applied to the area of land containing the use irrespective of the Charge Area within which it is located. This also applies to alternative non-government school sites not specified within the Future Urban Structure. The application of this provision to preferred and/or alternative sites is limited to the quantum of land specified within the Toolern Precinct Structure Plan for non-government school use being a total of 17 hectares unless otherwise agreed to by the Collecting Agency.

In the event that designated non-government school sites are not to be used for education purposes, the full charge rate for the Charge Area which the land is located within applies.

Development Contributions Charge Rate for Non-Government Schools:

- A per Net Developable Hectare contribution of 25% of the cost of the following development contribution items: all roads; all intersections, all bridges, public transport and structure planning fees.

The non-government school rate specified above does not include contributions towards community and active recreation items, as per Charge Area 4 (employment). Therefore, the per Net Developable Hectare Charge Rate for non-government schools equates to 25% of the Charge Area 4 (employment) rate.

The Land Budget (refer to Tables 1 and 2) contains an 'Identified Non-Government School' column which sets out the properties containing all or part of a preferred non-government school site. The column specifies a particular land-take for non-government school use on these properties. The land-take figures have been calculated through the use of an equivalency ratio which converts a non-government school hectare into an equivalent residential hectare where a non-government school site is located within a residential Charge Area. As detailed below, the equivalency ratio for a non-government school located in Charge Area 1 is calculated by dividing the non-government school DCP Charge Rate into the full residential DCP Charge Area 1 Rate.

Equivalency ratio calculation for Charge Area 1:

Non-Government School Charge Rate = 25% of Charge Area 4: Employment Rate ($84,016).

$84,016 x 0.25 = $21,026.50

Charge Area 1 development contribution rate is $145,059 per NDH.

$21,007.50 / $145,059 = 0.15 (rounded up from 14.5)

Therefore, 0.15 non-government school hectares is equal to 1 residential hectare within Charge Area 1 in terms of the required development contribution.

The development contribution payable for a 3 hectare non-government primary school within Charge Area 1 is therefore equivalent to the development contribution payable for 0.45 residential hectares.

The land area figures contained within the 'Identified Non-Government School' column within the detailed and overall Land Budget tables reflect the actual required land-take for the schools (eg. 3 ha) minus the equivalent land-take figures calculated under the equivalency ratio (eg. 0.45ha). For example, a 3 hectare non-government school site is represented as 2.55 hectares (3 ha–0.45 ha = 2.55ha).

The above equivalency ratio has been applied in the land budget to non-government schools in Charge Area 2.

2.2.6 TOTAL CONTRIBUTIONS PAYABLE BY MCA AND DEVELOPMENT TYPE

The final column in Table 4 provides the dollar contribution per Net Developable Hectare for the respective infrastructure items.

2.2.7 SCHEDULE OF COSTS

Table 5 calculates the amount of contributions payable by each charge area for each infrastructure category.

2.2.8 SUMMARY OF CHARGES PER HECTARE

Table 6 shows the quantum of funds to be contributed by each Charge Area towards each infrastructure project. This adds up to the total amount of funds recoverable under the DCP. Table 6 sets out a summary of costs for each charge area.

Inserted by C161

2.2.9 RELATIONSHIP OF THE TOOLERN DEVELOPMENT CONTRIBUTIONS PLANS TO THE PAYNES ROAD PSP

Development in the Toolern PSP area is linked to the Paynes Road PSP due to a shared need for the provision of transport and social infrastructure across both precincts. The Toolern Development Contributions Plan ("the DCP") sets out the requirements for infrastructure funding across the precincts. The Paynes Road PSP will ultimately contribute towards the Toolern DCP as part of a planned review of the DCP that will be updated to acknowledge the residential land use of the Paynes Road area.

In the interim, the Paynes Road PSP area will be removed from the DCP until the DCP is revised. The remaining Toolern PSP area will continue to provide development contributions as incorporated into the Melton Planning Scheme and implemented through a Development Contributions Plan Overlay (DCPO3). The contribution rates will not be affected by the removal of the Paynes Road PSP area.

Development proponents in the PSP wishing to commence works prior to incorporation of the revised DCP can enter into agreements with Melton City Council under Section 173 of the Planning and Environment Act 1987 to expedite development of land.

Amended by C161
Amended by C172

Table 1: Summary land use budget

DESCRIPTION	RESIDENTIAL AREA 1			RESIDENTIAL AREA 2			RESIDENTIAL AREA 3			TOTAL RESIDENTIAL PRECINCT			EMPLOYMENT AREA			Total Precinct		
	Hectares	% of Total Prec	% of NDA	Hectares	% of Total Prec	% of NDA	Hectares	% of Total Prec	% of NDA	Hectares	% of Total Prec	% of NDA	Hectares	% of Total Prec	% of NDA	Hectares	% of Total Prec	% of NDA
TOTAL PRECINCT AREA (including existing road reserves)	**454.55**	**21.7%**	**20.2%**	**1,082.60**	**51.8%**	**52.1%**	**131.47**	**6.3%**	**5.7%**	**1,668.62**	**79.8%**	**77.9%**	**422.07**	**20.2%**	**22.1%**	**2,090.69**	**100.0%**	**100.0%**
TRANSPORT																		
6 Lane Arterial Roads	0.00	0.00%	0.00%	13.43	1.24%	1.66%	0.00	0.00%	0.00%	13.43	0.80%	1.11%	5.94	1.41%	1.74%	19.37	0.93%	1.25%
4 Lane Arterial Roads	9.43	2.07%	3.02%	13.44	1.24%	1.66%	0.90	0.68%	1.02%	23.77	1.42%	1.97%	0.04	0.01%	0.01%	23.81	1.14%	1.54%
Local Bus Interchange	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.13%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.06%
Railway Corridors / Easements	0.00	0.00%	0.00%	2.35	0.22%	0.29%	8.05	6.12%	9.09%	10.40	0.62%	0.86%	13.09	3.10%	3.84%	23.49	1.12%	1.52%
SUB-TOTAL	**9.43**	**2.07%**	**3.02%**	**29.22**	**2.70%**	**3.63%**	**9.95**	**7.57%**	**11.24%**	**48.59**	**2.91%**	**4.03%**	**19.07**	**4.52%**	**5.59%**	**67.66**	**3.24%**	**4.38%**
COMMUNITY FACILITIES																		
Community Services Facilities	1.60	0.35%	0.51%	5.70	0.53%	0.71%	0.00	0.00%	0.00%	7.30	0.44%	0.60%	0.00	0.00%	0.00%	7.30	0.35%	0.47%
Civic	0.00	0.00%	0.00%	4.00	0.37%	0.50%	0.00	0.00%	0.00%	4.00	0.24%	0.33%	0.00	0.00%	0.00%	4.00	0.19%	0.26%
Justice	0.00	0.00%	0.00%	0.00	0.00%	0.00%	2.00	1.52%	2.26%	2.00	0.12%	0.17%	0.00	0.00%	0.00%	2.00	0.10%	0.13%
Major Activity Centre Public Space	0.00	0.00%	0.00%	0.40	0.04%	0.05%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.40	0.02%	0.03%
Emergency	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.13%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.06%
SUBTOTAL	**1.60**	**0.35%**	**0.51%**	**10.10**	**0.93%**	**1.25%**	**3.00**	**2.28%**	**3.39%**	**14.70**	**0.88%**	**1.22%**	**0.00**	**0.00%**	**0.00%**	**14.70**	**0.70%**	**0.95%**
GOVERNMENT EDUCATION																		
Government Schools	7.00	1.54%	2.24%	31.08	2.87%	3.85%	0.00	0.00%	0.00%	38.08	2.28%	3.15%	0.00	0.00%	0.00%	38.08	1.82%	2.46%
SUBTOTAL	**7.00**	**1.54%**	**2.24%**	**31.08**	**2.87%**	**3.85%**	**0.00**	**0.00%**	**0.00%**	**38.08**	**2.28%**	**3.15%**	**0.00**	**0.00%**	**0.00%**	**38.08**	**1.82%**	**2.46%**
OPEN SPACE																		
ENCUMBERED LAND AVAILABLE FOR RECREATION																		
Power easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Gas Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Water / Sewer Pipe Easement	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Waterway / Drainage Line / Wetland / retarding	49.12	10.81%	15.75%	51.33	4.74%	6.38%	13.29	10.11%	15.01%	113.74	6.82%	9.44%	22.97	5.44%	6.74%	136.71	6.54%	8.84%
Heritage	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.06	0.81%	1.20%	1.06	0.06%	0.09%	0.00	0.00%	0.00%	1.06	0.05%	0.07%
Conservation	3.41	0.75%	1.09%	29.16	2.69%	3.61%	1.25	0.95%	1.41%	33.82	2.03%	2.80%	4.90	1.16%	1.44%	38.72	1.85%	2.50%
Landfill	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	21.82	5.17%	6.40%	21.82	1.04%	1.41%
SUB-TOTAL	**52.53**	**11.56%**	**16.84%**	**80.49**	**7.43%**	**10.00%**	**15.60**	**11.87%**	**17.62%**	**148.62**	**8.91%**	**12.33%**	**49.69**	**11.77%**	**14.57%**	**198.31**	**9.49%**	**12.82%**
UNENCUMBERED LAND AVAILABLE FOR RECREATION																		
Active Open Space	22.99	5.1%	7.37%	29.77	2.7%	3.70%	0.00	0.00%	0.00%	52.76	0.03	4.38%	0.00	0.00%	0.00%	52.76	2.52%	3.41%
Passive Open Space	25.07	5.5%	8.04%	18.89	1.7%	2.34%	4.33	3.29%	4.89%	48.29	0.03	4.00%	0.00	0.00%	0.00%	48.29	2.31%	3.12%
SUBTOTAL OPEN SPACE	**48.06**	**10.6%**	**15.41%**	**48.66**	**4.5%**	**6.05%**	**4.33**	**3.29%**	**4.89%**	**101.05**	**0.06**	**8.36%**	**0.00**	**0.00%**	**0.00%**	**101.05**	**4.83%**	**6.53%**
Other - Regional Park	0.00	0.0%	0.00%	46.94	4.3%	5.83%	0.00	0.0%	0.00%	46.94	2.8%	3.89%	0.00	0.0%	0.00%	46.94	2.2%	3.04%
SUBTOTAL REGIONAL OPEN SPACE	**0.00**	**0.0%**	**0.00%**	**46.94**	**4.3%**	**5.83%**	**0.00**	**0.00%**	**0.00%**	**46.94**	**2.8%**	**3.88%**	**0.00**	**0.00%**	**0.00%**	**46.94**	**2.25%**	**3.04%**
OTHER																		
Existing Road Reserves	11.03	2.43%	3.54%	19.25	1.78%	2.39%	10.04	7.64%	11.34%	40.32	2.42%	3.35%	12.29	2.91%	3.60%	52.61	2.52%	3.40%
Balance of Land subject to Land Capability Assessment	10.46	2.30%	3.35%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	10.46	1046.00%	1046.00%	0.00	0.00%	0.00%	10.46	0.50%	0.00%
Identified Non-Government Schools#	2.55	0.56%	0.82%	12.00	1.11%	1.49%	0.00	0.00%	0.00%	14.55	0.87%	1.21%	0.00	0.00%	0.00%	14.55	0.70%	0.94%
SUBTOTAL	**24.04**	**5.29%**	**7.71%**	**31.25**	**2.89%**	**3.88%**	**10.04**	**7.64%**	**11.34%**	**65.33**	**3.92%**	**5.42%**	**12.29**	**2.91%**	**3.60%**	**77.62**	**3.71%**	**4.34%**
NET DEVELOPABLE AREA (NDA) ha	**311.89**	**68.62%**	**45.7%**	**804.87**	**74.35%**	**34.5%**	**88.55**	**67.35%**	**48.5%**	**1,205.31**	**72.23%**	**38.4%**	**341.02**	**80.80%**	**18.2%**	**1,546.33**	**73.96%**	**34.5%**

Amended by C226melt

Table 2: Property Specific land use budgets

Amended by C161

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND FOR RECREATION		OTHER					TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD/WIDENING	4 LANE ARTERIAL ROAD / WIDENING	LOCAL BUS INTERCHANGE ***	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMNET SCHOOLS #	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VHR	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT		NET DEVPT AREA % OF PRECINCT	ACITVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELTARGET %*	DIFFERENCE % NDA	DIFFERENCE AREA HA
PRECINCT 1																																
Property 1	76.82		0.20												11.45		0.86			2.70							61.61	80.20%	0.00%	4.38%	4.38%	3.97%	-0.41%	-0.25
Property 2	56.77		4.55			0.80					3.50								9.83	0.03						38.06	67.04%	25.83%	0.08%	25.91%	3.97%	-3.89%	-1.48
Property 3	12.73														5.06					1.52						6.15	48.31%	0.00%	24.72%	24.72%	3.97%	20.75%	1.28
Property 4	46.36														2.60				4.00	1.48						38.28	82.57%	10.45%	3.87%	14.32%	3.97%	-0.10%	-0.04
Property 5	0.10																									0.10	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 6	57.05		0.41												3.38					1.89						51.37	90.05%	0.00%	3.68%	3.68%	3.97%	-0.29%	-0.15
Property 7	17.22		1.91												1.11		0.55			0.07						13.58	78.88%	0.00%	0.52%	0.52%	3.97%	-3.45%	-0.47
Property 8	37.15		0.04												3.35					1.63						32.13	86.48%	0.00%	5.07%	5.07%	3.97%	1.10%	0.35
Property 9	7.88														7.88											0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 10	30.15		0.23												1.55					0.52						27.85	92.37%	0.00%	1.87%	1.87%	3.97%	-2.10%	-0.59
Property 11	8.15		0.06												2.35					2.75			1.00			2.00	**	0.00%	**	**	3.97%	**	**
Property 12	10.30		0.14												1.95					4.34			1.87			2.00	**	0.00%	**	**	3.97%	**	**
Property 13	8.89		0.59												0.23					2.20			3.87			2.00	**	0.00%	**	**	3.97%	**	**
Property 14	8.16		0.63												2.17					1.12			2.24			2.00	**	0.00%	**	**	3.97%	**	**
Property 145	1.48																						1.48			0.00	**	0.00%	**	**	3.97%	**	**
Property 146	34.72		0.42			0.80					3.50				2.22				9.16	0.60	2.55					15.47	44.56%	59.21%	3.88%	63.09%	3.97%	-0.09%	-0.01
Property 147	29.59		0.26												3.82		2.00			4.22						19.29	65.19%	0.00%	21.88%	21.88%	3.97%	17.91%	3.45
SUB-TOTAL	**443.52**	**0.00**	**9.43**	**0.00**	**0.00**	**1.60**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**49.12**	**0.00**	**3.41**	**0.00**	**22.99**	**25.07**	**2.55**	**0.00**	**10.46**	**0.00**	**0.00**	**311.89**	**70.32%**	**7.37%**	**8.04%**	**15.41%**		**3.40%**	**2.09**
Road reserves	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00%	0.00%	0.00%	0.00%		0.00%	0.00
SUB-TOTAL	**11.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**11.03**	**0.00**	**0.0%**	**0.00%**	**0.00%**	**0.00%**		**0.00%**	**0.00**
TOTAL AREA 1	**454.55**	**0.00**	**9.43**	**0.00**	**0.00**	**1.60**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**49.12**	**0.00**	**3.41**	**0.00**	**22.99**	**25.07**	**2.55**	**0.00**	**10.46**	**0.00**	**11.03**	**311.89**	**68.62%**	**7.37%**	**8.04%**	**15.41%**			
PRECINCT 2																																
Property 15	17.98														6.14		0.93			1.84						9.07	50.44%	0.00%	20.29%	20.29%	3.97%	16.32%	1.48
Property 16	12.98										0.02				0.40											12.56	96.76%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.50
Property 17	12.95										0.12				0.51											12.32	95.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.49
Property 18	12.94														0.65					0.09						12.20	94.28%	0.00%	0.74%	0.74%	3.97%	-3.23%	-0.39
Property 19	12.95					0.80					3.50				1.26											7.39	57.07%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.29
Property 20	15.15																									15.15	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60
Property 21	14.10																			0.28						13.82	98.01%	0.00%	2.03%	2.03%	3.97%	-1.94%	-0.27
Property 22	12.44																			1.99						10.45	84.00%	0.00%	19.04%	19.04%	3.97%	15.07%	1.58
Property 23	12.04		0.02																	0.05						11.97	99.42%	0.00%	0.42%	0.42%	3.97%	-3.55%	-0.43
Property 24	11.91																0.19									11.72	98.40%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.47
Property 25	31.77														1.36							30.41				0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 26	62.80		0.12														0.79			1.00		0.87				60.02	95.57%	0.00%	1.67%	1.67%	3.97%	-2.30%	-1.38
Property 27	47.45		0.11																	1.12		15.66				30.56	64.40%	0.00%	3.66%	3.66%	3.97%	-0.31%	-0.09
Property 28	27.18		0.12																	1.00						26.06	95.88%	0.00%	3.84%	3.84%	3.97%	-0.13%	-0.03
Property 29	100.18		5.79												13.63		6.49		4.28	0.18	2.36					67.45	67.33%	6.35%	0.27%	6.61%	3.97%	-3.70%	-2.50
Property 30	14.15		0.50							0.40																13.25	93.64%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.53
Property 31	12.95		0.35			2.50	4.00													0.29						5.81	44.86%	0.00%	4.99%	4.99%	3.97%	1.02%	0.06
Property 32	0.10		0.05																							0.05	50.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 33	12.25		0.34								1.16								2.72	2.62	0.08					5.33	43.51%	51.03%	49.16%	100.19%	3.97%	45.19%	2.41
Property 34	12.15		0.32								5.04								5.18		0.21					1.40	11.52%	370.00%	0.00%	370.00%	3.97%	-3.97%	-0.06
Property 35A	15.44																				3.57					11.87	76.88%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.47
Property 35B	2.03																				1.70					0.33	16.26%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.01
Property 36	16.30																				0.42					15.88	97.42%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.63
Property 37A	12.30														0.71		0.46									11.13	90.49%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.44
Property 37B	2.87														1.09		0.12									1.66	57.84%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.07
Property 38	8.94	0.18													1.69				0.73							6.34	70.92%	11.51%	0.00%	11.51%	3.97%	-3.97%	-0.25
Property 39	3.91	0.10													1.96				1.86							0.00	0.00%	186.00%	0.00%	186.00%	3.97%	-3.97%	1.86
Property 40	4.01										2.47				1.35		0.17									0.02	0.50%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 41	8.05	0.27				0.80					1.24				0.68				1.97							3.09	38.39%	63.75%	0.00%	63.75%	3.97%	-3.97%	-0.12
Property 42	3.04		0.13																							2.91	95.72%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.12
Property 43	11.77		0.23			0.43					0.43								0.29		0.17					10.22	86.83%	2.84%	0.00%	2.84%	3.97%	-3.97%	-0.41
Property 44	12.18		0.81																		0.93					10.44	85.71%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41
Property 45	17.29					0.37					3.07								1.08	1.59						11.18	64.66%	9.66%	14.22%	23.88%	3.97%	10.25%	1.15
Property 46	15.23																									15.23	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60

*Passive open space contribution is to be made via Clause 52.01

**Net Developable Area and Passive Open Space contribution to be determined via a Land capability assessment

The figures specified in this column have been adjusted using the equivalency ratio for non-government schools contained within the Toolern Development Contributions Plan. Refer to the PSP for the actual land-take for each identified non-government school site.

Amended by C172

Table 2: Property Specific land use budgets (continued)

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND FOR RECREATION		OTHER							KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD/WIDENING	4 LANE ARTERIAL ROAD / WIDENING	LOCAL BUS INTERCHANGE ***	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMNET SCHOOLS #	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VHR	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVPT AREA % OF PRECINCT	ACITVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DEL TARGET %*	DIFFERENCE % NDA	DIFFERENCE AREA HA
Property 47	2.03																										2.03	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 48	17.02																										17.02	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.68
Property 49A	2.02																0.04										1.98	98.02%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 49B	10.38																0.32			1.00							9.06	87.28%	0.00%	11.04%	11.04%	3.97%	7.07%	0.64
Property 50	10.31																0.16										10.15	98.45%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.40
Property 51	2.02																0.01										2.01	99.50%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 52	4.26	0.16																									4.10	96.24%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.16
Property 53	7.94	0.32																									7.62	95.97%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.30
Property 54A	11.49	0.10																									11.39	99.13%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.45
Property 54B	2.33	0.10																									2.23	95.71%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.09
Property 55	17.12	0.01															0.04		2.69	0.87							13.51	78.91%	19.91%	6.44%	26.35%	3.97%	2.47%	0.33
Property 56	15.00																0.38										14.62	97.47%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
Property 57	17.23		2.25														0.05		0.28	0.38							14.27	82.82%	1.96%	2.66%	4.63%	3.97%	-1.31%	-0.19
Property 58	14.92		2.28														4.96										7.68	51.47%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.30
Property 59A	14.72														0.08												14.64	99.46%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
Property 59B	1.33																										1.33	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05
Property 59C	1.29																0.15										1.14	88.37%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05
Property 60	15.01																7.08										7.93	52.83%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31
Property 61	2.07	0.21																									1.86	89.86%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.07
Property 62	13.61	0.22			0.40															0.33							12.66	93.00%	0.00%	2.61%	2.61%	3.97%	-1.36%	-0.17
Property 63A	4.06	0.22																									3.84	94.58%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.15
Property 63B	12.75	0.11																		0.64							12.00	94.12%	0.00%	5.33%	5.33%	3.97%	1.36%	0.16
Property 64	16.84	0.35																									16.49	97.92%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.65
Property 65	18.53	0.38									5.86						0.53										11.76	63.46%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.47
Property 66	24.55				1.95										2.00		0.17			0.20							20.23	82.42%	0.00%	0.99%	0.99%	3.97%	-2.98%	-0.60
Property 67	13.59														2.17		1.11			0.80							9.51	69.98%	0.00%	8.41%	8.41%	3.97%	4.44%	0.42
Property 68	13.58														5.41		0.96										7.21	53.09%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.29
Property 69A	1.67	0.23																									1.44	86.23%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.06
Property 69B	10.46	0.25															0.69										9.52	91.01%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.38
Property 70	12.07					0.80					6.52								0.07								4.68	38.77%	1.50%	0.00%	1.50%	3.97%	-3.97%	-0.19
Property 71	12.07										1.53				0.19				2.50								7.85	65.04%	31.85%	0.00%	31.85%	3.97%	-3.97%	-0.31
Property 72	13.74	0.05													5.73				1.13								6.83	49.71%	16.54%	0.00%	16.54%	3.97%	-3.97%	-0.27
Property 73	13.25	1.76													0.17					0.90							10.42	78.64%	0.00%	8.64%	8.64%	3.97%	4.67%	0.49
Property 74	12.01														2.29		0.67										9.05	75.35%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.36
Property 75	12.02														0.40					0.10							11.52	95.84%	0.00%	0.87%	0.87%	3.97%	-3.10%	-0.36
Property 76	11.97	1.81													1.19					0.01							8.96	74.85%	0.00%	0.11%	0.11%	3.97%	-3.86%	-0.35
Property 77A	4.06	0.90															0.03										3.13	77.09%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.12
Property 77B	8.01																0.12				0.75						7.14	89.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28
Property 78	11.98	2.93	0.02														0.58				1.46						6.99	58.35%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28
Property 79	4.10	0.45															0.05										3.60	87.80%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.14
Property 80	8.44	0.79															1.21										6.44	76.30%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.26
Property 81	12.09	1.52									0.12				0.27		0.01		4.99		0.35						4.83	39.95%	103.31%	0.00%	103.31%	3.97%	-3.97%	-0.19
Property 82	1.93	0.01																									1.92	99.48%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 83	13.68																0.69										12.99	94.96%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52
Property 84	11.98																			1.06							10.92	91.15%	0.00%	9.71%	9.71%	3.97%	5.74%	0.63
Property 85A	7.98																			0.55							7.43	93.11%	0.00%	7.40%	7.40%	3.97%	3.43%	0.26
Property 85B	4.06																										4.06	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.16
SUB-TOTAL	**1063.35**	**13.43**	**13.44**	**0.00**	**2.35**	**5.70**	**4.00**	**0.00**	**0.00**	**0.40**	**31.08**	**0.00**	**0.00**	**0.00**	**51.33**	**0.00**	**29.16**	**0.00**	**29.77**	**18.89**	**12.00**	**46.94**	**0.00**	**0.00**	**0.00**	**804.87**	**75.69%**	**3.70%**	**2.35%**	**6.05%**		**-1.62%**	**-11.20**
Precinct 2 road reserves	19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.25	0.00	0.00%	0.00%	0.00%	0.00%			0.00
SUB-TOTAL	**19.25**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**19.25**	**0.00**	**0.0%**	**0.00%**	**0.00%**	**0.00%**			**0.00**
TOTAL AREA 2	**1082.60**	**13.43**	**13.44**	**0.00**	**2.35**	**5.70**	**4.00**	**0.00**	**0.00**	**0.40**	**31.08**	**0.00**	**0.00**	**0.00**	**51.33**	**0.00**	**29.16**	**0.00**	**29.77**	**18.89**	**12.00**	**46.94**	**0.00**	**0.00**	**19.25**	**804.87**	**74.35%**	**3.70%**	**2.35%**	**6.05%**			

†Passive open space contribution is to be made via Clause 52.01

*Net Developable Area and Passive Open Space contribution to be determined via a Land capability assessment

♯The figures specified in this column have been adjusted using the equivalency ratio for non-government schools contained within the Toolern Development Contributions Plan. Refer to the PSP for the actual land-take for each identified non-government school site.

Amended by C172

Table 2: Property Specific land use budgets (continued)

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND FOR RECREATION		OTHER						KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD/WIDENING	4 LANE ARTERIAL ROAD / WIDENING	LOCAL BUS INTERCHANGE ***	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE /WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMNET SCHOOLS #	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VHR	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVPT AREA % OF PRECINCT	ACITVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DEL TARGET %*	DIFFERENCE % NDA	DIFFERENCE AREA HA
PRECINCT 3																																
Property 86	19.26														4.73		0.37			1.96							12.20	63.34%	0.00%	16.07%	16.07%	3.97%	12.10%	1.48
Property 87	10.36		0.55												2.53	1.06	0.57			0.64							5.01	48.36%	0.00%	12.77%	12.77%	3.97%	8.80%	0.44
Property 88	29.27		0.08												1.60		0.31			1.61							25.67	87.70%	0.00%	6.27%	6.27%	3.97%	2.30%	0.59
Property 101	0.07														0.07												0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 102	6.31														2.72					0.12							3.47	54.99%	0.00%	3.46%	3.46%	3.97%	-0.51%	-0.02
Property 103	6.53														1.64												4.89	74.89%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.19
Property 111	4.92		0.02																								4.90	99.59%	0.00%	0.00%	0.00%	3.97%		
Property 112	4.90		0.02																								4.88	99.59%	0.00%	0.00%	0.00%	3.97%		
Property 113 (MAC) Part	2.78		0.01																								2.77	99.64%	0.00%	0.00%	0.00%	3.97%		
Property 114 (MAC) Part	2.82		0.02																								2.80	99.29%	0.00%	0.00%	0.00%	3.97%		
Property 115	8.05				8.05																						0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 123A	1.10		0.02																								1.08	98.18%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.04
Property 123B	10.55		0.06	1***				2.00	1.00																		6.49	61.52%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.26
Property 124 (MAC) Part	14.51		0.12																								14.39	99.17%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.57
SUB-TOTAL	**121.43**	**0.00**	**0.90**	**1.00**	**8.05**	**0.00**	**0.00**	**2.00**	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**13.29**	**1.06**	**1.25**	**0.00**	**0.00**	**4.33**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**88.55**	**72.9%**	**0.00%**	**4.89%**	**4.89%**		**0.92%**	**2.30**
Road reserves	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	0.00	0.00%	0.00%	0.00%	0.00%			0.00
SUB-TOTAL	**10.04**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**10.04**	**0.00**	**0.00%**	**0.00%**	**0.00%**	**0.00%**			0.00
TOTAL AREA 3	**131.47**	**0.00**	**0.90**	**1.00**	**8.05**	**0.00**	**0.00**	**2.00**	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**13.29**	**1.06**	**1.25**	**0.00**	**0.00**	**4.33**	**0.00**	**0.00**	**0.00**	**0.00**	**10.04**	**88.55**	**67.35%**	**0.00%**	**4.89%**	**4.89%**			
*Passive open space contribution is to be made via Clause 52.01																																
**Net Developable Area and Passive Open Space contribution to be determined via a Land capability assessment																																
# The figures specified in this column have been adjusted using the equivalency ratio for non-government schools contained within the Toolern Development Contributions Plan. Refer to the PSP for the actual land-take for each identified non-government school site.																																
PRECINCT 4																																
Property 89	45.80	0.01													1.65		0.58	17.43								26.13	57.05%						
Property 90	17.45	0.12													1.37		0.48	4.39								11.09	63.55%						
Property 91	0.01														0.01											0.00	0.00%						
Property 92	0.13														0.04		0.04									0.05	38.46%						
Property 93	1.89														0.04		0.09									1.76	93.12%						
Property 94	2.00																									2.00	100.00%						
Property 95	4.00		0.01												0.79											3.20	80.00%						
Property 96	6.56	0.02																								6.54	99.70%						
Property 97	13.23	0.02													0.46											12.75	96.37%						
Property 98	2.01																									2.01	100.00%						
Property 99	10.01	0.02																								9.99	99.80%						
Property 100	12.14	0.02													1.62											10.50	86.49%						
Property 104A	0.24														0.24											0.00	0.00%						
Property 104B	1.55														1.11											0.44	28.39%						
Property 104C	0.76																									0.76	100.00%						
Property 104D	0.76																									0.76	100.00%						
Property 104E	1.69														0.36											1.33	78.70%						
Property 105	3.70														2.98											0.72	19.46%						
Property 106	0.04														0.01											0.03	75.00%						
Property 107	10.00														1.20											8.80	88.00%						
Property 108	0.67														0.07											0.60	89.55%						
Property 109	4.88														0.06											4.82	98.77%						
Property 110	4.88																									4.88	100.00%						
Property 113 (Emp) Part	2.21														0.06											2.15	97.29%						
Property 114 (Emp) Part	0.78																									0.78	100.00%						
Property 116	23.48	0.02																								23.46	99.91%						

Amended by C172

Table 2: Property Specific land use budgets (continued)

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND FOR RECREATION		OTHER						KEY PERCENTAGES				PASSIVE OPEN SPACE			
PROPERTY NUMBER	TOTAL AREA (HECTARES)	6 LANE ARTERIAL ROAD/WIDENING	4 LANE ARTERIAL ROAD / WIDENING	LOCAL BUS INTERCHANGE ***	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMNET SCHOOLS #	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VHR	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVPT AREA % OF PRECINCT	ACITVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DEL TARGET %*	DIFFERENCE % NDA	DIFFERENCE AREA HA
Property 117	7.80	0.21																								7.59	97.31%						
Property 118A	1.83	0.03																								1.80	98.36%						
Property 118B	8.75																									8.75	100.00%						
Property 118C	7.36																									7.36	100.00%						
Property 119	7.28	0.28																								7.00	96.15%						
Property 120	2.90																									2.90	100.00%						
Property 121	12.34	0.41																								11.93	96.68%						
Property 122	12.66	0.36																								12.30	97.16%						
Property 124 (Emp) Part	97.82	2.53	0.03												9.22		2.47									83.57	85.43%						
Property 125	21.85	0.01																								21.84	99.95%						
Property 126	12.34	0.08																								12.26	99.35%						
Property 127	12.27	0.12																								12.15	99.02%						
Property 128	12.29	0.68															1.24									10.37	84.38%						
Property 129	11.84	1.00													1.68											9.16	77.36%						
Property 130	6.65				6.65																					0.00	0.00%						
Property 144	6.44				6.44																					0.00	0.00%						
SUB-TOTAL	**413.29**	**5.94**	**0.04**	**0.00**	**13.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**22.97**	**0.00**	**4.90**	**21.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**344.53**	**83.4%**						
Precinct Emp road reserves	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.29	-3.51	-39.98%						
SUB-TOTAL	**8.78**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12.29**	**0.00**	**0.00%**						
TOTAL EMP AREA	**422.07**	**5.94**	**0.04**	**0.00**	**13.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**22.97**	**0.00**	**4.90**	**21.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12.29**	**344.53**	**81.63%**						
TOTAL PRECINCTS	**2090.69**	**19.37**	**23.81**	**1.00**	**23.49**	**7.30**	**4.00**	**2.00**	**1.00**	**0.40**	**38.08**	**0.00**	**0.00**	**0.00**	**136.71**	**1.06**	**38.72**	**21.82**	**52.76**	**48.29**	**14.55**	**46.94**	**10.46**	**0.00**	**52.61**	**1549.84**	**74.13%**						

*Passive open space contribution is to be made via Clause 52.01

**Net Developable Area and Passive Open Space contribution to be determined via a Land capability assessment

The figures specified in this column have been adjusted using the equivalency ratio for non-government schools contained within the Toolern Development Contributions Plan. Refer to the PSP for the actual land-take for each identified non-government school site.

Table 3: Strategic Justification

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
ROADS								
RD01	Development	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres) *Interim layout* Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate). ¤	$97,200	$631,800	$729,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Constulting, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
RD01A	Development	Offset cost estimate associated with removal of scattered trees for RD01.	$0	$11,700	$11,700	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD02	Development	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres) *Interim layout* Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate). ¤	$1,105,800	$3,404,700	$4,510,500	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD03	Development	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres) *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate). ¤	$2,061,000	$3,159,000	$5,220,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD03A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	$0	$6,000	$6,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD04	Development	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) *Interim layout* Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate). ¤	$792,000	$8,108,100	$8,900,100	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	$0	$73,200	$73,200	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD05	Development	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate). ¤	$456,000	$1,404,000	$1,860,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD05A	Development	Offset cost estimate associated with removal of EVC for RD05.	$0	$109,080	$109,080	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD06	Development	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) *Interim layout* Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate). ¤	$1,915,200	$5,896,800	$7,812,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD06A	Development	Offset cost estimate associated with removal of scattered trees for RD06.	$0	$2,400	$2,400	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD07	Development	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate). ¤	$1,824,000	$5,616,000	$7,440,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD07A	Development	Offset cost estimate associated with removal of EVC for RD07.	$0	$19,200	$19,200	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD08	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres) *Interim layout* Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate). ¤	$2,227,500	$5,791,500	$8,019,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD08A	Development	Offset cost estimate associated with removal of EVC for RD08.	$0	$55,260	$55,260	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD09	Development	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres). ¤	$0	$1,371,910	$1,371,910	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD10	Development	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).¤	$0	$1,977,443	$1,977,443	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11	Development	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate). ¤	$2,114,250	$7,686,900	$9,801,150	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11A	Development	Offset cost estimate associated with removal of scattered trees for RD11.	$0	$13,650	$13,650	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11B	Development	Offset cost estimate associated with removal of EVC for RD11.	$0	$3,960	$3,960	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD12	Development	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate). ¤	$1,965,750	$5,896,800	$7,862,550	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD14	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate). ¤	$120,000	$2,808,000	$2,928,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD15	Development	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate). ¤	$310,200	$2,932,800	$3,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD16	Development	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres) *Interim layout* Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate). ¤	$74,400	$2,176,200	$2,250,600	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
RD17	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* ¤	$0	$7,581,600	$7,581,600	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD17A	Development	Offset cost estimate associated with removal of scattered trees for RD17.	$0	$2,400	$2,400	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	
RD18	Development	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate). ¤	$153,900	$7,581,600	$7,735,500	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	$0	$400	$400	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	
RD18B	Development	Offset cost estimate associated with removal of EVC for RD18.	$0	$32,940	$32,940	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	
RD19	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres) *Interim layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate). ¤	$1,080,000	$2,808,000	$3,888,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD19A	Development	Offset cost estimate associated with removal of EVC for RD19.	$0	$11,700	$11,700	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD20	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).	$676,346	$0	$676,346	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD20A	Development	Offset cost estimate associated with removal of EVC for RD20.	$0	$540	$540	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD21	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	$1,035,000	$0	$1,035,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOTAL			$18,008,546	$77,175,583	$95,184,129			
INTERSECTIONS								
IT01	Development	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,064,000	$1,064,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Constulting, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
IT02	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT03	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. Purchase of 0.17 hectares of additional required land.⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT04	Development	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. ⌘	$0	$490,000	$490,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT05	Development	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land. ⌘	$91,110	$1,008,000	$1,099,110	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT06	Development	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land. ⌘	$102,570	$1,008,000	$1,110,570	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT07	Development	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT08	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. Additional design and project management fee of 10% added to construction cost.	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT09	Development	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT10	Development	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land. ⌘	$90,390	$1,008,000	$1,098,390	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT12	Development	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT13	Development	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land. ⌘	$140,460	$1,008,000	$1,148,460	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT14	Development	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT15	Development	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT16	Development	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT17	Development	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT18	Development	Ferris Road and Shakamaker Drive: Intersection .**Ultimate layout** Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
IT19	Development	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT20	Development	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT21	Development	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT22	Development	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT23	Development	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT24	Development	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT25	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT26	Development	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT27	Development	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT28	Development	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOTAL			$424,530	$23,828,000	$24,252,530			
BRIDGES								
BD01	Development	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). ⌘	$0	$3,675,000	$3,675,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Constulting, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
BD02	Development	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$0	$5,243,000	$5,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD03	Development	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$0	$5,243,000	$5,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD04	Development	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD05	Development	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD07	Development	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD08	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD09	Development	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD10	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD11	Development	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD12	Development	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD13	Development	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD14	Development	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOTAL			$0	$20,811,000	$20,811,000			
PUBLIC TRANSPORT								
PT01	Development	Purchase land to provide for Local Bus Interchange (1 hectare).	$1,500,000	$0	$1,500,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Constulting, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
SUB-TOTAL			$1,500,000	$0	$1,500,000			

Table 3: Strategic Justification (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
UNENCUMBERED LOCAL ACTIVE OPEN SPACE								
OS01	Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	$4,190,000	$0	$4,190,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009).
OS02	Development	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	$1,970,000	$0	$1,970,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS03	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	$4,640,000	$0	$4,640,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS04	Development	Purchase of 8.62 hectares of land for active open space required for AR07 and AR08.	$4,770,000	$0	$4,770,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS05	Development	Purchase of 8.69 hectares of land for active open space required for AR09 and AR10.	$4,340,000	$0	$4,340,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS06	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	$2,650,000	$0	$2,650,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS07	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	$2,538,000	$0	$2,538,000	Area 3 forms the MCA for this facility.	At time of subdivision.	As above
OS08	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	$1,692,000	$0	$1,692,000	Area 2 forms the MCA for this facility.	At time of subdivision.	As above
OS09	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	$1,500,000	$0	$1,500,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	At time of subdivision.	
SUB-TOTAL			$28,290,000	$0	$28,290,000			
COMMUNITY & INDOOR RECREATION FACILITIES								
CI01	Development	Purchase land to provide library located in Major Activity Centre (4 hectares).	$3,600,000	$0	$3,600,000	Areas 1, 2 and 3 form the MCA for this facility.	At time of subdivision.	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009).
CI02	Development	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).	$2,250,000	$0	$2,250,000	Areas 1, 2 and 3 form the MCA for this facility.	At time of subdivision.	As above
CI03	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$1,431,250	$1,431,250	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI04	Development	Multipurpose Community Centre (Community Hub 1). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI05	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI06	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI07	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre.#	$255,000	$2,162,813	$2,417,813	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI09	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI10	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI11	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI12	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$1,431,250	$1,431,250	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI13	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI14	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI15	Development	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI16	Development	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. #	$240,000	$2,162,813	$2,402,813	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI17	Community	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre. #	$0	$1,441,875	$1,441,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI18A	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.#	$0	$955,875	$955,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI18B	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 3 contribution.#	$0	$475,375	$475,375	Area 3 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI19A	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2 contribution (60%).#	$144,000	$1,297,688	$1,441,688	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
CI19B	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3 contribution (40%)#	$96,000	$865,125	$961,125	Area 3 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI20	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	Areas 2 and 3 form the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
SUB-TOTAL			$7,305,000	$29,353,128	$36,658,128			
OUTDOOR ACTIVE RECREATION								
AR01	Development	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$0	$2,850,480	$2,850,480	Areas 1 and 2 form the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catchment.	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009).
AR02	Community	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR03	Development	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.⌘	$0	$2,430,000	$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR04	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR05	Development	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$0	$2,430,000	$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR06	Community	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR07	Development	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.⌘	$0	$4,350,000	$4,350,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR08	Community	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.⌘	$0	$1,800,000	$1,800,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR09	Development	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$0	$2,850,480	$2,850,480	Areas 1 and 2 form the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catchment.	As above
AR10	Community	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR11	Development	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.⌘	$0	$2,430,000	$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR12	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR13	Development	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$0	$2,430,000	$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR14	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.⌘	$0	$1,200,000	$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR15A	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).⌘	$0	$1,710,288	$1,710,288	Area 2 forms the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catchment.	As above
AR15B	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).⌘	$0	$1,140,192	$1,140,192	Area 3 forms the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catchment.	As above
AR16	Community	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.⌘	$0	$1,200,000	$1,200,000	Areas 2 and 3 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
SUB-TOTAL			$0	$32,821,440	$32,821,440			
OFF-ROAD PEDESTRIAN & CYCLE TRAILS								
TR01	Development	Concrete Shared Path including pavement, drainage and landscaping (3 metres wide, length 3,250 metres): Regional Park linkages.	$0	$682,500	$682,500	Areas 1, 2, and 3 form the MCA for this facility.	As required by access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Constulting, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
SUB-TOTAL			$0	$682,500	$682,500			
STRUCTURE PLANNING								
PL01	Development	Preparation of Precinct Structure Plan and Development Contributions Plan.	$0	$0	$1,250,000	Areas 1, 2, 3 and 4 form the MCA for this facility.		
SUB-TOTAL			$0	$0	$1,250,000			
TOTAL			**$55,528,076**	**$184,671,651**	**$241,449,727**			

 # Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.

¤ Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.

⌘ Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.

Table 4: Calculation of Costs

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
ROADS											
RD01	Development	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres) *Interim layout* Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate). ¤	$97,200	$631,800	$729,000	0%	$729,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$423.87
RD01A	Development	Offset cost estimate associated with removal of scattered trees for RD01.	$0	$11,700	$11,700	0%	$11,700	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$6.80
RD02	Development	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres) *Interim layout* Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate). ¤	$1,105,800	$3,404,700	$4,510,500	0%	$4,510,500	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$2,622.57
RD03	Development	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres) *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate). ¤	$2,061,000	$3,159,000	$5,220,000	0%	$5,220,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$3,035.10
RD03A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	$0	$6,000	$6,000	0%	$6,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$3.49
RD04	Development	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) *Interim layout* Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate). ¤	$792,000	$8,108,100	$8,900,100	0%	$8,900,100	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$5,174.84
RD04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	$0	$73,200	$73,200	0%	$73,200	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$42.56
RD05	Development	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate). ¤	$456,000	$1,404,000	$1,860,000	0%	$1,860,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1,081.47
RD05A	Development	Offset cost estimate associated with removal of EVC for RD05.	$0	$109,080	$109,080	0%	$109,080	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$63.42
RD06	Development	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) *Interim layout* Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate). ¤	$1,915,200	$5,896,800	$7,812,000	0%	$7,812,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,542.18
RD06A	Development	Offset cost estimate associated with removal of scattered trees for RD06.	$0	$2,400	$2,400	0%	$2,400	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1.40
RD07	Development	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate). ¤	$1,824,000	$5,616,000	$7,440,000	0%	$7,440,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,325.88
RD07A	Development	Offset cost estimate associated with removal of EVC for RD07.	$0	$19,200	$19,200	0%	$19,200	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$11.16
RD08	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres) *Interim layout* Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate). ¤	$2,227,500	$5,791,500	$8,019,000	0%	$8,019,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,662.53
RD08A	Development	Offset cost estimate associated with removal of EVC for RD08.	$0	$55,260	$55,260	0%	$55,260	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$32.13
RD09	Development	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres). ¤	$0	$1,371,910	$1,371,910	0%	$1,371,910	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$797.68
RD10	Development	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).¤	$0	$1,977,443	$1,977,443	0%	$1,977,443	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1,149.76
RD11	Development	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate). ¤	$2,114,250	$7,686,900	$9,801,150	0%	$9,801,150	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$5,698.74
RD11A	Development	Offset cost estimate associated with removal of scattered trees for RD11.	$0	$13,650	$13,650	0%	$13,650	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$7.94
RD11B	Development	Offset cost estimate associated with removal of EVC for RD11.	$0	$3,960	$3,960	0%	$3,960	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$2.30
RD12	Development	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate). ¤	$1,965,750	$5,896,800	$7,862,550	0%	$7,862,550	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,571.57

Table 4: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
RD14	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* . Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate). ¤	$120,000	$2,808,000	$2,928,000	0%	$2,928,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1,702.44
RD15	Development	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate). ¤	$310,200	$2,932,800	$3,243,000	0%	$3,243,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1,885.60
RD16	Development	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres) *Interim layout* Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate). ¤	$74,400	$2,176,200	$2,250,600	0%	$2,250,600	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1,308.58
RD17	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* ¤	$0	$7,581,600	$7,581,600	0%	$7,581,600	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,408.21
RD17A	Development	Offset cost estimate associated with removal of scattered trees for RD17.	$0	$2,400	$2,400	0%	$2,400	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$1.40
RD18	Development	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate). ¤	$153,900	$7,581,600	$7,735,500	0%	$7,735,500	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$4,497.70
RD18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	$0	$400	$400	0%	$400	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$0.23
RD18B	Development	Offset cost estimate associated with removal of EVC for RD18.	$0	$32,940	$32,940	0%	$32,940	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$19.15
RD19	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres) *Interim layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate). ¤	$1,080,000	$2,808,000	$3,888,000	0%	$3,888,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$2,260.62
RD19A	Development	Offset cost estimate associated with removal of EVC for RD19.	$0	$11,700	$11,700	0%	$11,700	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$6.80
RD20	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).	$676,346	$0	$676,346	0%	$676,346	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$393.25
RD20A	Development	Offset cost estimate associated with removal of EVC for RD20.	$0	$540	$540	0%	$540	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$0.31
RD21	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	$1,035,000	$0	$1,035,000	0%	$1,035,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$601.79
SUB-TOTAL			$18,008,546	$77,175,583	$95,184,129		$95,184,129				
INTERSECTIONS											
IT01	Development	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30% added to construction cost. Additional design and project management fee of 10% added to construction cost.	$0	$1,064,000	$1,064,000	0%	$1,064,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$618.65
IT02	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT03	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. Purchase of 0.17 hectares of additional required land.⌘	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT04	Development	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. ⌘	$0	$490,000	$490,000	0%	$490,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$284.90
IT05	Development	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land. ⌘	$91,110	$1,008,000	$1,099,110	0%	$1,099,110	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$639.06
IT06	Development	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land. ⌘	$102,570	$1,008,000	$1,110,570	0%	$1,110,570	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$645.73
IT07	Development	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT08	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. Additional design and project management fee of 10% added to construction cost.	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
IT09	Development	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85

Table 4: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
IT10	Development	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land. ⌘	$90,390	$1,008,000	$1,098,390	0%	$1,098,390	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$638.64
IT12	Development	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT13	Development	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land. ⌘	$140,460	$1,008,000	$1,148,460	0%	$1,148,460	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$667.76
IT14	Development	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT15	Development	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT16	Development	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT17	Development	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT18	Development	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT19	Development	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT20	Development	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT21	Development	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT22	Development	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT23	Development	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT24	Development	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT25	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$0	$798,000	$798,000	0%	$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$463.99
IT26	Development	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT27	Development	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
IT28	Development	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$0	$1,008,000	$1,008,000	0%	$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$586.09
SUB-TOTAL			$424,530	$23,828,000	$24,252,530		$24,252,530				
BRIDGES											
BD01	Development	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). ⌘	$0	$3,675,000	$3,675,000	0%	$3,675,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$2,136.78
BD02	Development	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$0	$5,243,000	$5,243,000	0%	$5,243,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$3,048.47
BD03	Development	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$0	$5,243,000	$5,243,000	0%	$5,243,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$3,048.47
BD04	Development	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
BD05	Development	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
BD06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
BD07	Development	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	0%	$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$504.69
BD08	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	0%	$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$504.69
BD09	Development	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	0%	$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$504.69
BD10	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	0%	$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$504.69

Table 4: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
BD11	Development	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$0	$868,000	$868,000	0%	$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$504.69
BD12	Development	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
BD13	Development	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
BD14	Development	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$0	$385,000	$385,000	0%	$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$223.85
SUB-TOTAL			$0	$20,811,000	$20,811,000		$20,811,000				
PUBLIC TRANSPORT											
PT01	Development	Purchase land to provide for Local Bus Interchange (1 hectare).	$1,500,000	$0	$1,500,000	0%	$1,500,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$872.15
SUB-TOTAL			$1,500,000	$0	$1,500,000		$1,500,000				
UNENCUMBERED LOCAL ACTIVE OPEN SPACE											
OS01	Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	$4,190,000	$0	$4,190,000	30%	$2,933,000	Areas 1 and 2	Res.	1119.95	$2,618.87
OS02	Development	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	$1,970,000	$0	$1,970,000	0%	$1,970,000	Areas 1 and 2	Res.	1119.95	$1,759.01
OS03	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	$4,640,000	$0	$4,640,000	0%	$4,640,000	Areas 1 and 2	Res.	1119.95	$4,143.04
OS04	Development	Purchase of 8.62 hectares of land for active open space required for AR07 and AR08.	$4,770,000	$0	$4,770,000	0%	$4,770,000	Areas 1 and 2	Res.	1119.95	$4,259.12
OS05	Development	Purchase of 8.69 hectares of land for active open space required for AR09 and AR10.	$4,340,000	$0	$4,340,000	0%	$4,340,000	Areas 1 and 2	Res.	1119.95	$3,875.17
OS06	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	$2,650,000	$0	$2,650,000	0%	$2,650,000	Areas 1 and 2	Res.	1119.95	$2,366.18
OS07	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	$2,538,000	$0	$2,538,000	0%	$2,538,000	Area 2	Res.	808.06	$3,140.86
OS08	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	$1,692,000	$0	$1,692,000	0%	$1,692,000	Area 3	Res.	88.55	$19,107.85
OS09	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	$1,500,000	$0	$1,500,000	0%	$1,500,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$872.15
SUB-TOTAL			$28,290,000	$0	$28,290,000		$27,033,000				
COMMUNITY & INDOOR RECREATION FACILITIES											
CI01	Development	Purchase land to provide library located in Major Activity Centre (4 hectares).	$3,600,000	$0	$3,600,000	10%	$3,240,000	Areas 1, 2 and 3	Res.	1208.50	$2,681.01
CI02	Development	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).	$2,250,000	$0	$2,250,000	0%	$2,250,000	Areas 1, 2 and 3	Res.	1208.50	$1,861.81
CI03	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$1,431,250	$1,431,250	30%	$1,001,875	Area 1	Res.	311.89	$3,212.27
CI04	Development	Multipurpose Community Centre (Community Hub 1). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	30%	$1,681,969	Area 1	Res.	311.89	$5,392.83
CI05	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	30%	Funded via the CIL	Area 1	Res.	311.89	Funded via the CIL
CI06	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	0%	$1,143,750	Area 1	Res.	311.89	$3,667.16
CI07	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre.#	$255,000	$2,162,813	$2,417,813	0%	$2,417,813	Area 1	Res.	311.89	$7,752.13
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	0%	Funded via the CIL	Area 1	Res.	311.89	Funded via the CIL
CI09	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	0%	$1,143,750	Area 2	Res.	808.06	$1,415.43
CI10	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	0%	$2,402,813	Area 2	Res.	808.06	$2,973.56
CI11	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	0%	Funded via the CIL	Area 2	Res.	808.06	Funded via the CIL
CI12	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$1,431,250	$1,431,250	0%	$1,431,250	Area 2	Res.	808.06	$1,771.22

Table 4: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
CI13	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$240,000	$2,162,813	$2,402,813	0%	$2,402,813	Area 2	Res.	808.06	$2,973.56
CI14	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	0%	Funded via the CIL	Area 2	Res.	808.06	Funded via the CIL
CI15	Development	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$1,143,750	0%	$1,143,750	Area 2	Res.	808.06	$1,415.43
CI16	Development	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. #	$240,000	$2,162,813	$2,402,813	0%	$2,402,813	Area 2	Res.	808.06	$2,973.56
CI17	Community	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre. #	$0	$1,441,875	$1,441,875	0%	Funded via the CIL	Area 2	Res.	808.06	Funded via the CIL
CI18A	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.#	$0	$955,875	$955,875	0%	$955,875	Area 2	Res.	808.06	$1,182.93
CI18B	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 3 contribution.#	$0	$475,375	$475,375	0%	$475,375	Area 3	Res.	88.55	$5,368.44
CI19A	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2 contribution (60%).#	$144,000	$1,297,688	$1,441,688	0%	$1,441,688	Area 2	Res.	808.06	$1,784.13
CI19B	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3 contribution (40%)#	$96,000	$865,125	$961,125	0%	$961,125	Area 3	Res.	88.55	$10,854.04
CI20	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$1,441,875	0%	Funded via the CIL	Areas 2 and 3	Res.	896.61	Funded via the CIL
SUB-TOTAL			$7,305,000	$29,353,128	$36,658,128		$26,496,659				
OUTDOOR ACTIVE RECREATION											
AR01	Development	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$0	$2,850,480	$2,850,480	30%	$1,995,336	Areas 1 and 2	Res.	1119.95	$1,781.63
AR02	Community	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.⌘	$0	$1,200,000	$1,200,000	30%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR03	Development	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.⌘	$0	$2,430,000	$2,430,000	0%	$2,430,000	Areas 1 and 2	Res.	1119.95	$2,169.74
AR04	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR05	Development	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$0	$2,430,000	$2,430,000	0%	$2,430,000	Areas 1 and 2	Res.	1119.95	$2,169.74
AR06	Community	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR07	Development	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.⌘	$0	$4,350,000	$4,350,000	0%	$4,350,000	Areas 1 and 2	Res.	1119.95	$3,884.10
AR08	Community	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.⌘	$0	$1,800,000	$1,800,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR09	Development	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$0	$2,850,480	$2,850,480	0%	$2,850,480	Areas 1 and 2	Res.	1119.95	$2,545.19
AR10	Community	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR11	Development	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.⌘	$0	$2,430,000	$2,430,000	0%	$2,430,000	Areas 1 and 2	Res.	1119.95	$2,169.74
AR12	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR13	Development	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$0	$2,430,000	$2,430,000	0%	$2,430,000	Areas 1 and 2	Res.	1119.95	$2,169.74
AR14	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
AR15A	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).⌘	$0	$1,710,288	$1,710,288	0%	$1,710,288	Area 2	Res.	808.06	$2,116.54
AR15B	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).⌘	$0	$1,140,192	$1,140,192	0%	$1,140,192	Area 3	Res.	88.55	$12,876.25
AR16	Community	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.⌘	$0	$1,200,000	$1,200,000	0%	Funded via CIL	Areas 2 and 3	Res.	896.61	Funded via CIL
SUB-TOTAL			$0	$32,821,440	$32,821,440		$21,766,296				

Table 4: Calculation of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
OFF-ROAD PEDESTRIAN & CYCLE TRAILS											
TR01	Development	Concrete Shared Path including pavement, drainage and landscaping (3 metres wide, length 3,250 metres): Regional Park linkages.	$0	$682,500	$682,500	0%	$682,500	Areas 1, 2 and 3	Res.	1208.50	$564.75
SUB-TOTAL			$0	$682,500	$682,500		$682,500				
STRUCTURE PLANNING											
PL01	Development	Preparation of Precinct Structure Plan and Development Contributions Plan.	$0	$0	$1,250,000	0%	$1,250,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	$726.79
SUB-TOTAL			$0	$0	$1,250,000		$1,250,000				
TOTAL			**$55,528,076**	**$184,671,651**	**$241,449,727**		**$218,976,114**				

 # Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.

¤ Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.

⌘ Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.

Inserted by C161

Note: DCP projects attributed to 'Areas 1, 2, 3 and 4' include the Paynes Road PSP area as part of the MCA for the item of infrastructure.
This MCA applies to all road, intersection, bridge, public transport and structure planning projects, and purchase of land for the Major Activity Centre public open space (OS09).

Table 5: Schedule of Costs

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by DCP
ROADS			311.89	808.06	88.55	511.38		
RD01	Development	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres) *Interim layout* Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate). ¤	$132,200	$342,510	$37,533	$216,757	$729,000	$729,000
RD01A	Development	Offset cost estimate associated with removal of scattered trees for RD01.	$2,122	$5,497	$602	$3,479	$11,700	$11,700
RD02	Development	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres) *Interim layout* Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate). ¤	$817,952	$2,119,191	$232,228	$1,341,128	$4,510,500	$4,510,500
RD03	Development	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres) *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate). ¤	$946,616	$2,452,539	$268,758	$1,552,087	$5,220,000	$5,220,000
RD03A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	$1,088	$2,819	$309	$1,784	$6,000	$6,000
RD04	Development	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) *Interim layout* Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate). ¤	$1,613,980	$4,181,579	$458,232	$2,646,309	$8,900,100	$8,900,100
RD04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	$13,274	$34,392	$3,769	$21,765	$73,200	$73,200
RD05	Development	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate). ¤	$337,300	$873,893	$95,764	$553,043	$1,860,000	$1,860,000
RD05A	Development	Offset cost estimate associated with removal of EVC for RD05.	$19,781	$51,250	$5,616	$32,433	$109,080	$109,080
RD06	Development	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) *Interim layout* Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate). ¤	$1,416,660	$3,670,352	$402,210	$2,322,779	$7,812,000	$7,812,000
RD06A	Development	Offset cost estimate associated with removal of scattered trees for RD06.	$435	$1,128	$124	$714	$2,400	$2,400
RD07	Development	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate). ¤	$1,349,200	$3,495,573	$383,057	$2,212,170	$7,440,000	$7,440,000
RD07A	Development	Offset cost estimate associated with removal of EVC for RD07.	$3,482	$9,021	$989	$5,709	$19,200	$19,200
RD08	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres) *Interim layout* Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate). ¤	$1,454,198	$3,767,608	$412,867	$2,384,327	$8,019,000	$8,019,000
RD08A	Development	Offset cost estimate associated with removal of EVC for RD08.	$10,021	$25,963	$2,845	$16,431	$55,260	$55,260
RD09	Development	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres). ¤	$248,788	$644,572	$70,634	$407,917	$1,371,910	$1,371,910
RD10	Development	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).¤	$358,598	$929,072	$101,811	$587,962	$1,977,443	$1,977,443
RD11	Development	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate). ¤	$1,777,380	$4,604,924	$504,623	$2,914,222	$9,801,150	$9,801,150
RD11A	Development	Offset cost estimate associated with removal of scattered trees for RD11.	$2,475	$6,413	$703	$4,059	$13,650	$13,650
RD11B	Development	Offset cost estimate associated with removal of EVC for RD11.	$718	$1,861	$204	$1,177	$3,960	$3,960
RD12	Development	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate). ¤	$1,425,827	$3,694,102	$404,812	$2,337,809	$7,862,550	$7,862,550
RD14	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* . Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate). ¤	$530,975	$1,375,677	$150,751	$870,596	$2,928,000	$2,928,000
RD15	Development	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate). ¤	$588,099	$1,523,675	$166,970	$964,256	$3,243,000	$3,243,000
RD16	Development	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres) *Interim layout* Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate). ¤	$408,133	$1,057,411	$115,875	$669,181	$2,250,600	$2,250,600
RD17	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* ¤	$1,374,878	$3,562,102	$390,347	$2,254,273	$7,581,600	$7,581,600
RD17A	Development	Offset cost estimate associated with removal of scattered trees for RD17.	$435	$1,128	$124	$714	$2,400	$2,400
RD18	Development	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate). ¤	$1,402,787	$3,634,409	$398,271	$2,300,033	$7,735,500	$7,735,500

Table 5: Schedule of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by DCP
RD18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	$73	$188	$21	$119	$400	$400
RD18B	Development	Offset cost estimate associated with removal of EVC for RD18.	$5,973	$15,476	$1,696	$9,794	$32,940	$32,940
RD19	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres) *Interim layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate). ¤	$705,066	$1,826,719	$200,178	$1,156,037	$3,888,000	$3,888,000
RD19A	Development	Offset cost estimate associated with removal of EVC for RD19.	$2,122	$5,497	$602	$3,479	$11,700	$11,700
RD20	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).	$122,651	$317,771	$34,822	$201,101	$676,346	$676,346
RD20A	Development	Offset cost estimate associated with removal of EVC for RD20.	$98	$254	$28	$161	$540	$540
RD21	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	$187,691	$486,279	$53,288	$307,741	$1,035,000	$1,035,000
SUB-TOTAL			$17,261,075	$44,720,845	$4,900,664	$28,301,544	$95,184,129	$95,184,129
INTERSECTIONS								
IT01	Development	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30% added to construction cost. Additional design and project management fee of 10% added to construction cost.	$192,950	$499,905	$54,781	$316,364	$1,064,000	$1,064,000
IT02	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT03	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. Purchase of 0.17 hectares of additional required land.⌘	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT04	Development	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. ⌘	$88,859	$230,219	$25,228	$145,694	$490,000	$490,000
IT05	Development	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land. ⌘	$199,317	$516,400	$56,589	$326,804	$1,099,110	$1,099,110
IT06	Development	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land. ⌘	$201,395	$521,785	$57,179	$330,211	$1,110,570	$1,110,570
IT07	Development	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT08	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. Additional design and project management fee of 10% added to construction cost.	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
IT09	Development	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
IT10	Development	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land. ⌘	$199,186	$516,062	$56,552	$326,589	$1,098,390	$1,098,390
IT12	Development	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT13	Development	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land. ⌘	$208,266	$539,587	$59,130	$341,477	$1,148,460	$1,148,460
IT14	Development	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT15	Development	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT16	Development	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT17	Development	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT18	Development	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT19	Development	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT20	Development	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT21	Development	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT22	Development	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT23	Development	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT24	Development	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000
IT25	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$144,713	$374,928	$41,086	$237,273	$798,000	$798,000

Table 5: Schedule of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by DCP
IT26	Development	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT27	Development	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
IT28	Development	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$182,795	$473,594	$51,898	$299,713	$1,008,000	$1,008,000
SUB-TOTAL			$4,398,052	$11,394,690	$1,248,669	$7,211,119	$24,252,530	$24,252,530
BRIDGES								
BD01	Development	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). ⌘	$666,439	$1,726,644	$189,212	$1,092,705	$3,675,000	$3,675,000
BD02	Development	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$950,787	$2,463,345	$269,942	$1,558,926	$5,243,000	$5,243,000
BD03	Development	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘	$950,787	$2,463,345	$269,942	$1,558,926	$5,243,000	$5,243,000
BD04	Development	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
BD05	Development	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
BD06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
BD07	Development	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$157,407	$407,817	$44,690	$258,087	$868,000	$868,000
BD08	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$157,407	$407,817	$44,690	$258,087	$868,000	$868,000
BD09	Development	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$157,407	$407,817	$44,690	$258,087	$868,000	$868,000
BD10	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$157,407	$407,817	$44,690	$258,087	$868,000	$868,000
BD11	Development	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘	$157,407	$407,817	$44,690	$258,087	$868,000	$868,000
BD12	Development	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
BD13	Development	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
BD14	Development	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘	$69,817	$180,887	$19,822	$114,474	$385,000	$385,000
SUB-TOTAL			$3,773,951	$9,777,738	$1,071,478	$6,187,832	$20,811,000	$20,811,000
PUBLIC TRANSPORT								
PT01	Development	Purchase land to provide for Local Bus Interchange (1 hectare).	$272,016	$704,753	$77,229	$446,002	$1,500,000	$1,500,000
SUB-TOTAL			$272,016	$704,753	$77,229	$446,002	$1,500,000	$1,500,000
UNENCUMBERED LOCAL ACTIVE OPEN SPACE								
OS01	Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	$816,798	$2,116,202	$0	$0	$4,190,000	$2,933,000
OS02	Development	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	$548,617	$1,421,383	$0	$0	$1,970,000	$1,970,000
OS03	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	$1,292,173	$3,347,827	$0	$0	$4,640,000	$4,640,000
OS04	Development	Purchase of 8.62 hectares of land for active open space required for AR07 and AR08.	$1,328,377	$3,441,623	$0	$0	$4,770,000	$4,770,000
OS05	Development	Purchase of 8.69 hectares of land for active open space required for AR09 and AR10.	$1,208,628	$3,131,372	$0	$0	$4,340,000	$4,340,000
OS06	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	$737,987	$1,912,013	$0	$0	$2,650,000	$2,650,000
OS07	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	$0	$2,538,000	$0	$0	$2,538,000	$2,538,000
OS08	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	$0	$0	$1,692,000	$0	$1,692,000	$1,692,000
OS09	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	$272,016	$704,753	$77,229	$446,002	$1,500,000	$1,500,000
SUB-TOTAL			$6,204,596	$18,613,173	$1,769,229	$446,002	$28,290,000	$27,033,000

Table 5: Schedule of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by DCP
COMMUNITY & INDOOR RECREATION FACILITIES								
CI01	Development	Purchase land to provide library located in Major Activity Centre (4 hectares).	$836,180	$2,166,417	$237,403	$0	$3,600,000	$3,240,000
CI02	Development	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).	$580,681	$1,504,456	$164,863	$0	$2,250,000	$2,250,000
CI03	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$1,001,875	$0	$0	$0	$1,431,250	$1,001,875
CI04	Development	Multipurpose Community Centre (Community Hub 1). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$1,681,969	$0	$0	$0	$2,402,813	$1,681,969
CI05	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.#	$1,009,313	$0	$0	$0	$1,441,875	Funded via CIL
CI06	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$1,143,750	$0	$0	$0	$1,143,750	$1,143,750
CI07	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre.#	$2,417,813	$0	$0	$0	$2,417,813	$2,417,813
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.#	$1,441,875	$0	$0	$0	$1,441,875	Funded via CIL
CI09	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$0	$0	$1,143,750	$1,143,750
CI10	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$0	$2,402,813	$0	$0	$2,402,813	$2,402,813
CI11	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$0	$0	$1,441,875	Funded via CIL
CI12	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$1,431,250	$0	$0	$1,431,250	$1,431,250
CI13	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$0	$2,402,813	$0	$0	$2,402,813	$2,402,813
CI14	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.#	$0	$1,441,875	$0	$0	$1,441,875	Funded via CIL
CI15	Development	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$1,143,750	$0	$0	$1,143,750	$1,143,750
CI16	Development	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. #	$0	$2,402,813	$0	$0	$2,402,813	$2,402,813
CI17	Community	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre. #	$0	$1,441,875	$0	$0	$1,441,875	Funded via CIL
CI18A	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.#	$0	$955,875	$0	$0	$955,875	$955,875
CI18B	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 3 contribution.#	$0	$0	$475,375	$0	$475,375	$475,375
CI19A	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2 contribution (60%).#	$0	$1,441,688	$0	$0	$1,441,688	$1,441,688
CI19B	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3 contribution (40%)#	$0	$0	$961,125	$0	$961,125	$961,125
CI20	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.#	$0	$1,299,474	$142,401	$0	$1,441,875	Funded via CIL
SUB-TOTAL			$10,113,455	$22,620,723	$1,981,168	$0	$36,658,128	$26,496,659
OUTDOOR ACTIVE RECREATION								
AR01	Development	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$555,672	$1,439,664	$0	$0	$2,850,480	$1,995,336
AR02	Community	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.⌘	$233,928	$606,072	$0	$0	$1,200,000	Funded via CIL
AR03	Development	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.⌘	$676,720	$1,753,280	$0	$0	$2,430,000	$2,430,000
AR04	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.⌘	$334,183	$865,817	$0	$0	$1,200,000	Funded via CIL
AR05	Development	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$676,720	$1,753,280	$0	$0	$2,430,000	$2,430,000
AR06	Community	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.⌘	$334,183	$865,817	$0	$0	$1,200,000	Funded via CIL
AR07	Development	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.⌘	$1,211,413	$3,138,587	$0	$0	$4,350,000	$4,350,000
AR08	Community	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.⌘	$501,274	$1,298,726	$0	$0	$1,800,000	Funded via CIL
AR09	Development	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.⌘	$793,818	$2,056,662	$0	$0	$2,850,480	$2,850,480
AR10	Community	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.⌘	$334,183	$865,817	$0	$0	$1,200,000	Funded via CIL
AR11	Development	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.⌘	$676,720	$1,753,280	$0	$0	$2,430,000	$2,430,000
AR12	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.⌘	$334,183	$865,817	$0	$0	$1,200,000	Funded via CIL
AR13	Development	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.⌘	$676,720	$1,753,280	$0	$0	$2,430,000	$2,430,000
AR14	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.⌘	$334,183	$865,817	$0	$0	$1,200,000	Funded via CIL
AR15A	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).⌘	$0	$1,710,288	$0	$0	$1,710,288	$1,710,288
AR15B	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).⌘	$0	$0	$1,140,192	$0	$1,140,192	$1,140,192
AR16	Community	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.⌘	$0	$1,081,487	$118,513	$0	$1,200,000	Funded via CIL
SUB-TOTAL			$7,673,899	$22,673,692	$1,258,705	$0	$32,821,440	$21,766,296

Table 5: Schedule of Costs (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by DCP
OFF-ROAD PEDESTRIAN & CYCLE TRAILS								
TR01	Development	Concrete Shared Path including pavement, drainage and landscaping (3 metres wide, length 3,250 metres): Regional Park linkages.	$176,140	$456,352	$50,009	$0	$682,500	$682,500
SUB-TOTAL			$176,140	$456,352	$50,009	$0	$682,500	$682,500
STRUCTURE PLANNING								
PL01	Development	Preparation of Precinct Structure Plan and Development Contributions Plan.	$226,680	$587,294	$64,358	$371,668	$1,250,000	$1,250,000
SUB-TOTAL			$226,680	$587,294	$64,358	$371,668	$1,250,000	$1,250,000
TOTAL			**$50,099,864**	**$131,549,260**	**$12,421,510**	**$42,964,168**	**$241,449,727**	**$218,976,114**

 # Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.

¤ Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.

⌘ Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.

Table 6: Summary of Charges

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL)		CHARGE AREA 2 (RESIDENTIAL)		CHARGE AREA 3 (RESIDENTIAL)		CHARGE AREA 4 (EMPLOYMENT)
			DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
ROADS									
RD01	Development	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres). *Interim layout* . Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate). ¤	$424	$0	$424	$0	$424	$0	$424
RD01A	Development	Offset cost estimate associated with removal of scattered trees for RD01.	$7	$0	$7	$0	$7	$0	$7
RD02	Development	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres). *Interim layout* . Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate). ¤	$2,623	$0	$2,623	$0	$2,623	$0	$2,623
RD03	Development	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres). *Interim layout* . Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate). ¤	$3,035	$0	$3,035	$0	$3,035	$0	$3,035
RD03A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	$3	$0	$3	$0	$3	$0	$3
RD04	Development	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres). *Interim layout* . Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate). ¤	$5,175	$0	$5,175	$0	$5,175	$0	$5,175
RD04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	$43	$0	$43	$0	$43	$0	$43
RD05	Development	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres). *Interim layout* . Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate). ¤	$1,081	$0	$1,081	$0	$1,081	$0	$1,081
RD05A	Development	Offset cost estimate associated with removal of EVC for RD05.	$63	$0	$63	$0	$63	$0	$63
RD06	Development	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres). *Interim layout* . Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate). ¤	$4,542	$0	$4,542	$0	$4,542	$0	$4,542
RD06A	Development	Offset cost estimate associated with removal of scattered trees for RD06.	$1	$0	$1	$0	$1	$0	$1
RD07	Development	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres). *Interim layout* . Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate). ¤	$4,326	$0	$4,326	$0	$4,326	$0	$4,326
RD07A	Development	Offset cost estimate associated with removal of EVC for RD07.	$11	$0	$11	$0	$11	$0	$11
RD08	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres). *Interim layout* . Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate). ¤	$4,663	$0	$4,663	$0	$4,663	$0	$4,663
RD08A	Development	Offset cost estimate associated with removal of EVC for RD08.	$32	$0	$32	$0	$32	$0	$32
RD09	Development	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres). ¤	$798	$0	$798	$0	$798	$0	$798
RD10	Development	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).¤	$1,150	$0	$1,150	$0	$1,150	$0	$1,150
RD11	Development	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres). *Interim layout* . Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate). ¤	$5,699	$0	$5,699	$0	$5,699	$0	$5,699
RD11A	Development	Offset cost estimate associated with removal of scattered trees for RD11.	$8	$0	$8	$0	$8	$0	$8
RD11B	Development	Offset cost estimate associated with removal of EVC for RD11.	$2	$0	$2	$0	$2	$0	$2
RD12	Development	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres). *Interim layout* . Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate). ¤	$4,572	$0	$4,572	$0	$4,572	$0	$4,572
RD14	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). #Interim layout only#. Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate). ¤	$1,702	$0	$1,702	$0	$1,702	$0	$1,702
RD15	Development	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate). ¤	$1,886	$0	$1,886	$0	$1,886	$0	$1,886
RD16	Development	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres). *Interim layout* . Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate). ¤	$1,309	$0	$1,309	$0	$1,309	$0	$1,309
RD17	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres). *Interim layout* .¤	$4,408	$0	$4,408	$0	$4,408	$0	$4,408

Table 6: Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL)		CHARGE AREA 2 (RESIDENTIAL)		CHARGE AREA 3 (RESIDENTIAL)		CHARGE AREA 4 (EMPLOYMENT)
			DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
RD17A	Development	Offset cost estimate associated with removal of scattered trees for RD17.	$1	$0	$1	$0	$1	$0	$1
RD18	Development	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres). *Interim layout* . Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate). ¤	$4,498	$0	$4,498	$0	$4,498	$0	$4,498
RD18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	$0	$0	$0	$0	$0	$0	$0
RD18B	Development	Offset cost estimate associated with removal of EVC for RD18.	$19	$0	$19	$0	$19	$0	$19
RD19	Development	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* . Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate). ¤	$2,261	$0	$2,261	$0	$2,261	$0	$2,261
RD19A	Development	Offset cost estimate associated with removal of EVC for RD19.	$7	$0	$7	$0	$7	$0	$7
RD20	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).	$393	$0	$393	$0	$393	$0	$393
RD20A	Development	Offset cost estimate associated with removal of EVC for RD20.	$0	$0	$0	$0	$0	$0	$0
RD21	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	$602	$0	$602	$0	$602	$0	$602
SUB-TOTAL			$55,343	$0	$55,343	$0	$55,343	$0	$55,343
INTERSECTIONS									
IT01	Development	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.⌘	$619	$0	$619	$0	$619	$0	$619
IT02	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.⌘	$464	$0	$464	$0	$464	$0	$464
IT03	Development	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. Purchase of 0.17 hectares of additional required land.⌘	$464	$0	$464	$0	$464	$0	$464
IT04	Development	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.⌘	$285	$0	$285	$0	$285	$0	$285
IT05	Development	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land.⌘	$639	$0	$639	$0	$639	$0	$639
IT06	Development	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land.⌘	$646	$0	$646	$0	$646	$0	$646
IT07	Development	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.⌘	$586	$0	$586	$0	$586	$0	$586
IT08	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. Additional design and project management fee of 10% added to construction cost.	$224	$0	$224	$0	$224	$0	$224
IT09	Development	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.	$224	$0	$224	$0	$224	$0	$224
IT10	Development	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land.⌘	$639	$0	$639	$0	$639	$0	$639
IT12	Development	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.⌘	$586	$0	$586	$0	$586	$0	$586
IT13	Development	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land.⌘	$668	$0	$668	$0	$668	$0	$668
IT14	Development	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.⌘	$586	$0	$586	$0	$586	$0	$586
IT15	Development	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.⌘	$586	$0	$586	$0	$586	$0	$586
IT16	Development	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT17	Development	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT18	Development	Ferris Road and Shakamaker Drive: Intersection. #Ultimate layout# Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
IT19	Development	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT20	Development	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
IT21	Development	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
IT22	Development	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586

Table 6: Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL)		CHARGE AREA 2 (RESIDENTIAL)		CHARGE AREA 3 (RESIDENTIAL)		CHARGE AREA 4 (EMPLOYMENT)
			DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
IT23	Development	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT24	Development	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT25	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	$464	$0	$464	$0	$464	$0	$464
IT26	Development	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
IT27	Development	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
IT28	Development	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	$586	$0	$586	$0	$586	$0	$586
SUB-TOTAL			$14,101	$0	$14,101	$0	$14,101	$0	$14,101
BRIDGES									
BD01	Development	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres).⌘	$2,137	$0	$2,137	$0	$2,137	$0	$2,137
BD02	Development	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).⌘	$3,048	$0	$3,048	$0	$3,048	$0	$3,048
BD03	Development	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).⌘	$3,048	$0	$3,048	$0	$3,048	$0	$3,048
BD04	Development	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).⌘	$224	$0	$224	$0	$224	$0	$224
BD05	Development	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).⌘	$224	$0	$224	$0	$224	$0	$224
BD06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	$224	$0	$224	$0	$224	$0	$224
BD07	Development	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.⌘	$505	$0	$505	$0	$505	$0	$505
BD08	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.⌘	$505	$0	$505	$0	$505	$0	$505
BD09	Development	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.⌘	$505	$0	$505	$0	$505	$0	$505
BD10	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.⌘	$505	$0	$505	$0	$505	$0	$505
BD11	Development	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.⌘	$505	$0	$505	$0	$505	$0	$505
BD12	Development	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).⌘	$224	$0	$224	$0	$224	$0	$224
BD13	Development	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).⌘	$224	$0	$224	$0	$224	$0	$224
BD14	Development	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).⌘	$224	$0	$224	$0	$224	$0	$224
SUB-TOTAL			$12,100	$0	$12,100	$0	$12,100	$0	$12,100
PUBLIC TRANSPORT									
PT01	Development	Purchase land to provide for Local Bus Interchange (1 hectare).	$872	$0	$872	$0	$872	$0	$872
SUB-TOTAL			$872	$0	$872	$0	$872	$0	$872
UNENCUMBERED LOCAL ACTIVE OPEN SPACE									
OS01	Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	$2,619	$0	$2,619	$0	$0	$0	$0
OS02	Development	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	$1,759	$0	$1,759	$0	$0	$0	$0
OS03	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	$4,143	$0	$4,143	$0	$0	$0	$0
OS04	Development	Purchase of 8.62 hectares of land for active open space required for AR07 and AR08.	$4,259	$0	$4,259	$0	$0	$0	$0
OS05	Development	Purchase of 8.69 hectares of land for active open space required for AR09 and AR10.	$3,875	$0	$3,875	$0	$0	$0	$0
OS06	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	$2,366	$0	$2,366	$0	$0	$0	$0
OS07	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	$0	$0	$3,141	$0	$0	$0	$0
OS08	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	$0	$0	$0	$0	$19,108	$0	$0
OS09	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	$872	$0	$872	$0	$872	$0	$872
SUB-TOTAL			$19,894	$0	$23,034	$0	$19,980	$0	$872

Table 6: Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL)		CHARGE AREA 2 (RESIDENTIAL)		CHARGE AREA 3 (RESIDENTIAL)		CHARGE AREA 4 (EMPLOYMENT)
			DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
COMMUNITY & INDOOR RECREATION FACILITIES									
CI01	Development	Purchase land to provide library located in Major Activity Centre (4 hectares).	$2,681	$0	$2,681	$0	$2,681	$0	$0
CI02	Development	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).	$1,862	$0	$1,862	$0	$1,862	$0	$0
CI03	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$3,212	$0	$0	$0	$0	$0	$0
CI04	Development	Multipurpose Community Centre (Community Hub 1). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$5,393	$0	$0	$0	$0	$0	$0
CI05	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.#	$0	Funded via the CIL	$0	$0	$0	$0	$0
CI06	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$3,667	$0	$0	$0	$0	$0	$0
CI07	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre.#	$7,752	$0	$0	$0	$0	$0	$0
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.#	$0	Funded via the CIL	$0	$0	$0	$0	$0
CI09	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$0	$1,415	$0	$0	$0	$0
CI10	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$0	$0	$2,974	$0	$0	$0	$0
CI11	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.#	$0	$0	$0	Funded via the CIL	$0	$0	$0
CI12	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.#	$0	$0	$1,771	$0	$0	$0	$0
CI13	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.#	$0	$0	$2,974	$0	$0	$0	$0
CI14	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.#	$0	$0	$0	Funded via the CIL	$0	$0	$0
CI15	Development	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindergarten component only. Construction of new building, including car parking and landscaping.#	$0	$0	$1,415	$0	$0	$0	$0
CI16	Development	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. #	$0	$0	$2,974	$0	$0	$0	$0
CI17	Community	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre. #	$0	$0	$0	Funded via the CIL	$0	$0	$0
CI18A	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.#	$0	$0	$1,183	$0	$0	$0	$0
CI18B	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (higher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 3 contribution.#	$0	$0	$0	$0	$5,368	$0	$0
CI19A	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2 contribution (60%).#	$0	$0	$1,784	$0	$0	$0	$0
CI19B	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3 contribution (40%)#	$0	$0	$0	$0	$10,854	$0	$0
CI20	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.#	$0	$0	$0	Funded via the CIL	$0	Funded via the CIL	$0
SUB-TOTAL			$24,567	$0	$21,033	$0	$20,765	$0	$0
OUTDOOR ACTIVE RECREATION									
AR01	Development	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.#	$1,782	$0	$1,782	$0	$0	$0	$0
AR02	Community	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR03	Development	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.#	$2,170	$0	$2,170	$0	$0	$0	$0
AR04	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR05	Development	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.#	$2,170	$0	$2,170	$0	$0	$0	$0
AR06	Community	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR07	Development	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.#	$3,884	$0	$3,884	$0	$0	$0	$0
AR08	Community	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR09	Development	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.#	$2,545	$0	$2,545	$0	$0	$0	$0
AR10	Community	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR11	Development	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.#	$2,170	$0	$2,170	$0	$0	$0	$0

Table 6: Summary of Charges (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL)		CHARGE AREA 2 (RESIDENTIAL)		CHARGE AREA 3 (RESIDENTIAL)		CHARGE AREA 4 (EMPLOYMENT)
			DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
AR12	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR13	Development	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.#	$2,170	$0	$2,170	$0	$0	$0	$0
AR14	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.#	$0	Funded via CIL	$0	Funded via CIL	$0	$0	$0
AR15A	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).#	$0	$0	$2,117	$0	$0	$0	$0
AR15B	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).#	$0	$0	$0	$0	$12,876	$0	$0
AR16	Community	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.#	$0	$0	$0	Funded via CIL	$0	Funded via CIL	$0
SUB-TOTAL			$16,890	$0	$19,006	$0	$12,876	$0	$0
OFF-ROAD PEDESTRIAN & CYCLE TRAILS									
TR01	Development	Concrete Shared Path including pavement, drainage and landscaping (3 metres wide, length 3,250 metres): Regional Park linkages.	$565	$0	$565	$0	$565	$0	$0
SUB-TOTAL			$565	$0	$565	$0	$565	$0	$0
STRUCTURE PLANNING									
PL01	Development	Preparation of Precinct Structure Plan and Development Contributions Plan.	$727	$0	$727	$0	$727	$0	$727
SUB-TOTAL			$727	$0	$727	$0	$727	$0	$727
TOTAL			**$145,059**	**$0**	**$146,782**	**$0**	**$137,330**	**$0**	**$84,016**

 # Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.

¤ Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.

⌘ Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

This section clearly 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 Development Infrastructure Levy applies to subdivision and/or development of land and generally must be paid prior to the issue of a Statement of Compliance for a plan of subdivision.

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

Amended by VC249

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.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

COLLECTION OF LEVIES

Community Infrastructure

The Community Infrastructure levy will be collected by Melton Shire Council at the Building Approval Stage in accordance with section 46(0) of the Planning & Environment Act 1987.

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.

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 Melton Planning Scheme through Amendment C84.

Development Infrastructure

The Development Infrastructure Levy will be collected by Melton Shire Council generally as follows:

For subdivision of land

An infrastructure levy must be paid to the Collecting Agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan.

Where the subdivision is to be developed in stages the infrastructure levy for the stage to be developed only may be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the Collecting Agency.

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works and/or provision of land in lieu to specify implementation requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid in respect of the 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 and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act or other suitable arrangement in respect of the proposed works and/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 Collecting Agency in a section 173 agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this approved Development Contribution Plan for the land.
- If Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works or provision of land in lieu.

A planning permit must include the following conditions:

FOR SUBDIVISIONS OF LAND

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contribution Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan.

Where the subdivision is to be developed in stages the development infrastructure levy for that stage only may be paid to the Responsible Authority within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority.

FOR A PERMIT FOR THE DEVELOPMENT OF LAND WHERE NO SUBDIVISION IS PROPOSED

Unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land.

3.1.2 WORKS IN KIND

Responsibility for the delivery of infrastructure works as described in this DCP resides with Melton Shire Council.

Section 46P of the Planning and Environment Act 1987 envisages that

The relevant collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Where Melton Shire Council as Collecting Agency agrees in writing, infrastructure projects funded in this DCP may be provided by developers with a credit being provided against their development contribution.

In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

- Only works or land identified in the DCP can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the DCP unless agreed between the Collecting Agency and the development proponent;

- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the DCP unless agreed by the Collecting Agency and the development proponent;
- The construction of works must be completed to the satisfaction of the Collecting Agency; and,
- There is no additional financial impact on the DCP.

Where the Collecting Agency agrees that specified works may be provided by a developer in lieu of paying monetary contributions the agreement must specify

- The amount of the credit to be provided;
- That the cost of the works in kind are to be offset against the development contributions payable under this DCP;
- That the developer will not be required to make monetary payments for contributions until the value of any credits for the provision of the agreed works-in-kind are exhausted;
- Where the credit for works-in-kind cannot be offset against future development levy payments the developer shall be reimbursed by the Council for any excess credit at a time generally consistent with any scheduled delivery date specified in this DCP or such other time which is specified in the agreement; and
- Where a developer is in credit against development contributions liability, this credit will be indexed annually in accordance with the CPI (all groups) Melbourne.

3.1.3 CREDIT FOR OVER PROVISION

Where the Collection Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP for the individual project (in accordance with the 'per hectare' charge as set out in Table 8).

In such a case, the developer may be entitled to credits against other projects in the DCP to the extent that they over contributed. Alternatively, a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project. The preferred position is to be set out in the agreement.

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

3.1.4 OPEN SPACE PROVISION

Only active open space is funded under this DCP. Passive open space is funded by the specification of an open space requirement in the schedule to clause 52.01 of the planning scheme.

3.1.5 FUNDS ADMINISTRATION

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the item. 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 balances for individual projects; and
- Clearly show any pooling 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 itemised in this DCP, as required under Section 46QB(2) of the Planning and Environment Act 1987.

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

3.1.6 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

The construction costs for all infrastructure projects are in July 2010 dollars and the cost of land is in 1 September 2009 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

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

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

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

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

In relation to the cost of offsets for the removal of native vegetation which form a component of the cost of particular infrastructure items, the cost of the offset component must be adjusted according to the following method:

- The offset costs for the removal of native vegetation which form a component of the cost of particular infrastructure items within the Toolern Precinct Structure Plan Development Contributions Plan will be adjusted in accordance with any Offset Plan prepared to the satisfaction of the Department of Sustainability and Environment and approved by the Responsible Authority.

3.1.7 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

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

This DCP commenced on the date when it was first incorporated into the Melton Planning Scheme through Amendment C84 to the Melton Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2025 and when the DCP is removed from the Planning Scheme.

The DCP should be reviewed and if necessary updated every five years (or more if required). This process will require an amendment to the Melton Planning Scheme and this incorporated document. This review is anticipated to include:

- Update any aspect of the plan which is required;
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger;
- Review of estimated net developable area (this will also be required if the Precinct Structure Plan is subject to a substantive amendment); and
- Review of land values for land to be purchased through the plan.

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Melton Shire Council is the collecting agency pursuant to section 46K(1)(a) of the Act which means that it is the public authority to whom all levies are payable. As the collecting agency, Melton Shire Council is responsible for the administration of this DCP and also its enforcement pursuant to section 46Q of the Act.

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Melton Shire Council is the Development Agency and is responsible for the provision of the works funded.

3.2 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.

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This Implementation Strategy has been incorporated into the DCP to provide certainty to both the Collecting Agency and development proponent. 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 risk posed by the Precinct Structure Plan layout (identifying high risk items);
- Having regard to the development context;
- Assessing the need for finance requirements – upfront financing and pooling of funds;
- Agreeing the land value and indexing it appropriately, where possible;
- Seeking direct delivery of infrastructure and land by development proponents where appropriate;
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will delivered as intended; and
- Provision of adequate resources to administer the DCP.

The table below provides a summary of the infrastructure items allocated to each Charge Area and the infrastructure items that could be provided as works in kind subject to the agreement of the Collecting Agency. The table indicates the area in which each item would be provided and the development proponent credit that would be attributed for the provision of the item as works-in-kind (subject to annual indexation). The Collecting Agency would encourage development proponents to discuss and agree with the Collecting Agency, the potential for provision of works and land to offset their development contribution. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

The table below provides a potential basis for the Collecting Agency and development proponents agreeing to a schedule of land and works that each development proponent can provide as an offset to their development contribution. The Collecting Agency is proposing to construct the Community Centre and Early Learning Centre projects given the need to comply with statutory requirements relating to child care and kindergartens. However, the Collecting Agency could consider development proponents providing this infrastructure on a case-by-case basis.

3.2.2 PREFERRED IMPLEMENTATION MECHANISMS

Where the Collecting Agency agrees that works in kind can be provided by a development proponent in lieu of a cash contribution, this would be set out in an agreement pursuant to Section 173 of the Planning and Environment Act 1987 or other contractual means as agreed to by the Collecting Agency.

It is the Collecting Agency's aim, where possible, to discuss and agree with large land developers, how the development and infrastructure will be staged and to identify all of the items of infrastructure they wish to provide in lieu of development contributions. In this way the Collecting Agency may be in a position to agree in-kind works project delivery with development proponents prior to development commencing or early in the development process.

The Collecting Agency recognises benefits in obtaining land required under the DCP as an off-set against a developer's development contributions. As with works-in-kind, the provision of land would be set out in an agreement between the developer and the Collecting Agency pursuant to section 173 of the Planning and Environment Act 1987. The value of the off-set for providing land will equal to the value shown in the DCP.

Table 7: Items for Direct Delivery

DCP PROJECT NUMBER	PROJECT DESCRIPTION
RD01	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane carriageway of secondary arterial road (38 metre road reserve, length 180 metres) *Interim layout* Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate). ¤
RD02	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 970 metres) *Interim layout* Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate). ¤
RD03	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 900 metres) *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate). ¤
RD04	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) *Interim layout* Purchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate). ¤
RD05	East West Arterial: Exford Road to Toolern Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate). ¤
RD06	East West Arterial: Toolern Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) *Interim layout* Purchase land to increase reserve from 0m to 38m for 1,680 metres (ultimate). ¤
RD07	East West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres) *Interim layout* Purchase land to increase reserve width from 0m to 38m for 1,600 metres (ultimate). ¤
RD08	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres) *Interim layout* Purchase land to increase reserve width to 0m to 45m for 1,650 metres (ultimate). ¤
RD09	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres). ¤
RD10	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).¤
RD11	Mount Cottrell Road: Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 2,190 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate). ¤
RD12	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout* Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate). ¤
RD14	Shogaki Drive: Ferris Road to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). *Interim layout* . Purchase land to increase reserve width from 40m to 45m for 800 metres (ultimate). ¤
RD15	Ferris Road: Western Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metre road reserve, length 940 metres). Purchase land to increase reserve width from 34m to 45m for 940 metres (ultimate). ¤
RD16	Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 620 metres) *Interim layout* Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate). ¤
RD17	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* ¤
RD18	Abey Road: Toolern Creek to Ferris Road. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim layout* Purchase land to increase reserve with from 19m to 38m for 270 metres east of Toolern Creek (ultimate). ¤
RD19	Shogaki Drive: Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres) *Interim layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate). ¤
RD20	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.45 hectares (ultimate).
RD21	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).
IT01	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30% added to construction cost. Additional design and project management fee of 10% added to construction cost.
IT02	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘
IT03	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘
IT04	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. ⌘
IT05	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of addtional required land. ⌘
IT06	East West Arterial and Mount Cottrell Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land. ⌘
IT07	East West Arterial and Paynes Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘
IT08	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. Additional design and project management fee of 10% added to construction cost.
IT09	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.
IT10	Mount Cottrell Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land. ⌘
IT12	Shogaki Drive and Collector Street: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘
IT13	Ferris Road and Shogaki Drive: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land. ⌘
IT14	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. ⌘
IT15	Ferris Road and Bridge Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. ⌘
IT16	Abey Road and Industrial Connector Road: Intersection. *Interim layout* Construction of a signalised T-intersection and slip lanes.
IT17	Abey Road and Bundy Drive: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT18	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.
IT19	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT20	Mount Cottrell Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT21	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT22	East West Arterial and Central North-South Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT23	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT24	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT25	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.
IT26	Mount Cottrell Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT27	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
IT28	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.
BD01	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). ⌘
BD02	Bridge Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘
BD03	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres). ⌘
BD04	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘
BD05	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘
BD06	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
BD07	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘
BD08	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘
BD09	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘
BD10	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘

DCP PROJECT NUMBER	PROJECT DESCRIPTION
BD11	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. ⌘
BD12	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘
BD13	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘
BD14	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres). ⌘
AR01	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.⌘
AR02	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.⌘
AR03	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.⌘
AR04	Pavilion 2. Construction of pavilion to serve Playing Fields 2.⌘
AR05	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/ cricket ovals.⌘
AR06	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.⌘
AR07	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.⌘
AR08	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.⌘
AR09	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.⌘
AR10	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.⌘
AR11	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer pitches.⌘
AR12	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.⌘
AR13	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/ cricket ovals.⌘
AR14	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.⌘
AR15A	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 2 contribution (60%).⌘
AR15B	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 3 contribution (40%).⌘
AR16	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.⌘
TR01	Concrete Shared Path including pavement, drainage and landscaping (3 metres wide, length 3,250 metres): Regional Park linkages.

4.0 OTHER INFORMATION

4.1 ACRONYMS

AHD	Australian Height Datum
AFL	Australian Football League
CAD	Central Activities District
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
CIL	Community Infrastructure Levy
CPTED	Crime Prevention Through Environmental Design
DEECD	Department of Education & Early Childhood Development
DIL	Development Infrastructure Levy
DPCD	Department of Planning & Community Development
DoT	Department of Transport
DSE	Department of Sustainability & Environment
ECV	Environmental Conservation Value
GAA	Growth Areas Authority
GDA	Gross Developable Area
Ha	Hectare
HO	Heritage Overlay
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
PAC	Principle Activity Centre
PIP	Precinct Infrastructure Plan
PPTN	Principle Public Transport Network
PSP	Precinct Structure Plan
P-6	State School Prep to Year 6
P-12	State School Prep to Year 12
Sq m	Square Metres
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone
VIF	Victoria in Future
VPD	Vehicles Per Day
WSUD	Water Sensitive Urban Design

4.2 GLOSSARY

ACTIVE OPEN SPACE

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

ACTIVITY CENTRE

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

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). This Precinct Structure Plan provides a variation to the Connector Street, as defined in Table C1 in Clause 56 of the Melton Planning Scheme.. Detailed cross-sections are found in the Precinct Structure Plan for a 'Connector Road'.

CONVENTIONAL DENSITY HOUSING

Housing with a density range 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; Hume; Melton-Caroline Springs; Whittlesea and Wyndham.

GROWTH AREA FRAMEWORK PLAN

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

HIGH DENSITY HOUSING

Housing with a 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 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 a density of less than 10 dwellings per hectare.

MAJOR ACTIVITY CENTRE

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

MAJOR EMPLOYMENT AREA

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

MEDIUM DENSITY HOUSING

Housing with a density range of above 15 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

RAMSAR

The Convention on Wetlands is a global intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. It was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975.

SENSITIVE USE

Sensitive use includes residential, child care, pre-school centre or primary school.

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 onsite reuse of rain; encouraging onsite 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.

*NOTE: ** The definition of community facilities is all inclusive . This definition does not define community facilities for the purpose of development contribution calculations.*

4.3 SUPPORTING INFORMATION

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

A Fairer Victoria 2008: Strong People, Strong Communities, Department of Planning and Community Development, May 2008

A Plan for Melbourne's Growth Areas, Department of Sustainability and Environment, 2005

A Strategic Framework for Creating Liveable New Communities, Growth Areas Authority, March 2008

Activity Centre Design Guidelines, Department of Sustainability and Environment, January 2005

Central Region Sustainable Water Strategy, Department of Sustainability and Environment, 2004

Design for Trucks, Buses and Emergency Vehicles on Local Roads, VicRoads, 1998

Development Contributions Guidelines, Department of Planning and Community Development, March 2007

Flora and Fauna Guarantee Strategy: Victoria's Biodiversity, Department of Natural Resources and Environment, 1997

Growing Victoria Together II, State of Victoria, March 2005 Growing Victoria Together, Department of Premier and Cabinet, 2001

Guidelines for Conducting Historical Archaeological Surveys, 2008,

Heritage Council of Victoria and Heritage Victoria Guidelines for Higher Density Residential Development, Department of Sustainability and Environment, October 2004

Healthy by Design: A planners' guide to environments for active living, National Heart

Foundation of Australia, 2004 Linking Melbourne: Metropolitan Transport Plan, State of Victoria, November 2004

Linking People and Spaces: A Strategy for Melbourne's Open Space Network, Parks Victoria, 2002

Meeting Our Transport Challenges, State of Victoria, May 2006

Melbourne 2030: Planning for Sustainable Growth, State of Victoria, 0ctober 2002

Our Environment, Our Future, Department of Sustainability and Environment, 2006

Port Phillip and Westernport Regional Catchment Strategy, Port Phillip Regional Catchment and Land Protection Board, 1997

Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit, State of Victoria, 2008

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008

Public Transport Guidelines for Land Use Development, Department of Transport, 2008

Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005

Schools as Community Facilities, Department of Education and Training, November 2005

Shared Facility Partnership: A Guide to Good Governance for Schools and the Community, Department of Education and Early Childhood Development, December 2007

The Victorian Greenhouse Strategy, Department of Natural Resources and Environment, 2002

Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.

Toolern Growth Area Social Infrastructure Estimates, ASR Research, January 2009.

Toolern Native Vegetation Precinct plan Background Report for the Toolern, Melton South - Rockbank, Victoria, Ecology Partners, December 2008

Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Consulting, 30 September 2008.

Urban Development Program, Department of Planning and Community Development

Annual Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999

VicRoads Access Management Policies, Version 1.02, VicRoads, May 2006

Victorian Heritage Strategy, Heritage Victoria, 2000

Victoria's Native Vegetation Management: A Framework for Action, Department of Sustainability and Environment,

This page has been intentionally left blank.

Toolern Development Contributions Plan
July 2011 (Amended December 2023)

Victorian Planning Authority

VICTORIA State Government