

Merrimu

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## Development Contributions Plan



March 2026

DRAFT  
FOR PUBLIC CONSULTATION

## ACKNOWLEDGEMENT OF COUNTRY

The **Victorian Planning Authority proudly acknowledges** Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

**We acknowledge** Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

**We recognise** and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

**We embrace** the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

**We acknowledge** the Wurundjeri Woi-wurrung People as the Traditional Owners of the land to which this Precinct Structure plan applies.

The Merrimu Precinct Structure Plan is located on the traditional lands of the Wurundjeri Woi-wurrung People. The Wurundjeri Woi-wurrung People are represented by the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. We acknowledge the Wurundjeri Woi-wurrung People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

We thank Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation for their engagement throughout this project.

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## 1. SUMMARY OF CHARGES

Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.

Table 1 Summary of charges

| Summary - Net Developable Area (NDA) by charge area |                            |   |
|---|----------------------------|---|
| Charge area   | Total Cost of Contribution | Contribution per Net Developable Hectare (NDHa) |
| Residential   | \$234,083,316              | \$549,779                                       |

| Summary - Development infrastructure levy |                        |   |
|---|------------------------|---|
| Projects                                  | Total cost of projects | Contribution per Net Developable Hectare (NDHa) |
| Transport                                 | \$ 130,547,903.63      | \$ 308,604                                      |
| Recreation                                | \$ 78,799,668          | \$ 185,073                                      |
| Community                                 | \$24,735,724           | \$ 58,095                                       |
| <b>Total</b>                              | <b>\$ 234,083,316</b>  | <b>\$ 549,779</b>                               |

| Summary - Breakdown of Development Infrastructure Levy |                        |   |
|--|------------------------|---|
| Projects   | Total cost of projects | Contribution per Net Developable Hectare (NDHa) |
| Land   | \$ 64,180,621          | \$ 150,738                                      |
| Construction   | \$ 169,902,695         | \$399,041                                       |
| <b>Total</b>   | <b>\$ 234,083,316</b>  | <b>\$549,779</b>                                |

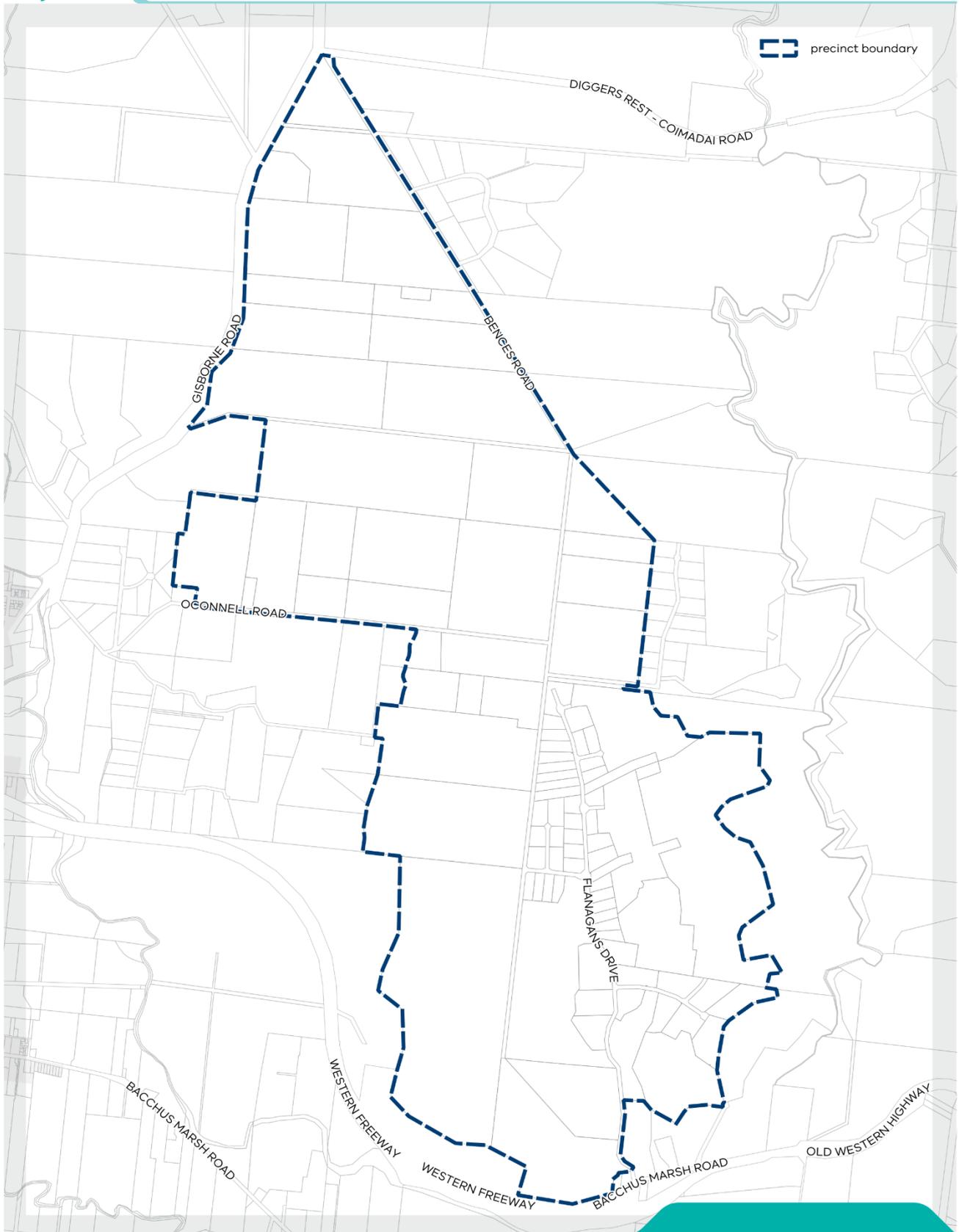
| Summary - Community infrastructure levy          |                     |                              |
|--|---------------------|------------------------------|
| Total Community Infrastructure Levy per dwelling | Estimated dwellings | Estimated total contribution |
| \$1,365.14 per dwelling                          | 8,063               | \$11,007,201                 |

*Note: Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.*

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**vpa** / **Plan 1**  
**Main Catchment Area**  
Merrimu Development Contributions Plan

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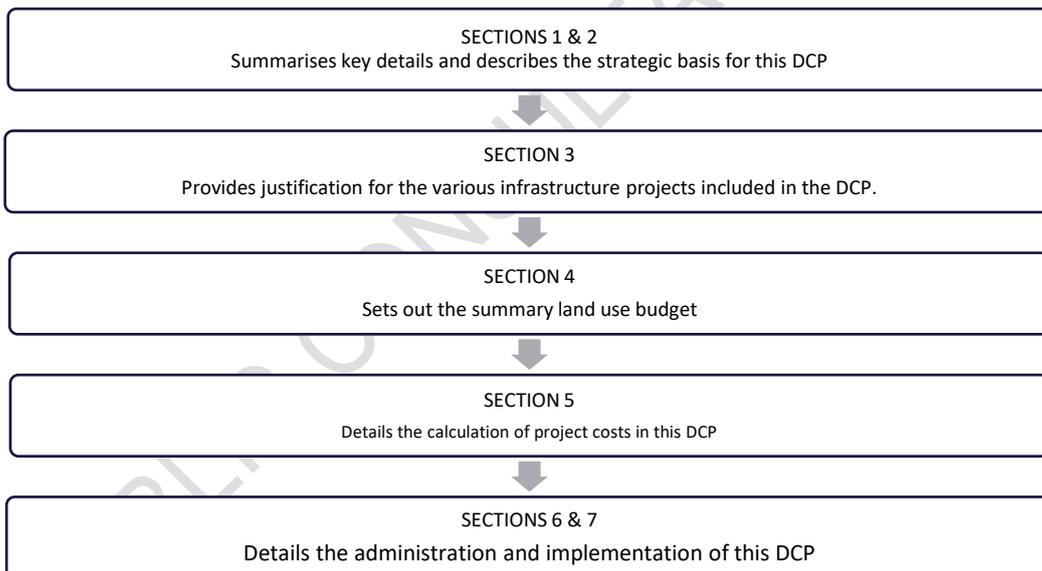
## 2. INTRODUCTION

The Merrimu Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Moorabool Shire Council and with the assistance of government agencies, service authorities and stakeholders.

The DCP:

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

The DCP document comprises the following sections:



The strategic basis for the DCP is informed by:

- State and Local Planning Policy Framework as set out in the Moorabool Shire Planning Scheme;
- Precinct Structure Planning Guidelines; New Communities in Victoria (Victorian Planning Authority, 2021);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- Merrimu Precinct Structure Plan and supporting documents.

These documents set out a broad, long-term vision for the sustainable development of the precinct and its surrounds.

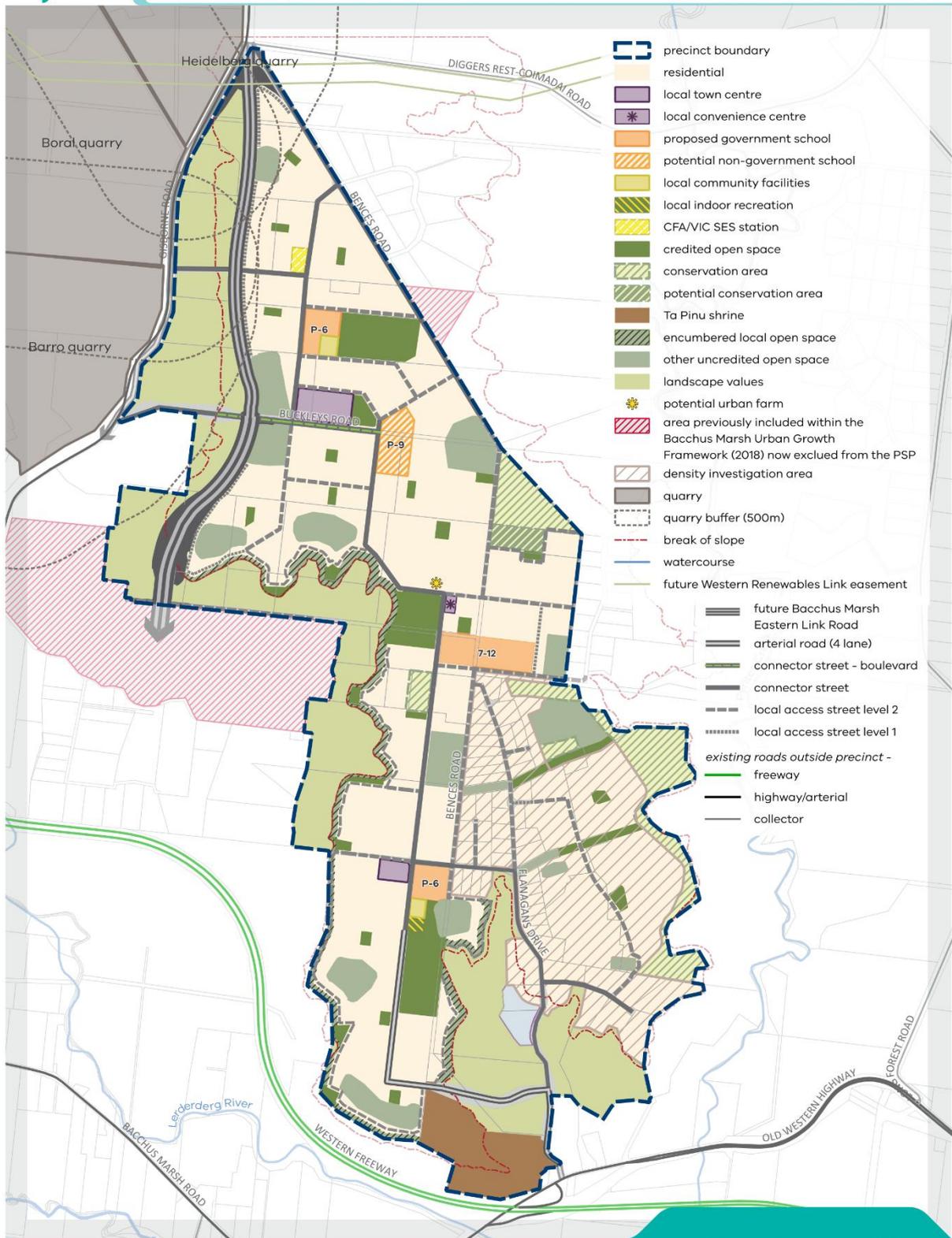
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**Plan 2**  
**Place Based Plan**  
 Merrimu Development Contributions Plan

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## 2.1 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the State and Local Planning Policy Framework of the Moorabool Planning Scheme. It is consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans made under section 46M(1) of the Act and has regard to the Victorian Government's Development Contributions Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities. The DCP also sets out the collection of funds under the Community Infrastructure Levy (CIL) for the construction of sporting facilities.

The DCP forms part of the Moorabool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Moorabool Planning Scheme. The DCP is implemented into the Moorabool Planning Scheme through Schedule 2 to the Development Contributions Plan Overlay (DCPO1) that applies to the 'main catchment area' illustrated on Note: *Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.*

## 2.2 Merrimu Precinct Structure Plan

The Merrimu Precinct Structure Plan (PSP) area is located northeast of Bacchus Marsh town centre approximately 46 km north-west of Melbourne. The PSP identifies approximately 907 hectares of land for urban development as illustrated on **Error! Reference source not found.** The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario as described in the PSP.

The DCP has a strong relationship to the PSP, as the PSP 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.

## 2.3 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on Note: *Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.*

and **Error! Reference source not found.**; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Moorabool Planning Scheme.

In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

## 2.4 Infrastructure items included in the Development Contributions Plan

The need for infrastructure included in the DCP has been determined based on the development scenario as described in the PSP and its supporting documents.

Items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, an item can be included in a DCP regardless of whether it is within or outside the DCP area.

Before inclusion in the DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the PSP. The cost apportionment methodology adopted in the 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.

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

- Are essential to the health, safety and wellbeing of the community;
- Will be used by a broad cross-section of the community;
- Reflect the vision and strategic aspirations expressed in the PSP;
- Are not recurrent items;
- Are the basis for the future development of an integrated network; and
- Provide for infrastructure delivery due to heavy fragmentation of land.

## 2.5 Items not included in the Development Contributions Plan (developer works)

The following items are not included in the DCP. They must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:

- Connector and local streets (unless otherwise specified);
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);
- Local bus stop infrastructure;
- Landscaping (including irrigation) of all existing and future connector roads, including central medians, and local streets;
- Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP);
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;
- Local street or path crossings and constructed waterways, unless included in the DCP;

- Local parks, which are different from sports reserves, and any agreed associated works required by the PSP for local parks. The schedule to clause 53.01 will be used by the collecting agency to manage the public open space contributions associated with local parks.
- Any landscaping in local parks;
- Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications.

The items listed above are normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in the DCP.

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

Upgrade of the existing adjoining road network to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.

## 2.6 Related infrastructure agreements

A number of additional infrastructure agreements may relate to the precinct area. These include the Section 173 agreements of the Act that have been entered into and relevant capital works programs.

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## 3. INFRASTRUCTURE PROJECT JUSTIFICATION

### 3.1 Project identification

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

The following types of projects are included in the DCP:

- Transport projects
  - RD – Road projects
  - IN – Intersection projects
- Community projects
  - PV – Pavillion projects
  - CI – Community Facility projects
  - SR – Active Open Space projects/sport reserves
  - IR – Indoor Recreation projects

### 3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 2–5. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

The Moorabool Shire Council is the development agency as well as the collecting agency and will monitor and assess the required timing for individual items and have regard to its capital works program.

The collecting agency may consider alternatives to the priority delivery of works or land where:

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

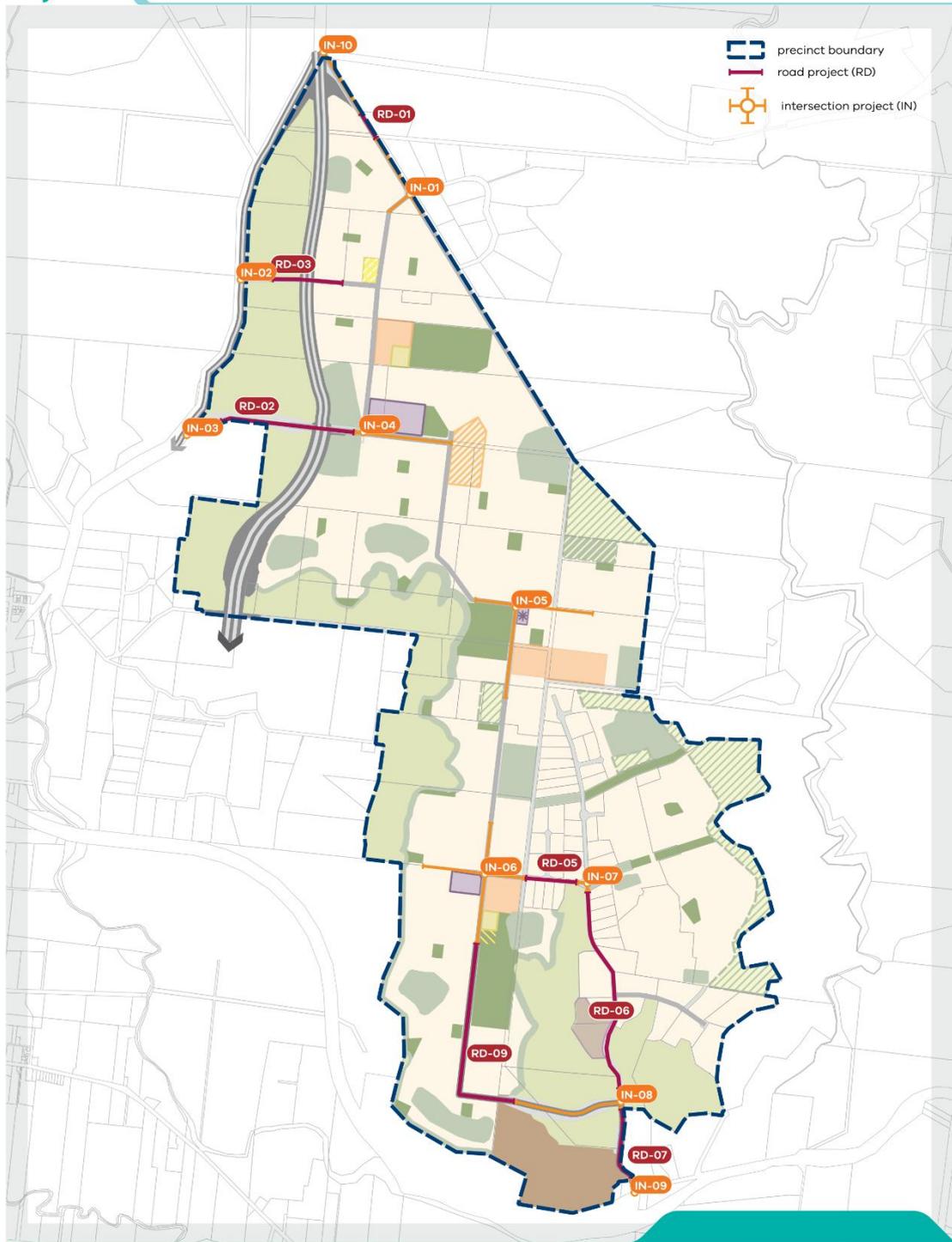
All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 6.1 and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Contributions are to be made by developers at the time of subdivision. If subdivision is not applicable, payments must be made prior to construction of buildings and works (refer to Section 6.1).

**vpa** / **Plan 3**  
**Transport Projects**  
 Merrimu Development Contributions Plan

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### 3.3 Transport projects

Transport projects are based on the transport network illustrated in **Error! Reference source not found.** and include a combination of:

- Construction of controlled intersections with the existing road network and associated works;
- Construction of new road and intersection projects;
- Potential road and intersection upgrades to surrounding arterial road network;
- Land (if required) for the above.

The above projects are shown on **Error! Reference source not found.** and described in

Table 2.

Based on the assessed transport volumes and capacity required as part of the Strategic Transport Modelling Assessment, costs of the following items have been apportioned to the Merrimu DCP and will be shared with external areas:

Table 2 Transport projects

| DCP Project ID                    | Project Title<br>Project Description   | Indicative<br>Provision<br>Timing |
|-----------------------------------|--|-----------------------------------|
| <b>Road projects</b>              |  |                                   |
| <b>MM_RD-01</b>                   | Construction of Bences Road (25.5m connector road)   | S                                 |
| <b>MM-RD-02</b>                   | Construction of Buckleys Road (31.5 connector road)  | S                                 |
| <b>MM-RD-03</b>                   | Construction of East-West Road (25.5m connector road)  | M                                 |
| <b>MM-RD-05</b>                   | Construction of Lindsay Road (20m Rural Connector Road)  | M                                 |
| <b>MM-RD-06</b>                   | Construction of Flanagans Road (20m Rural Connector Road)  | M                                 |
| <b>MM-RD-07</b>                   | Construction of Flanagans Drive (31m Rural Arterial Road)  | S                                 |
| <b>MM-RD-08</b>                   | Construction of Escarpment Connector Road (25.5m East-West Connector Road)   | M-L                               |
| <b>MM-RD-09</b>                   | Construction of secondary arterial road – southern extent of Lindsay Avenue to western extent of Flanagans Drive (34m arterial road) | M-L                               |
| <b>MM-RD-10<br/>(placeholder)</b> | State arterial road capacity upgrades - Gisborne Rd and Bacchus Marsh Road   |                                   |
| <b>Intersection projects</b>      |  |                                   |
| <b>MM-IN-01</b>                   | Purchase of Land and Construction of Bences Road, Dodemaide Circuit, and North-south Connector Road (roundabout)                     | S                                 |
| <b>MM-IN-02</b>                   | Purchase of land and construction of Gisborne Road, Quarry Access, and East-West Connector Road (roundabout)                         | M                                 |
| <b>MM_IN-03</b>                   | Purchase of land and construction of Gisborne Road and Buckleys Road (roundabout)  | S                                 |
| <b>MM_IN-04</b>                   | Purchase of land and construction of Buckleys Road and Connector Road (signalised four-way intersection)                             | S                                 |

| DCP Project ID                    | Project Title<br>Project Description  | Indicative<br>Provision<br>Timing |
|-----------------------------------|---|-----------------------------------|
| <b>MM-IN-05</b>                   | Purchase of land and construction of two (2) connector roads (signalised T-intersection)  | L                                 |
| <b>MM-IN-06</b>                   | Purchase of land and construction of Lindsay Avenue, Lindsay Avenue Extension, and Connector Road (signalised four-way intersection)      | M                                 |
| <b>MM-IN-07</b>                   | Purchase of land and construction of Flanagans Drive and Lindsay Avenue (T-intersection)  | M                                 |
| <b>MM-IN-08</b>                   | Purchase of land and construction of Flanagans Drive and Escarpment Connector (signalised T-intersection)                                 | M-L                               |
| <b>MM-IN-09</b>                   | Purchase of land and construction of Bacchus Marsh Road, Flanagans Drive, and Western Freeway off-ramp (signalised four-way intersection) | S                                 |
| <b>MM-IN-10</b>                   | Purchase of land and construction of Gisborne Road, Diggers Rest-Coimadai Road, and Bences Road (roundabout)                              | S                                 |
| <b>MM-IN-11<br/>(placeholder)</b> | State intersection upgrades   |                                   |

**Note:** S = Short, M = Medium, L = Long

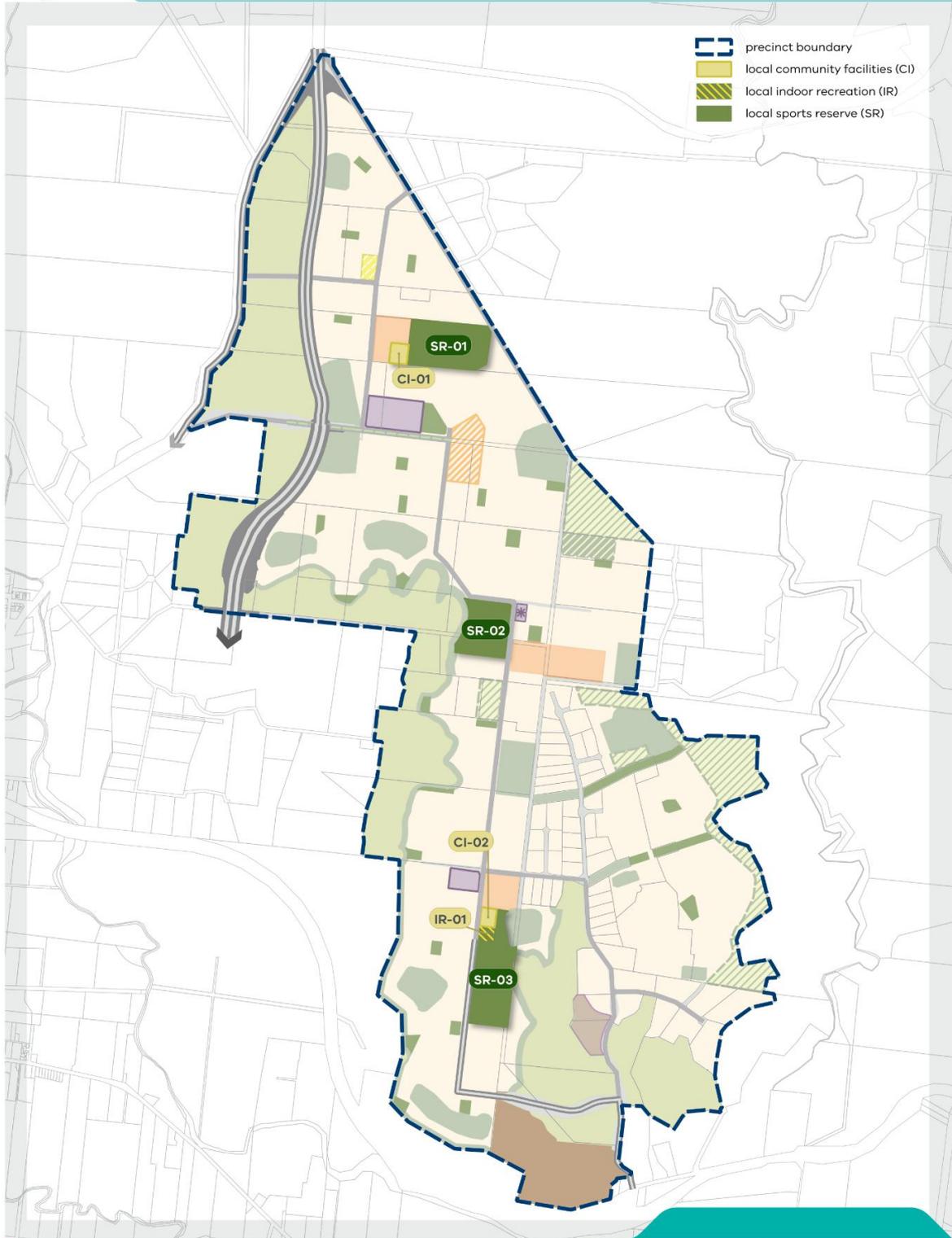
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Plan 4 Community & Recreation Projects



**Plan 4**  
Community & Recreation Projects  
Merrimu Development Contributions Plan

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### 3.4 Community and recreation projects

Community projects include a contribution towards land required for and construction of community facilities and active recreational reserves.

Community projects have been identified based upon recommendations of the *Merrimu Community Infrastructure Needs Assessment (2026)*.

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on **Error! Reference source not found.** and described in Table 3 and Table 4.

Apportionment has been applied to the following costs based on the assessed demand generated by the precinct the *Merrimu Community Infrastructure Needs Assessment (2026)*.

Table 3 Community projects – Development infrastructure levy (DIL)

| DCP Project number                 | Project Title<br>Project Description   | Indicative Provision Timing |
|------------------------------------|--|-----------------------------|
| <b>Community facility projects</b> |  |                             |
| MM-CI-01                           | Level 2 Community Facility             | M                           |
| MM-CI-02                           | Level 1 Community Facility             | L                           |
| <b>Active Open Space Projects</b>  |  |                             |
| MM-SR-01                           | Northern Sport and Recreation Facility | M                           |
| MM-SR-02                           | Centre Sport and Recreation Facility   | L                           |
| MM-SR-03                           | Southern Sport and Recreation Facility | L                           |

**Note:** S = Short, M = Medium, L = Long

Table 4 Community projects - Community infrastructure levy (CIL)

| DCP Project number        | Project Title<br>Project Description   | Indicative Provision Timing |
|---------------------------|--|-----------------------------|
| <b>Pavillion projects</b> |  |                             |
| PV-01                     | Northern Sport and Recreation Facility | M                           |
| PV-02                     | Centre Sport and Recreation Facility   | L                           |
| PV-03                     | Southern Sport and Recreation Facility | L                           |

**Note:** S = Short, M = Medium, L = Long

## 4. SUMMARY LAND USE BUDGET

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The land use budget in

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Table 5 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the PSP.

The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).

The total precinct area for Merrimu PSP is 906.64 hectares with the GDA of 538.51 hectares while the NDA is 425.78 hectares. This equates to approximately 46.96% of the land within the Merrimu PSP area being available for development.

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**NOTE ON TABLE 6:** *The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.*

*The land budget has been prepared to reflect current advice from Moorabool Shire Council regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area. The land required for drainage assets may be subject to minor refinement through the subdivision process.*

Table 5 Summary land use budget

| Description  | HECTARES      | % OF TOTAL    | % OF NDA      |
|--|---------------|---------------|---------------|
| <b>TOTAL PRECINCT AREA (ha)</b>                                | <b>906.64</b> |               |               |
| <b>Transport</b>   |               |               |               |
| Arterial Road - Existing Road Reserve                          | 0.60          | 0.07%         | 0.14%         |
| Arterial Road - Future BMELR                                   | 24.92         | 2.75%         | 5.85%         |
| Non-Arterial Road - Existing Road Reserve                      | 23.30         | 2.57%         | 5.47%         |
| Non-Arterial Road – Widening / Intersection Flaring (DCP land) | 21.04         | 2.32%         | 4.94%         |
| <b>Sub-total Transport</b>                                     | <b>69.85</b>  | <b>7.7%</b>   | <b>16.41%</b> |
| <b>Community &amp; Education</b>                               |               |               |               |
| Potential Government School                                    | 15.40         | 1.70%         | 3.62%         |
| Potential Non-Government School                                | 5.5           | 0.61%         | 1.29%         |
| Local Community Facility (DCP land)                            | 1.80          | 0.20%         | 0.42%         |
| Local Indoor Recreation  | 0.60          | 0.07%         | 0.14%         |
| Emergency Services (CFA/VIC SES) station                       | 1.00          | 0.11%         | 0.23%         |
| <b>Sub-total Community &amp; Education</b>                     | <b>24.30</b>  | <b>2.7%</b>   | <b>5.71%</b>  |
| <b>Open Space</b>  |               |               |               |
| <b>Uncredited Open Space</b>                                   |               |               |               |
| Conservation Reserve   | 40.72         | 4.49%         | 9.56%         |
| Waterway and Drainage Reserve (DCP land)                       | 59.69         | 6.58%         | 14.02%        |
| Encumbered Linear Open Space                                   | 22.25         | 2.45%         | 5.23%         |
| Ta Pinu Shrine   | 22.98         | 2.54%         | 5.40%         |
| Existing Open Space  | 2.45          | 0.27%         | 0.57%         |
| Landscape Values   | 187.14        | 20.64%        | 43.95%        |
| <b>Sub-total Uncredited Open Space</b>                         | <b>335.23</b> | <b>37%</b>    | <b>78.73%</b> |
| <b>Credited Open Space</b>                                     |               |               |               |
| Local Sports Reserve (DCP land)                                | 27.01         | 2.98%         | 6.34%         |
| Local Network Park (via CI 52.01)                              | 20.56         | 2.27%         | 4.83%         |
| <b>Sub-total Credited Open Space</b>                           | <b>47.57</b>  | <b>5.2%</b>   | <b>11.17%</b> |
| <b>Total Open Space</b>  | <b>382.80</b> | <b>42.2%</b>  | <b>89.91%</b> |
| <b>Other</b>   |               |               |               |
| Existing Non-urban land  | 3.92          | 0.43%         | 0.92%         |
| <b>Sub-total</b>   | <b>3.92</b>   | <b>0.4%</b>   | <b>0.92%</b>  |
| <b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>                   | <b>425.78</b> | <b>46.96%</b> |               |
| <b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>            | <b>425.78</b> | <b>46.96%</b> |               |
| <b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha</b>             | <b>0.00</b>   | <b>-</b>      | <b>-</b>      |

## 5. CALCULATION OF CONTRIBUTIONS

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The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.

### 5.1 Net developable area

In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property are outlined in the property-specific land budget included at Appendix A.

For the purposes of the DCP, the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.

The NDA for the DCP is outlined in

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Table 5. The contributions ‘per net developable hectare’ must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in Appendix A.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget.

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Table 5) and the detailed property-specific land budget (Appendix A) and associated tables.

If the NDA for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation, the responsible authority may require the land owner to enter into an agreement under section 173 of the *Planning and Environment Act 1987* for payment for the additional net developable area at the 'per net developable hectare' contributions rate applicable at the time of any permit application.

For the purposes of this DCP, if the net developable area for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may enter into an agreement under section 173 of the *Planning and Environment Act 1987* for payment of the Development Infrastructure Levy for the additional net developable area at the DCP rates applicable at the time of any permit application.

## 5.2 Demand units and residential land budget

There are two types of demand units enforced in this DCP:

- Net developable hectare (NDHa) is the demand unit used for the Development Infrastructure Levy (DIL).
- Number of dwellings is the demand unit used for the Community Infrastructure Levy (CIL).

'Residential' development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the local activity centre.

'Residential' development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 425.78 net developable hectares and 8,063 dwellings.

## 5.3 Calculation of contributions charges

### 5.3.1 Calculation of costs

Each infrastructure project has been assigned a land or construction cost, as listed in Table 6 and Table 7. The costs are expressed in 2025/26 dollars and will be adjusted annually in accordance with the method specified in Section 6.2.

### 5.3.2 Temporary Works

Temporary works are not factored in as a cost in this DCP unless expressly listed.

### 5.3.3 Estimate of land value

The area of land to be acquired for each DCP project on each property will be identified from the property specific land budget prepared for the PSP. A description of the precinct land area has been provided to a registered valuer who prepared a valuation to determine a 'broad-hectare' value for the entire precinct for that use. To ensure a fair compensation for each affected landowner, this

value will then be used to calculate the cost of the land component for all relevant projects included in the DCP.

#### Per property broad hectare estimate of value

The per property broad hectare estimate of value prepared for each individual property will assume the unencumbered, highest and-best use as indicated by the PSP.

The estimates of value are prepared on a 'Before and After' basis where:

- The 'Before' assessment is based on the total developable area of each property and ignores the land and infrastructure items to be provided by the DCP. Any development that occurs subsequent to the approval of the DCP is ignored for the purpose of the valuation.
- The 'After' assessment comprises the remaining portion of each property after all land required by the DCP has been provided. Severance or enhancement, disturbance, special value etc. are ignored for the purpose of the 'after' valuation.

#### Site specific assessment

A site-specific assessment was also undertaken for parcels which are to be acquired by Council for the provision of 'Community Facilities' and 'Local Sports Reserve(s)'. These parcels can be marketed to the wider market as individually titled development sites and therefore have been individually valued.

### 5.3.4 Main catchment area

The main catchment area is the geographic area from which a given item of infrastructure will draw most of its use. The DCP includes one main catchment area, which is the same as the precinct area and illustrated in Note: *Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.*

and **Error! Reference source not found.** It is important to note that the number of net developable hectares (that is the demand units) in the main catchment area is based on the land budgets in

Table 5 and Appendix A.

### 5.3.5 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in Table 6 and Table 7. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

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### 5.3.6 Calculations of Costs - DIL

Table 6 Calculation of costs – Development Infrastructure Levy (DIL)

| DCP Project No. | Project  | Infrastructure Category | Land Area Ha | Estimated Project Cost: Land | Estimated Project Cost: Construction | % Apportioned to DCP (Internal Use) | Total cost recovered by DCP | Residential - Contribution per NDHa |
|-----------------|--|-------------------------|--------------|------------------------------|--------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|
|                 | <b>Road Projects</b>   |                         |              |                              |                                      |                                     |                             |                                     |
| <b>MM-RD-01</b> | Construction of Bences Road (25.5m connector road)   | Development             | 0.08         | \$119,580                    | \$5,582,682.00                       | 100%                                | \$5,702,262.00              | \$13,392.60                         |
| <b>MM-RD-02</b> | Construction of Buckleys Road (31.5 connector road)  | Development             | 1.85         | \$184,934                    | \$18,221,189.33                      | 100%                                | \$18,406,123.33             | \$43,229.47                         |
| <b>MM-RD-03</b> | Construction of East-West Road (25.5m connector road)  | Development             | 0.96         | \$96,299                     | \$3,680,700.00                       | 100%                                | \$3,776,999.00              | \$8,870.83                          |
| <b>MM-RD-05</b> | Construction of Lindsay Road (20m Rural Connector Road)  | Development             | 0.11         | \$168,750                    | \$1,917,070.00                       | 100%                                | \$2,085,820.00              | \$4,898.85                          |
| <b>MM-RD-06</b> | Construction of Flanagans Road (20m Rural Connector Road)  | Development             | 0.72         | \$1,074,375                  | \$12,308,340.71                      | 100%                                | \$13,382,715.71             | \$31,431.27                         |
| <b>MM-RD-07</b> | Construction of Flanagans Drive (31m Rural Arterial Road)  | Development             | 0.35         | \$35,496                     | \$2,898,040.00                       | 100%                                | \$2,933,536.00              | \$6,889.84                          |
| <b>MM-RD-08</b> | Construction of Escarpment Connector Road (25.5m East-West Connector Road)   | Development             | 2.84         | \$284,328                    | \$10,984,928.55                      | 100%                                | \$11,269,256.55             | \$26,467.50                         |
| <b>MM-RD-09</b> | Construction of secondary arterial road – southern extent of Lindsay Avenue to western extent of Flanagans Drive (34m arterial road) | Development             | 2.83         | \$4,242,180                  | \$6,375,842.53                       | 100%                                | \$10,618,022.53             | \$24,937.98                         |
| <b>MM-RD-10</b> | Provisional item for potential state road upgrades   | Development             | -            | -                            | -                                    | -                                   | -                           | -                                   |
|                 | <b>Sub-total road projects</b>   |                         | <b>9.75</b>  | <b>\$ 6,205,942</b>          | <b>\$ 61,968,793</b>                 | <b>100%</b>                         | <b>\$68,174,735</b>         | <b>\$160,118</b>                    |

| DCP Project No. | Project   | Infrastructure Category | Land Area Ha | Estimated Project Cost: Land | Estimated Project Cost: Construction | % Apportioned to DCP (Internal Use) | Total cost recovered by DCP | Residential - Contribution per NDHa |
|-----------------|---|-------------------------|--------------|------------------------------|--------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|
|                 | <b>Intersection Projects</b>  |                         |              |                              |                                      |                                     |                             |                                     |
| <b>MM-IN-01</b> | Purchase of Land and Construction of Bences Road, Dodemaide Circuit, and North-south Connector Road (roundabout)                          | Development             | 0.56         | \$839,310.00                 | \$1,762,300.00                       | 100%                                | \$2,601,610.00              | \$6,110.26                          |
| <b>MM-IN-02</b> | Purchase of land and construction of Gisborne Road, Quarry Access, and Eastwest Connector Road (roundabout)                               | Development             | 0.38         | \$38,462.00                  | \$4,316,700.00                       | 100%                                | \$4,355,162.00              | \$10,228.73                         |
| <b>MM-IN-03</b> | Purchase of land and construction of Gisborne Road and Buckleys Road (roundabout)   | Development             | 0.49         | \$48,898.00                  | \$4,540,400.00                       | 100%                                | \$4,589,298.00              | \$10,778.64                         |
| <b>MM-IN-04</b> | Purchase of land and construction of Buckleys Road and Connector Road (signalised four-way intersection)                                  | Development             | 0.97         | \$1,455,225.00               | \$6,132,300.00                       | 100%                                | \$7,587,525.00              | \$17,820.41                         |
| <b>MM-IN-05</b> | Purchase of land and construction of two (2) connector roads (signalised T-intersection)  | Development             | 2.61         | \$3,915,420.00               | \$4,772,200.00                       | 100%                                | \$8,687,620.00              | \$20,404.15                         |
| <b>MM-IN-06</b> | Purchase of land and construction of Lindsay Avenue, Lindsay Avenue Extension, and Connector Road (signalised four-way intersection)      | Development             | 2.88         | \$4,321,620.00               | \$8,640,800.00                       | 100%                                | \$12,962,420.00             | \$30,444.14                         |
| <b>MM-IN-07</b> | Purchase of land and construction of Flanagans Drive and Lindsay Avenue (T-intersection)  | Development             | -            | \$3,165.00                   | \$1,767,900.00                       | 100%                                | \$1,771,065.00              | \$4,159.61                          |
| <b>MM-IN-08</b> | Purchase of land and construction of Flanagans Drive and Escarpment Connector (signalised T-intersection)                                 | Development             | 2.72         | \$4,086,915.00               | \$6,506,500.00                       | 100%                                | \$10,593,415.00             | \$24,880.18                         |
| <b>MM-IN-09</b> | Purchase of land and construction of Bacchus Marsh Road, Flanagans Drive, and Western Freeway off-ramp (signalised four-way intersection) | Development             | -            | -                            | \$1,322,800.00                       | 100%                                | \$1,322,800.00              | \$3,106.79                          |
| <b>MM-IN-10</b> | Purchase of land and construction of Gisborne Road, Diggers   | Development             | 0.57         | \$57,279.00                  | \$7,844,974.51                       | 100%                                | \$7,902,253.51              | \$18,559.60                         |

| DCP Project No.                        | Project  | Infrastructure Category | Land Area Ha | Estimated Project Cost: Land | Estimated Project Cost: Construction | % Apportioned to DCP (Internal Use) | Total cost recovered by DCP | Residential - Contribution per NDHa |
|--|--|-------------------------|--------------|------------------------------|--------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|
| MM-IN-11                               | Rest-Coimadai Road, and Bences Road (roundabout)           |                         |              |                              |                                      |                                     |                             |                                     |
|  | Provisional item for potential state intersection upgrades | Development             | -            | -                            | -                                    | -                                   | -                           | -                                   |
| <b>Sub-total intersection projects</b> |  |                         | <b>10.78</b> | <b>\$ 14,766,294</b>         | <b>\$47,606,875</b>                  | <b>100%</b>                         | <b>\$62,373,169</b>         | <b>\$146,493</b>                    |

| <b>Community Facility Projects</b>           |  |             |              |                      |                      |             |                      |                  |
|--|--|-------------|--------------|----------------------|----------------------|-------------|----------------------|------------------|
| MM-CI-01                                     | Level 2 Community Facility             | Development | 1            | \$1,500,000.00       | \$11,898,811.00      | 100%        | \$13,398,811.00      | \$31,469.07      |
| MM-CI-02                                     | Level 1 Community Facility             | Development | 0.80         | \$1,200,000.00       | \$10,136,913.00      | 100%        | \$11,336,913.00      | \$26,626.40      |
| <b>Sub-total community facility projects</b> |  |             | <b>1.8</b>   | <b>\$ 2,700,000</b>  | <b>\$22,035,724</b>  | <b>100%</b> | <b>\$24,735,724</b>  | <b>\$58,095</b>  |
| <b>Active Open Space Project</b>             |  |             |              |                      |                      |             |                      |                  |
| MM-SR-01                                     | Northern Sport and Recreation Facility | Development | 10.01        | \$ 15,008,370.00     | \$13,800,649.00      | 100%        | \$28,809,019.00      | \$67,662.19      |
| MM-SR-02                                     | Centre Sport and Recreation Facility   | Development | 7.00         | \$ 10,500,015.00     | \$10,690,005.00      | 100%        | \$21,190,020.00      | \$49,767.86      |
| MM-SR-03                                     | Southern Sport and Recreation Facility | Development | 10.00        | \$ 15,000,000.00     | \$ 13,800,649.00     | 100%        | \$28,800,649.00      | \$67,642.54      |
| <b>Sub-total active open space projects</b>  |  |             | <b>27.01</b> | <b>\$ 40,508,385</b> | <b>\$38,291,303</b>  | <b>100%</b> | <b>\$ 78,799,688</b> | <b>\$185,073</b> |
| <b>Summary</b>                               |  |             |              |                      |                      |             |                      |                  |
| <b>Total cost all projects</b>               |  |             |              | <b>\$64,180,621</b>  | <b>\$169,902,695</b> | <b>100%</b> | <b>\$234,083,316</b> | <b>\$549,779</b> |

| DCP Project No. | Project  | Infrastructure Category | Land Area Ha | Estimated Project Cost: Land | Estimated Project Cost: Construction | % Apportioned to DCP (Internal Use) | Total cost recovered by DCP | Residential - Contribution per NDHa |
|-----------------|--|-------------------------|--------------|------------------------------|--------------------------------------|-------------------------------------|-----------------------------|-------------------------------------|
|                 | <b>Total Development Infrastructure Levy per NDA</b> |                         |              |                              |                                      |                                     |                             | <b>\$549,779</b>                    |

### 5.3.7 Calculation of Costs – CIL

Table 7 Calculation of costs – Community Infrastructure Levy (CIL)

| DCP Project No. | Project   | Infrastructure Category | Estimated Project Cost: Construction | % Apportioned to DCP (Internal Use) | Total cost attributed to DCP |
|-----------------|---|-------------------------|--------------------------------------|-------------------------------------|------------------------------|
| <b>PV-01</b>    | Northern Sport and Recreation Facility                                  | Community               | \$3,669,067                          | 100%                                | \$3,669,067                  |
| <b>PV-02</b>    | Centre Sport and Recreation Facility                                    | Community               | \$3,669,067                          | 100%                                | \$3,669,067                  |
| <b>PV-03</b>    | Southern Sport and Recreation Facility                                  | Community               | \$3,669,067                          | 100%                                | \$3,669,067                  |
|                 | <b>Sub-total active recreation (community infrastructure levy)</b>      |                         | <b>\$11,007,201</b>                  |                                     | <b>\$11,007,201</b>          |
|                 | <b>Summary</b>  |                         |                                      |                                     |                              |
|                 | <b>Total Community Infrastructure Levy per Dwelling</b>                 |                         |                                      |                                     | <b>\$1,365.14</b>            |
|                 | <b>Total Community Infrastructure Levy Estimated Raised Merrimu DCP</b> |                         |                                      |                                     | <b>\$11,007,201</b>          |

## 6. ADMINISTRATION

This section sets out how the DCP will be administered and covers:

- The timing of payment
- Provision of works in kind and land in lieu
- How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

The community infrastructure levy applies to the construction of dwellings.

Moorabool Shire Council is both the collecting agency and the development agency for the purposes of this DCP.

### 6.1 Payment of contributions and payment timing

#### 6.1.1 Development infrastructure levy (DIL)

##### **For subdivision of land**

A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under Section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

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

Provided an infrastructure levy has not already been paid on subject land, a levy must be paid to the collecting agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The collecting agency may require that development infrastructure levy contributions be made at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act or

other arrangement acceptable to the collecting agency proposed in respect of the proposed works and/or land to be provided in kind.

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

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

- Unless some other arrangement has been agreed to by collecting agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the collecting agency in accordance with the provisions of the DCP for the land.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land, which is proposed to be provided in kind.

### 6.1.2 Works-in-kind

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

- The works constitute projects funded by the DCP
- The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the layout and standards outlined in the PSP and DCP unless an alternative is agreed by the collecting agency and the development agency
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.

In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.

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

- The credit for the works provided shall equal the total cost of the works as identified in the DCP, considering the impact of indexation
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent

- No further DCP financial contributions will be required until the agreed value of any credits are used.

### 6.1.3 Credit for over-provision

Where the collecting agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP.

The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, considering the impact of indexation. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as per Section 6.2.

### 6.1.4 Non-government schools

The development of land for a non-government school is exempt from the requirement to pay a DIL and a CIL under the DCP.

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the collecting agency development contributions in accordance with the provision of the DCP. The development infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

### 6.1.5 Social and affordable housing

The collecting agency may on an individual basis consider any request for an exemption or discount of the Development Infrastructure Levy for the development of social and affordable housing.

### 6.1.6 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 items in that class. Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 2020* and the Act.

The administration of contributions made under the DCP will be transparent and demonstrate the:

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

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the 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 the DCP, as required under section 46QA of the Act.

## 6.2 Construction and land value costs indexation

Capital costs of all infrastructure items, including land, are in 2024/2025 dollars and will be adjusted by the collecting agency annually for inflation.

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

- **Intersection projects** – indexed in line with the Australian Bureau of Statistics Producer Prices Indexes, Road and Bridge Construction Index, Victoria;
- **All other infrastructure items** – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Estimates of land value will be revised annually by a registered valuer based on a broad hectare methodology; this exercise may be required for each respective land use category within the DCP. Revisions may occur more frequently if market conditions warrant.

The collecting agency will publish the amended contributions on the collecting agency's website within 14 days of the adjustments being made.

## 6.3 Review period

This DCP adopts a long-term outlook for development. This DCP commenced on the date when it was first incorporated into the Moorabool Shire Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 25 years after gazettal, or when this DCP is removed from the Moorabool Planning Scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all. Alternatively, this may require an amendment to the Moorabool Planning Scheme to replace this document with a revised document.

## 6.4 Adjustment to the scope of projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail; however, all the projects will require a detailed design process prior to construction.

As part of detailed design, Council or a development proponent with the consent of Council may amend or modify some aspects of projects, so long as they are still generally in accordance with the PSP and any direction regarding the scope outlined in the DCP.

A development proponent may also propose material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In these cases, there should be no negative impact on the DCP by requirement for the developer

to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

## **6.5** Collecting agency (agency responsible for collecting infrastructure levy)

Council is the collecting agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to which all levies are payable. As the collecting agency, Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the Act.

## **6.6** Development agency (agency responsible for works)

Council is the development agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works.

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## 7. IMPLEMENTATION STRATEGY

This section provides further details regarding how the collecting agency intends to implement the DCP. 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.

### 7.1 Rationale for the implementation strategy

This implementation strategy has been included to provide certainty to both the collecting agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the collecting agency, development agency, development proponent and future community.

This implementation strategy has been formulated by:

- Assessing the PSP
- Having regard to the development context
- Assessing the need for finance requirements including upfront financing and pooling of funds
- Agreeing the land value and indexing it appropriately (where possible)
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended.

### 7.2 Implementation mechanism

Under section 46P of the Act, the collecting agency may accept (with the consent of the development agency where the collecting agency is not also the development agency) the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be by agreement with the collecting agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 3 to the Urban Growth Zone in the Moorabool Shire Planning Scheme for the PSP requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the responsible authority.

The infrastructure plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the PSP or reasonably required because of the subdivision of the land and address the following:

- Stormwater drainage works
- Road works internal or external to the land consistent with any relevant traffic report or assessment
- The reserving or encumbrance of land for infrastructure, including for community facilities, sports reserves and open space
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the DCP
- The effects of the provision of infrastructure on the land or any other land

- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of these agreements, Council (acting as the collecting agency) will consider if and what infrastructure should be provided as works in kind under the DCP in accordance with section 46P of the Act. The agreement must include a list of the DCP infrastructure projects that the collecting agency has agreed in writing to allow to be provided as works and/or land in lieu.

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## APPENDICES

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## 8. APPENDIX A – PROPERTY SPECIFIC LAND BUDGET

Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road – Existing Road Reserve | Arterial Road – Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road – Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFAMVIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | To Pīnu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| <b>MM-01</b>    | 8.57                  | -                                     | 3.71                         | -   | 0.63  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 1.48                | -                   | -                               | -                                 | 2.75                                  | 32.09%                             |
| <b>MM-02</b>    | 0.92                  | -                                     | 0.13                         | -   | 0.01  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 0.32                | -                   | -                               | -                                 | 0.45                                  | 49.11%                             |
| <b>MM-03</b>    | 6.54                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 6.54                | -                   | -                               | -                                 | -                                     | -                                  |
| <b>MM-04</b>    | 20.48                 | -                                     | 2.29                         | -   | 0.57  | -                           | -                               | -                        | -                                  | -  | 2.50                  | -                                | -                            | -              | 3.68                | -                   | 0.50                            | -                                 | 10.94                                 | 53.40%                             |
| <b>MM-05</b>    | 21.06                 | -                                     | 1.94                         | -   | 0.94  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 12.06               | -                   | 0.14                            | -                                 | 5.97                                  | 28.37%                             |
| <b>MM-06</b>    | 21.03                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | 1.00                                     | -                     | -                                | -                            | -              | -                   | -                   | 0.86                            | -                                 | 19.17                                 | 91.15%                             |
| <b>MM-07</b>    | 10.75                 | -                                     | 0.81                         | -   | 0.41  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 4.27                | -                   | -                               | -                                 | 5.26                                  | 48.92%                             |
| <b>MM-08</b>    | 8.22                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 8.22                                  | 100%                               |
| <b>MM-09</b>    | 0.99                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.99                                  | 100%                               |
| <b>MM-10</b>    | 16.96                 | -                                     | 1.35                         | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 8.31                | -                   | 0.50                            | -                                 | 6.80                                  | 40.12%                             |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| MM-11           | 17.08                 | -                                     | -                            | -   | -   | 3.50                        | -                               | 1.00                     | -                                  | -  | -                     | -                                | -                            | -              | -                   | 10.01               | -                               | -                                 | 2.58                                  | 15.09%                             |
| MM-12           | 0.04                  | -                                     | -                            | -   | 0.02  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 0.02                | -                   | -                               | -                                 | -                                     | -                                  |
| MM-13           | 31.95                 | -                                     | 2.20                         | -   | 2.60  | -                           | -                               | -                        | -                                  | -  | 5.49                  | -                                | -                            | -              | 16.73               | -                   | -                               | -                                 | 4.92                                  | 15.40%                             |
| MM-14           | 30.95                 | -                                     | -                            | -   | 0.23  | -                           | 1.68                            | -                        | -                                  | -  | 2.28                  | -                                | -                            | -              | -                   | -                   | 1.75                            | -                                 | 25.01                                 | 80.81%                             |
| MM-15           | 45.16                 | -                                     | 2.68                         | -   | 0.55  | -                           | 2.45                            | -                        | -                                  | -  | 4.69                  | -                                | -                            | -              | 8.08                | -                   | 1.00                            | -                                 | 25.72                                 | 56.96%                             |
| MM-16           | 20.68                 | -                                     | -                            | -   | -   | -                           | 1.03                            | -                        | -                                  | -  | 3.95                  | -                                | -                            | -              | -                   | -                   | 0.99                            | -                                 | 14.71                                 | 71.16%                             |
| MM-17           | 9.66                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 9.66                  | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |
| MM-18           | 20.13                 | -                                     | 5.34                         | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 14.79               | -                   | -                               | -                                 | -                                     | -                                  |
| MM-19           | 15.16                 | -                                     | 4.15                         | -   | -   | -                           | -                               | -                        | -                                  | -  | 3.17                  | 0.64                             | -                            | -              | 3.63                | -                   | -                               | -                                 | 3.58                                  | 23.61%                             |
| MM-20           | 1.01                  | -                                     | 0.31                         | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | 0.03                             | -                            | -              | 0.68                | -                   | -                               | -                                 | 0.00                                  | 0.05%                              |
| MM-21           | 10.33                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 0.86                  | 0.56                             | -                            | -              | 0.73                | -                   | 0.50                            | -                                 | 7.68                                  | 74.32%                             |
| MM-22           | 5.46                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | 0.24                             | -                            | -              | 4.55                | -                   | 0.25                            | -                                 | 0.42                                  | 7.71%                              |
| MM-23           | 21.22                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 5.12                  | 3.53                             | -                            | -              | 2.18                | -                   | 0.52                            | -                                 | 9.86                                  | 46.48%                             |
| MM-24           | 11.02                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | 0.78                             | -                            | -              | 9.54                | -                   | 0.27                            | -                                 | 0.43                                  | 3.88%                              |
| MM-25           | 31.56                 | -                                     | -                            | -   | 1.48  | -                           | -                               | -                        | -                                  | -  | -                     | 1.02                             | -                            | -              | 1.19                | 4.28                | 1.48                            | -                                 | 22.10                                 | 70.02%                             |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| MM-26           | 6.07                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 3.14                  | -                                | -                            | -              | -                   | -                   | 0.14                            | -                                 | 2.80                                  | 46.09%                             |
| MM-27           | 12.00                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | 0.36                            | -                                 | 11.64                                 | 96.97%                             |
| MM-28           | 18.08                 | -                                     | -                            | -   | 0.41  | 4.98                        | -                               | -                        | -                                  | -  | -                     | 2.74                             | -                            | -              | -                   | -                   | -                               | -                                 | 9.94                                  | 55%                                |
| MM-29           | 3.34                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 3.34                | -                   | -                               | -                                 | -                                     | -                                  |
| MM-30           | 11.31                 | -                                     | -                            | -   | 0.52  | 2.70                        | -                               | -                        | -                                  | -  | -                     | -                                | 0.90                         | -              | 0.87                | 2.21                | -                               | -                                 | 4.10                                  | 36.27%                             |
| MM-31           | 5.99                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | 0.71                         | -              | 3.09                | -                   | 0.47                            | -                                 | 1.72                                  | 28.63%                             |
| MM-32           | 2.68                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 0.29                  | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 2.39                                  | 89.07%                             |
| MM-33           | 7.00                  | -                                     | -                            | -   | 0.19  | -                           | -                               | -                        | -                                  | -  | 2.18                  | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 4.63                                  | 66.16%                             |
| MM-34           | 30.46                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 0.05                  | 5.11                             | 1.70                         | -              | 13.61               | -                   | 0.53                            | -                                 | 9.45                                  | 31.03%                             |
| MM-35           | 34.94                 | -                                     | -                            | -   | 1.11  | -                           | -                               | -                        | -                                  | -  | -                     | 0.36                             | 1.46                         | -              | 8.49                | -                   | 1.10                            | -                                 | 22.41                                 | 64.15%                             |
| MM-36           | 84.85                 | -                                     | -                            | -   | 5.33  | 3.50                        | -                               | 0.80                     | 0.60                               | -  | -                     | 10.94                            | 5.73                         | -              | 0.27                | 9.21                | 2.60                            | -                                 | 45.88                                 | 54.07%                             |
| MM-37           | 0.91                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.91                                  | 100%                               |
| MM-38           | 3.41                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 3.41                                  | 100%                               |
| MM-39           | 17.48                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 5.52                  | 7.20                             | -                            | -              | -                   | -                   | 0.78                            | -                                 | 3.98                                  | 22.80%                             |
| MM-40           | 14.54                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | 1.00                             | -                            | -              | -                   | -                   | 1.21                            | -                                 | 12.33                                 | 84.82%                             |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| MM-41           | 57.47                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | 19.88                 | 0.63                             | -                            | -              | -                   | -                   | 2.52                            | -                                 | 34.43                                 | 59.91%                             |
| MM-42           | 14.49                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | 0.44                             | -                            | -              | -                   | -                   | -                               | -                                 | 14.05                                 | 96.96%                             |
| MM-43           | 0.80                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.80                                  | 100%                               |
| MM-44           | 0.84                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.84                                  | 100%                               |
| MM-45           | 0.99                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.99                                  | 100%                               |
| MM-46           | 0.00                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 100%                               |
| MM-47           | 1.00                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.00                                  | 100%                               |
| MM-48           | 1.00                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.00                                  | 100%                               |
| MM-49           | 1.00                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.00                                  | 100%                               |
| MM-50           | 1.04                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.04                                  | 100%                               |
| MM-51           | 1.22                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | 1.22           | -                   | -                   | -                               | -                                 | -                                     | -                                  |
| MM-52           | 1.08                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.08                                  | 100%                               |
| MM-53           | 1.24                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.24                                  | 100%                               |
| MM-54           | 0.90                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.90                                  | 100%                               |
| MM-55           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-56           | 1.10                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.10                                  | 100%                               |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| MM-57           | 0.94                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.94                                  | 100%                               |
| MM-58           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-59           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-60           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-61           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-62           | 0.83                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.83                                  | 100%                               |
| MM-63           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-64           | 0.90                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.90                                  | 100%                               |
| MM-65           | 0.76                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.76                                  | 100%                               |
| MM-66           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.75                                  | 100%                               |
| MM-67           | 2.09                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | 2.09                            | -                                 | -                                     | -                                  |
| MM-68           | 0.81                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.81                                  | 100%                               |
| MM-69           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 0.75                                  | 100%                               |
| MM-70           | 1.07                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.07                                  | 100%                               |
| MM-71           | 1.34                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.34                                  | 100%                               |
| MM-72           | -                     | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |                         |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|-------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    | Existing non-urban land |
| MM-73           | 1.22                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | 1.22           | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| MM-74           | 0.75                  | -                                     | -                            | -   | 0.02  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.73                               | 97.08%                  |
| MM-75           | 0.75                  | -                                     | -                            | -   | 0.03  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.72                               | 96.49%                  |
| MM-76           | 0.75                  | -                                     | -                            | -   | 0.02  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.73                               | 96.98%                  |
| MM-77           | 0.75                  | -                                     | -                            | -   | 0.02  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.73                               | 97.35%                  |
| MM-78           | 33.29                 | -                                     | -                            | -   | 0.12  | -                           | -                               | -                        | -                                  | -  | 2.23                  | 4.17                             | -                            | -              | 22.62               | -                   | -                               | -                                 | -                                     | 4.14                               | 12.45%                  |
| MM-79           | 3.75                  | -                                     | -                            | -   | 0.05  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 3.70                               | 98.57%                  |
| MM-80           | 2.71                  | -                                     | -                            | -   | 0.07  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 0.01                | -                   | -                               | 1.53                              | 1.10                                  | 40.73%                             |                         |
| MM-81           | 2.59                  | -                                     | -                            | -   | 0.18  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 0.01                | -                   | -                               | 2.39                              | -                                     | -                                  |                         |
| MM-82           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-83           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-84           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-85           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-86           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-87           | 0.75                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.75                               | 100%                    |
| MM-88           | 2.01                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 2.01                               | 100%                    |

| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
|                 |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    |
| MM-89           | 2.17                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 2.17                                  | 100%                               |
| MM-90           | -                     | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 100%                               |
| MM-91           | 2.26                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 2.26                                  | 100%                               |
| MM-92           | 2.36                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 2.36                                  | 100%                               |
| MM-93           | 3.56                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 3.56                                  | 100%                               |
| MM-94           | 1.68                  | -                                     | -                            | -   | 0.11  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.58                                  | 93.66%                             |
| MM-95           | 7.25                  | -                                     | -                            | -   | 0.44  | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 6.82                | -                   | -                               | -                                 | -                                     | -                                  |
| MM-96           | 1.99                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 1.99                                  | 100%                               |
| MM-97           | -                     | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |
| MM-98           | 2.35                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 2.35                                  | 100%                               |
| MM-99           | 3.18                  | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | 3.18                                  | 100%                               |
| MM-100          | -                     | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 100%                               |
| MM-101          | 15.13                 | -                                     | -                            | -   | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | 15.13               | -                   | -                               | -                                 | -                                     | -                                  |
| MM-102          | 15.77                 | -                                     | -                            | -   | 3.25  | -                           | -                               | -                        | -                                  | -  | -                     | 0.37                             | -                            | -              | 11.97               | -                   | -                               | -                                 | 0.18                                  | 1.12%                              |
| MM-103          | 27.69                 | -                                     | -                            | -   | 1.72  | -                           | -                               | -                        | -                                  | -  | -                     | 0.33                             | 22.98                        | -              | 1.64                | -                   | -                               | -                                 | 1.02                                  | 3.70%                              |

| PSP PROPERTY ID      | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |                         |
|----------------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|-------------------------|
|                      |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    | Existing non-urban land |
| <b>SUB-TOTAL</b>     | <b>877.71</b>         | -                                     | <b>24.92</b>                 | -   | <b>21.04</b>                                      | <b>14.69</b>                | <b>5.15</b>                     | <b>1.80</b>              | <b>0.60</b>                        | <b>1.00</b>                              | <b>40.72</b>          | <b>58.71</b>                     | <b>22.18</b>                 | <b>22.98</b>   | <b>2.45</b>         | <b>186.65</b>       | <b>25.70</b>                    | <b>20.56</b>                      | <b>3.92</b>                           | <b>424.65</b>                      | <b>48.38%</b>           |
| <b>Road Reserves</b> |                       |                                       |                              |   |   |                             |                                 |                          |                                    |  |                       |                                  |                              |                |                     |                     |                                 |                                   |                                       |                                    |                         |
| <b>MM-R01</b>        | 4.93                  | -                                     | -                            | 4.93                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  | -                       |
| <b>MM-R02</b>        | 3.82                  | -                                     | -                            | 2.55                                      | -   | -                           | 0.35                            | -                        | -                                  | -  | -                     | 0.57                             | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | 0.36                               | 9.33%                   |
| <b>MM-R03</b>        | 6.65                  | -                                     | -                            | 4.25                                      | -   | 0.34                        | -                               | -                        | -                                  | -  | -                     | 0.42                             | -                            | -              | 0.07                | 0.79                | -                               | -                                 | 0.77                                  | 11.61%                             |                         |
| <b>MM-R04</b>        | 3.68                  | 0.60                                  | -                            | 1.72                                      | -   | 0.37                        | -                               | -                        | -                                  | -  | -                     | -                                | 0.07                         | -              | 0.42                | 0.51                | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R05</b>        | 0.95                  | -                                     | -                            | 0.95                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R06</b>        | 5.50                  | -                                     | -                            | 5.50                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R07</b>        | 0.75                  | -                                     | -                            | 0.75                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R08</b>        | 0.54                  | -                                     | -                            | 0.54                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R09</b>        | 0.12                  | -                                     | -                            | 0.12                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R10</b>        | 0.30                  | -                                     | -                            | 0.30                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |
| <b>MM-R11</b>        | 0.24                  | -                                     | -                            | 0.24                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  |                         |

| PSP PROPERTY ID  | TOTAL AREA (HECTARES) | TRANSPORT                             |                              |   |   | COMMUNITY / EDUCATION       |                                 |                          |                                    |  | UNCREDITED OPEN SPACE |                                  |                              |                |                     | CREDITED OPEN SPACE |                                 | OTHER                             | Total Net Developable Area (Hectares) | Net Developable Area % of Property |                         |
|------------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|-------------------------|
|                  |                       | Arterial Road - Existing Road Reserve | Arterial Road - Future BMELR | Non-Arterial Road - Existing Road Reserve | Non-Arterial Road - Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFA/VIC SES station) | Conservation          | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values    | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) |                                       |                                    | Existing non-urban land |
| MM-R12           | 1.12                  | -                                     | -                            | 1.12                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  | -                       |
| MM-R13           | 0.33                  | -                                     | -                            | 0.33                                      | -   | -                           | -                               | -                        | -                                  | -  | -                     | -                                | -                            | -              | -                   | -                   | -                               | -                                 | -                                     | -                                  | -                       |
| <b>SUB-TOTAL</b> | <b>28.93</b>          | <b>0.60</b>                           | <b>-</b>                     | <b>23.30</b>                              | <b>21.04</b>                                      | <b>15.40</b>                | <b>5.50</b>                     | <b>-</b>                 | <b>-</b>                           | <b>-</b>                                 | <b>-</b>              | <b>-</b>                         | <b>-</b>                     | <b>-</b>       | <b>-</b>            | <b>-</b>            | <b>-</b>                        | <b>-</b>                          | <b>-</b>                              | <b>1.13</b>                        | <b>3.90%</b>            |
| <b>TOTAL</b>     | <b>906.64</b>         | <b>0.60</b>                           | <b>24.92</b>                 | <b>23.30</b>                              | <b>21.04</b>                                      | <b>15.40</b>                | <b>5.50</b>                     | <b>1.80</b>              | <b>0.60</b>                        | <b>1.00</b>                              | <b>40.72</b>          | <b>59.69</b>                     | <b>22.25</b>                 | <b>22.98</b>   | <b>2.45</b>         | <b>187.14</b>       | <b>27.01</b>                    | <b>20.56</b>                      | <b>3.92</b>                           | <b>452.78</b>                      | <b>46.9gda<br/>6%</b>   |

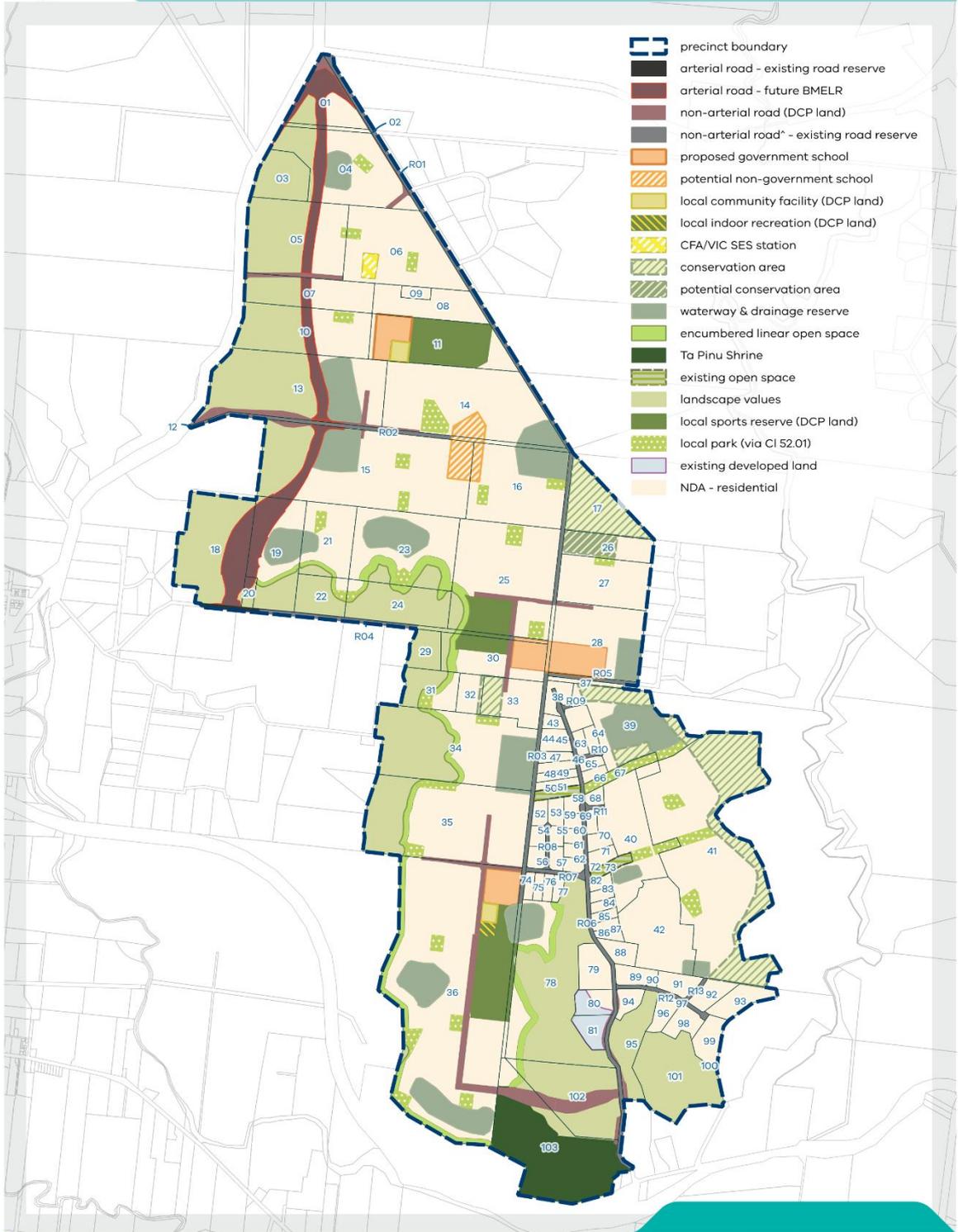
PUBLIC COMMENT

Plan 5 Land Use Budget



**Plan 5  
Land Use Budget**  
Merrimu Development Contributions Plan

1:25,000 @ A4



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## 9. APPENDIX B – PROJECT COST ESTIMATES & CONCEPT DESIGNS

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**Community infrastructure** costs utilise high benchmarks based on *Benchmark Infrastructure and Costs Guide* (VPA, 2019). Typical designs of level 1 and 2 community facilities are also based on the VPA Benchmark Infrastructure Costs. Typical designs of sports reserves are based on Moorabool Shire Council's typical District Level Sports Facilities shown in the *Recreation Infrastructure Plan 2024-2039*. These designs are included in the following sections of Appendix B.

**Transport infrastructure** costs also utilise a 'base cost' based on *Benchmark Infrastructure and Costs Guide* (VPA, 2019) plus additional allowances for specific projects, such as:

Transport infrastructure costs will be refined at a later date with detailed design and costing work to be completed concurrent with Public Consultation of the PSP and DCP package.

See *Benchmark Infrastructure and Costs Guide* (VPA, 2019) here: [https://vpa.vic.gov.au/work\\_program/infrastructure-contributions-plans/benchmark-costings/](https://vpa.vic.gov.au/work_program/infrastructure-contributions-plans/benchmark-costings/)

These will be further developed into functional designs before finalisation of the PSP and DCP.

All projects will be subject to detail design prior to delivery.

PUBLIC CONSULTATION DRAFT

## 9.1 Transport projects

Transport costs utilise high benchmarks based on *Benchmark Infrastructure and Costs Guide* (VPA, 2019) and will be refined at a later date with detailed design and costing work to be completed before the finalisation of the PSP and DCP package.

See transport project costings here:

- VPA Benchmark and Infrastructure and Costs Guide - [https://vpa.vic.gov.au/work\\_program/infrastructure-contributions-plans/benchmark-costings/](https://vpa.vic.gov.au/work_program/infrastructure-contributions-plans/benchmark-costings/)
- Merrimu Precinct Infrastructure Costings (Arcadis, July 2025)
- Preliminary Road Alignment and Feasibility Advice – Cost Estimates (SMEC, February 2026)
- Review of intersections IN-10 and IN-09 (SMEC, February 2026)
- Merrimu Draft Infrastructure Costings Advice (Colliers)

The transport costs are:

- Provided for exhibition purposes.
- Deliberately conservative, including contingency for potential unknowns that may arise during the detailed investigation and design process.
- Subject to amendment as consultant designs and cost estimates are prepared and finalised.

## 9.2 Community and recreation projects

Community infrastructure projects utilise high benchmarks based on *Benchmark Infrastructure and Costs Guide* (VPA, 2019) – see here: [https://vpa.vic.gov.au/work\\_program/infrastructure-contributions-plans/benchmark-costings/](https://vpa.vic.gov.au/work_program/infrastructure-contributions-plans/benchmark-costings/)

For the DCP, the following items are excluded in the costs for community projects:

- GST
- Furniture, fittings, and IT
- Irrigation for turf playing fields.

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