

Melton East

Infrastructure Contributions Plan

/ April 2026



ACKNOWLEDGEMENT OF COUNTRY

We proudly acknowledge the Wurundjeri Woi-wurrung community and their rich culture and pay our respects to their Elders past and present.

We recognise the intrinsic connection of Traditional Custodians to Country and acknowledge their contribution to the care and management of land, water, and resources.

We embrace Reconciliation and working towards the equality and equity of outcomes and ensure Wurundjeri voices are heard.



◀ Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

'The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.'

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

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1.0 SUMMARY

1.1 Monetary component

The following table summarises the monetary component of the infrastructure contribution imposed under this infrastructure contributions plan (ICP) for each class of development.

The monetary component consists of a standard and supplementary levy that is calculated by multiplying the net developable area (NDA) by the total levy rate.

Details of the infrastructure construction projects and plan preparation costs that will be funded by the monetary component and their apportionment are provided in [Section 3.0](#) of this ICP.

Details of the standard levy rates are provided in [Section 5.0](#) of this ICP.

Table 1: Monetary component ICP levy summary

Class of development	Net developable area (ha)	Levy rate	Levy to be paid
Standard Levy			
Residential development	489.12	\$265,748	\$129,981,684
Commercial and industrial	21.58	\$150,295	\$3,243,031
Subtotal	510.69		\$133,224,715
Supplementary Levy			
Residential	489.12	\$244,377	\$119,528,979
Commercial and industrial	21.58	\$244,377	\$5,273,120
Subtotal	510.69		\$124,802,099
Total Levy			
Residential	489.12	\$510,125	\$249,510,663
Commercial and industrial	21.58	\$394,672	\$8,516,150
TOTAL	510.69		\$258,026,813

Note: Minor discrepancies in numbers due to rounding.

1.2 Land component

The following table specifies the ICP land contribution percentage for each class of development.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area in that class of development (refer [Table 9](#) for more detail).

Details of the public purposes that this land will be used and developed for is specified in [Section 4.0](#) of this ICP.

Table 2: ICP land contribution percentage

Class of development	Net developable area (ha)
Residential	14.54%
Commercial and industrial	7.92%

Note: Minor discrepancies in numbers due to rounding.

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- Any inner public purpose land that forms part of the parcel of land; and
- Any land equalisation amount in relation to the parcel of land.

Table 3 specifies for each parcel of land in the ICP plan area:

- The area of inner public purpose land to be provided by the parcel; and
- Land credit amount or the land equalisation amount in relation to the parcel.

Table 3: Land credit and equalisation amounts

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHA)
ME-01	-	-	-	
ME-02	-	-	-	
ME-03	1.41	\$2,575,689.31	-	-
ME-04	1.44	\$3,236,859.20	-	-
ME-05	0.86	-	\$2,715,681.77	\$253,814.84
ME-06	1.01	-	\$2,036,540.84	\$200,622.68
ME-07	0.22	-	\$4,145,864.44	\$419,302.76
ME-08	1.03	-	\$2,134,924.49	\$203,883.42
ME-09	2.17	\$3,851,252.58	-	-
ME-10	-	-	-	
ME-11	1.14	-	\$1,806,369.55	\$172,979.83
ME-12	1.00	-	\$2,034,897.41	\$201,599.74

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHA)
ME-13	-	-	\$492,933.13	\$482,487.28
ME-14	-	-	-	
ME-15	0.28	-	\$4,513,714.23	\$411,296.73
ME-16	-	-	\$4,471,938.21	\$482,487.28
ME-17	-	-	\$938,828.58	\$482,487.28
ME-18	1.55	-	\$581,445.17	\$56,536.23
ME-19	1.81	\$297,325.73	-	-
ME-20	-	-	\$1,584,362.79	\$482,487.28
ME-21	-	-	\$80,324.48	\$482,487.28
ME-22	8.99	\$13,601,513.49	-	-
ME-23	0.09	-	\$4,902,874.48	\$457,466.94
ME-24E	-	-	\$328,575.06	\$262,860.05
ME-24R	2.59	\$2,669,146.14	-	-
ME-25	1.24	-	\$1,194,398.74	\$122,533.60
ME-26	1.37	\$2,186,989.07	-	-
ME-27	0.10	-	\$1,398,898.33	\$399,703.51
ME-28	1.04	\$1,211,243.22	-	-
ME-29	-	-	\$2,549,704.05	\$482,487.28
ME-30	-	-	\$1,030,945.05	\$482,487.28
ME-31	0.08	-	\$4,972,643.14	\$462,526.71
ME-32	4.20	\$10,714,208.30	-	-
ME-33	2.08	\$820,010.53	-	-

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHA)
ME-34	5.76	\$13,540,765.21	-	-
ME-35	-	-	\$3,898,125.73	\$482,487.28
ME-36	-	-	\$3,039,303.19	\$482,487.28
ME-37	0.33	-	\$2,446,125.95	\$350,417.72
ME-38	0.19	-	\$3,191,308.17	\$412,276.43
ME-39	0.10	-	\$2,049,127.21	\$423,298.18
ME-40	0.40	-	\$3,341,020.31	\$361,304.66
ME-41	1.68	-	\$775,132.48	\$67,679.84
ME-42	0.48	-	\$1,399,709.17	\$244,046.07
ME-43	0.87	\$3,758,948.99	-	-
ME-44	-	-	\$1,509,475.94	\$482,487.28
ME-45	0.01	-	\$5,403,638.43	\$480,864.98
ME-46	-	-	\$1,798,104.66	\$482,487.28
ME-47	-	-	\$53,305.20	\$482,487.28
ME-48	-	-	\$626,036.90	\$482,487.28
ME-49	-	-	\$166,284.42	\$482,487.28
ME-50	-	-	-	
ME-51E	-	-	\$78,858.02	\$262,860.05
ME-51R	1.01	-	\$1,964,719.02	\$196,668.18
ME-52	-	-	\$693,676.79	\$482,487.28
ME-53	0.12	-	\$375,498.85	\$250,847.64
ME-54	0.51	-	\$3,810,722.43	\$348,935.62

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHA)
ME-55	1.87	\$3,413,587.42	-	-
ME-56	6.42	\$17,646,462.65	-	
ME-57	3.46	\$9,915,815.44	-	-
ME-58	0.00	\$3,802.84	-	
ME-59	0.18	\$458,597.29	-	
ME-60	0.48	\$1,775,984.23	-	-
ME-61	0.44	-	\$3,264,183.86	\$349,664.80
ME-62	-	-	-	
ME-63	0.03	\$126,006.58	-	
ME-64	-	-	\$3,377,661.87	\$482,487.28
ME-65E	-	-	-	
ME-65R	-	-	\$1,670,887.24	\$482,487.28
ME-66	1.00	-	\$946,304.78	\$120,740.02
ME-67	0.17	-	\$4,402,457.50	\$433,788.80
ME-68	-	-	\$5,078,429.55	\$482,487.28
ME-69	-	-	\$3,981,726.30	\$482,487.28
ME-70	-	-	-	
ME-71	2.23	\$3,236,339.85	-	-
ME-72	2.39	\$1,305,519.68	-	-
ME-73	12.78	\$18,435,466.29	-	-
ME-74	0.14	-	\$1,083,420.77	\$354,467.99
ME-75	0.82	-	\$3,785,030.79	\$298,647.21

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHA)
ME-76	0.28	-	\$32,854.72	\$19,121.59
ME-77	3.01	\$5,188,352.84	-	-
ME-78	0.25	-	\$117,142.46	\$68,893.96
ME-79	0.50	-	\$3,440,439.56	\$341,099.58
ME-80	1.10	-	\$1,326,938.56	\$143,647.71
ME-81	-	-	-	-
ME-82	0.05	-	\$4,163,209.45	\$466,915.96
ME-83	-	-	-	-
ME-84	-	-	-	-
ME-85E	-	-	\$149,880.17	\$262,860.05
ME-85R	-	-	\$1,531,298.84	\$482,487.28
ME-86	-	-	-	-
ME-R1	-	-	-	-
ME-R2	-	-	-	-
ME-R3	-	-	-	-
ME-R4	0.25	-	\$750,577.64	-
ME-R5	-	-	\$331,406.04	-
ME-R6	-	-	-	-
ME-R7	-	-	-	-
ME-R8	-	-	-	-
ME-R9	-	-	-	-
Total	85.02	\$119,969,886.87	\$119,969,886.87	

2.0 INTRODUCTION

The Melton East Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Melton City Council, service authorities and other stakeholders.

This ICP has been incorporated in the Melton Planning Scheme for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities and the provision of land for public purposes.

The infrastructure contribution imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in the Melton East Precinct Structure Plan (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Melton East PSP;
- Lists the individual infrastructure projects identified in the Melton East PSP; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* ('the Act'), the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines*.

2.1 Document structure

This document comprises the sections described below.

SECTION 1 & 2

- Summarises the key details of this ICP
- Describes the strategic basis for this ICP

SECTION 3

- Identifies the monetary component projects to be contributed to by this ICP

SECTION 4

- Identifies the public purpose land provision for the ICP

SECTION 5

- Discusses the administration and implementation of this ICP

SECTION 6 & ABOVE

- Provides additional detailed information

2.2 Planning and Environment Act 1987

This ICP has been prepared in accordance with Part 3AB of the Act, and it is consistent with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the Melton Planning Scheme for the purposes of imposing infrastructure contributions to contribute to the funding of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Melton Planning Scheme through Schedule 4 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

2.3 Strategic planning and justification

This ICP has been prepared in conjunction with the Melton East PSP.

The PSP sets out the vision for development, illustrates the Place-based Plan and describes the outcomes to be achieved. The PSP also identifies and justifies the infrastructure projects required. The background reports for the PSP provide an overview of the planning process for the Melton East ICP area.

The PSP has confirmed:

- All road, intersection and bridge projects required to service the new community;
- The sporting reserves, local parks, schools and community facilities required to service the new community;
- The public purpose land required for the above; and

- The parcel specific land budget detailing the encumbrances, the net developable area (NDA) and the contribution land.

2.4 Timeframe and plan review period

This ICP adopts a long-term outlook for development. It considers planned future development in the area. This ICP commences on the date of incorporation into the Melton Planning Scheme. This ICP will end when development within the ICP area is complete, which is projected to be 25 years after gazettal, or when this ICP is removed from the Melton Planning Scheme.

This ICP is expected to be reviewed 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 Melton Planning Scheme to replace this document with an alternative, revised document.

2.5 Area to which this infrastructure contributions plan applies (ICP plan area)

This ICP plan area applies to 595.71 total hectares of land as shown in [Plan 1](#).

The classes of development of land in relation to which an infrastructure contribution is to be imposed under this plan are 'residential' and 'commercial and industrial'.

The classes of development are identified in Plan 1. The NDA and contribution land for each class of development are summarised in [Table 4](#).

Table 4: Development classes and areas

Class of development	Net developable area (ha)	Contributions land (ha)
Residential	489.12	571.28
Commercial and industrial	21.58	24.43
Total for ICP Plan area	510.69	595.71

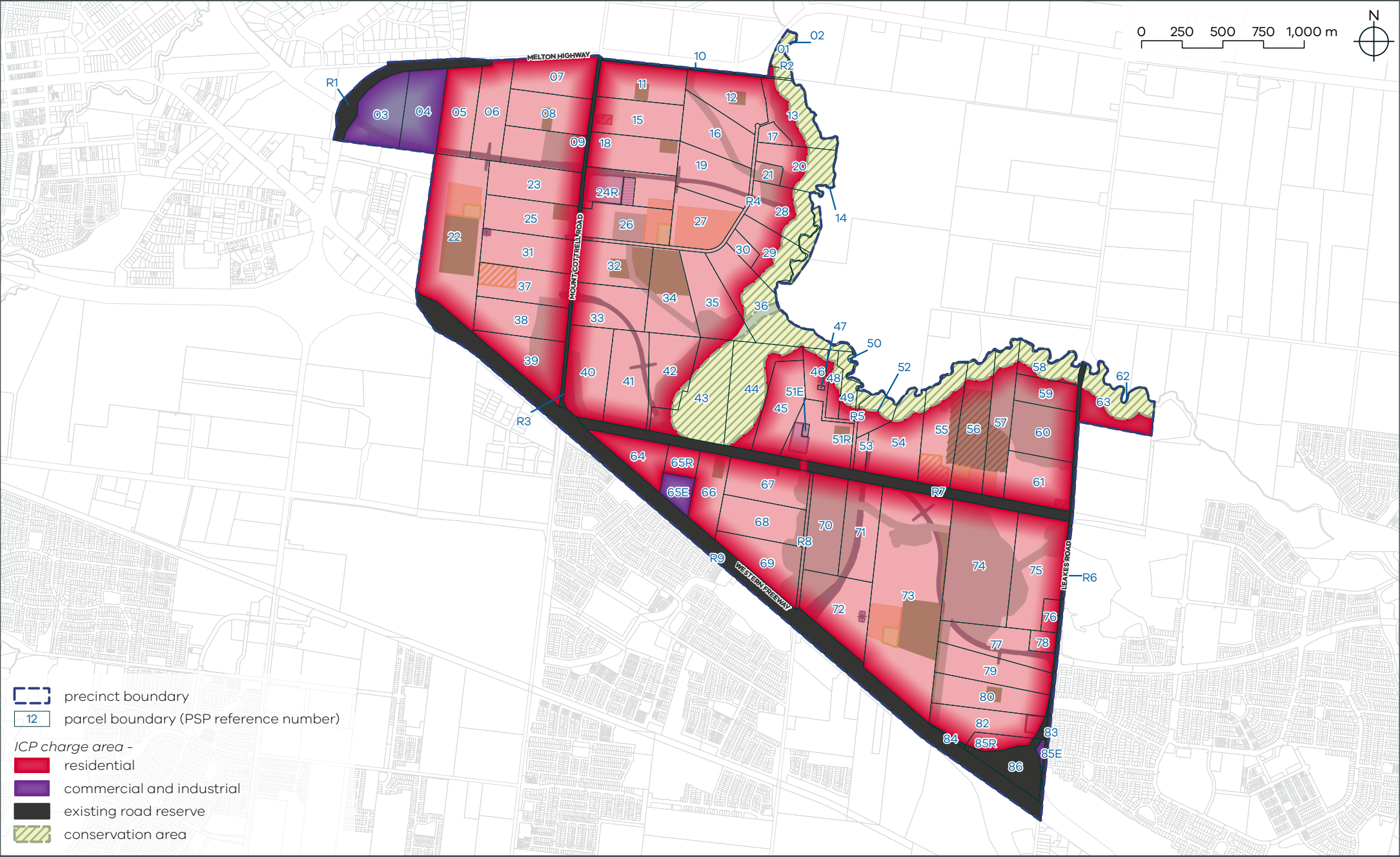
Note: Discrepancy in numbers due to rounding. [Table 17](#) takes precedence.

The monetary component of the infrastructure contribution is payable on the NDA.

The land component of the infrastructure contribution is calculated based on the contribution land.

Plan 1 – ICP Plan Area and Classes of Development

Melton East ICP



3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Melton East PSP.

Items can only be included in an ICP if they are consistent with the allowable items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be contributed to by the monetary component imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure projects (refer to [Plan 2](#), [Plan 3](#), [Plan 4](#), [Table 5](#), [Table 6](#) and [Table 7](#)):

- Transport construction
- Community and recreation construction

[Table 5](#), [Table 6](#) and [Table 7](#) also include staging for when the projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term stages:

Short (S): **0–5 years approximately**

Medium (M): **5–15 years approximately**

Long (L): **15 years and beyond**

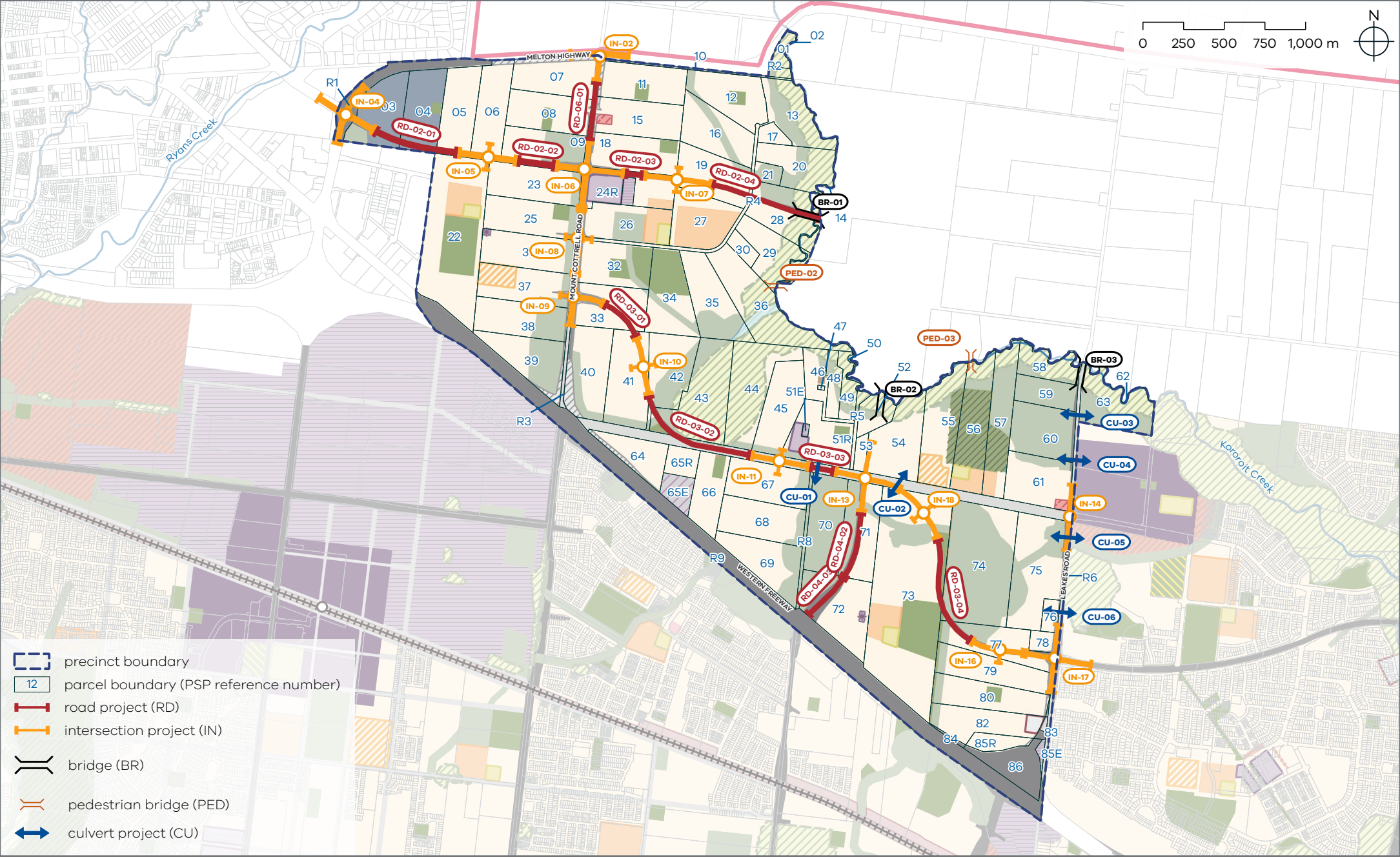
3.1 Cost apportionment & related infrastructure agreements

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in [Table 5](#), [Table 6](#) and [Table 7](#).



Plan 2 – Standard and Supplementary Levy Transport Construction Projects

Melton East ICP



3.2 Transport construction projects

The transport construction projects included in this ICP are based on the transport network depicted in [Plan 2](#), as identified by the Melton East PSP.

The transport construction projects contributed to by the monetary component of this ICP are listed in the following tables.

[Table 5](#) describes the transport construction projects contributed to by the standard levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 5: Standard levy transport construction projects

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	Total estimated cost	Cost apportioned to ICP	Cost per ha
Road Projects							
ME-RD-04-02	Secondary Arterial Road, 4 lanes Provision of land for a 34m wide road reserve and construction of one carriageway in each direction (interim treatment)	S	100.00%	N/A	\$2,412,559	\$2,412,559	\$4,724
ME-RD-06-01	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	S	100.00%	N/A	\$2,345,365	\$2,345,365	\$4,593
Intersection Projects							
ME-IN-04	Primary/Primary Interim - roundabout with pedestrian signals Ultimate - cross signalised	S	100.00%	N/A	\$2,978,608	\$2,978,608	\$5,832
ME-IN-05	Primary/Connector Road Interim - cross signalised	S	100.00%	N/A	\$9,162,178	\$9,162,178	\$17,941

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	Total estimated cost	Cost apportioned to ICP	Cost per ha
ME-IN-07	Secondary/Connector Road Interim - cross signalised	S	100.00%	N/A	\$9,023,490	\$9,023,490	\$17,669
ME-IN-08	Primary/Connector Road Interim - cross signalised	M	100.00%	N/A	\$9,744,868	\$9,744,868	\$19,082
ME-IN-10	Primary/Connector Road Interim - cross signalised	M	100.00%	N/A	\$9,020,684	\$9,020,684	\$17,664
ME-IN-11	Primary/Connector Road Ultimate - cross signalised	M	100.00%	N/A	\$8,735,898	\$8,735,898	\$17,106
ME-IN-16	Primary/ Connector Road Interim - T-signalised	M	100.00%	N/A	\$6,732,258	\$6,732,258	\$13,183
ME-IN-17	Primary Arterial leg extention into existing intersection Cost of construction and associated works for the fourth leg connector extension into the ME PSP	S	100.00%	N/A	\$4,670,855	\$4,670,855	\$9,146
ME-IN-02	Primary/Connector Road/Primary Interim - cross signalised	S	100.00%	N/A	\$9,995,754	\$9,995,754	\$19,573
ME-IN-18	Primary Arterial and Connector Boulevard	S	100.00%	N/A	\$9,588,286	\$9,588,286	\$18,775
Culvert & Bridge Projects							
ME-CU-01	Construction of a culvert under a 4 lane primary arterial road (interim extent)	M	100.00%	N/A	\$572,196	\$572,196	\$1,120

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	Total estimated cost	Cost apportioned to ICP	Cost per ha
ME-CU-02	Construction of a culvert under a 4 lane primary arterial road (interim extent)	M	100.00%	N/A	\$564,102	\$564,102	\$1,105
ME-CU-03	Construction of a culvert under a 4 lane primary arterial road (interim extent)	S	100.00%	N/A	\$347,611	\$347,611	\$681
ME-CU-04	Construction of a culvert under a 4 lane primary arterial road (interim extent)	S	100.00%	N/A	\$1,234,436	\$1,234,436	\$2,417
ME-CU-05	Construction of a culvert under a 4 lane primary arterial road (interim extent)	S	100.00%	N/A	\$347,611	\$347,611	\$681
ME-CU-06	Construction of a culvert under a 4 lane primary arterial road (interim extent)	S	100.00%	N/A	\$347,611	\$347,611	\$681
Standard Levies Total					\$87,824,371	\$87,824,371	\$171,971
Capped Levy							\$150,295

Note: IN-01, IN-03 and IN-12 are excluded as these projects were removed during PSP preparation.
Minor discrepancies in numbers due to rounding.

Table 6: Supplementary levy transport construction projects

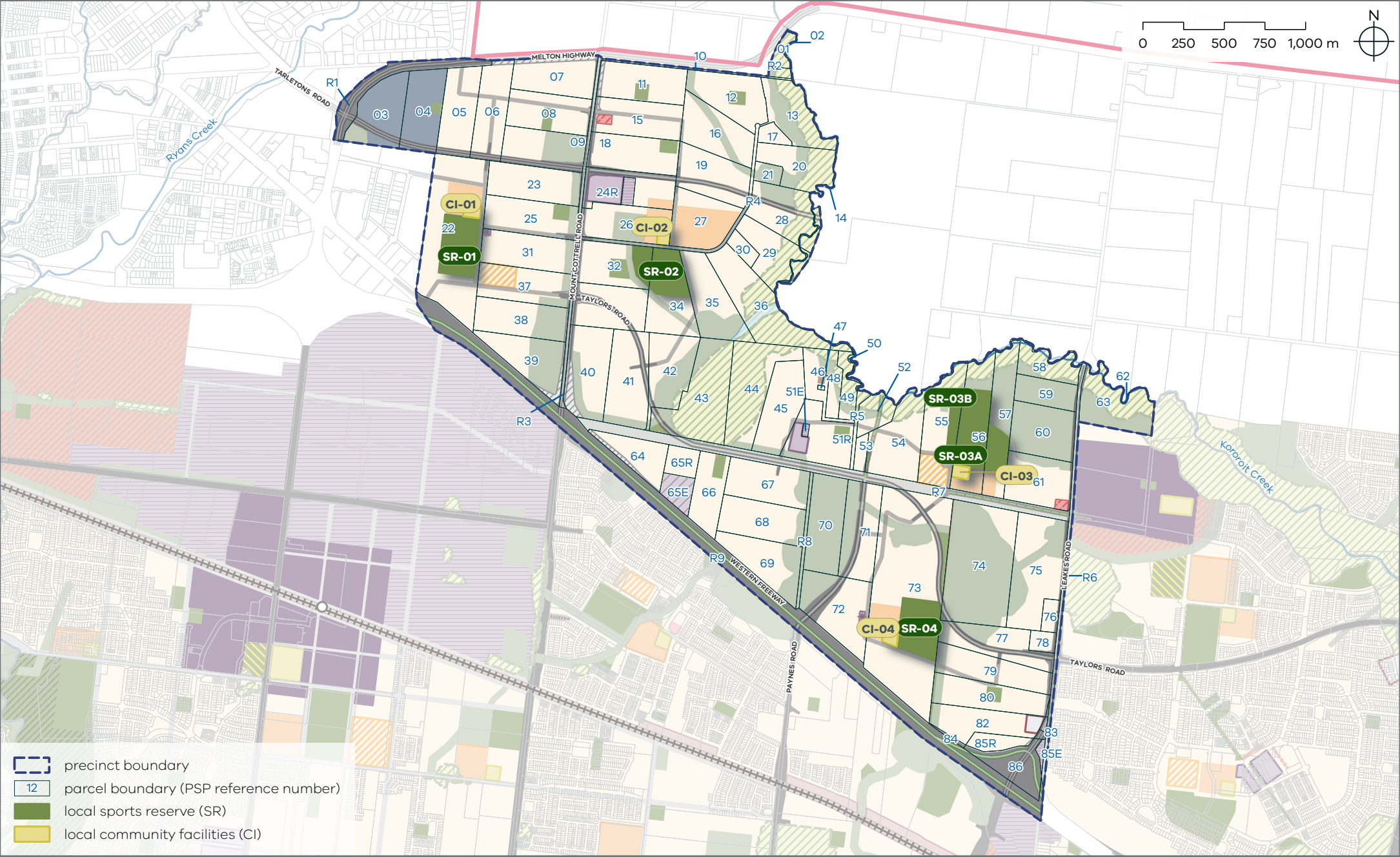
Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	Total cost	Cost apportioned to ICP	Cost per ha
Road Projects							
ME-RD-02-01	Primary arterial road, 6 lanes Provision of land for 41m wide reserve and construction of one carriageway in each direction (interim treatment)	S	100.00%	N/A	\$5,017,381	\$5,017,381	\$9,825
ME-RD-02-02	Primary arterial road, 6 lanes Provision of land for 41m wide reserve and construction of one carriageway in each direction (interim treatment)	S	100.00%	N/A	\$3,412,802	\$3,412,802	\$6,683
ME-RD-02-03	Secondary arterial road, 4 lanes Provision of land for a 34m wide road reserve and construction of a dual carriageway in each direction (ultimate treatment due to proximity between intersections)	S	100.00%	N/A	\$1,772,972	\$1,772,972	\$3,472
ME-RD-02-04	Secondary arterial road, 4 lanes Provision of land for a 34m wide road reserve and construction of one carriageway in each direction (interim treatment)	S	100.00%	N/A	\$5,254,255	\$5,254,255	\$10,288
ME-RD-03-01	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	M	100.00%	N/A	\$3,145,803	\$3,145,803	\$6,160
ME-RD-03-02	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	M	100.00%	N/A	\$7,344,947	\$7,344,947	\$14,382
ME-RD-03-03	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of a dual carriageway in each direction (ultimate treatment due to proximity between intersections)	M	100.00%	N/A	\$2,234,479	\$2,234,479	\$4,375

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	Total cost	Cost apportioned to ICP	Cost per ha
ME-RD-03-04	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	M	100.00%	N/A	\$6,219,425	\$6,219,425	\$12,178
Intersection Projects							
ME-IN-06	Primary/Primary/Secondary Interim - cross signalised	S	100.00%	N/A	\$15,252,493	\$15,252,493	\$29,866
ME-IN-09	Primary/Primary/Connector Road Interim - cross signalised	M	100.00%	N/A	\$11,264,192	\$11,264,192	\$22,057
ME-IN-13	Primary/Secondary/Connector Boulevard Ultimate - cross signalised	S	100.00%	N/A	\$14,229,209	\$14,229,209	\$27,862
ME-IN-14	Connector Boulevard extension into existing intersection Cost of construction and associated works for the fourth leg connector extension into the ME PSP	S	37.77%	Rockbank North DCP	\$10,358,934	\$3,912,150	\$7,660
Culvert & Bridges Projects							
ME-BR-01	Secondary arterial road bridge, 4 lanes Provision of land and construction of a single carriageway crossing (interim treatment)	L	50.00%	Warrensbrook ICP	\$52,936,690	\$26,468,345	\$51,828
ME-BR-02	Connector boulevard road bridge, 2 lanes Provision of land and construction of a single carriageway crossing (ultimate treatment)	L	25.00%	Warrensbrook ICP	\$27,693,489	\$6,923,372	\$13,557
ME-BR-03	Secondary arterial road bridge, 4 lanes Provision of land and construction of a single carriageway crossing (interim treatment)	L	50.00%	Warrensbrook ICP	\$15,835,310	\$7,917,655	\$15,504
ME-PED-02	Construction of 20m Super-T - 4m wide (Ultimate)	L	50.00%	Warrensbrook ICP	\$4,432,619	\$2,216,310	\$4,340
ME-PED-03	Construction of 20m Super-T - 4m wide (Ultimate)	L	50.00%	Warrensbrook ICP	\$4,432,619	\$2,216,310	\$4,340
Supplementary Levies Total					\$190,837,618	\$124,802,099	\$244,377

Note: IN-01, IN-03 and IN-12 are excluded as these projects were removed during PSP preparation.
Minor discrepancies in numbers due to rounding.

Plan 3 – Standard Levy Community and Recreation Construction Projects

Melton East ICP



3.3 Community and recreation construction projects

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Melton East PSP.

The community and recreation construction projects identified in this ICP are listed in [Table 7](#). As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in [Table 7](#).

Under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$115,453 per net developable hectare in the 2025/2026 financial year or the indexed amount in subsequent financial years.

SR-03B, comprising a third of the Regional Active Open Space Facility, is not included in [Table 7](#) as it comprises 4.05 hectares of encumbered (flood-prone) land and is therefore not funded by the standard levy. Should the ‘area of flood risk (Kororoit Creek)’ identified on SR-03B reduce, the land for SR-03B will remain as uncredited open space. The land acquisition and development costs of this item are to be borne by Melton City Council.

Table 7: Standard levy community & recreation construction projects

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	ITEM	Total cost	Cost apportioned to ICP	Cost per ha
Community Building Projects								
ME-CI-01	Land and construction of a Multi-purpose Community Centre collocated with the north-western local convenience centre (0.8ha),	M	100%	N/A	Level 1 Facility	\$10,136,913	\$10,136,913	\$20,725
ME-CI-02	Land and construction of a Multi-purpose Community Centre collocated with the north-western local convenience centre (1ha)	M	100%	N/A	Level 2 Facility	\$11,898,811	\$11,898,811	\$24,327

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	ITEM	Total cost	Cost apportioned to ICP	Cost per ha
ME-CI-03	Land and construction of a Multi-purpose Community Centre collocated with the south-eastern local convenience centre (0.8ha)	M	100%	N/A	Level 2 Facility	\$11,898,811	\$11,898,811	\$24,327
ME-CI-04	Land and construction of a Multi-purpose Community Centre collocated with the south-eastern convenience centre (1ha)	S	100%	N/A	Level 1 Facility	\$10,136,913	\$10,136,913	\$20,725
Open Space Projects								
ME-SR-01	Land and construction of sports fields and hard courts collocated with the western local convenience centre	M	100%	N/A	Sports and recreation facility 8 to 10 hectare site	\$13,800,649	\$13,800,649	\$28,215
ME-SR-01c	Construction of multi purpose pavilion collocated with the western local convenience centre	M	100%	N/A	Sports Pavilion 2 playing areas	\$2,207,038	\$2,207,038	\$4,512
ME-SR-02	Land and construction of sports fields and hard courts near the northern local town centre	M	100%	N/A	Sports and recreation facility 8 to 10 hectare site	\$13,800,649	\$13,800,649	\$28,215
ME-SR-02c	Construction of multi purpose pavilion near the northern local town centre	M	100%	N/A	Sports Pavilion 2 playing areas	\$2,207,038	\$2,207,038	\$4,512
ME-SR-03A	Land and construction of sports fields and hard courts near Kororoit Creek	S-M	100%	N/A	Sports and recreation facility 8 to 10 hectare site	\$13,800,649	\$13,800,649	\$28,215

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source	ITEM	Total cost	Cost apportioned to ICP	Cost per ha
ME-SR-03Ac	Construction of multipurpose pavillion near Kororoit Creek	S-M	100%	N/A	Sports Pavilion 3 playing areas	\$3,669,067	\$3,669,067	\$7,501
ME-SR-04	Land and construction of sports fields and hard courts located near eastern local convenience centre	S	100%	N/A	Sports and recreation facility 8 to 10 hectare site	\$13,800,649	\$13,800,649	\$28,215
ME-SR-04c	Construction of multi purpose pavilion located near eastern local convenience centre	S	100%	N/A	Sports Pavilion 2 playing areas	\$2,207,038	\$2,207,038	\$4,512
Total						\$109,564,224	\$109,564,224	\$224,004
Capped Levy								\$115,453

Note: Minor discrepancies in numbers due to rounding.

3.4 Project staging

The expected staging of each infrastructure construction item and plan preparation costs is set out in [Table 5](#), [Table 6](#) and [Table 7](#) and is based on information available at the time that the ICP was prepared. The collecting and development agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The collecting and development agencies may consider alternative staging where:

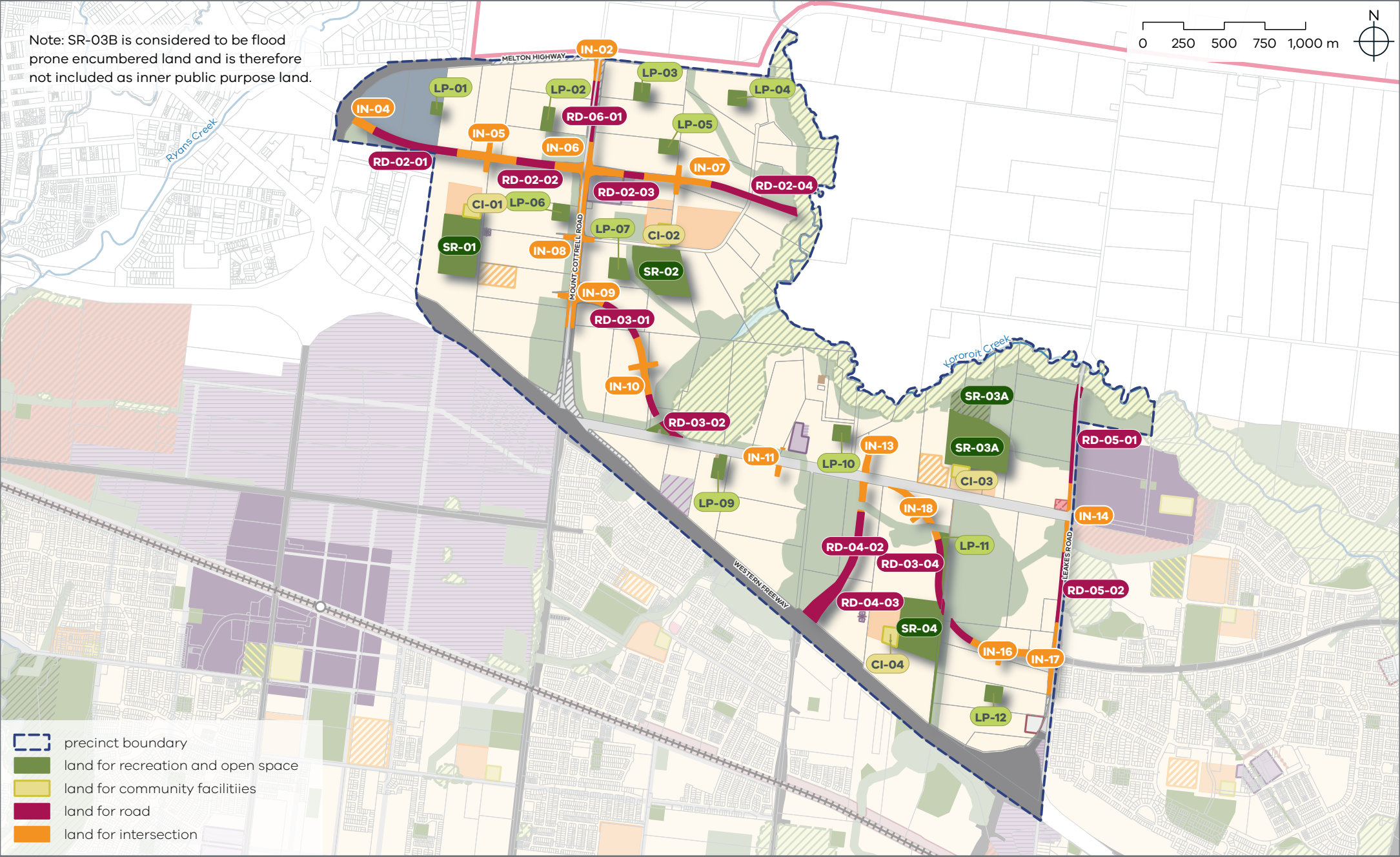
- Infrastructure is to be constructed/provided by development proponents as works in kind, as agreed by the collecting agency;

- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections; and
- Community needs determine a change to the delivery of works or provision of public purpose land for community facilities or open space.

All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the development agency's capacity to provide the balance of funds not collected by this ICP.

Plan 4 – Public Land Projects

Melton East ICP



4.0 PUBLIC PURPOSE LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Melton East PSP.

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Public purpose land may be:

- **Inner public purpose land (IPPL):** Land within the ICP plan area that is specified in the ICP as land to be set aside for public purposes; or
- **Outer public purpose land (OPPL):** Land outside of the ICP plan area that is specified in the ICP as land to be acquired for public purposes. This ICP does not include outer public purpose land. Only items listed in this ICP can be provided for by the land component of this ICP. Public purpose land not listed must be funded via other funding mechanisms.

4.1 Inner public purpose land

[Plan 4](#) shows the location of public purpose land (this ICP only includes inner public purpose land) as well as the type of allowable public purposes for which it may be used and developed.

[Table 8](#) specifies for each inner public purpose land the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purpose land is the same as the monetary component specified in [Section 3.0](#).

The IPPL forming part of each parcel of land is specified in [Table 8](#).

Table 8: Inner public purpose land

IPPL ID	Infrastructure project description	IPPL area (ha)	Staging
Transport			
ME-RD-02-01	Primary arterial road, 6 lanes Provision of land for 41m wide reserve and construction of one carriageway in each direction (interim treatment)	2.21	S
ME-RD-02-02	Primary arterial road, 6 lanes Provision of land for 41m wide reserve and construction of one carriageway in each direction (interim treatment)	0.97	S
ME-RD-02-03	Secondary arterial road, 4 lanes Provision of land for a 34m wide road reserve and construction of a dual carriageway in each direction (ultimate treatment due to proximity between intersections)	0.40	S

IPPL ID	Infrastructure project description	IPPL area (ha)	Staging
ME-RD-02-04	Secondary arterial road, 4 lanes Provision of land for a 34m wide road reserve and construction of one carriageway in each direction (interim treatment)	1.92	S
ME-RD-03-01	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	1.02	M
ME-RD-03-02	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	0.86	M
ME-RD-03-04	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	2.03	M
ME-RD-04-02	Secondary Arterial Road, 4 lanes Provision of land for a 34m wide road reserve and construction of one carriageway in each direction (interim treatment)	1.76	S
ME-RD-04-03	Secondary Arterial Road, 4 lanes Provision of land for a 34m wide road reserve	2.39	L
ME-RD-05-01	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment).	0.87	S
ME-RD-05-02	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment).	0.68	S
ME-RD-06-01	Primary arterial road, 4 lanes Provision of land for 34m wide reserve and construction of one carriageway in each direction (interim treatment)	0.54	S
ME-IN-02	Primary/Connector Road/Primary Interim – roundabout with pedestrian signals Ultimate – cross signalised	0.22	S
ME-IN-04	Primary/Primary Interim – cross signalised	0.66	S

IPPL ID	Infrastructure project description	IPPL area (ha)	Staging
ME-IN-05	Primary/Connector Road Interim - cross signalised	1.97	S
ME-IN-06	Primary/Primary/Secondary Interim - cross signalised	2.74	S
ME-IN-07	Secondary/Connector Road Interim - cross signalised	1.87	S
ME-IN-08	Primary/Connector Road Interim - cross signalised	1.31	M
ME-IN-09	Primary/Primary/Connector Road Interim - cross signalised	1.79	M
ME-IN-10	Primary/Connector Road Interim - cross signalised	1.71	M
ME-IN-11	Primary/Connector Road Ultimate - cross signalised	0.19	M
ME-IN-13	Primary/Secondary/Connector Boulevard Ultimate - cross signalised	1.15	S
ME-IN-14	Connector Boulevard extension into existing intersection Cost of construction and associated works for the fourth leg connector extension into the ME PSP	0.60	S
ME-IN-16	Primary/ Connector Road Interim - T-signalised	1.42	M
ME-IN-17	Primary Arterial leg extension into existing intersection Cost of construction and associated works for the fourth leg connector extension into the ME PSP	1.60	S
ME-IN-18	Primary Arterial and Connector Boulevard	1.57	S
Sub-total		34.43	

IPPL ID	Infrastructure project description	IPPL area (ha)	Staging
Community & recreation			
ME-CI-01	Land and construction of a Multi-purpose Community Centre co-located with the north-western local convenience centre (0.8ha)	0.80	M
ME-CI-02	Land and construction of a Multi-purpose Community Centre co-located with the north-western local convenience centre (1ha)	1.00	M
ME-CI-03	Land and construction of a Multi-purpose Community Centre co-located with the south-eastern local convenience centre (0.80ha)	0.80	M
ME-CI-04	Land and construction of a Multi-purpose Community Centre co-located with the south-eastern convenience centre (1ha)	1.00	S
ME-SR-01	Land and construction of sports fields and hard courts co-located with the western local convenience centre	8.00	M
ME-SR-02	Land and construction of sports fields and hard courts near the northern local town centre	8.00	M
ME-SR-03A	Land and construction of sports fields and hard courts near Kororoit Creek	10.95	S-M
ME-SR-04	Land and construction of sports fields and hard courts located near the eastern local convenience centre	8.00	S
ME-LP-01	Provision of land for a local park	0.50	S
ME-LP-02	Provision of land for a local park	1.00	S
ME-LP-03	Provision of land for a local park	1.00	S
ME-LP-04	Provision of land for a local park	1.00	S
ME-LP-05	Provision of land for a local park	1.00	S
ME-LP-06	Provision of land for a local park	1.00	M
ME-LP-07	Provision of land for a local park	1.40	M
ME-LP-08	Provision of land for a local park	0.30	M

IPPL ID	Infrastructure project description	IPPL area (ha)	Staging
ME-LP-09	Provision of land for a local park	1.00	M
ME-LP-10	Provision of land for a local park	1.00	M
ME-LP-11	Provision of land for a local park	0.80	M
ME-LP-12	Provision of land for a local park	1.00	M
Sub-total		49.55	
Total		83.98	

Note: Minor discrepancies in numbers due to rounding.

4.2.1 Public open space contributions

The overall open space contribution for this ICP is identified in [Table 8](#) and [Table 11](#).

This ICP provides for the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

4.2 Land component

The following table summarises for each class of development specified in this ICP:

- The total area of contribution land;
- The total area of transport inner public purpose land;
- The total area of community and recreation inner public purpose land;
- The total area of inner public purpose land; and
- The ICP land contribution percentage.

Table 9: Public purposes land summary

Class of development	Total contribution land (ha)	Transport inner public purpose land (ha)	community & recreation inner public purposeland (ha)	Total inner public purpose land (ha)	Total outer public purpose land (ha)	Total public purpose land (ha)	Total icp land contribution percentage
Residential	571.28	33.57	49.51	83.08	-	83.08	14.54%
Commercial & Industrial	24.43	1.44	-	1.94	-	1.94	7.92%
Total (Ha)	595.71	35.01	49.51	85.02	-	85.02	-

Note: Minor discrepancies in numbers due to rounding.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development, by the total area of the contribution land in the ICP plan area in that class of development.

Where the need for a type of public purpose land is attributable to more than one class of development (e.g. transport public purpose land), each development class's share of the public purpose land is equal to its proportion of the total contribution land.

As public purpose land cannot be evenly distributed across all parcels, 85.02ha (83.08ha residential and 1.94ha commercial and industrial) of inner public purpose land as identified in [Table 9](#), will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in [Table 9](#).

Table 10 summarises for each class of development specified in this ICP:

- The total amount of IPPL (ha) that is provided over the ICP land contribution percentage;
- The total value of the credits for the IPPL over the ICP land contribution percentage;
- The total land equalisation to be paid;
- The total amount of IPPL that is equal to or less than the ICP land contribution percentage (this is IPPL (ha) to be directly provided by each parcel and this land is not entitled to a credit); and
- The land equalisation rate (total land equalisation value divided by the total IPPL under the ICP land contribution percentage).

The land equalisation rate (\$ per Ha) is used to determine the land equalisation amount specified in [Table 10](#). The land equalisation amount is required to be paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

Table 10: ICP land equalisation rate

Class of development	Total IPPL (ha) equal to or less than ICP land contribution percentage	Total IPPL (ha) over ICP land contribution percentage	Total IPPL land credit amount (for 'over' land)	Total outer land estimated value	Total land equalisation to be paid	Land equalisation rate (\$ per ha)
Residential Development	47.09	35.08	114,157,338.36	-	\$119,412,573.62	\$3,317,695.89
Commercial and Industrial	1.77	1.09	5,812,548.51	-	\$557,313.25	
Total (ha)	48.86	36.16	119,969,886.87	-	\$119,969,886.87	

Note: Minor discrepancies in numbers due to rounding.

[Table 11](#) specifies for each parcel of land in the ICP plan area:

- The total contribution area of the parcel;
- The total ICP land contribution percentage;
- The type of public purpose for which that IPPL may be used and developed;
- The IPPL parcel contribution percentage;
- The number of hectares that the parcel contribution percentage is above (land credit) or below (land equalisation) the ICP land contribution percentage;
- A land credit amount (hectares and total \$); and
- The land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 11: Public purpose land credit & equalisation amounts

				PUBLIC PURPOSE LAND					LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	Transport (ha)	Residential community & recreation (ha)	Commercial & industrial community & recreation (ha)	Parcel contribution – total (ha)	Parcel contribution percentage (ha)	Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-01	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-02	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-03	10.74	Employment	0.85	1.41	-	-	1.41	13.11%	0.56	\$2,575,689.31	-	-	-
ME-04	11.57	Employment	0.92	0.94	-	0.50	1.44	12.49%	0.53	\$3,236,859.20	-	-	-
ME-05	11.56	Residential	1.68	0.86	-	-	0.86	7.46%	-	-	0.82	\$2,715,681.77	\$253,814.84
ME-06	11.16	Residential	1.62	1.01	-	-	1.01	9.04%	-	-	0.61	\$2,036,540.84	\$200,622.68
ME-07	10.11	Residential	1.47	0.22	-	-	0.22	2.18%	-	-	1.25	\$4,145,864.44	\$419,302.76
ME-08	11.50	Residential	1.67	0.03	1.00	-	1.03	8.95%	-	-	0.64	\$2,134,924.49	\$203,883.42

				PUBLIC PURPOSE LAND					LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	Transport (ha)	Residential community & recreation (ha)	Commercial & industrial & community & recreation (ha)	Parcel contribution – total (ha)	Parcel contribution percentage (ha)	Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-09	6.80	Residential	0.99	2.17	-	-	2.17	31.96%	1.19	\$3,851,252.58	-	-	-
ME-10	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-11	11.58	Residential	1.68	0.14	1.00	-	1.14	9.84%	-	-	0.54	\$1,806,369.55	\$172,979.83
ME-12	11.09	Residential	1.61	-	1.00	-	1.00	9.01%	-	-	0.61	\$2,034,897.41	\$201,599.74
ME-13	1.02	Residential	0.15	-	-	-	-	-	-	-	0.15	\$492,933.13	\$482,487.28
ME-14	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-15	11.25	Residential	1.64	0.28	-	-	0.28	2.45%	-	-	1.36	\$4,513,714.23	\$411,296.73
ME-16	9.27	Residential	1.35	-	-	-	-	-	-	-	1.35	\$4,471,938.21	\$482,487.28
ME-17	1.95	Residential	0.28	-	-	-	-	-	-	-	0.28	\$938,828.58	\$482,487.28
ME-18	11.83	Residential	1.72	0.55	1.00	-	1.55	13.06%	-	-	0.18	\$581,445.17	\$56,536.23
ME-19	11.43	Residential	1.66	1.81	-	-	1.81	15.84%	0.15	\$297,325.73	-	-	-
ME-20	3.28	Residential	0.48	-	-	-	-	-	-	-	0.48	\$1,584,362.79	\$482,487.28
ME-21	0.17	Residential	0.02	-	-	-	-	-	-	-	0.02	\$80,324.48	\$482,487.28
ME-22	30.43	Residential	4.43	0.19	8.80	-	8.99	29.55%	4.57	\$13,601,513.49	-	-	-
ME-23	10.81	Residential	1.57	0.09	-	-	0.09	0.87%	-	-	1.48	\$4,902,874.48	\$457,466.94
ME-24E	1.25	Employment	0.10	-	-	-	-	-	-	-	0.10	\$328,575.06	\$262,860.05
ME-24R	9.67	Residential	1.41	2.59	-	-	2.59	26.81%	1.19	\$2,669,146.14	-	-	-
ME-25	10.99	Residential	1.60	0.24	1.00	-	1.24	11.27%	-	-	0.36	\$1,194,398.74	\$122,533.60
ME-26	5.84	Residential	0.85	0.37	1.00	-	1.37	23.48%	0.52	\$2,186,989.07	-	-	-
ME-27	3.60	Residential	0.52	0.10	-	-	0.10	2.84%	-	-	0.42	\$1,398,898.33	\$399,703.51

				PUBLIC PURPOSE LAND					LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	Transport (ha)	Residential community & recreation (ha)	Commercial & industrial & community & recreation (ha)	Parcel contribution – total (ha)	Parcel contribution percentage (ha)	Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-28	4.80	Residential	0.70	1.04	-	-	1.04	21.76%	0.35	\$1,211,243.22	-	-	-
ME-29	5.28	Residential	0.77	-	-	-	-	-	-	-	0.77	\$2,549,704.05	\$482,487.28
ME-30	2.14	Residential	0.31	-	-	-	-	-	-	-	0.31	\$1,030,945.05	\$482,487.28
ME-31	10.83	Residential	1.57	0.08	-	-	0.08	0.70%	-	-	1.50	\$4,972,643.14	\$462,526.71
ME-32	10.46	Residential	1.52	0.56	3.64	-	4.20	40.15%	2.68	\$10,714,208.30	-	-	-
ME-33	11.51	Residential	1.67	2.08	-	-	2.08	18.11%	0.41	\$820,010.53	-	-	-
ME-34	11.38	Residential	1.66	-	5.76	-	5.76	50.60%	4.10	\$13,540,765.21	-	-	-
ME-35	8.08	Residential	1.17	-	-	-	-	-	-	-	1.17	\$3,898,125.73	\$482,487.28
ME-36	6.30	Residential	0.92	-	-	-	-	-	-	-	0.92	\$3,039,303.19	\$482,487.28
ME-37	7.31	Residential	1.06	0.33	-	-	0.33	4.45%	-	-	0.74	\$2,446,125.95	\$350,417.72
ME-38	7.93	Residential	1.15	0.19	-	-	0.19	2.42%	-	-	0.96	\$3,191,308.17	\$412,276.43
ME-39	4.94	Residential	0.72	0.10	-	-	0.10	2.04%	-	-	0.62	\$2,049,127.21	\$423,298.18
ME-40	9.64	Residential	1.40	0.40	-	-	0.40	4.10%	-	-	1.01	\$3,341,020.31	\$361,304.66
ME-41	13.13	Residential	1.91	1.68	-	-	1.68	12.76%	-	-	0.23	\$775,132.48	\$67,679.84
ME-42	6.22	Residential	0.90	0.47	0.01	-	0.48	7.76%	-	-	0.42	\$1,399,709.17	\$244,046.07
ME-43	0.91	Residential	0.13	0.58	0.29	-	0.87	95.63%	0.74	\$3,758,948.99	-	-	-
ME-44	3.13	Residential	0.45	-	-	-	-	-	-	-	0.45	\$1,509,475.94	\$482,487.28
ME-45	11.24	Residential	1.64	0.01	-	-	0.01	0.06%	-	-	1.63	\$5,403,638.43	\$480,864.98
ME-46	3.73	Residential	0.54	-	-	-	-	-	-	-	0.54	\$1,798,104.66	\$482,487.28

PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	PUBLIC PURPOSE LAND				Parcel contribution percentage (ha)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				Transport (ha)	Residential community & recreation (ha)	Commercial & industrial & community & recreation (ha)	Parcel contribution – total (ha)		Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-47	0.11	Residential	0.02	-	-	-	-	-	-	-	0.02	\$53,305.20	\$482,487.28
ME-48	1.30	Residential	0.19	-	-	-	-	-	-	-	0.19	\$626,036.90	\$482,487.28
ME-49	0.34	Residential	0.05	-	-	-	-	-	-	-	0.05	\$166,284.42	\$482,487.28
ME-50	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-51E	0.30	Employment	0.02	-	-	-	-	-	-	-	0.02	\$78,858.02	\$262,860.05
ME-51R	11.00	Residential	1.60	0.01	1.00	-	1.01	9.16%	-	-	0.59	\$1,964,719.02	\$196,668.18
ME-52	1.44	Residential	0.21	-	-	-	-	-	-	-	0.21	\$693,676.79	\$482,487.28
ME-53	1.62	Residential	0.24	0.12	-	-	0.12	7.55%	-	-	0.11	\$375,498.85	\$250,847.64
ME-54	11.44	Residential	1.66	0.51	-	-	0.51	4.50%	-	-	1.15	\$3,810,722.43	\$348,935.62
ME-55	6.87	Residential	1.00	-	1.87	-	1.87	27.28%	0.88	\$3,413,587.42	-	-	-
ME-56	6.42	Residential	0.93	-	6.42	-	6.42	100.00%	5.48	\$17,646,462.65	-	-	-
ME-57	4.31	Residential	0.63	-	3.46	-	3.46	80.33%	2.83	\$9,915,815.44	-	-	-
ME-58	0.00	Residential	0.00	0.00	-	-	0.00	100.00%	0.00	\$3,802.84	-	-	-
ME-59	0.18	Residential	0.03	0.18	-	-	0.18	100.00%	0.15	\$458,597.29	-	-	-
ME-60	0.63	Residential	0.09	0.48	-	-	0.48	75.90%	0.39	\$1,775,984.23	-	-	-
ME-61	9.77	Residential	1.42	0.44	-	-	0.44	4.48%	-	-	0.98	\$3,264,183.86	\$349,664.80
ME-62	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-63	0.03	Residential	0.00	0.03	-	-	0.03	100.00%	0.03	\$126,006.58	-	-	-
ME-64	7.00	Residential	1.02	-	-	-	-	-	-	-	1.02	\$3,377,661.87	\$482,487.28
ME-65E	-	Employment	0.00	-	-	-	-	-	-	-	-	-	-

PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	PUBLIC PURPOSE LAND				Parcel contribution percentage (ha)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				Transport (ha)	Residential community & recreation (ha)	Commercial & industrial community & recreation (ha)	Parcel contribution – total (ha)		Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-65R	3.46	Residential	0.50	-	-	-	-	-	-	-	0.50	\$1,670,887.24	\$482,487.28
ME-66	8.84	Residential	1.29	-	1.00	-	1.00	11.32%	-	-	0.29	\$946,304.78	\$120,740.02
ME-67	10.32	Residential	1.50	0.17	-	-	0.17	1.69%	-	-	1.33	\$4,402,457.50	\$433,788.80
ME-68	10.53	Residential	1.53	-	-	-	-	-	-	-	1.53	\$5,078,429.55	\$482,487.28
ME-69	8.25	Residential	1.20	-	-	-	-	-	-	-	1.20	\$3,981,726.30	\$482,487.28
ME-70	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-71	7.93	Residential	1.15	2.23	-	-	2.23	28.15%	1.08	\$3,236,339.85	-	-	-
ME-72	12.66	Residential	1.84	2.39	-	-	2.39	18.84%	0.54	\$1,305,519.68	-	-	-
ME-73	45.93	Residential	6.68	2.98	9.80	-	12.78	27.82%	6.10	\$18,435,466.29	-	-	-
ME-74	3.19	Residential	0.46	0.10	0.04	-	0.14	4.32%	-	-	0.33	\$1,083,420.77	\$354,467.99
ME-75	13.50	Residential	1.96	0.82	-	-	0.82	6.09%	-	-	1.14	\$3,785,030.79	\$298,647.21
ME-76	2.00	Residential	0.29	0.28	-	-	0.28	14.05%	-	-	0.01	\$32,854.72	\$19,121.59
ME-77	8.94	Residential	1.30	2.89	0.12	-	3.01	33.67%	1.71	\$5,188,352.84	-	-	-
ME-78	1.95	Residential	0.28	0.25	-	-	0.25	12.73%	-	-	0.04	\$117,142.46	\$68,893.96
ME-79	10.59	Residential	1.54	0.36	0.14	-	0.50	4.75%	-	-	1.04	\$3,440,439.56	\$341,099.58
ME-80	10.34	Residential	1.50	-	1.10	-	1.10	10.68%	-	-	0.40	\$1,326,938.56	\$143,647.71
ME-81	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-82	8.97	Residential	1.30	-	0.05	-	0.05	0.55%	-	-	1.25	\$4,163,209.45	\$466,915.96
ME-83	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-

				PUBLIC PURPOSE LAND					LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
PSP Parcel ID	Total contribution area (ha)	Land use	ICP land contribution percentage (ha)	Transport (ha)	Residential community & recreation (ha)	Commercial & industrial & community & recreation (ha)	Parcel contribution – total (ha)	Parcel contribution percentage (ha)	Ha	Total \$	Ha	Total \$	\$ per NDHA
ME-84	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-85E	0.57	Employment	0.05	-	-	-	-	-	-	-	0.05	\$149,880.17	\$262,860.05
ME-85R	3.17	Residential	0.46	-	-	-	-	-	-	-	0.46	\$1,531,298.84	\$482,487.28
ME-86	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R1	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R2	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R3	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R4	3.28	Residential	0.48	0.25	-	-	0.25	7.64%	-	-	0.23	\$750,577.64	
ME-R5	0.69	Residential	0.10	-	-	-	-	-	-	-	0.10	\$331,406.04	
ME-R6	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R7	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R8	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
ME-R9	-	Residential	0.00	-	-	-	-	-	-	-	-	-	-
Total	595.71			35.01	49.51	0.50	85.02		36.16	\$119,969,886.87	36.16	\$119,969,886.87	
Residential Total	571.28		83.08	33.57	49.51		83.08	14.54%	35.08	\$114,157,338.36	35.99	\$119,412,573.62	
Commercial & Industrial Total	24.43		1.94	1.44		0.50	1.94	7.92%	1.09	\$5,812,548.51	0.17	\$557,313.25	
Equalisation Rate	\$3,317,695.89												

Note: Minor discrepancies in numbers due to rounding.

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 Collecting agency

Melton Council is the collecting agency for the purposes of Part 3AB of the Act and this ICP. The monetary component and any land equalisation amount of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Melton Council is responsible for the administration and enforcement of this ICP, including the payment of land credit amounts, in accordance with Part 3AB of the Act.

5.2 Development agency

Melton Council is the development agency for the purposes of Part 3AB of the Act and this ICP. As the development agency, Melton Council is responsible for the proper administration of this ICP in accordance with Part 3AB of the Act.

5.3 Net developable area

The monetary component of Metropolitan Greenfield Growth Area ICPs is payable on the net developable area (NDA) of land on any given development site (NDA is defined in [Appendix 1](#)).

To align with the classes of development specified in this ICP, the NDA is divided into:

- **Net developable area residential (NDA-R)** – the NDA for the residential class of development
- **Net developable area employment (NDA-E)** – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in [Table 16](#) and [Table 17](#). [Table 16](#) is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. [Table 17](#) is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

For the purposes of this ICP, if the net developable area for any specific parcel ID as set out in Table 11 and [Table 17](#) is increased as a result of a reduction to the extent of 'other uncredited open space' or development within the 'area of flood risk', 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 of the Monetary Component for the additional net developable area at the ICP rates applicable at the time of the development.

5.4 Contribution land

The land component of the infrastructure contribution is calculated based on the contribution land.

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. It includes the net developable area and inner public purpose land.

The contribution land in the ICP plan area is specified in [Table 4](#) and [Table 17](#).

5.5 Levy rates and classes of development

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – 'residential development' and 'commercial and industrial development'.

[Table 12](#) specifies the standard levy rate for each class of development.

Table 12: Classes of development & standard levy rates

Class of development	Community & recreation construction	Transport construction	Total Standard Levy Rate
Residential	\$115,453	\$150,295	\$265,748
Commercial and Industrial	-	\$150,295	\$150,295

Note: Minor discrepancies in numbers due to rounding.

Table 13: Classes of development & supplementary levy rates

Class of development	Community & recreation construction	Transport construction	Total Supplementary Levy Rate
Residential	-	\$244,377	\$244,377
Commercial and Industrial	-	\$244,377	\$244,377

Note: Minor discrepancies in numbers due to rounding.

Table 14: Classes of development & total monetary levy rates

Class of development	Community & recreation construction	Transport construction	Total Levy Rate
Residential	\$115,453.00	\$394,672	\$510,125
Commercial and Industrial	-	\$394,672	\$394,672

Note: Minor discrepancies in numbers due to rounding.

5.6 Estimated value of public purpose land

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines* (ICP Guidelines).

The component of a land equalisation amount specified in this ICP that relates to any inner public purpose land is based on the estimated value of land credit amounts for inner public purpose land.

The estimated value of inner public purpose land in a parcel of land is required to be calculated when the **parcel contribution percentage** of that land is more than the **ICP land contribution percentage** for the class of development.

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in [Table 11](#).

5.7 Payment of contributions

5.7.1 Timing of payment of monetary component & land equalisation amounts

Subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the collecting agency.

If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works in lieu.

Development of land where no subdivision is proposed

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement, or other suitable arrangement, under Section 173 of the Act in respect of the proposed works or provision of land in lieu.

Where no building permit is required

Where no building permit is required, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the collecting agency in a Section 173 agreement.

If the collecting agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land in lieu.

5.7.2 Inner public purpose land

If any land component of an infrastructure contribution includes inner public purpose land, that inner public purpose land must be provided in accordance with section 46GV of the Act.

5.8 Payment of land credit amounts

A person is entitled to be paid the land credit amount specified in this ICP in relation to a parcel of land if:

- On development of that parcel the person must, in accordance with section 46GV(4) of the Act, provide inner public purpose land forming part of that parcel to the collecting agency or a development agency; and
- The parcel contribution percentage of the parcel of land to be developed is more than the ICP land contribution percentage for that class of development.

The land credit amount is to be paid by the collecting agency to the landowner at a time to be agreed, but not before lodgement of a subdivision plan. This may be formalised in a section 173 agreement if the collecting agency and landowner agree.

5.9 Development exempt from contributions

Some classes of development are exempt from infrastructure contributions. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the collecting agency infrastructure contributions in accordance with the provisions of this ICP. The 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.

5.9.1 Schools

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.9.2 Housing

Any housing to be provided by or on behalf of the Department of Families, Fairness and Housing (DFFH) is exempt from the requirement to pay an infrastructure contributions levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.10 Works in kind

Under section 46GX of the Act, the collecting agency may accept the provision of works, services or facilities by an applicant in part or full satisfaction of the monetary component of an infrastructure contribution payable by the applicant to the collecting agency ('works in kind').

Before accepting the provision of works in kind, the collecting agency must obtain the agreement of the development agency or agencies specified in this ICP.

The collecting agency should only accept the provision of works in kind if:

- The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this ICP, to the satisfaction of the collecting agency and development agency.
- The collecting agency and development agency have agreed that the timing of the works in kind is consistent with priorities in this ICP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities).
- The works in kind are defined and agreed in a section 173 agreement.
- The detailed design of the works in kind is to the satisfaction of the development agency and any others identified in permit conditions.

If the collecting and development agencies accept the provision of works in kind:

- The value of the works in kind will be negotiated between the collecting agency and the applicant; and
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind.

The land component and any land equalisation amounts or land credit amounts cannot be accepted as works in kind.

5.10.1 Interim and temporary works

Interim and temporary works are not considered as eligible for works in kind credits against this ICP, unless agreed to by the collecting and development agencies.

5.11 Works in kind reimbursement

If the collecting agency agrees to accept works under section 46GX of the Act and the value of those works is greater than the monetary component of the infrastructure contribution payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with and agreed to by the collecting agency and development agency.

5.12 Funds administration

The contributions made under this ICP will be held by the collecting agency until required for the provision of infrastructure projects. Details of contributions received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989*, the Act and the *Ministerial Reporting Requirements for Infrastructure Contributions Plans* (February 2021).

In accordance with the *Planning and Environment Act 1987*, the collecting agency to which the monetary component of contributions are paid must forward to the VPA (as planning authority) any part of the monetary component of contributions that is imposed for plan preparation costs. Subject to the agreement between the collecting agency and the planning authority, reimbursement of plan preparation costs should occur as soon as practicable within the first five years of development.

5.13 Annual indexation of standard and supplementary levy rates

The standard and supplementary levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

The indices used in the indexation method are set out in [Table 15](#).

5.14 Adjustment of land credit amounts

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

5.15 Adjustment of land equalisation amounts

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

Table 15: Indices

Class of infrastructure	Index
Community and recreation construction	Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers)
Transport construction (inclusive of plan preparation costs)	Australian Bureau of Statistics Producer Price Index for Road and Bridge Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers)

Appendix 1 – DEFINITIONS

Collecting agency

The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity that an infrastructure levy is payable to in accordance with Part 3AB of the *Planning and Environment Act 1987*.

Contribution land

The land in the ICP plan area of an infrastructure contribution plan in respect of which an infrastructure contribution is to be imposed under the plan if any of that land is developed.

This excludes encumbered land, existing public purposes land and land that is exempt from paying a contribution. It includes net developable area and inner public purpose land.

Development agency

The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity responsible for works, services or facilities and public purpose land specified in this ICP plan.

Gross developable area

Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.

Inner public purpose land (IPPL)

Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.

Net developable area (NDA)

Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and credited public open space. It includes lots, local streets and connector streets. Net developable area may be expressed in terms of hectare units (e.g. NDHA).

Summary land use budget table

A table setting out the total precinct area, a breakdown of constituent non developable land uses proposed within the precinct and the net developable area.

Parcel specific land use budget

As per summary land use budget but broken down on a parcel by parcel basis. For the ICP, it also includes contribution land areas and a breakdown of transport and community and recreation land takes for each parcel.

Outer public purpose land (OPPL)

Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.

Plan preparation costs

The reasonable costs and expenses incurred by the planning authority in preparing the infrastructure contributions plan and the related precinct structure plan or strategic plan.

Works in kind

Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.

Appendix 2 – LAND USE BUDGET

Table 16: Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	1,005		
TRANSPORT			
Arterial Road - Existing Road Reserve	66.03	6.57%	12.93%
Arterial Road - Public Acquisition Overlay	6.31	0.63%	1.24%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	35.01	3.48%	6.85%
Existing Public Acquisition Overlay	1.89	0.19%	0.37%
Non-Arterial Road - Retained Existing Road Reserve	28.47	2.83%	5.57%
SUB-TOTAL TRANSPORT	137.71	13.70%	26.96%
COMMUNITY & EDUCATION			
ICP Community Facilities	3.60	0.36%	0.70%
Government School	22.40	2.23%	4.39%
Potential Non-Government School	6.00	0.60%	1.17%
Emergency Services	1.00	0.10%	0.20%
SUB-TOTAL COMMUNITY & EDUCATION	33.00	3.28%	6.46%
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Conservation Reserve	91.68	9.12%	17.95%
Heritage	1.84	0.18%	0.36%
Flood Risk Area	33.37	3.32%	6.53%
Waterway and Drainage Reserve	132.72	13.20%	25.99%
UTILITIES EASEMENTS			
Escarpment	9.03	0.90%	1.77%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	268.63	26.73%	52.60%

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
CREDITED OPEN SPACE			
Local Network Park (ICP land)	11.46	1.14%	2.24%
Local Sports Reserve (ICP land)	24.00	2.39%	4.70%
Regional Sports Reserve (ICP land)	10.95	1.09%	2.14%
Encumbered Regional Open Space	4.05	0.40%	0.79%
SUB-TOTAL CREDITED OPEN SPACE	50.46	5.02%	9.88%
TOTAL ALL OPEN SPACE	319.09	31.75%	62.48%
OTHER (UNCREDITED LAND)			
Utilities Sub-stations / facilities (acquired by relevant authority)	1.00	0.10%	0.20%
Existing Commercial Land	3.62	0.36%	0.71%
SUB-TOTAL A	4.62	0.46%	0.90%
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	510.69	50.81%	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha	489.11	48.66%	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha	21.58	2.15%	

Table 17: Parcel specific land use budget

Parcel ID	Total Area (ha)	TRANSPORT					COMMUNITY & EDUCATION			OPEN SPACE									OTHER			Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial Community and Recreation (Hectares)
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Existing Public Acquisition Overlay	Government School	Potential Non-Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Escarpment	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Heritage	Regional Sports Reserve (ICP land)	Encumbered Regional Open Space	Flood Risk Area	Utilities Sub-stations / facilities (acquired by relevant authority)	Existing Commercial Land	Emergency Services					
ME-01	1.69	-	-	-	-	-	-	-	-	1.65	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-02	0.25	-	-	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-03	12.15	-	-	1.41	-	-	-	-	-	-	1.40	-	-	-	-	-	-	-	-	-	-	9.34	10.74	1.41	-	-
ME-04	11.57	-	-	0.94	-	-	-	-	-	-	-	-	-	0.50	-	-	-	-	-	-	-	10.12	11.57	0.94	-	0.50
ME-05	11.56	-	-	0.86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.70	11.56	0.86	-	-
ME-06	11.56	-	-	1.01	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.15	11.16	1.01	-	-
ME-07	11.59	-	-	0.22	-	1.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.89	10.11	0.22	-	-
ME-08	11.56	-	0.06	0.03	-	-	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	10.47	11.50	0.03	1.00	-
ME-09	11.56	-	0.07	2.17	-	-	-	-	-	-	4.69	-	-	-	-	-	-	-	-	-	-	4.63	6.80	2.17	-	-
ME-10	1.32	1.14	-	-	-	-	-	-	-	0.12	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-11	12.00	-	0.42	0.14	-	-	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	10.44	11.58	0.14	1.00	-
ME-12	12.01	-	-	-	-	-	-	-	-	-	0.91	-	-	1.00	-	-	-	-	-	-	-	10.09	11.09	-	1.00	-
ME-13	10.47	-	-	-	-	-	-	-	-	5.37	-	4.08	-	-	-	-	-	-	-	-	-	1.02	1.02	-	-	-
ME-14	3.26	-	-	-	-	-	-	-	-	3.21	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-15	12.00	-	0.25	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	10.97	11.25	0.28	-	-
ME-16	12.00	-	-	-	-	-	-	-	-	-	2.74	-	-	-	-	-	-	-	-	-	-	9.27	9.27	-	-	-
ME-17	1.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.95	1.95	-	-	-
ME-18	12.00	-	0.17	0.55	-	-	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	10.28	11.83	0.55	1.00	-
ME-19	12.00	-	-	1.81	-	-	-	-	-	-	0.58	-	-	-	-	-	-	-	-	-	-	9.62	11.43	1.81	-	-
ME-20	10.10	-	-	-	-	-	-	-	-	4.44	0.89	1.49	-	-	-	-	-	-	-	-	-	3.28	3.28	-	-	-
ME-21	2.00	-	-	-	-	-	-	-	-	-	1.83	-	-	-	-	-	-	-	-	-	-	0.17	0.17	-	-	-
ME-22	33.93	-	-	0.19	-	-	3.50	-	0.80	-	-	-	8.00	-	-	-	-	-	-	-	-	21.44	30.43	0.19	8.80	-
ME-23	12.00	-	0.04	0.09	-	-	-	-	-	-	1.15	-	-	-	-	-	-	-	-	-	-	10.72	10.81	0.09	-	-
ME-24E	1.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.25	1.25	-	-	-

Parcel ID	Total Area (ha)	TRANSPORT					COMMUNITY & EDUCATION			OPEN SPACE									OTHER			Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial Community and Recreation (Hectares)
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Existing Public Acquisition Overlay	Government School	Potential Non-Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Escarpment	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Heritage	Regional Sports Reserve (ICP land)	Encumbered Regional Open Space	Flood Risk Area	Utilities Sub-stations / facilities (acquired by relevant authority)	Existing Commercial Land	Emergency Services					
ME-24R	10.75	-	0.10	2.59	-	-	0.98	-	-	-	-	-	-	-	-	-	-	-	-	-	708	9.67	2.59	-	-	
ME-25	12.00	-	0.03	0.24	-	-	-	-	-	-	0.99	-	-	1.00	-	-	-	-	-	-	9.75	10.99	0.24	100	-	
ME-26	12.00	-	0.11	0.37	-	-	2.52	-	1.00	-	3.53	-	-	-	-	-	-	-	-	-	4.47	5.84	0.37	100	-	
ME-27	12.00	-	-	0.10	-	-	8.40	-	-	-	-	-	-	-	-	-	-	-	-	-	3.50	3.60	0.10	-	-	
ME-28	12.26	-	-	1.04	-	-	-	-	-	5.17	2.30	-	-	-	-	-	-	-	-	-	3.75	4.80	1.04	-	-	
ME-29	10.11	-	-	-	-	-	-	-	-	4.80	-	0.02	-	-	-	-	-	-	-	-	5.28	5.28	-	-	-	
ME-30	2.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.14	2.14	-	-	-	
ME-31	12.00	-	0.01	0.08	-	-	-	-	-	-	1.16	-	-	-	-	-	-	-	-	-	10.75	10.83	0.08	-	-	
ME-32	12.00	-	0.15	0.56	-	-	-	-	-	-	1.40	-	2.24	1.40	-	-	-	-	-	-	6.26	10.46	0.56	3.64	-	
ME-33	12.00	-	0.38	2.08	-	-	-	-	-	-	0.12	-	-	-	-	-	-	-	-	-	9.42	11.51	2.08	-	-	
ME-34	13.25	-	-	-	-	-	-	-	-	-	1.87	-	5.76	-	-	-	-	-	-	-	5.62	11.38	-	5.76	-	
ME-35	13.05	-	-	-	-	-	-	-	-	0.46	4.51	-	-	-	-	-	-	-	-	-	8.08	8.08	-	-	-	
ME-36	17.41	-	-	-	-	-	-	-	-	9.81	1.31	-	-	-	-	-	-	-	-	-	6.30	6.30	-	-	-	
ME-37	12.00	-	0.07	0.33	-	-	-	3.00	-	-	1.62	-	-	-	-	-	-	-	-	-	6.98	7.31	0.33	-	-	
ME-38	12.00	-	-	0.19	-	-	-	-	-	-	4.07	-	-	-	-	-	-	-	-	-	7.74	7.93	0.19	-	-	
ME-39	12.00	-	0.96	0.10	-	-	-	-	-	-	6.11	-	-	-	-	-	-	-	-	-	4.84	4.94	0.10	-	-	
ME-40	14.45	-	1.97	0.40	-	-	-	-	-	-	2.84	-	-	-	-	-	-	-	-	-	9.25	9.64	0.40	-	-	
ME-41	14.61	-	-	1.68	-	-	-	-	-	-	1.48	-	-	-	-	-	-	-	-	-	11.45	13.13	1.68	-	-	
ME-42	12.09	-	-	0.47	-	-	-	-	-	0.62	5.25	-	-	0.01	-	-	-	-	-	-	5.74	6.22	0.47	0.01	-	
ME-43	19.01	-	-	0.58	-	-	-	-	-	14.58	3.45	-	-	0.29	0.06	-	-	-	-	-	0.04	0.91	0.58	0.29	-	
ME-44	16.43	-	-	-	-	-	-	-	-	12.71	0.60	-	-	-	-	-	-	-	-	-	3.13	3.13	-	-	-	
ME-45	12.07	-	-	0.01	-	-	-	-	-	-	0.82	-	-	-	-	-	-	-	-	-	11.24	11.24	0.01	-	-	
ME-46	5.06	-	-	-	-	-	-	-	-	0.47	-	0.57	-	-	0.30	-	-	-	-	-	3.73	3.73	-	-	-	
ME-47	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.11	0.11	-	-	-	
ME-48	3.34	-	-	-	-	-	-	-	-	1.12	-	0.92	-	-	-	-	-	-	-	-	1.30	1.30	-	-	-	
ME-49	3.53	-	-	-	-	-	-	-	-	2.52	-	0.67	-	-	-	-	-	-	-	-	0.34	0.34	-	-	-	

Parcel ID	Total Area (ha)	TRANSPORT					COMMUNITY & EDUCATION			OPEN SPACE									OTHER			Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial Community and Recreation (Hectares)
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Existing Public Acquisition Overlay	Government School	Potential Non-Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Escarpment	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Heritage	Regional Sports Reserve (ICP land)	Encumbered Regional Open Space	Flood Risk Area	Utilities Sub-stations / facilities (acquired by relevant authority)	Existing Commercial Land	Emergency Services					
ME-50	0.32	-	-	-	-	-	-	-	-	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-51E	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	0.30	-	-	-
ME-51R	11.75	-	-	0.01	-	-	-	-	-	-	0.75	-	-	1.00	-	-	-	-	-	-	-	9.99	11.00	0.01	1.00	-
ME-52	4.30	-	-	-	-	-	-	-	-	2.07	-	0.80	-	-	-	-	-	-	-	-	-	1.44	1.44	-	-	-
ME-53	1.62	-	-	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.50	1.62	0.12	-	-
ME-54	13.78	-	-	0.51	-	-	-	-	-	2.35	-	-	-	-	-	-	-	-	-	-	-	10.92	11.44	0.51	-	-
ME-55	14.85	-	-	-	-	-	0.00	3.00	0.00	3.17	0.34	-	-	-	-	1.87	0.98	0.49	-	-	-	5.00	6.87	-	1.87	-
ME-56	14.85	-	-	-	-	-	2.20	-	0.80	1.94	-	-	-	-	-	5.62	3.07	1.23	-	-	-	-	6.42	-	6.42	-
ME-57	12.82	-	-	-	-	-	1.30	-	-	1.64	-	-	-	-	-	3.46	-	5.58	-	-	-	0.85	4.31	-	3.46	-
ME-58	5.96	-	-	0.00	-	-	-	-	-	4.81	-	-	-	-	-	-	-	1.15	-	-	-	-	0.00	0.00	-	-
ME-59	6.34	-	-	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-	6.16	-	-	-	-	0.18	0.18	-	-
ME-60	12.30	-	-	0.48	-	-	-	-	-	-	0.11	-	-	-	-	-	-	11.57	-	-	-	0.15	0.63	0.48	-	-
ME-61	12.25	-	-	0.44	-	-	-	-	-	-	0.42	-	-	-	-	-	-	1.56	-	-	0.50	9.34	9.77	0.44	-	-
ME-62	0.48	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-63	12.10	-	-	0.03	-	-	-	-	-	6.43	-	-	-	-	-	-	-	5.64	-	-	-	-	0.03	0.03	-	-
ME-64	7.97	-	0.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.00	7.00	-	-	-
ME-65E	3.62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.62	-	-	-	-	-	-
ME-65R	3.46	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.46	3.46	-	-	-
ME-66	8.92	-	-	-	-	-	-	-	-	-	-	-	-	1.00	0.09	-	-	-	-	-	-	7.84	8.84	-	1.00	-
ME-67	11.97	-	-	0.17	-	-	-	-	-	-	1.65	-	-	-	-	-	-	-	-	-	-	10.15	10.32	0.17	-	-
ME-68	12.00	-	-	-	-	-	-	-	-	-	1.48	-	-	-	-	-	-	-	-	-	-	10.53	10.53	-	-	-
ME-69	12.02	-	-	-	-	-	-	-	-	-	3.76	-	-	-	-	-	-	-	-	-	-	8.25	8.25	-	-	-
ME-70	12.95	-	-	-	-	-	-	-	-	-	12.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-71	12.95	-	-	2.23	-	-	-	-	-	-	5.03	-	-	-	-	-	-	-	-	-	-	5.69	7.93	2.23	-	-
ME-72	15.96	-	-	2.39	-	-	-	-	-	-	3.30	-	-	-	-	-	-	-	-	-	-	10.28	12.66	2.39	-	-
ME-73	55.05	-	-	2.98	-	-	3.50	-	1.00	-	4.77	-	8.00	0.80	0.85	-	-	-	-	-	-	33.15	45.93	2.98	9.80	-

Parcel ID	Total Area (ha)	TRANSPORT					COMMUNITY & EDUCATION			OPEN SPACE									OTHER			Total Net Developable Area (Hectares)	Total Contribution Land (Hectares)	Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial Community and Recreation (Hectares)
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Existing Public Acquisition Overlay	Government School	Potential Non-Government School	ICP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve	Escarpment	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Heritage	Regional Sports Reserve (ICP land)	Encumbered Regional Open Space	Flood Risk Area	Utilities Sub-stations / facilities (acquired by relevant authority)	Existing Commercial Land	Emergency Services					
ME-74	29.81	-	-	0.10	-	-	-	-	-	-	26.31	-	-	0.04	0.30	-	-	-	-	-	-	3.06	3.19	0.10	0.04	-
ME-75	20.03	-	-	0.82	-	-	-	-	-	-	6.54	-	-	-	-	-	-	-	-	-	-	12.67	13.50	0.82	-	-
ME-76	2.03	-	0.03	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.72	2.00	0.28	-	-
ME-77	11.72	-	0.04	2.89	-	-	-	-	-	-	2.68	-	-	0.12	0.05	-	-	-	-	-	-	5.93	8.94	2.89	0.12	-
ME-78	2.02	-	0.08	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.70	1.95	0.25	-	-
ME-79	11.74	-	0.05	0.36	-	-	-	-	-	-	1.03	-	-	0.14	0.07	-	-	-	-	-	-	10.09	10.59	0.36	0.14	-
ME-80	11.64	-	0.20	-	-	-	-	-	-	-	1.03	-	-	1.10	0.07	-	-	-	-	-	-	9.24	10.34	-	1.10	-
ME-81	0.10	-	-	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-82	10.84	-	0.05	-	-	-	-	-	-	-	0.78	-	-	0.05	0.05	-	-	-	1.00	-	-	8.92	8.97	-	0.05	-
ME-83	0.27	-	-	-	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-84	0.67	0.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-85E	0.57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.57	0.57	-	-	-
ME-85R	3.26	-	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.17	3.17	-	-	-
ME-86	7.91	7.91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total	913.03	9.72	6.30	34.76	0.37	1.89	22.40	6.00	3.60	90.48	130.59	8.65	24.00	11.46	1.84	10.95	4.05	33.37	1.00	3.62	1.00	506.98	591.75	34.76	49.51	0.50
ME-R1	7.85	7.85	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R2	0.83	-	-	-	-	-	-	-	-	0.60	-	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R3	4.42	-	-	-	4.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R4	3.40	-	0.01	0.25	-	-	-	-	-	-	0.12	-	-	-	-	-	-	-	-	-	-	3.03	3.28	0.25	-	-
ME-R5	1.34	-	-	-	-	-	-	-	-	0.51	-	0.14	-	-	-	-	-	-	-	-	-	0.69	0.69	-	-	-
ME-R6	5.40	-	-	-	5.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R7	18.67	-	-	-	18.27	-	-	-	-	0.09	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R8	1.70	-	-	-	-	-	-	-	-	-	1.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ME-R9	48.47	48.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total	92.08	56.31	0.01	0.25	28.09	-	-	-	-	1.19	2.13	0.38	-	-	-	-	-	-	-	-	-	3.71	3.96	0.25	-	-
Total PSP	1,005.11	66.03	6.31	35.01	28.47	1.89	22.40	6.00	3.60	91.68	132.72	9.03	24.00	11.46	1.84	10.95	4.05	33.37	1.00	3.62	1.00	510.69	595.71	35.01	49.51	0.50

Plan 5 – Land Use Budget

Melton East ICP





Department
of Transport
and Planning