Cardinia Creek South Part 2 Infrastructure Contributions Plan

Standard Levy

Bunurong Country



August 2026

Victorian Planning Authority

VICTORIA State Government | Department of Transport and Planning

ACKNOWLEDGEMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges the First Peoples of Victoria. We acknowledge their ongoing strength in practising the world's oldest living culture.

The Cardinia Creek South Precinct Structure Plan applies to the traditional Country of the Bunurong People. We acknowledge the Bunurong People as the Traditional Owners and custodians of their unceded Country, and pay our respects to their Elders past, present and emerging. We acknowledge their continuing connection to and care for this land, waters and skies, and recognise their inherent right to speak and make decisions for Country. We recognise the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession, and that the impacts of these continue today.

We also acknowledge the diversity of First Peoples' communities associated with this Country, and the hard work of many generations of First Peoples who have fought for their rights to be recognised. First Peoples' self-determination is a human right enshrined in the United Nations' *Declaration on the Rights of Indigenous Peoples*.

Victoria's early land use planning and development laws and processes disregarded the input, interests, rights, and perspectives of First Peoples. Through this Plan, we seek to build genuine partnership with the Bunurong People to support self-determination and better outcomes for First Peoples. During the implementation of this Plan, we encourage the responsible authority to work in partnership with Traditional Owners to acknowledge this.



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.

Authorised by the Victorian Government, Melbourne

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1.0 SUMMARY

1.1 Monetary component

Table 1: Monetary component ICP levy summary 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 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 Monetary component project identification** of this ICP.

Details of the standard levy rates are provided in **Section 5.0 Contributions & administration** of this ICP.

1.2 Land component

Table 2: ICP land contribution percentage 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: Public purpose land credit and equalisation amounts** for more detail).

Details of the public purposes that this land will be used and developed for is specified in **Section 4.0 Public purpose land provision** of this ICP.

Table 1: Monetary component ICP levy summary

Class of development	Net developable area (hectares)	Levy rate	Levy to be paid
Standard levy			
Residential development	68.25	$275,261.00	$18,786,299.00
Subtotal	**68.25**		**$18,786,299.00**

Note: Minor discrepancies in numbers due to rounding.

Table 2: ICP land contribution percentage

Class of development	ICP land contribution percentage
Residential	5.27%

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: Land credit and equalisation amounts specifies for each parcel of land in the ICP plan area:

- the area of inner public purpose land to be provided by the parcel
- land credit amount or the land equalisation amount in relation to the parcel

Table 3: Land credit and equalisation amounts

Parcel ID	Parcel contribution – inner public purpose land (total ha)	Land credit amount (total $)	Land equalisation amount (total $)	Land equalisation amount ($ per NDHA)
CZ-05b	–	–	$190,675.67	$190,426.21
CZ-06b	–	–	–	–
CZ-22	2.00	-	$124,628.46	$3,407.49
CZ-23	1.80	$538,715.96	–	–
CZ-24	–	–	$223,411.83	$190,426.21
CZ-25	–	–	–	–
CZ-26	–	–	–	–
CZ-27	–	–	–	–
TOTAL	**3.80**	**$538,715.96**	**$538,715.96**	

2.0 INTRODUCTION

The *Cardinia Creek South Part 2 Infrastructure Contributions Plan* (the ICP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of the Casey City Council, service authorities and other stakeholders.

This ICP has been incorporated in the *Casey 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 Cardinia Creek South Precinct Structure Plan (PSP) – Part 2 precinct.
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Cardinia Creek South PSP – Part 2 precinct.
- Lists the individual infrastructure projects identified in the Cardinia Creek South PSP – Part 2 precinct, 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* (August 2026) and the *Infrastructure Contributions Plan Guidelines*.

2.1 Document structure

This document comprises the sections listed below

Section 1.0 Summary and **Section 2.0 Introduction**

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

Section 3.0 Monetary component project identification

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

Section 4.0 Public purpose land provision

- Identifies the public purpose land provision

Section 5.0 Contributions & administration

- Discussed the administration and implementation of this ICP

Appendix 1 – Definitions and **Appendix 2 – Land use budget**

- Provides additional detailed information

2.2 Planning and Environment Act 1987

This ICP has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* (the Act), and it is consistent with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (August 2026) made under section 46GJ of the Act.

In accordance with section 46GG of the Act, this ICP has been incorporated in the *Casey 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 *Casey 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 amendment of the Cardinia Creek South 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 Cardinia Creek South Part 2 ICP area.

The PSP has confirmed:

- All road projects required to service the new community
- The local parks required to service the new community
- The public purpose land required for the above
- The parcel specific land budget detailing the encumbrances, the net developable area (NDA) and the contribution land.

The VPA as planning authority has incurred costs associated with preparing the PSP, ICP, Planning Scheme Ordinances and other documents associated with the preparation of the amendment. These costs are made up of:

- VPA staffing costs, and
- External costs associated with preparation of background technical reports, expert advice and Standing Advisory Committee expenses.

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 *Casey 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 *Casey 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 *Casey 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 104.40 total hectares of land as shown in **Plan 1: ICP plan area and classes of development**.

The class of development of land in relation to which an infrastructure contribution is to be imposed under this plan is 'residential'.

The classes of development are identified in **Plan 1**. The NDA and contribution land for each class of development are summarised in **Table 4: Development classes and areas**

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

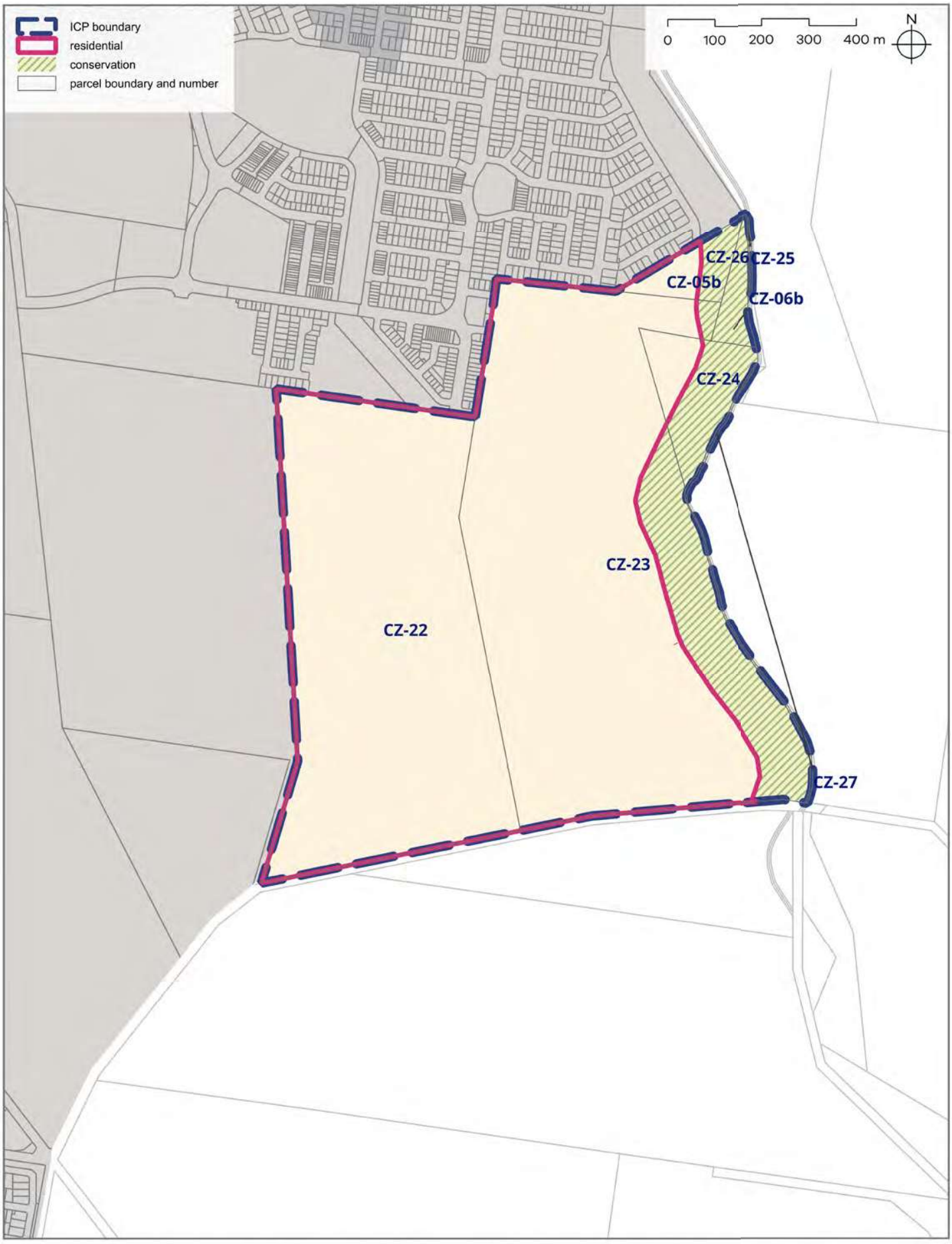
The land component of the infrastructure contribution is calculated based on the contribution land.

Table 4: Development classes and areas

Class of development	Net developable area (hectares)	Contribution land (hectares)
Residential	68.25	72.05
Total for ICP plan area	**68.25**	**72.05**

Note: Discrepancy in numbers due to rounding of decimal point. **Table 12: Summary land use budget** takes precedence.

Plan 1: ICP plan area and classes of development



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 Cardinia Creek South 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* (August 2026). Only items listed in this ICP can be contributed to by the monetary component (standard levy) imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards a transport construction project (refer to **Plan 2: Standard levy transport construction stages**, and **Table 5: Standard levy transport construction projects**).

Table 5 also includes 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 approx.

Medium (M): 6–15 years approx.

Long (L): 16 years and beyond

3.1 Transport construction projects

The transport construction projects included in this ICP are based on the transport network depicted in **Plan 2: Standard levy transport construction stages**, as identified by the Cardinia Creek South PSP.

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

Table 5: Standard levy transport construction projects describes the transport construction projects contributed to by the standard levy, the expected staging, the apportionment to this ICP, and any external funding source(s) for items not fully apportioned to this ICP.

3.2 Project staging

The expected staging of each infrastructure construction item and plan preparation costs is set out in **Table 5** 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:

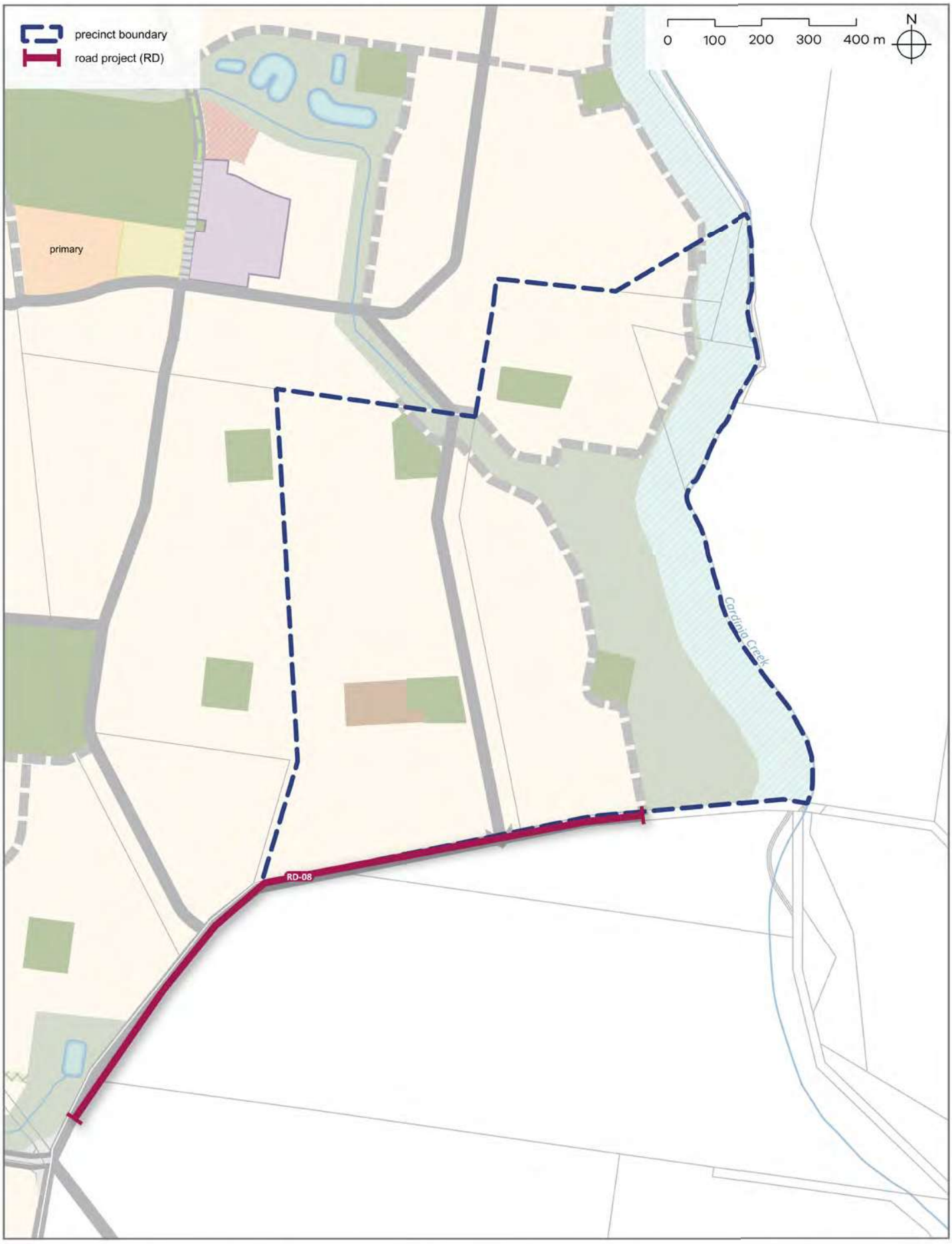
- Infrastructure is to be constructed/provided by development proponents as works in kind, as agreed by the collecting agency
- Transport network priorities require the delivery of works or provision of public purpose land to facilitate broader road network connections, and
- Community needs determine 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.

Table 5: Standard levy transport construction projects

Project ID	Project title & description	Staging	Apportionment to this ICP	Apportionment funding source
CZ-RD-08	Construction of a connector road with one traffic lane in each direction	M	100%	–

Plan 2: Standard levy transport construction stages



Plan 3: Public purpose land



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 Cardinia Creek South 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* (August 2026). 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 3: Public purpose land 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 6: Inner public purpose land specifies for each public purpose land (inner) 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 **3.0 Monetary component project identification**.

4.1.1 Public open space contributions

The overall open space contribution for this ICP is identified in **Table 12: Summary land use budget** and **Table 13: Parcel-specific land use budget**.

This ICP provides for the provision of public purpose land for local sports reserves and local parks. The construction of local parks is considered developer works and separate from this ICP.

Table 6: Inner public purpose land

Inner public purpose land ID	Infrastructure project description	Inner public purpose land area (ha)	Staging
Community & recreation			
CZ-LP-22	Provision of land for a local park	1.00	S–M
CZ-LP-23	Provision of land for a local park	1.00	S–M
CZ-LP-24	Provision of land for a local park	1.00	S–M
CZ-LP-25	Provision of land for a local park	0.80	S–M
TOTAL		**3.80**	

Note: Minor discrepancies in numbers due to rounding

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
- The ICP land contribution percentage

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 (for example, 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, 3.80 ha of inner public purpose land as identified in **Table 7: Public purposes land summary**, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 7.

Table 7: Public purposes land summary

Class of development	Total contribution land (ha)	Transport inner public purpose land (ha)	Community & recreation inner public purpose land (ha)	Total inner public purpose land (ha)	Total public purpose land (ha)	Total ICP land contribution percentage
Residential	72.05	-	3.80	3.80	3.80	5.27%
Total	**72.05**	**-**	**3.80**	**3.80**	**3.80**	

Note: Minor discrepancies in numbers due to rounding.

Table 8: ICP land equalisation rate summarises for each class of development specified in this ICP:

- total amount of IPPL (in hectares) 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 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 8**. 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 9: Public purpose land credit and equalisation amounts 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 ($)
- The land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 8: ICP land equalisation rate

Class of development	Total contribution land (ha)	Transport inner public purpose land (ha)	Community & recreation inner public purpose land (ha)	Total inner public purpose land (ha)	Total public purpose land (ha)	Total ICP land contribution percentage
Residential	72.05	–	3.80	3.80	3.80	5.27%
Total (Ha)	**72.05**	**–**	**3.80**	**3.80**	**3.80**	

Table 9: Public purpose land credit and equalisation amounts

				Public purpose land					Land credit amount		Land equalisation amount		
PSP parcel ID	Total contribution area (hectares)	Land use	ICP land contribution percentage (hectares)	Transport (hectares)	Residential community & recreation (hectares)	Commercial & industrial community & recreation (hectares)	Parcel contribution – total (hectares)	Parcel contribution percentage (hectares)	Hectares	Total $	Hectares	Total $	$ per NDHA
CZ-05b	1.00	Residential	0.05	–	–	–	–	0.00%	–	–	0.05	$190,675.67	$190,426.21
CZ-06b	–	Residential	–	–	–	–	–	0.00%	–	–	–	–	–
CZ-22	38.57	Residential	2.03	–	2.00	–	2.00	5.18%	–	–	0.03	$124,628.46	$3,407.49
CZ-23	31.30	Residential	1.65	–	1.80	–	1.80	5.75%	0.15	$538,715.96	–	–	–
CZ-24	1.17	Residential	0.06	–	–	–	–	0.00%	–	–	0.06	$223,411.83	$190,426.21
CZ-25	–	Residential	–	–	–	–	–	0.00%	–	–	–	–	–
CZ-26	–	Residential	–	–	–	–	–	0.00%	–	–	–	–	–
CZ-27	–	Residential	–	–	–	–	–	0.00%	–	–	–	–	–
Total	**72.05**			**0.00**	**3.80**	**0.00**	**3.80**		**0.15**	**$538,715.96**	**0.15**	**$538,715.96**	**$384,259.91**
Equalisation rate										**$3,610,497.00**			

Note: Minor discrepancies in numbers due to rounding.

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 Collecting agency

Casey City 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, Casey City 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

Casey City Council is the development agency for the purposes of Part 3AB of the Act and this ICP. As the development agency, Casey City Council is also 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 **Section 6.0 Appendix 1 – Definitions**).

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 12: Summary land use budget** and **Table 13: Parcel-specific land use budget**. **Table 12** is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. **Table 13** 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 12** and **Table 13** is increased as a result of a reduction to the extent of 'other uncredited open space' or development with the 'area of flood risk', the responsible authority may enter into an agreement with the owner of the land 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* (August 2026). It includes the net developable area and inner public purpose land.

The contribution land in the ICP plan area is specified in **Table 4**.

5.5 Levy rates and classes of development

As shown in **Table 10: Classes of development & standard levy rates**, Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (August 2026) specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas:

- residential development, and
- commercial and industrial development.

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* (August 2026) 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 9: Public purpose land credit and equalisation amounts**.

Table 10: Classes of development & standard levy rates

Class of development	Community & recreation construction	Transport construction	Total standard levy rate
Residential	$119,682.00	$155,579.00	$275,261.00
Commercial and Industrial	–	$155,579.00	$155,579.00

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 (standard levy) 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 in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (August 2026). 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 bve paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

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
- 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).

5.13 Annual indexation of standard levy rates

The standard 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* (August 2026) on 1 July each year.

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* (August 2026) 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* (August 2026) on 1 July each year.

Table 11: 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)

6.0 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	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 (for example 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	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.

7.0 APPENDIX 2 – LAND USE BUDGET

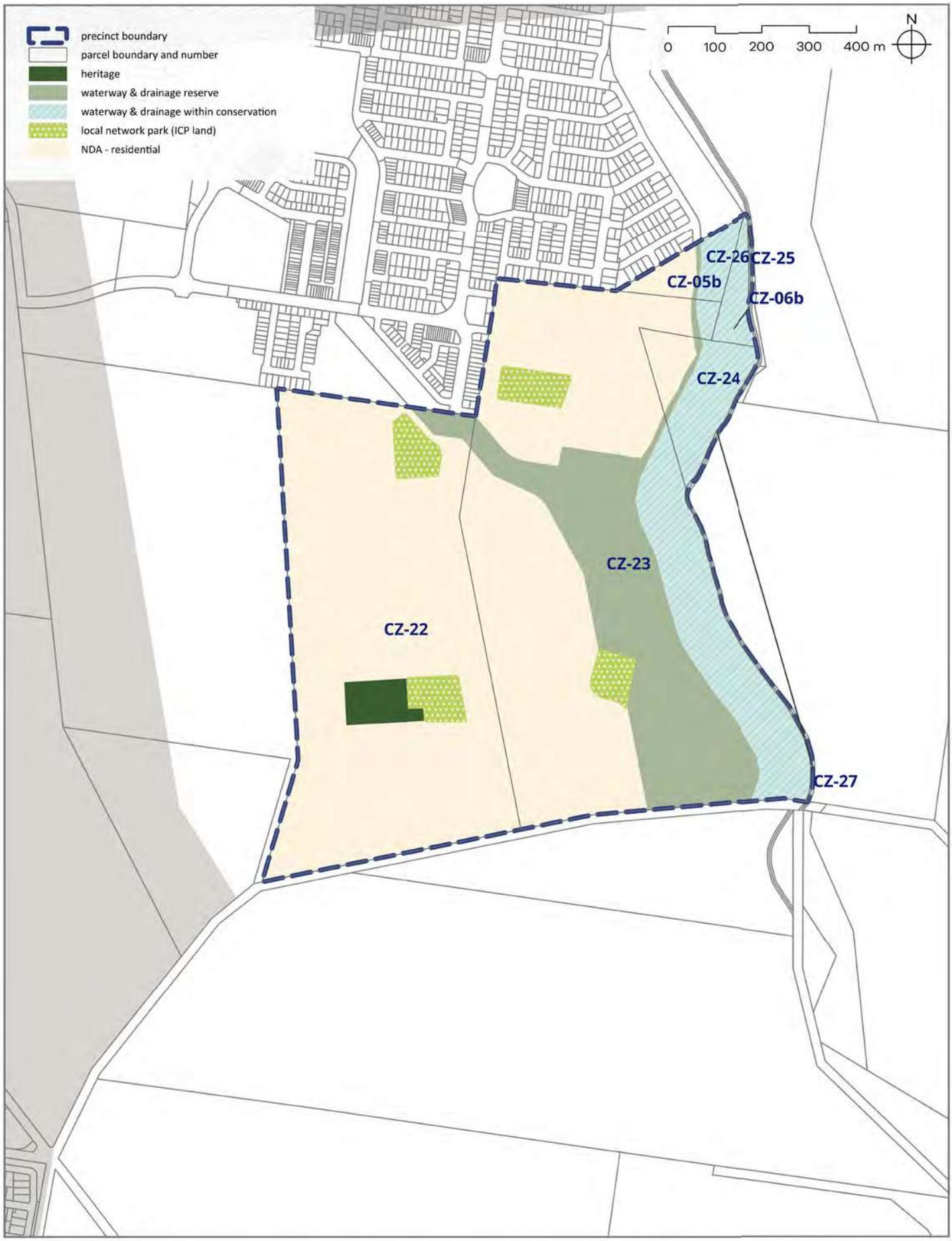
Table 12: Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**104.40**		
OPEN SPACE			
Uncredited open space & regional open space			
Heritage	1.36	1.30%	2.00%
Waterway and Drainage Reserve	16.54	15.84%	24.23%
Waterway and Drainage Reserve within Conservation	14.45	13.84%	21.17%
Sub-total uncredited open space & regional open space	**32.35**	**30.99%**	**47.40%**
Credited open space			
Local network park (ICP land)	3.80	3.64%	5.57%
Sub-total credited open space	3.80	3.64%	5.57%
Total open space	**36.15**	**34.63%**	**52.97%**
TOTAL NET DEVELOPABLE AREA (HA)	**68.25**	**65.37%**	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) HA	**68.25**	**65.37%**	

Table 13: Parcel-specific land use budget

Parcel ID	Total area (hectares)	Land use	Waterway and drainage reserve	Local network park (ICP land)	Waterway and drainage reserve within conservation	Heritage	Total net developable area (hectares)	Total contribution land (hectares)	Residential community and recreation (hectares)
CZ-05b	2.14	Residential	0.11	–	1.03	–	1.00	1.00	–
CZ-06b	1.28	Residential	–	–	1.28	–	–	–	–
CZ-22	40.51	Residential	0.57	2.00	–	1.36	36.57	38.57	2.00
CZ-23	55.68	Residential	15.64	1.80	8.74	–	29.50	31.30	1.80
CZ-24	4.27	Residential	0.22	–	2.87	–	1.17	1.17	–
CZ-25	0.09	Residential	–	–	0.09	–	–	–	–
CZ-26	0.05	Residential	–	–	0.05	–	–	–	–
CZ-27	0.39	Residential	–	–	0.39	–	–	–	–
Sub-total	**104.40**		**16.54**	**3.80**	**14.45**	**1.36**	**68.25**	**72.05**	**3.80**

Plan 4: Land use budget



VICTORIA
State Government

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and Planning

vpa.vic.gov.au/project/cardinia-creek-south-part-2/

vic.gov.au/department-of-transport-and-planning

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