SHEPPARTON NORTH EAST PSP + DCP

STATEMENT OF EVIDENCE BY LEAH WITTINGSLOW

mesh

0

SHEPPARTON NORTH EAST PSP + DCP

STATEMENT OF EVIDENCE BY LEAH WITTINGSLOW

Client	**Victorian Planning Authority and Greater Shepparton City Council**
Project	Shepparton North East PSP + DCP Expert Witness Statement Version 1.0
Last Edited	13/08/18
Last Edited By	Leah Wittingslow
Date Issued	13/08/2018

© Mesh Urban Planning and Design 2018

mesh
URBAN PLANNING & DESIGN

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

CONTENTS

1 Expert's Stateemnt....3

1.1 Name and Address....3

1.2 Qualifications and Experience....3

1.3 Area of Expertise....3

1.4 Other Contributors....3

1.5 Instructions for scope of work....3

1.6 Completion of tests or experiments upon which the expert has relied on....4

1.7 Declaration....4

2 Introduction....5

2.1 Overview....5

2.2 Structure of Evidence....5

2.3 Background....5

2.4 Summary of Opinion....6

3 Development COntributions Plan....8

3.1 Overview....8

3.2 Form and COntent of the DCP....8

3.3 Public Open Space....9

3.4 Community Infrastructure....12

3.5 Transport Infrastructure....15

3.6 Drainage....16

3.7 DCP Levy....17

4 Precinct StrucTUre Plan....0

4.1 Overview....0

4.2 Implementation Review....0

4.3 Local COnvenience Centre....3

5 Recommendations + Conclusion....3

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

1 EXPERT'S STATEEMNT

1.1 Name and Address

Leah Wittingslow, Associate Director of Mesh, Liveable Urban Communities at Level 2, 6 Riverside Quay, Southbank, Victoria 3006.

1.2 Qualifications and Experience

I hold a Bachelor of Social Science (Planning)(Honours) from RMIT University and a Masters Business Administration from RMIT University. I have worked as a strategic planner, principally in the field of regional and growth area planning for 15 years.

A CV is included at Appendix 1.

1.3 Area of Expertise

I have a broad range of experience in planning (statutory and strategic) and development matters (including preparation of development contributions plans). My expertise is mainly in the area of regional and growth area planning.

I started my career in the Strategic Planning Department of City of Whittlesea, focusing on strategic and statutory planning for the Epping North, South Morang and Mernda Growth Areas. I was also responsible for preparing and administering Whittlesea's Development Contributions system.

I have worked at Mesh for the past nine years, on a broad range of regional and growth area projects for both government and private sector clients. I specialise in preparation of Structure Plans and Development Contributions Plans.

1.4 Other Contributors

This work has been prepared by Leah Wittingslow, with no other assistance.

1.5 Instructions for scope of work

I have been engaged by the Victorian Planning Authority and Greater Shepparton City Council, and instructed by Harwood Andrews.

I have been instructed to:

- Review all submissions to Amendment C118
- Prepare this expert witness report, specifically providing my views on:
    - Consistency of the form and content of the DCP with Part 3B of the *Planning and Environment Act*, the *Ministerial Direction on the Preparation and Content of Development Contributions Plans* and the *Development Contribution Guidelines (March 2007);*
    - The merit of the future urban structure from an implementation perspective

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

- The external apportionment of the community infrastructure projects
- The quantity and distribution of public open space
- The standard of improvement/embellishment of public open space and retarding basins and whether it is basic and reasonable
- The appropriateness of including connector streets in the DCP
- The planning merit of the revised concept plan for the local convenience centre
- The merit of submissions as they relate to the above

1.6 Completion of tests or experiments upon which the expert has relied on

No additional tests or experiments have been completed.

1.7 Declaration

I have made all enquires I believe are desirable and appropriate and confirm that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.

Leah Wittingslow
Associate Director

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

2 INTRODUCTION

2.1 OVERVIEW

1. This evidence statement has been prepared to provide my opinions on the Shepparton North East Precinct Structure Plan and Development Contributions Plan prepared by the Victorian Planning Authority (VPA) in partnership with Greater Shepparton City Council (Council).

2.2 STRUCTURE OF EVIDENCE

2. This evidence has been structured in two parts.
3. The first part addresses the Shepparton North Development Contributions Plan (the DCP) having regard to the following:
   - The consistency of the DCP with relevant legislation and guidelines
   - The appropriateness of the various open space, drainage, transport and community projects
   - The overall affordability of the DCP compared to other similar regional DCPS, and taking into consideration the recent peer review works undertaken by the VPA and Council.
4. The second part of the report addresses the Shepparton North East Precinct Structure Plan (the PSP) having regard to:
   - The ability to implement the proposed Future Urban Structure (the FUS) contained within the PSP;
   - The planning merit of the amended concept plan for the local convenience centre.
5. Throughout each section, I have provided opinions on relevant submissions as they relate to the above, and the matters I have been instructed to address.

2.3 BACKGROUND

6. The Shepparton North East PSP, February 2018 applies to approximately 177ha of land located three kilometres north east of the Shepparton CBD.
7. The Precinct will ultimately support 1,5000 homes for a population of approximately 4,000 residents.
8. It is my understanding that the PSP and DCP has been through an extended planning process, first led by Council, and then led by the VPA. Key challenges that the VPA and Council sought to address during the process included:
   - Approach to drainage, noting that the land is very flat and there was no constructed outfall,
   - Access to surrounding arterial road network
   - Response to fragmented landholding structure
9. The PSP and associated DCP was placed on exhibition from 8 March to 13 April 2018, during which time a number of submissions were received. A key theme in the submissions was the relatively high cost of the DCP levy (exhibited at $265,897 per ha of net developable area (NDA)).
10. Following receipt of submissions, VPA and Council met with submitters and agreed to arrange a peer review of the DCP. The purpose of the peer review was to look at the following:
    - Design, distribution and cost of drainage infrastructure,

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

- Scope and cost of open space embellishments
- Scale and cost of the community facility
- Need, design and cost of transport infrastructure (including boulevard connector roads and intersection treatments).

11. Mesh (supported by Outlines Landscape Architects and Plan Cost Quantity Surveyors) was engaged by the VPA to critically review the elements relating to landscaping costs of open space and drainage reserve and to review the layout and cost of the community facility. The review of the community centre also involved a review of the concept plan for the Local Convenience Centre (in which the community facility is to be located). A copy of the instruction to Mesh from the VPA is included in Attachment A.
12. The peer review was managed in the Mesh office by Chris De Silva (Director), with assistance from Laura Caccamo (Urban Planner), Michelle Calleja (Associate Director Urban Design) and Derek Pigdon (Urban Designer). My involvement in the peer review was limited to provision of advice in relation to use of the PAO only. Notwithstanding, I concur with the findings Mesh provided to the VPA during the peer review process, which were provided to the VPA in the form of emails, which are included at Attachment B of this report.
13. During the initial phases of its peer review, Mesh suggested to the VPA that the scope of the review should be broadened to also review the distribution of open space and drainage infrastructure, and the scale and catchment of the community facility and local convenience centre.
14. VPA also subsequently requested that Mesh provide specific advice on the use of the Public Acquisition Overlay (PAO) to reserve land for a public purpose (i.e. open space, drainage reserves, land for DCP funded roads and intersections and land for the community facility).
15. Following consultation with Council and VPA, Mesh ultimately recommended the following package of changes to the DCP, that would result in overall reduction in the DCP levy, whilst also achieving PSP objectives and amenity and service level objectives:
    - Rationalise the number and scale of open space areas;
    - Rationalise the drainage reserves (based on the peer review advice from Spiire);
    - Reduce the extent of embellishment of open space;
    - Review floor space components and thus cost of the community facility to enable it to operate as a Level 1 facility.
16. In addition to the above DCP recommendations, Mesh made the following plan-based and implementation recommendations:
    - Reduce the scale of the retail component of the local convenience centre
    - Amend the local convenience centre layout and explicitly state that only a limited line supermarket is permitted
    - Do not use the PAO to secure land for a public purpose.
17. More detailed explanation of the rationale for of these recommendations is provided throughout the body of this report.

2.4 SUMMARY OF OPINION

18. In summary, I have reviewed the July 2018 versions of Shepparton North DCP and the PSP, and I consider them to be sound strategic planning tools, that will enable development of a high-quality community.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

19. I consider that the form and content of the July 2018 version of the DCP complies with relevant legislation, Ministerial Directions and the Guidelines, subject to a minor changed (outlined below).
20. It is my opinion that the projects contained within the DCP are appropriate, and have a sufficient level of strategic justification.
21. The reduction in quantum and scale of local parks from the February to July version of the DCP has meaningfully reduced the DCP levy, however, the future community remains well-served by accessible open space.
22. The inclusion of embellishment of open space, in my view, meets the definition of 'basic improvements' specified in the Ministerial Direction, when considering the local conditions in Shepparton. The level of DCP funding is comparable to other regional funding examples.
23. I recommend, however, that the community facility apportionment be reviewed to both attribute all funding through the DCP to the DIL (rather than the CIL), and also include a reasonable level of external apportionment, acknowledging that the facility will serve a broader catchment than just the PSP area.
24. I have compared the February 2018 (Exhibition Version) of the DCP to the July 2018 version. It is my opinion that the VPA and Council have taken substantial practical steps to address concerns about the affordability of the DCP, without compromising the objectives of the PSP.
25. I consider that the overall DCP levy in the July 2018 version is a reasonable levy, when compared to other similarly sized regional growth area DCPs. I note that this levy will further reduce once the external apportionment for the community facility is included.
26. I support the approach taken to funding of boulevard connector roads, and note the reduction in overall drainage levies that has occurred as a result of the peer review process.
27. I have reviewed the Future Urban Structure of the PSP from an implementation perspective.
28. A key change from the February to the July version of the PSP relates to intersections along Ford Road and Grahamvale Road. It is my opinion that intended access arrangement along these roads is somewhat unclear from the PSP. I recommend that PSP clarify which intersection option is preferred, and likely interim/local access arrangements that may be permitted along these roads.
29. From a planning perspective, I would support a greater level of access along these roads than a lesser level, subject to traffic advice.
30. I support the current alignment of connector roads, having regard to local development constraints, such as the location of existing intersections, existing houses, and landownership patterns.
31. I support the principal of variation of road cross-sections at key interfaces, however, I have suggested some minor variations to cross-sections to ensure an efficient outcome, whilst also maintaining high level pedestrian/cycle access and space for street tree planting.
32. With regard to the school and community hub, while it would be ideal to have these uses co-located, I support the proposed creation of a community hub with the local convenience centre and district park.
33. I consider the changes made to the local convenience centre concept plan from the February to July version of the PSP, results in positive improvements to the centre's design. I support explicit designation in the PSP that a limited line supermarket is expected (noting that the Urban Growth Zone 'shop' floorspace cap also reinforces this expectation).

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

3 DEVELOPMENT CONTRIBUTIONS PLAN

3.1 OVERVIEW

34. The Shepparton North East DCP provides for funding of key strategic infrastructure that is of benefit to the entre PSP area. The DCP is the framework for equitably distributing the cost of infrastructure across various developers and the community.

35. Several submissions (Submissions 1, 3, 9 and 10) have raised concern about the affordability of the exhibited DCP rate, as well as raised concern about the scope and cost of individual projects.

36. As outlined in Section 2.3 of this report, the DCP has been subject of a peer review since exhibition, which has resulted in a substantial reduction in the overall levy rates (refer to Table 1).

Table 1 Comparison of Exhibition version and Peer Review version DCP rates

Infrastructure Category	Exhibited February 2018 (Per Ha of NDA)	Peer Review July 2018 (Per Ha of ND)
Transport Project	$55,103	$35,180
Community Facilities	$5,032	$27,134
Open Space	$58,844	$36,865
Drainage	$134,897	$62,872
PSP + DCP Preparation Fees	$1,430	$1,619
TOTAL	**$265,897**	**$174,944**

3.2 FORM AND CONTENT OF THE DCP

37. Part 3B of the *Planning and Environment Act* (the Act) enables a Planning Authority to include within the Planning Scheme a Development Contributions Plan that levies contributions to fund "*the provision of works, services and facilities in relation to the development of land in the area to which the plan applies".*

38. The Act distinguishes between two different types of levies that can be imposed; the Development Infrastructure Levy (DIL) and the Community Infrastructure Levy (CIL). While a DIL is uncapped, the Act caps the amount to be levies via the CIL (the cap sits at $1,150 in 2018 dollars).

39. The Act sets out requirements for what a DCP must include, which I have summarised as follows:

> The area to which the plan applies

> The list of works, services and facilities to be funded through the plan (which I will refer to as DCP projects)

> Demonstrate the need for the DCP projects

> Specify the cost of the DCP projects and the proportion of the projects to be funded by the DIL and CIL

> Specify the land area and types of development to be levied, and the method for determining the amount of levy payable by development

> Specify the collecting agency (to whom the levy will be paid)

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

> Specify the development agency (who will be responsible for provision of DCP projects)

> Provide for the procedures for collection of the levy.

40. The Act also sets out the responsibilities of the various agencies, including the collecting agency, the development agency and the municipal council, and provides for the issue of written direction to Planning Authorities.

41. It is relevant to note that the DIL and CIL are collected in different ways. The DIL is paid by a development proponent (usually at Statement of Compliance of each stage of subdivision), whereas the CIL is paid by the homeowner on a per dwelling basis (usually when obtaining a building permit).

42. A Ministerial Direction was issued 11 October 2016, which provides directions in relation to:

> Where development contributions may apply

> Exemptions for non-government schools and certain housing

> What may be funded from the DIL.

43. In addition to the above, the Development Contributions Guidelines (2003), provide more detailed guidance on the appropriate and practical application of the development contributions system, including their preparation and administration. Most importantly, the Guidelines clearly articulate the principles of a DCP, which are often summarised as:

> Need

> Nexus

> Equity

> Accountability.

44. While overall, I consider that the Shepparton North East DCP is a sound DCP, there are several minor changes I would recommended to ensure compliance with the Act, the Ministerial Directions and the Guidelines. These recommendations are detailed throughout the report, and include:

> Include a component of external apportionment for the community facility

> Fully fund the part of the community facility to be funded by this DCP via the DIL rather than the CIL.

3.3 PUBLIC OPEN SPACE

45. The exhibited DCP sought to fund the land and construction costs of embellishment of the following open spaces:

> 1 district park of 2.12ha, embellished to include public amenities, BBQ/picnic area, playground, multi-use hard courts a skate park, a grassed kickabout area, and carparking, plus paths, plantings, furniture, lighting and irrigation.

> 4 local parks of 1ha, embellished to include a playgrounds and open grassed areas plus paths, plantings, furniture and irrigation.

46. Each of the parks are co-located with a drainage reserve.

47. I have been asked to provide comment on the quantity and distribution of open space and the appropriateness of the standard of improvement/embellishment proposed to be funded by the DCP.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

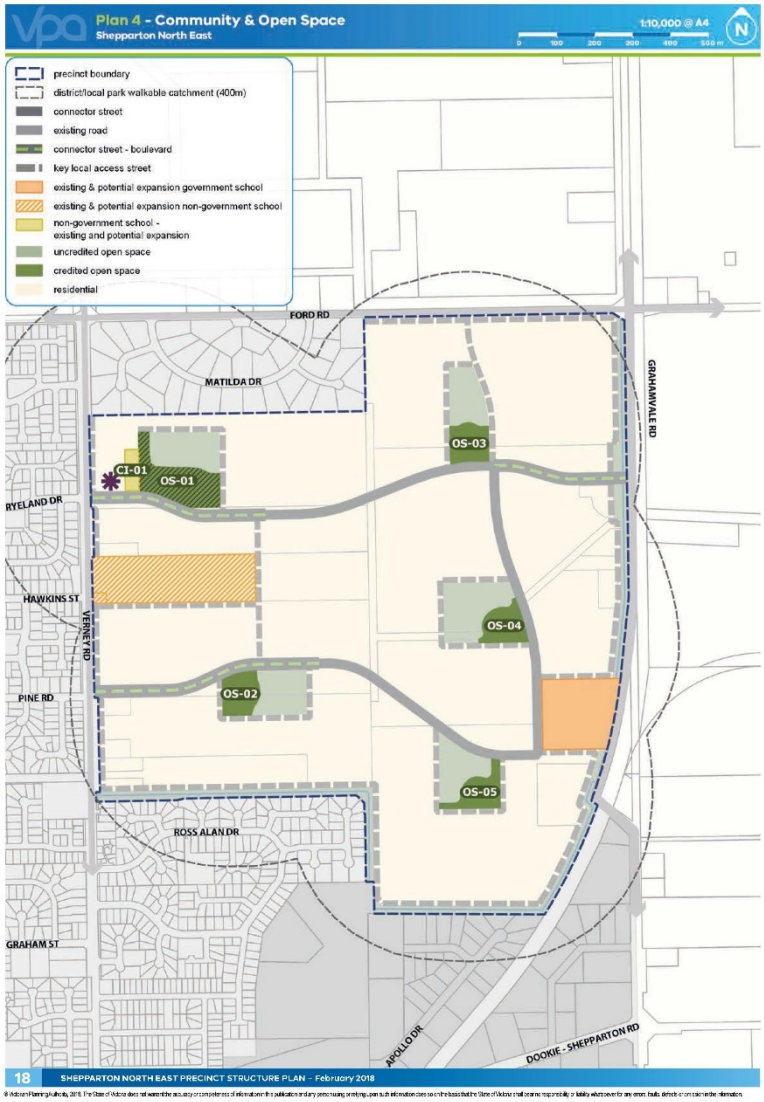
48. I note that Submission 10 has raised specific concerns with the open space projects, stating that the per ha rate for embellishment of parks is excessive.

Quantity and Distribution

49. While Mesh was specifically engaged to look at the scope and cost of the embellishment component of the open space projects during the peer review process, we considered that a more meaningful reduction of the DCP would only be achieved if the overall quantum of open space was reviewed. As such, we queried the quantum of open space in terms of both number of parks and size of the parks.

50. In terms of number of parks, we noted that there was substantial overlap in the 400m walkable catchments of the parks, and in particular those of OS-03 and OS-04 and OS-04 and OS-05 (refer to Figure 1). As such, Mesh recommended the deletion of OS-04.

Figure 1 Distribution of Open Space in February 2018 Exhibited PSP



Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

51. In terms of size of parks, we noted that given each park was co-located with a drainage reserve, there was opportunity to reduce the scale of the local parks. It is not our view that land encumbered by drainage should be considered open space as such. However, we do consider that co-located spaces offer an opportunity for the passive open space to be 'read on the ground' as larger and more open. From that perspective, we recommended that each local park be reduced in scale from 1 ha to 0.7ha.

52. It was considered that these were practical steps to reduce the overall DCP levy, without compromising the future community's access to open space or Council's objectives to deliver well serviced parks early in the development staging (refer to next section regarding embellishment).

53. I note that the July 2018 versions of the PSP and DCP have adopted these recommendations. Plan 4 of the PSP (refer to Figure 2) demonstrates almost the entire PSP area has access to a local or district park within 400m2 (approximately a 5 minute walk). I consider this to be an appropriate outcome.

Figure 2 Distribution of Open Space in July 2018 version of PSP

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

Embellishment

54. Embellishment of local passive open space is not a common inclusion within DCPs. Generally, a DCP funds the provision of land for parks, and developers fund embellishment.

55. In Shepparton, I have been advised that there are several local conditions that lead Council to seek inclusion of park embellishment within the DCP:

    > Firstly, local climate conditions, including very hot, dry summers, mean that irrigation within parks is essential (irrigation is generally not included within parks in places like metropolitan Melbourne either as a DCP project or as a developer funded project);

    > Secondly, the local community expect new parks to be embellished, while I am advised by Council that local developers do not necessarily see park embellishment as adding value to marketing of their product (unlike in places like metropolitan Melbourne, where park embellishment is a key sales feature), and as such are unlikely to deliver them voluntarily.

56. The Ministerial Direction identifies what can be funded by a DCP as DIL. In relation to open space, the Direction states the following may be funded:

    "Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment".

57. The key question is whether the extent of embellishment proposed falls under the scope of 'basic improvements'. I would agree that the level of embellishment proposed in the exhibited DCP does exceed most people's expectations of basic improvements, particularly in the district park (for example, the skate park). However, it is my opinion that the specific local conditions outlined above should be taken into consideration when seeking to understand basic improvements.

58. A local community will expect that a park is landscaped to provide for the ability to recreate within the park, including playing, picnicking, relaxing and partaking in informal exercise and sports. If this is not likely to be provided by the developer of the community, then the responsibility will fall to Council to meet these basic expectations. It is consistent with the Act, Direction and Guidelines for this cost to meet the needs of the community are funded by a DCP.

59. Likewise, if the upkeep of a park to a basic standard is not possible in Shepparton without irrigation, then it is my view that this falls within the parameters of 'basic improvements'.

60. Mesh's peer review, in association with Outlines Landscape Architects and Plan Cost Quantity Surveyors reviewed the extent of embellishment with a view to rationalising costs and bringing it more into line with the Ministerial Direction.

61. The review found that there was opportunity to reduce the scope of works (and thus cost) for the district park, however, the local parks had less scope for reduction.

62. I am comfortable that the level of embellishment proposed within the July 2018 version of the DCP complies with the Ministers Direction, while also taking a practical approach to responding to local conditions.

3.4 COMMUNITY INFRASTRUCTURE

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

63. The DCP proposes to fund the land (0.4ha) and construction costs of a Level 1 multi-purpose community facility, which incorporates the following components[1]:
    - Maternal and Child Heath (MCH)
    - Kindergarten
    - Community meeting spaces
64. During the peer review process, Mesh noted that the floor spaces of the various components of the community centre did not align with those commonly found in Level 1 community facilities. However, it was also noted that the population of the Shepparton North East PSP is unlikely to reach the threshold to justify a Level 1 facility (common benchmark is 8,000-10,000 people).
65. Mesh, with support from Plan Cost, was asked to review the community facility floorspaces, and provide advice on likely scale and costs of a facility that would meet State Government standards for a Level 1 facility.
66. To do this, Mesh compared the facility components against a number of recent Level 1 facilities funded by DCPs (refer to Table 2). This comparison showed that the facility in the exhibited PSP appeared to under provide kindergarten space (indoor and outdoor) and general outdoor space for carparking and landscaping.

Table 2 Comparison of floorspace elements of Level 1 Community Facilities (adapted from Mesh peer review advice)

Floorspace components	**Shepparton NE (February 2018)**	**Leneva-Baranduda**	**Altona North**	**2008 Social Infrastructure Assessment**
Building area including undercover areas (m^2)	513	1042	953	Not specified
• MCH (m^2)	*35*	*36*	*0*	*140*
• Kindergarten (indoor) (m^2)	*119*	*240*	*264*	*360*
Kindergarten (outdoor) (m^2)	252	1124	800	360
Carparking (m^2)	480	2000 carparking + landscaping	0	660
Landscaping (m^2)	180	Included in above	0	160

[1] I note that the project description states that the DCP funds only the MCH components of the multi-purpose community facility, however, the detailed projects sheets show a kindergarten and community meeting rooms are also proposed to be funded. I am advised this is a typographical error and all components are proposed to be funded by the DCP. Also, the costs set out in the project sheet do not match the costs set out in Table 7. I assume this is another typographical error. It has been corrected in the July 2018 version.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

TOTAL (m^2)	**1425**	**4166**	**1753**	**1680**
Construction cost	$2,108,958	$3,030,000	$3,249,087	NA

67. I have been asked to provide my views on the proposed apportionment of the community facility project in the DCP.

68. During the peer review process, Mesh queried the justification for needing a Level 1 facility and was advised by VPA that justification was very limited. The VPA advised via email correspondence on 19 June 2018 (copy provided in Attachment B) as follows:

    "The background report is very limited and does not specify a clear service provision requirement and Council does not have a clear vision on what type facility is needed for this area. We are of the view that the argument for this facility may have to that the level of provision is based of the background report but has been upgraded to be consistent with a type 1 facility that complies with state government requirement and modelled off Leneva Baranduda."

69. I have since been informed that VPA has sought additional advice from a Social Planner regarding the recommended apportionment of the facility between the PSP catchment and any external catchment. In my opinion, and in the absence of any social infrastructure reports or strategies, this advice is critical to justifying inclusion of the facility in the DCP.

70. With regard to apportionment, the exhibited DCP proposed to apportion the 100% of the cost of the community facility to the DCP area, with costs split across both the DIL (30%) and CIL (70%). This is an unusual approach. In general, community facilities such as the one proposed in Shepparton North East are funded by the DIL as the components of the facility clearly fall within the parameters of the Ministerial Direction:

    "Buildings and works for or associated with the construction of:

    > *A maternal and child health care centre*

    > *A child care centre*

    > *A kindergarten, or*

    > *Any centre which provides these facilities in combination."*

71. The CIL is generally reserved for community facilities that fall outside the scope of the Ministerial Directions, for example, public libraries, large halls, etc.

72. In my opinion, it is unlikely that 100% of the Level 1 community facility will be needed by the PSP community based on the likely population of 4,000 residents. The facility is likely to serve a role in meeting the needs of an existing external catchment.

73. In accordance with the Ministerial Guidelines, only the proportion of the facility needed by the community can be funded by the DCP.

74. I recommend that the DCP include a reasonable external apportionment to cater for the anticipated use of the facility. I would defer to the recommendations of the social planner's report to determine the appropriate apportionment.

75. Turning to the issue of whether the DIL or CIL should be used to fund the facility, I note that there is no explicit guidance on what can be included within the CIL in the Guidelines or the Direction. However, for practicality

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

and implementation purposes, it is my view that if a project *can* be funded by the DIL instead of the CIL, it should be funded by the DIL. This is because of the different collection methodologies I outlined earlier.

76. CIL, collected from individual homeowners rather than in lump sums from the developer, is administratively burdensome to collect. The timing of payment is also much later in the development process and more incremental than the DIL.

77. In summary, it is my opinion that:

> the community facility as identified in the July 2018 version of the DCP should be supported

> the DCP should recognise, via an external apportionment, that part of the facility is needed and will be used by an external catchment

> the balance of the facility to be funded by the DCP should be entirely funded by the DIL.

78. While the overall project cost for the community facility has increased as a result of the peer review process, the overall cost to the DCP is likely to reduce once external apportionment is included.

3.5 TRANSPORT INFRASTRUCTURE

79. The exhibited DCP proposed to fund the following transport infrastructure:

> Intersection of connector roads with the surrounding road network;

> The additional cost (land and construction) of boulevard connector roads (above the connector road standard) at the entry to the PSP from key intersections;

> Widening of an existing road reserve on the boundary of the PSP area;

> A shared path bridge over a drain.

80. I have been asked to provide comment specifically on whether including boulevard connector roads in the DCP is appropriate.

81. I note that Submissions 9 and 10 make comment on the extent of upgrade proposed to be funded by the DCP (they propose that the funding should be for the difference between a local road and a boulevard connector, which would be greater level of funding). Submission 10 also considers the distribution of the connector road network to be inequitable and seeks funding for all connector roads (standard above a local road) via the DCP. Both submissions also express concern about the overall affordability of the proposed DCP levy.

82. The above submissions raise two questions:

> Firstly, should connector roads be included within the DCP?

> If yes, then secondly, what extent of upgrade should be included within the DCP?

83. Mesh was not asked to undertake a peer review of any of the transport projects during the review process. However, I note that as an outcome of the peer review there have been several changes to the transport projects that have had the net impact of reducing the overall DCP levy. The changes include:

> Deletion of RD-04 Ford Road widening

> Deletion of IN-04 Ford Road and north south key local road intersection

> Amending the cross-sections of both the connector and boulevard connector roads (and thus reducing the amount of land to be purchased by the DCP, the construction cost increased)

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

84. Turning to the first question of whether connector roads should be included in a DCP, the Direction allows the following:

    "Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices."

85. The Guidelines require that there be a clear strategic justification, including a need and nexus between projects and the community funding the project via a DCP, i.e that the project is of benefit to the broader PSP community, and not just individual landholdings.

86. Taking into consideration both the Ministerial Direction and the Guidelines, and also general practice within other DCPs, connector roads are generally not included in a DCP unless:

    > they serve a unique strategic function to the benefit of the broader PSP community, for example, to unlock a key development front or to deliver a cross-section beyond the standard expected of usual developer works for a placemaking purpose; or

    > The road could not feasibly be funded as usual developer works due to structural conditions of the plan, for example, a road is proposed to be located between land uses proposed for a public purpose.

87. The Shepparton North East PSP has set a strategic direction to establish a 'green' character, through use of boulevard connector streetscapes at key entries to the PSP area. This is reflected in the following objectives of the PSP:

    "O1 Create an attractive urban environment that features tree-lined streets and a diversity of open space with high amenity landscaping

    O2 Provide urban design outcomes which recognise the history of the site, its relationship to horticulture and its relationship to neighbouring farmland to provide an appropriate transition from rural to urban landscapes."

88. The use of boulevard connectors, with treelined verges and central medians, also contributes significantly to an experience of streetscape diversity within the PSP; an important component of neighbourhood character, and a feature that is often missing in greenfield developments.

89. The value of this amenity and diversity will be to the benefit of the broader PSP community, and I support its inclusion as a DCP project on the basis that it serves a unique strategic benefit to the PSP area.

90. It is my view that the connector road network is distributed in a fair manner, taking into consideration the access needs of the PSP, and the extent of landownership consolidation in the plan area.

91. As such, I support the DCP's approach to fund only the upgrade from a connector standard to a boulevard connector standard.

3.6 DRAINAGE

92. Submissions 3, 9 and 10 note concerns about the design standards and costs of the drainage infrastructure.

93. I am aware that the drainage design and costs were reviewed during the peer review process, resulting in a substantial reduction in overall costs of drainage to the DCP. This reduction has been achieved via:

    > A reconfigured drainage network that removes the need for one drainage basin, and

    > Reductions in the cost of works for the remaining drainage basins.

94. It is appropriate to reflect these reduced costs in the final DCP.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

3.7 DCP LEVY

95. A number of submissions (3,9 and 10) have raised concern regarding the affordability of the overall DCP levy (exhibited at $265,897 per ha of NDA). Following the peer review process, the DCP levy has been reduced to $174,944 per ha of NDA.

96. I have been asked to provide my opinions on how this levy compares to DCP levies in other regional areas.

97. Firstly, it is important to acknowledge that preparation of a DCP in regional areas is often much more complex and challenging that preparing DCPs for metropolitan areas. Table 3 provides an overview of the different conditions of metropolitan and regional areas, which contribute to the DCP preparation and implementation challenges.

Table 3 Comparison of Metropolitan and Regional DCP Challenges

Metropolitan Areas	Regional Areas
• Large scale growth areas	• Variable scale of growth areas
• Mix of land parcel sizes	• Often fragmented land parcel sizes
• Predictable (often accelerated) rates of development	• Often unpredictable rates of development and/or slower rates of growth
• Involvement of large scale developers who are experienced at delivery of infrastructure projects and have finance capacity individually or collectively	• Fewer larger scale developers who have the experience and financial capacity to deliver infrastructure
• Some existing infrastructure	• Limited existing infrastructure
• Formal shared infrastructure funding schemes (such as DCPs are a common and accepted part of development)	• Limited exposure of shared infrastructure funding schemes to local development community
• Co-ordinated service authorities	• Variable co-ordination levels between service authorities
• Project returns and profitability often higher	• Project returns and profitability often lower
• Increasing standards and cost of infrastructure provision affecting affordability but price growth often offsets impact	• Metropolitan standards of infrastructure provision becoming cost prohibitive – reduced ability to offset via price growth

98. In addition to the above conditions, it is also important to acknowledge that regional DCP levies can't be reliably compared against metropolitan DCP levies because regional levies can include projects that are not usually included within a metropolitan levy, such as drainage infrastructure (drainage is levied separately by Melbourne Water in metropolitan areas).

99. Table 4 provides a comparison of the Shepparton North East DCP levies to other similar scale DCPs for residential growth areas in regional areas.

100. In regional areas, the majority of levies are generated by transport infrastructure (roads, intersection, bridges etc) and drainage. Beyond these categories of infrastructure, there tends to be a large variation in the levies,

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

for example, for community infrastructure, open space etc. These variations are caused by local conditions, including proximity and access of the growth area to other facilities, such as centralised community facilities or active open space reserves.

101. When compared against other DCPs, Shepparton North East has higher than average drainage costs, but lower transport costs. This is to be expected given the site conditions:

> the drainage challenge posed by extremely flat land; and

> the relative accessibility of the site via an existing arterial road network that does not require further upgrade to service development.

102. Community infrastructure costs are higher than other comparable DCPs, however, it is expected that figure will reduce substantially once external apportionment included (refer to Section 3.4 of this report). Once done, this would likely bring the Shepparton North East DCP into line with the comparable example of Wangaratta North West[2], where a community facility is proposed within the plan area with 38% external apportionment.

103. Passive open space costs are also higher than most other comparable examples. Passive open space contributions can be difficult to compare, given the collection of contributions for land can be undertaken via two methods:

> Via a DCP, as is the case for Wangaratta North West, Wangaratta South and North of the Merri [3]; or

> Via Clause 52.01 of the Planning Scheme, as is the case for North Dennington, Traralgon North, Morwell North West[4] and Leneva-Baranduda.

104. When considering land area to be contributed for passive open space, Shepparton North East is well within common standards at 2.9% of NDA. The main difference lies in the proposed embellishment of open space. I have already mentioned that I consider the July 2018 extent of embellishment to be in accordance with the Ministerial Direction, given the specific conditions in Shepparton.

105. When comparing the relative cost against other DCPs, it is acknowledged that most do not include embellishment. Morwell North West and Traralgon North, however, are examples of DCPs (albeit an informal DCPs) that include embellishment comprising playgrounds, BBQ facilities, paths and plantings. The proposed costs of embellishment in Shepparton North East are generally in line with those in the Morwell North West example.

106. A number of submitters (Submission 3, 9 and 10) have raised concerns about the unit cost rates used to determine the overall project costs, pointing to examples of local contractor rates that are lower than the Quantity Surveyor rates used in the DCP.

107. This is a question that often arises when preparing a DCP. It is acknowledged that when undertaking a DCP project as part of a subdivision development (i.e. as works in kind), that a developer may be able to achieve efficiencies and deliver the project at a lower price.

108. However, it is important to recognise that Council will be the nominated development agency in the DCP. This brings with it a commitment to deliver the projects over the time period of the DCP. Many projects will likely be delivered as works in kind (where developers may be able to achieve cost efficiencies whilst still accessing full 'credit' for the DCP project). However, an appropriate balance must be struck that ensures Council is able to

[2] This DCP was prepared by Mesh. While not yet gazetted, it has received general support from the recent panel.
[3] In some cases, both the DCP and Clause 52.01 has been used, however, this does not mean additional contributions are collected.
[4] Traralgon North and Morwell North West collect land contributions via 52.01, and embellishment via the DCP.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

fund the cost of projects that are not delivered as works in kind. Council is unlikely to be able to access the same level of pricing that a developer in the industry could achieve.

109. In Shepparton North East, this balance has been achieved by providing the detailed costs sheets for scrutiny as part of the exhibition process, and subsequently undertaking a peer review of the project scopes and unit rates.

110. Overall, it is my view that the July 2018 version of the DCP is broadly in line with other similar scale regional DCPs, subject to review of the external apportionment of the community facility.

111. The actions taken to review the exhibited DCP has resulted in a positive and practical outcome, ensuring that the DCP is now able to achieve the PSP objectives and meet community expectations for service and amenity, whilst also providing a framework for equitable funding of key infrastructure that will be of strategic benefit to the broader PSP area.

Table 4 Comparison of DCP Residential levies per ha of NDA for similar sized regional growth areas and Leneva-Baranduda in Wodonga

DCP Name	Shepparton North East^	Wangaratta North West (pending)	Wangaratta South (pending)	North of the Merri River	North Dennington	Morwell North West*	Traralgon North*	Leneva-Baranduda (pending)
Municipality	**Greater Shepparton**	**Wangaratta**	**Wangaratta**	**Warrnambool**	**Warrnambool**	**Latrobe**	**Latrobe**	**Wodonga**
Estimated Dwellings	1,500	1,670	615	2,200	1,250	1,300	1,077	6,153
Estimated population	4,000	5,000	1,800	4,500	3,600	3,900	3,000	15,700
Roads & Intersections	$46,454	$81,549	$67,430	$82,311	$81,017	$29,520	$85,223	$98,597
Community Infrastructure	$27,134	$17,993		$1,694	$7,912		$5,862	$22,932
Active Open Space		$2,845		$2,347	$5,099		$20,478	$39,349
Passive Open Space	$36,865 (land + works)	$7,030 (land)	$6,680 (land)	$6,200 (land)	Via 52.01	$39,140 (works only)	$24,807 (works only)	Via 52.01
Off-Road Pedestrian and Cycle trails		$895	$11,752	$9,653	$13,723		$8,895	$1,974
Drainage	$62,872	$37,433	$22,623	$27,567	$34,909	$58,593	$36,964	$45,927
Infrastructure				$3,954				
Planning Costs	$1,619	$584	$584	$706	$2,006		$1,497	
TOTAL DIL Charge	**$174,944**	**$148,329**	**$109,069**	**$134,436**	**$144,666**	**$127,254**	**$183,726**	**$208,779**
Passive Open Space % (of NDA)	**2.9% land**	**5% land**	**5% land**	**1.67% land**	**3% cash to be allocated to embellishment of floodplain**	**3.29% land**	**5.2% land**	**3.94% land**

* these are informal DCPs which have been included in a Development Plan document.

^Based on Shepparton North East DCP, July 2018 version

4 PRECINCT STRUCTURE PLAN

4.1 OVERVIEW

112. The Shepparton North East PSP (July 2018 version) is a predominantly residential PSP, which will comprise:

- 1,500 new homes
- A local convenience centre, co-located with a community facility and district open space
- A total of four passive parks (three local and one district)
- A network of connector roads and key local access streets that will support design and development of a permeable local street network.

113. The PSP has incorporated two existing land uses, being a non-government school and government primary school. Space for expansion is nominated in the PSP for each school.

114. The vision and objectives of the PSP seek to achieve attractive urban environments, including tree lined streets, generous public open spaces and connected facilities.

4.2 IMPLEMENTATION REVIEW

115. I have been asked to provide my views on the merit of the future urban structure from an implementation perspective.

116. In general, I consider the revised July 2018 plan to be sound, and will be able to be appropriately implemented by development proponents.

117. I note that there are submissions that raise several implementation matters of detail, which I will address more specifically. These matters relate to:

- Ford Road and Grahamvale Road intersection changes (from Exhibited to July 2018 PSP versions)
- Alignment of connector roads (Submissions 9 and 10)
- Interface street (Submission 10)
- School site expansion (Submissions 13 and 17)
- Community facility location (Submissions 13 and 17)

Ford Road and Grahamvale Road Intersection changes

118. The exhibited PSP proposed a connector road intersecting with Ford Road (labelled as IN-04/Access B in the exhibited DCP) and with Grahamvale Road (labelled as IN-03/Access C in the exhibited and July versions of the DCP).

119. The Trafficworks peer review (13 July 2018) noted that IN-04/Access B could be removed without change to the intersection with IN-03/Access C.

120. The Trafficworks report also investigated options for removal of IN-03/Access C. The report reached the following conclusions:

"Closure of Access C is expected to significantly reduce the design life of the proposed signalisation of the intersection of Verney Road with New Dookie Road/Balaclava Road, [intersection to the south of the PSP area]

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

and is considered an undesirable constraint on easterly access to the precinct. It is recommended that the option of providing access to the roundabout at Ford/Grahamvale Road be further investigated."

121. Accordingly, the July 2018 version of the PSP/DCP has been amended as follows:

> Deleted IN-04/Access B)

> Included an option for a diagonal boulevard connector to intersect with the proposed roundabout at Grahamvale Road/Ford Road.

> Should the above option be adopted, IN-03/Access C may potentially be deleted.

122. From a planning perspective, I agree with the Trafficworks July report that removal of an easterly access to Grahamvale Road would be undesirable, and in my option, it would be inconsistent with PSP objectives to create a connected and permeable street network.

123. I would defer to the advice of a traffic expert on the preferred intersection location from a traffic movement perspective. However, from a planning perspective, I consider that the exhibited plan was more consistent with permeability and connectivity objectives contained within the PSP, providing a well-spaced access arrangement throughout the plan.

124. I also note that the diagonal boulevard connector alignment will present greater urban design challenges in terms of local road alignment and lot configuration. I do not see these challenges as insurmountable; and the resulting design may contribute positively to a unique sense of place and character in the area.

125. In the absence of connector road/key local access road connections to the surrounding arterial road network depicted on the PSP, it is likely that development proponents will seek permission to service their landholdings with local streets connecting to Ford and Grahamvale Road. It is unclear from the PSP whether these connections would be supported.

126. It is my view that if only one intersection is shown in the PSP along the combined frontages of Ford and Grahamvale Roads, that the access conditions along these roads be made explicit in the PSP, having regard to the likely implications for staging of development on lots that are not provided with an intersection.

127. From a PSP and DCP implementation perspective, it is my opinion that it is highly preferable to have the preferred option for intersections with Ford Road/Grahamvale Road resolved prior to gazettal of the Planning Scheme Amendment, rather than several potential scenarios (as currently nominated in the July 2018 PSP/DCP).

128. I understand that Trafficworks has since provided advice that Access C can be deleted, provided access to the precinct is made available via a roundabout at Ford and Grahamvale intersection.

Alignment of connector roads

129. Submitters 9 and 10 have both expressed concern with the alignment of the connector road on Property 13, noting that the alignment places a significant obligation on Property 13 to deliver a road, that other landholders will benefit from.

130. The suggestion of the submitters to have the road straddling the property boundaries, in my opinion, raises more implementation issues than it solves.

131. Often in these circumstances I would suggest offsetting the road a block depth from the property boundary, to ensure the developer responsible for constructing the road is able to derive a lot frontage benefit on both sides of the road. However, it is understood from the Trafficworks report (13 July 2018) that the road has been

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

aligned to provide for a four way intersection with Pine Road on the opposite side of Verney Road, and to avoid an existing house at 125 Verney Road (Property 16).

132. As such, I consider the current location of the intersection to be preferred from an implementation perspective.

133. It may be possible, during detailed design, for the connector road alignment to swing further north slightly to provide for more developable interface to the road on Property 13. This would be subject to the urban design of the overall subdivision and engineering design, to ensure the intersection can be delivered appropriately.

Interface streets

134. Submission 10 considers the interface streets to be an excessive and unnecessary requirement.

135. Interface streets are proposed in a range of locations each with their own cross-section. The cross-sections tend to provide for variations from the standard local access street (width of 16m). Table 5 provides a summary of the different interface streets, their width and composition. In some instances, I have made recommendations which I see would improve the efficiency of the plan, without compromising PSP objectives.

Table 5 Interface Streets Composition and Recommendations for Changes

Location	Road reserve width	Difference from local access street	Recommendation
Adjacent to parks and drainage basins	16m	No difference	Provide for pedestrian path and naturestrip planting within park/drainage reserve. This would result in a reduction in the cross-section width.
Adjacent to schools	17m	2.5m shared path provided on school side of road	No change recommended. I consider it appropriate to provide a widened path adjacent to schools to support active transport access.
Adjacent to Ford Road	18m	Widened nature strip and path (2.5m shared path) on Ford Road side.	I question the need for parking on both sides of the road. In my experience these internal loop roads generally only provide parking on the dwelling side of the road.
Adjacent to Verney Street	18m	Widened nature strip	As above, I question the need for parking on both sides of the road. There may also be opportunities to rationalise the nature strip width to achieve both high quality planting and efficient use of developable land.

School site expansion

136. Submission 13 on behalf of the Department of Education and Training (DET), and submission 17 on behalf of the Grahamvale Primary School) made similar submissions regarding the school expansion.

137. Firstly, they requested that the community facility be co-located with the school. In most circumstances, efforts are made during structure planning to co-locate community facilities and schools. Shepparton North East is in the somewhat unusual (and fortunate) position of already having a primary school present.

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

138. When determining the location of the community facility, I understand a decision was taken to co-locate it with the local convenience centre and district open space. The local convenience centre was located so as to be visible and accessible from Verney Road.

139. On balance, I support the choice made to create an active community hub around the local convenience centre, rather than the school.

140. Secondly, DET note that the school expansion extended over three parcels, potentially complicating future acquisition processes. My interpretation of the plan is that the expansion affects two addition parcels only.

141. While I appreciate the difficulty of negotiating with multiple landholders, I consider that amending the plan to provide expansion into only one parcel would either result in a compromised school site shape, or limit the ability for the school to have a western frontage to the connector road network (a feature both the school and DET were supportive of).

142. On balance, I consider the proposed expansion shape to be the most appropriate outcome.

4.3 LOCAL CONVENIENCE CENTRE

143. The PSP proposes a local convenience centre at the intersection of Verney Road and the northern east-west connector road, adjacent to the district park. An indicative structure for the centre, which is to include retail, carparking and the community facility, is provided in the PSP at *Figure 1 – Local Convenience centre and community hub concept.*

144. When reviewing the community hub during the peer review, Mesh also reviewed the centre concept plan and made several recommendations for changes. These changes have been adopted in the July 2018 version of the PSP, and are summarised as follows:

> Reorient the retail and community centre to provide a physical and visual relationship between the two uses (separated by a shared-use plaza) and the district park;

> Orient the community facility to provide a north-facing play space for the kindergarten;

> Provide for greater exposure and street access for the retail, along the connector road (accommodating room for the future intersection and making use of on-street parking in the connector road);

> Provide for shared parking between the retail, community centre and district open space

> Protect the existing row of trees along Verney Road, and make use of them as an effective screen to loading and back of house functions of the retail

> Minimise the dominance of the at-grade parking and provide for staged provision of parking by separating it in two sections, with access from both Verney Road and the connector road;

> Replace ‘Anchor Retail’ label with ‘Limited line supermarket’ to exactly confirm the proposed status of the centre in the retail hierarchy.

145. I consider these changes result in positive improvements to the centre design.

146. The labelling of the centre as having a limited line supermarket, coupled with a proposed shop floorspace cap of 2,000sqm in the Urban Growth Zone Schedule), responds appropriately to submissions (11 and 7) that raised concern about the potential for a full line supermarket to locate in the area.

5 RECOMMENDATIONS + CONCLUSION

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

147. In summary, I have reviewed the July 2018 versions of Shepparton North DCP and the PSP, and I consider them to be sound strategic planning tools, that will enable development of a high-quality community.

148. I consider that the form and content of the July 2018 version of the DCP complies with relevant legislation, Ministerial Directions and the Guidelines, subject to a minor changed (outlined below).

149. It is my opinion that the projects contained within the DCP are appropriate, and have a sufficient level of strategic justification.

150. The reduction in quantum and scale of local parks from the February to July version of the DCP has meaningfully reduced the DCP levy, however, the future community remains well-served by accessible open space.

151. The inclusion of embellishment of open space, in my view, meets the definition of 'basic improvements' specified in the Ministerial Direction, when considering the local conditions in Shepparton. The level of DCP funding is comparable to other regional funding examples.

152. I recommend, however, that the community facility apportionment be reviewed to both attribute all funding through the DCP to the DIL (rather than the CIL), and also include a reasonable level of external apportionment, acknowledging that the facility will serve a broader catchment than just the PSP area.

153. I have compared the February 2018 (Exhibition Version) of the DCP to the July 2018 version. It is my opinion that the VPA and Council have taken substantial practical steps to address concerns about the affordability of the DCP, without compromising the objectives of the PSP.

154. I consider that the overall DCP levy in the July 2018 version is a reasonable levy, when compared to other similarly sized regional growth area DCPs. I note that this levy will further reduce once the external apportionment for the community facility is included.

155. I support the approach taken to funding of boulevard connector roads, and note the reduction in overall drainage levies that has occurred as a result of the peer review process.

156. I have reviewed the Future Urban Structure of the PSP from an implementation perspective.

157. A key change from the February to the July version of the PSP relates to intersections along Ford Road and Grahamvale Road. It is my opinion that intended access arrangement along these roads is somewhat unclear from the PSP. I recommend the PSP clarify which intersection option is preferred, and likely interim/local access arrangements that may be permitted along these roads.

158. From a planning perspective, I would support a greater level of access along these roads than a lesser level, subject to traffic advice.

159. I support the current alignment of connector roads, having regard to local development constraints, such as the location of existing intersections, existing houses, and landownership patterns.

160. I support the principal of variation of road cross-sections at key interfaces, however, I have suggested some minor variations to cross-sections to ensure an efficient outcome, whilst also maintaining high level pedestrian/cycle access and space for street tree planting.

161. With regard to the school and community hub, while it would be ideal to have these uses co-located, I support the proposed creation of a community hub with the local convenience centre and district park.

162. I consider the changes made to the local convenience centre concept plan from the February to July version of the PSP, results in positive improvements to the centre's design. I support explicit designation in the PSP

that a limited line supermarket is expected (noting that the Urban Growth Zone ‘shop’ floorspace cap also reinforces this expectation).

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

ATTACHMENT 1

VPA REQUEST FOR QUOTATION

REQUEST FOR QUOTATION—PANEL

PANEL OR STANDING OFFER CONTRACT REFERENCE	
Contract Title	Shepparton North East DCP infrastructure review
CONTRACTOR DETAILS	
Company:	Mesh Livable Urban Communities
Address:	Level 2, 6 Riverside Quay, Southbank, VIC 3006
Contact person:	Jo Fisher
Email:	jo@meshplanning.com.au
Phone:	(03) 9695 3025
Victorian Planning Authority Project Manager to complete proposal for the provision of the services detailed in the Project Brief Part A. Contractor to complete the Proposal Form Part B.	

RFQ Trim REF	**D/18/2454**

Closing Time and Date:	5pm Wednesday 2 May 2018
Lodgement Details:	Email to [redacted]
Date issued:	Wednesday 18 April 2018
Requested by:	[redacted]
Requestor contact details:	Telephone: 03 9651 9681 Email: [redacted]vpa.vic.gov.au
Contractors please note – Your Proposal Form Part B is not to be considered as accepted unless and until you receive *written notice* of such acceptance from the Victorian Planning Authority (VPA).	

EVALUATION CRITERIA

The Contractor will be evaluated against selection criteria listed below (in no particular order) including the overall value for money proposition.

The following evaluation criteria consists of two parts, the consideration of the actual process of research and analysis to be undertaken by the contractor in accordance with the brief, and the ability of the contractor to meet the VPA's expected timelines and operational context.

The criteria consists of:

1. **Response to Brief / Methodology** – process of research, ability to source information, data collection, desk top review, ground truthing, appropriate consultation, analysis and forecasting. Ability to meet brief.
2. **Capability / Experience** – appropriate mix of skills, knowledge and experience within the nominated team, including infrastructure to undertake the work. Ability to lead other sub-consultants as required.
3. **Performance** – ability of the consultant to complete the brief within agreed timelines, including the ability to project manage, undertake internal/external consultation and comply with OH&S.
4. **Presentation** – ability to present in plain English, in the context of VPA templates and in accordance with the appropriate frameworks.
5. **Price** – ability to cost work competitively, pre-empt additional costs and include amended documentation, including overall fee structure.

In addition to the above criteria, the VPA must take into consideration **Value for Money**, which is a foundation principle that underpins Victorian Government Procurement. Value for money is the optimum combination of quality levels, quantity, risk, performance standards, timeliness, environmental impacts and cost for government on a whole-of-life basis.

There is potential that the successful consultant might be called upon to present as an expert witness at the planning panel to occur later this year. This will be subject to a separate tender process. Experience in presenting to Planning Panels Victoria will be looked upon favourably in the evaluation process.

PART A – PROJECT BRIEF

Services
1. Scope
The VPA is seeking to employ the services of a consultant to review the concept designs and costs for the district park, four local parks, retardation basins and community facility outlined in the Shepparton North East Development Contributions Plan, February 2018 (DCP) prior to an independent planning panel. The consultant will be required to work closely with the VPA and Greater Shepparton City Council (Council) to review the current concept designs to: • determine where infrastructure items should be removed, or arranged better to be co-located between facilities. • provide updated concept designs to reflect the agreed upon infrastructure provision and level of embellishment. • provide revised costing sheets for the infrastructure items based on the updated concept design. This review will ensure the current concept designs are embellished to a level where the infrastructure is considered necessary, to ensure a fair and equitable DCP.
2. Background
The Shepparton North East Precinct Structure Plan, February 2018 (PSP) applies to approximately 177ha of land located three kilometres north-east of the Shepparton CBD. The precinct will ultimately support approximately 1,500 homes for a population of approximately 4,000 residents. The PSP and DCP were exhibited from 8 March – 13 April 2018 with a directions hearing and panel hearing to occur later this year. The following information provides some context to each of the current concept designs: <u>Open Space</u> This RFQ is seeking the consultant to review the current infrastructure proposed in the district and four local parks, currently the DCP is funding car parking, skate parks, toilet blocks and a number of other embellishments. It is recognised that in a metropolitan setting detailed design of local parks would generally not be provided in the DCP as these are generally delivered via developer works. In this instance, the cost of the local parks will be apportioned across the precinct and therefore collected via the DCP. This is due to advice from Council which suggested that developers in regional areas do not tend to have the cash reserves to fund the construction of parks up front and that parks can be constructed over a number of development stages. Therefore the concept designs are necessary to justify the allocation of construction costs in the DCP. <u>Drainage</u> There is currently a concept design proposed for the landscaping component of the construction of the retardation basins. It has been identified that this landscape design component of the retardation basins could be simplified as a cost saving. In addition to this, separate from this RFQ Council is commissioning a review of the functional design solution for the retardation basins to propose a revised and simplified functional layout plan. The successful consultant will be required to wait until the revised functional layout plan has been prepared, prior to finalising the new concept design for the landscaping of the retardation basins. <u>Community facility</u> A high level concept for the potential layout of the community facility is provided at page 14 of the PSP. This plan and the costings at page 48 of the DCP provide an indication of the components of this facility and what is being funded by the DCP. This plan identifies the importance of

preparing a high-level concept plan for the proposed infrastructure (community facility, retardation basin and district park) proposed to be co-located in the one area. These facilities will have the ability to share infrastructure from a cost saving perspective as well as from a useability perspective for the community.

3. Deliverables

3.1 Specific deliverables

The successful consultant will provide advice and work with the VPA and Council to agree on the level of embellishments to be funded in the DCP for the district park, local parks, retardation basins and community facility. The contractor will provide the following outputs:

Open Space

The following outputs will be delivered:

- 1 x revised concept design for the 2ha district park
- 1 x revised concept design for a typical 1ha local park
- 1 x costings sheet for the 2ha district park
- 1 x costing sheet for a typical 1 ha local park

Community Centre

The following outputs will be delivered:

- 1 x high level concept design for the community facility (showing the general infrastructure to be delivered but not a detailed concept or design of the building)
- 1 x costing sheet for the community centre

Drainage

The following outputs will be delivered

- 1 x revised concept designs for the landscaping of the retardation basin
- 1 x costings sheets for the landscaping of the retardation basin

As mentioned in Section 2, there is further work being commissioned by Council to prepare a revised functional layout plan for the retardation basins. Once complete, this will be provided to the successful consultant to inform the preparation of the concept design to landscape the basin.

3.2 General guidance

The revised concept plans should ensure the proposed embellishments are appropriate for a regional setting and are complementary across the entire precinct with no unnecessary duplication of infrastructure. Footpaths and car parking that may be delivered by the proposed collector and local access road cross sections should also be considered in the concept designs.

An internal review has also identified that detailed delivery costs have not been identified in the current costs sheet. The revised cost sheets should ensure delivery fees and costs are also factored in the final costs.

3.3 Meeting and timings

	Deliverable	Delivery Date
1	**2 hour Inception meeting and workshop of existing concept designs** • Project commencement • Workshop of existing concept designs with consultant, Council and VPA to determine the negotiables and non-negotiables in terms of embellishments • There is an expectation that the consultant would	Week commencing 7 May 2018 (to be held at the VPA, Level 25, 35 Collins Street, Melbourne)

	have reviewed the existing concepts and provide their professional opinion on what embellishments are appropriate to be funded by the DCP	
2	**Draft concept plans submitted to VPA** • 1 x 2ha district park • 1 x typical 1ha local park • 1 x landscaping plan for the retardation basin (timing may be affected, see Section 3) • 1 x community facility	21 May 2018
3	**VPA/Council to confirm draft concept plans**	28 May 2018
4	**Draft costings sheets submitted** • 1 x 2ha district park • 1 x typical 1ha local park • 1 x landscaping plan for the retardation basin (timing may be affected, see Section 3) • 1 x community facility	4 June 2018
5	**VPA/Council to confirm draft costings sheets**	12 June 2018
6	**Concept plans and costings sheets finalised**	18 June 2018

4. Assumptions

The contractor should base the proposal on the assumption that the VPA will provide the following:

- the exhibited PSP and DCP documents.
- the current concept designs and costing sheets for the district and local parks, drainage basin and community facility.
- Background Report, which provides some context and summary of expert reports that have informed the PSP and DCP.

5. Completion Date

The contract is expected to commence on the week of **7 May 2018**. The timing of deliverables is set out in Section 3.

6. Important Dates

As specified in Section 3.

7. Service Hours

The hours during which the Contractor shall normally provide the services to the VPA are:

8.30am to 5:00pm Melbourne local time – Monday to Friday (public holidays excluded).

8. Relationship Management	
Management Administration:	
VPA Project Officer(s):	[redacted]
Title:	Strategic Planner
Address:	Level 25, 35 Collins Street, Melbourne, 3000
Telephone:	03 9651 9681
Email:	[redacted]vpa.vic.gov.au

9. Reporting Requirements

The Contractor shall provide the Project Manager with brief reports on progress at the end of each stage. Any matters which arise that may be deemed to materially affect the development of the project should be communicated to the Victorian Planning Authority Project Manager within twenty-four hours of the matter being known to the Contractor.

Vision Accessibility

The Contractor shall ensure all reports and diagrams, maps or other presentation material are accessible for those with vision of colour impairment. To this end:

- All documents shall be provided in MS Word or Adobe PDF (not scanned) formats, which are machine readable or can readily be converted; and
- All graphic material shall be developed to be legible by those with colour impairment. This could involve the use of special colour palettes, including monochrome, labelling or the use of layered PDFs.

Further information relating to accessibility for those with vision or colour impairment can be found at: http://www.dtpli.vic.gov.au/planning/planning-publications/codes-and-guidelines/communicating-data-with-colour

Where historic or externally sourced material is used that cannot be made colour accessible, the report should include a note to this effect.

Report Format

All deliverables shall be provided in soft formats. Electronic copies should be provided in both MS Word and Adobe PDF format.

Data Format

Raw data created under this engagement for all maps or plans within any document or other output is to be provided. Where the data is publicly available, it is sufficient to provide a contact or source for the data. If the data is not publicly available, it shall be provided in a suitable GIS format (preferably Shapefile or MapInfo Tab) and/or geo-referenced AutoCad (.dwg) as appropriate or agreed. Adequate documentation and metadata must be provided with the data.

10. Performance Measures

The contractor will provide a professional opinion in a format consisting of concept plans and associated costings sheets which address the deliverables in Section 3. If the contractor completed the required deliverables in a timely fashion and to the standard required under the Panel contract, this requirement should be fulfilled (unless further performance measures are

warranted under the contract).

11.	Special Conditions Applicable to the Services

If the contractor believes a variation to the agreed scope of works is required, the contractor must submit to the VPA a proposed change and obtain agreement in writing from the VPA before proceeding. Additional work that has not received prior written approval from the VPA will not receive additional fees.

The minimum insurance cover required for this work is:

- Professional indemnity insurance - $5 million
- Public liability insurance - $10 million

12.	Allowable Expenses

The reimbursement of expenses shall only be in accordance with the applicable rules of the VPA and then only as agreed in advance. The Contractor is to detail proposed travel and related expenses in Part B: Proposal Form - Travel and Other Expenses.

PART B: PROPOSAL FORM

I/We offer to provide to the Victorian Planning Authority (VPA) the services specified in the Project Brief in Part A at the fees and charges set out in Part B (Proposal) to be performed by the Date of Completion stated in Part A on the terms and conditions of the pre existing panel contract.

Conflict of Interest Declaration Under section 32 of the *Victorian Planning Authority Act 2017*, a consultant who provides advice to the VPA must disclose any circumstances that may create a conflict of interest. This includes undertaking work for landowners or developers in the relevant area, owning land in a private capacity in the relevant area, or any other circumstance that may be perceived as a conflict by an impartial fair-minded person.	
No current or potential conflict of interest exists	✘
A current or potential conflict of interest means that we are unable to provide the services requested. Please provide details of the conflict of interest:	☐
A current or potential conflict of interest exists, but it can be managed. Please provide details of the conflict of interest, and a suggestion of how that conflict could be managed:	☐

Staff to perform Services		
Name / Title	**Role and Responsibilities**	**Available from**
Chris De Silva, Director	Project overview	7th May 2018
Jo Fisher, Principal Planner	Project Management & advice regarding Development Contribution matters	7th May 2018
Michelle Cajella, Associate Director - Urban Design	Preparation of the community centre concept plan	7th May 2018
Derek Pigdon, Urban Designer/ Planner		7th May 2018
Martin Reeves, Outlines	Oversight, start up	7 May
Sarah Ryan, Outlines	Design, communications	7 May
Monique Holmes, Outlines	Drafting	7 May
Steve Grimes, PlanCost	Quantity Surveying	7 May

The prices offered for this service need to be in the form of Project Fees as tabled below, detailing the estimated hours, and the fee against each deliverable, GST Inclusive. The budget for the work is estimated at less than $20,000.

Project Fee	
GST exclusive amount:	$53,400
GST amount:	$5,340
Total price (including GST):	**$58,740**

Project Fee			
Description	**GST exclusive amount**	**GST amount**	**Total (including GST)**
Inception Meeting	$ 6,435	$643.5	$7,078.5
Concept Plan Preparation	$ 24,435	$2,543.5	$27,978.5
Concept Plan Confirmation from VPA/Council	$ 2,380	$238	$2,618
Costing Sheet Preparation	$12,010	$1,201	$13,211
Costing Sheet Confirmation from VPA/Council	$2,380	$238	$2,618
Finalisation of Concept plans and costing sheets	$4,760	$476	$5,236
Total price (including GST):			**$58,740**

Project Rates Project Rates must not be greater than the rates agreed to under the panel contract.					
Personnel Description –	**Unit Rate [per hour, per day, etc.]**	**No. of units [e.g. hours, days, etc.]**	**Cost (GST exclusive amount)**	**Cost (GST amount)**	**Cost Total amount (including GST)**
Chris De Silva, Mesh	$310/hr+GST	3 hours	$ 930	$ 93	$ 1,023
Michelle Cajella, Mesh	$220/hr+GST	11 hours	$ 2,420	$ 242	$ 2,662
Jo Fisher, Mesh	$190/hr+GST	20 hours	$ 3,800	$ 380	$ 4,180
Derek Pigdon, Mesh	$120/hr+GST	30 hours	$ 3,600	$ 360	$ 3,960
Mesh Sub-Total		**64 Hours**	**$10,750**	**$1,075**	**$11,825**
Martin Reeves	$250/hr+GST	16	$4,000	$400	$4,400
Sarah Ryan	$200/hr+GST	60	$12,000	$1,200	$13,200
Monique Holmes	$200/hr+GST	47.5	$9,500	$950	$10,450

Outlines Sub-Total		**123.5hours**	**$25,500**	**$2,550**	**$28,050**
Steve Grimes	$250/hr+GST	68.6	$17,150	$1,715	$18,865
PlanCost Sub-Total		**68.6 hours**	**$17,150**	**$1,715**	**$18,865**
TOTAL		**256.1hours**	**$53,400**	**$5,340**	**$58,740**

Discounts applicable
(If applicable) Describe the discounts used in the preparation of this Quotation:

Travel and Other Expenses

If this table is not completed, the amounts described under the Project Fee will be taken to be inclusive of all travel expenses and disbursements.

Please provide details and estimates of all expenses (such as travel, accommodation, printing, and other disbursements) you propose to claim from VPA.

Personnel Names	**Description of Expenses or Disbursement**	**Rate Total $AUD (including GST)**
Chris, Michelle, Jo and Derek, Mesh	Printing	$200

Additional Information
Please attach additional information to demonstrate how your proposal meets the evaluation criteria. This may include: (a) A brief description of the Company's relevant experience (attached as a separate document if required). (b) A brief description of qualifications and other professional experience of the Contractor's Staff relevant to the provision of the project services. (c) A description of the proposed methodology for the project. (d) Any other relevant information.

Signature

Dated: 2nd May 2018

Company Name:	Mesh Livable Urban Communities
Contact name:	Jo Fisher
Title or position:	Principal Urban Planner
Address:	Level 2, 6 Riverside Quay, Southbank, VIC 3006
ABN:	65 936 801 486
Contact Telephone No.:	03 9695 3025
Contact Facsimile No.:	N/A
Contact Email Address:	info@meshplanning.com.au

Note: Should the VPA not agree with the reimbursement or payment of any additional expenses outlined in 'Travel and Other Expenses', or any other fees and/or charges proposed in Part B, an amendment to Part B or charges to Part B may be required (as negotiated between the parties).

Level 2, 6 Riverside Quay Southbank VIC 3006
t 03 9695 3025 **f** 03 9695 3001 meshplanning.com.au

ATTACHMENT 2

MESH ADVICE PROVIDED DURING PEER REVIEW

From: [redacted]
To: Gerard Lim
Cc: [redacted]
Subject: FW: Shepparton North East DCP - community facility queries
Date: Tuesday, May 22, 2018 5:48:53 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
Leneva-Baranduda Community Centre Level 1.pdf
Community Facility Cost Estimate - Word Template.docx

Hi Gerard,

This is the email that [redacted] from VPA sent through yesterday. Please forward to Jo with list of queries as discussed.

Cheers,
[redacted]

[redacted]
Consultant Urban Designer
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3044
mob 0481 213 152

From: [redacted] [mailto:[redacted]vpa.vic.gov.au]
Sent: Monday, 21 May 2018 9:27 AM
To: [redacted] <[redacted]meshplanning.com.au>
Cc: [redacted] <[redacted]meshplanning.com.au>; [redacted] <[redacted]shepparton.vic.gov.au>
Subject: RE: Shepparton North East DCP - community facility queries

Morning [redacted]

Apologies for the delay in getting this information to you.

- The social infrastructure assessment completed in 2008 recommends the following breakdown for the community facility, with the 2012 review of this assessment supporting this:

Table 15 Recommended sizes for the community infrastructure

COMMUNITY CENTRE	SIZE/CAPACITY		
	FLOOR AREA	SITE AREA	TOTAL
Maternal and Child Health facility	140 sq metres		
Kindergarten 36 child capacity	10 sq metres per child 360 sq metres		
Kindergarten Outdoor play area		10 sq metres per child 360 sq metres	
Parking Facilities Kindergarten		480 sq metres 16 car parks	
Parking facilities Community Centre		180 sq metres 6 car parks	
Landscaping		160 sq metre	
Total	**500 sq metres**	**1,180 sq metres**	**1,680 sq metres**

- We recommend using the above as a guide, however any components of this that don't comply with state government requirements (i.e. number of kinder rooms, MCH rooms) should be amended to comply with state government requirements.
- I have also attached the recent costings for a Level 1 Community Centre for the Leneva Baranduda PSP, this level of facility would be considered appropriate for Shepparton North East so this can be used as a guide too.
- I have also attached the VPA standard costing template for community facilities which shows the contingency amount we recommend well as other fees etc. I have also supplied this to Plan Cost.

Let me know if this is enough information to get started on, my conversation with Council suggested they do not particularly consider any components of the current design as absolutely necessary so would welcome a new design that ensures state government requirements are met.

Happy to discuss further

Kind regards,

[redacted]

[redacted] // **Strategic Planner**
Victorian Planning Authority
Level 25, 35 Collins Street, Melbourne VIC 3000
T: 03 9651 9681 // E: [redacted] vpa.vic.gov.au

Victorian Planning Authority
Your partner in planning great places for a growing Victoria

From: [redacted] [mailto:[redacted] meshplanning.com.au]
Sent: Monday, 14 May 2018 2:31 PM
To: [redacted] <[redacted] vpa.vic.gov.au>
Cc: [redacted] <[redacted] meshplanning.com.au>
Subject: Shepparton North East DCP - community facility queries

Hi [redacted]

I touched on a few items during Fridays meeting which relate to the proposed community facility. It was agreed that there is some conflict between the survey detailed by Prowse QS and the current design standards. Below are a list of discrepancies we're looking to resolve before we begin the draft concept plan for the community facility:

1. How many kinder rooms are being provided? Is it just one? There is a state government requirement for 3 kinder rooms – I understand that if Council don't provide this servicing model the Council will not be able to access grants etc from state government.
2. Is only one MCH room being provided? Typically dual rooms are provided
3. Is the kitchen a general kitchen or just for the kinder? Are two kitchens required?
4. Does the Prowse list of components reflect Council's current provision standard?
5. Are there any items Council wishes to change/add/ delete etc
6. Contingency allowance – excluding the professional fees of 10% the other contingencies are very modest (5.5%), 15-20% contingency is typical for this type of facility

As discussed some of these issues could be resolved simply by clarifying whether we're to follow current design standards or if the standards set out when the facility was first conceived is still relevant/adequate for current needs.

If you need any further clarity on any of these points please call.

Cheers,

[redacted]

[redacted]
Consultant Urban Designer
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3044
mob 0481 213 152

mesh

This message is for the designated recipient(s) only and may contain privileged or confidential information. If you have received this message in error, please contact the sender immediately and destroy this message. Any other copying, delivery or use of the email by you is prohibited. It is the responsibility of the recipient to check for and remove viruses. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Shepparton NW DCP - Level 1 community facility analysis
Date: Tuesday, June 19, 2018 11:56:59 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png
image018.png

Hi [redacted]

I have discussed with Council and provide the following response to the outstanding matters:

Open Space

- Option 1 is the preferred FUS layout.
    - Additional drainage work is being completed and drainage basin 4 may be removed from the precinct, so the overall basins are reduced from 5 to 4. Therefore we are of the view that removing the open space associated with this basin is logical.
    - Historically, the narrative of the FUS has always been that the location of the district park, community facility and retail are clustered and located in proximity to Verney Road at the entrance of the precinct.
- We are still having further discussion with Council regarding level of embellishments of the parks, reduction from 1ha to 0.7ha and the potential of removing construction costs for local parks from the DCP.

Community Facility

- Council believes the Leneva Baranduda model is best with the addition of you recommendation to ensure is complies with state government standards.
- The background report is very limited and does not specify a clear service provision requirement and Council does not have a clear vision on what type facility is needed for this area. We are of the view that the argument for this facility may have to that the level of provision is based of the background report but has been upgraded to be consistent with a type 1 facility that complies with state government requirement and modelled off Leneva Baranduda.

Local convenience centre

- This facility will be a 'local centre' in Councils Activity Centre hierarchy as identified in the *Commercial Activity Centres Strategy (2015)*
- This facility will meet local convenience needs only and will not contain a full-line supermarket as this is more appropriately located in the Shepparton North activity centre
- Approximately 1ha of land should be allowed to accommodate the local centre with a total floor space of 2000 – 3000 sqm (including all retail and non-retail components)

I understand the next steps as:

- Mesh to provide the community facility model to PlanCost to prepare the cost sheet
- Mesh to prepare the high level concept plan

Let me know if you need any further information.

Thanks!

[redacted]

[redacted] // **Strategic Planner**
Victorian Planning Authority
Level 25, 35 Collins Street, Melbourne VIC 3000
T: 03 9651 9681 // E: [redacted] vpa.vic.gov.au

Victorian Planning Authority
Your partner in planning great places for a growing Victoria

From: [redacted] [mailto:[redacted] meshplanning.com.au]
Sent: Wednesday, 13 June 2018 3:18 PM
To: [redacted] <[redacted] vpa.vic.gov.au>
Cc: [redacted] <[redacted] shepparton.vic.gov.au>; [redacted] <[redacted] meshplanning.com.au>; [redacted] <[redacted] meshplanning.com.au>
Subject: RE: Shepparton NW DCP - Level 1 community facility analysis

Great. Thanks for letting me know [redacted]

Once we are in reciept of the below, we can prepare a concept plan within a week.

Regards,
[redacted]

[redacted]
Consultant Urban Planner
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3025
mob 0404 168 571

mesh

From: [redacted] <[redacted] vpa.vic.gov.au>
Sent: Tuesday, June 12, 2018 2:04 PM
To: [redacted] <[redacted] meshplanning.com.au>
Cc: [redacted] <[redacted] shepparton.vic.gov.au>
Subject: RE: Shepparton NW DCP - Level 1 community facility analysis

Hi [redacted]

I just spoke to [redacted] from Shepp Council, he is meeting with their community facilities team on Friday this week so I will have a response to all of your below comments then.

Apogies for the delay.

Do you have a rough estimate as to how long it will take for you to prepare the concept plan?

Cheers

[redacted]

From: [redacted] [mailto:[redacted]meshplanning.com.au]
Sent: Monday, 4 June 2018 2:34 PM
To: [redacted] <[redacted]vpa.vic.gov.au>
Cc: [redacted]shepparton.vic.gov.au; [redacted] <[redacted]meshplanning.com.au>; [redacted] <[redacted]meshplanning.com.au>
Subject: RE: Shepparton NW DCP - Level 1 community facility analysis

Hi [redacted]

As per our phone conversation earlier, we are awaiting direction from VPA and Council in respect to the following:

- **Open space –** Confirmation on preferred option (noting all options include a district park – **see attached**) and whether local parks can be reduced to 0.7 ha;
- **Community facility –** Confirmation on preferred community facility model (either Altona North or Leneva-Baranduda **see attached**) having regard to our recommendations that would see both models meeting state government standards;
- **Local convenience centre –** Confirmation on purpose of this retail centre, including floor area and whether a small supermarket was envisioned for the area.

Once we are in receipt of the above, we will prepare a high level PSP concept plan of the below area. Disregarding the previous intent to prepare a floor plate concept plan of the community facility.

I have also reattached the community facility analysis and open space distribution concept plans.

Please give me a call if you would like me to clarify these any further. My direct line is 9695 3031.

Thanks,
[redacted]

[redacted]
Consultant Urban Planner
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3025
mob 0404 168 571

mesh

From: [redacted] <[redacted]vpa.vic.gov.au>
Sent: Monday, June 4, 2018 10:36 AM
To: [redacted] <[redacted]meshplanning.com.au>
Cc: [redacted]shepparton.vic.gov.au; [redacted] <[redacted]meshplanning.com.au>; [redacted] <[redacted]meshplanning.com.au>
Subject: RE: Shepparton NW DCP - Level 1 community facility analysis

Hi [redacted]

Are you around this afternoon for me to give you a call about the community facility so we can agree on the best way forward?

In relation to the concept design for the community facility – the intent behind engaging Mesh was to identify components of the current designs that are 'gold plated' and understand opportunities for sharing of infrastructure between the community facility, parks and landscaping of the drainage basin. Therefore the thought process behind getting a concept design for the community facility was to show this sharing of infrastructure visually. Therefore your suggestion of a higher level PSP style diagram showing the relationship between the community facility /retail / park would work really well.

Also, have Outlines provided the draft plans for the local and district parks and retardation basins to you? I believe Jo from your team did some work prior to the inception meeting for this project identifying components in the park design that are 'gold plated' and not appropriate to be funded by the DCP. Based on Jo's work and your DCP expertise, I would appreciate Mesh reviewing these and confirming the revised designs contain infrastructure that is appropriate to be funded by the DCP.

Happy to discuss the project budget, however, I did emphasise to [redacted] that he should contact me if the information provided in relation to the community facility was insufficient. I note that in the proposal submitted by Jo your time was not allocated to the project, will this impact the overall expenditure?

Let me know when is a good time to give you a call.

Cheers

[redacted]

[redacted] // **Strategic Planner**
Victorian Planning Authority
Level 25, 35 Collins Street, Melbourne VIC 3000
T: 03 9651 9681 // E: [redacted]vpa.vic.gov.au

Victorian Planning Authority
Your partner in planning great places for a growing Victoria

From: [redacted] [mailto:[redacted]meshplanning.com.au]
Sent: Wednesday, 30 May 2018 10:14 AM
To: [redacted] <[redacted]vpa.vic.gov.au>
Cc: [redacted]shepparton.vic.gov.au; [redacted] <[redacted]meshplanning.com.au>; [redacted] <[redacted]meshplanning.com.au>
Subject: Shepparton NW DCP - Level 1 community facility analysis

Hi [redacted]

In the absence of Council/ VPA providing a service provision model for the CAC, we have spent some time reviewing what a

Level 1 community facility should include, particularly one that would meet state government funding requirements.

We have also reviewed the 2008 social infrastructure recommendations table you provided. However when compared with other examples, it appears to be generous in respect to the certain area allocations. For instance, kindergarten provisions per child are at 10sqm, whereas more recent benchmarks apply approx. 4sqm per child.

I have prepared a spreadsheet (see attached) which compares each of the following case studies:

- 2008 Social Infrastructure assessment benchmarks
- Prowse – Shepparton NE DCP provision
- Leneva-Baranduda
- Altona North
- North Wollert

Based on this analysis, we believe that a Level 1 community facility can fit within the 4,000sqm currently provided as per the DCP. Noting that Altona North CAC was based on a 5,000 sqm total site area and didn't include a MCH and the Leneva-Baranduda CAC was based on a 4,100 sqm total site area.

Based on our comparison of case studies, we would recommend Altona North **or** Leneva-Baranduda as the most suitable models (subject to adjusting the floor areas as per our recommendations).

Once Council confirm the model/ spreadsheet breakdown of the CAC, we will forward this to PlanCost to re-cost.

We were also after some clarity on the purpose of preparing the community facility layout plan. Once the floor area breakdown and facilities included within the community centre are confirmed, and revised costs provided, we question the benefit a revised layout would provide. Particularly given the lack of information and certainty around the size and layout of the adjacent local convenience centre and parkland.

We are of the opinion that a more holistic review of the area, including the local convenience centre, car parking and relationship to the adjoining park in a schematic PSP style diagram approach would be a more valuable exercise. This however, would require a clearer understanding of what is proposed/ required as part of delivering the local convenience centre, its role, size and timing.

It should be noted that we have spent more time than anticipated to undertake this analysis to determine what should be included in the community facility layout. Hopefully with some clarity on next steps we can create some efficiencies with regard to project budget.

Happy to chat this through with you this morning. My contact number is 9695 3025.

Regards,

Consultant Urban Planner
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3025
mob 0404 168 571

mesh

This message is for the designated recipient(s) only and may contain privileged or confidential information. If you have received this message in

error, please contact the sender immediately and destroy this message. Any other copying, delivery or use of the email by you is prohibited. It is the responsibility of the recipient to check for and remove viruses. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.
This message is for the designated recipient(s) only and may contain privileged or confidential information. If you have received this message in error, please contact the sender immediately and destroy this message. Any other copying, delivery or use of the email by you is prohibited. It is the responsibility of the recipient to check for and remove viruses. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.
This message is for the designated recipient(s) only and may contain privileged or confidential information. If you have received this message in error, please contact the sender immediately and destroy this message. Any other copying, delivery or use of the email by you is prohibited. It is the responsibility of the recipient to check for and remove viruses. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.

Memo

Tuesday, July 3, 2018

To:	[redacted] VPA
From:	Leah Wittingslow, Mesh Planning
Subject:	Shepperton NE DCP – Use of Public Acquisition Overlay

Introduction

Mesh has been engaged by VPA to review the Shepparton North East DCP (currently on exhibition).

A key question has arisen with respect to use of the PAO to secure land for drainage and open space projects, which are funded via the DCP.

VPA has requested advice on using a PAO for this purpose.

Context

The Shepparton North East DCP provides a mechanism to fund land and construction of a range of infrastructure projects necessary to service development in the PSP area. The Shepparton North PSP provides certainty that land for projects are secured for their purpose.

The exhibited DCP makes provision for the purchase of land for a range of transport, community facilities, open space* and drainage infrastructure^. Each project is proposed to be secured via a Public Acquisition Overlay (PAO). Table 1 provides a summary of DCP and corresponding PAO references.

*NB: *Mesh has made recommendations as part of separate advice to remove 1 local park (OS-04) and retarding basin (RB-04) and to reduce to all parks to 0.7 ha)*

^NB: *The DCP only makes an allowance for the acquisition of land for drainage infrastructure where the land required would be otherwise unencumbered/*

Table 1 List of proposed Land projects to be secured via PAO

DCP Ref	PS Map	Acquiring Authority	Purpose of Acquisition
RB-01	**PAO23**	Greater Shepparton City Council	Retardation Basin 1 – Shepparton North East Precinct Structure Plan
RB-02	**PAO24**	Greater Shepparton City Council	Retardation Basin 2 – Shepparton North East Precinct Structure Plan
RB-03	**PAO25**	Greater Shepparton City Council	Retardation Basin 3 – Shepparton North East Precinct Structure Plan
RB-04	**PAO26**	Greater Shepparton City Council	Retardation Basin 4 – Shepparton North East Precinct Structure Plan

RB-05	**PAO27**	Greater Shepparton City Council	Retardation Basin 5 – Shepparton North East Precinct Structure Plan
OS-01	**PAO28** [redacted]	Greater Shepparton City Council	Open Space 1 – district park – Shepparton North East Precinct Structure Plan
OS-02	**PAO29^**	Greater Shepparton City Council	Open Space 2 – local park – Shepparton North East Precinct Structure Plan
OS-03	**PAO30**	Greater Shepparton City Council	Open Space 3 – local park – Shepparton North East Precinct Structure Plan
OS-04	**PAO31**	Greater Shepparton City Council	Open Space 4 – local park – Shepparton North East Precinct Structure Plan
Os-05	**PAO32**	Greater Shepparton City Council	Open Space 5 – local park – Shepparton North East Precinct Structure Plan
CI-01	**PAO33**	Greater Shepparton City Council	Community Facilities – Shepparton North East Precinct Structure Plan
RD-01* **IN-01**	**PAO34**	Greater Shepparton City Council	Ryeland Drive Collector Road – Shepparton North East Precinct Structure Plan
RD-03* **IN-03**	**PAO35**	Greater Shepparton City Council	Grahamvale Road Collector Road – Shepparton North East Precinct Structure Plan
RD-02* **IN-02**	**PAO36**	Greater Shepparton City Council	Pine Road Collector Road – Shepparton North East Precinct Structure Plan

^NB: the size of PAO29 does not match the size of PS-02 as shown in the DCP. It is assumed this is a drafting error.

**NB: land is to be acquired for widening of road to 34m (acquisition of an additional 8m beyond a standard connector road width).*

Discussion

DCP Land Projects – General Practice

In general, PAOs are not used to secure land for development infrastructure that is funded via a DCP – a PSP gives sufficient certainty that the land is available for a public purpose by preventing permit applications that would prejudice this future use.

Standard practice is for DCP project land to be transferred to Council as a reserve, at time of development of the parcel, in accordance with planning permit conditions and associated Section 173 agreements (refer to Section below for further details).

While a PAO ensures that the DCP land projects can be secured by the acquiring authority when they needed, it also comes with a range of associated obligations that may be problematic for the acquiring authority (refer to Section below for further details).

In many cases, DCP land projects are only needed when development occurs in their immediate vicinity (for example, roads and intersections, drainage and open space). As such, the planning permit process makes adequate provision for securing the land (using permit conditions, Public Infrastructure Plans (PIPs) and Section 173 agreements).

Use of PAO

A PAO is generally only considered in extreme cases where a land project is required on one or more parcels, to enable development on another parcel. Even in such circumstances, landholders in growth areas where a PSP and DCP are in place can generally come to an appropriate agreement about land access. This is because construction of DCP infrastructure generally benefits the broader area, and it is in everyone's interest to facilitate infrastructure delivery.

An example of an occasion where a PAO may be appropriate is as follows:

> *An upstream, landholder (Landholder A) may be ready to develop, but needs access to a downstream retarding basin. The downstream basin is located on Landholder B's parcel. Landholder B is not ready to develop, and is unwilling to enter into an arrangement with Landholder A to provide access to the land to construct the regarding basin. Interim or temporary drainage solutions are not considered appropriate, and access to the retarding basin land is critical to enabling Landholder A to progress their development.*

A similar scenario may occur in relation to roads or intersections, in circumstances where landholders are unwilling to negotiate a mutually acceptable outcome, or where Council determines that an infrastructure item (such as a community centre) is needed in advance of development.

In these scenarios, if a stalemate is reached with the affected landholder, a PAO would be a useful mechanism to enable Council, as acquiring authority, to trigger compulsory acquisition proceedings in accordance with the *Land Acquisition and Compensation Act 1986*.

In all other scenarios, for example when land is transferred as a reserve at time of development, it is Mesh's opinion that a PAO presents more risk to Council that benefits (refer below).

In summary, it is Mesh's recommendation that a risk assessment is undertaken to determine projects that may present an acquisition risk, and limit use of the PAO to these projects only (refer below).

Risks associated with PAO

PAOs provide certainty that the acquiring authority can activate the compulsory acquisition provisions of the *Land Acquisition and Compensation Act 1986 (*LACA*)* if the circumstances call for it. If the circumstances do not call for it, the standard practice outlined above will be followed. As such, the PAO will essentially lie dormant most of the time.

However, there are a number of risks associated with a PAO that Council should consider carefully:

- **Result in higher land values:** Compulsory acquisition under LACA involves a land valuation methodology that generally results in substantially higher land values than those set out in the DCP. As such, it is likely that if the PAO is activated, that there will be a substantial shortfall in the DCP fund account.

- **Affect Council's timing and cashflow management:** Should a landholder wish to, they could force acquisition before Council needs the land, or has sufficient funds in the DCP account. The forced acquisition would be triggered by a landholder submitting an application for subdivision of land required for a public purpose. Council would be forced to refuse the permit, and acquire the land.

- **Limits flexibility of design:** A PAO is a fixed area in the planning scheme. Should the shape or location of any infrastructure item change as a result of detailed design at the subdivision stage, the PAO may affect residential land. It is Mesh's experience that once detailed design is undertaken, that there are often improved ways of delivering infrastructure that may result in minor (or sometimes major) changes to the exact boundaries of the DCP project.

  Should the PAO ultimately end up affecting residential land, it will be problematic for purchasers of an affected lot (it will affect their valuations and their ability to secure finance). The PAO would need to be removed via a Planning Scheme Amendment adding considerable time to the process.

Alternatives to a PAO

As noted above, prior to considering a PAO, a risk assessment should be undertaken to determine whether the risks associated with a PAO outweigh the potential benefits. Should a PAO not be applied, the following processes are available for accessing land: [redacted]

Permit Conditions and Section 173 Agreements

At time of subdivision, Council and the developer will usually enter into an agreement (generally a Section 173 agreement implemented via a permit condition) that addresses DCP works in kind (including land projects). This process is generally successful most DCP land projects within a parcel subject to a subdivision permit application.

The agreement should generally cover the following:

- Timing of transfer of land
- Whether the land project is to be transferred to Council as a Works in Kind (WIK) project, or whether Council will purchase the land using money from the DCP fund
- Credit/purchase amount and timing of credit/payment (usually in accordance with the land valuation methodology set out in the DCP)
- Condition of land at time of transfer
- Clauses that states that the agreement regarding DCP land projects replaces the market value and any other method of calculating compensation payable to a person under LACA

Negotiation with landholders

The preferred approach for accessing infrastructure land external to permit areas is through landholder to landholder negotiations (noting that the DCP can assist with providing funds for negotiating purchase of land before a landholder is ready to develop). In some instances Council can also facilitate these negotiations.

Clause 36 of the Subdivision Act

Should land be required on a parcel outside a site subject to a permit application, and the usual negotiations to access adjoining land has failed, then alternative approaches may be required.

A temporary solution may be to consider Section 36 of the Subdivision Act, which provides a path for a landholder to compulsorily acquire access to land via an easement. Note that this approach only enables access via an easement is -not a reserve, and therefore is only use in extreme cases.

Analysis of Risk

In general, intersections and drainage projects are the projects subject to highest level of risk in the early stages of development, particularly when they affect more than one parcel. Open space and community facilities are generally able to be deferred until landholders are willing to develop and transfer land.

Based on a review of the Shepparton North East DCP and the Drainage Scheme prepared by Spiire, the key infrastructure projects that might affect development staging are:

Table 2 Infrastructure Projects

Project	Parcels Affected	Risk to development
IN-01 and RD-01 (intersection and road from Verney Road north)	1 and 4	Low risk – while project crosses property boundaries, parcels 1 and 4 are within same ownership.
RB-01 – retarding basin for Catchment 1	1	Med risk – Should parcel 12 chose to develop ahead of Parcel 1+4, they will need to negotiate access to retarding basin or develop a temporary solution

RB-03 – retarding basin for Catchment 3	3	Med risk – should parcel 6 chose to develop ahead of Parcel 3 they will need to negotiate access or develop a temporary solution
RB-02 -retarding basin for Catchment 2 [redacted]	13 and 17	Med risk – Retarding basin crosses property boundary in different ownership. Landholder who develops first will need to negotiate access to balance of land, or agree to an interim drainage solution with Council.
RB-05 – retarding basin for Catchment 4	14 and 25	Low risk – majority of Catchment 4 is within single ownership.
IN-02 and RD-02 (intersection and road from Verney Road south)	13	Low risk – all within one ownership. Should property 17 chose to develop first, access to land on Parcel 13 may need to be negotiated, or an interim access arrangement from Verney Road agreed with Council.

The risk presented by these projects, based on this preliminary assessment, does not appear to warrant use of a PAO. However, Mesh can undertake a more detailed assessment, based on a calculation of likely DCP liabilities and credits and likely sequencing of development. In order to undertake this assessment, the following additional information is required from VPA/Council:

- Updated property specific land budget
- Likely sequencing on development based on known development presence.

Summary

In summary, it's Mesh's opinion a PAO is not required to secure land in Shepparton North East. The DCP and PSP in combination gives confidence that the land is secured for a public purpose at time of development, and the DCP provides a mechanism for funding.

In the absence of a specific reason for applying a PAO (for example, if Council wishes to acquire land early to facilitate and stimulate development),a PAO is likely to expose Council to greater risk than benefits.

From: [redacted]
To: [redacted]
Cc: [redacted] Leah Wittingslow
Subject: RE: Shepparton NE DCP - updated costings
Date: Friday, July 13, 2018 3:59:00 PM
Attachments: 180713_VPA_Shepparton_DCP Risk Analysis.pdf
image016.png
image017.png
image018.png
image019.png
image020.png
image001.png
image002.png
image003.png
image004.png
image005.png
Importance: High

Hi [redacted]

Thank you for sending that all through to us.

Please find attached a risk analysis table (this has been updated to reflect the information you sent through this morning).

Property 13 presents the main risk as the total credits will exceed the liabilities. Implementation issues will also arise for this land parcel as the retarding basin straddles two property boundaries (13 & 17). Given this landowner is keen to sell, and it is likely this parcel will develop first, they will need to secure access to Property 17 and fund the full retarding basin **or** negotiate a temporary drainage solution with Council, which will most likely not be creditable.

Happy to chat further – 9695 3031

Regards,
[redacted]

[redacted]
Consultant Urban Planner
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3025
mob 0404 168 571

mesh

From: [redacted] <[redacted]vpa.vic.gov.au>
Sent: Friday, July 13, 2018 8:03 AM
To: [redacted] <[redacted]meshplanning.com.au>
Cc: [redacted] <[redacted]meshplanning.com.au>
Subject: RE: Shepparton NE DCP - updated costings

Hi [redacted]

Here are the revised DCP rates for Shepparton so far. The overall rate per NDHA that was exhibited was $264,588 this has reduced to $158,635. The reduction is mainly attributed to drainage savings.

The drainage figures may changes slightly, they are based on Spiires draft report which is currently being peer reviewed by their Melbourne Spiire office. We will get the final report today.

The road rates will reduce slightly too, these figures also come in today.

I've attached the revised FUS as well.

Cheers

[redacted]

From: [redacted] [mailto:[redacted]meshplanning.com.au]
Sent: Thursday, 12 July 2018 5:28 PM
To: [redacted] <[redacted]vpa.vic.gov.au>
Subject: Shepparton NE DCP - updated costings

Hi [redacted]

Do you have any other updated DCP project costings for Shepparton?

Thanks,
[redacted]

[redacted]
Consultant Urban Planner
Level 2,
6 Riverside Quay
Southbank, VIC 3006

tel +61 3 9695 3025
mob 0404 168 571

This message is for the designated recipient(s) only and may contain privileged or confidential information. If you have received this message in error, please contact the sender immediately and destroy this message. Any other copying, delivery or use of the email by you is prohibited. It is the responsibility of the recipient to check for and remove viruses. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.

Table 1: Shepparton North DCP Liabilities + Obligations Review
DCP Schedule
Source: Mesh,13 July 2018

		Nordic (1, 4, 3, 14, 25)		13		17		6		Comments
		Net Developable Area	**DCP rate/ha**	**Net Developable Area/linear m**	**DCP rate/ha**	**Net Developable Area/linear m**	**DCP rate/ha**	**Net Developable Area/linear m**	**DCP rate/ha**	
	Contribution rate per Hectare (2018 $)	78.02	$158,635.34	15.77	$158,635.34	11.22	$158,635.34	24.12	$158,635.34	
	In theory contributions payable									
	Development Contributions Levy	78.02	$12,376,729.18	15.77	$2,501,679.30	11.22	$1,779,888.51	24.12	$3,826,284.39	
	Sub-Total		**$12,376,729.18**		**$2,501,679.30**		**$1,779,888.51**		**$3,826,284.39**	
Item	**Works In Kind Projects**	**% of Total Project**	**Credit Due**	**% of Total Project**	**Credit Due**	**% of Total Project**	**Credit Due**	**% of Total Project**	**Credit Due**	
Transport Projects										
RD-01	Ryeland Drive (West): Boulevard connector street Construction of a 2-lane boulevard connector street and roundabout (ultimate standard contribution only). Additional purchase of land (8-metre width) to facilitate construction within a 34-metre road reserve (ultimate standard contribution only).	100%	$289,143.00							
RD-02	Pine Road: Boulevard connector street Construction of a 2-lane boulevard connector street and roundabout (ultimate standard contribution only). Additional purchase of land (8-metre width) to facilitate construction within a 34-metre road reserve (ultimate standard contribution only).			100%	$393,946.00					
RD-03	Ryeland Drive (East): Boulevard connector street Construction of a 2-lane boulevard connector street and roundabout (ultimate standard contribution only). Additional purchase of land (8-metre width) to facilitate construction within a 34-metre road reserve (ultimate standard contribution only).							100%	$421,264.00	
RD-04	Ford Road: Widening Purchase of land to facilitate the widening of the existing Ford Road reserve to the south.									No longer in DCP
IN-01	Ryeland Drive and Verny Road (Access A): Purchase of land for intersection and construction of 4-way signalised intersection (ultimate standard).	100%	$1,248,100.00							
IN-02	Pine Road and Verny Road (Access D): Purchase of land for intersection and construction of 4-way signalised intersection (ultimate standard).			100%	$1,275,902.00					
IN-03	Ryeland Drive and Grahamvale Road (Access C): Purchase of land for intersection and construction of 4-way signalised intersection (ultimate standard).							100%	$1,231,314.00	
IN-04	Ford Road and north–south key local access street (Access B): Purchase of land for intersection and construction of arterial to local acess steet T-intersection (ultimate standard).									No longer in DCP
BR-01	Shared path bridge Construction of a shared path bridge over G-MW Drain 3 at Verny Road (east side) outside of PSP boundary (ultimate standard).									Project not allocated as works in kind to a PAO affected parcel
Community Faciliaties										
CI-01	Shepparton North East community centre Land purchase for a multi-purpose community centre (Level 1) located on Verney Road.	100%	$400,000.00							
CI-02	Shepparton North East community centre Construction of the materal and child health components of a multi-purpose community centre (Level 1) located on Verney Road.									Project not allocated as WIK
Open Space										
OS-01	District park North-west park adjoining the Local Convenience Centre and linked to RB-01. Purchase of land and construction of park (ultimate standard).	100%	$3,059,000.00							
OS-02	Local park South-west park adjoining RB-02. Purchase of land and construction of park (ultimate standard).			64%	$501,428.57	36%	$278,571.43			Percentage split derived from land budget table
OS-03	Local park North-east park adjoining RB-03. Purchase of land and construction of park (ultimate standard).							100%	$782,000.00	
OS-05	Local park: South-east park adjoining RB-05. Purchase of land and construction of park (ultimate standard).	100%	$780,000.00							Previously OS05. Note that the land budget shows it as 1habut DCP list appears to shows costs for.07
Drainage										
RB-01	North-west retarding basin adjoining OS-01 Purchase of land and construction of retarding basin and construction of piped drains connecting retarding basin to discharge point at Drain No.3 (ultimate standard).	100%	$2,069,590.00							

RB-02	South-west retarding basin adjoining OS-02 Purchase of land and construction of retarding basin and construction of piped drains connecting retarding basin to discharge point at Drain No.3 (ultimate standard).			64%	$1,307,820.93	36%	$738,769.07			Wetland construction cost split by percentage of land. Likely the first landholder will need to negotiate access + construciton of entire RB
RB-03	North-east retarding basin adjoining OS-03 Purchase of land and construction of retarding basin and construction of piped drains connecting retarding basin to discharge point at Drain No.3 (ultimate standard).	100%	$2,581,837.00							
RB-05	South-east retarding basin adjoining OS-05 Purchase of land and construction of retarding basin and construction of piped drains connecting retarding basin to discharge point at Drain No.3 (ultimate standard).	100%	$2,216,458.00							Now RB-04
PSP Preparation										
PL-01	Preparation of Precinct Structure Plan and Development Contributions Plan.									
	Sub-Total		**$12,644,128.00**		**$3,479,097.50**		**$1,017,340.50**		**$2,434,578.00**	
	Total Amount Payable		**-$267,398.82**		**-$977,418.20**		**$762,548.01**		**$1,391,706.39**	

NB: All contributions are subject to indexation/revaluation in accordance with the provisions of the DCP.