

Craigieburn R2 Precinct Development Contributions Plan

September 2010 (Amended September 2017)

This document forms part of a set of three incorporated documents applying to the development of the Craigieburn R2 precinct being the:

Craigieburn R2 Native Vegetation Precinct Plan

Craigieburn R2 Precinct Structure Plan

Craigieburn R2 Development Contributions Plan

Any person making or considering a planning permit application in the Craigieburn R2 precinct should consult all three documents for relevant requirements.

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Amended
by GC75

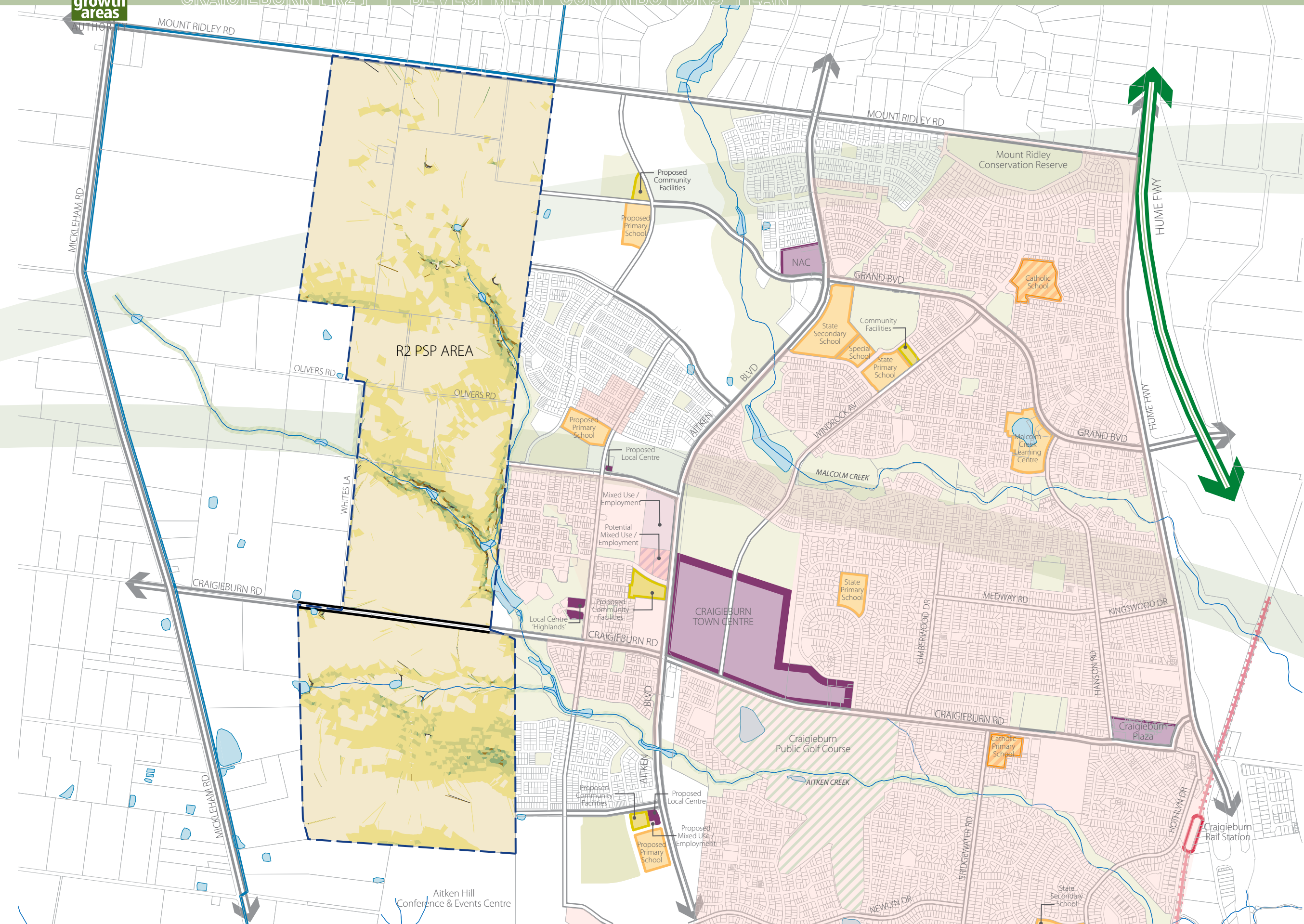
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Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	November 2010	C120	N/A
2	September 2017	GC75	Incorporated changes associated with Community Infrastructure Levy (CIL) increase

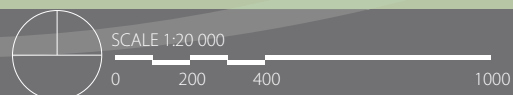
-  Precinct Structure Plan Area
-  Urban Growth Boundary
-  Freeway
-  Arterial Road
-  Residential Connector Street
-  Railway Line & Station
-  Town Centre
-  Neighbourhood Activity Centre
-  Local Centre
-  Mixed Use / Employment
-  Community Facilities
-  Government Education Facilities
-  Non Government Schools
-  Watercourse
-  Waterbody
-  Existing Urban Area (Outside PSP)
-  Encumbered Open Space (Outside PSP)
-  Significant Regional Open Space (Outside PSP)



Plan 1

precinct structure plan area
craigieburn R2 precinct structure plan

TRACT REF NO. POST EXHIBITION 308153 P PSP 01.15



PURPOSE

The Craigieburn R2 Development Contributions Plan has been prepared by the Growth Areas Authority with the assistance of Hume City Council, Government agencies, service authorities and major stakeholders.

The Development Contributions Plan has been developed to support the provision of works, services and facilities to be used by the future community of Craigieburn generally covered by the Craigieburn R2 Precinct Structure Plan in the Hume Growth Area (refer Plan 1 for location).

The Development Contributions Plan outlines projects required to ensure that future residents, visitors and workers within the Craigieburn area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.

It also details requirements that must be met by future land use and development and provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

This Development Contributions Plan establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Craigieburn. It ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community. Fairness requires costs to be apportioned according to the projected share of use of the required works, services and facilities items.

REPORT STRUCTURE

The Development Contributions Plan document comprises three parts.

PART ONE

Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the Craigieburn R2 Precinct Structure Plan and justification for the various infrastructure projects included in the Development Contributions Plan.



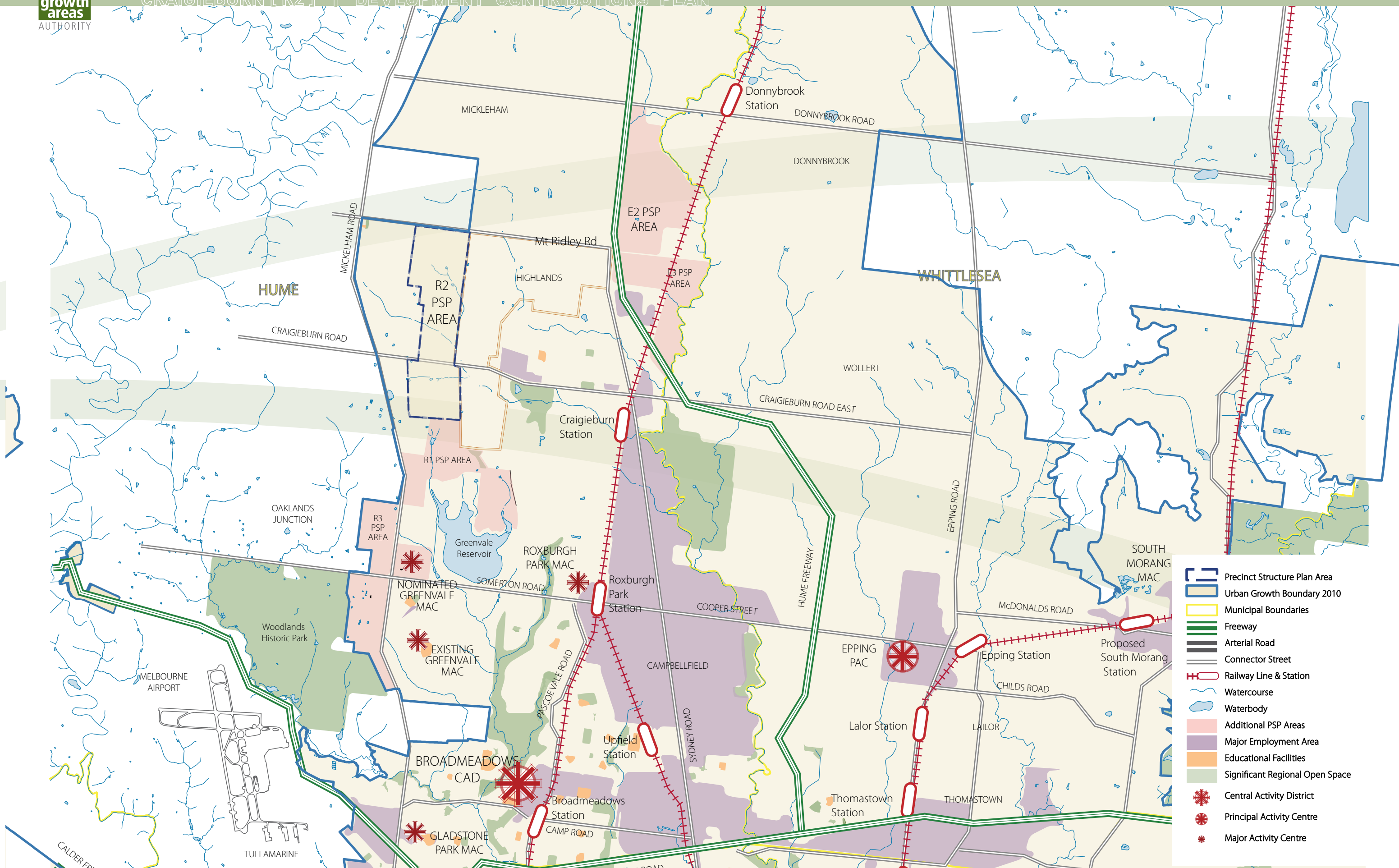
PART TWO

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



PART THREE

Finally, Part 3 focusses on administration and implementation of the Development Contributions Plan.



- Precinct Structure Plan Area
- Urban Growth Boundary 2010
- Municipal Boundaries
- Freeway
- Arterial Road
- Connector Street
- Railway Line & Station
- Watercourse
- Waterbody
- Additional PSP Areas
- Major Employment Area
- Educational Facilities
- Significant Regional Open Space
- Central Activity District
- Principal Activity Centre
- Major Activity Centre

TRACT REF NO. POST EXHIBITION 308153 P PSP 02.15



Plan 2

metropolitan & regional context
craigieburn R2 precinct structure plan

1.0 STRATEGIC BASIS

The strategic basis for this Development Contributions Plan is established by the State and Local Planning Policy Framework of the Hume Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Craigieburn R2 Precinct Structure Plan (and supporting documents), which set out a broad, long term vision for the sustainable development of the Development Contributions Plan area.

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

The Craigieburn R2 Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the Development Contributions Plan area.

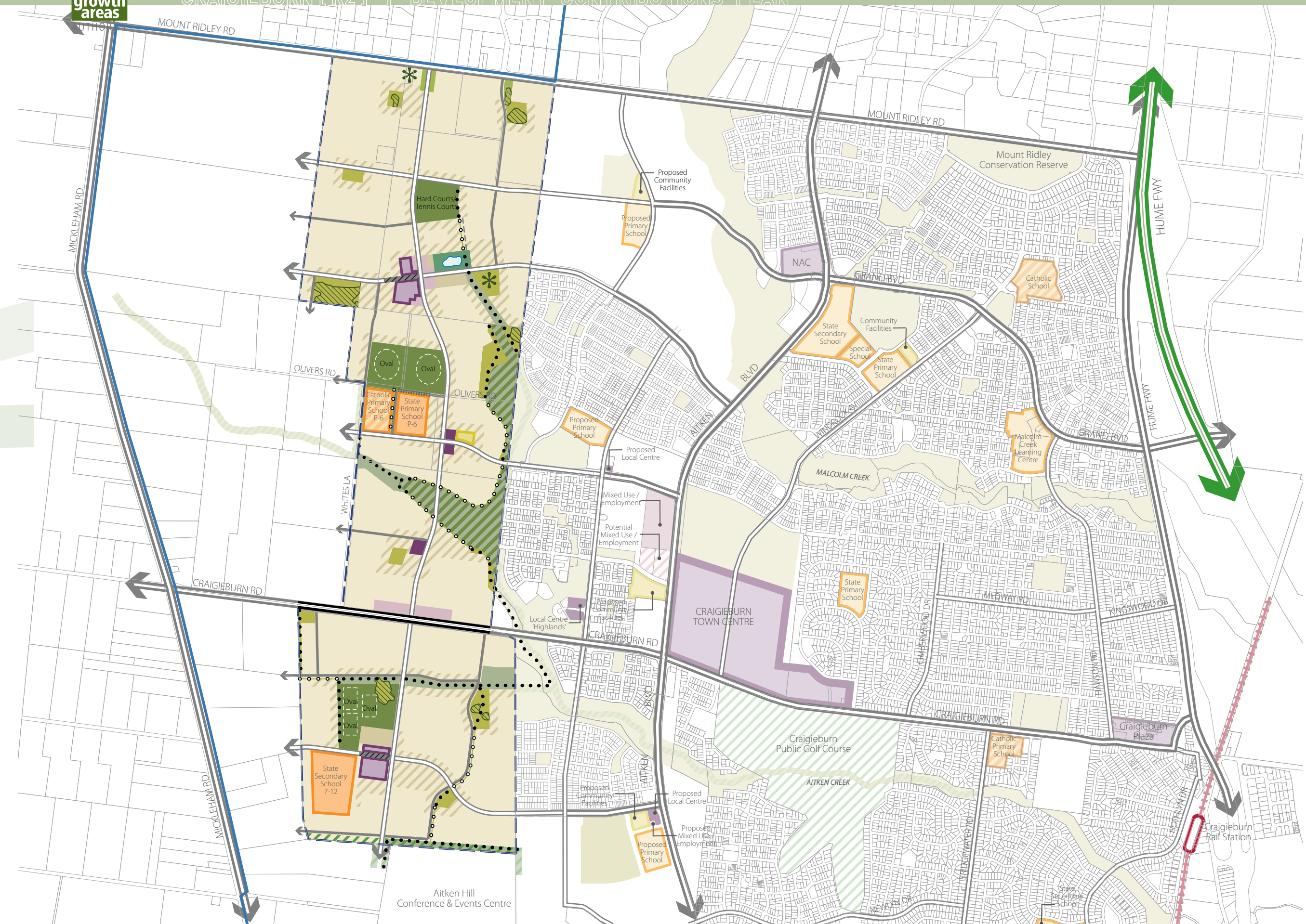
1.1 Planning and Environment Act 1987

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

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

This Development Contributions Plan forms part of the Hume Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Hume Planning Scheme.

-  Precinct Structure Plan Area
-  Urban Growth Boundary 2010
-  Arterial Road
-  Residential Connector Street
-  NAC Connector Road
-  Access Street - Lv2
-  Access Street - Lv1
-  Special Access Driveway
-  Shared Path (within open space)
-  Shared Path (within landscaped road reserve)
-  Conventional Density
-  Medium Density
-  High Density
-  Neighbourhood Activity Centre
-  Local Centre
-  Mixed Use / Employment
-  Community Facilities
-  Government Education Facilities
-  Non Government Schools
-  Reservoir Protection Mechanism
-  Interim Reservoir Protection Mechanism
-  Active Open Space / Playing Fields
-  Passive Open Space
-  Linear Open Space / Windrow
-  Encumbered Open Space / Stormwater Management
-  Biodiversity Protection Area / Stormwater Management
-  Native Vegetation Protection Area Encumbered
-  Retarding Basin
-  Heritage Site
-  Watercourse
-  Waterbody



1.2 Precinct Structure Plan

The Craigieburn R2 Precinct Structure Plan is located to the west of the existing Craigieburn Township.

The Craigieburn R2 Precinct Structure Plan area is expected to:

- grow by up to 15,000 people, accommodated in approximately 5,000 households; and
- generate up to 1,800 jobs in land uses in the Precinct Structure Plan area.

The Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks including: transport, open space and active recreation, social infrastructure, activity centres, residential neighbourhoods and places for local employment (Refer Plan 3).

The need for the infrastructure has been determined according to the anticipated development scenario for Craigieburn as described in the Craigieburn R2 Precinct Structure Plan. The Development Contributions Plan emanates from the Precinct Structure Plan, as the Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions Plan. Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.3 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Planning and Environment Act 1987 the Craigieburn R2 Development Contributions Plan applies to land shown in Plan 3. The area is also clearly indicated in the relevant Development Contributions Plan Overlay in the Hume Planning Scheme.

The Precinct Structure Plan applies to approximately 455 hectares of land as shown in Plan 3. The Development Contributions Plan area covers the same area as the PSP and consists of one common Main Catchment Area (MCA). The MCA defines the main catchment areas for the various infrastructure projects required with the PSP. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Craigieburn R2 Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act or as a condition on an existing planning permit.

1.4 Infrastructure Project Justification

1.4.1 Introduction

The need for infrastructure has been determined according to the anticipated development scenario for Craigieburn as described in the Craigieburn R2 Precinct Structure Plan and its supporting documents.

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

Before inclusion in this Development Contributions Plan, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Craigieburn R2 Precinct Structure Plan area. The cost apportionment methodology adopted in this Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 3.

The items that have been included in the Development Contributions Plan all have the following characteristics:

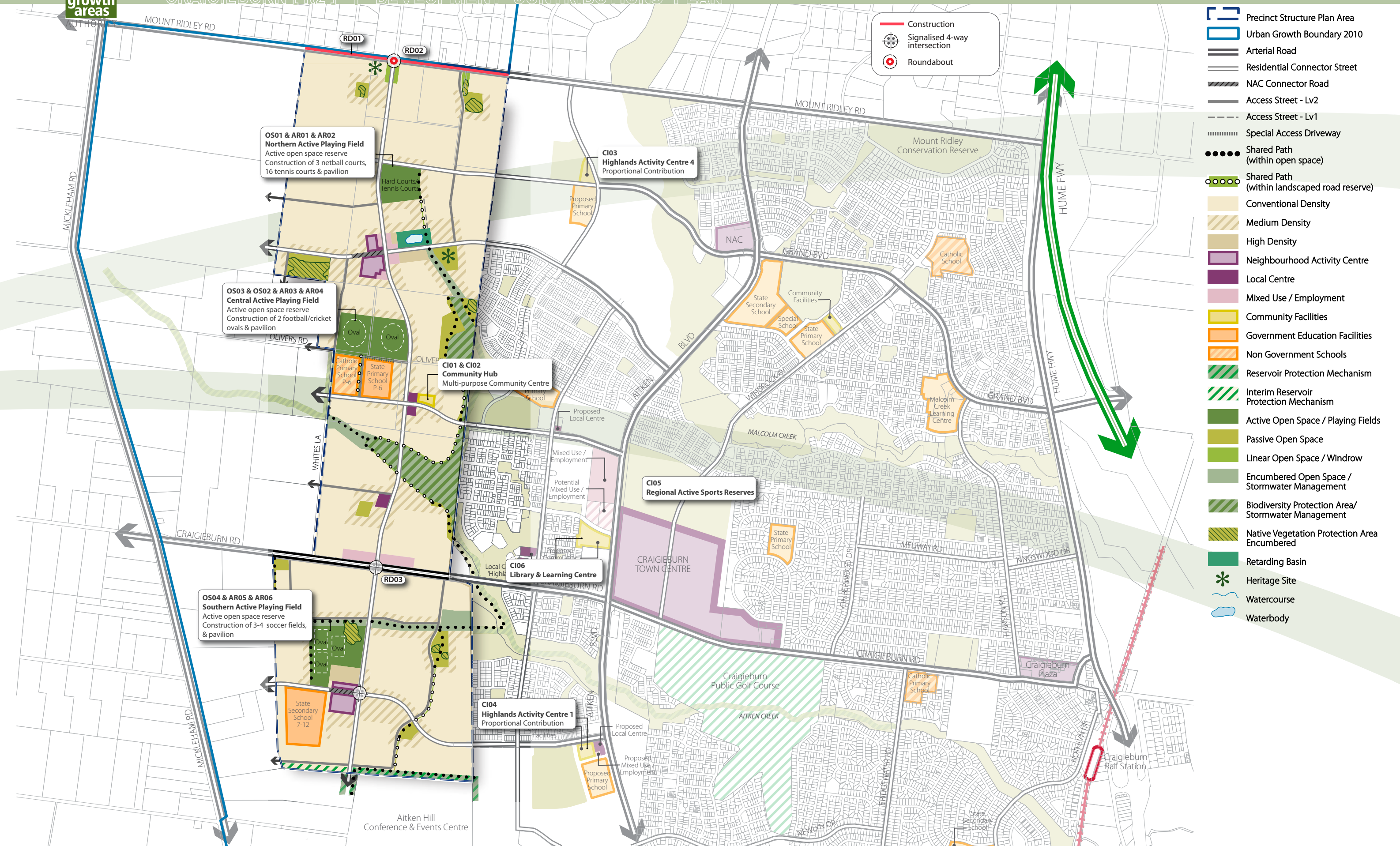
- they are essential to the health, safety and well-being of the community;
- they will be used by a broad cross-section of the community;
- they reflect the vision and strategic aspirations as expressed in the Craigieburn R2 Precinct Structure Plan; and
- they are not recurrent items.

1.4.2 Items not included in the Development Contributions Plan

The items listed below are not included in the Development Contributions Plan, as they are not considered to be higher order items, but must be provided by developers as a matter of course:

- All internal streets and connector streets, and associated traffic management measures. This includes streets on the edge of the Craigieburn R2 Precinct Structure Plan.
- Flood mitigation works;
- Local drainage systems;
- Intersections connecting the development to the existing road network, except where specified as Development Contributions Plan projects;
- Water, sewerage, underground power, gas, telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic levelling, water tapping and landscaping of open space;
- Passive public open space reserve masterplans and any agreed associated works required by the PSP;
- Council's plan checking and supervision costs; and
- Bus stops.

Table 3 – Infrastructure Project Justification provides an explanation of all projects in the Development Contributions Plan, which are described below.



1.5 Infrastructure Projects

1.5.1 Transport

The key transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is based on the Hume Traffic Modelling, July 2009.

The transport projects comprise road construction and construction of major controlled intersections.

The road and intersection projects funded by the Development Contributions Plan include:

DCP Project No.	Description
RD01	Mount Ridley Road upgrade - construction to urban standard (1250m).
RD02	Intersection - Mount Ridley Road and north-south connector (roundabout).
RD03	Intersection - Craigieburn Road and north-south arterial (signalised intersection).

1.5.2 Community Facilities

The needs analysis undertaken by ASR Research and Hume City Council determined the requirement for a range of community facilities which are illustrated in Plan 3.

The community and indoor facility projects funded by the Development Contributions Plan include:

DCP Project No.	Description
CI01	Multi-purpose community facility - land acquisition (0.7ha).
CI02	Multi-purpose community facility - construction. 0.7ha site with 1050sqm building.
CI03	Activity Centre 4 (Highlands North) - proportional contribution.
CI04	Activity Centre 1 (Highlands South) - proportional contribution.
CI05	Regional active sporting reserves - proportional contribution.
CI06	Library and learning centre - proportional contribution.

1.5.3 Active Recreation

The analysis undertaken by ASR Research and Hume City Council determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community, illustrated in Plan 3.

The active recreation projects funded by the Development Contributions Plan include:

DCP Project No.	Description
AR01	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.
AR02	North active playing field pavilion -construction.
AR03	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.
AR04	Central active playing fields pavilion - construction.
AR05	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.
AR06	Southern active playing fields pavilion - construction.
OS01	Northern Active playing field 1 - land acquisition (5ha)
OS02	Central active playing field 2 - land acquisition (5.8ha)
OS03	Land acquisition for active open space (Property 10 - 4.335ha)
OS04	Southern Active Playing Field 3 - land acquisition (8.5ha)

1.5.4 Project Timing

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

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

Amended by GC751.5.5 Distinction between Community and Development Infrastructure

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction May 2004 on Development Contributions, the Development Contributions Plan makes a distinction between “development” and “community” infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

Amended by GC75For community infrastructure, contributions are to be made by the home-buyer at the time of building approval. Contributions relating to community infrastructure will be paid for at a “per-dwelling” rate. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

Inserted by GC75Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Inserted by GC75If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

Inserted by GC75The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

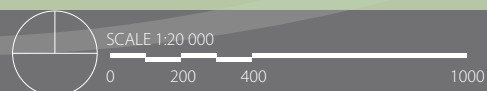
The following infrastructure projects are community infrastructure:

DCP Project No.	Description
CI06	Library and Learning Centre
AR02	North active playing field pavilion -construction.
AR04	Central active playing fields pavilion - construction.
AR06	Southern active playing fields pavilion - construction.

All other infrastructure projects are considered to be in the development infrastructure category. Contributions relating to development infrastructure are to be made by developers at the time of subdivision, if subdivision is not applicable payments must be made prior to construction of buildings and works.



TRACT REF NO. POST EXHIBITION 308153 P PSP 08.15



Plan 5

land budget plan
craigieburn R2 precinct structure plan

2.0 CALCULATIONS OF CONTRIBUTIONS

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

The general cost apportionment method includes the following steps: -

Calculation of the net developable area and demand units (refer Tables 1 and 2);

Calculation of project costs (refer Table 3);

Identification and allowance for external use (refer Table 4);

Cost apportionment (refer Table 4);

Summary of costs payable by development type for each infrastructure category (refer Table 6); and

Finally, a charge per net developable hectare by development type (refer Table 6).

2.1 Calculation of Net Developable Area and Demand Units

2.1.1 Introduction

The following section sets out how Net Developable area is calculated, by providing a detailed land budget for every property within the Craigieburn R2 Precinct Structure Plan.

2.1.2 Net Developable Area

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

For the purposes of this Development Contributions Plan, Net Developable Area (NDA) is defined as the total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Put simply, it is the total precinct area minus community facilities, schools and educational facilities and open space, encumbered land and arterial roads. Small local parks defined at the subdivision stage are included in net developable area.

The NDA for the Development Contributions Plan has been calculated in Tables 1 and 2 below to ensure these levies are properly apportioned.

2.1.3 Land Budget and Demand Units

Tables 1 and 2 provide a detailed land budget for the entire Craigieburn R2 Precinct Structure Plan, which is then broken down further for each land holding within the Precinct Structure Plan area, as illustrated in Plan 4. Table 2 clearly sets the amount of net developable area and land required for a public purpose in accordance with the Development Contributions Plan, for each land holding. The resulting net developable hectares is the demand unit and therefore the basis upon which the development contribution levies are payable.

Table 1: Summary Land Use Budget

Description	Area		
	Hectares	% of Total Prec	% of NDA
TOTAL PRECINCT AREA (ha)	455.29	100.00%	
Transport			
6 Lane Arterial Roads	5.04	1.11%	1.40%
Subtotal	5.04	1.11%	1.40%
Community Facilities			
Community Services Facilities	0.70	0.15%	0.19%
Subtotal	0.70	0.15%	0.19%
Government Education			
Government Schools	11.50	2.53%	3.18%
Subtotal	11.50	2.53%	3.18%
Open Space			
Encumbered Land Available for Recreation			
Encumbered Open Space / Stormwater Management	9.72	2.13%	2.70%
Biodiversity Protection Area / Stormwater Management	18.03	3.96%	5.00%
Subtotal	27.75	6.09%	7.7%
Native Vegetation Protection Area			
Retarding Basins	2.01	0.44%	0.56%
Bund	2.53	0.56%	0.70%
Interim Bund	1.37	0.30%	0.38%
Subtotal	11.12	2.44%	3.08%
Unencumbered Land Available for Recreation			
Active Open Space	23.85	5.24%	6.60%
Passive Open Space	14.12	3.10%	3.91%
Subtotal	37.97	8.34%	10.51%
Totals Open Space	76.84	16.87%	21.29%
NET DEVELOPABLE AREA (NDA) ha	361.20	79.34%	

Table 2: Property specific land use budget

Property Number	Total Area (Hectares)	Transport			Employment & Activity Centres			Community		Encumbered Land Available for Recreation						Unencumbered Land for Recreation		Total Net Developable Area (Hectares)	Key Percentages				Passive Open Space Development Target %	Difference	Equivalent Land Area (Hectares)
		Arterial Road	Residential Connector Roads	NAC Connector Roads	Neighbourhood Activity Centre	Local Centre	Mixed Use / Employment	Community Facilities	Government Schools	Encumbered Open Space / Stormwater Management	Biodiversity Protection Area/ Stormwater Management	Native Vegetation Protection Area - Encumbered	Retarding Basin	Bund	Interim Bund	Active Open Space	Passive Open Space		Net Developable Area % of Precinct	Active Open Space % NDA	Passive Open Space % NDA Includes Linear Open Space	Total Passive & Active Open Space %			
		Not included in NDA	Included in NDA	Included in NDA	Included in NDA	Included in NDA	Included in NDA	Not Included in NDA	Not included in NDA	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Not included in OS %	Included in OS %	Included in OS %	Not including Arterial Roads, Community, Govt Schools & Recreation							
Property 1	55.58	0.00	2.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.59	0.00	0.00	0.00	0.00	2.45	50.55	90.94%	0.00%	4.84%	4.84%	3.91%	0.93%	0.47
Property 2	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	100.00%	0.00%	0.00%	0.00%	3.91%	-3.91%	-0.03
Property 3	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	100.00%	0.00%	0.00%	0.00%	3.91%	-3.91%	-0.02
Property 4	10.54	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	9.86	93.59%	0.00%	6.85%	6.85%	3.91%	2.94%	0.29
Property 5	8.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.18	8.22	97.50%	0.00%	2.21%	2.21%	3.91%	-1.70%	-0.14
Property 6	13.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.00	0.00	0.00	0.00	0.74	12.38	88.95%	0.00%	5.99%	5.99%	3.91%	2.08%	0.26
Property 7	76.70	0.00	6.31	0.49	2.61	0.00	1.25	0.00	0.00	1.63	0.00	0.00	2.01	0.00	0.00	5.00	1.62	66.44	86.62%	7.53%	2.44%	9.96%	3.91%	-1.47%	-0.98
Property 8	25.30	0.00	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.32	0.34	0.00	0.00	0.00	5.16	3.29	12.18	48.15%	42.36%	27.04%	69.40%	3.91%	23.13%	2.82
Property 9	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.19	42.86%	133.33%	0.00%	133.33%	3.91%	-3.91%	-0.01
Property 10	12.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34	0.00	8.00	64.85%	54.21%	0.00%	54.21%	3.91%	-3.91%	-0.31
Property 11	16.45	0.00	1.05	0.00	0.00	0.00	0.00	0.00	3.50	0.25	0.00	0.00	0.00	0.00	0.00	0.19	0.00	12.52	76.09%	1.50%	0.00%	1.50%	3.91%	-3.91%	-0.49
Property 12	17.32	0.00	2.12	0.00	0.00	0.60	0.00	0.70	0.00	0.00	2.02	0.00	0.00	0.00	0.00	0.00	0.14	14.46	83.53%	0.00%	0.94%	0.94%	3.91%	-2.97%	-0.43
Property 13	65.59	0.00	2.12	0.00	0.00	0.61	2.44	0.00	0.00	2.06	11.54	0.00	0.00	0.00	0.00	0.00	1.43	50.57	77.10%	0.00%	2.82%	2.82%	3.91%	-1.09%	-0.55
Property 14	146.90	3.31	6.77	0.39	2.59	0.00	0.00	0.00	8.00	5.38	0.00	1.35	0.00	2.53	1.37	8.38	3.54	113.04	76.95%	7.41%	3.13%	10.54%	3.91%	-0.78%	-0.88
A Existing Road Reserve - off Mount Ridley Road	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.07	0.42	72.34%	0.00%	15.68%	15.68%	3.91%	11.77%	0.05
B Existing Road Reserve - Olivers Road	1.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.54	0.00	0.34	32.94%	158.88%	0.00%	158.88%	3.91%	-3.91%	-0.01
B Existing Road Reserve - Whites Lane	1.19	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	66.08%	0.00%	0.00%	0.00%	3.91%	-3.91%	-0.03
C Existing Road Reserve - Craigieburn Road	1.73	1.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	3.91%	-3.91%	0.00
Total	455.29	5.04	22.65	0.88	5.20	1.21	3.68	0.70	11.50	9.72	18.03	5.21	2.01	2.53	1.37	23.85	14.12	361.20	79.34%	6.60%	3.91%	10.51%	3.91%	0.00%	0.00

2.1.4 Development Types

Catholic School

Land used to develop a catholic school will be charged at the Catholic School Development rate. The charges are for road and intersection construction only. A reduced charge of 25% of the residential rate acknowledges that most users of the school will pay contributions through being residents of the precinct.

All other development

Unless specifically exempted by the Development Contribution Plan Overlay Schedule 1 in the Hume Planning Scheme all other development is charged at the rate specified for residential development in this plan.

2.2 Calculation of Contribution Charges

2.2.1 Calculation of Costs

Each project has been assigned a land and/or construction cost. These costs are listed in Table 3. The costs are expressed in 1 January 2009 dollars and will be indexed annually in accordance with the indexation method specified in Section 3.1.6 and 3.1.7.

Valuation of Land

The cost of each land project was determined by a land valuer appointed by the Growth Areas Authority, based on a compensation based valuation to determine the current market value of the land required in accordance with the Precinct Structure Plan and Development Contributions Plan.

Calculation of Construction Costs

All road, intersection and shared path construction costs have been determined by external consultants (project cost sheets can be obtained from the Growth Areas Authority and Hume City Council).

All sports field and community building construction costs have been determined by Hume City Council and the Growth Areas Authority in consultation with major stakeholders.

2.2.2 External Use

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area (MCA) for specific projects - that is use that does not emanate from the Craigieburn R2 Precinct Structure Plan area. Table 4 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to column 5, Table 5).

2.2.3 Cost Apportionment

This Development Contributions Plan apportions a charge to new development according to its projected share of use of an identified infrastructure item. Since development contributions charges are levied 'up-front', a measure of actual use by individual development sites is not possible. Therefore costs must be shared in accordance with the estimated share of use.

This Development Contributions Plan cannot and does not require payment from existing or approved development. However, the share of use that existing development receives from these items is taken into account when calculating the contribution expected from new development. This means new development only pays its fair share of the estimated cost of new infrastructure and services (and does not pay for the use by existing development).

This Development Contributions Plan calculates what each new development should pay towards provision of the identified infrastructure item. Put simply, this is the total cost of the item (after deducting other funding sources and making allowance for any external demand) divided by total (existing and proposed) development units within its catchment, then aggregated for all items used by a new development. As stated in Section 1.3, the entire Craigieburn R2 Development Contributions Plan area constitutes the sole catchment area within this precinct.

The balance of the cost of the items not recovered under this Development Contributions Plan will be funded from alternative sources.

2.2.4 Main Catchment Areas

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. The Development Contributions Plan MCA consists of one area covering the entire PSP area. This area is the Charge Area to which the usage of local infrastructure has been apportioned.

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

The per hectare contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the Detailed Land Budget in Table 2.

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

2.2.5 Development Types

The Development Contributions Plan identifies residential development as the only development type in relation to charges within the Development Contributions Plan.

2.2.6 Schedule of Costs

Table 5 shows the quantum of funds to be contributed by the Precinct towards each infrastructure project which adds up to the total amount of funds recoverable under the Development Contributions Plan. Table 5 calculates the amount of contributions payable by the Precinct for each infrastructure category.

Table 6 sets out a summary of costs for each charge area.

Table 3: Infrastructure Project Justification

DCP Project No.	Infrastructure Category	Description	Estimated Project Cost			Indicative Provision Trigger	StrategicJustification
			Land (including GAIC)	Construction	Total		
ROADS							
RD01	Dev.	Mount Ridley Road upgrade - construction to urban standard (interim cross-section standard for 1250m).	\$-	\$1,000,000	\$1,000,000	Statement of Compliance for subdivision	Traffic Modelling for Hume Corridor, Ashton Traffic Pty Ltd, September 2009
Sub-Total			\$-	\$1,000,000	\$1,000,000		
INTERSECTIONS							
RD02	Dev.	Intersection - Mount Ridley Road and north-south arterial (roundabout).	\$-	\$1,170,000	\$1,170,000	Statement of Compliance for subdivision	As above.
RD03	Dev.	Intersection - Craigieburn Road and north-south connector road (signalised intersection).	\$-	\$3,000,000	\$3,000,000	Statement of Compliance for subdivision	As above.
Sub-Total			\$-	\$4,170,000	\$4,170,000		
UNENCUMBERED LOCAL ACTIVE OPEN SPACE							
OS01	Dev.	Northern Active playing field 1 - land acquisition (5ha)	\$2,450,000	\$-	\$2,450,000	Statement of Compliance for subdivision	Confirmed by Hume City Council based on Hume Development Principles for Recreation and Communitiy Facilities
OS02	Dev.	Central active playing field 2 - land acquisition (5.42ha)	\$3,273,600	\$-	\$3,273,600	Statement of Compliance for subdivision	As above
OS03	Dev.	Land acquisition for active open space (Property 10 - 4.34ha)	\$4,580,400	\$-	\$4,580,400	Statement of Compliance for subdivision	As above
OS04	Dev.	Southern Active Playing Field 3 - land acquisition (8.38ha)	\$3,938,600	\$-	\$3,938,600	Statement of Compliance for subdivision	As above
Sub-Total			\$14,242,600	\$-	\$14,242,600		
COMMUNITY & INDOOR RECREATION FACILITIES							
CI01	Dev.	Multi-purpose community facility - land acquisition (0.7ha)	\$409,500	\$-	\$409,500	Statement of Compliance for subdivision	Confirmed by Hume City Council based on Hume Development Principles for Recreation and Communitiy Facilities
CI02	Dev.	Multi-purpose community facility - construction. 0.7ha site with 1050sqm building.	\$-	\$4,411,000	\$4,411,000	Statement of Compliance for subdivision	As above
CI03	Dev.	Activity Centre 4 (Highlands North) - proportional contribution.	\$-	\$6,649,000	\$6,649,000	Statement of Compliance for subdivision	As above
CI04	Dev.	Activity Centre 1 (Highlands South) - proportional contribution.	\$-	\$6,649,000	\$6,649,000	Statement of Compliance for subdivision	As above
CI05	Dev.	Regional active sporting reserves	\$-	\$30,000,000	\$30,000,000	Statement of Compliance for subdivision	As above
CI06	Com.	Library and Learning Centre	\$-	\$15,000,000	\$15,000,000	Statement of Compliance for subdivision	As above
Sub-Total			\$409,500	\$62,709,000	\$63,118,500		
OUTDOOR ACTIVE RECREATION							
AR01	Dev.	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.	\$-	\$3,000,000	\$3,000,000	Statement of Compliance for subdivision	Confirmed by Hume City Council based on Hume Development Principles for Recreation and Communitiy Facilities
AR02	Com.	North active playing field pavilion -construction.	\$-	\$650,000	\$650,000	Statement of Compliance for subdivision	As above
AR03	Dev.	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.	\$-	\$3,075,000	\$3,075,000	Statement of Compliance for subdivision	As above
AR04	Com.	Central active playing fields pavilion - construction.	\$-	\$1,100,000	\$1,100,000	Statement of Compliance for subdivision	As above
AR05	Dev.	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.	\$-	\$3,075,000	\$3,075,000	Statement of Compliance for subdivision	As above
AR06	Com.	Southern active playing fields pavilion - construction.	\$-	\$1,100,000	\$1,100,000	Statement of Compliance for subdivision	As above
Sub-Total			\$-	\$12,000,000	\$12,000,000		
TOTAL			\$14,652,100	\$79,879,000	\$94,531,100		

Table 4: Calculation of Costs

DCP Project Number	Infrastructure Category	Description	Estimated Land Cost	Estimated Land Cost (Growth Areas Infrastructure Contribution)	Estimated Construction Cost	Total Project Cost	Estimated Internal Usage %	Estimated External Usage %	Total Cost Attributable to DCP	Development Types Making Contribution	Number of Developable Hectares in MCA	Contribution per Net Developable Hectare
ROADS												
RD01	Dev.	Mount Ridley Road upgrade - construction to urban standard (interim cross-section standard for 1250m).	\$-	\$-	\$1,000,000	\$1,000,000	100%	0%	\$1,000,000	Residential	361.2	\$2,768.55
Sub-Total			\$-	\$-	\$1,000,000	\$1,000,000			\$1,000,000			
INTERSECTIONS												
RD02	Dev.	Intersection - Mount Ridley Road and north-south connector (roundabout).	\$-	\$-	\$1,170,000	\$1,170,000	100%	0%	\$1,170,000	Residential	361.2	\$3,239.20
RD03	Dev.	Intersection - Craigieburn Road and north-south connector road (signalised intersection).	\$-	\$-	\$3,000,000	\$3,000,000	100%	0%	\$3,000,000	Residential	361.2	\$8,305.65
Sub-Total			\$-	\$-	\$4,170,000	\$4,170,000			\$4,170,000			
UNENCUMBERED LOCAL ACTIVE OPEN SPACE												
OS01	Dev.	Northern Active playing field 1 - land acquisition (5ha)	\$2,050,000	\$400,000	\$-	\$2,450,000	100%	0%	\$2,450,000	Residential	361.2	\$6,782.95
OS02	Dev.	Central active playing field 2 - land acquisition (5.42ha)	\$2,840,000	\$433,600	\$-	\$3,273,600	100%	0%	\$3,273,600	Residential	361.2	\$9,063.12
OS03	Dev.	Land acquisition for active open space (Property 10 - 4.34ha)	\$4,233,200	\$347,200	\$-	\$4,580,400	100%	0%	\$4,580,400	Residential	361.2	\$12,681.06
OS04	Dev.	Southern Active Playing Field 3 - land acquisition (8.38ha)	\$3,268,200	\$670,400	\$-	\$3,938,600	100%	0%	\$3,938,600	Residential	361.2	\$10,904.21
Sub-Total			\$12,391,400	\$1,851,200	\$-	\$14,242,600			\$14,242,600			
COMMUNITY & INDOOR RECREATION FACILITIES												
CI01	Dev.	Multi-purpose community facility - land acquisition (0.7ha)	\$353,500	\$56,000	\$-	\$409,500	100%	0%	\$409,500	Residential	361.2	\$1,133.72
CI02	Dev.	Multi-purpose community facility - construction.	\$-	\$-	\$4,411,000	\$4,411,000	100%	0%	\$4,411,000	Residential	361.2	\$12,212.07
CI03	Dev.	Activity Centre 4 (Highlands North)	\$-	\$-	\$6,649,000	\$6,649,000	54%	46%	\$3,590,460	Residential	361.2	\$9,940.37
CI04	Dev.	Activity Centre 1 (Highlands South)	\$-	\$-	\$6,649,000	\$6,649,000	54%	46%	\$3,590,460	Residential	361.2	\$9,940.37
CI05	Dev.	Regional active sporting reserves	\$-	\$-	\$30,000,000	\$30,000,000	8%	92%	\$2,400,000	Residential	361.2	\$6,644.52
CI06	Com.	Library and Learning Centre	\$-	\$-	\$15,000,000	\$15,000,000	7%	93%	\$1,050,000	Residential	361.2	\$2,906.98
Sub-Total			\$353,500	\$56,000	\$62,709,000	\$63,118,500			\$15,451,420			
OUTDOOR ACTIVE RECREATION												
AR01	Dev.	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.	\$-	\$-	\$3,000,000	\$3,000,000	42%	58%	\$1,260,000	Residential	361.2	\$3,488.37
AR02	Com.	North active playing field pavilion -construction.	\$-	\$-	\$650,000	\$650,000	42%	58%	\$273,000	Residential	361.2	\$755.81
AR03	Dev.	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.	\$-	\$-	\$3,075,000	\$3,075,000	100%	0%	\$3,075,000	Residential	361.2	\$8,513.29
AR04	Com.	Central active playing fields pavilion - construction.	\$-	\$-	\$1,100,000	\$1,100,000	100%	0%	\$1,100,000	Residential	361.2	\$3,045.40
AR05	Dev.	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.	\$-	\$-	\$3,075,000	\$3,075,000	100%	0%	\$3,075,000	Residential	361.2	\$8,513.29
AR06	Com.	Southern active playing fields pavilion - construction.	\$-	\$-	\$1,100,000	\$1,100,000	100%	0%	\$1,100,000	Residential	361.2	\$3,045.40
Sub-Total			\$-	\$-	\$12,000,000	\$12,000,000			\$9,883,000			
TOTAL			\$12,744,900	\$1,907,200	\$79,879,000	\$94,531,100			\$44,747,020			

Table 5: Schedule of Costs

DCP Project Number	Infrastructure Category	Project Description	Total Project Cost	Total Cost Recovered by DCP
ROADS				
RD01	Dev.	Mount Ridley Road upgrade - construction to urban standard (interim cross-section standard for 1250m).	\$1,000,000	\$1,000,000
Sub-Total			\$1,000,000	\$1,000,000
INTERSECTIONS				
RD02	Dev.	Intersection - Mount Ridley Road and north-south connector (roundabout).	\$1,170,000	\$1,170,000
RD03	Dev.	Intersection - Craigieburn Road and north-south connector road (signalised intersection).	\$3,000,000	\$3,000,000
Sub-Total			\$4,170,000	\$4,170,000
UNENCUMBERED LOCAL ACTIVE OPEN SPACE				
OS01	Dev.	Northern Active playing field 1 - land acquisition (5ha)	\$2,450,000	\$2,450,000
OS02	Dev.	Central active playing field 2 - land acquisition (5.42ha)	\$3,273,600	\$3,273,600
OS03	Dev.	Land acquisition for active open space (Property 10 - 4.34ha)	\$4,580,400	\$4,580,400
OS04	Dev.	Southern Active Playing Field 3 - land acquisition (8.38ha)	\$3,938,600	\$3,938,600
Sub-Total			\$14,242,600	\$14,242,600
COMMUNITY & INDOOR RECREATION FACILITIES				
CI01	Dev.	Multi-purpose community facility - land acquisition (0.7ha)	\$409,500	\$409,500
CI02	Dev.	Multi-purpose community facility - construction. 0.7ha site with 1050sqm building.	\$4,411,000	\$4,411,000
CI03	Dev.	Activity Centre 4 (Highlands North) - proportional contribution.	\$6,649,000	\$3,590,460
CI04	Dev.	Activity Centre 1 (Highlands South) - proportional contribution.	\$6,649,000	\$3,590,460
CI05	Dev.	Regional active sporting reserves	\$30,000,000	\$2,400,000
CI06	Com.	Library and Learning Centre	\$15,000,000	\$1,050,000
Sub-Total			\$63,118,500	\$15,451,420
OUTDOOR ACTIVE RECREATION				
AR01	Dev.	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.	\$3,000,000	\$1,260,000
AR02	Com.	North active playing field pavilion -construction.	\$650,000	\$273,000
AR03	Dev.	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.	\$3,075,000	\$3,075,000
AR04	Com.	Central active playing fields pavilion - construction.	\$1,100,000	\$1,100,000
AR05	Dev.	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.	\$3,075,000	\$3,075,000
AR06	Com.	Southern active playing fields pavilion - construction.	\$1,100,000	\$1,100,000
Sub-Total			\$12,000,000	\$9,883,000
TOTAL			\$94,531,100	\$44,747,020

Table 6: Summary of Charges

DCP Project Number	Infrastructure Category	Description	Residential Development Infrastructure Levy Per Net Developable Hectare	Community Infrastructure Levy	Non-Government Education Development Infrastructure per Net Developable Hectare
ROADS					
RD01	Dev.	Mount Ridley Road upgrade - construction to urban standard (interim cross-section standard for 1250m).	\$2,768.55	\$-	\$692.14
Sub-Total			\$2,768.55	\$-	\$692.14
INTERSECTIONS					
RD02	Dev.	Intersection - Mount Ridley Road and north-south connector (roundabout).	\$3,239.20	\$-	\$809.80
RD03	Dev.	Intersection - Craigieburn Road and north-south connector road (signalised intersection).	\$8,305.65	\$-	\$2,076.41
Sub-Total			\$11,544.85	\$-	\$2,886.21
UNENCUMBERED LOCAL ACTIVE OPEN SPACE					
OS01	Dev.	Northern Active playing field 1 - land acquisition (5ha)	\$6,782.95	\$-	\$-
OS02	Dev.	Central active playing field 2 - land acquisition (5.420ha)	\$9,063.12	\$-	\$-
OS03	Dev.	Land acquisition for active open space (Property 10 - 4.34ha)	\$12,681.06	\$-	\$-
OS04	Dev.	Southern Active Playing Field 3 - land acquisition (8.38ha)	\$10,904.21	\$-	\$-
Sub-Total			\$39,431.34	\$-	\$-
COMMUNITY & INDOOR RECREATION FACILITIES					
CI01	Dev.	Multi-purpose community facility - land acquisition (0.7ha)	\$1,133.72	\$-	\$-
CI02	Dev.	Multi-purpose community facility - construction. 0.7ha site with 1050sqm building.	\$12,212.07	\$-	\$-
CI03	Dev.	Activity Centre 4 (Highlands North) - proportional contribution.	\$9,940.37	\$-	\$-
CI04	Dev.	Activity Centre 1 (Highlands South) - proportional contribution.	\$9,940.37	\$-	\$-
CI05	Dev.	Regional active sporting reserves	\$6,644.52	\$-	\$-
CI06	Com.	Library and Learning Centre		\$2,906.98	\$-
Sub-Total			\$39,871.04	\$2,906.98	\$-
OUTDOOR ACTIVE RECREATION					
AR01	Dev.	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.	\$3,488.37	\$-	\$-
AR02	Com.	North active playing field pavilion -construction.		\$755.81	
AR03	Dev.	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.	\$8,513.29	\$-	\$-
AR04	Com.	Central active playing fields pavilion - construction.		\$3,045.40	\$-
AR05	Dev.	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.	\$8,513.29	\$-	\$-
AR06	Com.	Southern active playing fields pavilion - construction.		\$3,045.40	
Sub-Total			\$20,514.95	\$6,846.61	\$-
TOTAL			\$114,130.73	\$9,753.59	\$3,578.35

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 Administration of the DCP

This section clearly sets how the Development Contributions Plan will be administered and includes the timing of payment, provision of works and land in kind and how the Development Contributions Plan fund will be managed in terms of reporting, indexation and review periods.

The Craigieburn R2 Precinct Structure Plan Development Contributions Plan Development Infrastructure Levy applies to subdivision and/or development of land.

The Craigieburn R2 Precinct Structure Plan Development Contributions Plan Community Infrastructure Levy applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

3.1.1 Payment of Contribution Levies and Timing

Development Infrastructure

For subdivision of land

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

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

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

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid in respect of the land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development Contributions Plan for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (for example: development includes buildings, car park, access ways, landscaping and ancillary components). The Collecting

Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.

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

Where no planning permit is required

The following requirements apply where no planning permit is required.

The land may only be used and developed subject to the following requirements being met.

Unless some other arrangement has been agreed to by Collecting Agency in a section 173 agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this approved Development Contribution Plan for the land.

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

Community Infrastructure

Contributions relating to community infrastructure are to be made by the home-builder prior to issue of a Building Permit. However, development proponents are encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders.

Levies for 'residential buildings' will be calculated at the rate for a single dwelling. In all other forms of accommodation, the dwelling is the individual unit (such as each dwelling in a residential village, retirement village, serviced apartment and so on) 'corrective institutions' are exempt.

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this development contributions plan was first incorporated into the Hume Planning Scheme through Amendment C120.

3.1.2 Works in kind

Works may be constructed in-lieu of a cash contribution on some projects. This is only possible where the arrangement has been approved in writing by the Collecting Agency.

As outlined in Section 3.1.1, payment of development contributions is to be made in cash.

Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the written agreement of the Collecting Agency. In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

- Only works or land identified in the Development Contributions Plan can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the Development Contributions Plan unless agreed between the Collecting Agency and the development proponent;
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the Development Contributions Plan unless agreed by the Collecting Agency and the development proponent;
- The construction of works must be completed to the satisfaction of the Collecting Agency; and
- There is no additional financial impact on the Development Contributions Plan.

Where the Collecting Agency agrees that works are to be provided by a development proponent in lieu of cash contributions:

- The credit for the works provided shall equal the value identified in the Development Contributions Plan, taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the development proponent; and
- The development proponent will not be required to make cash payments for contributions until the agreed value of any credits for the provision of agreed works-in-kind are exhausted/balanced.

3.1.3 Credit for over provision

Where the Collection Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the Development Contributions Plan for the individual project (in accordance with the per hectare charge as set out in Table 6).

In such a case the developer may be entitled to credits against other projects in the Development Contributions Plan to the extent that they "over contributed". Alternatively, a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project.

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

3.1.4 Open Space Provision

This DCP does not provide for passive local open space. Local passive open space is dealt with under clause 52.01 of the Hume planning scheme.

Unencumbered local active open space must be provided as required in accordance with the Craigieburn R2 Development Contribution Plan. A direct provision model for the delivery of unencumbered local active open space is encouraged in lieu of cash where the Craigieburn R2 PSP and/or the Craigieburn R2 DCP shows a property with active open space/playing fields.

3.1.5 Funds Administration

The administration of the contributions made under the Development Contributions Plan will be transparent and development contributions charges will be held until required for provision of the item. Details of funds received and expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Planning and Environment Act 1987.

The administration of contributions made under the Development Contributions Plan will be transparent and demonstrate: -

- the amount and timing of funds collected;
- the source of the funds collected;
- the amount and timing of expenditure on specific projects;
- the project on which the expenditure was made;
- the account balances for individual projects; and
- clearly show any pooling of funds to deliver specific projects where applicable.

The Collecting Agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this Development Contributions Plan.

The Collecting Agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in this Development Contributions Plan, as required under Section 46QB(2) of the Planning and Environment Act, 1987.

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

3.1.6 Construction and Land Value Costs and Indexation

The capital costs for all infrastructure projects shown in this plan are in October 2009 dollars. The cost of land acquisition projects in this plan is shown in August 2010 dollars. The cost of items will be indexed as set out below.

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

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

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

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

3.1.7 Development Contributions Plan Review Period

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

This Development Contributions Plan commenced on the date when it was first incorporated into the Hume Planning Scheme through Amendment C120 to the Hume Planning Scheme.

This Development Contributions Plan will end when development within the Development Contributions Plan area is complete, which is projected to be 2025 and when the Development Contributions Plan is removed from the Planning Scheme.

The Development Contributions Plan is expected to be revised and updated every 5 years (or more if required). This will require an amendment to the Hume Planning Scheme to replace this document with an alternative, revised document. This review is anticipated to include:

- Update any aspect of the plan which is required.
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger.
- Review of estimated net developable area (this will also be required if the Precinct Structure Plan is subject to a substantive amendment).
- Review of land values for land to be purchased through the plan.
- Land values are reviewed annually through 3.1.6

Sections 12(1)(c) and 12B of the Planning and Environment Act 1987 create powers which a Council, acting as a planning authority, can use to review a planning scheme. Should COuncil see fit, they may review and amend this plan in relation to relevant matters affecting the operation this plan under those powers at any time.

3.1.8 Collecting agency (Agency responsible for collecting infrastructure levy)

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

3.1.9 Development Agency (Agency Responsible for Works)

Hume City Council is the Development Agency and is responsible for the provision of the works funded. In the future the Development Agency for several road and intersection infrastructure projects may change from Hume City Council to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

3.2 Implementation Strategy

This section provides further details regarding how the Collecting Agency intends to implement the Development Contributions Plan. In particular this section clearly identifies the rationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the Development Contributions Plan to all parties.

3.2.1 Rationale for the Implementation Strategy

This Implementation Strategy has been incorporated into the Development Contributions Plan to provide certainty to both the Collecting Agency and development proponent. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collection Agency, Development Agency, development proponent and future community. The implementation strategy has been formulated by:

- assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items);
- having regard to the development context;
- assessing the need for finance requirements – upfront financing and pooling of funds;
- agreeing the land value and indexing it appropriately (where possible);
- seeking direct delivery of infrastructure and land by development proponents where appropriate;

- identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the Development Contributions Plan to ensure that it will delivered as intended; and
- provision of adequate resources to administer the Development Contributions Plan.

3.2.2 Items identified as suitable to be provided in kind

The purpose of this section is to provide certainty in terms of which infrastructure items can be provided by developers, the value of the credit that the developer will receive and the method by which the developer will be reimbursed for these credits. By allowing developers to provide infrastructure at set credits reduces the funding risk to the Collecting Agency, while developers are given greater flexibility, certainty and control over the roll-out of infrastructure within their development area.

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

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

3.2.3 Preferred implementation mechanisms

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

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

project delivery with development proponents prior to development commencing or early in the development process.

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

DCP Project No.	Description	Candidates for Works In Kind
RD01	Mount Ridley Road upgrade - construction to urban standard (interim cross-section standard for 1250m).	Yes
RD02	Intersection - Mount Ridley Road and north-south arterial (roundabout).	Yes
RD03	Intersection - Craigieburn Road and north-south connector road (signalised intersection).	Yes
OS01	Northern Active playing field 1 - land acquisition (5ha at \$575k/ha)	Yes
OS02	Central active playing field 2 - land acquisition (5.16ha at \$575k/ha)	Yes
OS03	Land acquisition for active open space (Property 10 - 4.335ha at \$1,038m/ha)	Yes
OS04	Southern Active Playing Field 3 - land acquisition (8.56ha at \$450k/ha)	Yes
CI01	Multi-purpose community facility - land acquisition (0.7ha at \$575k/ha).	Yes
CI02	Multi-purpose community facility - construction. 0.7ha site with 1050sqm building.	Yes
CI03	Activity Centre 4 (Highlands North) - proportional contribution.	No
CI04	Activity Centre 1 (Highlands South) - proportional contribution.	No
CI05	Regional active sporting reserves	No
CI06	Library and Learning Centre	No
AR01	North active playing field -construction. 16 tennis courts, 3 netball courts, landscaping, car parking and civil works.	Yes
AR02	North active playing field pavilion -construction.	Yes
AR03	Central active playing fields - construction. 2 football/cricket ovals, landscaping, car parking, irrigation and civil works.	Yes
AR04	Central active playing fields pavilion - construction.	Yes
AR05	Southern active playing fields - 3-4 soccer fields, landscaping, car parking, irrigation and civil works.	Yes
AR06	Southern active playing fields pavilion - construction.	Yes

4.0 OTHER INFORMATION

4.1 Acronyms

AHD	Australian Height Datum
CAD	Central Activities District
CBD	Central Business District
DIL	Development Infrastructure Levy
DSE	Department of Sustainability & Environment
ECV	Environmental Conservation Value
GAA	Growth Areas Authority
GDA	Gross Developable Area
Ha	Hectare
HO	Heritage Overlay
MSS	Municipal Strategic Statement
NAC	Neighbourhood Activity Centre
NDA	Net Developable Area
NDHa	Net Developable Hectare
NGO	Non Government Organisation
PAC	Principle Activity Centre
PPTN	Principle Public Transport Network
PSP	Precinct Structure Plan
P-6	State School Prep to Year 6
P-12	State School Prep to Year 12
Sq m	Square Metres
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone

4.2 Glossary

Activity Centre

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

Arterial Road

A higher order road providing for moderate to high volumes at relatively high speeds typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All arterials are managed by the State Government.

Co-location

Adjoining land uses to enable complementary programs, activities and services and shared use of resources and facilities. For example, the co-location of schools and active open space.

Community Facilities

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

Connector Street

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed by the relevant local council (See Table C1 in clause 56).

Conventional Density Housing

Housing with an average density of 10 to 15 dwellings per net developable hectare.

Development Contributions Plan

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

Encumbered Land

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields).

Freeway

A high speed and high volume road with the highest level of access control and typically used for longer distance journeys across the metropolitan area and country Victoria. All freeways are managed by VicRoads.

Growth Area

Areas on the fringe of metropolitan Melbourne around major regional transport corridors that are designated for large-scale change, over many years from rural to urban use. Melbourne has five growth areas called Casey-Cardinia; Hume; Melton-Caroline Springs; Whittlesea and Wyndham.

Growth Area Framework Plan

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

Housing Density (Net)

The number of houses divided by net developable area

Linear Open Space Network

Corridors of open space, mainly along waterways that link together forming a network.

Land Budget Table

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

Lot

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

Major Activity Centre

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

Major Employment Area

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

Native Vegetation

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Net Developable Area

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area.

Passive Open Space

Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

Precinct Structure Plan

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

Principal Public Transport Network

A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus routes.

Public Open Space

Land that is set aside in the precinct structure plan for public recreation or public resort; or as parklands; or for similar purposes. Incorporates active and passive open space.

Urban Growth Boundary

A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development.

Urban Growth Zone

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land; (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; (3) to reduce the number of development approvals needed in areas where an agreed plan is in place; and (4) to safeguard non-urban land from use and development that could prejudice its future urban development



Growth Areas Authority Level 29, 35 Collins Street MELBOURNE VIC 3000
www.gaa.vic.gov.au

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