



Melton North Precinct Structure Plan DEVELOPMENT CONTRIBUTIONS PLAN

MAY 2010 (Amended June 2017)

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	May 2010	C83	N/A
2	June 2017	GC75	Incorporate changes associated with Community Infrastructure Levy (CIL) increase.

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INTRODUCTION

This Development Contributions Plan (DCP) has been developed to support the provision of certain specified works, services and facilities to be used by the future community of Melton North which is generally covered by the Melton North Precinct Structure Plan in the Melton-Caroline Springs Growth Area (Refer to Plan 1 for location). The Melton North Precinct will require a range of physical and social infrastructure as part of the development of the area.

Not all of this infrastructure will be funded through this DCP. This infrastructure is provided through a number of mechanisms including:

- Subdivision construction works by developers
- Development contributions (community infrastructure levy and development infrastructure levy)
- Utility service provider contributions
- Capital works projects by Council, state government agencies and community groups.

This DCP requires the payment of levies to ensure that the infrastructure specified in this plan is funded to enable Melton Shire Council to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the precinct. The full range of infrastructure identified in the Melton North Precinct Structure Plan will only be delivered if the lower order infrastructure items are provided by those developing the land through the imposition of planning permit conditions. Decisions have been made about the type of infrastructure which will be funded by this DCP. These decisions are in line with the Ministerial Direction for Development Contributions.

This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government Development Contributions Guidelines (2003).

Development Contributions Plan structure

This document comprises four parts.

PART ONE

Part 1 clearly explains the strategic basis for the Development Contributions Plan. It includes information about the Melton North 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 costs apportioned.



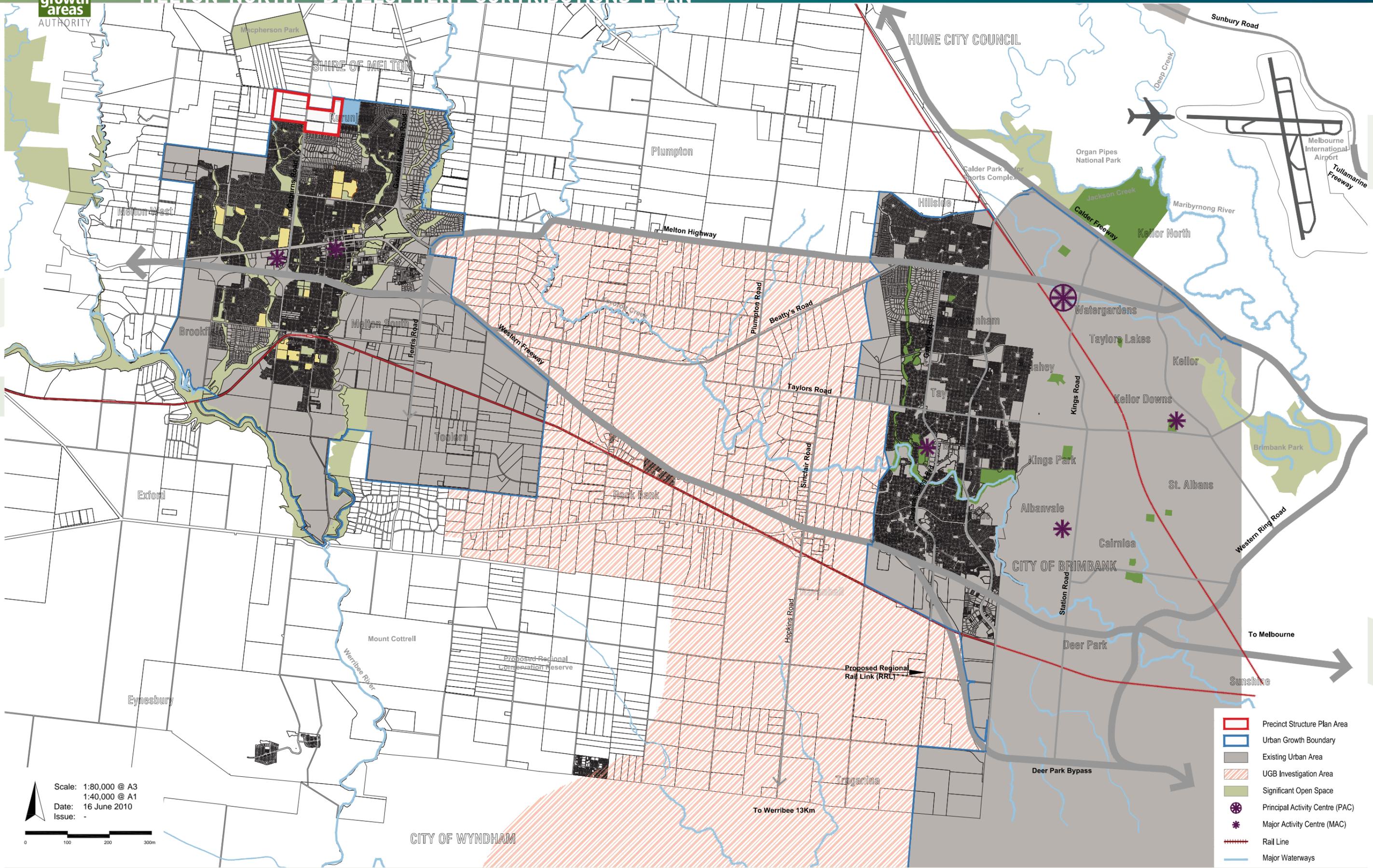
PART THREE

Part 3 focuses on administration and implementation of the Development Contributions Plan.



PART FOUR

Provides other information.



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- Precinct Structure Plan Area
- Urban Growth Boundary
- Existing Urban Area
- UGB Investigation Area
- Significant Open Space
- ⊗ Principal Activity Centre (PAC)
- ✱ Major Activity Centre (MAC)
- Rail Line
- Major Waterways

1.0 STRATEGIC BASIS

The strategic basis for this DCP is established by the State and Local Planning Policy Framework of the Melton Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Melton North 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, are 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 such as the regional open space networks, the location of public transport networks, freeways and arterial roads.

The Melton North Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the DCP area.

1.1 PLANNING AND ENVIRONMENT ACT 1987

This DCP 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 Melton Planning Scheme as well as Victorian Government Guidelines.

This DCP 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 Melton Planning Scheme pursuant to section 46I of the Act and is an incorporated document under Clause 81 of the Melton Planning Scheme.



- Precinct Structure Plan Area
- Conventional Residential
- Medium Density Residential
- Business (Retail / Commercial)
- Community Facilities
- Unencumbered Passive Open Space
- Floodway Zone/Retarding Basin
- Waterway/Drainage
- Active Open Space/Playing Fields
- Regional Open Space
- Existing Urban Area
- Property boundary
- Connector Road
- Local Arterial Road
- Optus Tower
- Future Road Connection
- Indicative location of connection to Minns Road

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Date: 09 February 2010
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1.2 PRECINCT STRUCTURE PLAN

The precinct is located at the northern edge of the Melton Township.

The precinct is expected to grow by approximately 4000 people, accommodated in approximately 1300 dwellings at an average of 15 dwellings per net developable hectare.

The Melton North 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, an activity centre and residential neighbourhoods. (Refer to Plan 2).

The need for the infrastructure has been determined according to the anticipated development scenario for Melton North as described in the Melton North Precinct Structure Plan. The Development Contributions Plan is derived 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. 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 this DCP applies to approximately 106 hectares of land shown in Plan 3. The area is also shown in the relevant Development Contributions Plan Overlay in the Melton Planning Scheme.

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

In selecting items to be funded under this DCP, 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 Melton North 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. Furthermore, items of local infrastructure which are normally funded by developers as part of the normal subdivisions process are not funded under this DCP. This includes, for example, items such as subdivisional drainage and local roads, parts of the connector road network, intersections between local roads and higher order roads. These items must continue to be required by planning permit conditions as they are not funded by this DCP.

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

Items have been included in this DCP if they will be used to some extent by the future community of an area. New development does not have to trigger the need for the infrastructure 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 DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Melton North Precinct Structure Plan area. The cost apportionment methodology adopted in this DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item.

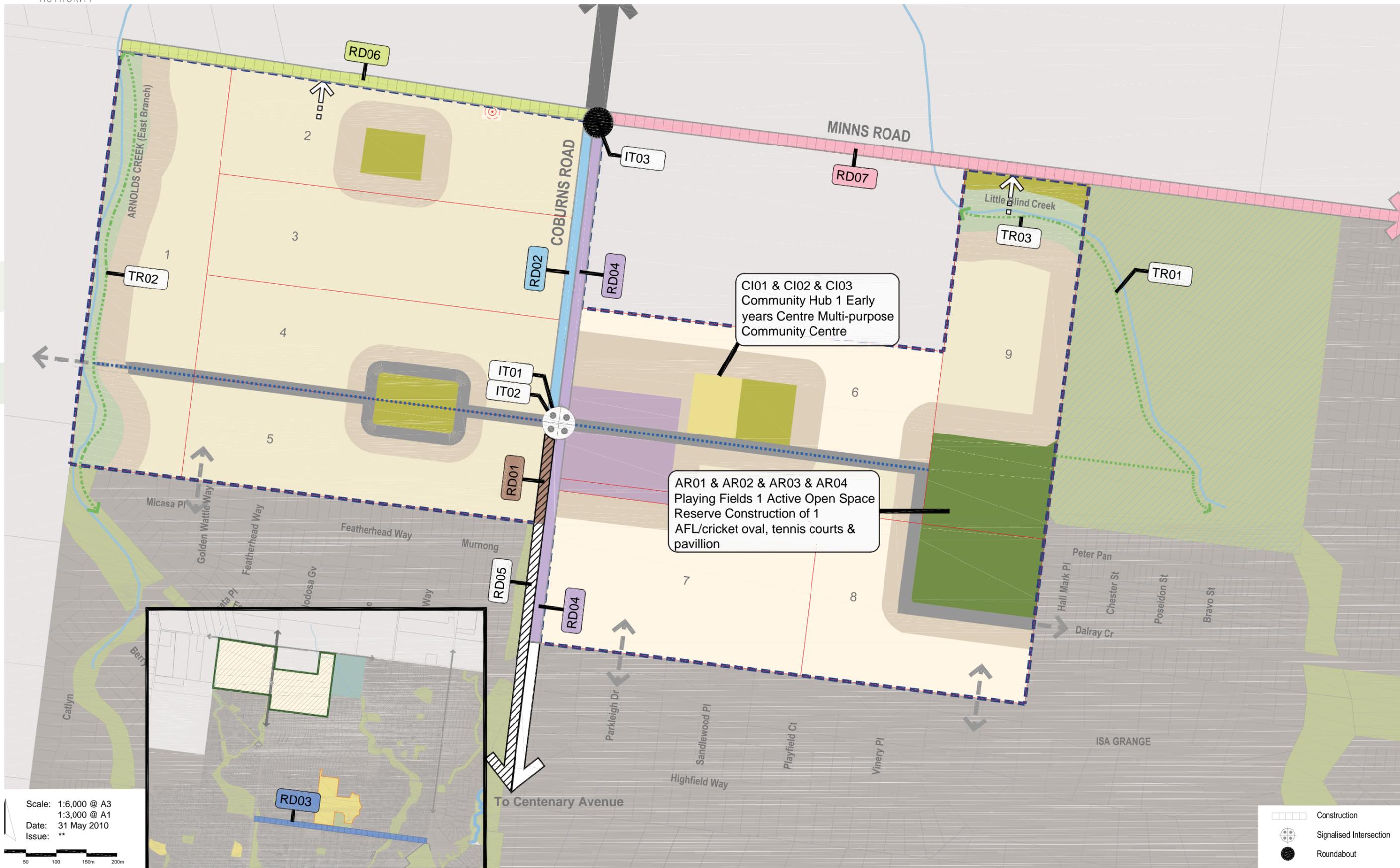
The items that have been included in this DCP all have the following characteristics:

- 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 Melton North Precinct Structure Plan; and
- they involve capital expenditure not recurrent expenditure.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The items listed below are not included in the DCP, as they are not considered to be higher order items. They must be provided by developers as a matter of course usually by the imposition of planning permit conditions:

- All internal streets and connector streets and associated traffic management measures, excluding those specifically funded by the DCP.
- 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 Melton North Precinct Structure Plan
- Council's plan checking and supervision costs
- Bus stops.



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Date: 31 May 2010
Issue: **



- Construction
- Signalled Intersection
- Roundabout

plan 3

development contribution plan projects
melton north development contributions plan

1.5 INFRASTRUCTURE PROJECTS

1.5.1 TRANSPORT

The key transport related projects within the DCP are derived from the transport network depicted in Plan 2 which is based on the Melton North Local Structure Plan and Transport Strategy (Cardno Grogan Richards, July 2009).

The transport projects comprise of three categories:

- road construction and duplication
- land requirements for roads; and
- construction of major controlled intersections.

The road and intersection projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
RD01	Coburns Road Reserve Widening - Land (along western side of existing road). Increase current reservation from 20 to 34m to allow for future duplication between southern boundary of western side of PSP to (internal) east-west collector road.
RD02	Coburns Road Reserve Widening - Land (along western side of existing road). Increase current reservation from 20 to 34m to allow for future duplication between (internal) east-west collector road and Minns Road.
RD03	Centenary Avenue duplication from Coburns Road to Gisborne-Melton Road.
RD04	Coburns Road upgrade (from rural to urban standard) and duplication between southern boundary of PSP and Minns Road.
RD05	Coburns Road duplication between Centenary Avenue and (internal) east-west collector road.
RD06	Construction (rural standard) of Minns Road between the western end of the precinct and Coburns Road (793 metres).
RD07	Construction (rural standard) of Minns Road from Coburns Road for a distance of 1,225m in an easterly direction.
IT01	Coburns Road and (internal) east-west connector: Traffic Signals
IT02	Coburns Road and (internal) east-west connector: Intersection
IT03	Minns Road and Coburns Road: Roundabout

1.5.2 COMMUNITY FACILITIES

The needs analysis undertaken by the Shire of Melton determined the requirement for a range of community facilities. These are illustrated in Plan 2.

The community and indoor facility projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI01	0.8 hectares of land for community centre
CI02	Construction of the maternal child health and kindergarten components of the multipurpose community centre.
CI03	Construction of the community room components of multipurpose community centre.

1.5.3 ACTIVE RECREATION

The analysis reference undertaken by the Shire of Melton determined a number of facilities required to be built on the active open space to meet the needs of the future community, refer Plan 6.

The active recreation projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR01	Land (5.82ha) for active open space to accommodate 1 senior AFL oval or cricket pitch, tennis courts, pavilion and associated facilities
AR02	Construction of district open space: 1 cricket oval/AFL oval including landscaping paths and car parking.
AR03	Construction of pavilion to serve active playing fields and associated facilities
AR04	Construction of 2 tennis courts on concrete base and synthetic surface.
TR01	Off-road trail (2.5m wide x 742m length) connection from the eastern boundary of the precinct (adjacent to the Active Open Space Reserve) through the adjacent land to Little Blind Creek (located outside the precinct) then along Little Blind Creek returning to the eastern boundary of the precinct.
TR02	Off-road trail (2.5m wide x 796m length) along Arnolds Creek (East Branch) within and to the south of the precinct.
TR03	Off-road trail (2.5m wide x 211m length) along Little Blind Creek within precinct.

1.5.4 STRATEGIC PLANNING

Funding for the preparation of the Precinct Structure Plan and Development Contributions Plan was made available up front by the Council. This funding of \$200,000 has been included in the DCP so that the burden of providing advance funding is shared equally over the area benefiting from the project which is covered by this DCP.

1.5.5 PROJECT TIMING

Each item of infrastructure funded by the DCP has an indicative timing provision trigger specified in Table 3. The timing of the provision of the items in this DCP is consistent with information available at the time that the DCP was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Melton 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.

1.5.6 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

Amended by GC75

In accordance with the *Planning and Environment Act 1987* and the *Secton 46M Ministerial Direction, Development Contributions Plans*, this DCP makes a distinction between "development" and "community" infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

For 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 GC75

Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If 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.

The 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 NUMBER	PROJECT DESCRIPTION
CI03	Construction of the community room components of multipurpose community centre.
AR03	Construction of pavilion to serve active playing fields and associated facilities

All other infrastructure projects are in the development infrastructure category. Contributions relating to development infrastructure are to be made by developers generally at the time of subdivision or otherwise as specified in this DCP.



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1:3,000 @ A1
Date: 09 February 2010
Issue: **



- Precinct Structure Plan Area
- Conventional Residential
- Medium Density Residential
- Unencumbered Passive Open Space
- Property boundary
- Local Arterial Road
- Connector Road
- Optus Tower

2.0 CALCULATION OF CONTRIBUTIONS

Part 2 describes 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 4);
- Identification and allowance for external use (refer Table 4);
- Cost apportionment (refer Table 4);
- Identification of development types required to pay the levy (refer Table 4).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

Contributions are payable on each hectare of the Net Developable Area. The following section sets out how Net Developable Area is calculated, and provides a detailed land budget for every property within the DCP area.

2.1.2 NET DEVELOPABLE AREA

For the purposes of this DCP Net Developable Area is 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. It does not include land for community facilities, government schools and educational facilities, open space (excepting small local parks), encumbered land and arterial roads.

The Net Developable Area for the DCP is shown in Tables 1 and 2 overleaf with reference to Plan 4 opposite.

2.1.3 LAND BUDGET AND DEMAND UNITS

Table 1 provides a detailed land budget for the entire DCP area. The land budget for each relevant land holding is in Table 2.

The resulting Net Developable Hectares is the area comprising the “demand units”. This is the basis upon which the development contribution levies are calculated and payable. One Net Developable Hectare equals one Demand Unit.

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 5. The costs are expressed in 1 January 2009 dollars for land and 1 July 2009 for construction costs. These will be

adjusted annually in accordance with the methods specified in Section 3.1.6 and 3.1.7.

Valuation of Land

The cost of each land project was determined (that is to say estimated) by a land valuer appointed by Melton Shire Council based on a compensation based valuation principles to determine the current market value of the land.

Calculation of Construction Costs

Road, intersection and shared path construction costs have been estimated by Cardno Grogan Richards with input from Melton Shire Council (detailed project cost sheets can be obtained from the Melton Shire Council).

Sports field and community building construction costs have been estimated by Melton Shire Council.

2.2.2 MAIN CATCHMENT AREA

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. In this DCP the MCA is the same as the DCP area.

The “per net developable hectare” contribution will not and must not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of Net Developable Area set out in the detailed Land Budget in Table 2.

2.2.3 EXTERNAL USE

The strategic planning undertaken has determined the allowance for use by populations external to the MCA for specific projects. 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 Table 4).

2.2.4 COST APPORTIONMENT

This DCP 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 DCP 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

ensures that 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 DCP calculates the amount 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) demand units within its catchment, then aggregated for all items used by a new development.

If a new development is not in the catchment for a particular item, it does not pay towards the cost of that item. The balance of the cost of the items not recovered under this DCP will be funded from alternative sources.

2.2.5 TOTAL CONTRIBUTIONS PAYABLE BY MCA AND DEVELOPMENT TYPE

The final column in Table 6 provides the dollar contribution per Net Developable Hectare for the respective infrastructure items and in total.

Table 1: Summary Land Use Budget

DESCRIPTION			
	Hectares	% of Total Area	% of NDA
TOTAL PRECINCT AREA (ha)	105.94	100.0%	
TRANSPORT			
4 Lane Arterial Roads	2.29	2.16%	2.57%
Sub-total	2.29	2.16%	2.57%
COMMUNITY FACILITIES			
Community Services Facilities	0.80	0.75%	0.90%
Sub-total	0.80	0.75%	0.90%
OPEN SPACE			
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Waterway / Drainage Line / Wetland / retarding	4.53	4.27%	5.08%
Sub-total	4.53	4.27%	5.08%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	5.82	5.5%	6.53%
Passive Open Space	3.37	3.2%	3.78%
Sub-total	9.19	8.7%	10.32%
TOTALS OPEN SPACE	13.71	12.9%	15.40%
OTHER			
Optus telecommunications tower	0.07	0.07%	0.08%
Sub-total	0.07	0.07%	0.08%
NET DEVELOPABLE AREA (NDA) ha	89.07	84.08%	

Table 2: Property Specific land use budgets

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY		ENCUMBERED LAND AVAILABLE FOR RECREATION				UNENCUMBERED LAND FOR RECREATION		OTHER	TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE	EQUIV LAND AREA
		6 LANE ARTERIAL ROAD / WIDENING	4 LANE ARTERIAL ROAD / WIDENING	RAILWAY RESERVATION	COMMUNITY FACILITIES	GOVERNMENT SCHOOLS	POWER EASEMENT	GAS EASEMENTS	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	CONSERVATION AREAS	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	OTHER - OPTUS		NET DEVRT AREA % OF PRECINCT	ACTIVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %			
AREA 1																					
Property 1	12.74								3.07					9.67	75.91%	0.00%	0.00%	0.00%	3.78%	-3.78%	-0.366
Property 2	10.16		0.22									0.75	0.07	9.13	89.80%	0.00%	8.20%	8.20%	3.78%	4.42%	0.403
Property 3	10.15		0.24											9.91	97.63%	0.00%	0.00%	0.00%	3.78%	-3.78%	-0.374
Property 4	10.12		0.23											9.29	91.78%	0.00%	6.48%	6.48%	3.78%	2.70%	0.251
Property 5	10.14		0.24											9.36	92.29%	0.00%	5.79%	5.79%	3.78%	2.01%	0.188
Property 6	17.14				0.80									15.45	90.12%	0.00%	5.79%	5.79%	3.78%	2.01%	0.310
Property 7	10.99													10.99	100.00%	0.00%	0.00%	0.00%	3.78%	-3.78%	-0.416
Property 8	11.06											2.69		8.37	75.69%	32.11%	0.00%	32.11%	3.78%	-3.78%	-0.317
Property 9	12.07								1.46			3.13	0.58	6.90	57.16%	45.37%	8.43%	53.80%	3.78%	4.65%	0.321
Sub-total	104.58	0.00	0.93	0.00	0.80	0.00	0.00	0.00	4.53	0.00	5.82	3.37	0.07	89.07	85.17%	6.53%	3.78%	10.315%	3.78%	6.54%	0.001
Road Reserve 1	1.36		1.36											0.00	0.00%	0.00%	0.00%	0.00%			
Sub-total	1.36	0.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00%	0.00%	0.00%			
TOTAL PRECINCT	105.94	0.00	2.29	0.00	0.80	0.00	0.00	0.00	4.53	0.00	5.82	3.37	0.07	89.07	84.08%	6.53%	3.78%	10.32%			

* Passive Open Space contribution is made via Clause 52.01. Where a landowner owns contiguous land parcels within the precinct, the responsible authority may aggregate those contributions across the landholding.

Table 3: Project Details

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
ROADS								
RD01	Development	Coburns Road Reserve Widening – Land (along western side of existing road - 0.24ha). Increase current reservation from 20 to 34m to allow for future duplication between southern boundary of western side of PSP to (internal) east-west collector road.	\$84,000	\$0	\$84,000	All	At time of subdivision	Melton North Local Structure Plan and Transport Strategy, Cardno Grogan Richards, 23 July 2009 & Addendum 10 February 2010; Development Contribution Land Assessment, Urbis, February, 2010 and update June 2010
RD02	Development	Coburns Road Reserve Widening – Land (along western side of existing road - 0.69ha). Increase current reservation from 20 to 34m to allow for future duplication between (internal) east-west collector road and Minns Road.	\$241,500	\$0	\$241,500	All	At time of subdivision	As Above
RD03	Development	Centenary Avenue duplication from Coburns road to Gisborne-Melton Road	\$0	\$5,256,000	\$5,256,000	All	As required by traffic / access demand	Melton North Local Structure Plan and Transport Strategy, Cardno Grogan Richards, 23 July 2009 & Addendum 10 February 2010; Cost estimate provided by Melton Shire Council.
RD04	Development	Coburns Road upgrade (from rural to urban standard) between southern boundary of PSP (eastern side) and Minns Road	\$0	\$2,296,800	\$2,296,800	All	As required by traffic / access demand	As Above
RD05	Development	Coburns Road duplication between Centenary Avenue and (internal) east-west collector road.	\$0	\$3,815,894	\$3,815,894	All	As required by traffic / access demand	As Above
RD06	Development	Construction (rural standard, asphalt surface) of Minns Road between the western end of the precinct and Coburns Road (793 metres).	\$0	\$1,319,552	\$1,319,552	All	As required by traffic / access demand	As Above
RD07	Development	Construction (rural standard, spray seal surface) of Minns Road from Coburns Road for a distance of 1,225m in an easterly direction.	\$0	\$1,641,500	\$1,641,500	All	As required by traffic / access demand	As Above
SUB-TOTAL			\$325,500	\$14,329,746	\$14,655,246			
INTERSECTIONS								
IT01	Development	Coburns Road and east-west connector: Traffic Signals	\$0	\$300,000	\$300,000	All	As required by traffic / access demand	Melton North Local Structure Plan and Transport Strategy, Cardno Grogan Richards, 23 July 2009 & Addendum 10 February 2010;
IT02	Development	Coburns Road and east-west connector: Intersection	\$0	\$300,000	\$300,000	All	As required by traffic / access demand	As Above
IT03	Development	Minns Road and Coburns Road: Roundabout	\$0	\$350,000	\$350,000	All	As required by traffic / access demand	As Above
SUB-TOTAL			\$0	\$950,000	\$950,000			
ACTIVE RECREATION								
AR01	Development	Land for active open space (5.82ha) to accommodate 1 senior AFL oval or cricket pitch, tennis courts, pavilion and associated facilities	\$2,035,000	\$0	\$2,035,000	All	At time of subdivision	Planning for Social Infrastructure in Growth Areas, ASR, April 2008; Development Contribution Land Assessment, Urbis, February, 2010 and update June 2010
AR02	Development	Construction of district open space: 1 cricket oval/AFL oval including landscaping paths and car parking.	\$0	\$1,200,000	\$1,200,000	All	When population growth triggers requirement for additional facilities	Planning for Social Infrastructure in Growth Areas, ASR, April 2008
AR03	Community	Construction of pavilion to serve active playing fields and associated facilities	\$0	\$1,570,000	\$1,570,000	All	When population growth triggers requirement for additional facilities	As Above
AR04	Development	Construction of 2 tennis courts on concrete base and synthetic surface.	\$0	\$194,040	\$194,040	All	When population growth triggers requirement for additional facilities	As Above
SUB-TOTAL			\$2,035,000	\$2,964,040	\$4,999,040			
COMMUNITY & INDOOR RECREATION FACILITIES								
CI01	Development	0.8 hectares of land for community centre	\$280,000	\$0	\$280,000	All	No later than 200 occupied dwellings in the precinct	Planning for Social Infrastructure in Growth Areas, ASR, April 2008; Development Contribution Land Assessment, Urbis, February, 2010 and update June 2010
CI02	Development	Construction of the maternal child health and kindergarten components of the multipurpose community centre.	\$0	\$2,700,000	\$2,700,000	All	No later than 200 occupied dwellings in the precinct	Planning for Social Infrastructure in Growth Areas, ASR, April 2008
CI03	Community	Construction of the community room components of multipurpose community centre.	\$0	\$1,800,000	\$1,800,000	All	No later than 200 occupied dwellings in the precinct	As Above
SUB-TOTAL			\$280,000	\$4,500,000	\$4,780,000			

Table 3: Project Details (continued)

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
OFF-ROAD PEDESTRIAN & CYCLE TRAILS								
TR01	Development	Off-road trail (2.5m wide x 742m length) connection from the eastern boundary of the precinct (adjacent to the Active Open Space Reserve) through the biosite to Little Blind Creek (located outside the precinct) then along Little Blind Creek returning to the eastern boundary of the precinct.	\$0	\$139,125	\$139,125	All	As required by access demand	<i>Melton North Development Contributions Plan</i> prepared for Melton Shire Council by Urban Enterprise, March, 2009
TR02	Development	Off-road trail (2.5m wide x 796m length) along Arnolds Creek (East Branch) within and to the south of the precinct.	\$0	\$149,250	\$149,250	All	As required by access demand	As Above
TR03	Development	Off-road trail (2.5m wide x 211m length) along Little Blind Creek within precinct.	\$0	\$39,563	\$39,563	All	As required by access demand	As Above
SUB-TOTAL			\$0	\$327,938	\$327,938			
STRUCTURE PLANNING								
PL01	Development	Preparation of structure plan – cost to Council	\$0	\$200,000	\$200,000	All	Not applicable	Not applicable
SUB-TOTAL			\$0	\$200,000	\$200,000			
TOTAL			\$2,640,500	\$23,271,724	\$25,912,224			

Table 4: Calculation of Costs

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
ROADS										
RD01	Development	Coburns Road Reserve Widening – Land (along western side of existing road - 0.24ha). Increase current reservation from 20 to 34m to allow for future duplication between southern boundary of western side of PSP to (internal) east-west collector road.	\$84,000	\$0	\$84,000	53%	\$39,480	All	89.07	\$443.25
RD02	Development	Coburns Road Reserve Widening – Land (along western side of existing road - 0.69ha). Increase current reservation from 20 to 34m to allow for future duplication between (internal) east-west collector road and Minns Road.	\$241,500	\$0	\$241,500	46%	\$130,410	All	89.07	\$1,464.13
RD03	Development	Centenary Avenue duplication from Coburns road to Gisborne-Melton Road	\$0	\$5,256,000	\$5,256,000	90%	\$525,600	All	89.07	\$5,900.98
RD04	Development	Coburns Road upgrade (from rural to urban standard) between southern boundary of PSP (eastern side) and Minns Road	\$0	\$2,296,800	\$2,296,800	0%	\$2,296,800	All	89.07	\$25,786.46
RD05	Development	Coburns Road duplication between Centenary Avenue and (internal) east-west collector road.	\$0	\$3,815,894	\$3,815,894	53%	\$1,793,470	All	89.07	\$20,135.51
RD06	Development	Construction (rural standard, asphalt surface) of Minns Road between the western end of the precinct and Coburns Road (793 metres).	\$0	\$1,319,552	\$1,319,552	0%	\$1,319,552	All	89.07	\$14,814.77
RD07	Development	Construction (rural standard, spray seal surface) of Minns Road from Coburns Road for a distance of 1,225m in an easterly direction.	\$0	\$1,641,500	\$1,641,500	17%	\$1,362,445	All	89.07	\$15,296.34
SUB-TOTAL			\$325,500	\$14,329,746	\$14,655,246		\$7,467,757			\$83,841.44
INTERSECTIONS										
IT01	Development	Coburns Road and east-west connector: Traffic Signals	\$0	\$300,000	\$300,000	0%	\$300,000	All	89.07	\$3,368.14
IT02	Development	Coburns Road and east-west connector: Intersection	\$0	\$300,000	\$300,000	0%	\$300,000	All	89.07	\$3,368.14
IT03	Development	Minns Road and Coburns Road: Roundabout	\$0	\$350,000	\$350,000	46%	\$189,000	All	89.07	\$2,121.93
SUB-TOTAL			\$0	\$950,000	\$950,000		\$789,000			\$8,858.20
ACTIVE RECREATION										
AR01	Development	Land for active open space (5.82ha) to accommodate 1 senior AFL oval or cricket pitch, tennis courts, pavilion and associated facilities	\$2,035,000	\$0	\$2,035,000	33%	\$1,363,450	All	89.07	\$15,307.62
AR02	Development	Construction of district open space: 1 cricket oval/AFL oval including landscaping paths and car parking.	\$0	\$1,200,000	\$1,200,000	33%	\$804,000	All	89.07	\$9,026.61
AR03	Community	Construction of pavilion to serve active playing fields and associated facilities	\$0	\$1,570,000	\$1,570,000		Funded via CIL	All	89.07	Funded via CIL
AR04	Development	Construction of 2 tennis courts on concrete base and synthetic surface.	\$0	\$194,040	\$194,040	0%	\$194,040	All	89.07	\$2,178.51
SUB-TOTAL			\$2,035,000	\$2,964,040	\$4,999,040		\$2,361,490			\$26,512.74
COMMUNITY & INDOOR RECREATION FACILITIES										
CI01	Development	0.8 hectares of land for community centre	\$280,000	\$0	\$280,000	50%	\$140,000	All	89.07	\$1,571.80
CI02	Development	Construction of the maternal child health and kindergarten components of the multipurpose community centre.	\$0	\$2,700,000	\$2,700,000	50%	\$1,350,000	All	89.07	\$15,156.62
CI03	Community	Construction of the community room components of multipurpose community centre.	\$0	\$1,800,000	\$1,800,000		Funded via CIL	All	89.07	Funded via CIL
SUB-TOTAL			\$280,000	\$4,500,000	\$4,780,000		\$1,490,000			\$16,728.42
OFF-ROAD PEDESTRIAN & CYCLE TRAILS										
TR01	Development	Off-road trail (2.5m wide x 742m length) connection from the eastern boundary of the precinct (adjacent to the Active Open Space Reserve) through the biosite to Little Blind Creek (located outside the precinct) then along Little Blind Creek returning to the eastern boundary of the precinct.	\$0	\$139,125	\$139,125	0%	\$139,125	All	89.07	\$1,561.97
TR02	Development	Off-road trail (2.5m wide x 796m length) along Arnolds Creek (East Branch) within and to the south of the precinct.	\$0	\$149,250	\$149,250	0%	\$149,250	All	89.07	\$1,675.65
TR03	Development	Off-road trail (2.5m wide x 211m length) along Little Blind Creek within precinct.	\$0	\$39,563	\$39,563	0%	\$39,563	All	89.07	\$444.18
SUB-TOTAL				\$327,938	\$327,938		\$327,938			\$3,681.80
STRUCTURE PLANNING										
PL01	Development	Preparation of structure plan – cost to Council	\$0	\$200,000	\$200,000	0%	\$200,000	All	89.07	\$2,245.42
SUB-TOTAL			\$0	\$200,000	\$200,000		\$200,000			\$2,245.42
TOTAL			\$2,640,500	\$23,271,724	\$25,912,224		\$12,636,185			\$141,868.03

3.0 PART 3: ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

This section clearly sets how the DCP 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 Development Infrastructure Levy applies to subdivision and/or development of land and generally must be paid prior to the issue of a Statement of Compliance for a plan of subdivision.

The 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

COLLECTION OF LEVIES

The Community Infrastructure levy will be collected by Melton Shire Council at the Building Approval Stage in accordance with section 46(0) of the Planning & Environment Act 1987.

The Development Infrastructure Levy will be collected by Melton Shire Council generally as follows:

- For the subdivision of land in a residential zone or applied zone, before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new lot;
- In relation to the development of commercial land, a planning permit condition must require the payment of the development contribution prior to the issue of a Statement of compliance under the Subdivision Act 1988 or if there is no subdivision, then prior to the commencement of works unless in either case there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

A planning permit must include the following conditions:

FOR SUBDIVISIONS OF LAND IN A RESIDENTIAL (APPLIED) ZONE

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contribution Plan 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 development infrastructure levy for that stage only may be paid to the Responsible

Authority within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority.

FOR A PERMIT FOR THE DEVELOPMENT OF COMMERCIAL LAND

Unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

NO PERMIT REQUIRED FOR THE DEVELOPMENT OF LAND

Where no planning permit is required for the development of land, unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

3.1.2 WORKS IN KIND

Responsibility for the delivery of infrastructure works as described in this DCP resides with Melton Shire Council.

Section 46P of the Planning and Environment Act 1987 envisages that the relevant collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Where Melton Shire Council as Collecting Agency agrees in writing, infrastructure projects funded in this DCP may be provided by developers with a credit being provided to the developer against their development contribution liability.

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 specified works may be provided by a developer in lieu of paying monetary contributions the agreement must specify:

- the amount of the credit to be provided;
- that the cost of the works in kind are to be offset against the development contributions payable under this DCP;
- that the developer will not be required to make monetary payments for contributions until the value of any credits for the provision of the agreed works-in-kind are exhausted;
- where the credit for works-in-kind cannot be offset against future development levy payments the developer shall be reimbursed by the Council for any excess credit at a time generally consistent with any scheduled delivery date specified in this DCP or such other time which is specified in the agreement;
- where a developer is in credit against development contributions liability, this credit will be indexed annually in accordance with the CPI (all groups) Melbourne.

3.1.3 CREDIT FOR OVER PROVISION

Where the Collecting 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 8).

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 preferred position is to be set out in the agreement.

3.1.4 OPEN SPACE PROVISION

The Melton Planning Scheme provides that all land located within the Melton North Precinct Structure Plan must provide a contribution in cash or in land of N.D.A or site value of the net developable area for public open space. This DCP only raises funds for an active open space area (Project AR01) and does not provide funding for local passive open space. Local Passive Open Space is dealt with under clause 52.01 of the Melton Planning Scheme.

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

Capital costs of all infrastructure items excluding land are in July 2009 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

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 DCP adopts a long-term outlook for development. It takes into account planned future development in Melton North. 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 DCP commenced on the date when it was first incorporated into the Melton Planning Scheme through Amendment C83 to the Melton Planning Scheme.

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

The DCP should be reviewed and if necessary updated every 5 years (or more frequently if required). This process will require an amendment to the Melton Planning Scheme and this incorporated 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.

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Melton Shire 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, Melton Shire 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)

Melton Shire 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 Melton Shire 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 Collecting 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 be 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 table below provides a summary of the infrastructure items allocated to each Charge Area and the infrastructure items that could be provided as works in kind subject to the agreement of the Collecting Agency. The table indicates the area in which each item would be provided and the development proponent credit that would be attributed for the provision of the item as works-in-kind (subject to annual indexation). The Collecting Agency would encourage development proponents to discuss 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 a potential basis for the Collecting Agency and development proponents agreeing to a schedule of land and works that each development proponent can provide as an offset to their development contribution. The Collecting Agency is proposing to construct the Community Centre and Early Learning Centre projects given the need to comply with statutory requirements relating to child care and kindergartens. However, the Collecting Agency could consider development proponents providing this infrastructure on a case by case basis.

Table 5: Items suitable for Direct Delivery

RD04	Coburns Road upgrade.
RD05	Coburns Road duplication.
RD06	Construction of Minns Road.
RD07	Construction of Minns Road.
IT01	Coburns Road and (internal) east-west connector: traffic signals.
IT02	Coburns Road and (internal) east-west connector: intersection.
AR02	Construction of district open space: 1 cricket oval/AFL oval including landscaping paths and car parking.
AR03	Construction of pavilion to serve active playing fields and associated facilities.
AR04	Construction of 2 tennis courts on concrete base and synthetic surface.
CI02	Construction of the maternal child health and kindergarten components of the multipurpose community centre.
CI03	Construction of the community room components of multipurpose community centre.
TR01	Off-road trail.
TR02	Off road trail.
TR03	Off-road trail.

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 to the value shown in the Development Contributions Plan.

4.0 OTHER INFORMATION

4.1 ACRONYMS

The Precinct Structure Plan uses the standard acronyms set out in section 6.1 of the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009)

4.2 GLOSSARY

The Precinct Structure Plan uses the standard definition of terms set out in section 6.2 the Precinct Structure Planning Guidelines (Growth Areas Authority, August 2009)

4.3 SUPPORTING INFORMATION

The following documents may assist in understanding the background to the vision, objectives and other requirements of this PSP.

Melton North Local Structure Plan and Transport Strategy, Cardno Grogan Richards, July 2009 and Addendum, February 2010.

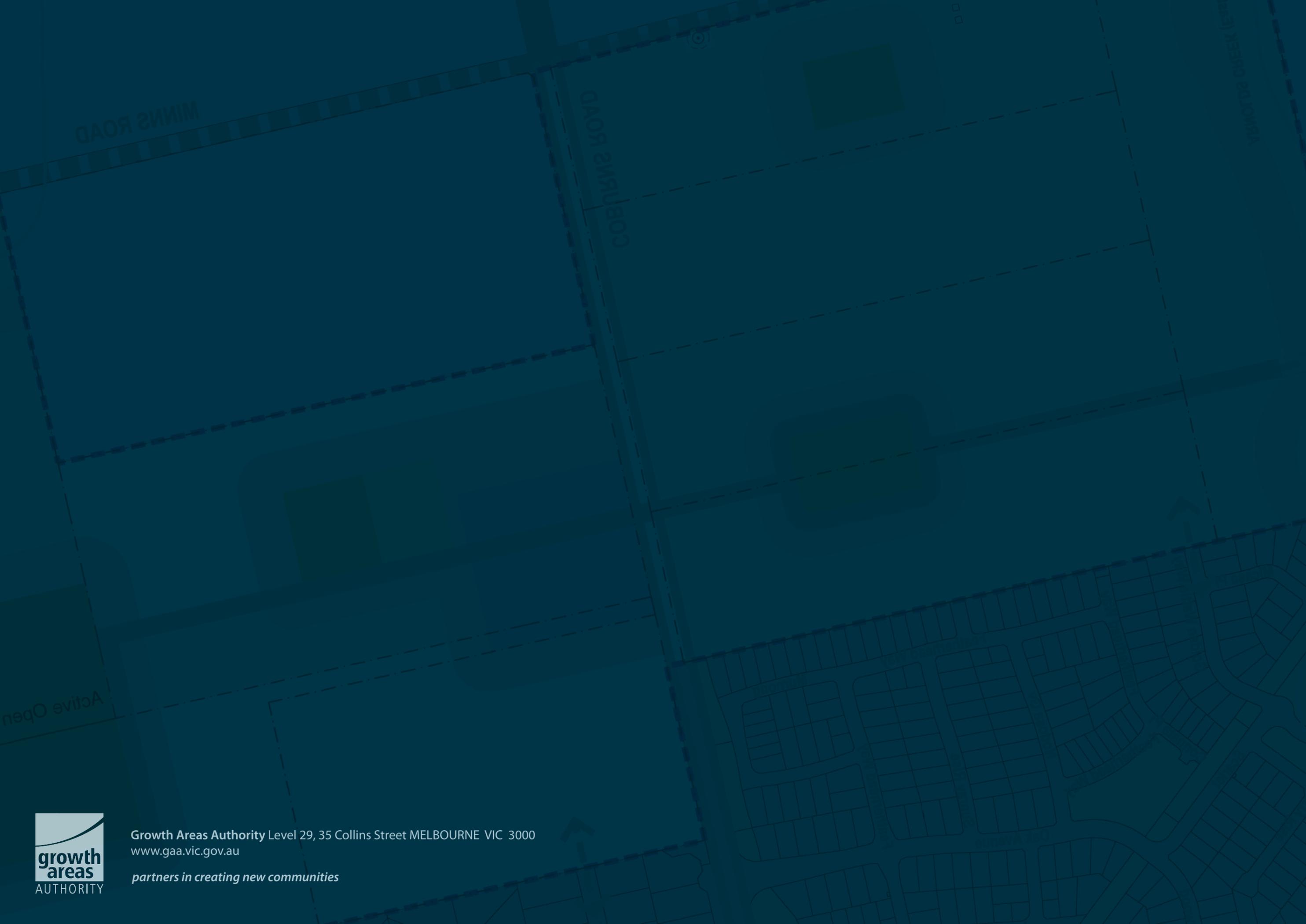
Melton North Precinct Structure Plan: Issues Paper, Tract Consultants, November 2008.

Development Contributions Land Assessment, Urbis, February 2010

Planning for Social Infrastructure in Growth Areas, ASR, April 2008

Also see the list of references, Acts and authorities listed in section 6.3 of the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).





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