



MERRIFIELD WEST DEVELOPMENT CONTRIBUTIONS PLAN

MARCH 2012 (updated April 2016) (Amended June 2017)

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	June 2012	C162	N/A
2	June 2017	GC75	Incorporate changes associated with Community Infrastructure Levy (CIL) increase.

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INTRODUCTION

Purpose

The Merrifield West Development Contributions Plan (DCP) has been prepared by the Growth Areas Authority with the assistance of Hume City Council, Government agencies, service authorities and major stakeholders.

The Merrifield West DCP:

- Outlines projects required to ensure that future residents, visitors and workers within the Merrifield West area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- 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; and
- Establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Merrifield West. 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 DCP document comprises four parts.

PART 1

Part 1 clearly explains the strategic basis for the DCP, which includes information about the Merrifield West Precinct Structure Plan and justification for the various infrastructure projects included in the DCP.



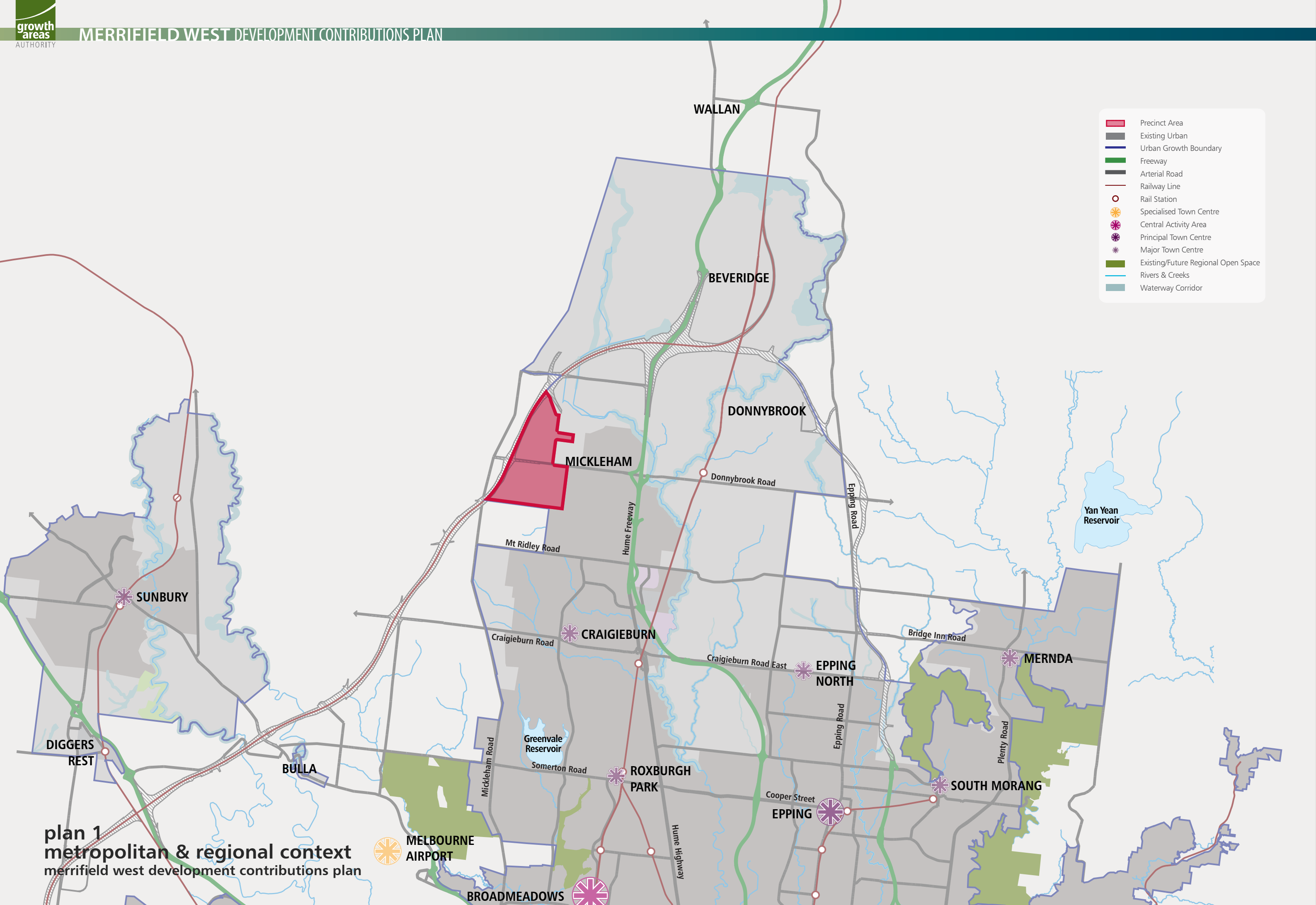
PART 2

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



PART 3

Part 3 focuses on administration and implementation of the DCP.



plan 1
metropolitan & regional context
merrifield west development contributions plan

1.0 STRATEGIC BASIS

The strategic basis for this DCP is established by the State and Local Planning Policy Framework of the Hume Planning Scheme, which provides for new growth areas to the north of Melbourne including a new community at Merrifield West.

The draft Melbourne North Growth Corridor Plan sets out the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. It also includes key elements of infrastructure and services including the regional open space network, the location of public transport networks, freeways and arterial roads.

1.1 PLANNING AND ENVIRONMENT ACT 1987

This DCP has been prepared in accordance with 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. This DCP is consistent with the Minister for Planning's Directions on Development Contributions made under section 46M(1) of the Act and has regard to the Victorian Government's Development Contributions Guidelines (the "DCP Guidelines").

Pursuant to Section 46J of the *Planning and Environment Act 1987*, the DCP provides for the charging of a Development Infrastructure Levy and Community Infrastructure Levy.

This DCP 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.

The DCP is implemented in the Hume Planning Scheme through Schedule 4 to the Development Contributions Plan Overlay (DCP04) which applies to the area shown in Plan 3 - DCP Area.

- Precinct Boundary
- Future Transit Corridor/Arterial Road
- Arterial Road
- Connector Street
- Key Local Access Street
- Mt Ridley Woodland Park Frontage Road
- Future Major Town Centre
- Opportunity for convenience retail
- Local Town Centre
- Mixed Use
- Conventional Density Residential
- Medium Density Residential
- High Density Residential
- Government Education Facility
- Non Government Schools
- Community Facility
- Indoor Recreation Facility
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage
- Encumbered Open Space - Conservation
- Waterway/Overland Flow
- OMRTC Public Acquisition Overlay
- Future Urban Area
- Existing Settlement
- Non Urban Area

plan 2
future urban structure
merrifield west development contributions plan

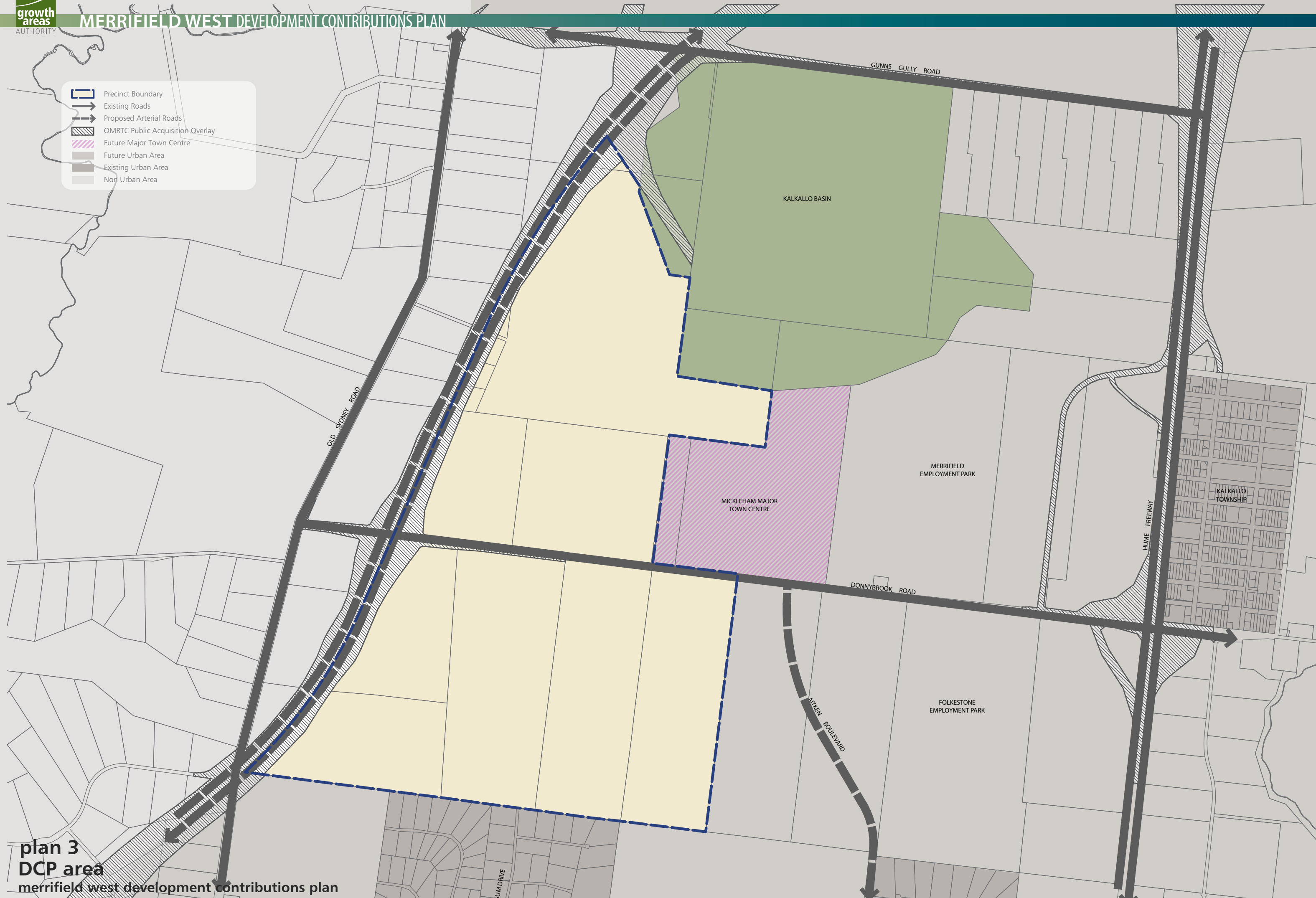
1.2 PRECINCT STRUCTURE PLAN

This DCP applies to all land within the Merrifield West Precinct Structure Plan (PSP) area and the land defined within the Mickleham Major Town Centre (Merrifield Major Town Centre) as well as the land within the defined Merrifield North PSP area. The Merrifield West PSP sets the vision for how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development. The PSP also outlines projects required to ensure that future residents, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle.

The PSP estimates that the area is expected to enable urban development which will accommodate approximately 19,255 people by yielding approximately 6,877 households. The future urban structure of the new community is depicted through a number of networks, including transport, open space and active recreation, social infrastructure, activity centres, housing and places for local employment.

The DCP emanates from the PSP, as the PSP provides the rationale and strategic justification for the infrastructure items that have been included in the DCP.

- Precinct Boundary
- Existing Roads
- Proposed Arterial Roads
- OMRTC Public Acquisition Overlay
- Future Major Town Centre
- Future Urban Area
- Existing Urban Area
- Non Urban Area



plan 3
DCP area
merrifield west development contributions plan

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 Merrifield West DCP applies to land shown in Plan 1 - Metropolitan and Regional Context. The area is also shown in DCP04 in the Hume Planning Scheme.

The Merrifield West PSP clearly demonstrates that the future urban structure has been designed as an integrated whole. Therefore the DCP forms a single Main Catchment Area ("MCA") for the various infrastructure projects. 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 Merrifield West PSP, an existing local DCP, an agreement under section 173 of the Act, or by condition of an existing planning permit.

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

The need for infrastructure included in this DCP has been determined according to the anticipated development scenario for Merrifield West as described in the Merrifield West PSP and its supporting documents.

Items can be included in a DCP if they will be needed 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 DCP area.

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the DCP 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 likely to use 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 - Infrastructure Project Justification.

The items that have been included in the 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 objectives expressed in the Merrifield West PSP;
- They are not recurrent items; and
- The DCP does not apply to those areas of land that lie within the DCP area that are for the provision of State infrastructure included in the contributions area on Part 9b of the *Planning and Environment Act 1987*.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

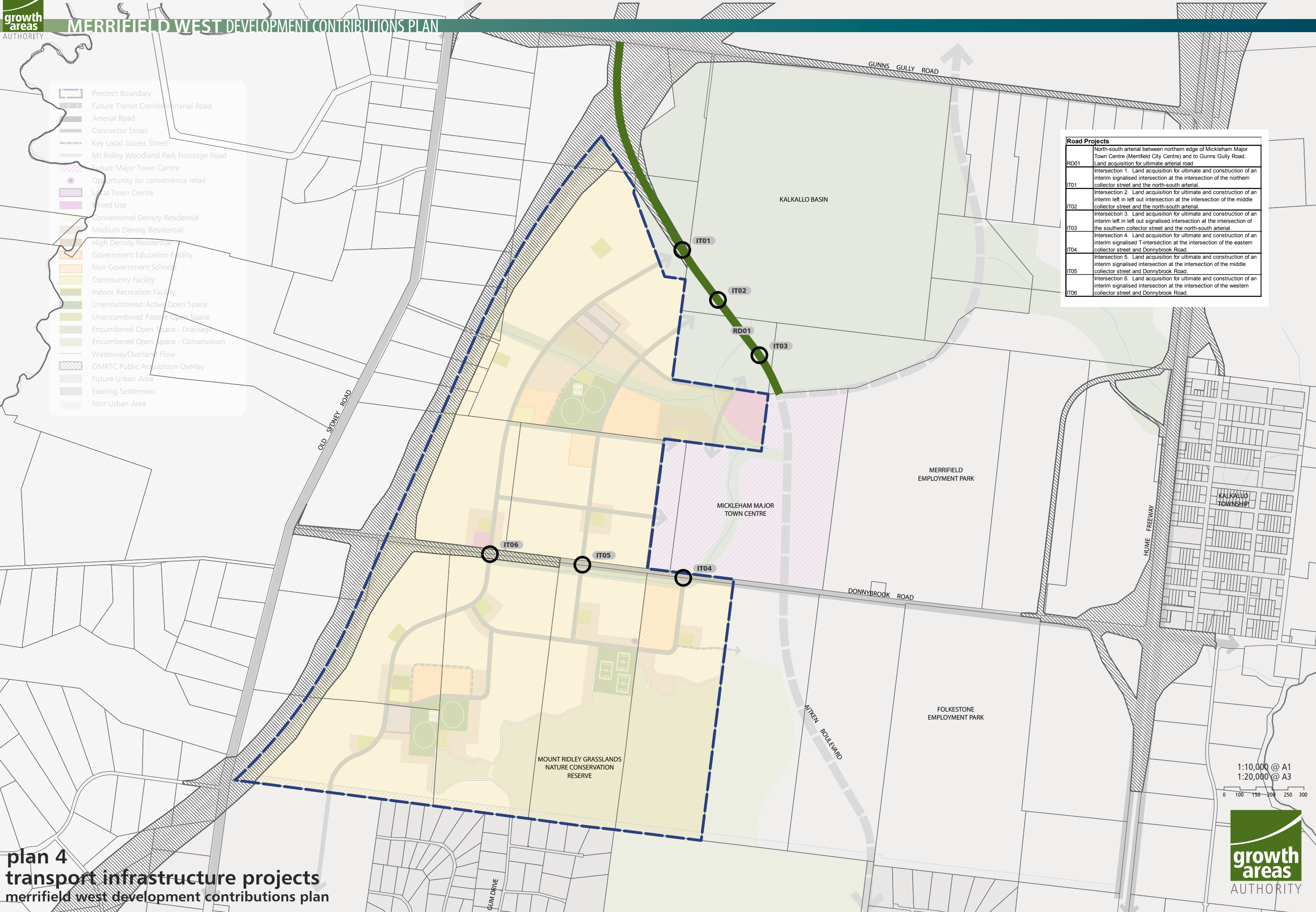
The following items are not included in the DCP, and must be provided by developers as a matter of course:

- Internal streets and connector streets, and associated traffic management measures;
- Waterway management works and drainage systems;
- Intersections connecting the development to the existing road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic leveling, provision of native vegetation offsets, water tapping and landscaping of local passive open space;
- Passive public open space reserve master plans 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 DCP, which are described below.

- Precinct Boundary
- Future Transit Corridor/Arterial Road
- Arterial Road
- Connector Street
- Key Local Access Street
- Mt Ridley Woodland Park Frontage Road
- Future Major Town Centre
- Opportunity for convenience retail
- Local Town Centre
- Mixed Use
- Conventional Density Residential
- Medium Density Residential
- High Density Residential
- Government Education Facility
- Non Government Schools
- Community Facility
- Indoor Recreation Facility
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage
- Encumbered Open Space - Conservation
- Waterway/Overland Flow
- OMRTC Public Acquisition Overlay
- Future Urban Area
- Existing Settlement
- Non Urban Area

Road Projects	
RD01	North-south arterial between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road.
IT01	Intersection 1. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the northern collector street and the north-south arterial.
IT02	Intersection 2. Land acquisition for ultimate and construction of an interim left in left out intersection at the intersection of the middle collector street and the north-south arterial.
IT03	Intersection 3. Land acquisition for ultimate and construction of an interim left in left out signalised intersection at the intersection of the southern collector street and the north-south arterial.
IT04	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern collector street and Donnybrook Road.
IT05	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle collector street and Donnybrook Road.
IT06	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western collector street and Donnybrook Road.



1.5 INFRASTRUCTURE PROJECTS

1.5.1 ROAD AND INTERSECTION PROJECTS

The transport related projects in the DCP are based on the transport network depicted in Plan 4 - Transport Infrastructure Projects which is supported by the Growth Area Framework Plan and the Merrifield West PSP. These documents are underpinned by the Transport Modeling & Assessment, SMEC, 2011. The transport projects include combinations of:

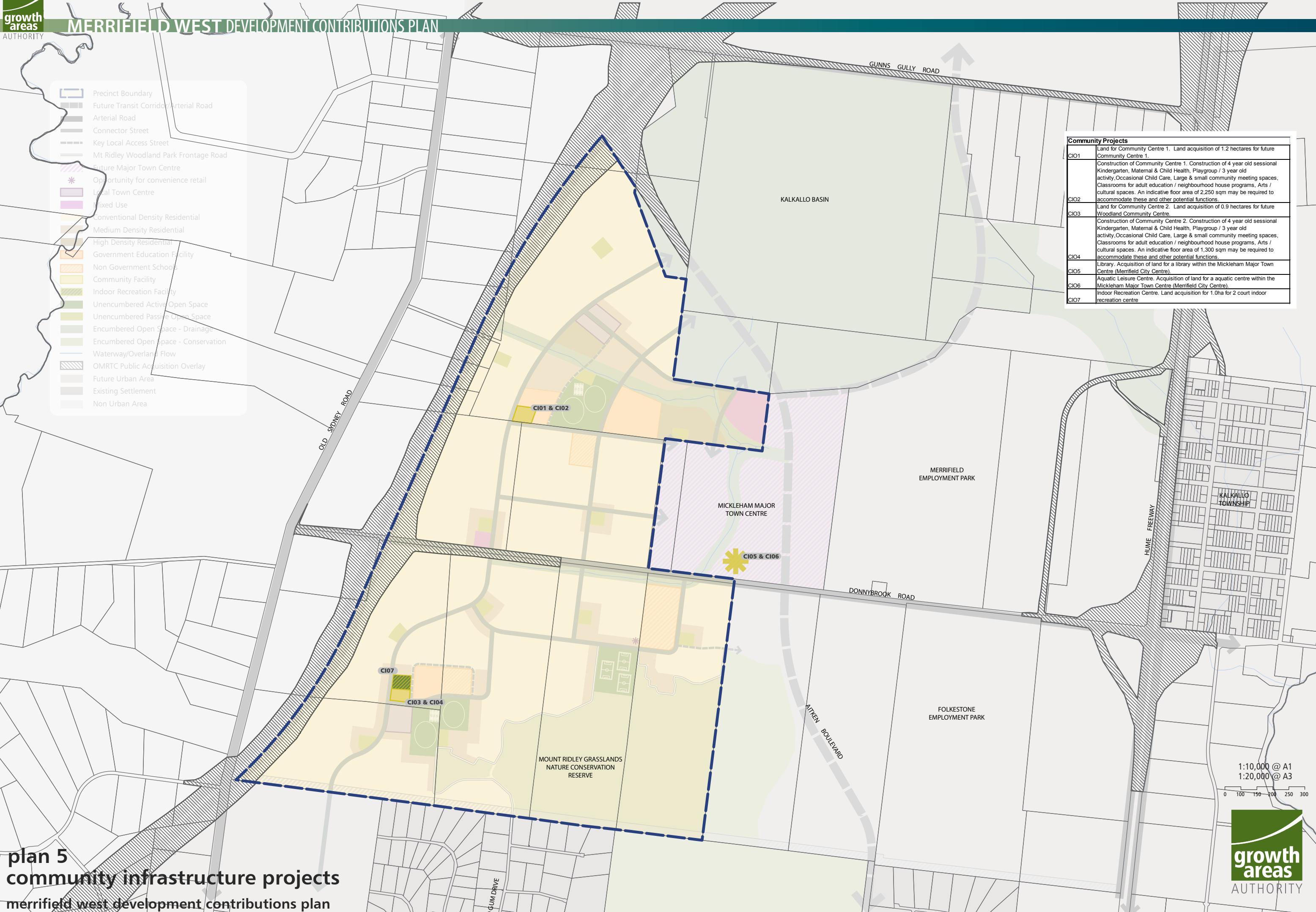
- Road construction and duplication (including land requirements); and
- Construction of major controlled intersections, for widening of the arterial corridor necessary to accommodate the intersection (including land requirements).

The following road and intersection projects shown in Plan 4 - Transport Infrastructure Projects are funded by the DCP:

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
RD01	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	\$ 2,511,400
IT01	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	\$ 114,000
IT02	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	\$ 85,000
IT03	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	\$ 80,000
IT04	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	\$ 3,232,912
IT05	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	\$ 4,529,970
IT06	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	\$ 5,148,674
TOTAL		\$ 15,701,956

- Precinct Boundary
- Future Transit Corridor/Arterial Road
- Arterial Road
- Connector Street
- Key Local Access Street
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- Future Major Town Centre
- Opportunity for convenience retail
- Local Town Centre
- Mixed Use
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- Indoor Recreation Facility
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage
- Encumbered Open Space - Conservation
- Waterway/Overland Flow
- OMRTC Public Acquisition Overlay
- Future Urban Area
- Existing Settlement
- Non Urban Area

Community Projects	
CI01	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.
CI02	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity Occasional Child Care. Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,250 sqm may be required to accommodate these and other potential functions.
CI03	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.
CI04	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity Occasional Child Care. Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.
CI05	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).
CI06	Aquatic Leisure Centre. Acquisition of land for an aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).
CI07	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre



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1:20,000 @ A3

0 100 150 200 250 300

1.5.2 COMMUNITY FACILITIES

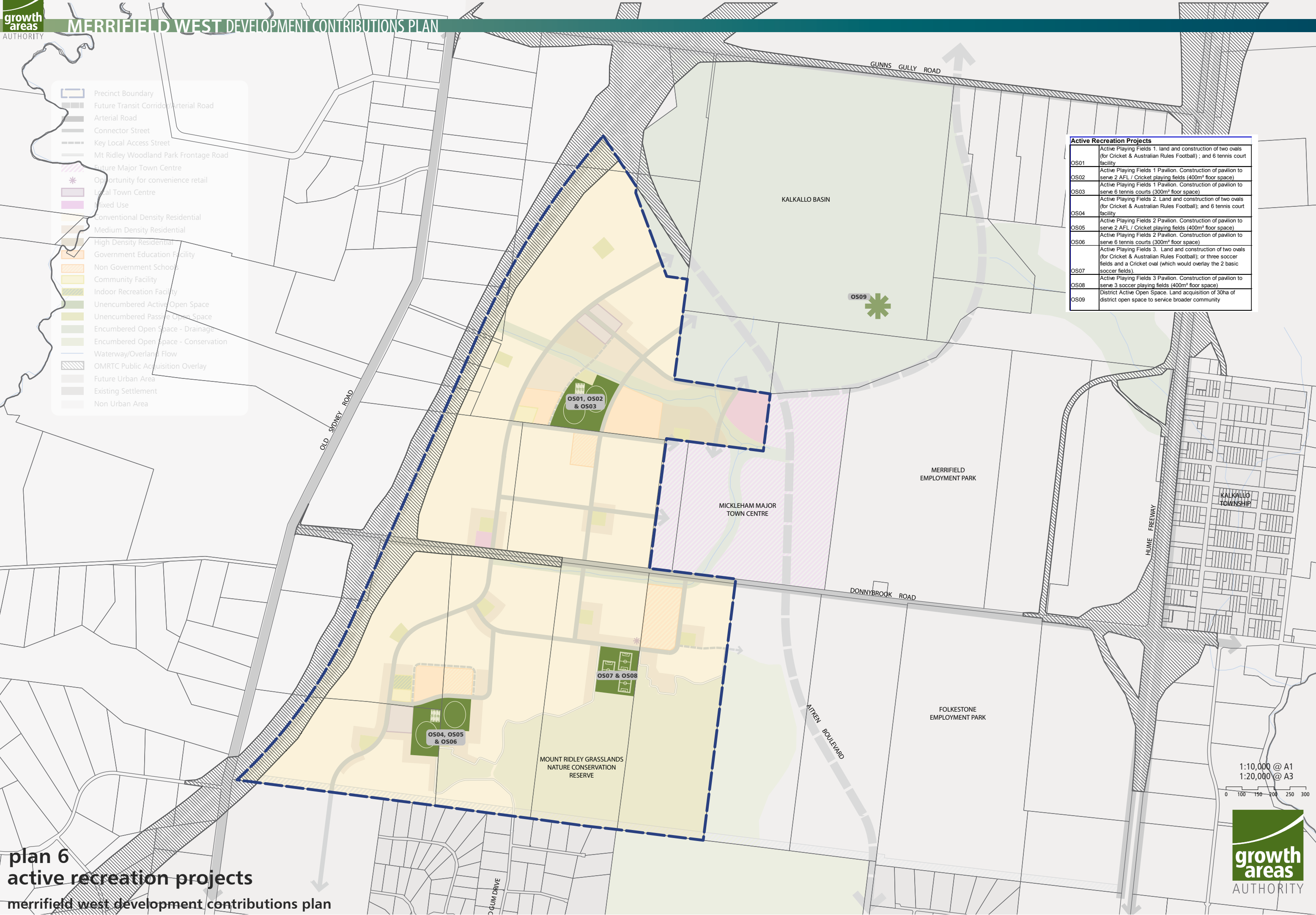
These plans are based on the Community Facilities Plan contained in the Merrifield West PSP. Research undertaken by ASR Research and assessment by City of Hume determined the requirement for a range of community facilities.

The following community projects shown on Plan 5 - Community Infrastructure Projects are funded by the DCP:

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
CIO1	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	\$ 2,400,000
CIO2	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	\$ 9,668,000
CIO3	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	\$ 1,980,000
CIO4	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	\$ 6,541,000
CIO5	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 4,500,000
CIO6	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 6,000,000
CIO7	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	\$ 2,100,000
TOTAL		\$ 33,189,000

- Precinct Boundary
- Future Transit Corridor/Arterial Road
- Arterial Road
- Connector Street
- Key Local Access Street
- Mt Ridley Woodland Park Frontage Road
- Future Major Town Centre
- Opportunity for convenience retail
- Local Town Centre
- Mixed Use
- Conventional Density Residential
- Medium Density Residential
- High Density Residential
- Government Education Facility
- Non Government Schools
- Community Facility
- Indoor Recreation Facility
- Unencumbered Active Open Space
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage
- Encumbered Open Space - Conservation
- Waterway/Overland Flow
- OMRTC Public Acquisition Overlay
- Future Urban Area
- Existing Settlement
- Non Urban Area

Active Recreation Projects	
OS01	Active Playing Fields 1: land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility.
OS02	Active Playing Fields 1 Pavilion: Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)
OS03	Active Playing Fields 1 Pavilion: Construction of pavilion to serve 6 tennis courts (300m ² floor space)
OS04	Active Playing Fields 2: Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility.
OS05	Active Playing Fields 2 Pavilion: Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)
OS06	Active Playing Fields 2 Pavilion: Construction of pavilion to serve 6 tennis courts (300m ² floor space)
OS07	Active Playing Fields 3: Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).
OS08	Active Playing Fields 3 Pavilion: Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)
OS09	District Active Open Space. Land acquisition of 30ha of district open space to service broader community



1.5.3 ACTIVE RECREATION

These plans are based on the Open Space Plan contained in the Merrifield West PSP. Research undertaken by ASR Research and assessment by City of Hume determined the requirement for the recreation facilities.

The active recreation projects funded by the DCP include:

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
OS01	Active Playing Fields 1. Land and construction of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	\$ 17,798,000
OS02	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$ 1,415,000
OS03	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$ 1,074,000
OS04	Active Playing Fields 2. Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	\$ 21,598,000
OS05	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$ 1,415,000
OS06	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$ 1,074,000
OS07	Active Playing Fields 3. Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	\$ 14,958,000
OS08	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	\$ 1,415,000
OS09	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	15,000,000
TOTAL		\$ 75,747,000

1.6 PROJECT TIMING

Each item in the DCP has an assumed indicative provision trigger specified in Table 3 - Infrastructure Project Justification. 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 identified in Table 3 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 (or earlier if justified).

While indicative provision triggers are provided 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.

All items included in the DCP will be provided within 25 years from the date upon which this DCP was first incorporated into the Hume Planning Scheme.

1.7 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the *Planning and Environment Act 1987* and the Ministerial Direction on Development Contributions, the DCP makes a distinction between “development” and “community” infrastructure.

The timing of payment of contributions is linked to the type of infrastructure in question.

The community infrastructure levy contributions are made by the home-builder at the time of building approval. Community infrastructure levy contributions will be paid for at a “per-dwelling” rate. Currently, the Community Infrastructure levy is capped at \$1,150 per dwelling.

Amended
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Inserted
by GC75

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

Inserted
by GC75

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.

Inserted
by GC75

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

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
OS02	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$ 1,415,000
OS03	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$ 1,074,000
OS05	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	1,415,000
OS06	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	1,074,000
OS08	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	1,415,000
TOTAL		\$ 6,393,000

pursuant to section 46L of the *Planning and Environment Act 1987*. This maximum amount may be varied from time to time, however, by an Order if the Governor in Council published in the Government Gazette.

The following are projects deemed to be community infrastructure projects on the basis that they comprise the construction of a building or facility used for a community or social purpose but does not include the land upon which the facilities or buildings is constructed.

All other infrastructure projects are considered to be development infrastructure projects.

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 works.

2.0 CALCULATION OF CONTRIBUTIONS

Part 1 of this DCP has set out the strategic basis for this development and community infrastructure and the particular infrastructure items to be funded by this DCP. Part 2 focuses on the calculation of contributions and apportionment of costs.

The general cost apportionment method applied in this DCP 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);
- Proportion of cost attributable to the MCA (refer Table 4);
- Identification of development types required to pay the levy (Refer to Table 4);
- Summary of costs payable by development type for each infrastructure category (refer Table 5); and
- Finally, a charge per Net Developable Hectare (NDHa) by development type (refer Table 6).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

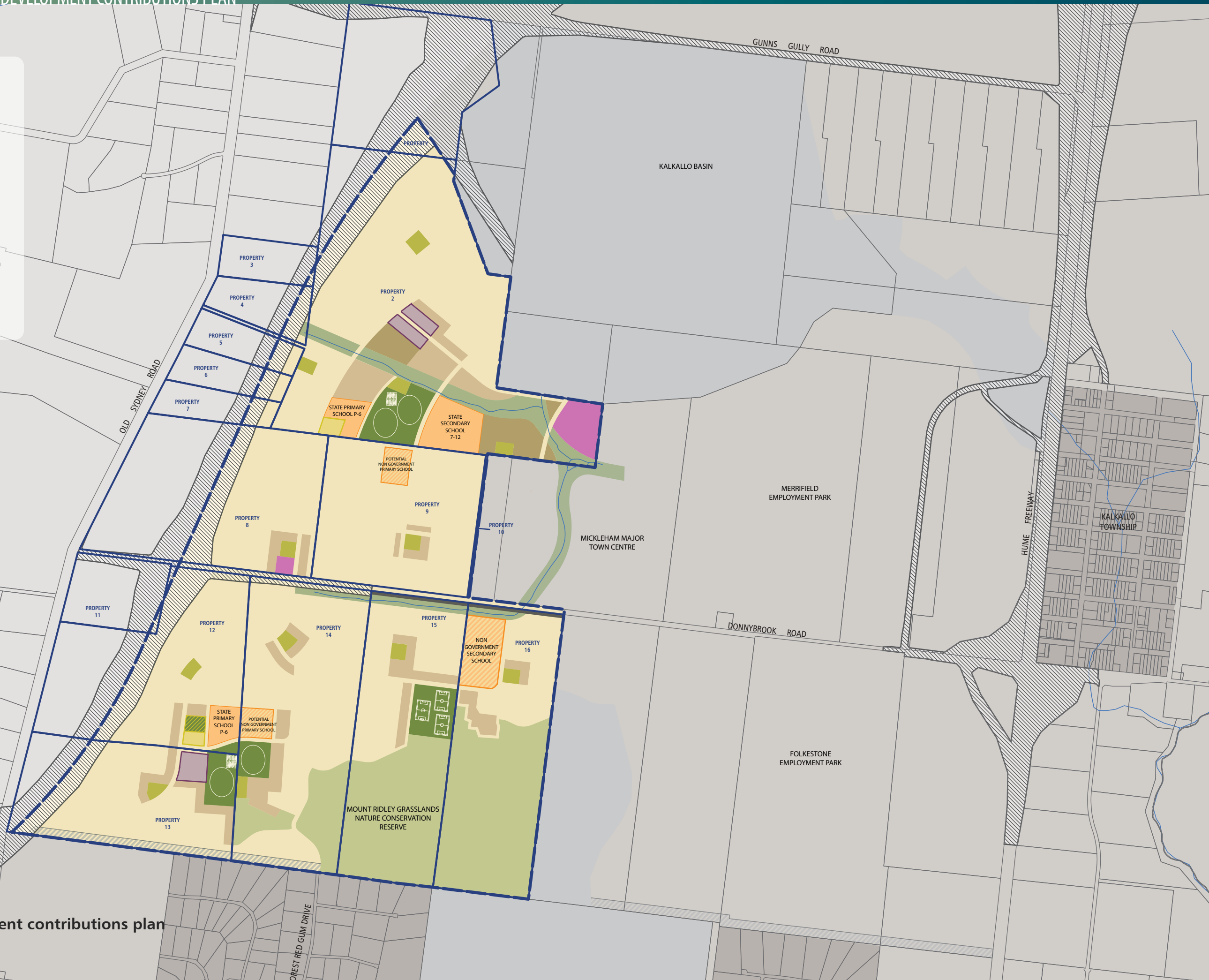
The following section sets out how Net Developable Area (NDA) is calculated, provides a detailed land budget for every property within the Merrifield West Precinct Structure Plan, and outlines the development projections anticipated for the area.

2.1.2 NET DEVELOPABLE AREA

In this DCP, all development infrastructure contributions are payable on the net developable area of any given land parcel.

For the purposes of this DCP the 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. It is the total precinct area minus community facilities, schools and educational facilities, open space, encumbered land, and arterial roads. Any additional public open space contribution in kind made under the *Subdivision Act 1988* is included in NDA.

The NDA for each property contained within the DCP area is set out in Tables 1 and 2. These areas are generated from Plan 7 - Land Use Budget Plan.



plan 7
land use budget
merrifield west development contributions plan

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 1 and 2 provides a detailed land budget for the entire Merrifield West Precinct Structure Plan, which is then broken down further for each land holding within the PSP area, and illustrated in Plan 3. Table 2 clearly sets the amount of NDA and land required for a public purpose, for each property within the DCP area. The resulting NDHa's is the demand unit and therefore the basis upon which the development contribution levies are payable.

The main use within the DCP area is residential (including local town centres which are for the purpose of servicing local residential needs). The rational of the proposed development within the DCP area is set out in the Merrifield West PSP.

Table 1: SUMMARY LAND USE BUDGET

DESCRIPTION	AREA 1		
	Hectares	% of Total Prec	% of NDA
TOTAL PRECINCT AREA (ha)	723.39	100.0%	
Outer Metropolitan Ring Road PAO (Vicroads Responsibility)	55.73	7.70%	
GROSS PRECINCT AREA (ha)	667.66	92.30%	
TRANSPORT			
6 Lane Arterial Roads/Widening	5.28	0.79%	1.16%
Sub-total	5.28	0.79%	1.16%
COMMUNITY FACILITIES			
Community Services Facilities	2.10	0.31%	0.46%
Indoor Recreation Centre	1.00	0.15%	0.22%
Sub-total	3.10	0.46%	0.68%
GOVERNMENT EDUCATION			
Government Schools	15.40	2.31%	3.39%
Identified Non Government School	15.00	2.25%	3.30%
Sub-total	30.40	4.55%	6.69%
OPEN SPACE			
ENCUMBERED LAND			
Power easements	8.20	1.23%	1.81%
Waterway / Drainage Line / Wetland / retarding	21.34	3.20%	4.70%
Conservation	109.99	16.47%	24.22%
Sub-total	139.53	20.90%	30.13%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	26.00	3.9%	5.73%
Passive Open Space	9.25	1.4%	2.04%
Sub-total	35.25	5.3%	7.76%
TOTALS OPEN SPACE	174.78	26.2%	38.49%
NET DEVELOPABLE AREA (NDA) ha	454.10	68.01%	

DESCRIPTION	AREA 1		
	Ha		
RETAIL & EMPLOYMENT			
Activity Centre (retail / office / mixed use)	5.50		
Mixed Use	6.90		
Sub-total	12.40		
RESIDENTIAL			
Residential - Conventional Density Residential	388.81	14	5443
Residential - Medium Density	41.76	25	1044
Residential - High Density	11.13	35	390
Subtotal Against Net Residential Area (NRA)	441.70	15.57	6,877
COMBINED RES/ RETAIL / EMP / OTHER			
	NDA (Ha)	Dwell / NDha	Dwellings
TOTALS RESIDENTIAL YIELD AGAINST NDA	454.10	15.14	6,877

Table 2: PROPERTY SPECIFIC LAND USE BUDGET

				TRANSPORT	COMMUNITY				ENCUMBERED LAND			UNENCUMBERED LAND FOR RECREATION		TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				PASSIVE OPEN SPACE DEL TARGET %	DIFFERENCE % NDA	DIFFERENCE AREA HA	OTHER LAND USES			
PROPERTY NUMBER	TOTAL PRECINCT AREA (HECTARES)	OUTER METROPOLITAN RING ROAD PAO	GROSS PRECINCT AREA (HECTARES)	6 LANE ARTERIAL ROAD / WIDENING	COMMUNITY FACILITIES	GOVERNMENT EDUCATION	NON GOVERNMENT SCHOOL	INDOOR RECREATION CENTRE	POWER EASEMENT	WATERWAY /DRAINAGE /WETLAND / RETARDING	CONSERVATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE		NET DEVPT AREA % OF PRECINCT	ACTIVE OPEN SPACE% NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %				ACTIVITY CENTRE / COMMERCIAL	MIXED USE		TOTAL NET RESIDENTIAL AREA HA (NRA)
PROPERTY																									
Property 1	3.21	2.81	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	100.00%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.008	0.00	0.00	0.40	
Property 2	176.99	11.20	165.80	0.00	1.20	11.90	0.00	0.00	0.00	15.46	0.00	9.50	3.25	124.49	75.08%	7.63%	2.61%	10.24%	2.04%	8.20%	10.208	3.00	5.90	115.58	
Property 3	0.32	0.32	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%	2.04%	-2.04%	0.000	0.00	0.00	0.00	
Property 4	3.23	2.62	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.33	54.10%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.007	0.00	0.00	0.33	
Property 5	2.76	1.60	1.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	100.00%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.024	0.00	0.00	1.16	
Property 6	2.65	1.47	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	100.00%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.024	0.00	0.00	1.18	
Property 7	2.61	1.39	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22	100.00%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.025	0.00	0.00	1.22	
Property 8	50.24	8.87	41.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	40.63	98.19%	0.00%	1.85%	1.85%	2.04%	-0.19%	-0.077	0.00	1.00	39.62	
Property 9	72.16	0.00	72.16	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.75	68.41	94.80%	0.00%	1.09%	1.09%	2.04%	-0.95%	-0.649	0.00	0.00	68.41	
Property 10	0.81	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	100.00%	0.00%	0.00%	0.00%	2.04%	-2.04%	-0.016	0.00	0.00	0.81	
Property 11	0.42	0.42	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%	2.04%	-2.04%	0.000	0.00	0.00	0.00	
Property 12	60.70	13.42	47.27	0.00	0.90	3.50	0.00	1.00	0.00	0.00	0.00	0.70	0.75	40.42	85.51%	1.73%	1.86%	3.59%	2.04%	1.55%	0.626	0.00	0.00	40.43	
Property 13	60.12	6.17	53.95	0.00	0.00	0.00	0.00	0.00	5.59	0.00	0.00	5.20	0.75	42.41	61.93%	15.56%	2.24%	17.81%	2.04%	15.77%	5.269	2.50	0.00	39.91	
Property 14	103.98	2.12	101.86	0.00	0.00	0.00	3.00	0.00	2.61	1.62	16.55	3.60	1.50	72.98	71.65%	4.93%	2.06%	6.99%	2.04%	4.95%	3.613	0.00	0.00	72.98	
Property 15	89.05	0.00	89.05	1.03	0.00	0.00	0.00	0.00	0.00	2.63	41.69	7.00	0.75	35.95	40.37%	19.47%	2.09%	21.56%	2.04%	19.52%	7.018	0.00	0.00	35.95	
Property 16	87.62	0.00	87.62	1.05	0.00	0.00	9.00	0.00	0.00	1.35	51.75	0.00	0.75	23.72	37.34%	0.00%	2.29%	2.29%	2.04%	0.26%	0.083	0.00	0.00	23.72	
Sub-total	716.87	52.41	664.47	2.08	2.10	15.40	15.00	1.00	8.20	21.34	109.99	26.00	9.25	454.10	68.34%	5.73%	2.04%	7.763%	2.04%	5.73%	26.000	5.50	6.90	441.70	
ROAD RESERVE																									
Donnybrook Road	6.52	3.32	3.20	3.20	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%	2.04%	-2.00%	0.000	0.00	0.00	0.00	
Sub-total	6.52	3.32	3.20	3.20	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%	2.04%	-2.00%	0.000	0.00	0.00	0.00	
TOTAL	723.39	55.73	667.67	5.28	2.10	15.40	15.00	1.00	8.20	21.34	109.99	26.00	9.25	454.10	68.01%	5.73%	2.04%	7.76%				5.50	6.90	441.70	

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 4 - Calculation Of Costs. The costs are expressed in 1st July 2011 dollars and will be indexed annually in accordance with the indexation method specified in Section 3.1.6 of this DCP. A summary of the Development Infrastructure and Community Infrastructure levies per NDHa and per Dwelling, respectively are summarised in Table 6 to this DCP.

VALUATION OF LAND

The area of land to be acquired to enable the projects identified in this DCP was identified in a detailed CAD drawing based on information drawn from the Merrifield West PSP. The area of land was provided to Urbis to prepare a valuation. The cost of each land project was then determined based on a compensation based valuation to determine the current market value of the land. Where a single land acquisition project included land to be acquired from more than one property, a valuation was prepared for individual properties and added together to determine the overall cost of the project. The valuations have been lodged with Hume City Council who holds them as a record associated with the production of this DCP.

CALCULATION OF CONSTRUCTION COSTS

All road, intersections, sports field and community building construction have been determined by external consultants (project cost sheets can be obtained from the Growth Areas Authority).

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area for specific projects - that is use that does not emanate from the Merrifield West PSP area. Table 5 - Project Costs Recovered By The DCP 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 Table 5).

The projects with external demand are:

- RD01 – Land for Aitken Boulevard extension from Mickleham Major Town Centre to Gunns Gully Road;
- IT 01 – Land for intersection of the western north-south connector and Aitken Boulevard extension;
- IT02 – Land for intersection of the middle north-south connector and Aitken Boulevard extension;
- IT03 – Land for intersection of the eastern north-south connector and Aitken Boulevard extension;
- OS07 – Land for District Active Open Space;

- CI05 – Land for Library; and
- CI06 – Land for Aquatic Leisure Centre.

2.2.3 COST APPORTIONMENT

The DCP apportions a charge to new development according to its projected share of use of identified infrastructure items. 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 calculates what each new development should pay towards provision of the identified infrastructure item. 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.

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

To support this approach, a main catchment area has been determined for each item.

2.2.4 MAIN CATCHMENT AREA

The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The DCP forms a single MCA.

It is important to note that the number of demand units (net developable hectares) in each area is based on the land budgets outlined in Tables 1 and 2 (i.e. the Summary Land Use Budget and the Detailed Land Use Budget).

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 DCP is permanently linked to the Detailed Land Budget in Table 2.

For the purposes of the DCP, the number of developable hectares may be varied if the Collecting Agency agrees to a variation to the detailed land budget and associated tables. Table 2 should be used to determine the number of developable hectares (for DCP purposes) applicable to individual parcels.

2.2.5 DEVELOPMENT TYPES

The DCP identifies the following broad development types and their general location:

Non-Government Schools

The development of land for a non-government school is exempt from the requirement to pay a development contribution infrastructure levy and a community infrastructure levy under this DCP.

SCHEDULE OF COSTS

Table 5 - Project Costs Recovered By The DCP sets out the Total Project Cost for each project and the total cost to be recovered by the DCP.

2.2.6 SUMMARY OF CONTRIBUTIONS

Table 4 - Calculation Of Costs sets out a summary of contributions to be paid per NDHa for each development type.

3.0 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 DCP fund will be managed in terms of reporting, indexation, and review periods.

The Merrifield West DCP Development Infrastructure Levy (DIL) applies to subdivision and/or development of land.

The Merrifield West Community Infrastructure Levy (CIL) 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 with respect to that plan.
- Where the subdivision is to be developed in stages the infrastructure levy for the stage to be developed may only be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance for that stage provided that a Schedule of 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 the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

If the Collecting Agency agrees to works 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 1987* in respect of the proposed works or provision of land in lieu to specify requirements.

For development of land where no subdivision is proposed

- Provided an infrastructure levy has not already been paid in relation to the land the subject of the permit application, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development. 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 or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement or other suitable arrangement under section 173 of the *Planning and Environment Act 1987* in relation to the proposed works or land in lieu.

Where no planning permit is required

The following requirement applies 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 the 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 DCP for the land.

If the Collecting Agency agrees to works 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 1987* 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 in relation to the subdivision of land to reduce the administrative burden of collection on 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 CIL 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.

Non-Government Schools

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the Collecting Agency development contributions in accordance with the provisions of this DCP. The DIL and where applicable, the CIL must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

Table 3: INFRASTRUCTURE PROJECT JUSTIFICATION

DCP PROJECT NUMBER	DEVELOPMENT AGENCY	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	SUITABLE FOR IN-KIND DELIVERY	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL			
RD01	Development	Hume City Council	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	8.53	\$ 2,511,400	\$ -	\$ 2,511,400	At time of subdivision/ access demand.	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT01	Development	Hume City Council	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	0.57	\$ 114,000	\$ -	\$ 114,000	At time of subdivision/ access demand.	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT02	Development	Hume City Council	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	0.17	\$ 85,000	\$ -	\$ 85,000	At time of subdivision/ access demand.	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT03	Development	Hume City Council	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	0.16	\$ 80,000	\$ -	\$ 80,000	At time of subdivision/ access demand.	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT04	Development	Hume City Council	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	0.72	\$ 378,000	\$ 2,854,912	\$ 3,232,912	At time of subdivision/ access demand.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT05	Development	Hume City Council	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	1.13	\$ 558,000	\$ 3,971,970	\$ 4,529,970	At time of subdivision/ access demand.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
IT06	Development	Hume City Council	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	1.30	\$ 588,000	\$ 4,560,674	\$ 5,148,674	At time of subdivision/ access demand.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS01	Development	Hume City Council	Active Playing Fields 1. Land and construction of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	9.50	\$ 9,500,000	\$ 8,298,000	\$ 17,798,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS02	Community	Hume City Council	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	0.00	\$ -	\$ 1,415,000	\$ 1,415,000	When the ovals are constructed.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS03	Community	Hume City Council	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	0.00	\$ -	\$ 1,074,000	\$ 1,074,000	When the ovals are constructed.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS04	Development	Hume City Council	Active Playing Fields 2. Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	9.50	\$ 13,300,000	\$ 8,298,000	\$ 21,598,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS05	Community	Hume City Council	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	0.00	\$ -	\$ 1,415,000	\$ 1,415,000	When the ovals are constructed.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS06	Community	Hume City Council	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	0.00	\$ -	\$ 1,074,000	\$ 1,074,000	When the ovals are constructed.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS07	Development	Hume City Council	Active Playing Fields 3. Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	7.00	\$ 8,050,000	\$ 6,908,000	\$ 14,958,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS08	Community	Hume City Council	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	0.00	\$ -	\$ 1,415,000	\$ 1,415,000	When the ovals are constructed.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
OS09	Development	Hume City Council	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	30.00	\$ 15,000,000	\$ -	\$ 15,000,000	Land acquisition when population growth creates the need.	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO1	Development	Hume City Council	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	1.20	\$ 2,400,000	\$ -	\$ 2,400,000	At time of subdivision.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan

DCP PROJECT NUMBER	DEVELOPMENT AGENCY	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	SUITABLE FOR IN-KIND DELIVERY	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL			
CIO2	Development	Hume City Council	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	0.00	\$ -	\$ 9,668,000	\$ 9,668,000	Facility to be constructed when population growth creates the need.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO3	Development	Hume City Council	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	0.90	\$ 1,980,000	\$ -	\$ 1,980,000	At time of subdivision.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO4	Development	Hume City Council	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	0.00	\$ -	\$ 6,541,000	\$ 6,541,000	Facility to be constructed when population growth creates the need.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO5	Development	Hume City Council	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	2.00	\$ 4,500,000	\$ -	\$ 4,500,000	Land acquisition when population growth creates the need	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO6	Development	Hume City Council	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	3.00	\$ 6,000,000	\$ -	\$ 6,000,000	Land acquisition when population growth creates the need	No	Growth Area Framework Plan and Merrifield Precinct Structure Plan
CIO7	Development	Hume City Council	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	1.00	\$ 2,100,000	\$ -	\$ 2,100,000	At time of subdivision.	Yes	Growth Area Framework Plan and Merrifield Precinct Structure Plan
TOTALS					\$ 67,144,400	\$ 57,493,556	\$ 124,637,956			

Table 4: CALCULATION OF COSTS

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	DIL _CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011
RD01	Development	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	\$ 2,511,400	\$ -	\$ 2,511,400	26%	\$ 652,964	Residential	454.10	\$ 1,437.93
IT01	Development	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	\$ 114,000	\$ -	\$ 114,000	21%	\$ 23,940	Residential	454.10	\$ 52.72
IT02	Development	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	\$ 85,000	\$ -	\$ 85,000	19%	\$ 16,150	Residential	454.10	\$ 35.56
IT03	Development	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	\$ 80,000	\$ -	\$ 80,000	37%	\$ 29,600	Residential	454.10	\$ 65.18
IT04	Development	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	\$ 378,000	\$ 2,854,912	\$ 3,232,912	100%	\$ 3,232,912	Residential	454.10	\$ 7,119.38
IT05	Development	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	\$ 558,000	\$ 3,971,970	\$ 4,529,970	100%	\$ 4,529,970	Residential	454.10	\$ 9,975.71
IT06	Development	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	\$ 588,000	\$ 4,560,674	\$ 5,148,674	100%	\$ 5,148,674	Residential	454.10	\$ 11,338.19
OS01	Development	Active Playing Fields 1. Land and construction of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	\$ 9,500,000	\$ 8,298,000	\$ 17,798,000	100%	\$ 17,798,000	Residential	454.10	\$ 39,194.01
OS02	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m² floor space)	\$ -	\$ 1,415,000	\$ 1,415,000	100%	\$ 1,415,000	Residential	454.10	\$ -
OS03	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m² floor space)	\$ -	\$ 1,074,000	\$ 1,074,000	100%	\$ 1,074,000	Residential	454.10	\$ -
OS04	Development	Active Playing Fields 2. Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	\$ 13,300,000	\$ 8,298,000	\$ 21,598,000	100%	\$ 21,598,000	Residential	454.10	\$ 47,562.21
OS05	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m² floor space)	\$ -	\$ 1,415,000	\$ 1,415,000	100%	\$ 1,415,000	Residential	454.10	\$ -
OS06	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m² floor space)	\$ -	\$ 1,074,000	\$ 1,074,000	100%	\$ 1,074,000	Residential	454.10	\$ -
OS07	Development	Active Playing Fields 3. Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	\$ 8,050,000	\$ 6,908,000	\$ 14,958,000	100%	\$ 14,958,000	Residential	454.10	\$ 32,939.88
OS08	Community	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m² floor space)	\$ -	\$ 1,415,000	\$ 1,415,000	100%	\$ 1,415,000	Residential	454.10	\$ -

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	DIL CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011
OS09	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 15,000,000	\$ -	\$ 15,000,000	40%	\$ 6,000,000	Residential	454.10	\$ 13,212.95
CIO1	Development	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	\$ 2,400,000	\$ -	\$ 2,400,000	100%	\$ 2,400,000	Residential	454.10	\$ 5,285.18
CIO2	Development	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	\$ -	\$ 9,668,000	\$ 9,668,000	100%	\$ 9,668,000	Residential	454.10	\$ 21,290.46
CIO3	Development	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	\$ 1,980,000	\$ -	\$ 1,980,000	100%	\$ 1,980,000	Residential	454.10	\$ 4,360.27
CIO4	Development	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	\$ -	\$ 6,541,000	\$ 6,541,000	100%	\$ 6,541,000	Residential	454.10	\$ 14,404.32
CIO5	Development	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 4,500,000	\$ -	\$ 4,500,000	33%	\$ 1,500,000	Residential	454.10	\$ 3,303.24
CIO6	Development	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 6,000,000	\$ -	\$ 6,000,000	33%	\$ 2,000,000	Residential	454.10	\$ 4,404.32
CIO7	Development	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	\$ 2,100,000	\$ -	\$ 2,100,000	100%	\$ 2,100,000	Residential	454.10	\$ 4,624.53
TOTAL			\$ 67,144,400	\$ 57,493,556	\$ 124,637,956	85.5%	\$ 106,570,210		454.10	\$ 220,606.06

Note: Community infrastructure items to be funded by the Community Infrastructure Levy (CIL)

Table 5: PROJECT COSTS RECOVERED BY THE DCP

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$2011	TOTAL COST TO BE RECOVERED BY THE DCP \$2011
RD01	Development	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	\$ 2,511,400	\$ 652,964
IT01	Development	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	\$ 114,000	\$ 23,940
IT02	Development	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	\$ 85,000	\$ 16,150
IT03	Development	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	\$ 80,000	\$ 29,600
IT04	Development	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	\$ 3,232,912	\$ 3,232,912
IT05	Development	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	\$ 4,529,970	\$ 4,529,970
IT06	Development	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	\$ 5,148,674	\$ 5,148,674
OS01	Development	Active Playing Fields 1. Land and construction of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	\$ 17,798,000	\$ 17,798,000
OS02	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$ 1,415,000	\$ Funded by CIL
OS03	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$ 1,074,000	\$ 1,074,000
OS04	Development	Active Playing Fields 2. Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	\$ 21,598,000	\$ 21,598,000
OS05	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$ 1,415,000	\$ Funded by CIL
OS06	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$ 1,074,000	\$ Funded by CIL
OS07	Development	Active Playing Fields 3. Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	\$ 14,958,000	\$ 14,958,000
OS08	Community	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	\$ 1,415,000	\$ Funded by CIL
OS09	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 15,000,000	\$ 6,000,000

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$2011	TOTAL COST TO BE RECOVERED BY THE DCP \$2011
CIO1	Development	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	\$ 2,400,000	\$ 2,400,000
CIO2	Development	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	\$ 9,668,000	\$ 9,668,000
CIO3	Development	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	\$ 1,980,000	\$ 1,980,000
CIO4	Development	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	\$ 6,541,000	\$ 6,541,000
CIO5	Development	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 4,500,000	\$ 1,500,000
CIO6	Development	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 6,000,000	\$ 2,000,000
CIO7	Development	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	\$ 2,100,000	\$ 2,100,000
TOTAL			124,637,956	106,570,210
TOTAL CIL LEGISLATIVE CAP APPLIED PER DWELLING IS \$1,150			124,637,956	106,366,510

Amended
by GC75

Percentage Recoverable % 85.5%

Table 6: SUMMARY OF CHARGES

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$2011
RD01	Development	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	\$ 1,437.93	\$ -
IT01	Development	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	\$ 52.72	\$ -
IT02	Development	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	\$ 35.56	\$ -
IT03	Development	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	\$ 65.18	\$ -
IT04	Development	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	\$ 7,119.38	\$ -
IT05	Development	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	\$ 9,975.71	\$ -
IT06	Development	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	\$ 11,338.19	\$ -
OS01	Development	Active Playing Fields 1. Land and construction of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	\$ 39,194.01	\$ -
OS02	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$	\$ 205.76
OS03	Community	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$	\$ 156.17
OS04	Development	Active Playing Fields 2. Land and construction of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	\$ 47,562.21	\$ -
OS05	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	\$	\$ 205.76
OS06	Community	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	\$	\$ 156.17
OS07	Development	Active Playing Fields 3. Land and construction of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	\$ 32,939.88	\$ -
OS08	Community	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	\$	\$ 205.76

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$2011
OS09	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 13,212.95	\$ -
CIO1	Development	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	\$ 5,285.18	\$ -
CIO2	Development	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	\$ 21,290.46	\$ -
CIO3	Development	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	\$ 4,360.27	\$ -
CIO4	Development	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	\$ 14,404.32	\$ -
CIO5	Development	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 3,303.24	\$ -
CIO6	Development	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	\$ 4,404.32	\$ -
CIO7	Development	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	\$ 4,624.53	\$ -
TOTAL			220,606.06	938.56
COMMUNITY INFRASTRUCTURE LEVY APPLIED PER DWELLING (\$2017)				\$1,037.90

Amended
by GC75

3.1.2 WORKS IN KIND

Payment of development contributions are generally 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. Works in kind are only possible if the Collecting Agency agrees to that method of delivery. 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 Merrifield West DCP can be provided in lieu of cash payment;
- Works must be provided to a standard that generally accords with the Merrifield West DCP unless an alternative standard is agreed to by the Collecting Agency;
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the DCP unless an alternative standard is agreed to by the Collecting Agency;
- The construction of works must be completed to the satisfaction of the Collecting Agency; and
- There is no additional financial impact on the DCP.

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

- The actual 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.
- 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 DCP for the individual project.

In such a case the developer may be entitled to credits against other projects in the DCP 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 funding for passive local open space which will be provided in the PSP area by public open space contributions required pursuant to clause 52.01 of the Planning Scheme in relation to subdivision.

3.1.5 FUNDS ADMINISTRATION

The administration of the contributions made under the DCP 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 DCP 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 DCP.

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 specified in this DCP, 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 DCP, 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 and Environment Act 1987*, 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 except for land (dated 1st July 2011 dollars) 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 and 1st July 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.

All land values in this DCP are based on October 2011 valuations.

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 Merrifield West. A 'full development horizon of land within the current Urban Growth Boundary (UGB) to the year 2036 has been adopted for this DCP.

This DCP commenced on the date when it was first incorporated into the Hume Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2036, and or when the DCP is removed from the Planning Scheme.

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

- Update any aspect of the plan as required;
- Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger; and
- Review of estimated net developable area (this will also be required if the PSP is subject to a substantive amendment).

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 *Planning and Environment Act 1987* which means that it is the public authority to whom all levies are payable. As the collecting agency, Hume City Council is also responsible for the administration of this DCP 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 all of the DCP projects.

3.2 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement the DCP. 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 DCP to all parties.

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This implementation strategy has been incorporated into the DCP to provide certainty to both the Collecting Agency and development proponents. 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 Merrifield West PSP (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 DCP to ensure that it will delivered as intended; and
- Provision of adequate resources to administer the DCP.

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 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 following table 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.

ITEMS POTENTIALLY SUITABLE FOR WORKS IN KIND DELIVERY

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	SUITABLE FOR IN KIND DELIVERY
RD01	Aitken Boulevard extension between northern edge of Mickleham Major Town Centre (Merrifield City Centre) and to Gunns Gully Road. Land acquisition for ultimate arterial road	No
IT01	Intersection 1. Land acquisition for ultimate intersection of the western north-south connector and Aitken Boulevard extension.	No
IT02	Intersection 2. Land acquisition for ultimate intersection of the middle north-south connector and Aitken Boulevard extension	No
IT03	Intersection 3. Land acquisition for ultimate intersection of the eastern north-south connector and Aitken Boulevard extension	No
IT04	Intersection 4. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the eastern connector street and Donnybrook Road.	Yes
IT05	Intersection 5. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the middle connector street and Donnybrook Road.	Yes
IT06	Intersection 6. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the western connector street and Donnybrook Road.	Yes
OS01	Active Playing Fields 1. Land of two ovals (for Cricket & Australian Rules Football) ; and 6 tennis court facility	Yes
OS02	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	Yes
OS03	Active Playing Fields 1 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	Yes
OS04	Active Playing Fields 2. Land of two ovals (for Cricket & Australian Rules Football); and 6 tennis court facility	Yes
OS05	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 2 AFL / Cricket playing fields (400m ² floor space)	Yes
OS06	Active Playing Fields 2 Pavilion. Construction of pavilion to serve 6 tennis courts (300m ² floor space)	Yes
OS07	Active Playing Fields 3. Land of two ovals (for Cricket & Australian Rules Football); or three soccer fields and a Cricket oval (which would overlay the 2 basic soccer fields).	Yes
OS08	Active Playing Fields 3 Pavilion. Construction of pavilion to serve 3 soccer playing fields (400m ² floor space)	Yes
OS09	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	No
CIO1	Land for Community Centre 1. Land acquisition of 1.2 hectares for future Community Centre 1.	Yes
CIO2	Construction of Community Centre 1. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 2,225 sqm may be required to accommodate these and other potential functions.	Yes
CIO3	Land for Community Centre 2. Land acquisition of 0.9 hectares for future Woodland Community Centre.	Yes
CIO4	Construction of Community Centre 2. Construction of 4 year old sessional Kindergarten, Maternal & Child Health, Playgroup / 3 year old activity, Occasional Child Care, Large & small community meeting spaces, Classrooms for adult education / neighbourhood house programs, Arts / cultural spaces. An indicative floor area of 1,300 sqm may be required to accommodate these and other potential functions.	Yes
CIO5	Library. Acquisition of land for a library within the Mickleham Major Town Centre (Merrifield City Centre).	No
CIO6	Aquatic Leisure Centre. Acquisition of land for a aquatic centre within the Mickleham Major Town Centre (Merrifield City Centre).	No
CIO7	Indoor Recreation Centre. Land acquisition for 1.0ha for 2 court indoor recreation centre	Yes

3.2.3 PREFERRED IMPLEMENTATION MECHANISMS

Under Section 46P of the *Planning and Environment Act 1987*, the Collecting Agency may accept (with the consent of the Development Agency where the Collecting Agency is not also the Development Agency), the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. This can be agreed with the Collecting Agency before or after the application for the permit is made or before or after the development is carried out.

To co-ordinate the provision of infrastructure, the UGZ Schedule for the Merrifield West PSP requires an application for subdivision to be accompanied by a Public Infrastructure Plan (PIP) to the satisfaction of the responsible authority.

The PIP needs to show the location, type, staging and timing of infrastructure on the land as identified in the Merrifield West PSP and the Merrifield West DCP or reasonably required as a result of the subdivision of the land and address the following:

- Stormwater drainage works;
- Road works internal or external to the land consistent with any relevant traffic report or assessment;
- The reserving or encumbrance of land for infrastructure, including for public open space and community facilities;
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the Merrifield West DCP;
- The effects of the provision of infrastructure on the land or any other land; and
- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of this plan the Council (acting as the Collecting Agency) will consider if and what infrastructure should be provided as in-kind works under the Merrifield West DCP in accordance with section 46P of the Act. The approved Infrastructure Plan must include a list of DCP infrastructure which the Collecting Agency has agreed in writing to allow to be provided as works in lieu.

Once approved, the PIP must be implemented to the satisfaction of the responsible authority. The implementation of the PIP may include the requirement to enter into a section 173 agreement.



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