

Lindum Vale

Infrastructure Contributions Plan



March 2019

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1.0 SUMMARY

1.1 MONETARY COMPONENT

The following table summarises the monetary component of the infrastructure contribution imposed under this Infrastructure Contributions Plan (ICP) for each class of development.

The monetary component consists of a:

- standard levy that is calculated by multiplying the net developable area (NDA) by the standard levy rate.

Details of the infrastructure construction projects that will be funded by the monetary component and their apportionment are provided in Section 3 of this ICP.

Details of the standard levy rates are provided in Section 5 of this ICP.

Table 1 Monetary component ICP levy summary

CLASS OF DEVELOPMENT	LEVY TYPE	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE (\$/NDHA)	TOTAL LEVY TO BE PAID
Residential	Transport	102.09	\$114,062	\$11,644,948
	Community & Recreation		\$86,627	\$8,844,022
	Total		\$200,689	\$20,488,970

Note: Discrepancy in numbers due to rounding of decimal point. Table 13 takes precedence.

1.2 LAND COMPONENT

The following table specifies the ICP land contribution percentage for each class of development.

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area of this ICP in that class of development.

Details of the public purposes that this land will be used and developed for, is specified in Section 4 of this ICP.

Table 2 ICP land contribution percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	11.48%

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- any inner public purpose land that forms part of the parcel of land; and
- any land equalisation amount in relation to the parcel of land.

Table 3 specifies for each parcel of land in the ICP plan area:

- the area of inner public purpose land to be provided by the parcel;
- land credit amount or the land equalisation amount in relation to the parcel; and
- outer land attributable to this ICP.

Table 3 Land credit and equalisation amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
1	2.7673	\$0.00	\$9,527,121.26	\$168,023.90
2	5.2726	\$0.00	\$978,298.18	\$22,084.02
3	0.0000	\$0.00	\$185,414.67	\$269,458.91
4	0.0000	\$0.00	\$109,165.89	\$269,458.91
OUTER LAND				
Outer Active Open Space	4.0000	\$8,600,000.00	\$0.00	\$0.00
Outer Community Centre	0.4000	\$1,360,000.00	\$0.00	\$0.00
Outer Library	0.2000	\$840,000.00	\$0.00	\$0.00
TOTALS	12.6399	\$10,800,000.00	\$10,800,000.00	\$729,025.73

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2.0 INTRODUCTION

The *Lindum Vale Infrastructure Contributions Plan* (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Hume City Council, service authorities and other stakeholders.

This ICP has been incorporated in the *Hume Planning Scheme* for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities and the provision of land for public purposes.

The infrastructure contribution imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in *Lindum Vale Precinct Structure Plan* (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the *Lindum Vale PSP*; and
- Lists the individual infrastructure projects identified in the *Lindum Vale PSP*; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987*, the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines*.

2.1 DOCUMENT STRUCTURE

This document comprises the sections described below.

SECTIONS 1 & 2

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

SECTION 3

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

SECTION 4

- Identifies the public purpose land provision for this ICP

SECTION 5

- Discusses the administration and implementation of this ICP

SECTION 6 & ABOVE

- Provides additional detailed information

2.2 Planning & Environment Act 1987

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

In accordance with section 46GG of the Act, this ICP has been incorporated in the *Hume Planning Scheme* for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the *Hume Planning Scheme* through Schedule 2 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.



2.3 STRATEGIC PLANNING & JUSTIFICATION

This ICP has been prepared in conjunction with the *Lindum Vale PSP* and the *Lindum Vale Native Vegetation Precinct Plan* (NVPP).

The *Lindum Vale PSP* sets out the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development. The PSP also identifies the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSP provide an overview of the planning process for the Lindum Vale ICP area.

The PSP has confirmed:

- All road and intersection projects required to service the new community;
- The sporting reserves, local parks and community facilities required to service the new community;
- That as the precinct is small, it is more efficient to deliver some community facilities outside the PSP itself. These are located in the *Craigieburn West PSP* and the *Merrifield Central Employment Area PSP*;
- The public purpose land required for the above; and
- The parcel specific land budget detailing the encumbrances, the Net Developable Area (NDA) and the contribution land.

2.4 TIMEFRAME & PLAN REVIEW PERIOD

This ICP adopts a long-term outlook for development. It takes into account planned future development in the area. This ICP commences on the date of incorporation into the *Hume Planning Scheme*. This ICP will end when development within the ICP area is complete, which is projected to be 20 years after gazettal, or when this ICP is removed from the *Hume Planning Scheme*.

This ICP is expected to be reviewed and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all, alternatively this may require an amendment to the *Hume Planning Scheme* to replace this document with an alternative, revised document.

2.5 AREA TO WHICH THIS INFRASTRUCTURE CONTRIBUTIONS PLAN APPLIES (ICP PLAN AREA)

This ICP applies to 144.36 total hectares of land as shown in Plan 1, this is the ICP plan area.

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

The classes of development are identified in Plan 1, the Net Developable Area (NDA) and contribution land for each class of development are summarised in Table 4.

Table 4 Development classes & areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	102.09	110.13
TOTAL FOR ICP PLAN AREA	102.09	110.13

Note: Discrepancy in numbers due to rounding of decimal point. Table 13 takes precedence.

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3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

The strategic need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the *Lindum Vale PSP*.

Items can only be included in an ICP if they are consistent with the allowable items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be contributed to by the monetary component (standard levy) of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component will contribute towards two types of infrastructure project:

- transport construction
- community and recreation construction.

(refer to Plans 2 and 3 and Tables 5 and 6).

Tables 5 to 7 also include staging for when the infrastructure projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term stages:

Short (S): 0–5 years approx.

Medium (M): 5–10 years approx.

Long (L): 10 years and beyond

3.1 COST APPORTIONMENT & RELATED INFRASTRUCTURE AGREEMENTS

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Tables 5 and 6.



3.2 TRANSPORT CONSTRUCTION PROJECTS

The transport construction projects included in this ICP are based on the transport network depicted in Plan 2, as identified by the *Lindum Vale PSP*.

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

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

Table 5 Standard levy transport construction projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
ROAD PROJECTS				
RD-01	Mount Ridley Road: 6 lane arterial from Mickleham Road (IN-02) to Eastern PSP Boundary Construction of first carriageway – interim configuration	L	100%	N/A
INTERSECTION PROJECTS				
IN-01	Mickleham Road and boulevard connector Construction of signalised T-intersection – interim configuration	S	100%	N/A
IN-02	Mount Ridley Road and Mickleham Road Construction of signalised 4-way intersection – interim configuration	M-L	50%	Craigieburn West ICP
IN-03	Mount Ridley and boulevard connector Construction of signalised T-intersection – interim configuration (ultimate to be signalised 4-way intersection)	S	75%	Craigieburn West ICP



3.3 COMMUNITY & RECREATION CONSTRUCTION PROJECTS

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the *Lindum Vale PSP*.

The community and recreation construction projects identified in this ICP are listed in the following table. As there are no allowable supplementary levy items for community and recreation construction, all listed projects will be contributed to from the standard levy. The expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare are shown in the following table.

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$86,627 per net developable hectare in the 2018/2019 financial year or the indexed amount in subsequent financial years.

Table 6 Standard levy community & recreation construction projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
OUTER COMMUNITY BUILDING PROJECTS				
CI-01	Multi-purpose Community Centre: Craigieburn West – Northern Community Hub (outside the precinct) Construction of multi-purpose community centre including community rooms and kindergarten	M–L	50%	Craigieburn West ICP
OUTER OPEN SPACE PROJECTS				
SR-01	Sports Reserve: Craigieburn West – Northern Sports Reserve (outside the precinct) Construction of local sporting fields, including sports pavilion	M–L	50%	Craigieburn West ICP

3.4 PROJECT STAGING

The expected staging of each infrastructure construction item is set out in Tables 5 and 6 and is based on information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternative staging where:

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

All items in this ICP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with this ICP and acknowledging the development agency's capacity to provide the balance of funds not collected by this ICP.

MERRIFIELD WEST PSP AREA



4.0 PUBLIC PURPOSE LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Lindum Vale PSP.

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Public purpose land may be:

- inner public purpose land (IPPL) – land within the ICP plan area that is specified in the ICP as land to be set aside for public purposes; or
- outer public purpose land (OPPL) – land outside of the ICP plan area that is specified in the ICP as land to be acquired for public purposes.

Only items listed in this ICP can be provided for by the land component of this ICP. Public purpose land not listed must be funded via other funding mechanisms.

4.1 INNER AND OUTER PUBLIC PURPOSE LAND

Plan 4 shows the location of public purposes land (both inner and outer) as well as the type of allowable public purposes for which it may be used and developed.

Table 7 specifies for each public purpose land (both inner and outer) the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purposes land is the same as the monetary component specified in section 3.

The IPPL forming part of each parcel of land is specified in Table 9.

Table 7 Inner and outer public purpose land

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	PUBLIC PURPOSE LAND AREA (HA)	STAGING
TRANSPORT (INNER PUBLIC PURPOSE LAND)			
RD-01	Mount Ridley Road: Purchase land within precinct for ultimate configuration	1.42	L
IN-01	Mickleham Road and boulevard connector: Purchase land within precinct for ultimate configuration	0.27	S
IN-02	Mount Ridley Road and Mickleham Road: Purchase land within precinct for ultimate configuration	0.17	M–L
IN-03	Mount Ridley and boulevard connector: Purchase land within precinct for ultimate configuration	0.39	S
SUB-TOTAL		2.24	
OPEN SPACE (INNER PUBLIC PURPOSE LAND)			
LP-01	Local Park: Purchase land	0.52	S–M
LP-02	Local Park: Purchase land	0.44	S–M
LP-03	Local Park: Purchase land	1.61	S–M
LP-04	Local Park: Purchase land	1.14	S–M
LP-05	Local Park: Purchase land	0.86	S–M
LP-06	Local Park: Purchase land	0.75	S–M
LP-07	Local Park: Purchase land	0.47	S–M
SUB-TOTAL		5.80	

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	PUBLIC PURPOSE LAND AREA (HA)	STAGING
COMMUNITY & RECREATION (OUTER PUBLIC PURPOSE LAND)			
CI-01	Multi-purpose community centre in Craigieburn West: Purchase land	0.40	M-L
CI-02	Library in Mickleham Town Centre: Purchase land	0.20	M-L
SR-01	Sports Reserve in Craigieburn West: Purchase land	4.00	M-L
SUB-TOTAL		4.60	
TOTAL		12.64	

Public Open Space Contributions

The overall open space contribution for this ICP is identified in Appendix 2 Land Use Budget Table 12 and Table 13. This ICP includes the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

4.2 LAND COMPONENT

The following table summarises for each class of development specified in this ICP:

- The total area of contribution land in that class
- The total area of transport public purpose land attributable to that class
- The total area of community and recreation public purpose land attributable to that class
- The total area of inner public purpose land attributable to that class
- The total area of outer public purpose land attributable to that class
- The ICP land contribution percentage for that class.

Table 8 Public purposes land summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT PUBLIC PURPOSES LAND (HA)	COMMUNITY & RECREATION & OPEN PUBLIC PURPOSES LAND (HA)	TOTAL INNER PUBLIC PURPOSES LAND (HA)	TOTAL OUTER PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC PURPOSES LAND (HA)	TOTAL ICP LAND CONTRIBUTION PERCENTAGE
Residential (Ha)	110.13	2.2394	5.8005	8.0399	4.6000	12.6399	11.48%
TOTAL	110.13	2.2394	5.8005	8.0399	4.6000	12.6399	

The ICP land contribution percentage for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area in that class of development.

Where the need for a type of public purposes land is attributable to more than one class of development (for example, transport public purposes land), each development class share of the public purposes land is equal to its proportion of the total contribution land.

As public purposes land cannot be evenly distributed across all parcels, 0.0 ha of inner public purposes land and 4.6 ha of outer public purposes land identified in Table 8, will be equalised by parcels that are below the ICP land contribution percentage identified in Table 8.

Table 9 specifies for each parcel of land in the ICP plan area:

- the area of IPPL forming part of the parcel
- the type of public purpose for which that IPPL may be used and developed
- the parcel contribution percentage
- the number of hectares that the parcel contribution percentage is above (land credit) or below (land equalisation) the ICP land contribution percentage
- a land credit amount or land equalisation amount
- the land equalisation amount expressed as a rate per net developable hectares in the parcel.

Table 9 Public purpose land credit & equalisation amounts

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDA
1	59.4683	Residential	6.8251	0.2696	2.4977	0.0000	2.7673	4.65%	0.0000	\$0.00	4.0578	\$9,527,121.26	\$168,023.90
2	49.5715	Residential	5.6893	1.9698	3.3028	0.0000	5.2726	10.64%	0.0000	\$0.00	0.4167	\$978,298.18	\$22,084.02
3	0.6881	Residential	0.0790	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0790	\$185,414.67	\$269,458.91
4	0.4051	Residential	0.0465	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0465	\$109,165.89	\$269,458.91
SUB-TOTAL	110.1331		12.6399	2.2394	5.8005	0.0000	8.0399		0.0000	\$0.00	4.6000	\$10,800,000.00	
Road Reserve													
R1	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
SUB-TOTAL	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	\$0.00	0.0000	\$0.00	
OUTER PUBLIC PURPOSES LAND													
Outer Active Open Space (SR-01)	0.0000	Residential	0.0000	0.0000	4.0000	0.0000	4.0000	100.00%	4.0000	\$8,600,000.00	0.0000	\$0.00	\$0.00
Outer Community Centre (CI-01)	0.0000	Residential	0.0000	0.0000	0.4000	0.0000	0.4000	100.00%	0.4000	\$1,360,000.00	0.0000	\$0.00	\$0.00
Outer Library (CI-02)	0.0000	Residential	0.0000	0.0000	0.2000	0.0000	0.2000	100.00%	0.2000	\$840,000.00	0.0000	\$0.00	\$0.00
SUB-TOTAL	0.0000		0.0000	0.0000	4.6000	0.0000	4.6000		4.6000	\$10,800,000.00	0.0000	\$0.00	
TOTALS PSP Lindum Vale	110.1331		12.6399	2.2394	10.4005	0.0000	12.6399		4.6000	\$10,800,000.00	4.6000	\$10,800,000.00	
Residential Total	110.1331		12.6399	2.2394	10.4005	0.0000	12.6399	11.48%	4.6000	\$10,800,000.00	4.6000	\$10,800,000.00	
Commercial & Industrial Total	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	\$0.00	0.0000	\$0.00	
Equalisation Rate										\$2,347,826.09			

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 COLLECTING AGENCY

Hume City Council is the collecting agency for the purposes of Part 3AB of the *Planning and Environment Act 1987* (the Act) and this ICP. The monetary component and any land equalisation amount of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Hume City Council is responsible for the administration and enforcement of this ICP, including the payment of land credit amounts, in accordance with Part 3AB of the Act.

5.2 DEVELOPMENT AGENCY

Hume City Council is the development agency for the purposes of Part 3AB of the Act and this ICP. The development agency is responsible provision of the infrastructure projects and acquisition of outer public purpose land identified in this ICP. As the development agency, Hume City Council is also responsible for the proper administration of this ICP in accordance with Part 3AB of the Act.

5.3 NET DEVELOPABLE AREA

The monetary component of Metropolitan Greenfield Growth Area ICPs are payable on the Net Developable Area (NDA) of land on any given development site (NDA is defined in Appendix 1 Definitions).

To align with the classes of development specified in this ICP, the NDA is divided into:

- Net Developable Area Residential (NDA-R) – the NDA for the residential class of development
- Net Developable Area Employment (NDA-E) – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in Table 12 and Table 13. Table 12 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 13 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

For the purposes of this ICP, the number of net developable hectares will only change if the collecting agency agrees to a variation to the parcel specific land budget and associated tables in the PSP and ICP.

5.4 CONTRIBUTION LAND

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. It includes the Net Developable Area and Inner Public Purpose Land.

The contribution land in the ICP plan area is specified in Table 12 and Table 13.

5.5 LEVY RATES AND CLASSES OF DEVELOPMENT

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – ‘residential development’ and ‘commercial and industrial development’.

Table 10 specifies the standard levy rate for each class of development. There is no land classified as commercial or industrial in the *Lindum Vale PSP*.

Table 10 Classes of development & standard levy rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$114,062	\$86,627	\$200,689
Commercial and Industrial	\$114,062	\$0	\$114,062

5.6 ESTIMATED VALUE OF PUBLIC PURPOSE LAND

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* and the *Infrastructure Contributions Plan Guidelines* (Ministerial Direction).

The component of a land equalisation amount specified in this ICP that relates to any outer public purpose land is based on the estimated value of the outer public purpose land determined in accordance with the method specified in the Ministerial Direction.

The component of a land equalisation amount specified in this ICP that relates to any inner public purpose land is based on the estimated value of land credit amounts for inner public purpose land.

The estimated value of inner public purpose land in a parcel of land is required to be calculated when the **parcel contribution percentage** of that land is more than the **ICP land contribution percentage** for the class of development.

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in Table 9.

5.7 PAYMENT OF CONTRIBUTIONS

5.7.1 TIMING OF PAYMENT OF MONETARY COMPONENT & LAND EQUALISATION AMOUNTS

Subdivision of land

If the development of the land involves a plan under the *Subdivision Act 1988*, the monetary component (standard levy) and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency for the land after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The Schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the collecting agency.

If the collecting agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works in lieu.

Development of land where no subdivision is proposed

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the collecting agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement, or other suitable arrangement, under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

Where no building permit is required

Where no building permit is required, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the collecting agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the collecting agency in a Section 173 agreement.

If the collecting agency agrees to works in lieu of payment of the monetary component, the 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.

5.7.2 INNER PUBLIC PURPOSE LAND

If any land component of an infrastructure contribution includes inner public purpose land, that inner public purpose land must be provided in accordance with section 46GV of the Act.

5.8 PAYMENT OF LAND CREDIT AMOUNTS

A person is entitled to be paid the land credit amount specified in this ICP in relation to a parcel of land if:

- If on development of that parcel the person must, in accordance with section 46GV(4) of the Act, provide inner public purpose land forming part of that parcel to the collecting agency or a development agency; and
- the parcel contribution percentage of the parcel of land to be developed is more than the ICP land contribution percentage for that class of development.

The land credit amount is to be paid by the collecting agency to the landowner at a time to be agreed, but not before lodgement of a subdivision plan. This may be formalised in a section 173 agreement if the collecting agency and landowner agree.

5.9 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

Some classes of development are exempt from infrastructure contributions. Where land is subdivided or developed for an exempt purpose, as listed below, and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the collecting agency infrastructure contributions in accordance with the provisions of this ICP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

5.9.1 SCHOOLS

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.9.2 HOUSING

Any housing to be provided by or on behalf of the Department of Health & Human Services (DHHS) is exempt from the requirement to pay an infrastructure contributions levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

5.10 WORKS IN KIND

Under section 46GX of the Act, the collecting agency may accept the provision of works, services or facilities by an applicant in part or full satisfaction of the monetary component of an infrastructure contribution payable by the applicant to the collecting agency ('works in kind').

Before accepting the provision of works in kind, the collecting agency must obtain the agreement of the development agency or agencies specified in this ICP.

The collecting agency should only accept the provision of works in kind if:

- The works in kind constitute part or all of the delivery of an infrastructure project(s) identified in this ICP, to the satisfaction of the collecting agency and development agency;
- The collecting agency and development agency have agreed that the timing of the works in kind is consistent with priorities in this ICP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities);
- The works in kind are defined and agreed under Section 173 of the *Planning and Environment Act 1987*; and
- The detailed design of the works in kind is to the satisfaction of the development agency and any others identified in permit conditions.

If the Collection and Development Agencies accept the provision of works in kind:

- The value of the works in kind will be negotiated between the collecting agency and the applicant;
- The monetary component the infrastructure contribution payable by the applicant will be offset by the agreed value of the works in kind; and
- If the agreed value of the works in kind exceeds the monetary component the infrastructure contribution, the applicant will be reimbursed the difference between the two amounts at a time negotiated between applicant and the Collecting and Development Agencies.

The land component and any land equalisation amounts or land credit amounts cannot be accepted as works in kind.

5.10.1 INTERIM AND TEMPORARY WORKS

Interim and temporary works are not considered as eligible for works in kind credits against this ICP, unless agreed to by the Collecting and Development Agencies.

5.11 WORKS IN KIND REIMBURSEMENT

If the collecting agency agrees to accept works under section 46GX of the Act and the value of those works is greater than the monetary component of the infrastructure contribution payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement must be negotiated with and agreed to by the collecting agency and development agency.

5.12 FUNDS ADMINISTRATION

The contributions made under this ICP will be held by the collecting agency until required for the provision of infrastructure projects. Details of contributions received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 1989*, the *Planning and Environment Act 1987* and the *Ministerial Reporting Requirements for Infrastructure Contributions Plans*.

5.13 ANNUAL INDEXATION OF STANDARD LEVY RATES

The standard levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

The indices used in the indexation method are set out in Table 11.

Table 11 Indices

CLASS OF INFRASTRUCTURE	INDEX
Community & recreation construction	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)

5.14 ADJUSTMENT OF LAND CREDIT LAND AMOUNTS

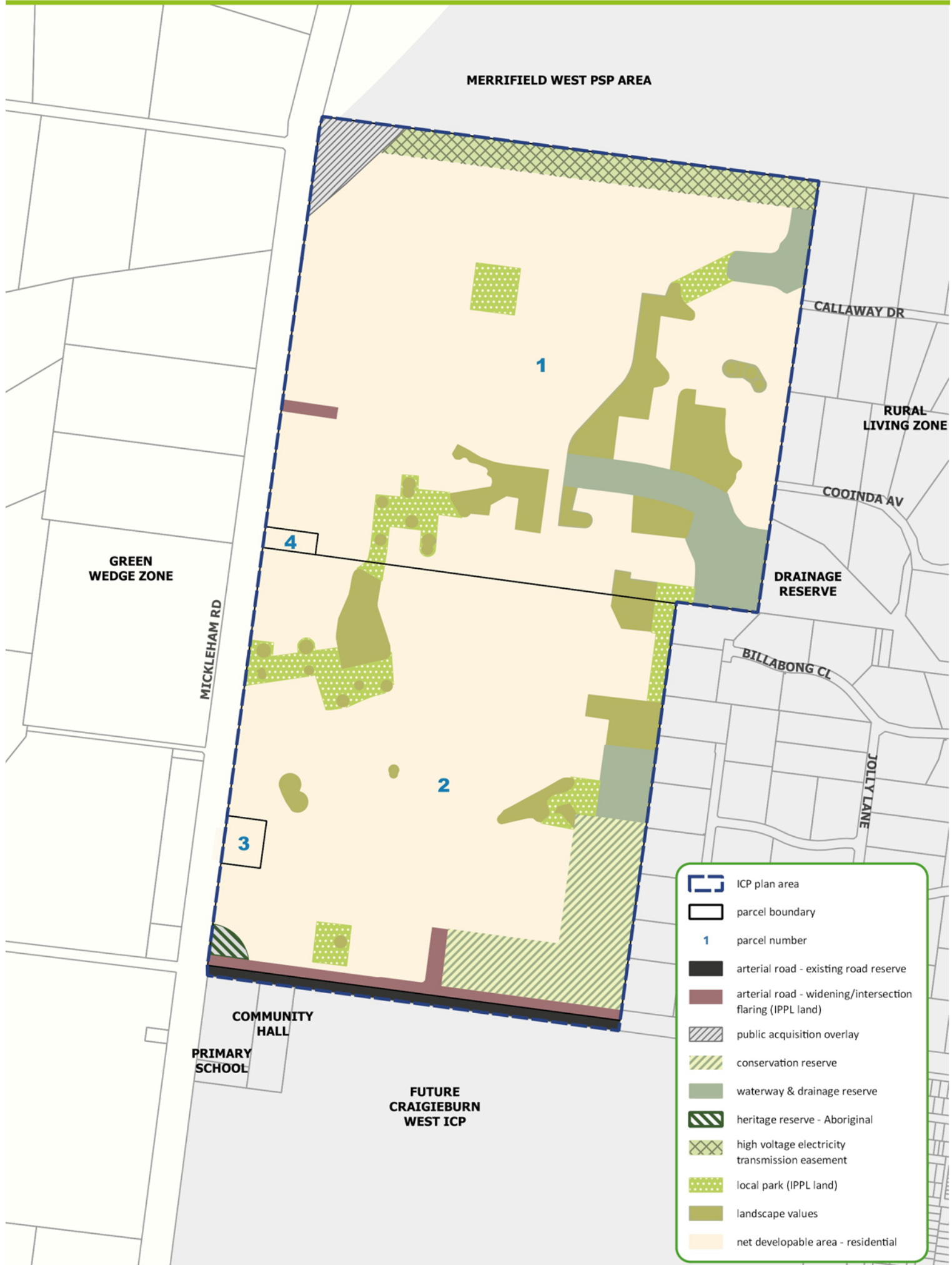
The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

5.15 ADJUSTMENT OF LAND EQUALISATION AMOUNTS

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* on 1 July each year.

6.0 APPENDIX 1 – DEFINITIONS

Collecting agency	The Minister, Public authority or municipal council specified in an infrastructure contributions plan as the entity that an infrastructure levy is payable to in accordance with Part 3AB of the <i>Planning and Environment Act 1987</i> .
Contribution land	<p>Is the land in the ICP plan area of an infrastructure contributions plan in respect of which an infrastructure contribution is to be imposed under the plan if any of that land is developed.</p> <p>This excludes encumbered land, existing public purposes land and land that is exempt from paying a contribution. It includes Net Developable Area and Inner Public Purpose Land</p>
Development agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the entity responsible for works, services or facilities and public purpose land specified in this ICP plan.
Inner public purpose land	Land within the ICP plan area that is specified in this ICP as land to be set aside for public purposes.
Land budget table	A table setting out the ICP plan area, contribution land, net developable area and the classes of development.
Net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (for example NDHa).
Outer public purpose land	Land outside of the ICP plan area that is specified in this ICP as land to be acquired for public purposes.
Works in kind	Any works, services or facilities accepted by the collecting agency in a part or full satisfaction of the monetary component of an infrastructure contribution.



7.0 APPENDIX 2 – LAND

Table 12 Summary land use budget

DESCRIPTION	PSP 1202 LINDUM VALE		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	144.36		
TRANSPORT			
Arterial Road - Existing Road Reserve	1.52	1.05%	1.49%
Arterial Road - Public Acquisition Overlay	1.61	1.12%	1.58%
Arterial Road - New / Widening / Intersection Flaring (Public purposes land)	2.24	1.55%	2.19%
Sub-total Transport	5.37	3.7%	5.26%
OPEN SPACE			
SERVICE OPEN SPACE			
Conservation Reserve	7.21	4.99%	7.06%
Waterway and Drainage Reserve	6.87	4.76%	6.73%
Heritage Reserve - Aboriginal	0.36	0.25%	0.35%
Utilities Easements	4.56	3.16%	4.47%
Other	12.10	8.38%	11.85%
Sub-total Service Open Space	31.10	21.54%	30.46%
CREDITED OPEN SPACE			
Local Network Park (Public purposes land)	5.80	4.0%	5.68%
Sub-total Credited Open Space	5.80	4.0%	5.68%
Total All Open Space	36.90	25.6%	36.14%
TOTAL NET DEVELOPABLE AREA - (NDA) HA	102.09	70.72%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA	102.09	70.72%	
TOTAL CONTRIBUTION LAND - HA	110.13	76.29%	

Table 13 Parcel specific land use budget

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			ICP COMMUNITY FACILITIES	OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)		TOTAL CONTRIBUTION LAND (HECTARES)	
		ARTERIAL ROAD				SERVICE OPEN SPACE					CREDITED OPEN SPACE				
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSES LAND)		CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	HERITAGE RESERVE - ABORIGINAL	UTILITIES EASEMENTS	OTHER	LOCAL SPORTS RESERVE (PUBLIC PURPOSES LAND)				LOCAL NETWORK PARK (PUBLIC PURPOSES LAND)
1	78.81	-	1.61	0.27	-	-	5.51	-	4.56	7.66	-	2.50	56.70	59.47	
2	62.93	-	-	1.97	-	7.21	1.36	0.36	-	4.44	-	3.30	44.30	49.57	
3	0.69	-	-	-	-	-	-	-	-	-	-	-	0.69	0.69	
4	0.41	-	-	-	-	-	-	-	-	-	-	-	0.41	0.41	
SUB-TOTAL	142.84	0.00	1.61	2.24	0.00	7.21	6.87	0.36	4.56	12.10	0.00	5.80	102.09	110.13	
Road Reserve															
R1	1.52	1.52	-	-	-	-	-	-	-	-	-	-	0.00	0.00	
SUB-TOTAL	1.52	1.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTALS PSP LINDUM VALE		144.36	1.52	2.24	0.00	7.21	6.87	0.36	4.56	12.10	0.00	5.80	102.09	110.13	
Outer Public Purposes Land															
Outer Active Open Space (SR-01)		4.00	-	-	-	-	-	-	-	-	4.00	-	0.00	4.00	
Outer Community Centre (CI-01)		0.40	-	-	0.40	-	-	-	-	-	-	-	0.00	0.40	
Outer Library (CI-02)		0.20	-	-	0.20	-	-	-	-	-	-	-	0.00	0.20	
SUB-TOTAL		4.60	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00	

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Lindum Vale
Infrastructure Contributions Plan – March 2019