

Greenvale North [R1] - Precinct Structure Plan
DEVELOPMENT CONTRIBUTIONS PLAN

JANUARY 2011 (Amended December 2023)

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	February 2011	C119	N/A
2	June 2017	GC75	Incorporate changes associated with Community Infrastructure Levy (CIL) increase.
3	December 2023	VC249	Incorporate changes associated with small second dwelling exemption.

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PURPOSE

The Greenvale North R1 Development Contributions Plan has been prepared by the Growth Areas Authority with the assistance of the Hume City Council, Government agencies, service authorities and major stakeholders. The Greenvale North R1 DCP covers land which is within the Greenvale North R1 Precinct Structure Plan area, in the Hume Growth Area (refer Plan 1 for location).

The Development Contributions Plan has been developed to support the provision of works, services, and facilities to be used by the two future communities that comprise the R1 Greenvale North precinct. These communities are known as the 'Mt Aitken Neighbourhood' and Mickleham neighbourhoods' and are shown in Figure 1.

The Development Contributions Plan outlines projects required to ensure that future residents, visitors and workers within the R1 Greenvale North PSP area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.

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

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

Report Structure

The Development Contributions Plan document comprises three parts.

PART ONE

Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the Greenvale North (R1) Precinct Structure Plan and justification for the various infrastructure projects included in the Development Contributions Plan.



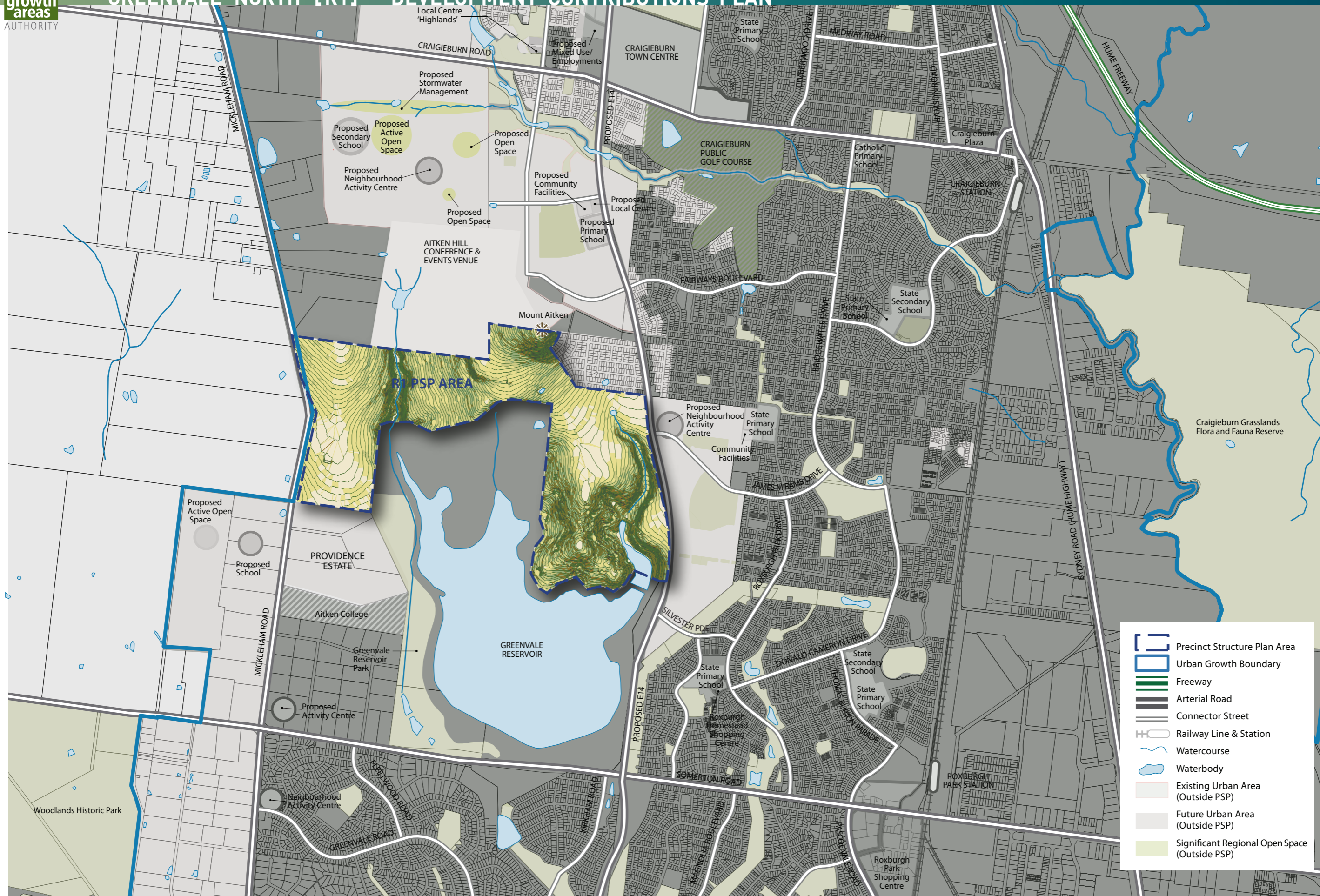
PART TWO

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



PART THREE

Part 3 focuses on the administrative and implementation of the Development Contributions Plan



- Precinct Structure Plan Area
- Urban Growth Boundary
- Freeway
- Arterial Road
- Connector Street
- Railway Line & Station
- Watercourse
- Waterbody
- Existing Urban Area (Outside PSP)
- Future Urban Area (Outside PSP)
- Significant Regional Open Space (Outside PSP)

1.0 STRATEGIC BASIS

The strategic basis for this Development Contributions Plan is established by the State and Local Planning Policy Framework of the Hume Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement and the Greenvale North R1 Precinct Structure Plan (and supporting documents), which set out a broad, long term vision for the sustainable development of the Development Contributions Plan area.

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

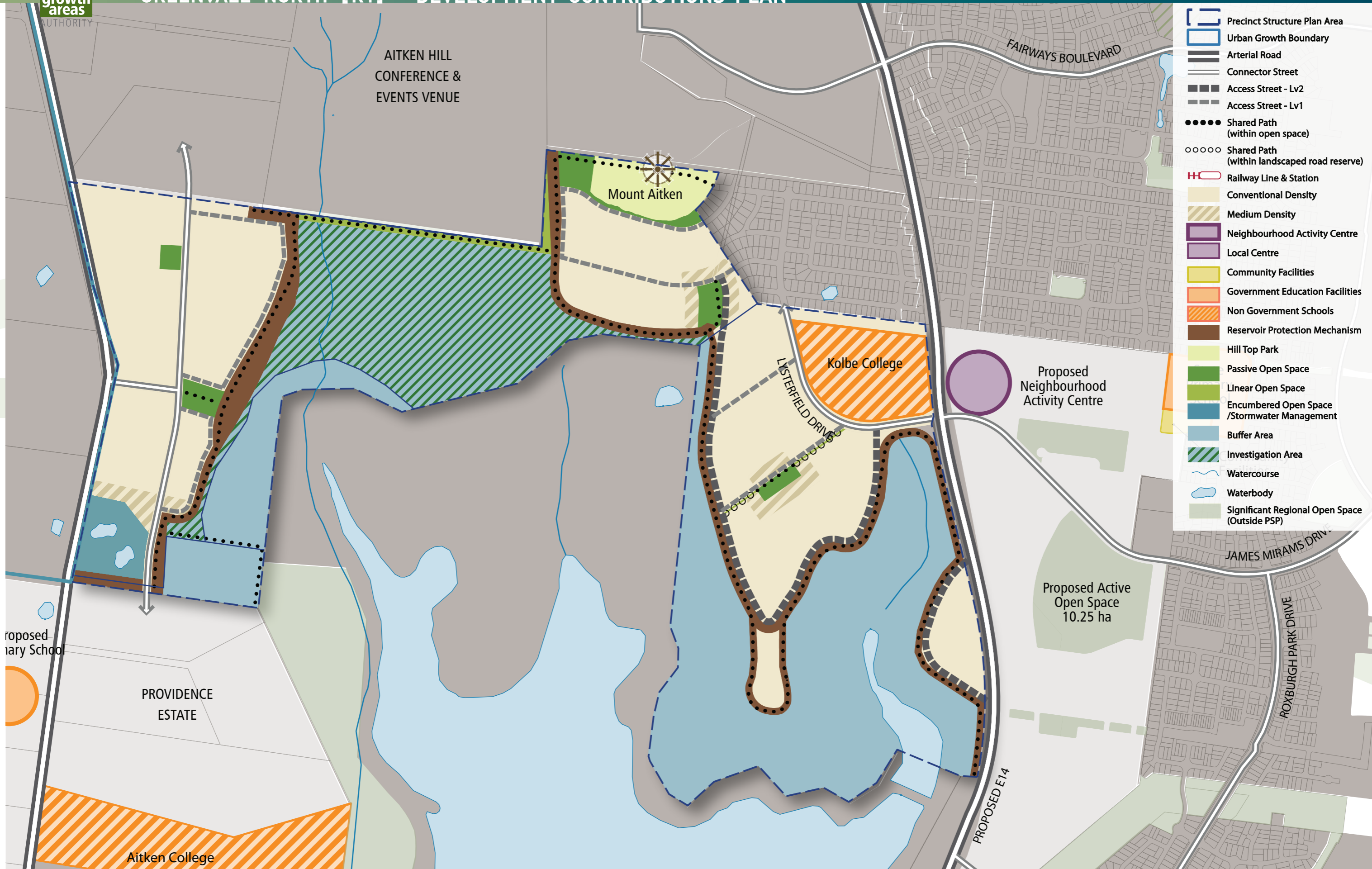
The Greenvale North R1 Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the preparation of the Development Contributions Plan.

1.1 PLANNING AND ENVIRONMENT ACT 1987

This Development Contributions Plan has been prepared in accordance with Part 38 of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Hume Planning Scheme as well as Victorian Government Guidelines.

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

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



Proposed Primary School

PROVIDENCE ESTATE

Aitken College

Mount Aitken

Kolbe College

Proposed Neighbourhood Activity Centre

Proposed Active Open Space 10.25 ha

FAIRWAYS BOULEVARD

LISTERFIELD DRIVE

JAMES MIRAMS DRIVE

ROXBURGH PARK DRIVE

PROPOSED E14

1.2 PRECINCT STRUCTURE PLAN

The Greenvale North R1 Precinct Structure Plan Area is located directly north of the Greenvale Reservoir. It is southwest of the existing Craigieburn Township, and west of Roxburgh Park. It adjoins the Greenvale West Precinct Structure Plan area to the southwest.

The Greenvale North R1 Precinct Structure Plan area is expected to provide for a population of approximately 3,500 people, accommodated in approximately 1,300 households. The Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks including: transport, open space and residential neighbourhoods (refer to Plan 2).

The need for the infrastructure has been determined according to the anticipated development scenarios for Greenvale North, Greenvale West R3 and the emerging residential areas of Greenvale Lakes, as described in the Greenvale North R1 Precinct Structure Plan. The Development Contributions Plan emanates from the Precinct Structure Plan, as the Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions Plan. Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

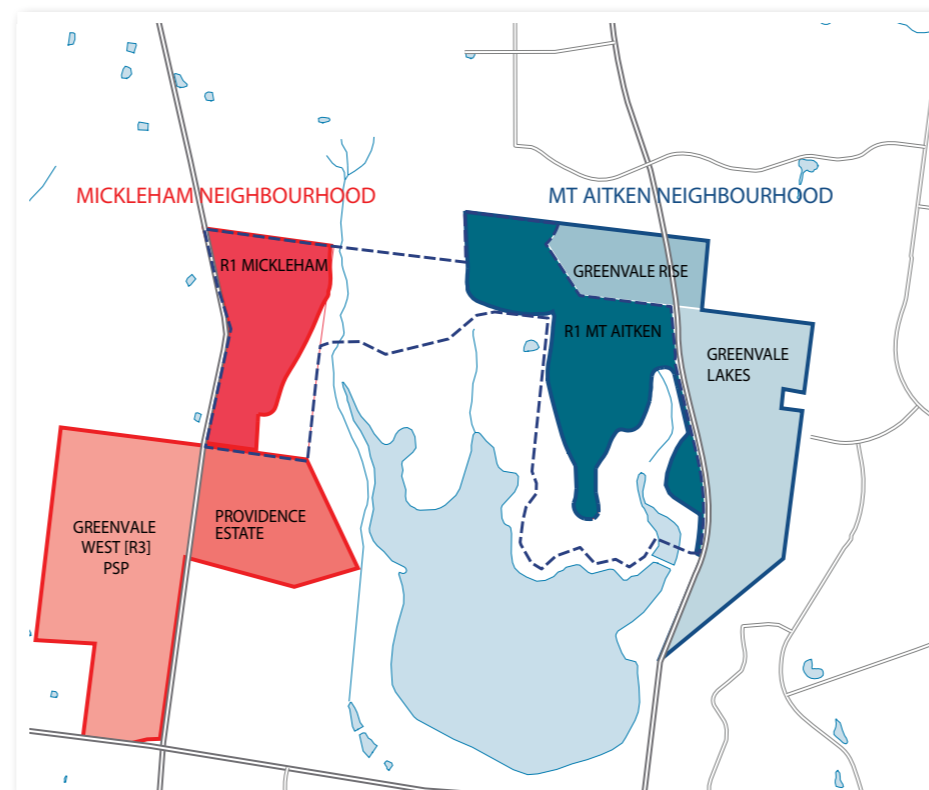
In accordance with Section 46K(1)(a) of the Planning and Environment Act 1987, the Greenvale North R1 Development Contributions Plan applies to land shown in Plan 3. The area is also indicated in the relevant Development Contributions Plan Overlay in the Hume Planning Scheme.

The Precinct Structure Plan applies to approximately 237 hectares of land as shown in Plan 2.

The Development Contributions Plan area is divided into western and eastern areas which relate to two separate communities, referred to as the Mickleham and Mount Aitken Neighbourhoods respectively. The two neighbourhoods are separated by a gully and set within the expansive undeveloped land to the south of the Mt Aitken Conference and Events Venue. The Mickleham Neighbourhood relates to the development area to the south (known as the Providence Estate) as well as the Greenvale West R3 Precinct Structure Plan area. The Mt Aitken Neighbourhood relates to Greenvale Lakes, which adjoins the neighbourhood to the west, and Greenvale Rise, directly adjoining Greenvale North R1 to the north-east.

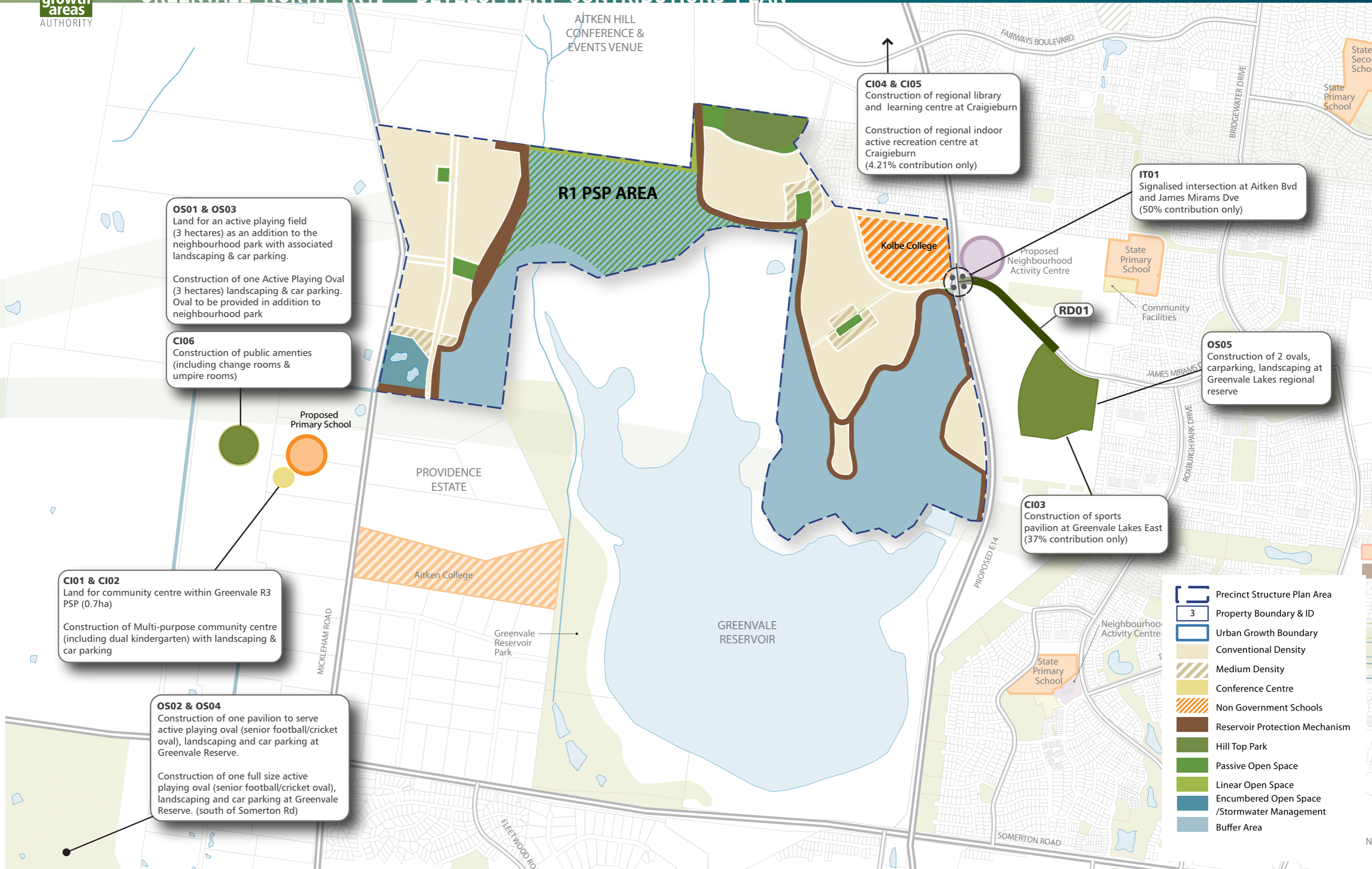
These areas are described in Figure 1, below.

Figure 1: Mickleham and Mount Aitken Neighbourhoods



In accordance with the neighbourhoods described above, the Greenvale North R1 Development Contributions Plan Area comprises two Main Catchment Areas (MCA). The MCA is the geographic area from which a given item of infrastructure will draw most of its use. This DCP defines the MCAs for the various infrastructure projects required within the PSP.

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 Greenvale North R1 Precinct Structure Plan, an existing local development contributions plan, an agreement under Section 173 of the Act or as a condition on an existing planning permit.



OS01 & OS03
Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping & car parking.

Construction of one Active Playing Oval (3 hectares) landscaping & car parking. Oval to be provided in addition to neighbourhood park

CI06
Construction of public amenities (including change rooms & umpire rooms)

CI01 & CI02
Land for community centre within Greenvale R3 PSP (0.7ha)

Construction of Multi-purpose community centre (including dual kindergarten) with landscaping & car parking

OS02 & OS04
Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve.

Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve. (south of Somerton Rd)

CI04 & CI05
Construction of regional library and learning centre at Craigieburn

Construction of regional indoor active recreation centre at Craigieburn (4.21% contribution only)

IT01
Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)

OS05
Construction of 2 ovals, carparking, landscaping at Greenvale Lakes regional reserve

CI03
Construction of sports pavilion at Greenvale Lakes East (37% contribution only)

- Precinct Structure Plan Area
- Property Boundary & ID
- Urban Growth Boundary
- Conventional Density
- Medium Density
- Conference Centre
- Non Government Schools
- Reservoir Protection Mechanism
- Hill Top Park
- Passive Open Space
- Linear Open Space
- Encumbered Open Space /Stormwater Management
- Buffer Area

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenario for Greenvale North as described in the Greenvale North R1 Precinct Structure Plan and its supporting documents.

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

Before inclusion in this Development Contributions Plan, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Greenvale North R1 Precinct Structure Plan area. The cost apportionment methodology adopted in this Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 5.

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

- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- They reflect the vision and strategic aspirations as expressed in the Greenvale North R1 Precinct Structure Plan; and,
- They are not recurrent items.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

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

- Internal streets and connector streets, and associated traffic management measures. This includes streets on the edge of the Greenvale North R1 Precinct Structure Plan.
- Flood mitigation works;
- Local drainage systems;
- Main drainage works;
- Intersections connecting the development to the existing road network, except where specified as Development Contribution Plan projects;
- Water, sewerage, underground power, gas, and telecommunication services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic leveling, water tapping and landscaping of open space;
- Passive open space reserve masterplans and any agreed associated works required by the Precinct Structure Plan;
- Council's plan checking and supervision costs; and,
- Bus stops.

Table 5 – Infrastructure Project Justification provides an explanation of all projects in the Development Contributions Plan.

1.5 INFRASTRUCTURE PROJECTS

1.5.1 TRANSPORT

The Transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 3 which is based on the Hume Traffic Modelling, July 2009

The transport projects comprise of two categories:

- Construction of a major controlled intersection; and
- Road construction (kerb and channel).

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

DCP PROJECT NO	DESCRIPTION
RD01	James Mirams Drive upgrade – Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)
IT01	Intersection – Signalised Intersection at Aitken Boulevard and James Mirams Drive (50% contribution only).

1.5.2 COMMUNITY FACILITIES

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

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

DCP PROJECT NO	DESCRIPTION
CI01	Land for community centre within Greenvale R3 PSP (0.7ha)
CI02	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking..
CI03	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)
CI04	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)
CI05	Construction of regional indoor active recreation centre at Craigieburn
CI06	Construction of public amenities (including changerooms & umpire rooms)

1.5.3 ACTIVE RECREATION

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

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

DCP PROJECT NO	DESCRIPTION
OS01	Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.
OS02	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)
OS03	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.
OS04	Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve
OS05	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve

1.5.4 PROJECT TIMING

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

While indicative provision triggers are 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.

1.5.5 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

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

For community infrastructure, contributions are to be made by the home-builder at the time of building approval. Contributions relating to community infrastructure will be paid for at “per dwelling” rate.

The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,150 per dwelling.

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

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

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

The following infrastructure projects are community infrastructure:

DCP PROJECT NO.	DESCRIPTION
OS02	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)
CI03	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)
CI04	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)
CI05	Construction of regional indoor active recreation centre at Craigieburn
CI06	Construction of public amenities (including changerooms & umpire rooms)

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

2.0 CALCULATION OF CONTRIBUTIONS

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

The general cost apportionment method includes the following steps: -

- Calculation of the net developable area and demand units (refer Tables 3 and 4)
- Calculation of projects costs (refer Table 7);
- Identification and allowance for external use (refer Table 6);
- Cost apportionment (refer Table 6);
- Summary of costs payable by development type and precinct for each infrastructure category (refer Table 7);
- Finally, a charge per hectare for the 2 charge areas and each development type (Table 8).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

The following section sets out how Net Developable Area is calculated, provides a detailed land budget for every property within the Greenvale North Precinct Structure Plan

2.1.2 NET DEVELOPABLE AREA

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

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

The NDA for the Development Contributions Plan has been calculated in Tables 1 to 4 below to ensure the levies are properly apportioned.

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 3 provide a detailed land budget for the entire Greenvale North R1 PSP, which is then broken down further for each land holding within the PSP area, as illustrated in Table 4.

Table 4 clearly sets out the amount of NDA and land required for a public purpose in accordance with the DCP, for each landholding. The resulting net developable hectares is the demand unit and therefore the basis upon which the development contribution levies are payable.

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each project has been assigned a land and/or construction cost. These costs are listed in Table 5. The costs are expressed in 1st January 2010 dollars and will be indexed annually in accordance with the indexation method specified in Section 3.1.6 and 3.1.7.

VALUATION OF LAND

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

CALCULATION OF CONSTRUCTION COSTS

All road construction costs have been determined by a certified engineer (detailed project cost sheets can be obtained from the City of Hume).

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

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area (MCA) for specific projects – that is use that does not emanate from the Greenvale North R1 Precinct Structure Plan Development Contributions Plan area. Table 6 quantifies any external demand (as a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to column 9, Table 6).

2.2.3 COST APPORTIONMENT

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

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

This Development Contributions Plan calculates what each new development should pay towards provision of the identified

infrastructure item. Put simply, this is the total cost of the items (after deducting other funding sources and making allowance for any external demand) divided by total (existing and proposed) development units within its catchment, then aggregated for all items used by a new development. As stated in Section 1.3, the entire Greenvale North R1 DCP area constitutes two catchment areas within this precinct.

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

2.2.4 MAIN CATCHMENT AREAS

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. The Development Contributions Plan MCA has been divided into two areas to which the use of local infrastructure has been apportioned. These areas form logical Charge Areas to which the usage of local infrastructure has been apportioned.

For each infrastructure project, the areas that make up the MCA have been nominated. The spatial extent of the areas is illustrated in Figure 1.

The charges for new development are different in each of these areas as they ensure new development pays an appropriate share towards the item it will use.

It is important to note that the number of demand units (net developable hectares) in each area is based on the land budgets in Tables 1, 2, 3 & 4.

The per hectare contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the Detailed Land Budget in Table 4.

For the purposes of the Development Contributions Plan, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Table 4 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

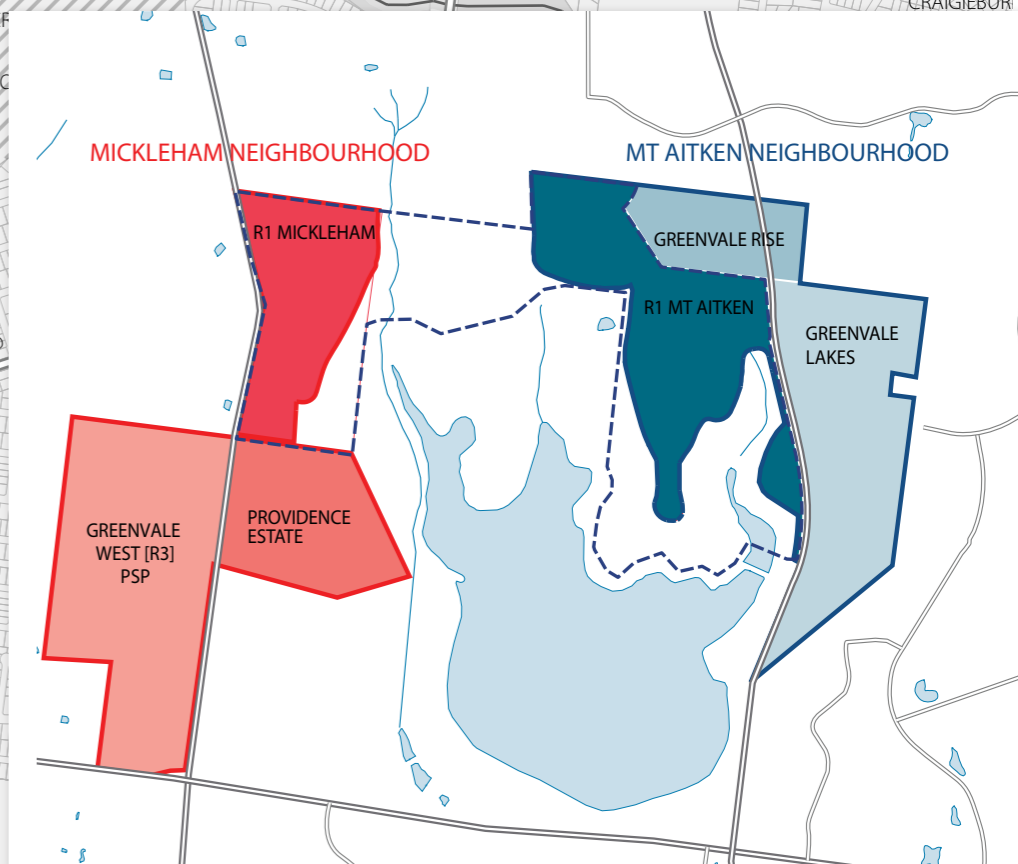
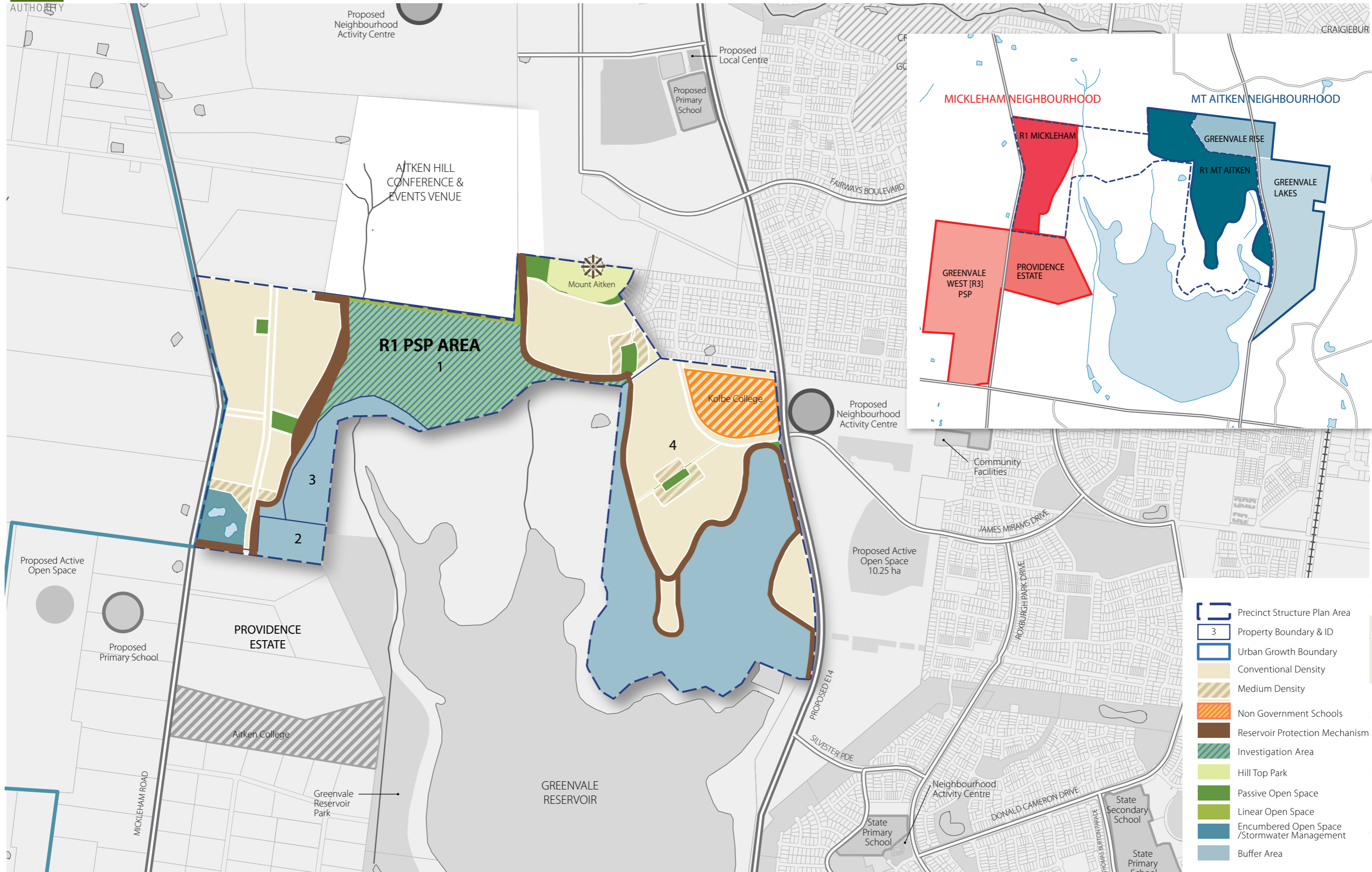
2.2.5 DEVELOPMENT TYPES

The DCP identifies residential development as the only development type in relation to charges within the DCP.

2.2.6 SCHEDULE OF COSTS

Table 7 shows the quantum of funds to be contributed by the Precinct towards each infrastructure project which adds up to the total amount of funds recoverable under the DCP. Table 8 calculates the amount of contributions payable by the precinct for each infrastructure category.

Table 8 sets out a summary of costs for each charge area.



- Precinct Structure Plan Area
- Property Boundary & ID
- Urban Growth Boundary
- Conventional Density
- Medium Density
- Non Government Schools
- Reservoir Protection Mechanism
- Investigation Area
- Hill Top Park
- Passive Open Space
- Linear Open Space
- Encumbered Open Space /Stormwater Management
- Buffer Area

Table 1: Mt Aitken Neighbourhood

	GROSS AREA (HA)	NET DEVELOPABLE AREA	INDICATIVE LOT YIELD (BASED ON 13.6 LOT/HA)	POPULATION AT 2.8 PPHH	PROPORTION BY TOTAL LOTS
AREA WITHIN THIS PSP					
Mt Aitken Neighbourhood	79.716	52.158	709.3488	1986.18	36.65%
SUBTOTAL:	79.72	52.16	709.35	1986	37%
AREA OUTSIDE THIS PSP					
Greenvale Lakes	94.39	63.36	861.696	2413	44.52%
Greenvale Rise	28.65	26.8	364.48	1021	18.83%
SUBTOTAL:	123.04	90.16	1226.18	3433	63.35%
TOTAL:	202.756	142.32	1936	5419	100.00%

Table 2: Mickleham Neighbourhood

	GROSS AREA (HA)	NET DEVELOPABLE AREA	INDICATIVE LOT YIELD (BASED ON 13.6 LOT/HA)	POPULATION AT 2.8 PPHH	PROPORTION BY TOTAL LOTS
AREA WITHIN THIS PSP					
R1 Mickleham	49.889	40.051	544.69	1,525	22.00%
SUBTOTAL:	49.89	40.05	544.69	1525	22.00%
AREA OUTSIDE THIS PSP					
Providence Estate*	47	30.45	567	1588	23.00%
Greenvale R3**	106.3	83.85	1,323	3704	55.00%
SUBTOTAL:	153.3	114.27	1890	5292	78.00%
TOTAL:	203.19	154.32	2,435	6,817	100.00%

* Providence Estate is based on approx 18.5 dwellings per NDHa

** R3 is based on approx 15.8 dwellings per NDHa

DESCRIPTION	R1 MICKLEHAM NEIGHBOURHOOD			R1 GREENVALE - MT AITKEN NEIGHBOURHOOD		
	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (ha)	49.889	100.00%		79.716	100.00%	
NON-GOVERNMENT EDUCATION FACILITIES						
Non-government Schools and access road						
Non-government School (Kolbe College) including access				9.339	11.72%	
OPEN SPACE						
UNENCUMBERED LAND AVAILABLE FOR RECREATION						
Passive Open Space	1.308	2.62%	3.27%	2.821	3.54%	
ENCUMBERED LAND AVAILABLE FOR RECREATION						
Encumbered Open Space / Water Protection Management Mechanism	6.195	12.42%	15.47%	10.525	13.20%	
Hill Top Park				4.873	6.11%	
Retarding Basin	2.335	4.68%	5.83%			
Sub-total	8.530	17.10%	21.30%	15.398	19.32%	
Totals Open Space	8.530	17.10%	20.62%	15.398	19.32%	

Table 3: Summary Land Use Budget

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT		COMMUNITY	NON URBAN LAND USES	ENCUMBERED LAND AVAILABLE FOR RECREATION				UNENCUMBERED LAND FOR RECREATION	TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES		OPEN SPACE DEL TARGET %	DIFFERENCE	EQUIVALENT LAND AREA (HECTARES)
		RESIDENTIAL CONNECTOR ROADS	LYSTERFIELD DRIVE CONNECTOR ROAD	NON GOVERNMENT SCHOOL	GREENVALE RESEVOIR	ENCUMBERED OPEN SPACE / WATER PROTECTION MANAGEMENT MECHANISM	RETARDING BASIN	HILL TOP PARK	LINEAR RESERVE	PASSIVE OPEN SPACE		NET DEVELOPABLE AREA % OF PRECINCT	PASSIVE OPEN SPACE % NDA			
		INCLUDED IN NDA		NOT INCLUDED IN NDA	NOT INCLUDED IN NDA	NOT INCLUDED IN OS %				INCLUDED IN OS %	NOT INCLUDING ARTERIAL ROADS, COMMUNITY & RECREATION					
Property 1	112.161	3.439	0.000	0.000	35.210	8.944	2.335	4.873	1.905	3.609	55.285	49.29%	6.53%	4.48%	2.05%	1.133
Property 2	5.302	0.049	0.000	0.000	4.804	0.449	0.000	0.000	0.000	0.000	0.049	0.92%	0.00%	4.48%	-4.48%	-0.002
Property 3	9.274	0.000	0.000	0.000	9.274	0.000	0.000	0.000	0.000	0.000	0.000	0.00%	0.00%	4.48%	-4.48%	0.000
Property 4	111.163	0.000	1.801	9.339	56.605	7.776	0.000	0.000	0.000	0.520	36.923	33.22%	1.41%	4.48%	-3.07%	-1.134
TOTAL PRECINCT	237.900	3.488	1.801	9.339	105.893	17.169	2.335	4.873	1.905	4.129	92.257	38.78%	4.48%	4.48%	0.00%	0.000

Table 5: Infrastructure Project Justification

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED PROJECT COST			MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
			LAND	CONSTRUCTION	TOTAL			
ROADS								
RD01	Development	Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)	-	\$300,000	\$300,000	Mt Aitken	As required	Traffic Modelling for Hume corridor, Ashton Traffic Pty Ltd, September 2009
SUB-TOTAL			\$	\$300,000	\$300,000			
INTERSECTIONS								
IT01	Development	Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)	-	\$3,454,500	\$3,454,500	Mt Aitken	As required	As above
SUB-TOTAL			\$	\$3,454,500	\$3,454,500			
UNENCUMBERED LOCAL ACTIVE OPEN SPACE								
OS01	Development	Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$5,250,000	-	\$5,250,000	Mickleham	As required	Assessment of Community Infrastructure Requirements and Opportunities by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd, April 2008
OS02	Community	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)	-	\$1,100,000	\$1,100,000	Mickleham	As required	As above
OS03	Development	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	-	\$1,957,000	\$1,957,000	Mickleham	As required	As above
OS04	Development	Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve	-	\$1,957,000	\$1,957,000	Mickleham	As required	As above
OS05	Development	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve	-	\$3,300,000	\$3,300,000	Mt Aitken	As required	Hume City Development Principles Recreation and Community Facilities. Adopted 2006
SUB-TOTAL			\$5,250,000	\$8,314,000	\$13,564,000			
COMMUNITY & INDOOR RECREATION FACILITIES								
CI01	Development	Land for community centre within Greenvale R3 PSP (0.7ha)	\$1,400,000	-	\$1,400,000	Mickleham	As required	Assessment of Community Infrastructure Requirements and Opportunities by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd, April 2008
CI02	Development	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	-	\$4,250,000	\$4,250,000	Mickleham	As required	As above
CI03	Community	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)	-	\$1,100,000	\$1,100,000	Mt Aitken	As required	As above
CI04	Community	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)	-	\$15,000,000	\$15,000,000	Mickleham and Mt Aitken	Construction commenced in December 2009	Hume City Development Principles Recreation and Community Facilities. Adopted 2006
CI05	Community	Construction of regional indoor active recreation centre at Craigieburn	-	\$30,000,000	\$30,000,000	Mickleham and Mt Aitken	As required	Hume City Development Principles Recreation and Community Facilities. Adopted 2006
CI06	Community	Construction of public amenities (including changerooms and umpire rooms)	-	\$250,000	\$250,000	Mickleham	As required	As above
SUB-TOTAL			\$1,400,000	\$50,600,000	\$52,000,000			
TOTAL			\$6,650,000	\$62,668,500	\$69,318,500			

Table 6: Calculation of Costs

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED INTERNAL USAGE %	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO DCP	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	ESTIMATED LOT YIELD IN MCA	CONTRIBUTION TO MT AITKEN CHARGE AREA	CONTRIBUTION TO MICKLEHAM CHARGE AREA	CONTRIBUTION PER LOT (MT AITKEN)	CONTRIBUTION PER LOT (MICKLEHAM)	CONTRIBUTION PER NDH (MT AITKEN)	CONTRIBUTION PER NDH (MICKLEHAM)	OVERALL CONTRIBUTION PER NDA ACROSS WHOLE PSP AREA
ROADS																			
RD01	Development	Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)	-	\$300,000.00	\$300,000.00	100%	0.00%	\$300,000.00	Mt Aitken	Residential	52.16	709.3	\$300,000	-	\$422.92	-	\$5,751.75	-	\$3,253.48
SUB-TOTAL				\$300,000.00	\$300,000.00			\$300,000.00					\$300,000	-	\$422.92	-	\$5,751.75	-	\$3,253.48
INTERSECTIONS																			
IT01	Development	Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)	-	\$3,454,500.00	\$3,454,500.00	50%	50.00%	\$1,727,250.00	Mt Aitken	Residential	52.16	709.3	\$1,727,250	-	\$2,434.98	-	\$33,115.73	-	\$18,731.90
SUB-TOTAL				\$3,454,500.00	\$3,454,500.00			\$1,727,250.00					\$1,727,250	-	\$2,434.98	-	\$33,115.73	-	\$18,731.90
UNENCUMBERED LOCAL ACTIVE OPEN SPACE																			
OS01	Development	Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$5,250,000	\$-	\$5,250,000	22.00%	78.00%	\$1,155,000.00	Mickleham	Residential	40.05	544.7	\$-	\$1,155,000	\$-	\$2,120.46	\$-	\$28,838.23	\$12,525.89
OS02	Development	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)	\$-	\$1,100,000	\$1,100,000	22.00%	78.00%	\$-	Mickleham	Residential	40.05	544.7	\$-	\$-	\$-	\$-	\$-	Funded via CIL	Funded via CIL
OS03	Development	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	\$-	\$1,957,000	\$1,957,000	22.00%	78.00%	\$430,540.00	Mickleham	Residential	40.05	544.7	\$-	\$430,540	\$-	\$790.43	\$-	\$10,749.79	\$4,669.18
OS04	Development	Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve	\$-	\$1,957,000	\$1,957,000	22.00%	78.00%	\$430,540.00	Mickleham	Residential	40.05	544.7	\$-	\$430,540	\$-	\$790.43	\$-	\$10,749.79	\$4,669.18
OS05	Development	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve	\$-	\$3,300,000	\$3,300,000	37.00%	63.00%	\$1,221,000.00	Mt Aitken	Residential	52.16	709.3	\$1,221,000	\$-	\$1,721.30	\$-	\$23,409.64	\$-	\$13,241.66
SUB-TOTAL			\$5,250,000	\$8,314,000	\$13,564,000			\$3,237,080.00					\$1,221,000	\$2,016,080	\$1,721.30	\$3,701.31	\$23,409.64	\$50,337.82	\$35,105.90
COMMUNITY & INDOOR RECREATION FACILITIES																			
CI01	Development	Land for community centre within Greenvale R3 PSP (0.7ha)	\$1,400,000	\$-	\$1,400,000	22.00%	78.00%	\$308,000.00	Mickleham	Residential	40.05	544.7	\$-	\$308,000	\$-	\$565.46	\$-	\$7,690.20	\$3,340.24
CI02	Development	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	\$-	\$4,250,000	\$4,250,000	22.00%	78.00%	\$935,000.00	Mickleham	Residential	40.05	544.7	\$-	\$935,000	\$-	\$1,716.56	\$-	\$23,345.23	\$10,140.01
CI03	Community	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)	\$-	\$1,100,000	\$1,100,000	37.00%	63.00%	\$-	Mt Aitken	Residential	52.16	709.3	\$-	\$-	\$-	\$-	Funded via CIL	Funded via CIL	Funded via CIL
CI04	Community	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)	\$-	\$15,000,000	\$15,000,000	4.21%	95.79%	\$-	Mt Aitken and Mickleham	Residential	92.21	1254.0	\$-	\$-	\$-	\$-	Funded via CIL	Funded via CIL	Funded via CIL
CI05	Community	Construction of regional indoor active recreation centre at Craigieburn	\$-	\$30,000,000	\$30,000,000	4.21%	95.79%	\$-	Mt Aitken and Mickleham	Residential	92.21	1254.0	\$-	\$-	\$-	\$-	Funded via CIL	Funded via CIL	Funded via CIL
CI06	Community	Construction of public amenities (including changerooms and umpire rooms)	\$-	\$250,000	\$250,000	22.00%	78.00%	\$-	Mt Aitken and Mickleham	Residential	92.21	1254.0	\$-	\$-	\$-	\$-	Funded via CIL	Funded via CIL	Funded via CIL
SUB-TOTAL			\$1,400,000	\$50,600,000	\$52,000,000			\$1,243,000.00					\$-	\$1,243,000	\$-	\$2,282.02	\$-	\$31,035.43	\$13,480.25
TOTAL			\$6,650,000	\$62,668,500.00	\$69,318,500			\$6,507,330.00					\$3,248,250	\$3,259,080	\$4,579.20	\$5,983.33	\$62,277.12	\$81,373.25	\$70,571.53

Table 7: Schedule of Costs

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	TOTAL PROJECT COST	TOTAL COST RECOVERED BY DCP	
				PRECINCT 1 (MT. AITKEN)	PRECINCT 2 (MICKLEHAM)
ROADS					
RD01	Development	Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)	\$300,000	\$300,000	-
SUB-TOTAL			\$300,000	\$300,000	-
INTERSECTIONS					
IT01	Development	Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)	\$3,454,500	\$1,727,250	-
SUB-TOTAL			\$3,454,500	\$1,727,250	-
UNENCUMBERED LOCAL ACTIVE OPEN SPACE					
OS01	Development	Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$5,250,000	-	\$1,155,000
OS02	Community	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)	\$1,100,000	-	Funded by CIL
OS03	Development	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	\$1,957,000	-	\$430,540
OS04	Development	Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve	\$1,957,000	-	\$430,540
OS05	Development	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve	\$3,300,000	\$1,221,000	-
SUB-TOTAL			\$13,564,000	\$1,221,000	\$2,016,080
COMMUNITY & INDOOR RECREATION FACILITIES					
CI01	Development	Land for community centre within Greenvale R3 PSP (0.7ha)	\$1,400,000	-	\$308,000
CI02	Development	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	\$4,250,000	-	\$935,000
CI03	Community	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)	\$1,100,000	Funded by CIL	Funded by CIL
CI04	Community	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)	\$15,000,000	Funded by CIL	Funded by CIL
CI05	Community	Construction of regional indoor active recreation centre at Craigieburn	\$30,000,000	Funded by CIL	Funded by CIL
CI06	Community	Construction of public amenities (including changerooms and umpire rooms)	\$250,000	Funded by CIL	Funded by CIL
SUB-TOTAL			\$52,000,000	-	\$1,243,000
TOTAL			\$69,318,500	\$3,248,250	\$3,259,080
					\$6,507,330

Table 8: Summary of Charges

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	MT AITKEN CHARGE AREA - DEVELOPMENT INFRASTRUCTURE LEVY	MT AITKEN CHARGE AREA - COMMUNITY INFRASTRUCTURE LEVY	MICKLEHAM CHARGE AREA - DEVELOPMENT INFRASTRUCTURE LEVY	MICKLEHAM CHARGE AREA - COMMUNITY INFRASTRUCTURE LEVY
ROADS						
RD01	Dev	Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)	\$5,751.75	-	-	-
SUB-TOTAL			\$5,751.75	-	-	-
IT01	Dev	Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)	\$33,115.73	-	-	-
SUB-TOTAL			\$33,115.73	-	-	-
UNENCUMBERED LOCAL ACTIVE OPEN SPACE						
OS01	Dev	Land for an active playing field (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	-	-	\$28,838.23	-
OS02	Com.	Construction of one pavilion to serve active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve (south of Somerton Rd)	-	Funded via CIL	-	Funded via CIL
OS03	Dev	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	-	-	\$10,749.79	-
OS04	Dev	Construction of one full size active playing oval (senior football/cricket oval), landscaping and car parking at Greenvale Reserve	-	-	\$10,750.06	-
OS05	Dev	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve	\$23,409.64	-	-	-
SUB-TOTAL			\$23,409.64	-	\$50,338.09	-
COMMUNITY & INDOOR RECREATION FACILITIES						
CI01	Dev	Land for community centre within Greenvale R3 PSP (0.7ha)	-	-	\$7,690.20	-
CI02	Com.	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	-	-	\$23,345.23	-
CI03	Com.	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)	-	Funded via CIL	-	Funded via CIL
CI04	Com.	Construction of regional library and learning centre at Craigieburn (4.21% contribution only)	-	Funded via CIL	-	Funded via CIL
CI05	Com.	Construction of regional indoor active recreation centre at Craigieburn	-	Funded via CIL	-	Funded via CIL
CI06	Com.	Construction of public amenities (including changerooms and umpire rooms)	-	Funded via CIL	-	Funded via CIL
SUB-TOTAL			-	-	\$31,035.43	-
TOTAL			\$62,277.12	-	\$81,373.52	-

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

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

The Greenvale North (R1) Precinct Structure Plan, Development Contributions Plan, Infrastructure Levy applies to subdivision and/or development of land.

The Greenvale North (R1) Precinct Structure Plan Community Infrastructure Levy applies to the construction of dwellings and must be paid prior to the issue of a Building Permit.

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by VC249

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

DEVELOPMENT INFRASTRUCTURE

For subdivision of land

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

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

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

For development of land where no subdivision is proposed

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

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

If the Collection 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 in respect to the proposed works or land in lieu.

Where no planning permit is required

The following requirements apply where no planning permit is required.

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

- Unless some other arrangement has been agreed to by Collecting Agency in a Section 173 Agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this approved Development Contributions Plan 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 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 the issue of a Building Permit. However, development proponents are encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders.

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

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this Development Contributions

Plan was first incorporated into the Hume Planning Scheme through Amendment C119.

3.1.2 WORKS IN KIND

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

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

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

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

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

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

3.1.3 CREDIT FOR OVER PROVISION

Where the Collecting Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land) the situation may arise where the developer makes a contribution with a value that exceeds that required by the Development Contributions Plan for the individual project (in accordance with the per hectare charge as set out in Table 8).

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

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

3.1.4 OPEN SPACE PROVISION

This DCP does not provide for passive local open space. Local passive open space is dealt with under Clause 52.01 of the Hume Planning Scheme.

Unencumbered local active open space must be provided as required in accordance with the Greenvale North [R1] Development Contribution Plan.

3.1.5 FUNDS ADMINISTRATION

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

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

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

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

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

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

3.1.6 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

Capital costs of all infrastructure items except for land are in 1st January 2010 dollars and will be indexed by the Collecting Agency annually for inflation in the following way:

In relation to the costs associated with the 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 Rawlinson's 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.

3.1.7 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

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

This Development Contributions Plan commenced on the date when it was first incorporated into the Hume Planning Scheme through Amendment C119 to the Hume Planning Scheme.

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

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

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

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

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

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

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

3.2 IMPLEMENTATION STRATEGY

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

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

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

The implementation strategy has been formulated by:

- Assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items);
- Having regard to the development context;
- Assessing the need for finance requirements – upfront financing and pooling of funds;
- Agreeing the land value and indexing it appropriately (where possible);
- Seeking direct delivery of infrastructure and land by development proponents where appropriate;
- Identifying preferred implementation mechanism to achieve the above outcomes and reducing the risk associate with the Development Contributions Plan to ensure that it will be delivered as intended; and
- Providing adequate resources to administer the Development Contributions Plan.

3.2.2 ITEMS IDENTIFIED AS SUITABLE TO BE PROVIDED IN KIND

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

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

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

DCP PROJECT NO	DESCRIPTION
RD01	Provision of kerb and channel on south boundary of James Mirams Dve for 800m. (Upgrade road to urban standard to accommodate increased traffic flows)
IT01	Signalised intersection at Aitken Bvd and James Mirams Dve (50% contribution only)
OS05	Construction of 2 ovals, car parking, landscaping at Greenvale Lakes regional reserve
CI03	Construction of sports pavilion at Greenvale Lakes East (37% contribution only)

3.2.3 PREFERRED IMPLEMENTATION MECHANISMS

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

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

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

4.0 OTHER INFORMATION

4.1 ACRONYMS

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

4.2 GLOSSARY

ACTIVITY CENTRE

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

ARTERIAL ROAD

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

CO-LOCATION

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

COMMUNITY FACILITIES

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

CONNECTOR STREET

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

CONVENTIONAL DENSITY HOUSING

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

DEVELOPMENT CONTRIBUTIONS PLAN

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

ENCUMBERED LAND

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

FREEWAY

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

GROWTH AREA

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

GROWTH AREA FRAMEWORK PLAN

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

GROWTH AREAS AUTHORITY

A statutory authority established by the Victorian Government to work in partnership with councils and government agencies, and provide advice to government on the coordination of land development, infrastructure and service provision in the growth areas.

HIGHER DENSITY HOUSING

Housing with an average density of more than 30 dwellings per net developable hectare

HOUSING DENSITY (GROSS)

Housing yield divided by gross developable hectare.

HOUSING DENSITY (NET)

The number of houses divided by net developable area.

LINEAR OPEN SPACE NETWORK

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

LAND BUDGET TABLE

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

LOT

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

MAJOR ACTIVITY CENTRE

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

MAJOR EMPLOYMENT AREA

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

NATIVE VEGETATION

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

NET DEVELOPABLE AREA

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

PASSIVE OPEN SPACE

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

PRECINCT STRUCTURE PLAN

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

PRINCIPAL PUBLIC TRANSPORT NETWORK

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

PUBLIC OPEN SPACE

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

URBAN GROWTH BOUNDARY

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

URBAN GROWTH ZONE

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