

Amendment C121 to the Hume Planning Scheme

Greenvale West [R3] Precinct Development Contributions Plan

December 2010 (Amended December 2023)

NOMINATED GREENVALE
MAJOR ACTIVITY CENTRE

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Amended
by GC75

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DISCLAIMER: All technical reports that support this Development Contributions Plan (DCP) refer to "Greenvale South". The name of this precinct has been amended to "Greenvale West" following consultation with land holders.

The Greenvale West Development Contributions Plan has been prepared by the Growth Areas Authority and Hume City Council in conjunction with Roberts Day, Contour Consulting, Traffix Group, SMEC, Heritage Insight, WBCM, government agencies, service authorities and key stakeholders.

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Amended by GC75

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	February 2011	C121	N/A
2	August 2017	GC75	N/A
3	December 2023	VC249	Incorporate changes associated with small second dwelling exemption



INTRODUCTION

Purpose

The Greenvale West Precinct Structure Plan Development Contributions Plan (DCP) 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 West DCP covers land which is within the Greenvale West Precinct Structure Plan area, in the Hume Growth Area (refer Plan 1 for location).

The Development Contributions Plan has been developed to support the provisions of work, services and facilities to be used by the future community of Greenvale West, as well as the nearby Greenvale North R1 Precinct and approved residential development the east of Mickleham Road.

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

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

This Development Contributions Plan establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Greenvale West. 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 projected share of use of the required works, services and facilities items.

Development Contributions Plan 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 West Precinct Structure Plan and justification for the various infrastructure projects included in the Development Contributions Plan.



PART TWO





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



PART THREE

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

ACTIVITY CENTRES

-  principal
-  major
-  neighbourhood (large)
-  specialised



URBAN AREA

-  existing

RESIDENTIAL

-  urban land supply




EMPLOYMENT

-  existing
-  proposed

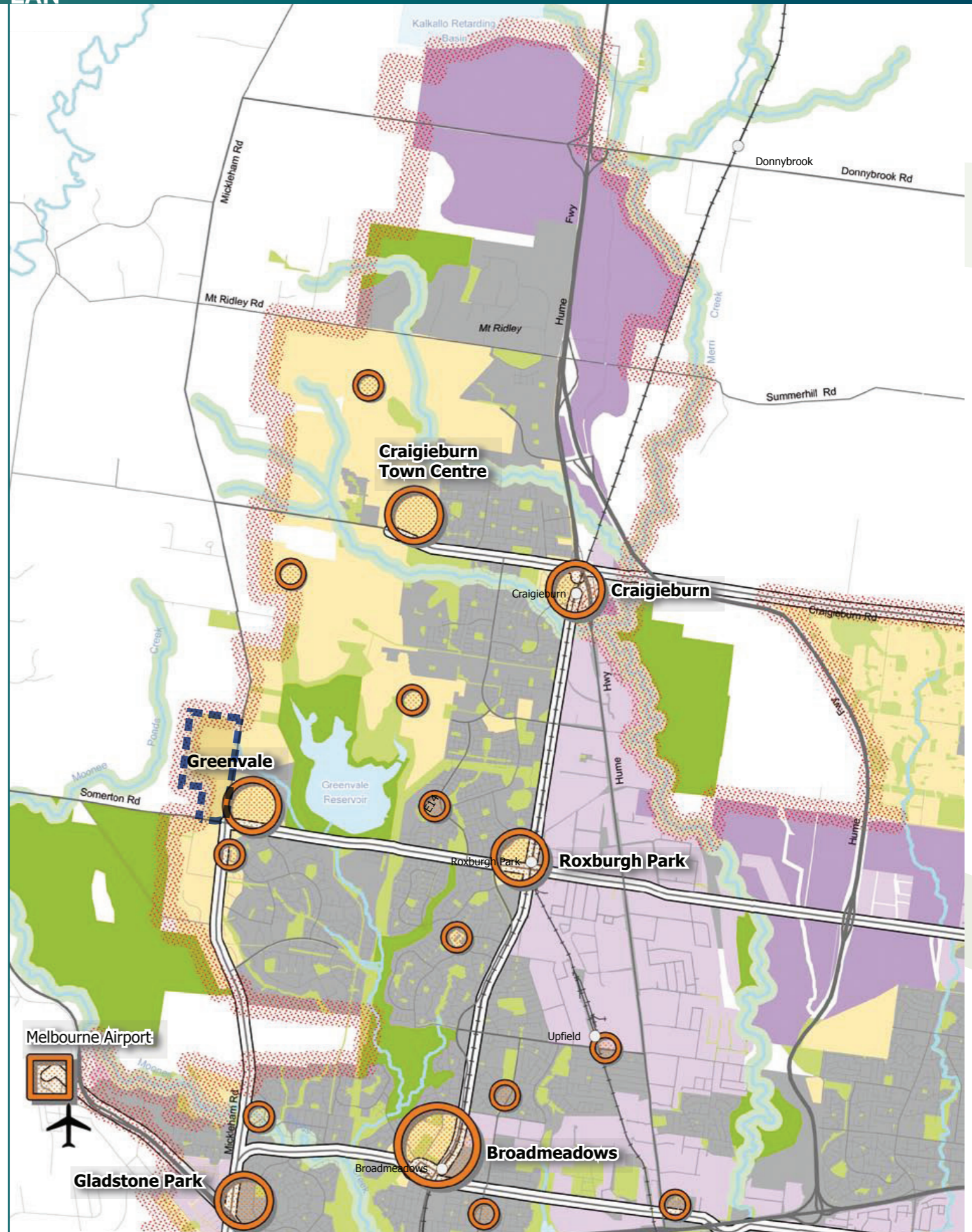
UGB

-  urban growth boundary
(refer to approved planning scheme maps for precise location and scale)

OPEN SPACE

-  regional significance
-  local network
-  significant creeks & buffers

-  DCP Area



1.0 STRATEGIC BASIS

The strategic basis for this Development Contributions Plan (DCP) 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 West 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 West Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the Development Contributions Plan area.

1.1 PLANNING AND ENVIRONMENT ACT 1987

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





















The Development Contributions Plan is linked to Schedule 3 to the Development Contributions Plan Overlay in the Hume Planning Scheme.

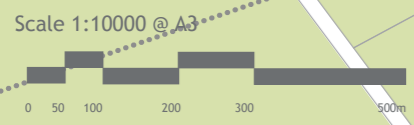
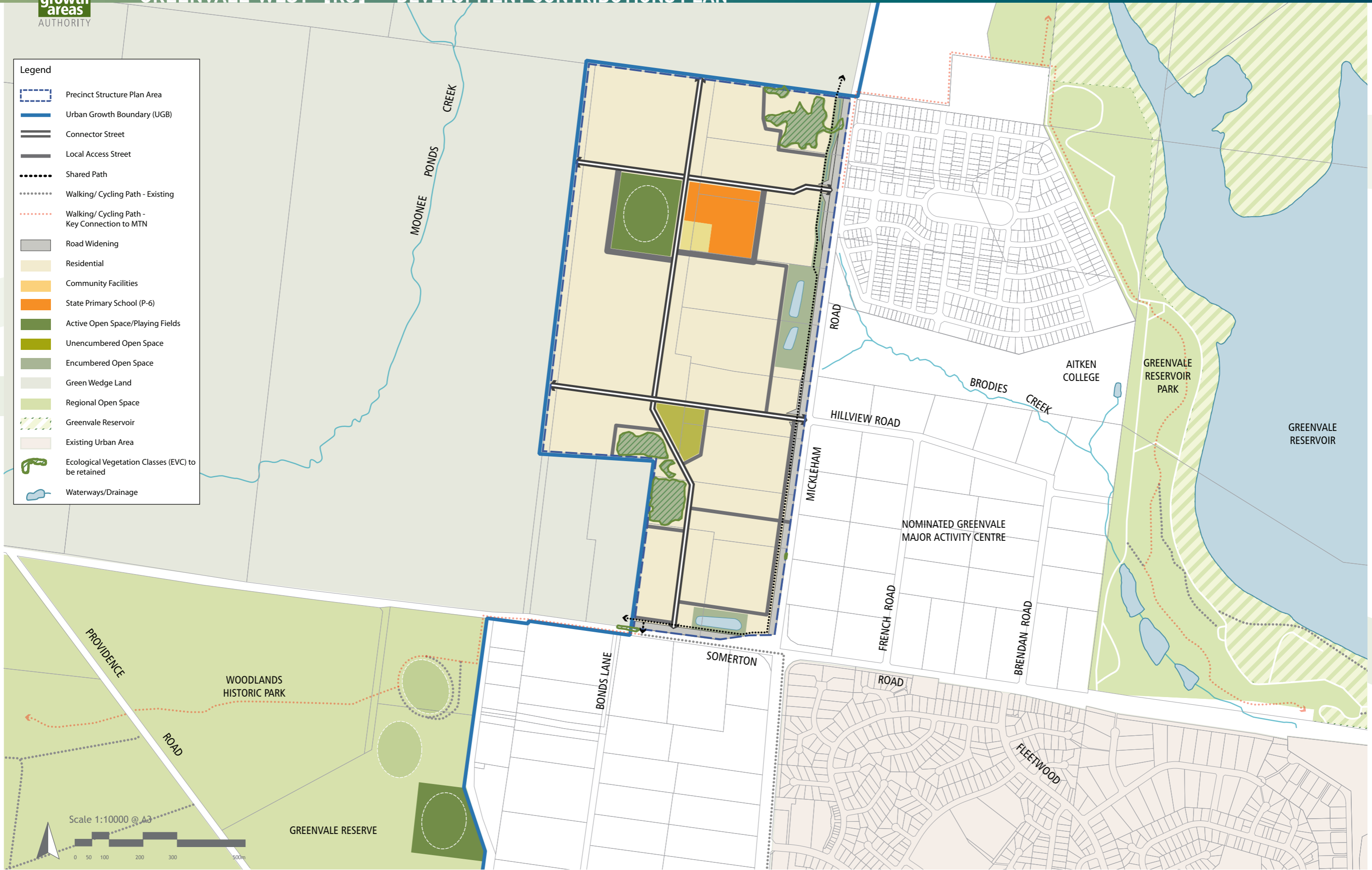
1.2 GROWTH AREA FRAMEWORK PLAN

The Hume Growth Area Framework Plan identifies the Precinct, or land on the north-west corner of Mickleham Road and Somerton Road as an Urban Land Supply area. The Greenvale West Precinct is the westernmost section of the Hume Growth corridor.

Land on the east side of Mickleham Road, opposite the precinct at the corner of Mickleham Road and Somerton Road, is nominated for a Major Activity Centre within the Growth Area Framework Plan. Land to the north of this activity centre is identified for Urban Land Supply.

Legend

-  Precinct Structure Plan Area
-  Urban Growth Boundary (UGB)
-  Connector Street
-  Local Access Street
-  Shared Path
-  Walking/ Cycling Path - Existing
-  Walking/ Cycling Path - Key Connection to MTN
-  Road Widening
-  Residential
-  Community Facilities
-  State Primary School (P-6)
-  Active Open Space/Playing Fields
-  Unencumbered Open Space
-  Encumbered Open Space
-  Green Wedge Land
-  Regional Open Space
-  Greenvale Reservoir
-  Existing Urban Area
-  Ecological Vegetation Classes (EVC) to be retained
-  Waterways/Drainage



1.3 PRECINCT STRUCTURE PLAN

The Greenvale West Precinct Structure Plan affects a relatively isolated land parcel on the north-west corner of Somerton Road and Mickleham Road, Greenvale.

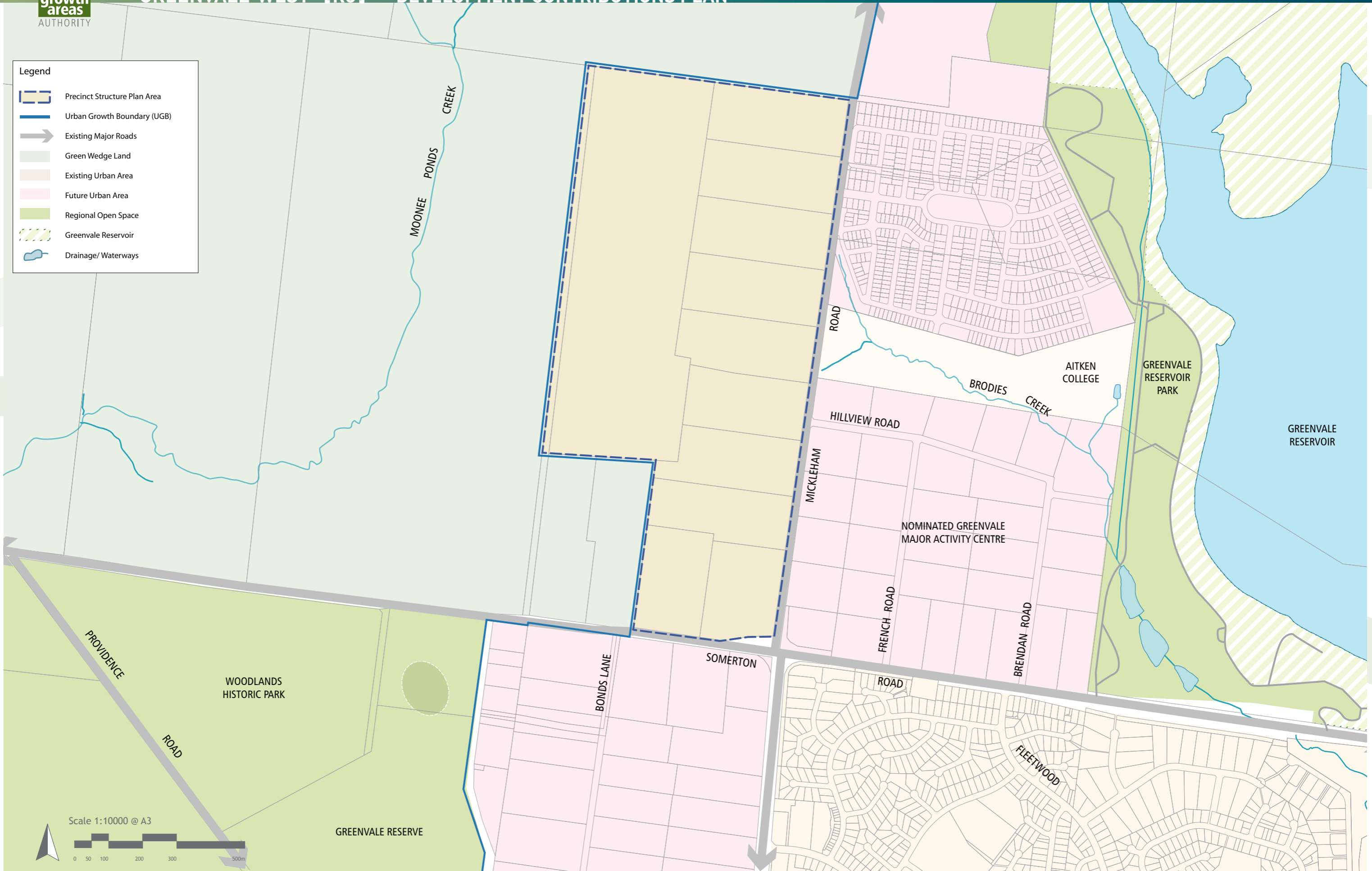
The Greenvale West Precinct Structure Plan area is expected to accommodate approximately 3,704 people on approximately 1,323 lots. In determining the requirement for community facilities this DCP has taken into account the anticipated development scenario for adjoining the precinct which is to be developed for residential use. This includes the Providence Estate (approximately 1,588 people) and the land to the north which is within the Greenvale North R1 PSP (approximately 1,525 people). The combination of these land parcels is expected to result in approximately 6,800 new residents within the area. This 'joint population' (shown on plan 2) has determined the required community facilities provisions within the Greenvale West Precinct. Both the Providence Estate and the Greenvale North PSP will contribute to the delivery of the community facilities in the Greenvale West Precinct.

The Precinct Structure Plan establishes the future urban structure of the new community which includes a range of networks, including transport, open space and active recreation, social infrastructure within residential neighbourhoods.

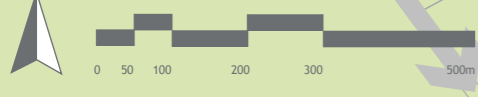
The Development Contributions Plan is derived from the Precinct Structure Plan for Greenvale West which provides the rational and justification for the infrastructure items that have been included within the Development Contributions Plan. Accordingly, the Development Contributions Plan is an implementation 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, having regard to the adjoining residential precincts.

Legend

-  Precinct Structure Plan Area
-  Urban Growth Boundary (UGB)
-  Existing Major Roads
-  Green Wedge Land
-  Existing Urban Area
-  Future Urban Area
-  Regional Open Space
-  Greenvale Reservoir
-  Drainage/Waterways



Scale 1:10000 @ A3



1.4 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 West Development Contributions Plan applies to land shown in Plan 3. The area is also clearly indicated in the relevant Development Contributions Plan Overlay in the Hume Planning Scheme.

The Precinct Structure Plan applies to approximately 106 hectares of land as shown in Plan 3.

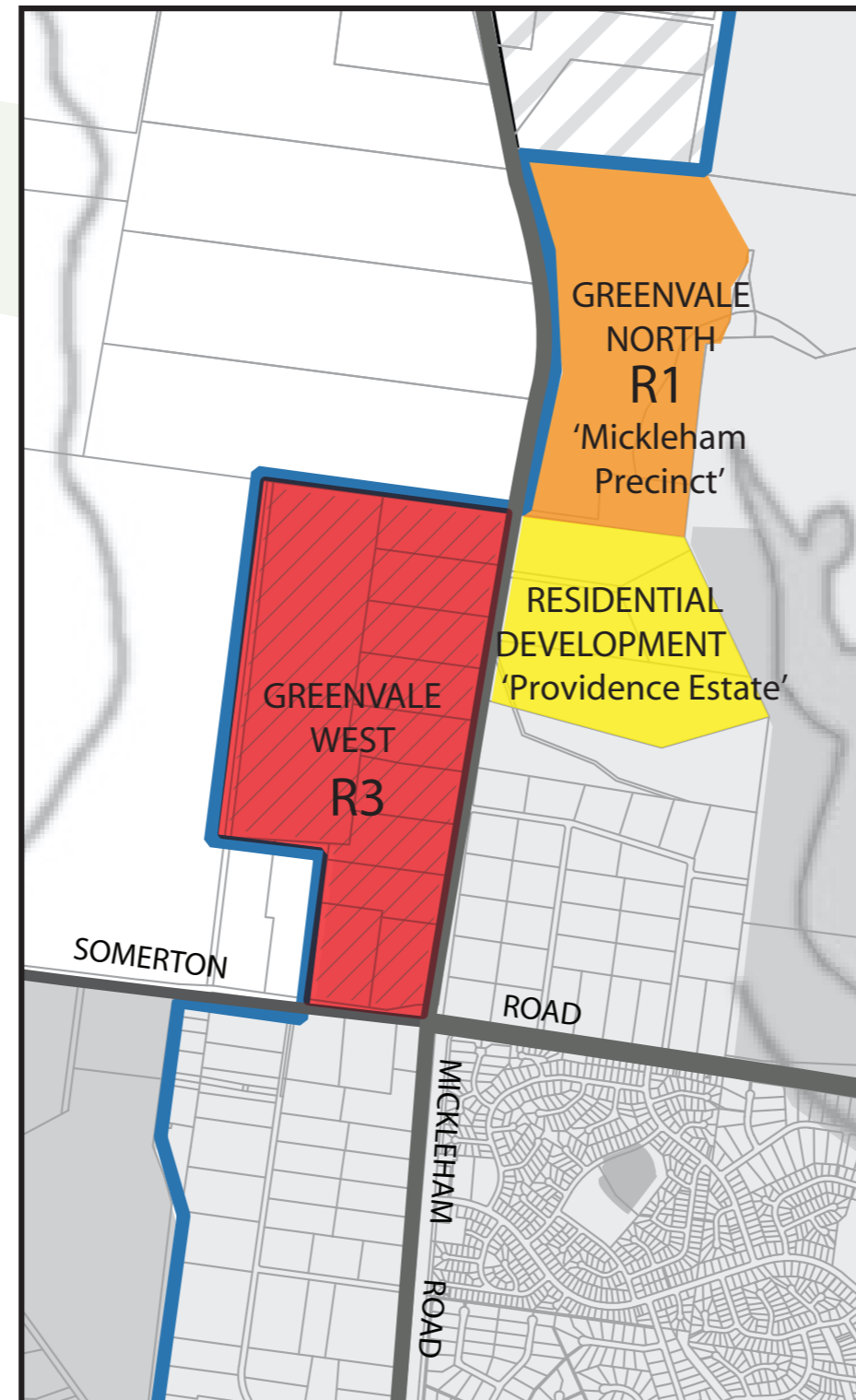
The Development Contributions Plan area forms a single Main Catchment Area (MCA). The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The land which contributes to the DCP on an apportionment basis is shown at Figure 1.

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 West Precinct Structure Plan area, an existing local development contributions plan, an agreement under section 173 of the Act or as a condition on an existing planning permit.

Table 1: Table of Apportionment

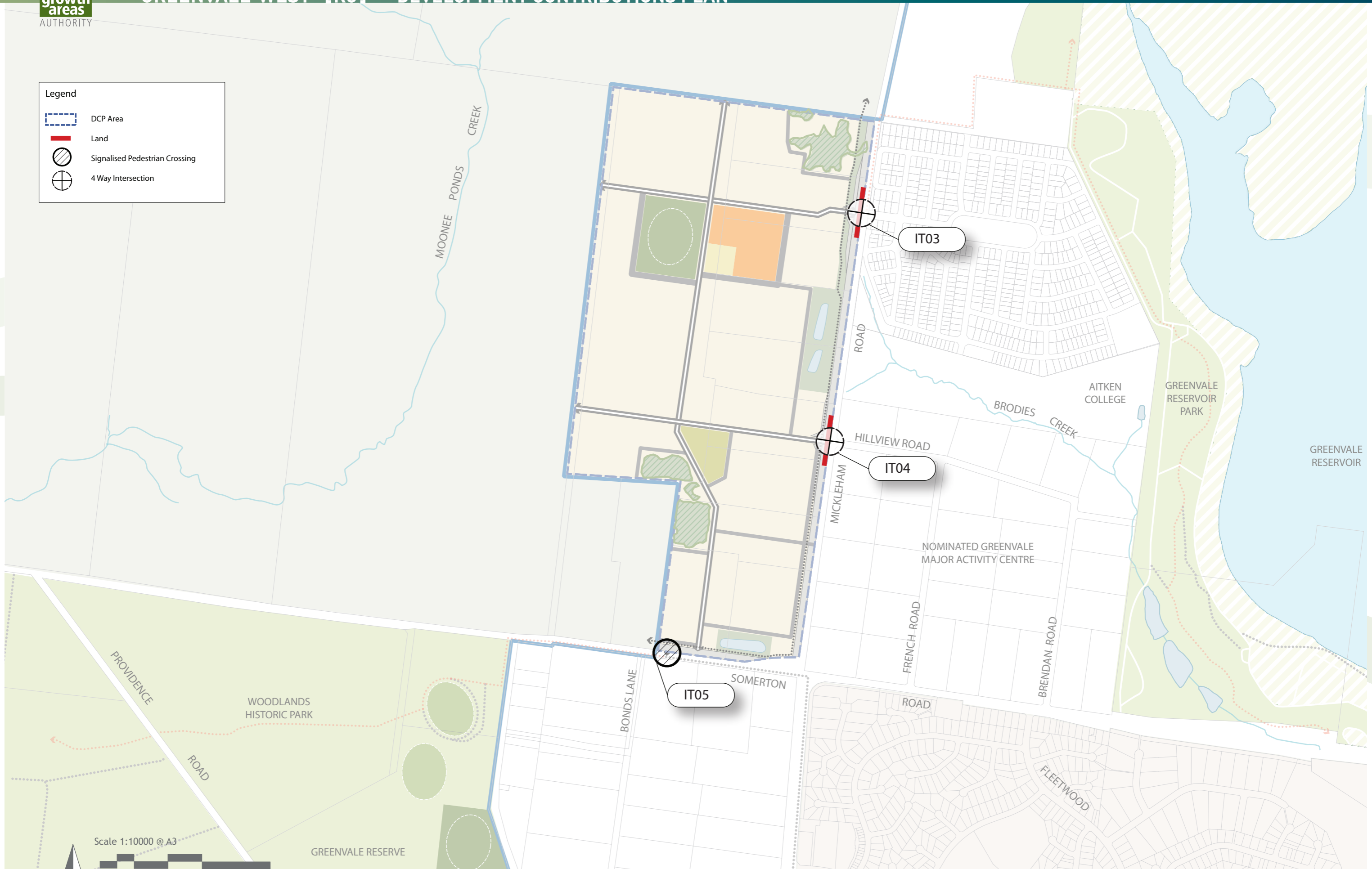
AREA	Apportionment based on population catchment		
	%	Population	Dwellings
R3	55	3,704	1,323
Providence Estate	23	1,588	567
R1 (Mickleham Road)	22	1,525	544
TOTAL		6817	2434

Figure 1: Neighbourhoods contributing to Development Contributions Plan



Legend

- DCP Area
- Land
- Signalised Pedestrian Crossing
- 4 Way Intersection



Scale 1:10000 @ A3

GREENVALE RESERVE

1.5 INFRASTRUCTURE PROJECT JUSTIFICATION

1.5.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenarios for Greenvale West as described in the Greenvale West 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 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 West Precinct Structure Plan area. The cost apportionment methodology adopted in the Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item 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 6.

The items 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 West Precinct Structure Plan; and
- they are not recurrent items.

1.5.2 ITEMS NOT INCLUDED IN DCP

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 issues. This includes streets on the edge of the Greenvale West 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 Contributions Plan projects.
- Water, sewerage, underground power, gas, telecommunications services.
- Local pathways and connections to the regional and / or district pathway network.
- Basic levelling, water tapping and landscaping of open space.
- Passive public open space reserve masterplan and any agreed associated works required by the PSP.
- Council’s plan checking and supervision costs.
- Bus stops.

Table 6 – Infrastructure Project Justification provides an explanation of all projects in the Development Contributions Plan, which are described on the following pages.

1.5.3 TRANSPORT

The transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is based on the Greenvale R3 PSP Transport Assessment Report, November 2009, Traffix Group Pty Ltd.

The transport plan was prepared taking into account the requirements, principles and objectives of the Greenvale West Precinct Structure Plan.

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

DCP Project No.	Description
IT03	Mickleham Road and northern connector. Interim intersection - signalised. Construction.
IT04	Mickleham Road and southern connector. Interim intersection - signalised. Construction.
IT05	Somerton Road pedestrian lights. Pedestrian signalised crossing point.

Both the northern and southern interim intersections on Mickleham Road are included within the DCP and provide projects access into the Precinct. Hume City Council are the development agency for the interim intersection that provide local access to the Precinct. The intersection plan in Section 4.3 identifies the basis for the project costing and the general construction standard expected for the interim intersections. VicRoads are responsible for the delivery of the ultimate intersections on Mickleham Road, upon duplication of Mickleham Road.

Legend

- DCP Area
- Community Facilities
- Active Recreation/ Open Space

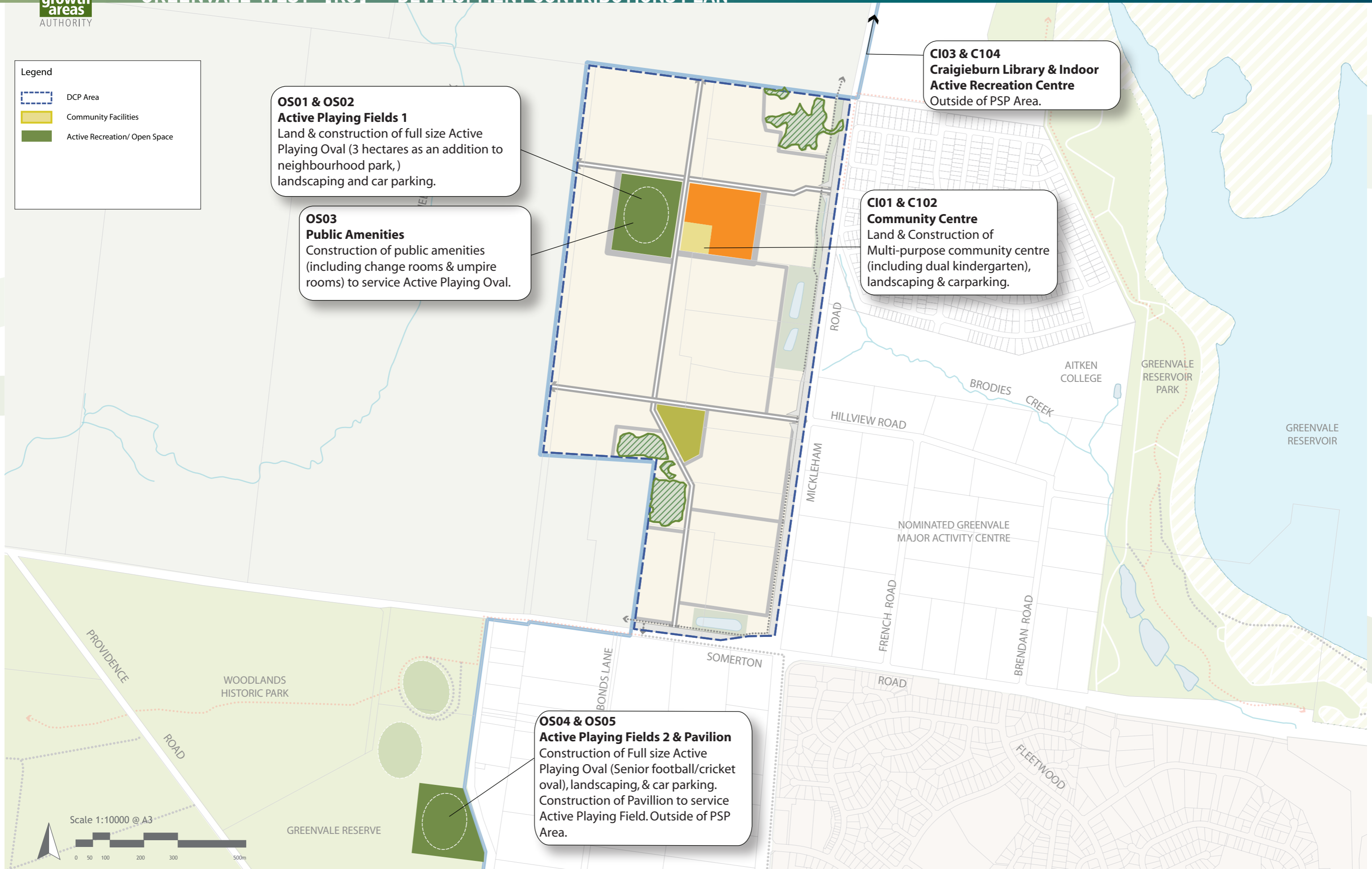
**OS01 & OS02
Active Playing Fields 1**
Land & construction of full size Active Playing Oval (3 hectares as an addition to neighbourhood park,) landscaping and car parking.

**OS03
Public Amenities**
Construction of public amenities (including change rooms & umpire rooms) to service Active Playing Oval.

**C103 & C104
Craigieburn Library & Indoor Active Recreation Centre**
Outside of PSP Area.

**C101 & C102
Community Centre**
Land & Construction of Multi-purpose community centre (including dual kindergarten), landscaping & carparking.

**OS04 & OS05
Active Playing Fields 2 & Pavilion**
Construction of Full size Active Playing Oval (Senior football/cricket oval), landscaping, & car parking. Construction of Pavillion to service Active Playing Field. Outside of PSP Area.



1.5.4 COMMUNITY AND INDOOR FACILITIES

The needs analysis determined the requirement for a range of community facilities which are illustrated in Plan 5.

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

DCP Project No.	Description
CI01	Community Centre 1 - Land for Multi-purpose community centre. 0.7 ha.
CI02	Community Centre 1 - Construction of multi purpose community centre including dual kindergarten with landscaping and car parking.
CI03	Construction of regional library opposite Craigieburn Town Centre.
CI04	Construction of Indoor active recreation centre. Regional facility in Craigieburn Town Centre.

1.5.5 ACTIVE RECREATION

The analysis undertaken determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community, illustrated at Figure 1 on page 9.

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

DCP Project No.	Description
OS01	Land for full size Active Playing Oval in PSP (3 hectares) to be provided as an addition to neighbourhood park.
OS02	Construction of one full size Active Playing Oval landscaping and car parking in the Greenvale West Precinct.
OS03	Construction of public amenities (including changerooms and umpire rooms) to service Active Playing Fields in the Precinct.
OS04	Construction of one full size Active Playing Oval landscaping and car parking at Greenvale Reserve.
OS05	Pavilion - Construction of one pavilion to serve Active Playing Ovals at Greenvale Reserve.

1.5.6 STRATEGIC PLANNING

Funding for the preparation of the Precinct Structure Plan and Development Contributions Plan was made available by major development proponents. This funding of \$450,000 has been included in the Development Contributions Plan so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this Development Contributions Plan.

1.5.7 PROJECT TIMING

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 6. The timing of the provision of the items in this Development Contributions Plan is consistent with information available at the time that the Development Contributions Plan was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Hume Planning Scheme to adjust indicative provision triggers as part of the 5 year review.

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

1.5.8 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

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

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

Amended by GC75

Inserted by GC75

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

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

Inserted by GC75

Inserted by GC75

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


















In the Greenvale West DCP the following infrastructure projects have been categorised as community infrastructure:

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

The following projects will be funded via the Community Infrastructure Levy:

DCP Project No.	Description
CI03	Construction of regional library opposite Craigieburn Town Centre.
CI04	Construction of Indoor active recreation centre. Regional facility in Craigieburn Town Centre.
OS03	Construction of public amenities (including changerooms and umpire rooms) to service Active Playing Fields in the Precinct.
OS05	Construction of one pavilion to serve Active Playing Ovals at Greenvale Reserve.

Legend

-  Precinct Structure Plan Area
-  Urban Growth Boundary (UGB)
-  Road Widening
-  Conventional Residential
-  Medium Density Residential
-  Community Facilities
-  State Primary School (P-6)
-  Active Open Space/Playing Fields
-  Unencumbered Open Space
-  Encumbered Open Space
-  Green Wedge Land
-  Regional Open Space
-  Greenvale Reservoir
-  Existing Urban Area
-  Ecological Vegetation Classes (EVC) to be retained
-  Drainage/ Water Bodies
-  Property Reference No.



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 1 and 2);
- Calculation of project costs (refer Table 7);
- Identification and allowance for external use (refer Table 7);
- Cost apportionment (refer Table 7);
- Summary of costs payable by development type for each infrastructure category (refer Table 8); and
- Finally, a charge per net developable hectare by development type (refer 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 and provides a detailed land budget for every property within the Greenvale West Precinct Structure Plan.

2.1.2 NET DEVELOPABLE AREA

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

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

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

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 2 and 3 provide a detailed land budget for the entire Greenvale West Precinct Structure Plan, which is then broken down further for each land holding within the Precinct Structure Plan area, as illustrated in Plan 4. Table 4 clearly sets the amount of net developable area and land required for a public purpose in accordance with the Development Contributions Plan, for each land holding. The resulting net developable hectares is the demand unit and therefore the basis upon which the development contribution levies are payable.

Table 5 indicates the housing yields for each property based on the Net Developable Area.

Table 2: Summary Land Use Budget

DESCRIPTION	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (ha)	106.30	100.0%	
TRANSPORT			
6 Lane Arterial Roads	4.36	4.10%	5.20%
Sub-total	4.36	4.10%	5.20%
COMMUNITY FACILITIES			
Community Services Facilities	0.70	0.66%	0.83%
Sub-total	0.70	0.66%	0.83%
GOVERNMENT EDUCATION			
Government Schools	3.50	3.29%	4.17%
Sub-total	3.50	3.29%	4.17%
OPEN SPACE			
Encumbered Land Available for Recreation			
Waterway / Drainage Line / Wetland / Retarding	4.82	4.53%	5.75%
Conservation	3.67	3.45%	4.38%
Sub-total	8.49	7.99%	10.12%
Unencumbered Land Available for Recreation			
Active Open Space	3.00	2.8%	3.58%
Passive Open Space	2.40	2.3%	2.86%
Sub-total	5.40	5.1%	6.44%
TOTALS OPEN SPACE	13.89	13.1%	16.56%
NET DEVELOPABLE AREA (NDA) ha	83.85	78.88%	
LAND OUTSIDE PSP AREA			
Unencumbered Land Available for Recreation			
Active Open Space	3.00	N/A	N/A
Subtotal	3.00	2.8%	3.58%
TOTALS OPEN SPACE (within & outside of PSP)	16.89	15.9%	20.14%

Table 3: Estimated Residential Lot Yield

DESCRIPTION	NRA (Ha)	Dwell/ NRHa	Dwellings
Residential			
Residential - Conventional Density	70.73	15	1061
Residential - Medium Density	13.12	20	262
Residential - High Density	0.00	30	0
Sub-total Against Net Residential Area (NRA)	83.85	15.80	1323
Combined Res/ Retail/ Emp/ Other			
	NRA (Ha)	Dwell/ NRHa	Dwellings
Totals Residential Yield Against NDA	83.85	15.80	1323

Table 4: Property Specific land use budget

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT		COMMUNITY		ENCUMBERED LAND AVAILABLE FOR RECREATION		UNENCUMBERED LAND FOR RECREATION		TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE
		6 LANE ARTERIAL ROAD / WIDENING		COMMUNITY FACILITIES	GOVERNMENT EDUCATION	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	CONSERVATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE		NET DEVP AREA % OF SITE	ACTIVE OPEN SPACE % NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %		
Property 1	2.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.21	100.00%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 2	40.06	0.00	0.23	0.35	0.00	0.00	0.85	3.00	1.57	34.06	85.02%	8.81%	4.61%	13.42%	6.44%	6.98%
Property 3	6.72	0.37	0.00	0.00	0.00	0.40	1.53	0.00	0.00	4.42	65.76%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 4	6.73	0.52	0.00	0.58	0.25	0.00	0.00	0.00	0.00	5.38	79.93%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 5	6.73	0.42	0.47	2.57	0.37	0.00	0.00	0.00	0.00	2.90	43.12%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 6	6.74	0.34	0.00	0.00	1.51	0.00	0.00	0.00	0.00	4.89	72.56%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 7	6.57	0.36	0.00	0.00	1.23	0.00	0.00	0.00	0.00	4.98	75.78%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 8	6.07	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.28	5.26	86.66%	0.00%	5.32%	5.32%	6.44%	-1.12%
Property 9	6.24	0.42	0.00	0.00	0.00	0.11	0.00	0.55	0.55	5.16	82.68%	0.00%	10.67%	10.67%	6.44%	4.23%
Property 10	6.41	0.32	0.00	0.00	0.00	1.18	0.00	0.00	0.00	4.91	76.60%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 11	6.08	0.40	0.00	0.00	0.19	0.00	0.00	0.00	0.00	5.49	90.29%	0.00%	0.00%	0.00%	6.44%	-6.44%
Property 12	5.76	0.68	0.00	0.00	0.87	0.00	0.00	0.00	0.00	4.21	73.09%	0.00%	0.00%	0.00%	6.44%	-6.44%
TOTAL AREA	106.30	4.36	0.70	3.50	4.82	3.67	3.00	2.40	83.85	78.88%	3.58%	2.86%	6.44%	6.44%	0.00%	

Table 5: Property Specific land use budget - Housing Yields

PROPERTY NUMBER	CONVENTIONAL DENSITY 15 DWELL PER NRHA			MEDIUM DENSITY 20 DWELL PER NRHA			HIGH DENSITY 30 DWELL PER NRHA			TOTAL COMBINED			YIELD PER NDA HA
	NRA HA	DWELL/ NRA	DWELLINGS	NRA HA	DWELL/ NRA	DWELLINGS	NRA HA	DWELL/ NRA	DWELLINGS	NRA HA	DWELL/ NRA	DWELLINGS	
Property 1	2.21	15	33	0.00	20	0	0.00	30	0	2.21	15	33	15.00
Property 2	28.54	15	428	5.52	20	110	0.00	30	0	34.06	16	539	15.81
Property 3	4.42	15	66	0.00	20	0	0.00	30	0	4.42	15	66	15.00
Property 4	2.97	15	44	2.41	20	48	0.00	30	0	5.38	17	93	17.24
Property 5	2.17	15	33	0.73	20	15	0.00	30	0	2.90	16	47	16.26
Property 6	3.82	15	57	1.07	20	21	0.00	30	0	4.89	16	79	16.09
Property 7	4.98	15	75	0.00	20	0	0.00	30	0	4.98	15	75	15.00
Property 8	4.52	15	68	0.74	20	15	0.00	30	0	5.26	16	83	15.70
Property 9	4.27	15	64	0.89	20	18	0.00	30	0	5.16	16	82	15.86
Property 10	4.02	15	60	0.89	20	18	0.00	30	0	4.91	16	78	15.91
Property 11	4.62	15	69	0.87	20	17	0.00	30	0	5.49	16	87	15.79
Property 12	4.21	15	63	0.00	20	0	0.00	30	0	4.21	15	63	15.00
TOTAL AREA	70.73	15.00	1061	13.12	20.00	262	0.00	0.00	0	83.85	15.78	1323	15.78

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 7. The costs are expressed in 1 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.

The Land Valuation report was completed in November 2010.

Calculation of Construction Costs

All intersection, sports field and community building construction costs have been determined by a certified engineer appointed by the Growth Areas Authority.

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area (MCA) for specific projects - that is use that does not emanate from the Greenvale West Precinct Structure Plan area. Table 7 quantifies any external usage (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.

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.

The share of use that existing development receives from these items is taken into account when calculating the contribution expected from new development. This means new development only pays its fair share of the estimated cost of new infrastructure and services (and does not pay for the use by existing development).

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

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

2.2.4 MAIN CATCHMENT AREAS

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

However, as identified in Figure 1, there are two other 'neighbourhoods' which will contribute to the development projects within this DCP

It is important to note that the number of net developable hectares/demand units in the area is based on the land budgets in Table 2 and Table 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 LAND APPLICABLE TO DEVELOPMENT CONTRIBUTION PLANS

The Development Contribution Plan applies to all land identified as 'residential' within the PSP.

2.2.6 SCHEDULE OF COSTS

Table 6 shows the quantum of funds to be contributed by the Precinct towards each infrastructure project which adds up to the total amount of funds recoverable under the Development Contributions Plan. Table 7 calculates the amount of contributions payable by the Precinct for each infrastructure category.

Table 6: Infrastructure Project Justification

CALCULATION OF DEVELOPMENT INFRASTRUCTURE LEVY

DCP PROJECT NUMBER	DESCRIPTION	ESTIMATED PROJECT COST			INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
		LAND	CONSTRUCTION	TOTAL		
INTERSECTIONS						
IT03	Mickleham Road and northern connector. Interim intersection - signalised. Construction.	\$0	\$2,708,000	\$2,708,000	As required by traffic/access demand.	
IT04	Mickleham Road and southern connector. Interim intersection - signalised. Construction.	\$0	\$2,708,000	\$2,708,000	As required by traffic/access demand.	
IT05	Pedestrian signals at Somerton Road.	\$0	\$322,500	\$322,500	As required by traffic/access demand.	
SUB-TOTAL		\$0	\$5,738,500	\$5,738,500		
COMMUNITY FACILITIES						
CI01	Land for Multi-purpose community centre. 0.7 ha.	\$1,400,000	\$0	\$1,400,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.,
CI02	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	\$0	\$4,250,000	\$4,250,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.,
SUB-TOTAL		\$1,400,000	\$4,250,000	\$5,650,000		
OUTDOOR ACTIVE RECREATION						
OS01	Land for full size active playing oval (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$5,250,000	\$0	\$5,250,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.
OS02	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	\$0	\$1,957,000	\$1,957,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.
OS04	Construction of one full size Active Playing Oval (Senior football/cricket oval), landscaping and car parking. At Greenvale Reserve.	\$0	\$1,957,000	\$1,957,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.
SUB-TOTAL		\$5,250,000	\$3,914,000	\$9,164,000		
STRUCTURE PLANNING						
PL01	Structure Planning and DCP preparation	\$0	\$0	\$450,000		
SUB-TOTAL		\$0	\$0	\$450,000		
CALCULATION OF COMMUNITY INFRASTRUCTURE LEVY						
COMMUNITY FACILITIES						
CI03	Construction of regional library opposite Craigieburn Town Centre. Stage 2.	\$0	\$15,000,000	\$15,000,000	Construction commenced in December 2009.	Hume City development principles recreation and Community facilities. Hume City Council Adopted 2006.
CI04	Construction of Indoor active recreation centre. Regional facility in Craigieburn Town Centre.	\$0	\$30,000,000	\$30,000,000	Construction to commence in 2012.	Hume City development principles recreation and Community facilities. Hume City Council Adopted 2006.
SUB-TOTAL		\$0	\$45,000,000	\$45,000,000		
OUTDOOR ACTIVE RECREATION						
OS05	Construction of one pavilion to serve Active Playing Ovals at Greenvale Reserve.	\$0	\$1,100,000	\$1,100,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.
OS03	Construction of public amenities (including changerooms and umpire rooms)	\$0	\$250,000	\$250,000	When population growth triggers requirement for additional facilities.	Assessment of Community Infrastructure Requirements and Opportunities, by GAA. Planning for Infrastructure in Growth Areas, ASR Research Pty Ltd.
SUB-TOTAL		\$0	\$1,350,000	\$1,350,000		
TOTAL		\$6,650,000	\$60,252,500	\$67,352,500		

Table 7: Calculation of Costs

CALCULATION OF DEVELOPMENT INFRASTRUCTURE LEVY

DCP PROJECT NUMBER	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE	CONTRIBUTION PER LOT*
INTERSECTIONS										
IT03	Mickleham Road and northern connector. Interim intersection - signalised. Construction.	\$0	\$2,708,000	\$2,708,000	50%	\$1,354,000	Residential	83.85	\$16,147.88	\$1,076.53
IT04	Mickleham Road and southern connector. Interim intersection - signalised. Construction.	\$0	\$2,708,000	\$2,708,000	50%	\$1,354,000	Residential	83.85	\$16,147.88	\$1,076.53
IT05	Pedestrian signals at Somerton Road.	\$0	\$322,500	\$322,500	0%	\$322,500	Residential	83.85	\$3,846.15	\$256.41
SUB-TOTAL		\$0	\$5,738,500	\$5,738,500		\$3,030,500			\$36,141.92	\$2,409.46
COMMUNITY FACILITIES										
CI01	Land for Multi-purpose community centre. 0.7 ha.	\$1,400,000	\$0	\$1,400,000	45%	\$765,562.37	Residential	83.85	\$9,130.14	\$608.68
CI02	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	\$0	\$4,250,000	\$4,250,000	45%	\$2,324,028.63	Residential	83.85	\$27,470.79	\$1,831.39
SUB-TOTAL		\$1,400,000	\$4,250,000	\$5,650,000		\$3,089,591			\$36,600.93	\$2,440.06
OUTDOOR ACTIVE RECREATION										
OS01	Land for full size active playing oval (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$5,250,000	\$0	\$5,250,000	45%	\$2,870,859	Residential	83.85	\$34,238.03	\$2,282.54
OS02	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	\$0	\$1,957,000	\$1,957,000	45%	\$1,070,147	Residential	83.85	\$12,762.63	\$850.84
OS04	Construction of one full size Active Playing Oval (Senior football/cricket oval), landscaping and car parking. At Greenvale Reserve.	\$0	\$1,957,000	\$1,957,000	45%	\$1,070,147	Residential	83.85	\$12,762.63	\$850.84
SUB-TOTAL		\$5,250,000	\$3,914,000	\$9,164,000		\$5,011,153			\$59,763.30	\$3,984.22
STRUCTURE PLANNING										
PL01	Structure Planning and DCP preparation	\$0	\$0	\$450,000	0%	\$450,000	Residential	83.85	\$5,366.73	\$357.78
SUB-TOTAL		\$0	\$0	\$450,000		\$450,000			\$5,366.73	\$357.78

* Note - Contribution per Lot is based on 15 lots per hectare.

CALCULATION OF COMMUNITY INFRASTRUCTURE LEVY

DCP PROJECT NUMBER	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE	CONTRIBUTION PER LOT*
COMMUNITY & INDOOR RECREATION FACILITIES										
CI03	Construction of regional library opposite Craigieburn Town Centre. Stage 2.	\$0	\$15,000,000	\$15,000,000	95.55%	Funded by CIL	Residential	83.85	Funded by CIL	Funded by CIL
CI04	Construction of Indoor active recreation centre. Regional facility in Craigieburn Town Centre.	\$0	\$30,000,000	\$30,000,000	95.55%	Funded by CIL	Residential	83.85	Funded by CIL	Funded by CIL
SUB-TOTAL		\$0	\$45,000,000	\$45,000,000		\$0			\$0.00	\$0.00
OUTDOOR ACTIVE RECREATION										
OS05	Construction of one pavilion to serve Active Playing Ovals at Greenvale Reserve.	\$0	\$1,100,000	\$1,100,000	45%	Funded by CIL	Residential	83.85	Funded by CIL	Funded by CIL
OS03	Construction of public amenities (including changerooms and umpire rooms)	\$0	\$250,000	\$250,000	45%	Funded by CIL	Residential	83.85	Funded by CIL	Funded by CIL
SUB-TOTAL		\$0	\$1,350,000	\$1,350,000		\$0			\$0.00	\$0.00
TOTAL		\$6,650,000	\$60,252,500	\$67,352,500		\$11,581,244			\$137,872.87	\$9,191.52

Development Contributions funding Community Infrastructure are limited to \$1,150 per dwelling in accordance with the Planning and Environment Act 1987 - Section 46L

\$1,150.00

Amended by GC75

Table 8: Summary of Charges

CALCULATION OF DEVELOPMENT INFRASTRUCTURE LEVY

DCP PROJECT NUMBER	DESCRIPTION	CHARGE AREA - DEVELOPMENT INFRASTRUCTURE LEVY	CHARGE AREA - COMMUNITY INFRASTRUCTURE LEVY
INTERSECTIONS			
IT03	Mickleham Road and northern connector. Interim intersection - signalised. Construction.	\$16,147.88	\$0.00
IT04	Mickleham Road and southern connector. Interim intersection - signalised. Construction.	\$16,147.88	\$0.00
IT05	Pedestrian signals at Somerton Road.	\$3,846.15	\$0.00
SUB-TOTAL		\$36,141.92	\$0.00
COMMUNITY FACILITIES			
CI01	Land for Multi-purpose community centre. 0.7 ha.	\$9,130.14	\$0.00
CI02	Construction of Multi-purpose community centre (including dual kindergarten) with landscaping and car parking.	\$27,470.79	\$0.00
SUB-TOTAL		\$36,600.93	\$0.00
OUTDOOR ACTIVE RECREATION			
OS01	Land for full size active playing oval (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.	\$34,238.03	\$0.00
OS02	Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.	\$12,762.63	\$0.00
OS04	Construction of one full size Active Playing Oval (Senior football/cricket oval), landscaping and car parking. At Greenvale Reserve.	\$12,762.63	\$0.00
SUB-TOTAL		\$59,763.30	\$0.00
STRUCTURE PLANNING			
PL01	Structure Planning and DCP preparation	\$5,366.73	\$0.00
SUB-TOTAL		\$5,366.73	\$0.00

CALCULATION OF COMMUNITY INFRASTRUCTURE LEVY

DCP PROJECT NUMBER	DESCRIPTION	CHARGE AREA - DEVELOPMENT INFRASTRUCTURE LEVY	CHARGE AREA - COMMUNITY INFRASTRUCTURE LEVY
COMMUNITY & INDOOR RECREATION FACILITIES			
CI03	Construction of regional library opposite Craigieburn Town Centre. Stage 2.	\$0.00	Funded by CIL
CI04	Construction of Indoor active recreation centre. Regional facility in Craigieburn Town Centre.	\$0.00	Funded by CIL
SUB-TOTAL		\$0.00	\$0.00
OUTDOOR ACTIVE RECREATION			
OS05	Construction of one pavilion to serve Active Playing Ovals at Greenvale Reserve.	\$0.00	Funded by CIL
OS03	Construction of public amenities (including changerooms and umpire rooms)	\$0.00	Funded by CIL
SUB-TOTAL		\$0.00	\$0.00
TOTAL		\$137,872.87	\$0.00

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DCP

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

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

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

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.

Inserted
by VC249

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING DEVELOPMENT INFRASTRUCTURE

For subdivision of land

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

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

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

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid in respect of the land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development Contributions Plan for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any

development (for example: development includes buildings, car park, access ways, landscaping and ancillary components). The Collecting Agency may require that contributions be made at either the planning or building permit stage for Development Infrastructure.

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

Where no planning permit is required

The following requirements apply where no planning permit is required.

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

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

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

COMMUNITY INFRASTRUCTURE

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

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

A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this development contributions plan was first incorporated into the Hume Planning Scheme through Amendment C121.

3.1.2 WORKS IN KIND

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

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

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

- Only works or land identified in the Development Contributions Plan can be provided in lieu of cash.
- Works must be provided to a standard that generally accords with the Development Contributions Plan unless agreed between the Collecting Agency and the development proponent.
- Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the Development Contributions Plan unless agreed by the Collecting Agency and the development proponent.
- The construction of works must be completed to the satisfaction of the Collecting Agency.
- 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.
- The development proponent will not be required to make cash payments for contributions until the agreed value of any credits for the provision of agreed works-in-kind are exhausted/ balanced.

3.1.3 CREDIT FOR OVER PROVISION

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

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

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

3.1.4 OPEN SPACE PROVISION

All land located within the Greenvale West Precinct Structure Plan, must provide 2.86% of net developable area for open space.

Where land is required for unencumbered open space purposes, which is less than or equal to 2.86% of Net Developable Area (NDA) is to be transferred to Council at no cost.

Where no land or less than 2.86% of Net Developable Area (NDA) nominated for unencumbered open space purposes, a cash contribution is to be made so as to bring the total contribution up to 2.86% of NDA for all land. The cash contribution is calculated on \$700,000 per hectare (subject to annual indexation as explained in the Greenvale West Development Contributions 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.
- 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 including land are in 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 infrastructure items other than land, the cost must be adjusted according to the following method:

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook on 1st 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 planned future development in Greenvale West. 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 C121 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). Changes to the DCP will require an amendment to the Hume Planning Scheme to replace this document with an alternative, revised document. This review is anticipated to include: -

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

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

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

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Hume City Council is the Development Agency and is responsible for the provision of the works funded.

3.2 IMPLEMENTATION STRATEGY

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

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

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

- assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items).
- having regard to the development context.
- assessing the need for finance requirements – upfront financing and pooling of funds.
- agreeing the land value and indexing it appropriately (where possible).
- seeking direct delivery of infrastructure and land by development proponents where appropriate.
- identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the Development Contributions Plan to ensure that it will be delivered as intended.
- provision of adequate resources to administer the Development Contributions Plan.

3.2.2 ITEMS IDENTIFIED AS SUITABLE TO BE PROVIDED IN KIND

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

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

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

DCP Project No.	Description
IT03	Mickleham Road and northern connector. Interim intersection - signalised. Construction.
IT04	Mickleham Road and southern connector. Interim intersection - signalised. Construction.
IT05	Construction of Pedestrian signals on Somerton Road.
CI02	Community Centre 1 - Construction of multi purpose community centre with landscaping and car parking.
OS02	Construction of Active Playing Fields (3 hectares) as an addition to neighbourhood park

3.2.3 PREFERRED IMPLEMENTATION MECHANISMS

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

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

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

4.0 OTHER INFORMATION

4.1 ACRONYMS

AHD	Australian Height Datum
AFL	Australian Football League ovals
CAD	Central Activities District
CALC	Cranbourne Aquatic & Leisure Centre
CBD	Central Business District
CIL	Community Infrastructure Levy
DEECD	Department of Education & Early Childhood Development
DIL	Development Infrastructure Levy
DPCD	Department of Planning & Community Development
DoT	Department of Transport
DSE	Department of Sustainability & Environment
ECV	Environmental Conservation Value
GAA	Growth Areas Authority
GDA	Gross Developable Area
Ha	Hectare
HO	Heritage Overlay
MCH	Maternal & Child Health
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

ACTIVE OPEN SPACE

Land set aside for the specific purpose of formal organised/club based sports.

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.

HIGH DENSITY HOUSING

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

LOWER DENSITY HOUSING

Housing with an average density of less than 10 dwellings per hectare.

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.

MEDIUM DENSITY HOUSING

Housing with an average density of 16 to 30 dwellings per net developable hectare.

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.

NET RESIDENTIAL AREA

As per net developable area but excluding neighbourhood activity centres, non-government schools and golf course sites.

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

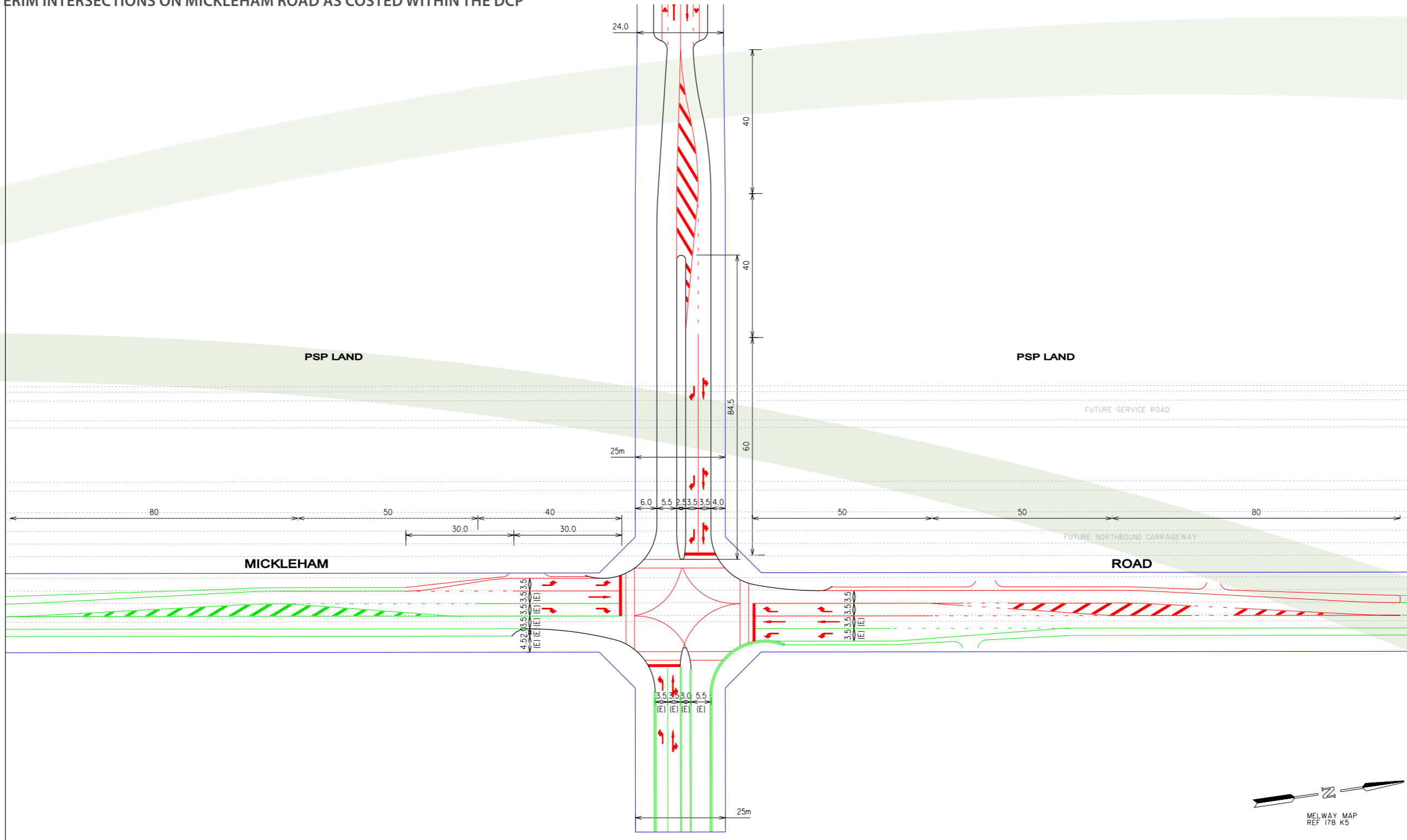
A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development.

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.

4.3 COSTING SHEETS

INTERIM INTERSECTIONS ON MICKLEHAM ROAD AS COSTED WITHIN THE DCP



PRELIMINARY PLAN
FOR DISCUSSION
PURPOSES ONLY

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services shown are approximate only and their exact position should be proven on site.

REVISION	REVISION NOTES	REVISION DATE	GENERAL NOTES

ISSUE DATE: 02 APRIL 2009
DESIGNED: G. RAKITA
CHECKED:
APPROVED:

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PROPOSED SUB-DIVISION
MICKLEHAM ROAD - GREENVALE
HUME CITY COUNCIL
FUNCTIONAL LAYOUT - INTERIM

SCALE 0 10 20 SHEET No. DWG No. **G10529A-01**

Amendment C121 to the Hume Planning Scheme
Greenvale West [R3] Precinct Development Contributions Plan
December 2010 (Amended December 2023)