



Battys P

Taylors Road

Taylor

Kororoit Creek

ROCKBANK NORTH DEVELOPMENT CONTRIBUTIONS PLAN

MARCH 2012 (AMENDED DECEMBER 2023)

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	March 2012		Gazetted
2	December 2023	VC249	Incorporate changes associated with small second dwelling exemption

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Amended
by VC249

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INTRODUCTION

Purpose

The Rockbank North Development Contributions Plan (Development Contributions Plan) has been prepared by the Growth Areas Authority with the assistance of Melton Shire Council, Government agencies, service authorities and major stakeholders.

The Development Contributions Plan:

- Outlines projects required to ensure that future residents, visitors and workers within the Rockbank North area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Details requirements that must be met by future land use and development and provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered; and
- Establishes a framework for development proponents to contribute a fair proportion towards the cost of works, services and facilities for the new community at Rockbank North. It ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community. Fairness requires costs to be apportioned according to the projected share of use of the required works, services and facilities item.

Report Structure

The Development Contributions Plan document comprises three parts.

PART 1

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



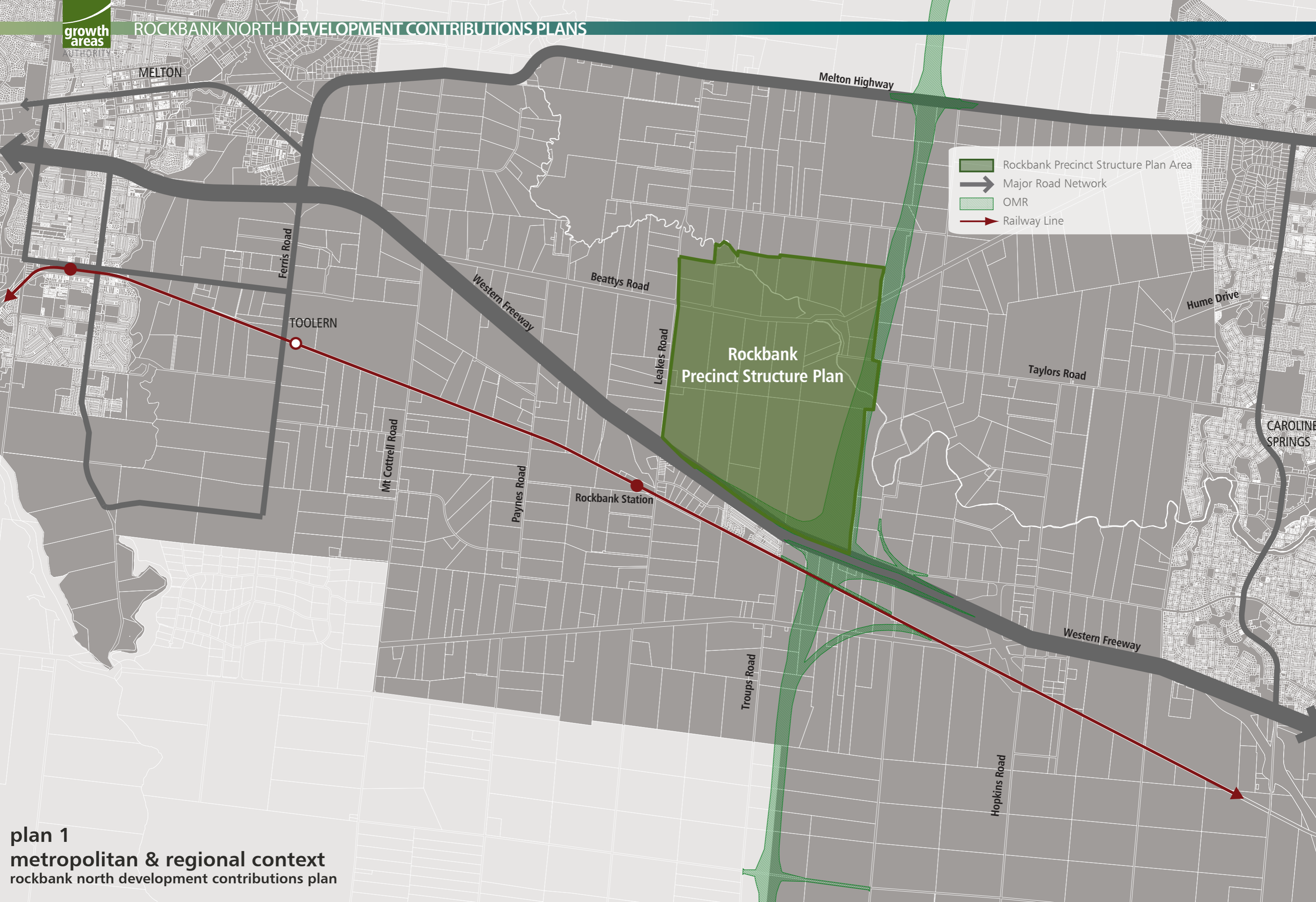
PART 2

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



PART 3

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



plan 1
metropolitan & regional context
rockbank north development contributions plan

1.0 STRATEGIC BASIS

The strategic basis for this Development Contributions Plan is established by the State and Local Planning Policy Framework of the Melton Planning Scheme. Key documents are Melbourne @ 5 Million, the Draft 2011 Growth Corridor Plans, the Municipal Strategic Statement and the Rockbank North Precinct Structure Plan (and supporting documents). These documents set out a broad, long term vision for the sustainable development of the Development Contributions Plan area.

The 2011 Growth Corridor Plans (currently in draft) will be 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 Rockbank North Precinct Structure Plan has been developed following a comprehensive planning process and provides the principal strategic basis for this Development Contributions Plan.

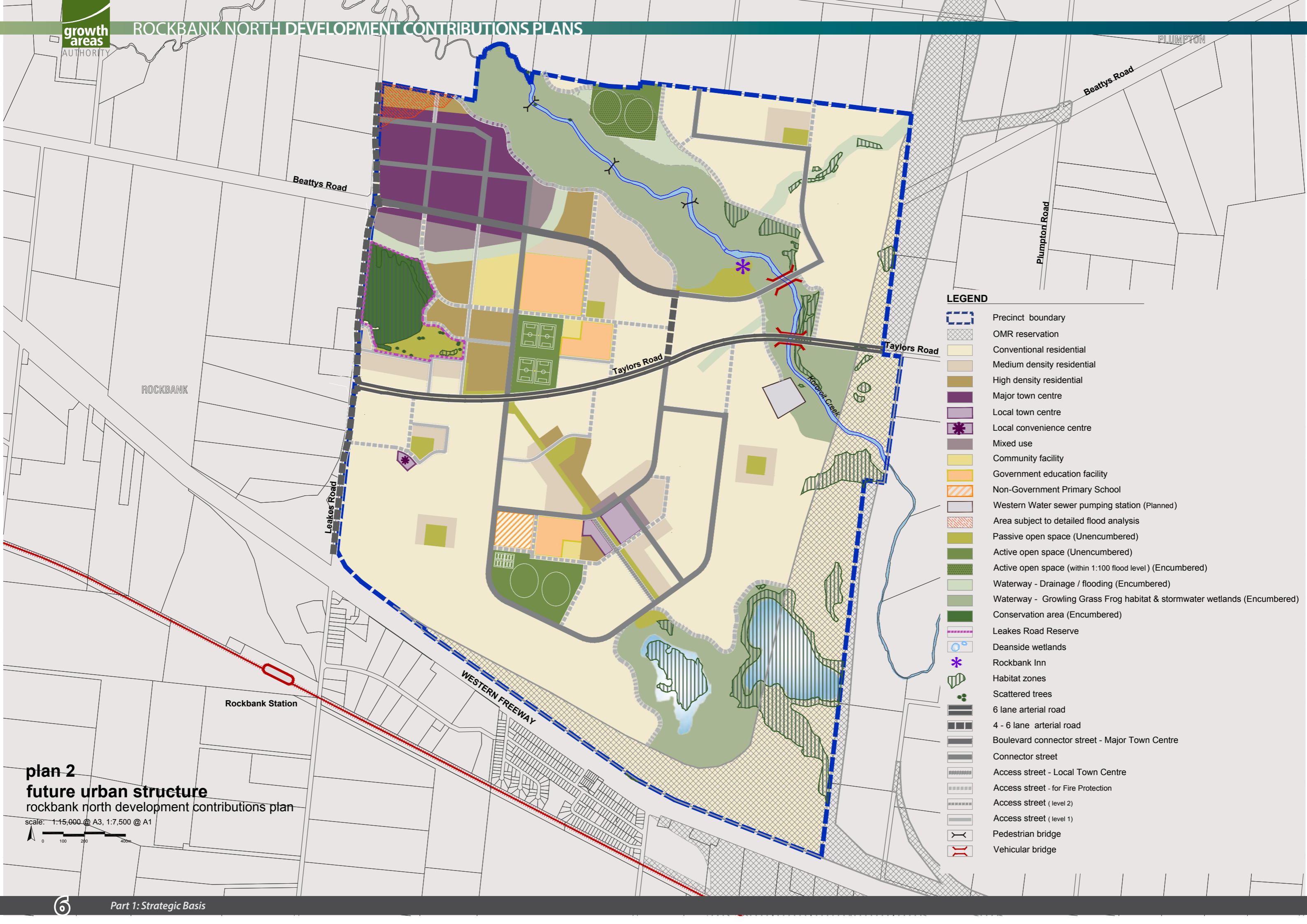
1.1 PLANNING AND ENVIRONMENT ACT 1987

This Development Contributions Plan has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (Act) and has been developed in line with the State and Local Planning Policy Framework of the Melton Planning Scheme as well as Victorian Government Guidelines for the preparation of Development Contributions Plans.

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

This Development Contributions Plan will be implemented in the Melton Planning Scheme through Schedule 4 to the Development Contributions Plan Overlay. The land to which this DCP applies is shown in Plan 3.



LEGEND

- Precinct boundary
- OMR reservation
- Conventional residential
- Medium density residential
- High density residential
- Major town centre
- Local town centre
- Local convenience centre
- Mixed use
- Community facility
- Government education facility
- Non-Government Primary School
- Western Water sewer pumping station (Planned)
- Area subject to detailed flood analysis
- Passive open space (Unencumbered)
- Active open space (Unencumbered)
- Active open space (within 1:100 flood level) (Encumbered)
- Waterway - Drainage / flooding (Encumbered)
- Waterway - Growing Grass Frog habitat & stormwater wetlands (Encumbered)
- Conservation area (Encumbered)
- Leakes Road Reserve
- Deanside wetlands
- Rockbank Inn
- Habitat zones
- Scattered trees
- 6 lane arterial road
- 4 - 6 lane arterial road
- Boulevard connector street - Major Town Centre
- Connector street
- Access street - Local Town Centre
- Access street - for Fire Protection
- Access street (level 2)
- Access street (level 1)
- Pedestrian bridge
- Vehicular bridge

plan 2
future urban structure
rockbank north development contributions plan

scale: 1:15,000 @ A3, 1:7,500 @ A1



1.2 PRECINCT STRUCTURE PLAN

The Rockbank North Precinct Structure Plan area is located north of the Western Highway, bound by Leakes Road to the west and the OMR/E6 reservation to the east. (Refer to Plan 1)

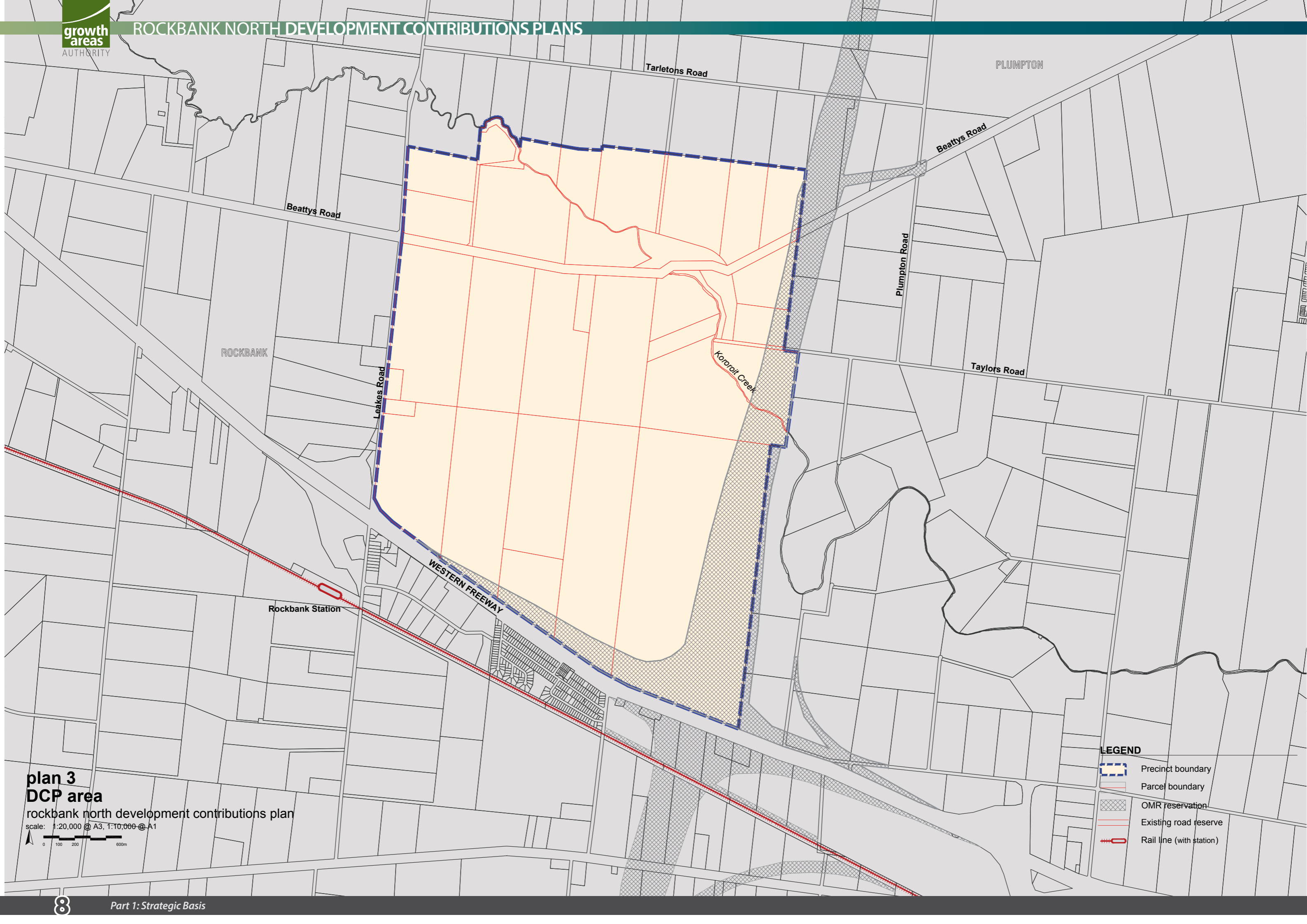
The Rockbank North Precinct Structure Plan area is expected to:

- Grow by up to 20,400 people, accommodated in approximately 7,300 households; and
- Generate up to 3,900 jobs in land uses in the Precinct Structure Plan area.

The Rockbank North Precinct Structure Plan establishes the future urban structure of the new community which proposes a range of networks including: transport, open space and active recreation, social infrastructure, activity centres, residential neighbourhoods and places for local employment (Refer Plan 2).

The need for the infrastructure has been determined according to the anticipated development scenario for Rockbank North as described in the Rockbank North Precinct Structure Plan. The Development Contributions Plan has a strong relationship to the Rockbank North Precinct Structure Plan, as the Rockbank North 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.



plan 3
DCP area
rockbank north development contributions plan
scale: 1:20,000 @ A3, 1:10,000 @ A1



- LEGEND**
- Precinct boundary
 - Parcel boundary
 - OMR reservation
 - Existing road reserve
 - Rail line (with station)

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

The Development Contributions Plan applies to land shown in Plan 3.

The Rockbank North Precinct Structure Plan applies to approximately 786 hectares of land as shown in Plans 2 and 3. The Development Contributions Plan area covers the same area as the Rockbank North Precinct Structure Plan and comprises one Main Catchment Area (MCA). The MCA defines the main catchment area for the various infrastructure projects required with the Rockbank North Precinct Structure Plan. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement of the Rockbank North Precinct Structure Plan, an existing local Development Contributions Plan, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenario for Rockbank North as described in the Rockbank North 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 Rockbank North 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 4.

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

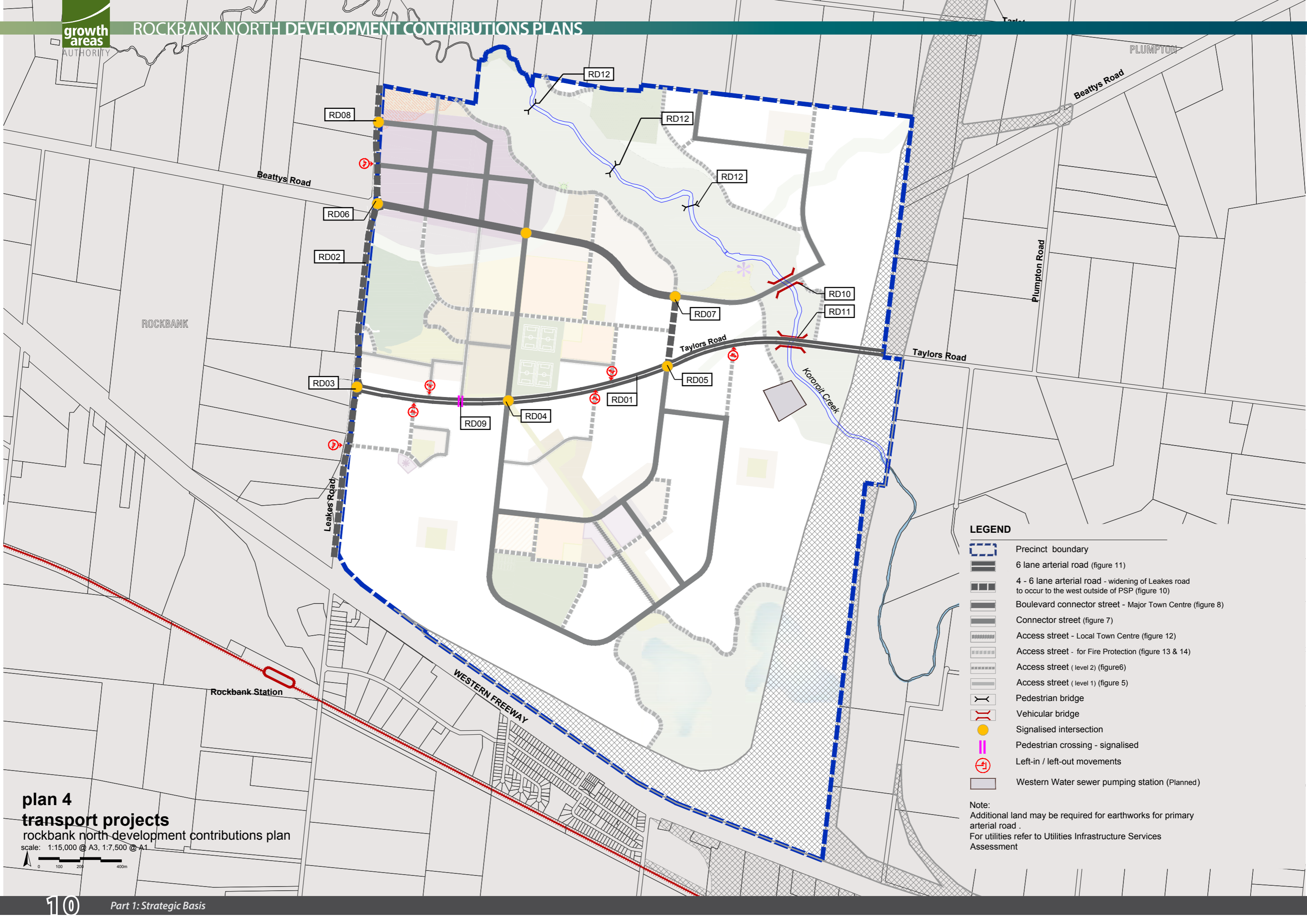
- they are essential to the health, safety and well-being of the community;
- they will be used by a broad cross-section of the community;
- they reflect the vision and strategic aspirations as expressed in the Rockbank North Precinct Structure Plan;
- They are not projects for which the State Government is responsible (this is a requirement of Section 46IA of the Act where the land included within the Development Contribution Plan is also subject to the Growth Areas Infrastructure Contribution Charge (GAIC); and
- they are not recurrent items.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN
















The items listed below are not included in the Development Contributions Plan, as they are not considered to be higher order items. These items must be provided by developers as a matter of course and or pursuant to agreements with servicing agencies:

- All internal streets and connector streets, and associated traffic management measures. This includes streets on the edge of the Rockbank North Precinct Structure Plan.
- Intersections connecting the development to the existing road network, except where specified in the development contribution plan projects.
- Flood mitigation works;
- Local drainage systems;
- 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 and any agreed associated works required by the PSP;
- Council's plan checking and supervision costs; and
- Bus stops.

Table 3 – "Infrastructure Project Justification" provides an explanation of all projects in the Development Contributions Plan, which are described below.



LEGEND

-  Precinct boundary
-  6 lane arterial road (figure 11)
-  4 - 6 lane arterial road - widening of Leakes road to occur to the west outside of PSP (figure 10)
-  Boulevard connector street - Major Town Centre (figure 8)
-  Connector street (figure 7)
-  Access street - Local Town Centre (figure 12)
-  Access street - for Fire Protection (figure 13 & 14)
-  Access street (level 2) (figure 6)
-  Access street (level 1) (figure 5)
-  Pedestrian bridge
-  Vehicular bridge
-  Signalised intersection
-  Pedestrian crossing - signalised
-  Left-in / left-out movements
-  Western Water sewer pumping station (Planned)

Note:
Additional land may be required for earthworks for primary arterial road .
For utilities refer to Utilities Infrastructure Services Assessment

plan 4
transport projects
rockbank north development contributions plan

scale: 1:15,000 @ A3, 1:7,500 @ A1



1.5 INFRASTRUCTURE PROJECTS

1.5.1 TRANSPORT

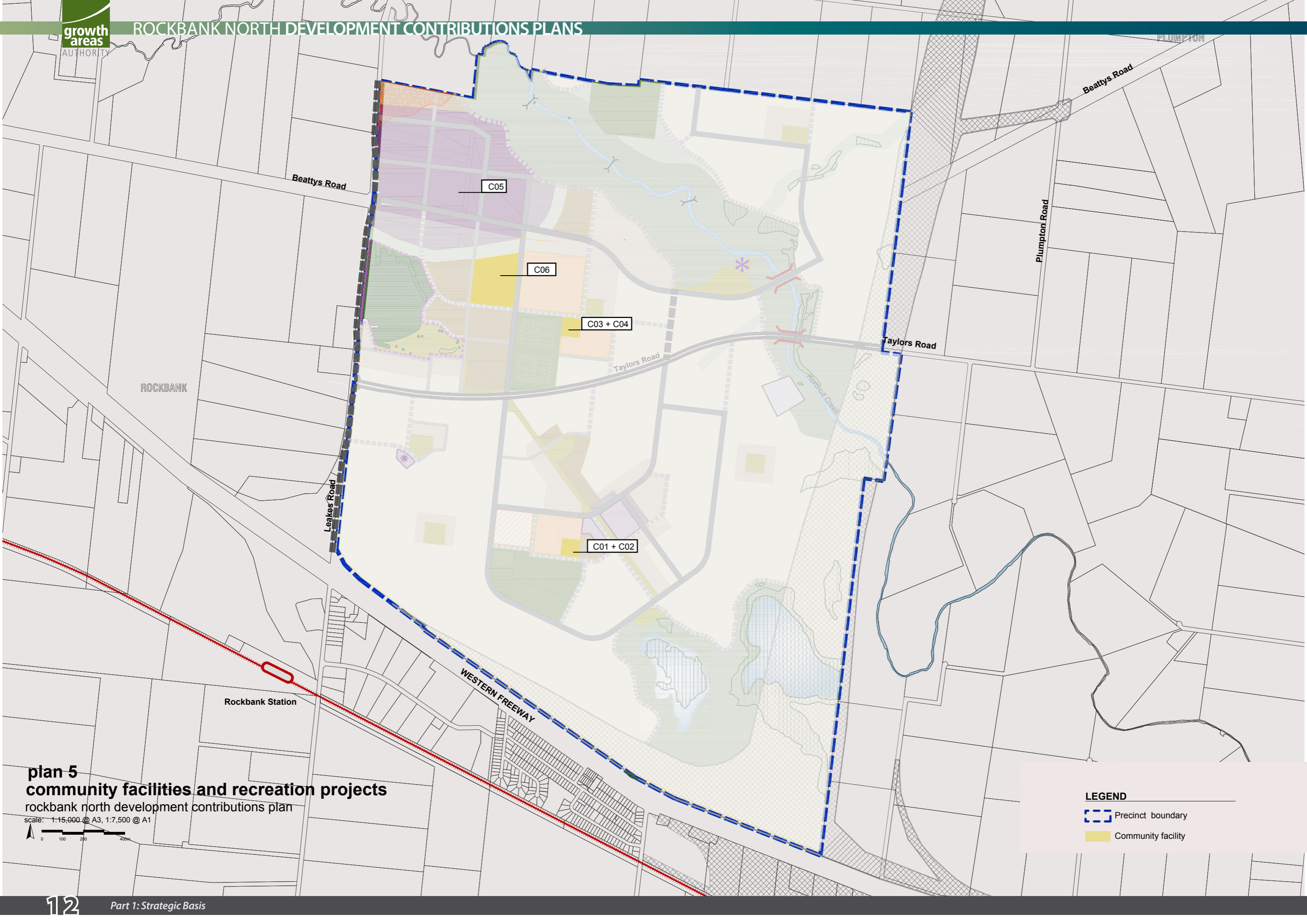
The key transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is based on Vicroads modelling and more detailed work undertaken by GTA Consultants. Refer to Plan 4 – roads and intersections projects.

The transport projects comprise of two categories:

- road construction; and
- construction of controlled intersections.

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

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
RD01	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	\$ 6,076,000
RD02	North-south arterial (Leakes Rd). Construction of first carriageway.	\$ 3,558,000
RD03	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	\$ 8,306,250
RD04	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	\$ 11,333,250
RD05	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	\$ 10,002,250
RD06	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	\$ 5,071,000
RD07	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	\$ 3,758,500
RD08	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	\$ 2,133,750
RD09	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	\$ 297,000
RD10	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	\$ 5,622,000
RD11	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	\$ 5,622,000
RD12	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	\$ 600,000
TOTAL		\$ 62,380,000



plan 5
community facilities and recreation projects
rockbank north development contributions plan

scale: 1:15,000 @ A3, 1:7,500 @ A1



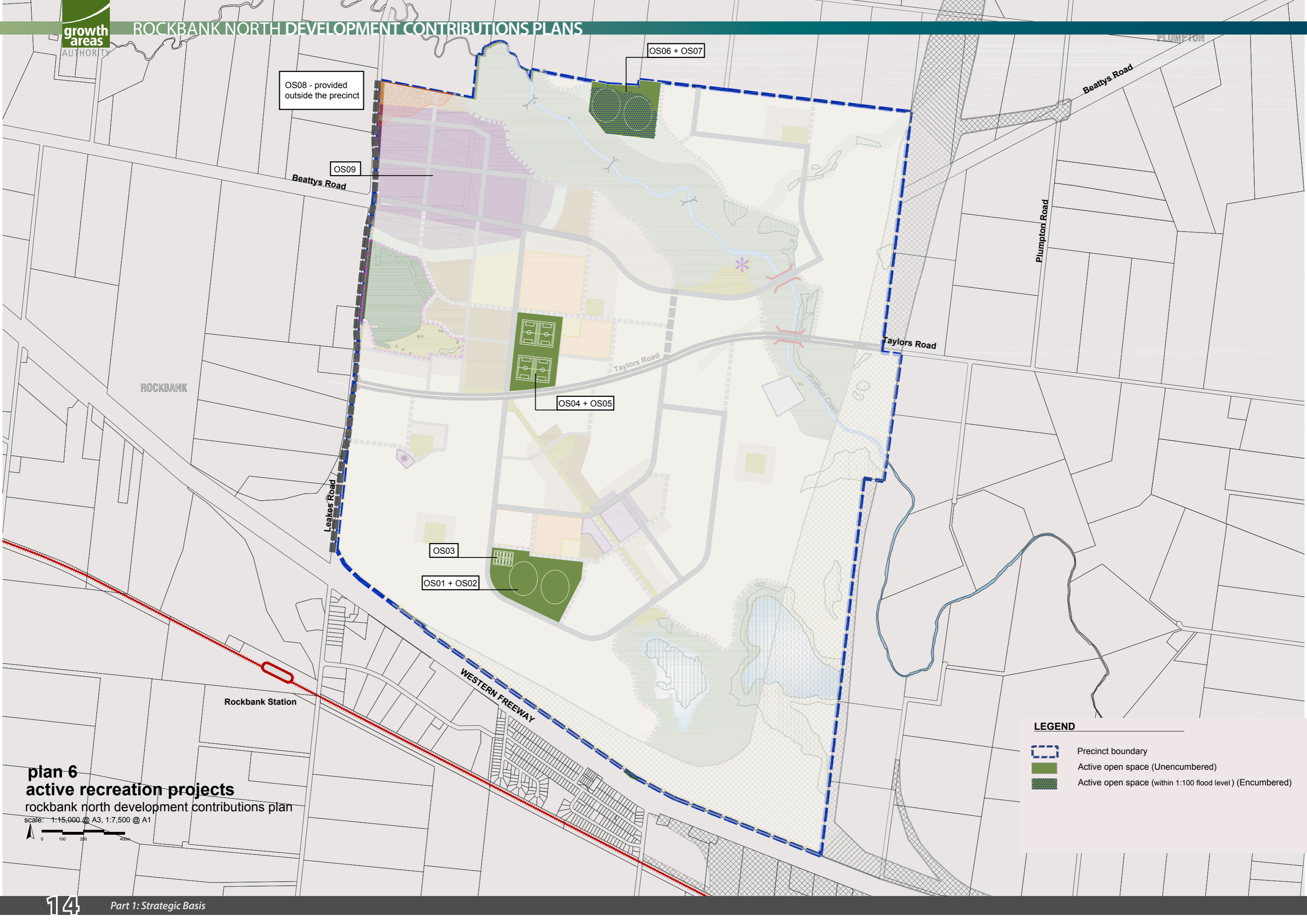
- LEGEND**
- Precinct boundary
 - Community facility

1.5.2 COMMUNITY FACILITIES

The needs analysis undertaken by ASR Research and Melton Shire Council determined the requirement for a range of community facilities which are illustrated in Plan 5 – Community facilities projects.

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

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
C01	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	\$ 1,400,000
C02	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	\$ 5,657,000
C03	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	\$ 1,400,000
C04	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	\$ 5,657,000
C05	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	\$ 3,000,000
C06	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	\$ 5,750,000
TOTAL		\$ 22,864,000



OS08 - provided outside the precinct

OS06 + OS07

OS09

OS04 + OS05

OS03

OS01 + OS02

LEGEND

- Precinct boundary
- Active open space (Unencumbered)
- Active open space (within 1:100 flood level) (Encumbered)

plan 6 active recreation projects
rockbank north development contributions plan

scale: 1:15,000 @ A3, 1:7,500 @ A1

1.5.3 ACTIVE RECREATION

The analysis undertaken by ASR Research and Melton Shire 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, illustrated in Plan 6 – Active recreation facilities projects.

The active recreation projects funded by the Development Contributions Plan include

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
OS01	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	\$ 12,901,000
OS02	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	\$ 1,900,000
OS03	Tennis Courts. Land and construction of a 10 tennis court facility.	\$ 3,410,000
OS04	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	\$ 12,056,000
OS05	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	\$ 1,900,000
OS06	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	\$ 7,001,000
OS07	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	\$ 1,900,000
OS08	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 15,000,000
OS09	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	\$ 1,000,000
TOTAL		\$ 57,068,000

*OS06 – Active Playing Fields 3 – The total facility comprises 8 hectares of which 1.7 hectares is unencumbered and therefore included in the DCP. The balance of the 6.3 hectares is located within the 1:100 year flood plain and the land purchase is therefore not included in the DCP.

Passive open space contributions are also required under Clause 52.01 of the Melton Planning Scheme.

1.6 PROJECT TIMING

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 3. 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 Development Contributions Plan to adjust indicative provision triggers as part of the 5 year review.

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

1.7 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the Act 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, community infrastructure contributions are to be made by the home-buyer at the time of building approval. Contributions relating to community infrastructure will be charged at a “per-dwelling” rate. The Act stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$900 per dwelling. If the cap is ever increased and the increased amount is equal to or less than the amount required by the Development Contributions Plan, this higher amount will be deemed to be the community infrastructure contribution for the purposes of this Development Contributions Plan and it will be the amount payable from the date it is introduced.

The following infrastructure projects have been classified as community infrastructure:

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
OS02	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	\$ 1,900,000
OS05	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	\$ 1,900,000
OS07	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	\$ 1,900,000
TOTAL		\$ 5,700,000

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 Table 1 & 2)
- Calculation of project costs (refer Table 4)
- Identification and allowance for external use (refer Table 4)
- Cost apportionment and catchments (refer Table 4)
- Identification of development types required to pay the levy (Refer to Table 6)
- Summary of costs payable by development type for each infrastructure category (refer Table 5)
- Finally, a charge per net developable hectare by development type (Table 6).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

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

2.1.2 NET DEVELOPABLE AREA

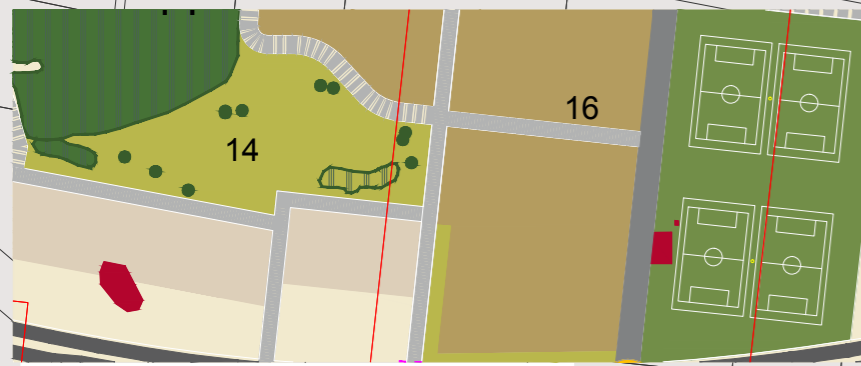
In this Development Contributions Plan, all development infrastructure contributions are payable on the Net Developable Area (NDA) on any given development site.

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 land for community facilities, schools and educational facilities open space, encumbered land and arterial roads. Small local parks defined at the subdivision stage are included in NDA.

The NDA for the Development Contributions Plan has been assessed and is specified in Tables 1 and 2.



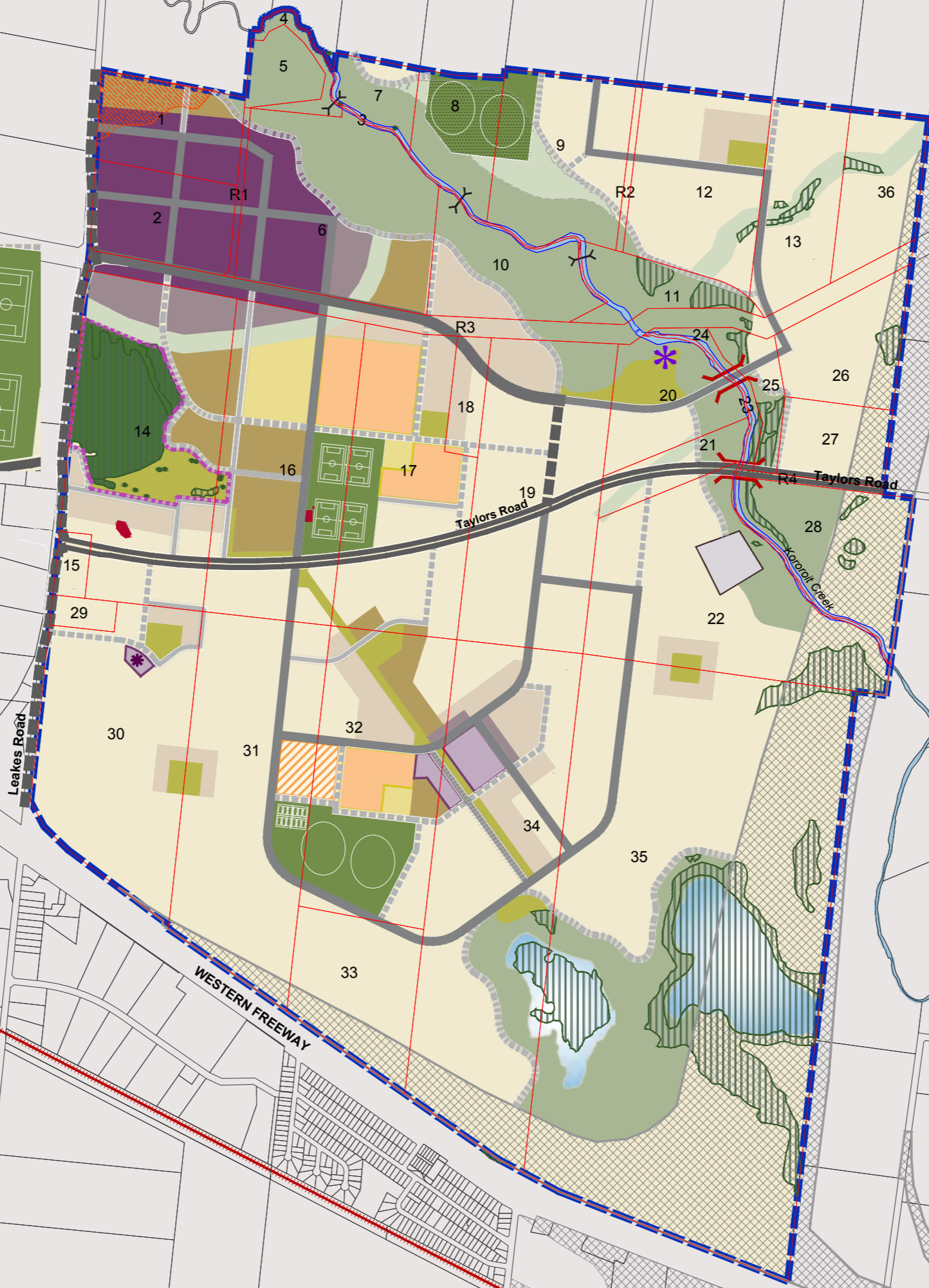
PLAN A
- AREA WHERE ENVIRONMENTAL AUDIT IS REQUIRED

ROCKBANK

Rockbank Station

plan 7
land use budget
rockbank north development contributions plan

scale: 1:15,000 @ A3, 1:7,500 @ A1



LEGEND

- Precinct boundary
- Parcel boundary
- Property reference number
- OMR reservation
- Conventional residential
- Medium density residential
- High density residential
- Major town centre
- Local town centre
- Local convenience centre
- Mixed use
- Community facility
- Government education facility
- Non-Government Primary School
- Western Water sewer pumping station (Planned)
- Area subject to detailed flood analysis
- Passive open space (Unencumbered)
- Active open space (Unencumbered)
- Active open space (within 1:100 flood level) (Encumbered)
- Waterway - Drainage / flooding (Encumbered)
- Waterway - Growing Grass Frog habitat & stormwater wetlands (Encumbered)
- Conservation area (Encumbered)
- Leakes Road Reserve
- Deanside wetlands
- Rockbank Inn
- Habitat zones
- Scattered trees
- Area where Environmental Audit is required - Refer to plan A (inset)
- 6 lane arterial road
- 4 - 6 lane arterial road
- Boulevard connector street - Major Town Centre
- Connector street
- Access street - Local Town Centre
- Access street - for Fire Protection
- Access street (level 2)
- Access street (level 1)
- Pedestrian bridge
- Vehicular bridge

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 1 and 2 provide a detailed land budget for the entire Rockbank North Precinct Structure Plan. The detailed land budget is then broken down further for each land holding within the Rockbank North Precinct Structure Plan area, as illustrated in Plan 7. Table 2 sets the amount of NDA 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.

Based on the Rockbank North Precinct Structure Plan, there is one development type included in this DCP, which is “residential” and the (NDA) is assessed as 442.82 hectares.

Table 1: SUMMARY LAND USE BUDGET

DESCRIPTION	AREA 1		
	Hectares	% of Total Area	% of NDA
TOTAL PRECINCT AREA (ha)	786.33		
Outer Metropolitan Ring Road Reservation (PAO) -VicRoads Responsibility	106.56	13.55%	24.06%
GROSS PRECINCT AREA (ha)	679.77		
TRANSPORT			
6 Lane Arterial Roads	3.08	0.45%	0.69%
Road Intersections	12.76	1.88%	2.88%
Bus interchange	0.50	0.07%	0.11%
Sub-total	16.33	2.40%	3.69%
COMMUNITY FACILITIES			
Community Facilities	8.60	1.27%	1.94%
Town Square	0.50	0.07%	0.11%
Sub-total	9.10	1.34%	2.06%
GOVERNMENT EDUCATION			
Government Schools	15.40	2.27%	3.48%
Sub-total	15.40	2.27%	3.48%
NON-GOVERNMENT EDUCATION			
Non-Government Schools	3.00	0.44%	0.68%
Sub-total	3.00	0.44%	0.68%
OPEN SPACE			
ENCUMBERED LAND WHICH MAY BE AVAILABLE FOR RECREATION			
Active Open Space (within 1:100 flood level)	6.47	0.95%	1.46%
Waterway - Drainage / flooding	15.48	2.28%	3.50%
Waterway - Growling Grass Frog Habitat & Stormwater wetlands	120.36	17.71%	27.18%
Conservation Areas	12.85	1.89%	2.90%
Sub-total	155.16	22.83%	35.04%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	19.53	2.9%	4.41%
Passive Open Space	16.19	2.4%	3.66%
Sub-total	35.72	5.3%	8.07%
TOTALS OPEN SPACE	190.88	28.1%	43.11%
Sewer Pump Station	2.24	0.33%	0.51%
Sub-total	2.24	0.33%	0.51%
NET DEVELOPABLE AREA (NDA) ha	442.82	65.14%	

DESCRIPTION	AREA 1		
	HECTARES		
RETAIL / EMPLOYMENT & OTHER			
Town Centres (local & major)	36.19		
Mixed Use (Adjacent to Major Town Centre)	9.47		
Mixed Use (Adjacent to Local Town Centre)	0.90		
Subtotal	46.56		
RESIDENTIAL			
	NRA (Ha)	DWELL / NRHA	DWELLINGS
Residential - Conventional Density Residential	319.23	14	4469
Residential - Medium Density	47.28	25	1182
Residential - High Density	29.75	35	1041
Residential - in Mixed Use (Adjacent to Major Town Centre)	0.00	0	188
Residential - in Mixed Use (Adjacent to Local Town Centre)	0.00	0	17
Residential - in LTC	0.00	0	35
Residential - in MTC	0.00	0	350
Subtotal Against Net Residential Area (NRA)	396.26	18.38	7282
COMBINED RES/ RETAIL / EMP / OTHER			
	NRA (Ha)	DWELL / NRHA	DWELLINGS
Total Residential Yield Against NDA	442.82	16.45	7282

Table 2: PROPERTY SPECIFIC LAND BUDGET

PROPERTY NUMBER	TOTAL AREA (Ha)	EXISTING OUTER METROPOLITAN ROAD PAO	GROSS PRECINCT AREA	TRANSPORT			COMMUNITY				SEWER PUMP STATION	ENCUMBERED LAND				UNENCUMBERED LAND		TOTAL NET DEVELOPABLE AREA (Ha)
				6 LANE ARTERIAL ROAD / WIDENING	ROAD INTERSECTIONS	BUS INTERCHANGE	COMMUNITY FACILITIES	TOWN SQUARE	GOVERNMENT EDUCATION	NON-GOVERNMENT EDUCATION		WATERWAY - DRAINAGE / FLOODING	WATERWAY - GGF HABITAT & STORMWATER WETLANDS	ACTIVE OPEN SPACE (WITHIN 1:100 FLOOD LEVEL)	CONSERVATION AREAS	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	
PROPERTY																		
1	12.29	0.00	12.29	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	11.87
2	12.29	0.00	12.29	0.00	0.42	0.50	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.12
3	0.98	0.00	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98	0.00	0.00	0.00	0.00	0.00
4	2.05	0.00	2.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.05	0.00	0.00	0.00	0.00	0.00
5	4.59	0.00	4.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.59	0.00	0.00	0.00	0.00	0.00
6	31.45	0.00	31.45	0.00	0.00	0.00	2.00	0.25	0.00	0.00	0.00	1.47	12.03	0.00	0.00	0.00	0.00	15.70
7	4.96	0.00	4.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	3.54	0.00	0.00	0.00	0.00	1.23
8	9.46	0.00	9.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	3.80	4.52	0.00	0.65	0.00	0.11
9	20.69	0.00	20.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	5.36	1.95	0.00	0.88	0.00	9.50
10	13.45	0.00	13.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.16	0.00	0.00	0.00	0.00	4.29
11	7.41	0.00	7.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.98	0.00	0.00	0.00	0.00	0.43
12	22.52	0.00	22.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	0.00	0.00	0.00	0.00	1.00	20.25
13	14.97	0.00	14.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.11	0.00	0.00	0.37	0.00	0.00	13.49
14	44.40	0.00	44.40	0.16	1.77	0.00	0.00	0.00	0.00	0.00	0.00	2.73	0.00	0.00	12.05	0.00	3.78	23.91
15	1.98	0.00	1.98	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24
16	38.29	0.00	38.29	0.00	3.03	0.00	5.00	0.00	3.33	0.00	0.00	1.96	0.00	0.00	0.00	4.31	0.90	19.76
17	32.78	0.00	32.78	0.16	1.54	0.00	0.80	0.00	8.46	0.00	0.00	0.00	0.00	0.00	0.00	3.69	0.68	17.45
18	3.81	0.00	3.81	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	3.68
19	37.30	0.00	37.30	0.00	3.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.57	0.00	0.00	0.00	0.42	30.90
20	12.15	0.00	12.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	0.00	0.00	0.00	2.63	4.60
21	5.55	0.00	5.55	0.92	0.60	0.00	0.00	0.00	0.00	0.00	0.00	1.06	1.50	0.00	0.00	0.00	0.00	1.47
22	37.63	5.59	32.04	0.19	0.00	0.00	0.00	0.00	0.00	0.00	2.24	0.04	4.59	0.00	0.00	0.00	0.40	24.58
23	1.16	0.00	1.16	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	0.00	0.00	0.00	0.00	0.00
24	2.03	0.00	2.03	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.96	0.00	0.00	0.00	0.00	0.00
25	4.61	0.00	4.61	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	1.47
26	12.03	2.93	9.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.10
27	8.05	2.50	5.55	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.91
28	17.01	10.00	7.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.01	0.00	0.00	0.00	0.00	0.00
29	1.88	0.00	1.88	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.73
30	36.94	0.14	36.80	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	35.21
31	43.19	2.22	40.97	0.00	0.19	0.00	0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.00	0.00	1.90	0.50	36.28
32	34.77	0.00	34.77	0.00	0.00	0.00	0.80	0.00	3.50	0.90	0.00	0.00	0.00	0.00	0.00	8.10	2.13	19.34
33	16.43	4.45	11.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.98
34	59.54	6.34	53.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.87	0.00	0.00	0.00	1.83	43.50
35	147.17	71.09	76.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.69	0.00	0.43	0.00	0.40	42.56
36	11.16	1.05	10.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.96	0.00	0.00	0.00	0.00	0.00	8.15
Sub-total	766.97	106.31	660.66	2.32	12.15	0.50	8.60	0.50	15.40	3.00	2.24	15.17	115.93	6.47	12.85	19.53	16.19	429.82
ROAD RESERVATION																		
R1	1.07	0.00	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	1.01
R2	1.12	0.00	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.00	0.00	0.95
R3	16.16	0.00	16.16	0.00	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.31	4.20	0.00	0.00	0.00	0.00	11.04
R4	1.01	0.25	0.76	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total	19.36	0.25	19.11	0.76	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.31	4.43	0.00	0.00	0.00	0.00	13.00
TOTAL	786.33	106.56	679.77	3.08	12.76	0.50	8.60	0.50	15.40	3.00	2.24	15.48	120.36	6.47	12.85	19.53	16.19	442.82

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 4. The costs are expressed in 2011 dollars and will be adjusted annually in accordance with the method specified in Section 3.1.6 and 3.1.7. of this Development Contributions Plan.

VALUATION OF LAND

The cost of each land project has been determined by a land valuer appointed by the Growth Areas Authority, on a market based valuation to determine the current market value of the land required the Rockbank North Precinct Structure Plan.

Where a single land acquisition project includes land to be acquired from more than one property, a valuation was prepared for each individual property and added together to determine the overall cost of the land comprising that infrastructure project.

CALCULATION OF CONSTRUCTION COSTS

All road, intersections, bridges, sports field and community building construction have been determined by an external consultant (project cost sheets have been provided to the Responsible Authority).

2.2.2 EXTERNAL USE

An allowance has been made for other use external to the MCA for specific projects - that is use that does not emanate from the Rockbank North Precinct Structure Plan area. Table 4 quantifies any external demand (as a percentage) for each infrastructure project. Where an external demand has been assessed, a percentage discount has been made to the dollar amount that would otherwise be recovered (refer to Table 5).

The projects which have external apportionment are:

OS06 – Land and construction of Active Playing fields 3

OS07 – Pavilion for Active Playing Fields 3

OS09 – Land for District Active Open Space

C05 – Land for Library and Higher Order Community Centre

C06 – Land for Indoor Sports Centre

2.2.3 COST APPORTIONMENT

This Development Contributions Plan has apportioned 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 have been 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 has been taken into account when calculating the contribution expected from new development. This results in new development paying only 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) Demand Units within its catchment. As stated in Section 1.3, the entire Rockbank North Precinct Structure Plan area constitutes the sole MCA within the DCP area.

2.2.4 MAIN CATCHMENT AREAS

The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The MCA consists of one area covering the entire Rockbank North Precinct Structure Plan area.

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 2, however a separate planning scheme amendment is not required to rectify future minor anomalies.

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 2 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

2.2.5 DEVELOPMENT TYPES

The Development Contributions Plan assumes the class "residential" as the sole development type. This does not infer that no other type of development is proposed. However for charging purposes, no distinction is made between different types of uses.

2.2.6 SCHEDULE OF COSTS

Table 6 shows the quantum of funds to be contributed by each development type towards each infrastructure project. The total adds up to the total amount of funds recoverable under the Development Contributions Plan. Table 6 calculates the amount of contributions payable by each charge area for each infrastructure category.

2.2.7 SUMMARY OF CONTRIBUTIONS

Table 6 sets out a summary of contributions to be paid per net developable hectare for each development type.

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Table 3: INFRASTRUCTURE PROJECT JUSTIFICATION

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL		
RD01	Development	Melton Shire Council	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	3.32	\$ 1,909,000	\$ 4,167,000	\$ 6,076,000	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD02	Development	Melton Shire Council	North-south arterial (Leakes Rd). Construction of first carriageway.	0.00	\$ -	\$ 3,558,000	\$ 3,558,000	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD03	Development	Melton Shire Council	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	2.19	\$ 1,259,250	\$ 7,047,000	\$ 8,306,250	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD04	Development	Melton Shire Council	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	4.75	\$ 2,731,250	\$ 8,602,000	\$ 11,333,250	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD05	Development	Melton Shire Council	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	4.03	\$ 2,317,250	\$ 7,685,000	\$ 10,002,250	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD06	Development	Melton Shire Council	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	1.12	\$ 644,000	\$ 4,427,000	\$ 5,071,000	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD07	Development	Melton Shire Council	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	0.50	\$ 287,500	\$ 3,471,000	\$ 3,758,500	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD08	Development	Melton Shire Council	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	0.21	\$ 120,750	\$ 2,013,000	\$ 2,133,750	At time of subdivision/ access demand.	Growth Corridor Plan and Rockbank North Structure Plan
RD09	Development	Melton Shire Council	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	0.00	\$ -	\$ 297,000	\$ 297,000	At time of subdivision prior to duplication of Taylors Road.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD10	Development	Melton Shire Council	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	0.00	\$ -	\$ 5,622,000	\$ 5,622,000	When development occurs north of Kororoit Creek	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD11	Development	Melton Shire Council	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	0.00	\$ -	\$ 5,622,000	\$ 5,622,000	When development occurs along Kororoit Creek.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
RD12	Development	Melton Shire Council	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	0.00	\$ -	\$ 600,000	\$ 600,000	When development occurs north of Kororoit Creek	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS01	Development	Melton Shire Council	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	8.00	\$ 6,400,000	\$ 6,501,000	\$ 12,901,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS02	Community	Melton Shire Council	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	0.00	\$ -	\$ 1,900,000	\$ 1,900,000	When the ovals are constructed.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS03	Development	Melton Shire Council	Tennis Courts. Land and construction of a 10 tennis court facility.	2.00	\$ 1,600,000	\$ 1,810,000	\$ 3,410,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL		
OS04	Development	Melton Shire Council	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	8.00	\$ 6,800,000	\$ 5,256,000	\$ 12,056,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS05	Community	Melton Shire Council	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	0.00	\$ -	\$ 1,900,000	\$ 1,900,000	When the soccer fields are constructed.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS06	Development	Melton Shire Council	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	1.70	\$ 500,000	\$ 6,501,000	\$ 7,001,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS07	Community	Melton Shire Council	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	0.00	\$ -	\$ 1,900,000	\$ 1,900,000	When the ovals are constructed.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS08	Development	Melton Shire Council	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	30.00	\$ 15,000,000	\$ -	\$ 15,000,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
OS09	Development	Melton Shire Council	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	0.50	\$ 1,000,000	\$ -	\$ 1,000,000	In line with staging of Major Town Centre	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C01	Development	Melton Shire Council	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	0.80	\$ 1,400,000	\$ -	\$ 1,400,000	At time of subdivision.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C02	Development	Melton Shire Council	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	0.00	\$ -	\$ 5,657,000	\$ 5,657,000	Facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C03	Development	Melton Shire Council	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	0.80	\$ 1,400,000	\$ -	\$ 1,400,000	At time of subdivision.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C04	Development	Melton Shire Council	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	0.00	\$ -	\$ 5,657,000	\$ 5,657,000	Facility to be constructed when population growth creates the need.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C05	Development	Melton Shire Council	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	2.00	\$ 3,000,000	\$ -	\$ 3,000,000	At time of subdivision.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
C06	Development	Melton Shire Council	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	5.00	\$ 5,750,000	\$ -	\$ 5,750,000	At time of subdivision.	Growth Corridor Plan and Rockbank North Precinct Structure Plan
TOTAL			TOTALS	74.92	\$ 52,119,000	\$ 90,193,000	\$ 142,312,000		

Table 4: CALCULATION OF COSTS

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011
RD01	Development	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	\$ 1,909,000	\$ 4,167,000	\$ 6,076,000	100.0%	\$ 6,076,000	Residential	442.82	\$ 13,721.15
RD02	Development	North-south arterial (Leakes Rd). Construction of first carriageway.	\$ -	\$ 3,558,000	\$ 3,558,000	100.0%	\$ 3,558,000	Residential	442.82	\$ 8,034.87
RD03	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	\$ 1,259,250	\$ 7,047,000	\$ 8,306,250	100.0%	\$ 8,306,250	Residential	442.82	\$ 18,757.62
RD04	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	\$ 2,731,250	\$ 8,602,000	\$ 11,333,250	100.0%	\$ 11,333,250	Residential	442.82	\$ 25,593.36
RD05	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	\$ 2,317,250	\$ 7,685,000	\$ 10,002,250	100.0%	\$ 10,002,250	Residential	442.82	\$ 22,587.62
RD06	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	\$ 644,000	\$ 4,427,000	\$ 5,071,000	100.0%	\$ 5,071,000	Residential	442.82	\$ 11,451.61
RD07	Development	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	\$ 287,500	\$ 3,471,000	\$ 3,758,500	100.0%	\$ 3,758,500	Residential	442.82	\$ 8,487.65
RD08	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	\$ 120,750	\$ 2,013,000	\$ 2,133,750	100.0%	\$ 2,133,750	Residential	442.82	\$ 4,818.55
RD09	Development	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	\$ -	\$ 297,000	\$ 297,000	100.0%	\$ 297,000	Residential	442.82	\$ 670.70
RD10	Development	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	\$ -	\$ 5,622,000	\$ 5,622,000	100.0%	\$ 5,622,000	Residential	442.82	\$ 12,695.90
RD11	Development	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	\$ -	\$ 5,622,000	\$ 5,622,000	100.0%	\$ 5,622,000	Residential	442.82	\$ 12,695.90
RD12	Development	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	\$ -	\$ 600,000	\$ 600,000	100.0%	\$ 600,000	Residential	442.82	\$ 1,354.95
OS01	Development	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	\$ 6,400,000	\$ 6,501,000	\$ 12,901,000	100.0%	\$ 12,901,000	Residential	442.82	\$ 29,133.73
OS02	Community	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	\$ -	\$ 1,900,000	\$ 1,900,000	100.0%	\$ 1,900,000	Residential	442.82	\$ 4,290.68
OS03	Development	Tennis Courts. Land and construction of a 10 tennis court facility.	\$ 1,600,000	\$ 1,810,000	\$ 3,410,000	100.0%	\$ 3,410,000	Residential	442.82	\$ 8,881.80
OS04	Development	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	\$ 6,800,000	\$ 5,256,000	\$ 12,056,000	100.0%	\$ 12,056,000	Residential	442.82	\$ 27,225.51
OS05	Community	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	\$ -	\$ 1,900,000	\$ 1,900,000	100.0%	\$ 1,900,000	Residential	442.82	\$ 4,290.68

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011
OS06	Development	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	\$ 500,000	\$ 6,501,000	\$ 7,001,000	36.0%	\$ 2,520,360	Residential	442.82	\$ 5,691.61
OS07	Community	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	\$ -	\$ 1,900,000	\$ 1,900,000	36.0%	\$ 684,000	Residential	442.82	\$ 1,544.65
OS08	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 15,000,000	\$ -	\$ 15,000,000	36.0%	\$ 5,400,000	Residential	442.82	\$ 12,194.57
OS09	Development	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	\$ 1,000,000	\$ -	\$ 1,000,000	100.0%	\$ 1,000,000	Residential	442.82	\$ 2,258.25
C01	Development	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	\$ 1,400,000	\$ -	\$ 1,400,000	100.0%	\$ 1,400,000	Residential	442.82	\$ 3,161.56
C02	Development	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	\$ -	\$ 5,657,000	\$ 5,657,000	100.0%	\$ 5,657,000	Residential	442.82	\$ 12,774.94
C03	Development	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	\$ 1,400,000	\$ -	\$ 1,400,000	100.0%	\$ 1,400,000	Residential	442.82	\$ 3,161.56
C04	Development	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	\$ -	\$ 5,657,000	\$ 5,657,000	100.0%	\$ 5,657,000	Residential	442.82	\$ 12,774.94
C05	Development	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	\$ 3,000,000	\$ -	\$ 3,000,000	30.0%	\$ 900,000	Residential	442.82	\$ 2,032.43
C06	Development	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	\$ 5,750,000	\$ -	\$ 5,750,000	30.0%	\$ 1,725,000	Residential	442.82	\$ 3,895.49
TOTAL			\$ 52,119,000	\$ 90,193,000	\$ 142,312,000		\$ 120,890,360			

Table 5: PROJECT COSTS RECOVERED BY THE DCP

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$2011	TOTAL COST TO BE RECOVERED BY THE DCP \$2011
RD01	Development	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	\$ 6,076,000	\$ 6,076,000
RD02	Development	North-south arterial (Leakes Rd). Construction of first carriageway.	\$ 3,558,000	\$ 3,558,000
RD03	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	\$ 8,306,250	\$ 8,306,250
RD04	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	\$ 11,333,250	\$ 11,333,250
RD05	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	\$ 10,002,250	\$ 10,002,250
RD06	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	\$ 5,071,000	\$ 5,071,000
RD07	Development	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	\$ 3,758,500	\$ 3,758,500
RD08	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	\$ 2,133,750	\$ 2,133,750
RD09	Development	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	\$ 297,000	\$ 297,000
RD10	Development	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	\$ 5,622,000	\$ 5,622,000
RD11	Development	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	\$ 5,622,000	\$ 5,622,000
RD12	Development	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	\$ 600,000	\$ 600,000
OS01	Development	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	\$ 12,901,000	\$ 12,901,000
OS02	Community	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	\$ 1,900,000	Funded by CIL
OS03	Development	Tennis Courts. Land and construction of a 10 tennis court facility.	\$ 3,410,000	\$ 3,410,000
OS04	Development	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	\$ 12,056,000	\$ 12,056,000
OS05	Community	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	\$ 1,900,000	Funded by CIL

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	TOTAL PROJECT COST \$2011	TOTAL COST TO BE RECOVERED BY THE DCP \$2011
OS06	Development	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	\$ 7,001,000	\$ 2,520,360
OS07	Community	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	\$ 1,900,000	Funded by CIL
OS08	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 15,000,000	\$ 5,400,000
OS09	Development	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	\$ 1,000,000	\$ 1,000,000
C01	Development	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	\$ 1,400,000	\$ 1,400,000
C02	Development	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	\$ 5,657,000	\$ 5,657,000
C03	Development	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	\$ 1,400,000	\$ 1,400,000
C04	Development	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	\$ 5,657,000	\$ 5,657,000
C05	Development	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	\$ 3,000,000	\$ 900,000
C06	Development	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	\$ 5,750,000	\$ 1,725,000
TOTAL			\$ 142,312,000	\$ 116,406,360
TOTAL WITH \$900 CIL LEGISLATIVE CAP APPLIED			\$ 142,312,000	\$ 120,890,360
Percentage Recoverable				% 86.2%

Table 6: SUMMARY OF CHARGES

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$2011
RD01	Development	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	\$ 13,721.15	\$ -
RD02	Development	North-south arterial (Leakes Rd). Construction of first carriageway.	\$ 8,034.87	\$ -
RD03	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	\$ 18,757.62	\$ -
RD04	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	\$ 25,593.36	\$ -
RD05	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	\$ 22,587.62	\$ -
RD06	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	\$ 11,451.61	\$ -
RD07	Development	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	\$ 8,487.65	\$ -
RD08	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	\$ 4,818.55	\$ -
RD09	Development	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	\$ 670.70	\$ -
RD10	Development	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	\$ 12,695.90	\$ -
RD11	Development	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	\$ 12,695.90	\$ -
RD12	Development	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	\$ 1,354.95	\$ -
OS01	Development	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	\$ 29,133.73	\$ -
OS02	Community	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	\$ -	\$ 286.05
OS03	Development	Tennis Courts. Land and construction of a 10 tennis court facility.	\$ 7,700.60	\$ -
OS04	Development	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	\$ 27,225.51	\$ -

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$2011
OS05	Community	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	\$ -	\$ 286.05
OS06	Development	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	\$ 5,691.61	\$ -
OS07	Community	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	\$ -	\$ 102.98
OS08	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	\$ 12,194.57	\$ -
OS09	Development	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	\$ 2,258.25	\$ -
C01	Development	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	\$ 3,161.56	\$ -
C02	Development	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	\$ 12,774.94	\$ -
C03	Development	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	\$ 3,161.56	\$ -
C04	Development	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	\$ 12,774.94	\$ -
C05	Development	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	\$ 2,032.43	\$ -
C06	Development	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	\$ 3,895.49	\$ -
TOTAL			\$ 262,875.07	\$ 675.07
COMMUNITY INFRASTRUCTURE LEVY AFTER LEGISLATIVE CAP IS APPLIED				900.00

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

This section sets how the Development Contributions Plan is to be administered and includes provisions relating to:

- the obligations triggering payment and 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.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

The Development Infrastructure Levy specified in this Development Contributions Plan must be paid in respect of the subdivision and development of the land.

The Community Infrastructure Levy specified in this Development Contributions Plan must be paid in respect of the construction of a dwelling.

Development Infrastructure

For subdivision of land

An infrastructure levy must be paid to the Collecting Agency for the land in the subdivision 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 Development Contributions Plan for each Demand Unit (net developable hectare) proposed to be developed prior to the commencement of any development. A Collecting Agency may agree to the deferral of the payment of the portion of the infrastructure levy payable to it.

Where no planning permit is required

Where no planning permit is required, the land may only be used and/or developed subject to the following requirements being met.

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

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 Community Infrastructure Levy prior to the issue of a Statement of Compliance to reduce the administrative burden of collection from individual home builders.

The Community Infrastructure Levy for ‘residential buildings’ will be calculated at the rate for a single dwelling. In all other forms of accommodation, the Community Infrastructure Levy is payable for each dwelling included in the development.

Exempt Development

Non-Government Schools

The development of land for a non-government school is exempt from the requirement to pay a Development Infrastructure Levy and Community Infrastructure Levy under this Development Contribution Plan.

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

Corrective Institution

The development of land for a corrective institution is exempt from the requirement to pay Development Infrastructure Levy and Community Infrastructure Levy under this Development Contributions Plan.

Houses on pre-existing lots

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 Melton Planning Scheme through Amendment C120.

Where land is subdivided for developed or the purpose of an exempt development and the use of that land is subsequently for a purpose other than for the purposes of an exempt development, the owner of that and must pay to the Collecting Agency development contributions in accordance with the provisions of this Development Contributions Plan. The Development infrastructure Levy and where applicable, the Community Infrastructure Levy must be paid within 28 days of the date of commencement of the construction of any buildings or works for that alternative use.

Amended
by VC249

Small second dwelling

The development of land for a small second dwelling is exempt from the requirement to pay Development Infrastructure Levy and Community Infrastructure Levy under this development contributions plan.

3.1.2 WORKS IN KIND

Infrastructure works and land may be provided by developers in return for a credit against their development contribution obligations, subject to the written agreement of the Collecting Agency.

“Works in Kind” are only possible if the Collecting Agency agrees to that method of delivery. In determining whether to agree to the provision of works in kind the Collecting Agency may amongst other things have regard to the following:

- Only works or land identified in the Development Contributions Plan can be provided in kind ;
- 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 Rockbank North Development Contributions Plan unless agreed by the Collecting Agency and the development proponent;
- The construction of works must be completed to the satisfaction of the Collecting Agency; and
- There is no additional financial impact on the Development Contributions Plan.

The infrastructure costings in this DCP have been provided by Meinhardt. Costings sheets are contained within the report titled: *Rockbank North Precinct Structure Plan – Development Contributions Construction Costs February 2012*, unless otherwise provided by Melton Council.

Where the Collecting Agency agrees that works are to be provided by a development proponent in kind subject to any agreement with the relevant Collecting Agency:

- The credit for the works provided shall equal the value for that infrastructure project identified in the Development Contributions Plan, taking into account the impact of indexation and adjustments of land values;
- 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 Collection Agency agrees that a development proponent can deliver an infrastructure item (either works and/or land) as an in kind contribution, the situation may arise where the developer’s actual contractual liabilities exceed the amounts provided for in the Development Contributions Plan for the individual project Unless the arrangement with the Collecting Agency allows for it, the actual cost of the project over the amount specified in the Development Contribution Plan is not creditable to the development proponent.

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 Development Contribution Plan does not provide funding for passive local open space. Local passive open space is dealt with under Clause 52.01 of the Melton Planning Scheme. The value of any contribution required under Clause 52.01 of the Melton Planning Scheme is to be made at a rate equal to \$575,000 per net developable hectare. The land value is adjusted annually in accordance with the method for adjustment of land value under this Development Contributions Plan.

Unencumbered local active open space must be provided as required in accordance with the Rockbank North Precinct Structure 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 Act.

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

The Collecting Agency must 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 Act.

If the Collecting Agency resolves to not 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 provided that is approved by the Minister responsible for the Act, or will be refunded to 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 2011 dollars and are adjusted annually for inflation in the following way.

In relation to the costs associated with infrastructure items other than land, the cost are adjusted according to the following method:

- The capital cost for each infrastructure item are adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook on 1st January each year.

In relation to the cost of land, the land value is adjusted by adopting a revised value determined according to the following method:

- The land value is 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 the Rockbank North Precinct Structure Plan area. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2046 has been adopted for this Development Contributions Plan.

This Development Contributions Plan commences on the date when it is first incorporated into the Melton Planning Scheme through Amendment C120.

This Development Contributions Plan will end when development within the Development Contributions Plan area is complete, which is projected to be the year 2036 and will be evidenced by the removal of the Development Contributions Plan from the list of incorporated documents in the Melton 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 Melton 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); and
- Review of land values for land to be purchased through the plan.

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Melton Shire Council is the collecting agencies pursuant to section 46K(1)(fa) of the Act in respect of designated infrastructure projects. As the Collecting Agency, Melton Shire Council is responsible for the administration of this Development Contributions Plan and also its enforcement pursuant to section 46QC of the Act.

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

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

3.2 IMPLEMENTATION STRATEGY

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

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

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

The implementation strategy has been formulated by:

- assessing the risk posed by the 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 delivered as intended; and
- provision of adequate resources to administer the Development Contributions Plan.

3.2.2 ITEMS IDENTIFIED AS SUITABLE TO BE PROVIDED IN KIND

The purpose of this section is to provide an indication of which infrastructure items may 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 Development Contributions Plan 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/ adjustment). Developers are required to discuss and come to an agreement with the Collecting Agency, the potential for provision of works and land to offset their development contribution. A objective is to ensure that the timing of infrastructure delivery matches the timing of development.

The table below provides the starting point for the Collecting Agency and developers in coming to an agreement on a schedule of land and works that each developer can provide as an offset to their development contribution. Under the Schedule to the Urban Growth Zone, it is envisaged that this will be encapsulated as part of a Public Infrastructure Plan. 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.

3.2.3 PREFERRED IMPLEMENTATION MECHANISMS

Where the Collecting Agency agrees that works in kind can be provided by a development proponent, this should be set out in an agreement pursuant to Section 173 of the Act or another suitable method as agreed by the Collecting Agency. Refer to the Works in Kind provisions of this Development Contributions Plan.

Table 7: ITEMS SUITABLE FOR DELIVERY AS WORKS IN KIND

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	CANDIDATES FOR WORKS IN KIND
RD01	Development	East-west arterial between Leakes Road and the Outer Metropolitan Ring Road. Land acquisition for ultimate and construction of the first carriageway.	Yes
RD02	Development	North-south arterial (Leakes Rd). Construction of first carriageway.	Yes
RD03	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised T-intersection at the intersection of the north south arterial (Leakes Rd) and the east-west arterial (Taylors Rd)	Yes
RD04	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at western connector street and the east-west arterial (Taylors Road).	Yes
RD05	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the north south arterial and the east-west arterial (Taylors Road).	Yes
RD06	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection at the intersection of the Beattys Road collector and Leakes Road.	Yes
RD07	Development	Intersection. Land and construction of an interim signalised intersection of Beattys Road and north south arterial.	Yes
RD08	Development	Intersection. Land acquisition for ultimate and construction of an interim signalised intersection of the Major Town Centre and Leakes Road.	Yes
RD09	Development	Pedestrian Crossing. Construction of pedestrian crossing on Taylors Rd.	Yes
RD10	Development	Vehicle Bridge 1. Construction of a two lane bridge over Kororoit Creek.	Yes
RD11	Development	Vehicle Bridge 2. Construction of a two lane bridge over Kororoit Creek.	Yes
RD12	Development	Pedestrians Bridge Construction of 3 pedestrian bridges over Kororoit Creek.	Yes
OS01	Development	Active Playing Fields 1. Land and construction of 2 football/cricket ovals, cricket nets, including lighting, drainage and associated car parking and landscape works.	Yes
OS02	Community	Active Playing Fields 1 Pavilion. Construction of a sports pavilion.	No
OS03	Development	Tennis Courts. Land and construction of a 10 tennis court facility.	Yes
OS04	Development	Active Playing Fields 2. Land and construction of 4 soccer fields including drainage, lighting, car parking and associated landscape works.	Yes
OS05	Community	Active Playing Fields 2 Pavilion. Construction of sports pavilion.	No
OS06	Development	Active Playing Fields 3. Land and construction of AFL ovals including drainage, lighting, car parking and associated landscape works. Ovals provided as part of floodplain.	Yes
OS07	Community	Active Playing Fields 3 Pavilion. Construction of sports pavilion.	No
OS08	Development	District Active Open Space. Land acquisition of 30ha of district open space to service broader community.	No
OS09	Development	Town Square. Land for the development of a town square within the Rockbank North Major Town Centre.	Yes
C01	Development	Land for Community Centre 1. Land acquisition of 0.8 hectares for Community Centre.	Yes
C02	Development	Construction of Community Centre 1. Construction of multi-purpose community centre including maternal and child health care services, pre-school and associated facilities including car parking and landscape works.	Yes
C03	Development	Land for Community Centre 2. Land acquisition of 0.8 hectares for future Community Centre 2.	Yes
C04	Development	Construction of Community Centre 2. Construction of multi-purpose community facility including maternal and child health facility, pre-school, consulting suites and multi-purpose space and associated facilities including car parking and landscape works.	Yes
C05	Development	Library and Higher Order Community Centre 3. Land acquisition of 2 hectares for Library and Higher Order Community Facility within Rockbank North Major Town Centre.	No
C06	Development	Indoor Sports Centre Land acquisition for Indoor sports Centre adjoining the Rockbank North Major Town Centre.	No



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