

PSP 2.0

Beveridge North West Infrastructure Contributions Plan

November 2024

VICTORIA
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Government

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Victorian Planning Authority

ACKNOWLEDGMENT OF COUNTRY

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We proudly acknowledge Victoria's Aboriginal communities and their rich culture and pay our respects to their Elders past and present. The VPA also recognises the intrinsic connection of Traditional Owners to Country and acknowledges their contribution in the management of land, water and resources.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of Reconciliation, working towards the equality of outcomes and ensuring an equal voice.

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1.0 SUMMARY

1.1 MONETARY COMPONENT

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

The monetary component consists of a:

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

The supplementary levy is required due to the projected cost of infrastructure within the ICP area exceeding the projected levies to be collected pursuant to the standard levy. The *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) enable a supplementary levy to be imposed, where justified, for allowable items.

Some of the transport infrastructure items in this ICP is on land which has physical conditions that require infrastructure to be constructed to a standard above the VPA's *Benchmark Infrastructure and Costs Guide* (2019). These infrastructure items are located where geological site conditions are not ideal due to the sodic and dispersive soils. The design of these items has resulted in greater costs and therefore, a supplementary levy is required for this ICP.

The items included in the supplementary levy are allowable items specified in the Ministerial Direction. Item (BN-IN-07) is a supplementary allowable item, funded by a combination of both standard and supplementary levies. This has been done to utilise the remainder of otherwise unallocated standard levies before drawing on supplementary levies.

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

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

Table 1 Monetary Component ICP Levy Summary

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE	LEVY TO BE PAID
STANDARD LEVY			
Residential Development	768.18	\$256,650	\$197,154,334
Subtotal	768.18		\$197,154,334
SUPPLEMENTARY LEVY			
Residential Development	768.18	\$59,085	\$45,387,787
Subtotal	768.18		\$45,387,787
TOTAL LEVY			
Residential Development	768.18	\$315,735	\$242,542,121
TOTAL	768.18		\$242,542,121

Note: Minor discrepancies in numbers due to rounding.

1.2 LAND COMPONENT

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

The ICP land contribution percentage, identified in Table 2, for a class of development is calculated by dividing the total area of public purpose land specified in this ICP that is attributable to that class of development by the total area of the contribution land in the ICP plan area of this ICP in that class of development.

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

Table 2 ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	13.97%
Commercial and industrial	0.00%

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

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

Table 3 Land Credit and Equalisation Amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
BN-01	13.71	\$1,509,253.69	-	-
BN-02	-	-	\$3,689,945.87	\$257,727.84
BN-03	0.01	-	\$8,002,306.25	\$257,295.49
BN-04	31.35	\$30,662,690.57	-	-
BN-05	0.75	-	\$13,360,895.15	\$235,447.63
BN-06	6.79	-	\$13,500,835.73	\$139,569.17
BN-07	2.36	-	\$5,781,485.16	\$152,708.41
BN-08	2.98	-	\$2,137,884.30	\$77,056.58
BN-09	11.20	\$3,558,053.40	-	-
BN-10	-	-	\$536,843.18	\$257,727.84
BN-11	8.84	-	\$11,380,724.10	\$111,681.66
BN-12	0.66	-	\$3,204,501.66	\$191,722.25
BN-13	26.90	\$29,928,707.22	-	-
BN-14	7.76	-	\$2,993,734.81	\$48,040.21
BN-15	11.38	-	\$1,069,548.67	\$13,634.69
BN-R1	-	-	-	-
BN-R2	-	-	-	-
TOTAL	124.70	\$65,658,704.88	\$65,658,704.88	-

2.0 INTRODUCTION

The Beveridge North West Infrastructure Contributions Plan (the ICP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of Mitchell Shire Council, service authorities and other stakeholders.

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

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

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in Beveridge North West Precinct Structure Plan (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Beveridge North West PSP;
- Lists the individual infrastructure projects identified in the Beveridge North West PSP; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* (the Act), the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) made under section 46GJ of the Act and the *Infrastructure Contributions Plan Guidelines*.

2.1 DOCUMENT STRUCTURE

This document comprises the sections described below.

SECTIONS 1 & 2	<ul style="list-style-type: none"> • Summarises the key details of this ICP • Describes the strategic basis for this ICP
SECTION 3	<ul style="list-style-type: none"> • Identifies the monetary component projects to be contributed to by this ICP
SECTION 4	<ul style="list-style-type: none"> • Identifies the public purpose land provision for this ICP
SECTION 5	<ul style="list-style-type: none"> • Discusses the administration and implementation of this ICP
SECTION 6 & ABOVE	<ul style="list-style-type: none"> • Provides additional detailed information

2.2 PLANNING AND ENVIRONMENT ACT 1987

In accordance with section 46GG of the Act, this ICP has been incorporated in the Mitchell Planning Scheme for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Mitchell Planning Scheme through Schedule 3 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

2.3 STRATEGIC PLANNING & JUSTIFICATION

This ICP has been prepared in conjunction with the Beveridge North West PSP.

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

The PSP has confirmed:

- All road, intersection and bridge projects required to service the new community.
- The sporting reserves, local parks, schools and community facilities required to service the new community;
- The public purpose land required for the above; and
- The parcel specific land budget detailing the encumbrances, the net developable area (NDA) and the contribution land.

2.4 TIMEFRAME & PLAN REVIEW PERIOD

This ICP adopts a long-term outlook for development. It considers planned future development in the area. This ICP commences on the date of incorporation into the Mitchell Planning Scheme. This ICP will end when development within the ICP area is complete, which is projected to be 30 years after gazettal, or when this ICP is removed from the Mitchell Planning Scheme.

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

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

This ICP applies to 1,279.35 total hectares of land as shown in Plan 1, this is the ICP plan area.

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

The classes of development are identified in Plan 1, the NDA and contribution land for the residential class of development are summarised in Table 4.

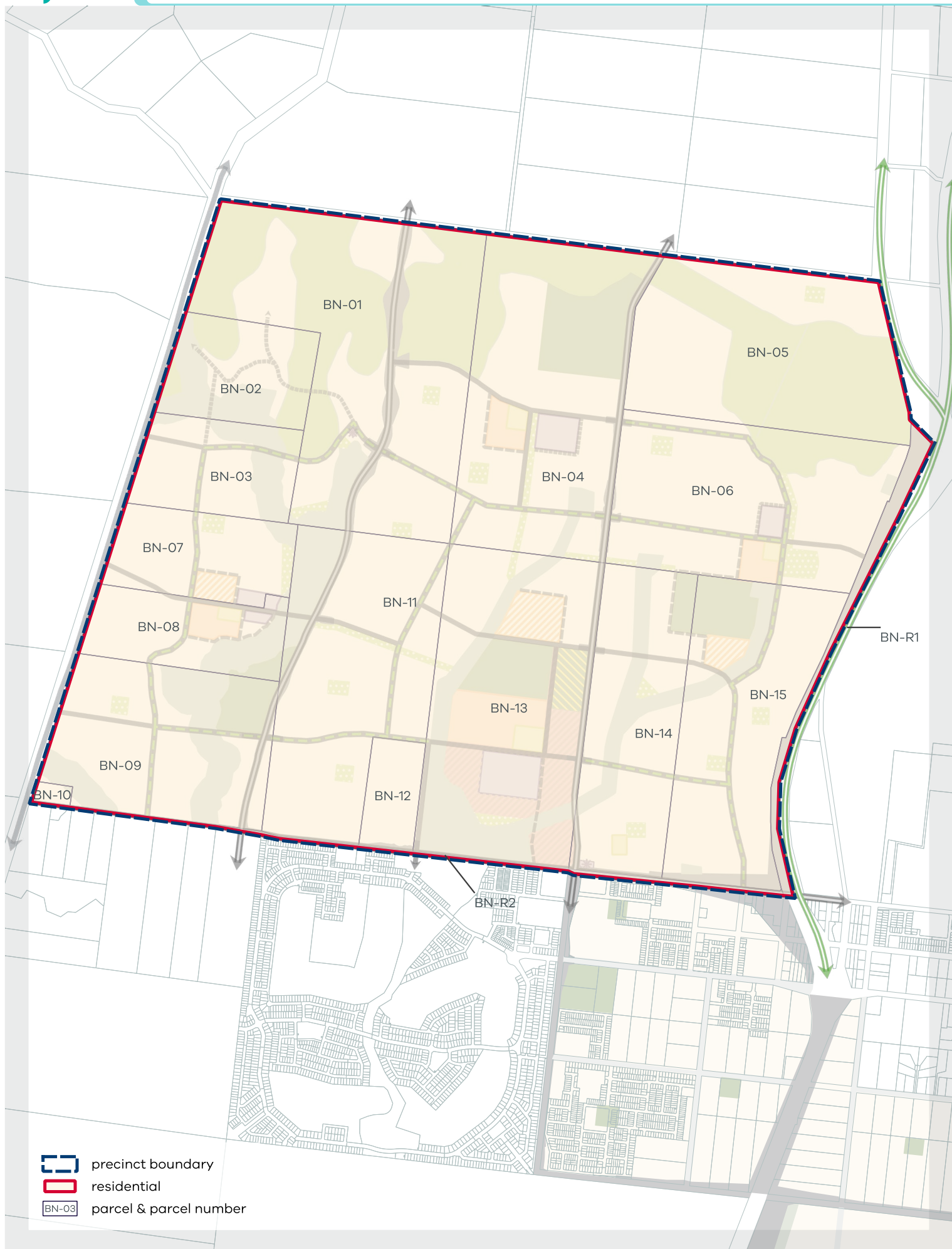
Table 4 Development Classes & Areas¹

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	768.18	892.88
Total for ICP plan area	768.18	892.88

The monetary component of the infrastructure contribution is payable on the NDA.

The land component of the infrastructure contribution is calculated based on the contribution land.

¹See Table 16 for further information Summary land use budget



3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

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

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021). Only items listed in this ICP can be contributed to by the monetary component of the infrastructure contribution imposed under this ICP. Infrastructure not listed must be funded via other funding mechanisms.

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

- transport construction
- community and recreation construction.

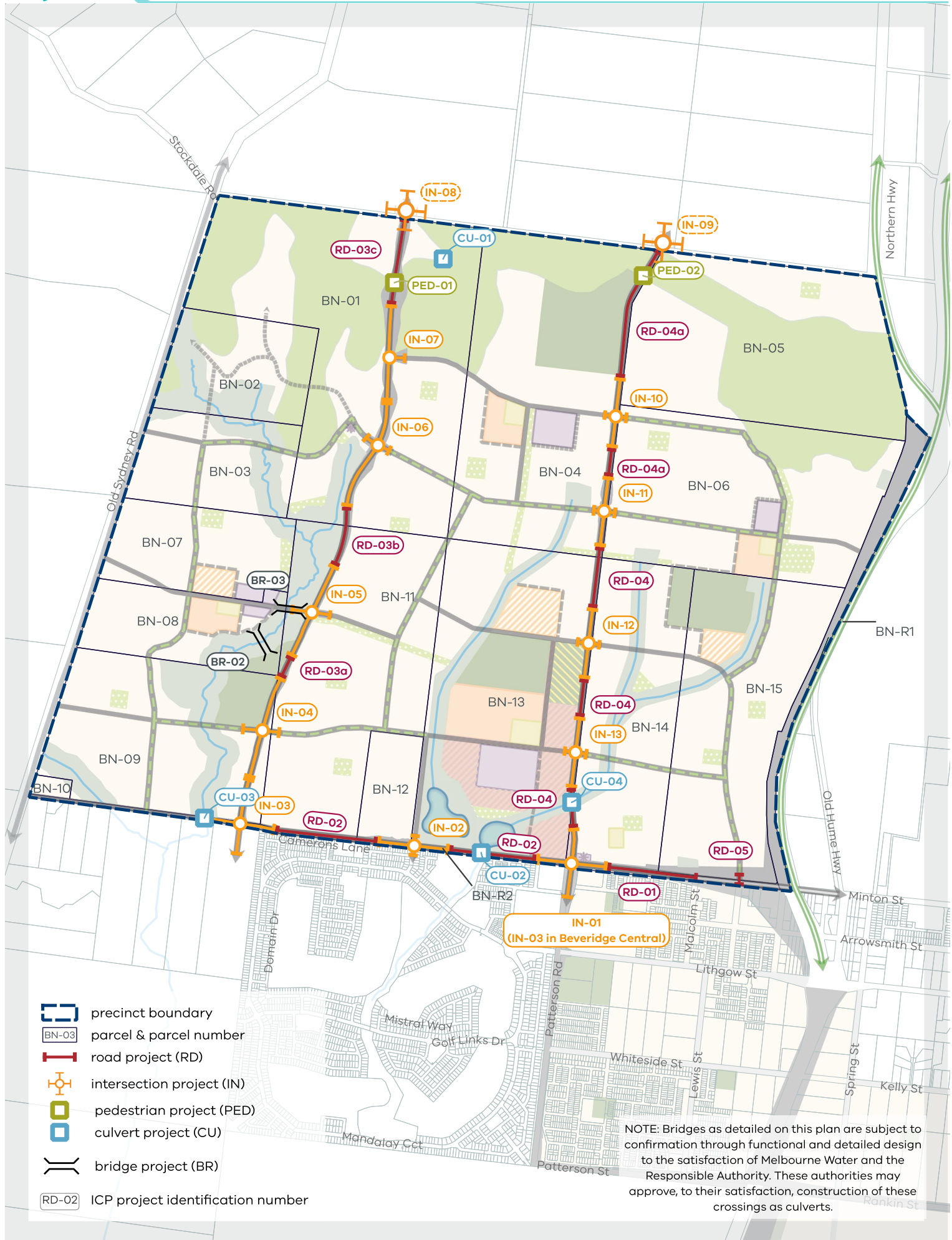
(Refer to Plans 2, 3 and 4 and Tables 5 to 7).

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

Short (S):	0-7 years approx.
Medium (M):	7-15 years approx.
Long (L):	15 years and beyond.

3.1 COST APPORTIONMENT & RELATED INFRASTRUCTURE AGREEMENTS

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Tables 5 to 7.



3.2 TRANSPORT CONSTRUCTION PROJECTS

The transport construction projects included in this ICP are based on the transport network depicted in Plan 2, as identified by the Beveridge North West PSP.

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

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

Table 5 Standard Levy Transport Construction Projects

ICP Project ID	Description	Staging	Internal Apportionment	Apportionment Funding Source	Total Cost	Cost Apportioned to ICP	Cost per Hectare (NDHA)
ROAD PROJECTS							
BN-RD-01	Arterial road (34m). Provision of land for 34m wide road reserve and construction of upgraded carriageway.	S-M	50.00%	Beveridge Central ICP	\$4,255,580	\$2,127,790	\$2,770
BN-RD-03a	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	M-L	100.00%	n/a	\$872,793	\$872,793	\$1,136
BN-RD-03c	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	M-L	100.00%	n/a	\$15,514,547	\$15,514,547	\$20,196
BN-RD-04	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	M-L	100.00%	n/a	\$5,431,470	\$5,431,470	\$7,071
BN-RD-04a	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	M-L	100.00%	n/a	\$5,847,124	\$5,847,124	\$7,612
BN-RD-05	Construction of Connector Boulevard.	M-L	100.00%	n/a	\$543,056	\$543,056	\$707
INTERSECTION PROJECTS							
BN-IN-01 (62-IN-03)	Provision of land and construction of a 4-way signalised intersection.	S-M	75.00%	Beveridge Central ICP	\$9,974,624	\$7,480,968	\$9,739
BN-IN-02	Construction of signalised 4-way intersection.	S-M	75.00%	n/a	\$7,321,709	\$5,491,282	\$7,148
BN-IN-03	Construction of signalised 4-way intersection.	S-M	75.00%	Beveridge South West ICP	\$10,936,669	\$8,202,502	\$10,678
BN-IN-04	Construction of a signalised 4-way intersection.	S-M	100.00%	n/a	\$8,946,920	\$8,946,920	\$11,647
BN-IN-05	Construction of a signalised 4-way intersection.	M-L	100.00%	n/a	\$9,241,559	\$9,241,559	\$12,030
BN-IN-07 (Standard Levy)	Construction of a signalised T Intersection.	M-L	28.24%	Beveridge North West Supplementary Levy	\$15,051,544	\$4,249,966	\$5,532

ICP Project ID	Description	Staging	Internal Apportionment	Apportionment Funding Source	Total Cost	Cost Apportioned to ICP	Cost per Hectare (NDHA)
BN-IN-08	Construction of a 4-way signalised Intersection.	M-L	25.00%	Wallan South ICP	\$8,937,761	\$2,234,440	\$2,909
BN-IN-09	Construction of a 4-way signalised Intersection.	M-L	25.00%	Wallan South ICP	\$9,199,373	\$2,299,843	\$2,994
BN-IN-10	Construction of a 4-way signalised Intersection.	M-L	100.00%	n/a	\$6,315,447	\$6,315,447	\$8,221
BN-IN-11	Construction of a 4-way signalised Intersection.	M-L	100.00%	n/a	\$7,164,276	\$7,164,276	\$9,326
BN-IN-12	Construction of a 4-way signalised Intersection.	M-L	100.00%	n/a	\$6,315,447	\$6,315,447	\$8,221
BN-IN-13	Construction of a 4-way signalised Intersection.	M-L	100.00%	n/a	\$6,315,447	\$6,315,447	\$8,221
BN-PED-01	Construction of a signalised pedestrian crossing over arterial road.	M-L	100.00%	n/a	\$340,877	\$340,877	\$444
BN-PED-02	Construction of a signalised pedestrian crossing over arterial road.	M-L	100.00%	n/a	\$340,877	\$340,877	\$444
CULVERT & BRIDGE PROJECTS							
BN-BR-01	not needed - replaced with culvert BN-CU-04	-	-	-	-	-	-
BN-BR-02	Construction of a pedestrian bridge over the Kalkallo Creek.	M	100.00%	n/a	\$368,273	\$368,273	\$479
BN-CU-01	Construction of a culvert under arterial interim treatment adjoining burrung buluk (Hanna Swamp).	M-L	100.00%	n/a	\$371,639	\$371,639	\$484
BN-CU-02	Construction of a culvert under BN-RD-02.	M-L	100.00%	n/a	\$1,732,004	\$1,732,004	\$2,255
BN-CU-03	Construction of a culvert under BN-IN-03.	M-L	100.00%	n/a	\$1,732,441	\$1,732,441	\$2,255
BN-CU-04	Construction of a culvert under BN-RD-04.	M-L	100.00%	n/a	\$2,923,657	\$2,923,657	\$3,806
TOTAL STANDARD TRANSPORT LEVIES					\$145,995,117	\$112,404,648	\$146,325.23

Note: Minor discrepancies in numbers due to rounding

Table 6 describes the transport construction projects contributed to by the supplementary levy, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per net developable hectare.

Table 6 Supplementary Levy Transport Construction Projects

ICP Project ID	Description	Staging	Internal Apportionment	Apportionment Funding Source	Total Cost	Cost Apportioned to ICP	Cost per Hectare (NDHA)
ROAD PROJECTS							
BN-RD-02	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	S	100.00%	n/a	\$8,967,190	\$8,967,190	\$11,673
BN-RD-03b	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	M-L	100.00%	n/a	\$2,755,059	\$2,755,059	\$3,586
INTERSECTION PROJECTS							
BN-IN-06	Construction of a signalised 4-way intersection.	M-L	100%	n/a	\$14,226,051	\$14,226,051	\$18,519
BN-IN-07 (Supplementary Levy)	Construction of a signalised T Intersection.	M-L	72%	Beveridge North West Standard Levy	\$15,051,544	\$10,801,578	\$14,061
CULVERT & BRIDGE PROJECTS							
BN-BR-03	Construction of a single carriageway crossing of Kalkallo Creek.	S-M	100%	n/a	\$8,637,909	\$8,637,909	\$11,245
TOTAL SUPPLEMENTARY TRANSPORT LEVIES					\$49,637,754	\$45,387,787	\$59,085

Note: Minor discrepancies in numbers due to rounding.

3.3 COMMUNITY & RECREATION CONSTRUCTION PROJECTS

The community and recreation construction projects included in this ICP are consistent with the range of facilities identified in the Beveridge North West PSP.

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

Under *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plan* (February 2021), the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$92,194 per net developable hectare in the 2021-22 financial year or the indexed amount in subsequent financial years.

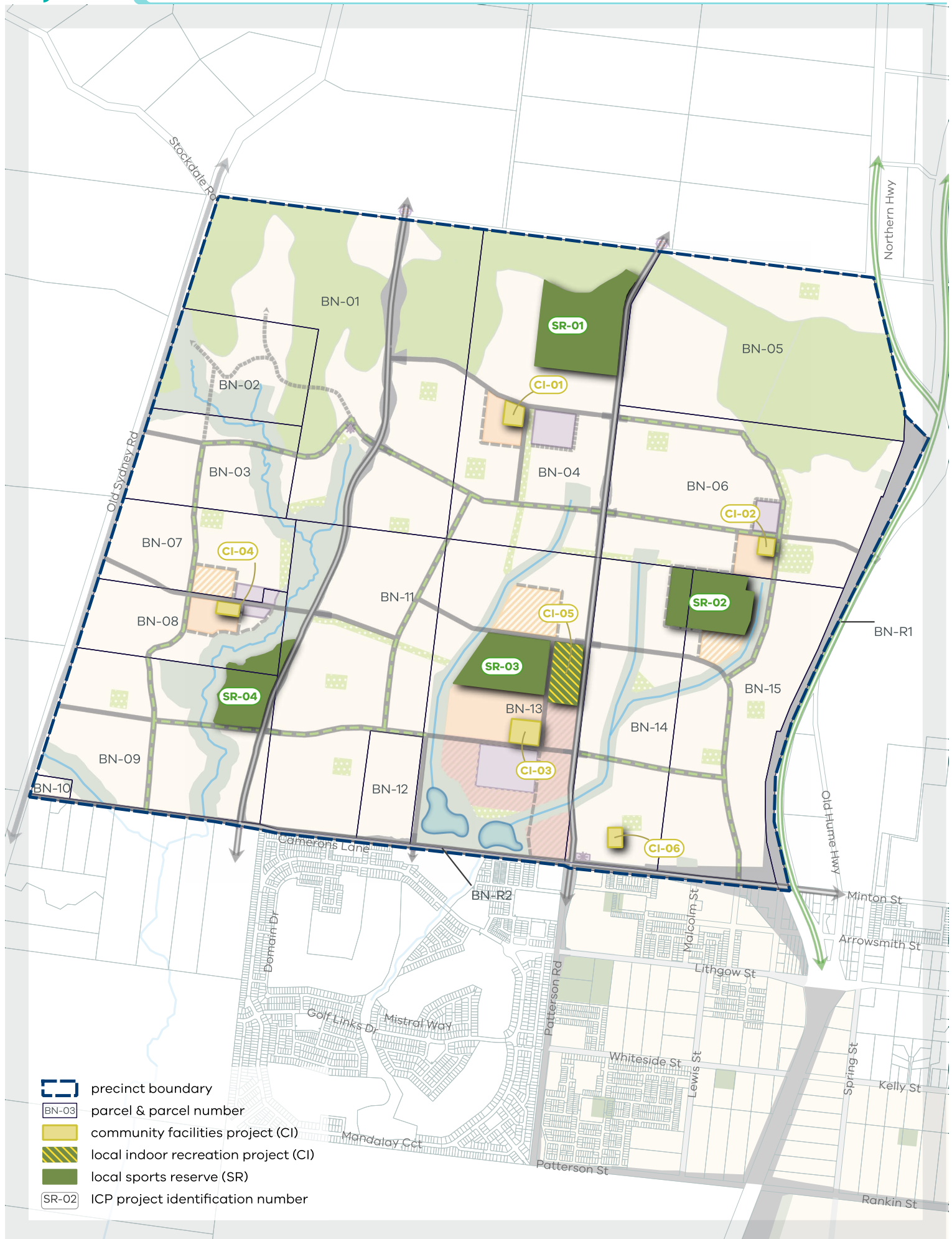


Table 7 Standard Levy Community & Recreation Construction Projects

PROJECT ID	DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	TOTAL COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDHA)
COMMUNITY BUILDING PROJECTS							
CI-01	Land and construction of a Multi-purpose Community Centre collocated with the Northern Local Town Centre (1.2ha), including provision for 4 kindergarten rooms.	M	100%	n/a	\$11,242,831	\$11,242,831	\$14,636
CI-02	Land and construction of a Multi-purpose Community Centre collocated with the Eastern Local Town Centre (0.8ha), including provision for 4 kindergarten rooms.	M	100%	n/a	\$9,578,066	\$9,578,066	\$12,468
CI-03	Land and construction of a Multi-purpose Community Centre collocated with the Southern Local Town Centre (2ha), including provision for 4 kindergarten rooms.	S-M	100%	n/a	\$14,897,255	\$14,897,255	\$19,393
CI-04	Land and construction of a Multi-purpose Community Centre collocated with the Western Local Town Centre (0.8ha), including provision for 4 kindergarten rooms.	S-M	100%	n/a	\$9,578,066	\$9,578,066	\$12,468
CI-06	Land and construction of a Multi-purpose Community Centre collocated with the Eastern sports reserve (SR-02) (0.8ha), including provision for 4 kindergarten rooms.	S-M	100%	n/a	\$9,578,066	\$9,578,066	\$12,468
OPEN SPACE PROJECTS							
SR-01	Construction of multi purpose pavilion collocated with the northern town centre.	M- L	100%	n/a	\$2,085,364	\$2,085,364	\$2,715
	Land and construction of sports fields and hard courts collocated with the northern town centre.				\$13,039,821	\$13,039,821	\$16,975
SR-02	Construction of multi purpose pavilion collocated with the eastern town centre.	S-M	100%	n/a	\$2,085,364	\$2,085,364	\$2,715
	Land and construction of sports fields and hard courts collocated with the eastern town centre.				\$13,039,821	\$13,039,821	\$16,975
SR-03	Construction of multi purpose pavilion collocated with the southern town centre.	M-L	100%	n/a	\$2,085,364	\$2,085,364	\$2,715
	Land and construction of sports fields and hard courts collocated with the southern town centre.				\$13,039,821	\$13,039,821	\$16,975
SR-04	Construction of multi purpose pavilion collocated with the western town centre.	S-M	100%	n/a	\$2,085,364	\$2,085,364	\$2,715
	Land and construction of sports fields and hard courts collocated with the western town centre.				\$13,039,821	\$13,039,821	\$16,975
TOTAL STANDARD COMMUNITY & RECREATION LEVIES					\$115,375,024	\$115,375,024	\$150,192
CAPPED LEVY							\$101,299

Note: Minor discrepancies in numbers due to rounding.

Note: This ICP does not cover the provision of CI-05, and thus there is no dollar value associated.

3.4 PROJECT STAGING

The expected staging of each infrastructure construction item is set out in Tables 5 to 7 and is based on information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for infrastructure projects and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternative staging where:

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

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



4.0 PUBLIC PURPOSE LAND PROVISION

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

Public purpose land specified in an ICP may only be used or developed for an allowable public purpose specified in Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021). Public purpose land may be:

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

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

4.1 INNER AND OUTER PUBLIC PURPOSE LAND

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

Table 8 specifies the inner public purpose land, the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purposes land is the same as the monetary component specified in section 3.

The IPPL forming part of each parcel of land is specified in Table 10.

Table 8 Inner public purpose land

IPPL ID	INFRASTRUCTURE PROJECT DESCRIPTION	IPPL AREA (HA)	STAGING
TRANSPORT			
RD-01	Arterial road (34m). Provision of land for 34m wide road reserve and construction of upgraded carriageway	4.72	S-M
RD-02	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	1.57	S
RD-03a	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	0.50	M-L
RD-03b	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	1.32	M-L
RD-03c	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	3.18	M-L
RD-04	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	2.24	M-L
RD-04a	Arterial road (34m). Provision of land for 34m wide reserve and construction of one traffic lane in each direction (interim treatment).	3.09	M-L
IN-01 (IN-03 Beveridge Central)	Provision of land and construction of a 4-way signalised intersection.	1.29	S-M
IN-02	Construction of a signalised 4-way intersection.	1.00	S-M
IN-03	Construction of a signalised 4-way intersection.	1.06	S-M
IN-04	Construction of a signalised 4-way intersection.	2.63	S-M
IN-05	Construction of a signalised 4-way intersection.	2.28	M-L
IN-06	Provision of land for a 4-way signalised intersection.	3.83	M-L
IN-07	Construction of a signalised T intersection.	3.63	M-L
IN-08	Construction of a signalised 4-way intersection.	-	M-L
IN-09	Construction of a signalised 4-way intersection.	-	M-L

IPPL ID	INFRASTRUCTURE PROJECT DESCRIPTION	IPPL AREA (HA)	STAGING
IN-10	Construction of a signalised 4-way intersection.	1.63	M-L
IN-11	Construction of a signalised 4-way intersection.	2.08	M-L
IN-12	Construction of a signalised 4-way intersection.	1.63	M-L
IN-13	Construction of a signalised 4-way intersection.	1.63	M-L
SUB-TOTAL		39.32	
COMMUNITY & RECREATION			
CI-01	Land and construction of a Multi-purpose Community Centre collocated with the Northern Local Town Centre (1.2ha), including provision for 4 kindergarten rooms	1.20	M
CI-02	Land and construction of a Multi-purpose Community Centre collocated with the Eastern Local Town Centre (0.8ha), including provision for 4 kindergarten rooms	0.80	M
CI-03	Land and construction of a Multi-purpose Community Centre collocated with the Southern Local Town Centre (2ha), including provision for 4 kindergarten rooms	2.00	S - M
CI-04	Land and construction of a Multi-purpose Community Centre collocated with the Western Local Town Centre (0.8ha), including provision for 4 kindergarten rooms	0.80	S - M
CI-05	Provision of land for indoor recreation facility adjoining the Northern sports reserve (SR-01)	5.00	M-L
CI-06	Land and construction of a Multi-purpose Community Centre collocated with the Eastern sports reserve (SR-02) (0.8ha), including provision for 4 kindergarten rooms	0.80	S-M
SR-01	Land and construction of sports fields and hard courts collocated with the northern town centre.	20.01	M - L
SR-02	Land and construction of sports fields and hard courts collocated with the eastern town centre.	13.34	S - M
SR-03	Land and construction of sports fields and hard courts collocated with the southern town centre.	11.80	M - L
SR-04	Land and construction of sports fields and hard courts collocated with the western town centre.	10.05	S - M
LP-01	Provision of land for a local park.	0.75	L
LP-02	Provision of land for a local park.	2.51	M - L
LP-03	Provision of land for a local park.	0.75	S - M
LP-04	Provision of land for a local park.	0.75	S - M
LP-04a	Provision of land for a local park.	0.75	S - M
LP-05	Provision of land for a local park.	0.74	S - M
LP-06	Provision of land for a linear local park.	1.29	S - M
LP-07	Provision of land for a local park.	1.00	L
LP-08	Provision of land for a linear local park.	2.64	M - L
LP-09	Provision of land for a linear local park.	1.00	M - L
LP-10	Provision of land for a local park.	1.13	M - L
LP-11	Provision of land for a local park.	0.75	M - L
LP-12	Provision of land for a linear local park.	2.20	M - L
LP-13	Provision of land for a local park.	0.75	M - L
LP-14	Provision of land for a local park.	0.75	M - L
LP-15	Provision of land for a local park.	0.75	M - L
LP-18	Provision of land for a local park.	0.25	M - L
LP-19	Provision of land for a local park.	0.89	M - L
LP-20	Provision of land for a local park.	1.36	M - L
LP-22	Provision of land for a local park.	0.75	M - L
LP-23	Provision of land for a local park.	1.00	M - L
LP-24	Provision of land for a linear local park.	1.15	M - L
SUB-TOTAL COMMUNITY & RECREATION IPPL		89.73	
TOTAL INNER PUBLIC PURPOSE LAND		129.05	

4.2 LAND COMPONENT

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

- The total area of contribution land
- The total area of transport inner public purpose land
- The total area of community and recreation inner public purpose land
- The total area of inner public purpose land
- The total area of outer public purpose land
- The ICP land contribution percentage

Table 9 Public Purposes Land Summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	CLASS OF DEVELOPMENT PROPORTION OF PRECINCT	TRANSPORT INNER PUBLIC PURPOSE LAND (HA)	RESIDENTIAL COMMUNITY & RECREATION INNER PUBLIC PURPOSELAND (HA)	TOTAL INNER PUBLIC PURPOSE LAND (HA)	TOTAL OUTER PUBLIC PURPOSE LAND (HA)	TOTAL PUBLIC PURPOSE LAND (HA)	TOTAL ICP LAND CONTRIBUTION PERCENTAGE
Residential (Ha)	892.88	-	34.97	89.73	124.70	-	124.70	13.97%
TOTAL	892.88	-	34.97	89.73	124.70	-	124.70	13.97%

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

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

As public purpose land cannot be evenly distributed across all parcels, 33.57ha (33.57ha residential and 0 ha commercial and industrial) of inner public purpose land identified in Table 8, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 8.

Table 10 summarises for each class of development specified in this ICP:

- total amount of IPPL (in hectares) that is provided over the ICP land contribution percentage;
- the total amount of IPPL that is equal to or less than the ICP land contribution percentage (this is IPPL (Ha) to be directly provided by each parcel and this land is not entitled to a credit);
- the total value of the credits for the IPPL over the ICP land contribution percentage;
- the total estimated value for any OPPL;
- the total land equalisation to be paid (IPPL credits plus OPPL estimated value); and
- the land equalisation rate (total land equalisation value divided by the total IPPL under the ICP land contribution percentage).

The land equalisation rate is used to determine the land equalisation amount specified in Table 10. The land equalisation amount is required to be paid by parcels which have a land contribution percentage that is less than the ICP land contribution percentage.

Table 10 ICP Land Equalisation Rate

CLASS OF DEVELOPMENT	TOTAL IPPL (HA) EQUAL TO OR LESS THAN ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL (HA) OVER ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL LAND CREDIT AMOUNT (FOR 'OVER' LAND)	TOTAL OUTER LAND ESTIMATED VALUE	TOTAL LAND EQUALISATION TO BE PAID	LAND EQUALISATION RATE (\$ PER HA)
Residential (Ha)	91.13	33.57	65,658,704.88	-	65,658,704.88	\$1,956,160.66
TOTAL	91.13	33.57	65,658,704.88	-	65,658,704.88	

Table 11 specifies for each parcel of land in the ICP plan area:

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

Table 11 Public Purpose Land Credit & Equalisation Amounts

PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND					LAND CREDIT AMOUNT (LCA)		LAND EQUALISATION AMOUNT (LEA)		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY & RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)	PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LCA HECTARES	LCA TOTAL \$	LEA TOTAL HECTARES	LEA TOTAL \$	LEA \$ PER NDHA
BN-01	91.35	Residential	12.76	11.08	2.63	-	13.71	15.01%	0.96	\$1,509,253.69	-	-	-
BN-02	13.51	Residential	1.89	-	-	-	-	0.00%	-	-	1.89	\$3,689,945.87	\$257,727.84
BN-03	29.35	Residential	4.10	-	0.01	-	0.01	0.03%	-	-	4.09	\$8,002,306.25	\$257,295.49
BN-04	107.38	Residential	15.00	6.41	24.95	-	31.35	29.20%	16.36	\$30,662,690.57	-	-	-
BN-05	54.29	Residential	7.58	0.00	0.75	-	0.75	1.38%	-	-	6.83	\$13,360,895.15	\$235,447.63
BN-06	98.05	Residential	13.69	0.59	6.20	-	6.79	6.93%	-	-	6.90	\$13,500,835.73	\$139,569.17
BN-07	38.08	Residential	5.32	-	2.36	-	2.36	6.20%	-	-	2.96	\$5,781,485.16	\$152,708.41
BN-08	29.15	Residential	4.07	-	2.98	-	2.98	10.22%	-	-	1.09	\$2,137,884.30	\$77,056.58
BN-09	68.26	Residential	9.53	3.19	8.01	-	11.20	16.40%	1.66	\$3,558,053.40	-	-	-
BN-10	1.97	Residential	0.27	-	-	-	-	0.00%	-	-	0.27	\$536,843.18	\$257,727.84
BN-11	104.98	Residential	14.66	4.80	4.04	-	8.84	8.42%	-	-	5.82	\$11,380,724.10	\$111,681.66
BN-12	16.42	Residential	2.29	0.66	-	-	0.66	3.99%	-	-	1.64	\$3,204,501.66	\$191,722.25
BN-13	88.17	Residential	12.31	6.23	20.67	-	26.90	30.51%	14.59	\$29,928,707.22	-	-	-
BN-14	66.55	Residential	9.29	2.01	5.75	-	7.76	11.67%	-	-	1.53	\$2,993,734.81	\$48,040.21
BN-15	85.38	Residential	11.92	-	11.38	-	11.38	13.33%	-	-	0.55	\$1,069,548.67	\$13,634.69
BN-R1	-	Residential	-	-	-	-	-	0.00%	-	-	-	-	-
BN-R2	-	Residential	-	-	-	-	-	0.00%	-	-	-	-	-
Residential Total	892.88		124.70	34.97	89.73		124.70	13.97%	33.57	\$65,658,704.88	33.57	\$65,658,704.88	
Commercial & Industrial Total	-		-	-	-	-	-	-	-	-	-	-	
EQUALISATION RATE										\$1,956,160.66			

5.0 CONTRIBUTIONS & ADMINISTRATION

5.1 COLLECTING AGENCY

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

5.2 DEVELOPMENT AGENCY

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

5.3 NET DEVELOPABLE AREA

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

The NDA for this ICP has been calculated in Table 16 and Table 17. Table 16 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 17 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

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

5.4 CONTRIBUTION LAND

The land component of the infrastructure contribution is calculated based on the contribution land.

The contribution land specified in this ICP is the land in the ICP plan area in respect of which an infrastructure contribution is to be imposed under this plan if any of that land is developed. It excludes encumbered land, land already used or developed for a public purpose and land that is exempt from paying an infrastructure contribution under the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021). It includes the Net Developable Area and Inner Public Purpose Land.

The contribution land in the ICP plan area is specified in Table 9 and Table 11.

5.5 LEVY RATES AND CLASSES OF DEVELOPMENT

Annexure 1 to the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) specifies standard levy rates for two classes development for Metropolitan Greenfield Growth Areas – ‘residential development’ and ‘commercial and industrial development’.

Table 12 specifies the standard levy rate for the residential class of development.

Table 12 Classes of Development & Standard Levy Rates

CLASS OF DEVELOPMENT	COMMUNITY & RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$109,088.00	\$147,562.00	\$256,650.00

Table 13 specifies the supplementary levy rate for each class of development.

Table 13 Classes of Development & Supplementary Levy Rates

CLASS OF DEVELOPMENT	COMMUNITY & RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL SUPPLEMENTARY LEVY RATE
Residential	-	\$59,084.55	\$59,084.55

Table 14 specifies the total levy rate for each class of development.

Table 14 Classes of Development & Total Levy Rates

CLASS OF DEVELOPMENT	COMMUNITY & RECREATION CONSTRUCTION	TRANSPORT CONSTRUCTION	TOTAL LEVY RATE
Residential	\$109,088.00	\$206,646.55	\$315,734.55

5.6 ESTIMATED VALUE OF PUBLIC PURPOSE LAND

A land credit amount specified in this ICP is based on the estimated value of the inner public purpose land in that parcel of land determined in accordance with Part 3AB of the Act and the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) and the Infrastructure Contributions Plan Guidelines (Department of Environment, Land, Water and Planning 2021)

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

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

The parcels of land with a land contribution percentage that is more than the ICP public land contribution percentage are identified in Table 10.

5.7 PAYMENT OF CONTRIBUTIONS

5.7.1 TIMING OF PAYMENT OF MONETARY COMPONENT & LAND EQUALISATION AMOUNTS

Subdivision of land

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

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

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of

the proposed works in lieu.

Development of land where no subdivision is proposed

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

Where no building permit is required

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

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the landowner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

5.7.2 INNER PUBLIC PURPOSE LAND

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

5.8 PAYMENT OF LAND CREDIT AMOUNTS

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

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

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

5.9 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

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

5.9.1 SCHOOLS

The development of land for government and non-government schools are exempt from the requirement to pay an infrastructure contribution levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021).

5.9.2 HOUSING

Any housing to be provided by or on behalf of the Director of Housing is exempt from the requirement to pay an infrastructure contributions levy in accordance with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021).

5.9.3 EXTRACTIVE INDUSTRY

The development of land for Extractive Industry at WA1473 including any access road and/or land affected by sensitive land use buffers is exempt from the requirement to pay an infrastructure contribution levy until such time as it is developed for residential purposes.

5.10 WORKS IN KIND

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

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

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

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

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

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

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

5.10.1 INTERIM AND TEMPORARY WORKS

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

5.11 WORKS IN KIND REIMBURSEMENT

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

The details of a reimbursement must be negotiated with, and agreed to by the Collecting Agency and Development Agency.

5.12 FUNDS ADMINISTRATION

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

5.13 ANNUAL INDEXATION OF STANDARD LEVY RATES

The standard levy rates specified in this ICP will be indexed in accordance with the indexation method specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) on 1 July each year.

The indices used in the indexation method are set out in Table 15.

Table 15 Indices

CLASS OF INFRASTRUCTURE	INDEX
Community and recreation construction	Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers);
Transport construction	Australian Bureau of Statistics Producer Price Index for Road and Bridge Construction – Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).

5.14 ADJUSTMENT OF LAND CREDIT AMOUNTS

The land credit amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) on 1 July each year.

5.15 ADJUSTMENT OF LAND EQUALISATION AMOUNTS

The land equalisation amounts specified in this ICP will be adjusted in accordance with the method of adjustment specified in Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans* (February 2021) on 1 July each year.

6.0 APPENDIX 1 DEFINITIONS

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

7.0 APPENDIX 2 LAND

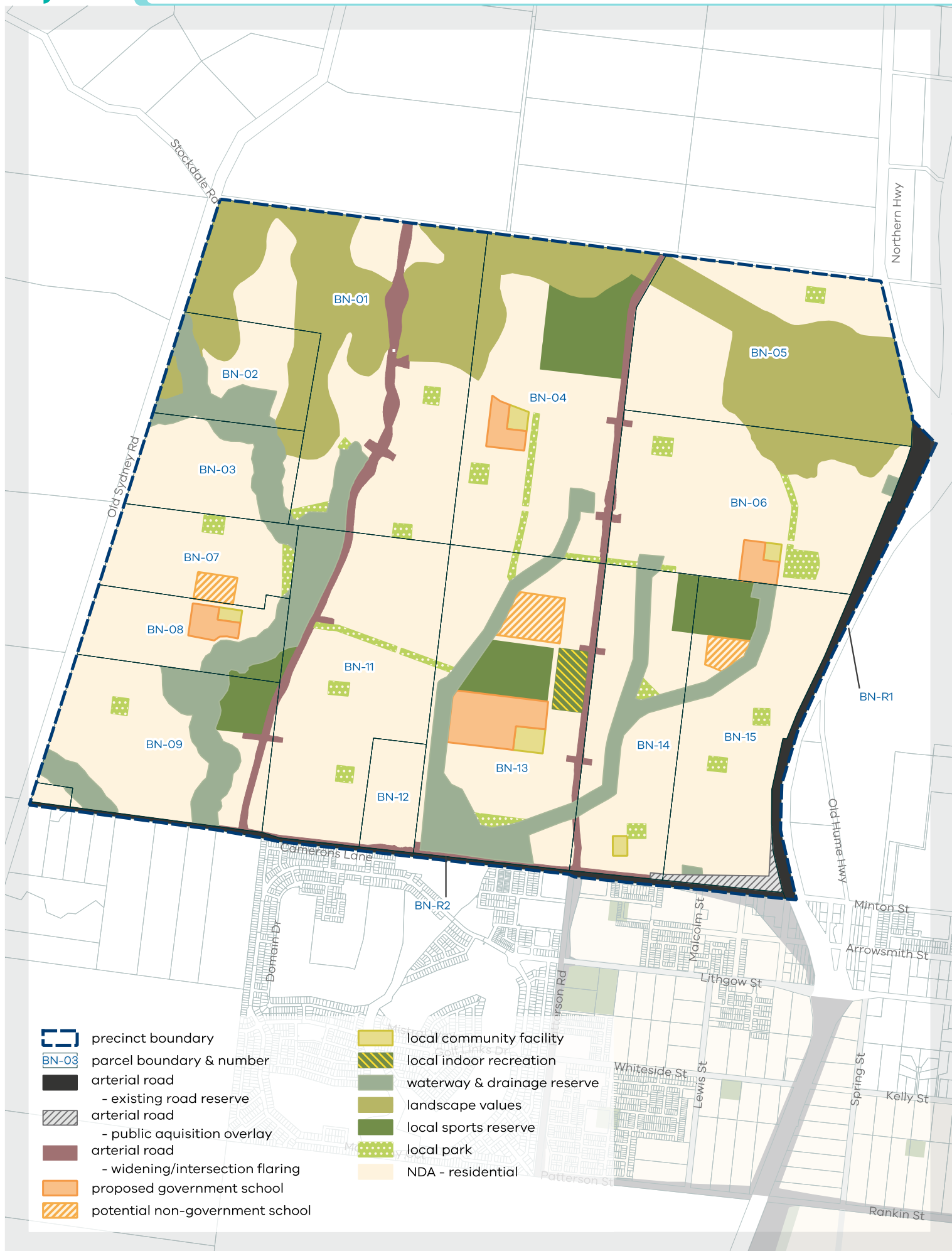


Table 16 Summary Land Use Budget

DESCRIPTION	PSP 1059		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	1,279.35		
TRANSPORT			
Arterial Road - Existing Road Reserve	25.50	1.99%	3.32%
Arterial Road - Public Acquisition Overlay	4.35	0.34%	0.57%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	34.97	2.73%	4.55%
SUB-TOTAL TRANSPORT	64.82	5.07%	8.44%
COMMUNITY & EDUCATION			
ICP Community Facilities	10.60	0.83%	1.38%
Proposed Government School	22.39	1.75%	2.91%
Potential Non-Government School	13.00	1.02%	1.69%
SUB-TOTAL COMMUNITY & EDUCATION	45.98	3.59%	5.99%
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Waterway and Drainage Reserve	125.98	9.85%	16.40%
Landscape Values	195.26	15.26%	25.42%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	321.24	25.11%	41.82%
CREDITED OPEN SPACE			
Local Network Park (ICP land)	23.92	1.87%	3.11%
Local Sports Reserve (ICP land)	55.20	4.32%	7.19%
SUB-TOTAL CREDITED OPEN SPACE	79.13	6.18%	10.30%
TOTAL ALL OPEN SPACE	400.37	31.29%	52.12%
TOTAL NET DEVELOPABLE AREA - (NDA) HA	768.18	60.04%	
TOTAL NET DEVELOPABLE AREA - RESIDENTIAL (NDA-R)	768.18	60.04%	

Table 17 Parcel Specific Land Use Budget

PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY & EDUCATION			OPEN SPACE				TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTION LAND (HECTARES)	TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY & RECREATION (HECTARES)
		ARTERIAL ROAD			PROPOSED GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	ICP COMMUNITY FACILITIES	UNCREDITED OPEN SPACE		CREDITED OPEN SPACE					
		ARTERIAL ROAD – EXISTING ROAD RESERVE	ARTERIAL ROAD – PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD – NEW / WIDENING / INTERSECTION FLARING (ICP LAND)				WATERWAY & DRAINAGE RESERVE	LANDSCAPE VALUES	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)				
BN-01	178.38	-	-	11.08	-	-	-	6.25	80.79	-	2.63	77.63	91.35	11.08	2.63
BN-02	40.97	-	-	-	-	-	-	14.07	13.39	-	-	13.51	13.51	-	-
BN-03	41.46	-	-	-	-	-	-	10.68	1.43	-	0.01	29.34	29.35	-	0.01
BN-04	138.49	-	-	6.41	3.50	-	1.20	3.07	24.54	20.01	3.74	76.03	107.38	6.41	24.95
BN-05	116.98	-	-	0.00	-	-	-	-	62.70	-	0.75	53.53	54.29	0.00	0.75
BN-06	115.49	-	-	0.59	3.50	-	0.80	1.53	12.42	-	5.40	91.26	98.05	0.59	6.20
BN-07	42.74	-	-	-	-	3.00	-	1.66	-	-	2.36	35.72	38.08	-	2.36
BN-08	40.13	-	-	-	3.50	-	0.80	7.48	-	2.18	-	26.17	29.15	-	2.98
BN-09	90.23	-	-	3.19	-	-	-	21.97	-	7.26	0.75	57.06	68.26	3.19	8.01
BN-10	2.09	-	-	-	-	-	-	0.12	-	-	-	1.97	1.97	-	-
BN-11	115.92	-	-	4.80	-	-	-	10.94	-	0.61	3.43	96.14	104.98	4.80	4.05
BN-12	16.42	-	-	0.66	-	-	-	-	-	-	-	15.77	16.42	0.66	-
BN-13	134.97	-	-	6.23	11.89	7.00	7.00	27.92	-	11.80	1.87	61.27	88.17	6.23	15.67
BN-14	80.19	-	0.22	2.01	-	-	0.80	13.42	-	3.46	1.49	58.79	66.55	2.01	5.75
BN-15	99.38	-	4.13	-	-	3.00	1.20	6.87	-	9.88	1.50	74.00	85.38	-	11.38
BN-R1	16.36	16.36	-	-	-	-	-	-	-	-	-	-	-	-	-
BN-R2	9.14	9.14	-	-	-	-	-	-	-	-	-	-	-	-	-
Total PSP (including road reserve)	1,279.36	25.50	4.35	34.97	22.39	13.00	10.60	125.98	195.26	55.20	23.92	768.18	892.88	34.97	89.73



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PSP 2.0

Beveridge North West Infrastructure Contributions Plan

November 2024